



NEAREST CONNECTIVITY
WITH HEALTHIER LIFE
@ AFFORDABLE PRICE

APPROVED BY



A LIFESTYLE
BEYOND YOUR IMAGINATION

NJR'S
AAVASA

2 & 3 BHK PREMIUM APARTMENT FLATS @ MEDCHAL, ORR EXIT NO.6, HYDERABAD.

EXPERIENCE THE COSMO LIFE

Discover a new standard of living at NJR'S AAVASA. Our exclusive 2 & 3 BHK apartments near to **Kandlakoya IT Hub** offer a perfect fusion of elegance and functionality. Immerse yourself in a world of luxury, where every detail is thoughtfully curated to provide you with an exceptional living experience.

Your Exclusive Oasis of
Luxury in the Heart of
Kandlakoya IT Hub

NJR'S
AAVASA



ADOBE OF PROSPERITY FOR YOUR EVERLASTING CHEER AND JOY

Experience the epitome of urban living with our two iconic blocks, each rising five stories high. A symphony of modern architecture and comfort awaits, where every floor offers a unique perspective on luxury. From the ground floor's grand entrance to the top floor's sky-high views, NJR'S AAVASA promises an extraordinary living experience.

Modern Architecture
and Comfort Redefine
Urban Luxury

NJR'S
AAVASA



NJR'S AAVASA

STREAMLINED DESIGN AND CLEAN LINES GIVE A FRESH EDGE

The eyes of the neighbourhood will be on the stunning elevation of NJR'S AAVASA. Fueled by the fact that clean lines not only exude contemporary elegance but also enable optimum utilisation of space, the design is all about today's lifestyle. What's more, the soothing colour tones bring alive the ambience while the stately squares make a style statement.

RCC COMPOUND WALL
WITH SOLAR FENCING



MASTER PLAN
LEGEND

- 01 ENTRY & EXIT GATE - 1
- 02 BLOCK - A
- 03 KIDS PLAY AREA
- 04 BUDDA STATUE
- 05 PERGOLA
- 06 CRICKET PRACTICE NET
- 07 ELDERS SEATING AREA
- 08 BADMINTON COURT
- 09 ELDERS PARK - 1
- 10 OUTDOOR GYM
- 11 JOGGING / WALKING TRACK
- 12 SKATING RINK
- 13 ELDERS PARK - 2
- 14 HALF BASKET BALL COURT - 1
- 15 WATER FOUNTAIN
- 16 ELDERS PARK - 3
- 17 HALF BASKET BALL COURT - 2
- 18 BLOCK - B
- 19 ENTRY & EXIT GATE - 2
- 20 ENTRY & EXIT GATE - 3

A BEAUTIFUL BALANCE OF LUXURY LIVING

Typical Floor Plan



NJR'S AAVASA

BLOCK -A

Area Statement in SFT.



F NO.	TYPE	FACING	AREA	UDS
001	2 BHK	WEST	1179	49
002	2 BHK	WEST	1194	49
003	2 BHK	NORTH	1196	49
004	2 BHK	NORTH	1171	48
005	2 BHK	NORTH	1162	48
006	2 BHK	NORTH	1136	47
007	2 BHK	NORTH	1110	46
008	2 BHK	EAST	1271	52
009	3 BHK	EAST	1646	68
010	3 BHK	WEST	1441	60
011	3 BHK	EAST	1403	58
012	3 BHK	WEST	1356	56
013	3 BHK	EAST	1310	54

NJR'S AAVASA

Typical Floor Plan



BLOCK - B

Area Statement in SFT.



002
2 BHK
1194 SFT
WEST



**STYLE, BEAUTY
AND HARMONY
FINELY BLENDED
TOGETHER**

004
2 BHK
1171 SFT
NORTH



Block - A ISOMETRIC VIEWS

At the heart of every NJR'S AAVASA home are style, beauty and harmony - finely blended together to usher in a new era of luxurious living. While you can get engulfed in the warmth of your bedroom, the guests can feel welcomed in the living area. The contemporary kitchen is crafted for comfort and ease. And the pure bliss of freshness is enabled by wide windows and private balconies.

009
9 BHK
1646 SFT
EAST



010
3 BHK
1441 SFT
WEST



012
3 BHK
1356 SFT
WEST



A LEISURELY REALM TO RELAX AMIDST AN ABUNDANCE OF LUXURIES

- Entrance Arch
- Excellent Ventilation
- As per Vaastu
- Prime Location
- No Common Walls
- 24X7 Security
- Quality Construction
- CCTV Surveillance

- Clubhouse
- Elders Seating Area
- Swimming Pool
- Tot-lot with Garden
- Indoor Gym
- Multipurpose Hall
- Indoor Games
- Skating Rink
- Jogging / Walking Track
- Landscape Garden
- Cricket Practice Net
- Badminton Court
- Water Ponds
- Pergola with Seating



BASKET BALL COURT WITH ELDERS SEATING AREA



WATER BODIES

Highlights

- Branded Lifts
- Car Parking
- Water Harvesting
- Wide Drive Ways
- 100% Power Backup
- EV Charging Points in specific areas
- Sewage Treatment Plant (STP)

Amenities



NJR'S AAVASA

COMPLETE FAMILY ENTERTAINER

Discover a world of outdoor luxury and wellness at NJR'S AAVASA, where our exceptional amenities cater to every lifestyle need. Unwind in our elegantly designed outdoor seating areas, perfect for social gatherings or peaceful relaxation. Stay active with our state-of-the-art outdoor gym and scenic jogging track, offering the ideal environment for fitness enthusiasts. Enjoy serene moments in our beautifully crafted gazebo or find tranquility in the elders' seating area, designed with comfort and relaxation in mind. At NJR'S AAVASA, every amenity is thoughtfully curated to enhance your living experience.



SWIMMING POOL

Discover outdoor luxury and wellness at NJR'S AAVASA with our elegantly designed seating areas, outdoor gym, jogging track, gazebo, and elders' seating area.



PERGOLA WITH SEATING



ELDERS SEATING AREA



SEATING AREA



SKATING RINK



BUDDHA STATUE WITH WATER FEATURE



**FUN, FITNESS,
AND RELAXATION
FOR ALL AGES**



BASKET BALL COURT



OUTDOOR GYM



BADMINTON COURT

**NJR'S
AAVASA**

At NJR'S AAVASA, our diverse range of amenities ensures fun and fitness for every family member. Children can enjoy endless playtime in our vibrant kids' play area, while the whole family can gather in the charming gazebo or unwind in the inviting outdoor seating area. For sports enthusiasts, our cricket practice net and cycling track offer opportunities for active recreation. Each amenity is designed to foster enjoyment and well-being, making NJR'S AAVASA, a place where every day is filled with possibilities.



NJR'S
AAVASA

**MOONLIGHT GIVES
THE EDIFICE A
LUMINOUS EDGE**



Under the enchanting glow of moonlight, NJR'S AAVASA transforms into a beacon of elegance, radiating sophistication against the night sky. The gentle illumination highlights every architectural detail, giving the building a captivating, luminous edge. Each level reveals its own allure, from the grand entrance below to the sweeping, star-lit views above, creating an ambiance that's both serene and striking. Experience a masterpiece that shines through the night, making NJR's AAVASA a truly extraordinary sight when the city rests.

UNVEILING THE FINEST DETAILS

STRUCTURE

RCC framed structure designed to IS code, using M20 Grade mix concrete.

WALLS

External 9" and internal 4.5" walls with solid concrete blocks.

DOORS

Teak wood main door frame, with OST flush door and Sal wood for all other door frames with flush doors.

WINDOWS

UPVC frames, glassed shutters with mesh shutter.

FLOORING

Vitrified flooring with 4" skirting all around.

PAINTING

One coat primer, 2 coats of putty & emulsion paint for internal walls. Enamel paint for wood work and one coat primer 2 coats of water proof paint on external walls.

KITCHEN

Kitchen platform with granite top and stainless steel sink, glazed tiles dado up to 2 feet height above Platform and bore well water point, Provision for water purification, exhaust fan.

ELECTRIFICATION

Concealed copper wiring and Anchor / Roma modular or equal switches with adequate light, fan, geyser and power points provision.

PLASTERING

Sponge finish for external walls and putty smooth finish for internal walls.

NJR'S AAVASA

PREMIUM SPECIFICATIONS

TOILETS

Glazed ceramic tiles dado up to 7' height with, Jaguar / Plumber C.P fittings and Hindware / Parryware sanitary fittings or equal.

WATER SUPPLY

Adequate water supply through BORE WELL, and provision HMW&SB drinking water.

GENERATOR POWER BACKUP

Standby power backup up-to 500W to each flat. 100% Power backup to common area, lifts and water pump.

T.V. & NET POINTS

Individual TV & Net points in both Drawing and Master Bedroom.

STP

Sewerage Treatment Plant will be provided for waste water management

LIFTS

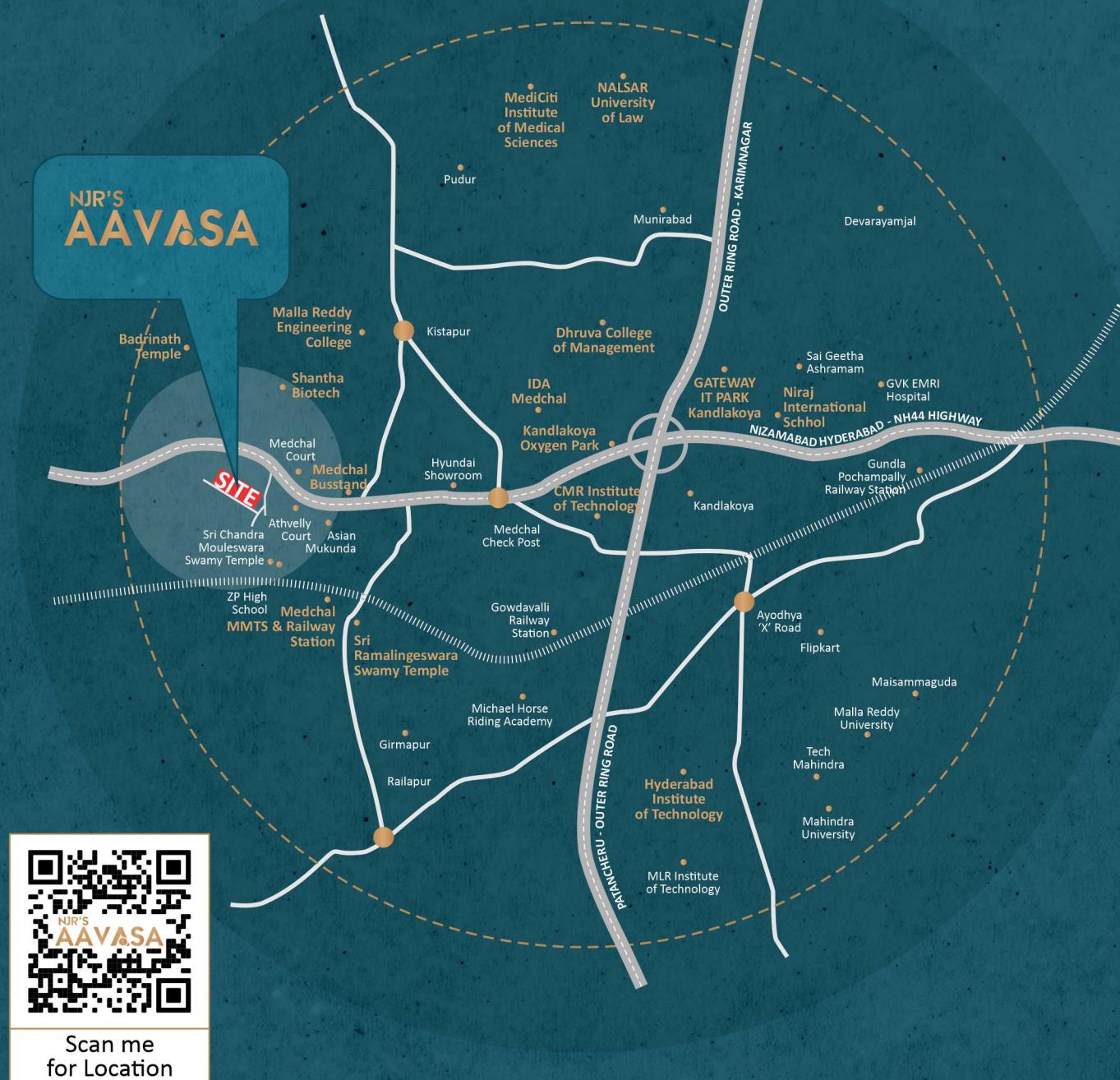
6 Persons capacity of Johnson or equivalent and 10 persons capacity of service lift.



Note

- 1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.
- 2) People desiring to alter/modify their flat can do so prior request and additional payment.

Location Map
(Not to Scale)



LOCATION HIGHLIGHTS

Land Mark: Kandlakoya IT HUB

EDUCATIONAL INSTITUTES

- + Dhruva College of Management
- + Dundigal Airforce Academy
- + Institute of Aeronautical Engineering
- + CMR Institute of Technology
- + Niraj International School
- + Malla Reddy University
- + Hyderabad Institute of Tech. & Mgmt.
- + Oakridge School
- + Delhi Public School

LANDMARKS

- + Walkble Distance from National Mart
- + Kandlakoya Oxygen Park
- + Rai Chandini Mall
- + Cine Planet & Cine Polis
- + Genome Valley
- + Very Close to all Shopping Malls

Project Approved by



Corporate Office

H No.7-99/LGC/56/A/1,L.G. Vistas,
Komppally, Medchal-Malkajgiri, Telangana - 500 014.

Site Address

NJR's Aavasa, Near Hari Hara Township, Athvelly,
Medchal (M), Medchal-Malkajgiri (D),
Telangana - 500 014.

Contact Details

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