



NIVRITI

Spacious 2 & 3 BHK designer homes @ Miyapur



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Rising above the mundane,
Nivriti offers a life that is
designed to delight you.





An urban paradise designed to pamper you.

Nivriti is designed with a singular objective, to pamper you to the hilt. Everything, right from the grand entrance is meticulously designed to inspire you, to go after your dreams and make every single day an exciting day.



Designed for a delightful life.

Nivriti is an exclusive, secure, impeccably planned community of spacious 2 and 3 BHK designer homes in Miyapur, lavishly spread across three blocks of 8 floors each, plus two basements which are reserved for car parking. Each tower wide apart and is designed to offer delightful views of the community and the surroundings so that the residents live a life of elegance and exclusivity.

OVERVIEW

Developer	: Satya Sree Developers LLP
Location	: Adj. Sentia Global School, Miyapur
Site Area	: 3 Acres 34 Guntas
Structure	: 2 Basements + Ground + 7 Floors
No. Of Units	: 279
Types of Units	: 2 & 3 BHK Designer Homes
Units Range	: 1298 to 1730 Sft.
Clubhouse	: 38,900 Sft.





Drive Way



Pedestrian friendly community, encircled by lavishly planned amenities.

The pedestrian friendly community features designer outdoor and indoor spaces, landscaped parks, seniors' friendly walking track, sports facilities, play areas and innovative seating spaces and lawns all around, offering a life of elegance and exclusivity.



Landscape between towers



Exclusive privileges
you deserve and desire.

The 38,900 Sft. clubhouse is offers fascinating options and infinite experiences that will not just elevate your lifestyle, but also your delight.

Recharge at the fully equipped air conditioned gymnasium, swim a few laps in the rooftop swimming pool, have an intense game in the indoor badminton court, host a party in the multi-purpose hall, watch your favourite movie at your convenience in the company of your friends and family in the mini theatre. Nivriti offers exclusive privileges that you always desired, all customized for every age group.



Multiple avenues to make your mornings refreshing and evenings relaxing.



Wake up to the chirping of birds, enjoy beautiful views of the community from your balcony, catch-up with your friends in the community at sports centers, unwind in lavishly designed spaces and discover the joys of an exclusive lifestyle of serenity at Nivriti.





A landscaped garden in the sky.

The landscaped sky garden on the clubhouse terrace is on two different levels. The upper level features a beautiful swimming pool with deck area and seating spaces surrounded by green aromatic herbs. It provides enchanting views of the community and second level below, which is characterized by flowers and plants in soft, elegant shades. This is absolute luxury where peace and tranquility reigns.





Mini Theatre



Gym



Coffee shop



Creche room



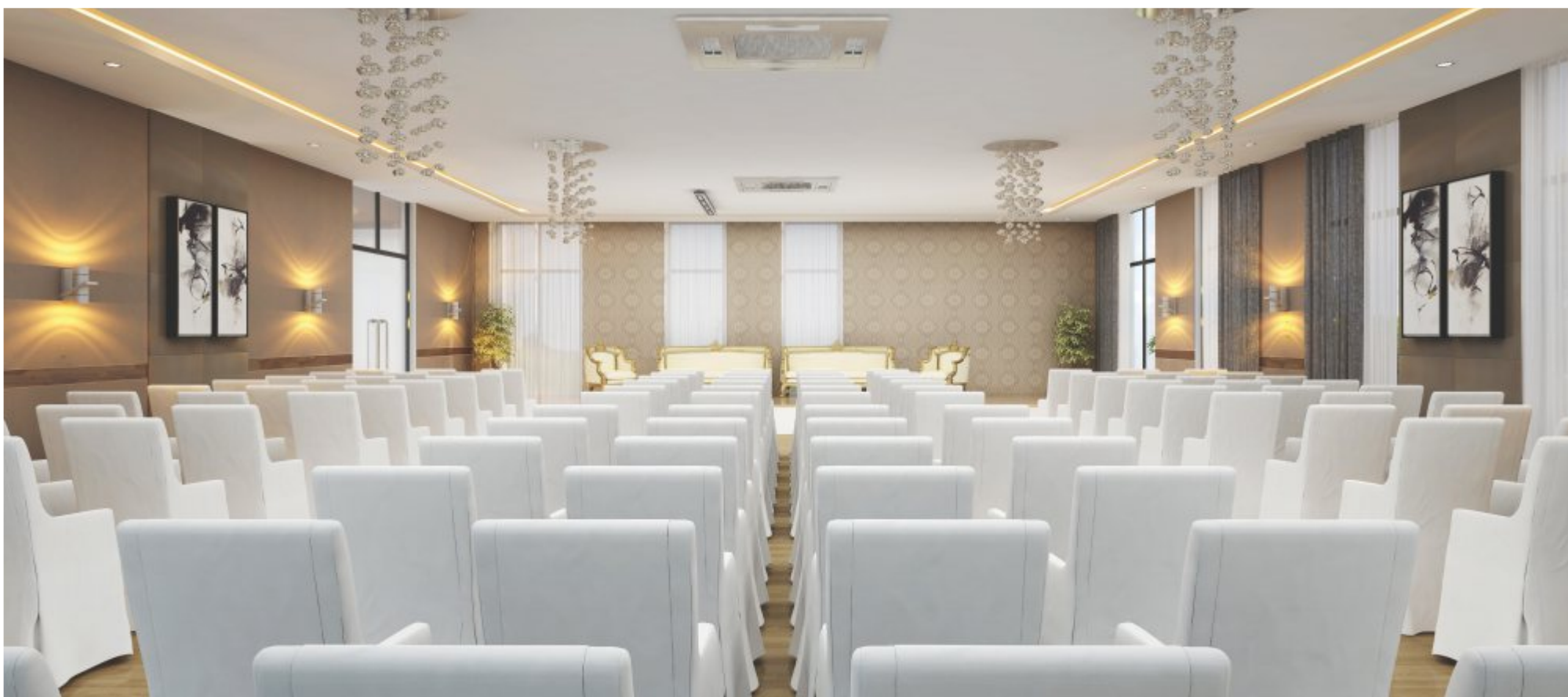
Pharmacy



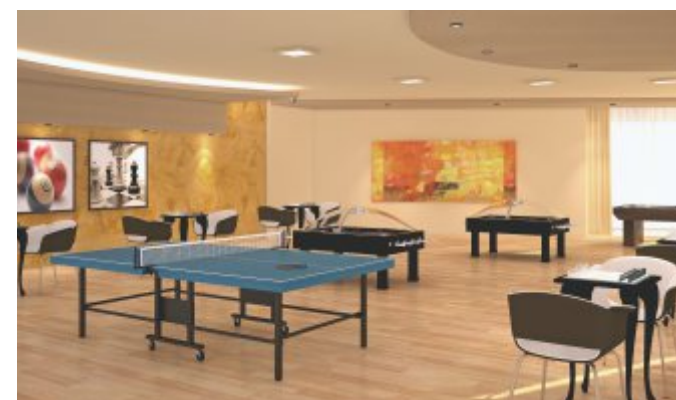
Yoga & Meditation room



Two Badminton courts



Multipurpose Hall



Indoor games



Billiards Lounge



Super market



Spa / Salon

AMENITIES

Well Designed Clubhouse with facilities like

- Mini Theatre
- Coffee shop
- Multipurpose hall
- SPA & Salon
- Yoga / Meditation room
- Library
- ATM
- Pharmacy
- Super market
- Banquet Hall
- Gymnasium
- Smoking area
- Creche
- Guest room
- Swimming pool with changing rooms
- Terrace garden
- Indoor Sports Facilities like
- Table Tennis
- Billiards Lounge
- Two indoor badminton courts

OUTSIDE SPORTS FACILITIES

- Children play area
- Half basketball court
- Cricket practice net
- Interacting spaces
- Walking / Jogging track
- Designer landscape pockets.

Drawing Room



A fusion of art, aesthetics and vibrant living spaces designed for a blissful life.

No matter which unit you chose, every home is designed following Vaastu principles and is embellished with premium quality materials and fixtures. There is abundant natural ventilation so that peace and prosperity remains forever within your home.



Dining Area



Master Bedroom

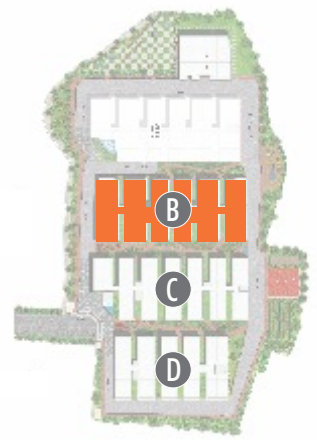
MASTER PLAN



LEGEND

1. Entry
2. Exit
3. Clubhouse
4. Swimming Pool
5. Terrace Garden
6. Children Play Area
7. Cricket Pitch
8. Basket Ball Court
9. Seating Spaces
10. Jogging Track

BLOCK - B



3BHK
Super built up area - 1677 Sft.
Plinth area - 1309.76 Sft.



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Plinth area - 1309.76 Sft.



2BHK
Super built up area - 1298 Sft.
Plinth area - 1013.79 Sft.



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Super built up area - 1298 Sft.
Plinth area - 1013.79 Sft.



3BHK
Super built up area - 1677 Sft.
Plinth area - 1309.76 Sft.



3BHK
Super built up area - 1544 Sft.
Plinth area - 1206.98 Sft.



8'-0" WIDE CORRIDOR

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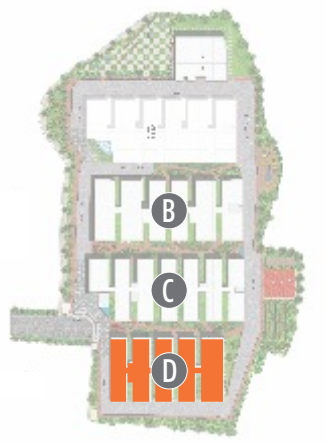
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BLOCK - D



2BHK
Super built up area - 1298 Sft.
Plinth area - 1013.79 Sft.



2BHK
Super built up area - 1298 Sft.
Plinth area - 1013.79 Sft.



2BHK
Super built up area - 1298 Sft.
Plinth area - 1013.79 Sft.



2BHK
Super built up area - 1298 Sft.
Plinth area - 1013.79 Sft.



3BHK
Super built up area - 1599 Sft.
Plinth area - 1249.48 Sft.



8'-0" WIDE CORRIDOR

8'-0" WIDE CORRIDOR

8'-0" WIDE CORRIDOR

8'-0" WIDE CORRIDOR

VIDE CORRIDOR



2BHK
Super built up area - 1298 Sft.
Plinth area - 1013.79 Sft.

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2BHK
Super built up area - 1298 Sft.
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3BHK
Super built up area - 1730 Sft.
Plinth area - 1352.08 Sft.

SPECIFICATIONS



STRUCTURE

RCC Framed structure resistant to withstand wind and seismic loads.

SUPER STRUCTURE

Cement blocks / light weight red clay bricks in cement mortar.

Outer walls 9" thickness and inner walls 4½" thickness.

PLASTERING

Internal - Double coat smooth finish for internal wall.

External - Double coat sponge finish for external wall.

Ceiling - Double coat sand faced cement plastering finished with putty & premium emulsion paint.

WALL FINISHES/ PAINTING

Internal - Smoothly putty finish with 2 coats of premium emulsion paint of over a coat of primer.

External - Textured finish in elevation and sponge finish with two coats of exterior emulsion paint.

Bathroom - Ceramic tiles cladded up to lintel height.

FLOORING

Drawing, Dining, Living - 600×1200 mm & for bedrooms, kitchen - 600×600 mm size double charged vitrified tiles of reputed brands of ISI standard make.

Balcony / Toilets / Utility - Anti-skid vitrified.

Corridors - Combination of granite / vitrified tiles as per architectural design.

Staircase - Granite or natural stone.

DOOR & WINDOW / GRILL

Main Door - Manufactured teak wood veneered door frame & shutter finished with good quality melamine polish & hardware of reputed make.

Internal Door - Manufactured hard wood door frame with veneer and polish shutter & hardware of reputed make.

Bathroom Door - Manufactured hard wood door frame & laminate shutter & hardware of reputed make.

Utility Door - Manufactured Hard wood door frame & laminate shutter & hardware of reputed make.

French Door - UPVC door frame with clear glass, mosquito mesh.

Windows - Three track UPVC Door frame with clear glass, mosquito mesh.

Grills - Aesthetically designed, mild steel (MS) grills with enamel paint finish.

BATHROOM

Vanity type wash basin /counter top cascade type of KOHLER brand.

EWCS with flush valve of KOHLER brand.

C.P. Fittings of KOHLER brand.

Hot & cold water mixers for all showers of KOHLER brand.

Provision for geyser in all bathrooms.

Provision for exhaust fan.

CPVC pipes for plumbing tripe of Ashirwad or reputed make.

KITCHEN

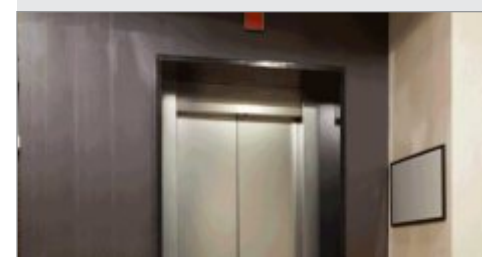
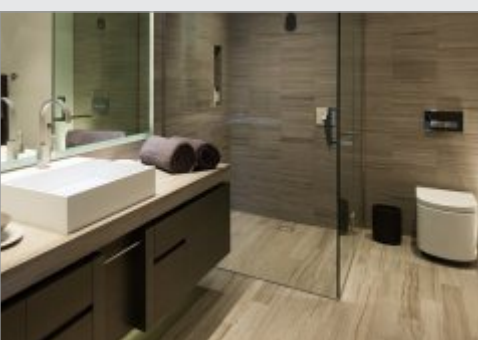
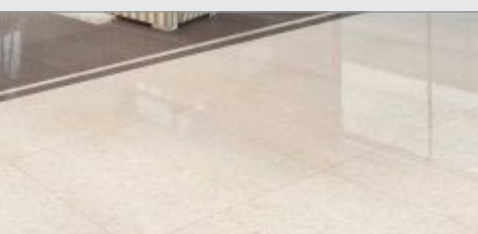
Glazed ceramic dado tile up to 2 feet height above the kitchen platform.

Kitchen platform with granite top and stainless steel sink.

Separate municipal water tap (Manjeera or any other water provided by GHMC along with bore well water).

Power plug for cooking range and appliances (chimney, refrigerator, microwave oven, mixer/grinder & water purifier).

Provision for washing machine in utility area.



PLUMBING / RAIN WATER HARVESTING

STP - A Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & flushing purposes.

RWH - The rain water harvesting from the terrace and open area will be collected through rain water pipes, which will be discharged into the rain water harvesting pits to recharge the underground water levels.

ELECTRICAL

Concealed copper wiring of premium make (Finecab or Finolex).

Power outlets for air conditioners in bedrooms.

Power outlets for geyser in bathrooms and kitchen.

Power sockets for cooking range and refrigerator, microwave oven, mixer, grinder in kitchen.

Miniature circuit Breaker(MCB) distribution board of reputed make of each flat.

Provision for Television points in all bedrooms, dining, living area and telephone points in living, dining.

SOLAR FENCING SYSTEM

Solar fencing cables all around the periphery.

GENERATOR

Sound proof generator back-up for common area lighting and one light & fan point in all rooms.

LIFTS

6 passenger capacity lifts of Johnson or Kone make with V3F technology for energy efficiency.

SECURITY / BMS

Two Sophisticated round the clock security / surveillance system.

BMS for water & electrical consumption.

Panic button & intercom shall be provided in the lifts, connected to the security room.

Solar power fencing around the compound wall.

Surveillance cameras at the main security & entrance of each block.

Intercom facility for all flats.

FIRE & SAFETY

Fire hydrant & fire sprinklers system for cellar floors as per NBC (National Building Code) norms.

Fire alarm & public address system as per NBC norms.

Control panel will be kept at main security.

CAR WASH FACILITIES

Car wash facility shall be provided (charges for car wash facility would be extra)

PARKING MANAGEMENT

Entire parking is well designed to suit the no of car parks.

Parking signages & equipment will be provided at required places to ease driving.

Sufficient number of visitor's car parking.

OTHER SERVICES

Water proofing shall be provided for bathrooms, Roof terrace and utility area.

Provision for garbage chute, laundry, servant and drivers rest rooms.



The world is now closer to home.

With close proximity to the Miyapur metro station and outer ring road, reputed educational institutions, shopping malls, and healthcare centers, Nivriti offers an enviable lifestyle replete with exclusive luxuries, coupled with seamless connectivity to every major hub in the city.

TRANSPORTATION

- Sentia Global School < 0.1 Kmts.
- Miyapur Cross Road < 2.5 Kmts.
- Outer Ring Road < 6 Kmts.
- Miyapur Metro Railway Stn. < 3.5 Kmts.
- JNTU Metro Railway station < 5 Kmts.

SCHOOLS

- Vikas The Concept School < .5 Kmts.
- Surya The Global School < 1 Kmts.
- Sri Chaitanya Junior College < 1.5 Kmts.
- Kenenedy High The Global School < 3 Kmts
- Oakridge Intl. School < 8 Kmts.

SHOPPING MALLS

- Reliance Digital < 2 Kmts.
- Manjeera Mall < 6 Kmts.
- D Mart < 6.5 Kmts

HOSPITALS

- Mamata Academy of Medical Science < 2.5 Kmts.
- Anupama Hospital < 6.5 Kmts.

Miyapur Metro Station



Oakridge Intl. School



Manjeera Mall



Outer Ring Road



JNTU Hyderabad



Cyber Tower



Sujana Forum Mall

PROJECT CONSULTANTS

Master Planning, Architecture & Landscape



N & G Associates

Structural



Zaki & Associates

Marketing Partner



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