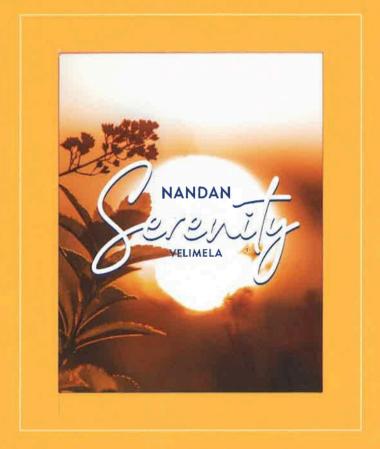
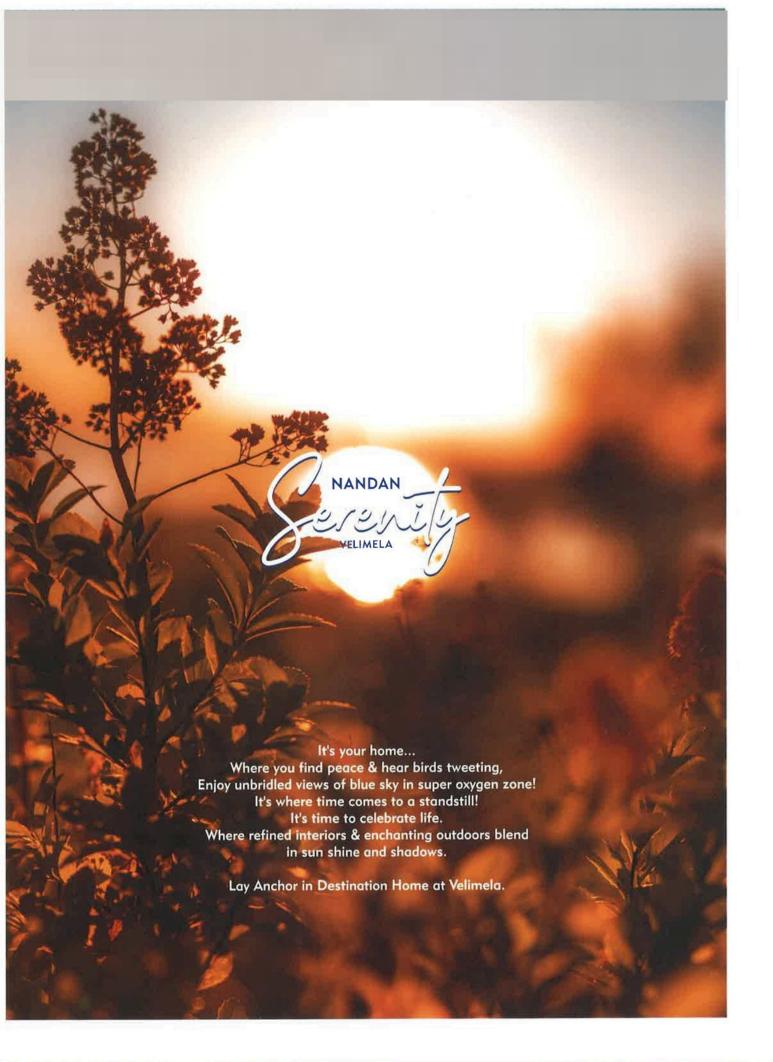
# LIVE SERENE IN A GLOBAL ADDRESS



LUXURY VILLA COMMUNITY ON ORR





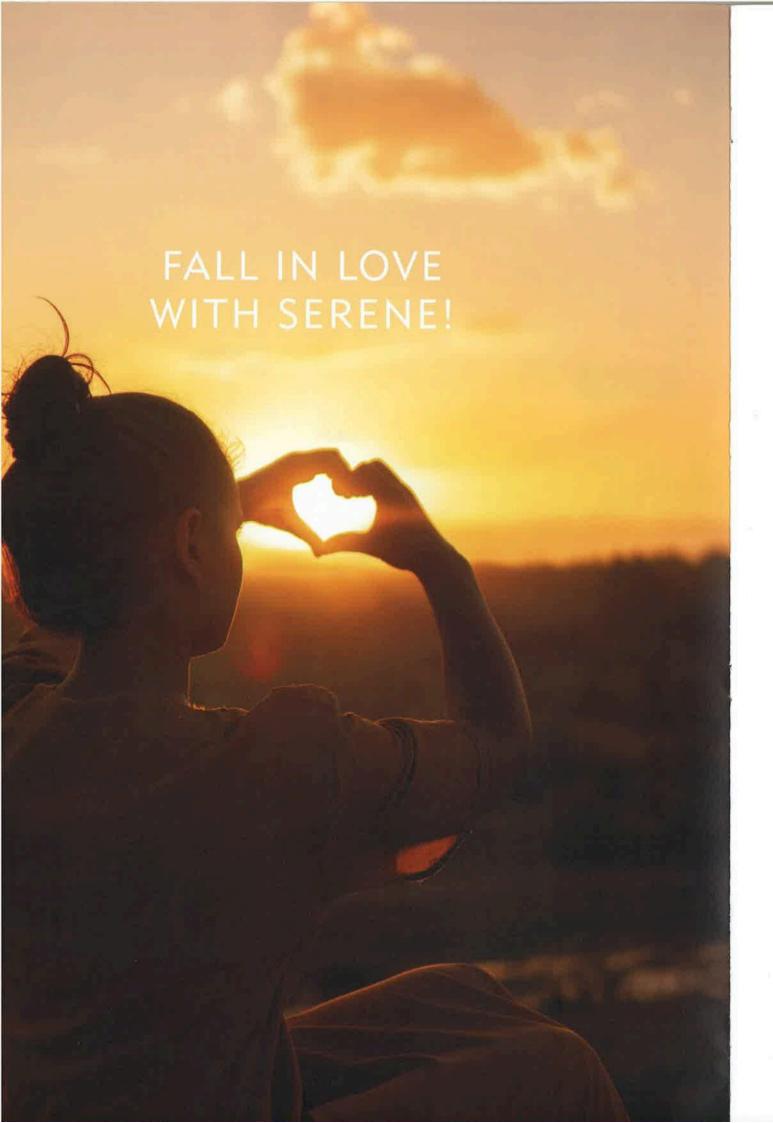
### AFTER GACHIBOWLI & KOKAPET

# WHAT NEXT? IT'S VELIMELA!

The IT development that started small at Madhapur spread far and wide. Beyond the IT skyline at Gachibowli the focus shifted to Kokapet. The IT corridor has moved fast forward towards Velimela along Outer Ring Road.

Kokapet is the Growth Engine of Telangana. The State Government with a motto of "Rise Infrastructure Hyderabad - Enhancing Livability" is facilitating around 90 million Sft to accommodate 5 lakh IT jobs. Velimela has emerged as an elite residential destination being an immediate neighbour to Kokapet.







Velimala is a serene environment ideal for living. Gated villa communities have sprung up in abundance. Several corporate schools are functioning actively. Two minutes from The Gaudium School and ORR, **Nandan Serenity** is offering a luxury lifestyle where luxury amenities and plenty of green spaces invigorate your living.

## LIVE SERENE







## SITE LAYOUT

LP NO: 000103/LO/PLG/HMDA2020

## LIVE SERENE IN A DREAM HOME

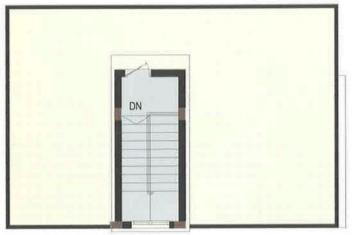
Realize your home dream at **Nandan Serenity** for its refined interiors and transparency to elements. While each family member has his/her own space, living and dining are spacious for good times together. Outdoors are a fountain of joy with walking track, play areas and green trees. **Nandan Serenity** welcomes you warmly to explore the joys of living.



## **AST FACING**

PLEX VILLA

150 Sq.Yds. G+1 or: 815 Sft 815 Sft 153 Sft 1783 Sft



TERRACE FLOOR PLAN



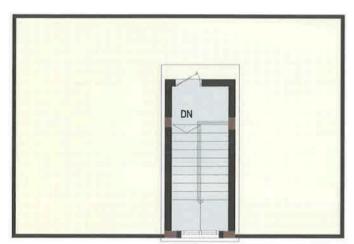
FIRST FLOOR PLAN





## **WEST FACING**

**DUPLEX VILLA** 



Plot Area: 150 Sq.Yds.
No of Floors: G+1
Ground Floor: 815 Sft
First Floor: 815 Sft
Head Room: 153 Sft
Total Area: 1783 Sft

TERRACE FLOOR PLAN



FIRST FLOOR PLAN







DUPLEX VILLA

## CIFICATIONS

.5:3) grades. Steel with TMT ISI brand

## nal walls of 9" thick and internal walls of 4.5"

ck walls with solid concrete bricks in CM1:6 plaster in two coats and lappam finish for all

TRUCTURE

iles of 2' x 2' size in all rooms except toilets. Antiin toilets. Designer cement tiles flooring in Ceramic tiles in covered terrace and balconies. flooring with water-proofing treatment in open

### WOOD WORK

All frames for doors are Teak wood. Shutter in good quality flush doors. UPVC windows with sliding glass. Toilet doors are water-proof.

#### KITCHEN

Granite top platform and stainless steel sink. Provision for exhaust or chimney. Glazed ceramic tiles dado of 2' height from platform level.

Hot and cold wall mixer in two toilets with geyser provision, Cascade EWC in Master bedroom's toilet. Floor mounted EWC in other bathrooms with plastic flush tanks. Anti-skid tiles flooring for all toilets and glazed tiles dado up to door top level, ventilator with louvers.



WEST FACING DUPLEX VILLA

#### **ELECTRICALS**

Concealed copper wiring in conduits. Power outlets for A/Cs in all bedrooms. Power outlets for geysers in all bathrooms. Power points for cooking range, refrigerator, microwave, mixer and grinder in kitchen. 3-Phase power supply with 5 KVA for each house. MCBs provision with meter and boards. All electrical fittings of Polycab/Finolex equivalent. Inverter wiring for one fan and light in all rooms and kitchen.

#### SANITARY WARE

All Hindware/Jaquar equivalent sanitary fittings with CPVC pipelines. Three wash basins with pedestal per house, one in dining, one in Master bathroom and the third one as per customer's choice would be provided.

#### PAINTING

Internal and Ceiling - All internal walls with plastic emulsion paint(Asian/Nippon). B. External – ACE colours exterior emulsion for all external walls and Texture paint for front elevation as per design.

### COMPOUND WALL

Common compound wall and half distance wall on the road side(One road only in case of corner)

#### STAIRCASE RAILING

Stainless steel railings for internal staircase and mild steel railing for outside furnishings, if any.





### **CLUB AMENITIES**

3-level exclusive clubhouse
Swimming pool with changing rooms
Multi-purpose hall
Gymnasium, Aerobics/Fitness room
Games room - Caroms, Table Tennis, Snooker
Yoga/Meditation Space
Open party area
Library

Guest rooms
Association office
Supermarket
Coffee shop
Unisex Saloon
Vegetable kiosk

Children play area Multi-purpose courts



# LIVE SERENE WITH FUN & FROLIC



For a person with demanding workload, the exclusive clubhouse serves as a balancing act. It has amenities that foster physical fitness, recreation and community bonding. Sweat out in outdoor games, celebrate festivities in multi-purpose hall and splash in swimming pool. There is no place like clubhouse to unwind with your family.

