

DREAMS FIND FORM
AT NIRVANA

Luxury Villas @ Pocharam

HIWA
NIRVANA





HORIZON OF PEACEFUL ABODES

Across Pocharam's growing landscape, villas rise in harmony with light and green. Each home is shaped for comfort, planned with elegance, and held in quiet assurance. Here, luxury feels natural, security is woven into design, and every evening carries the glow of a dream fulfilled, a horizon where life finds its calm reward.

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GATHERED IN QUIET PRIDE HOMES OF HARMONY TOGETHER

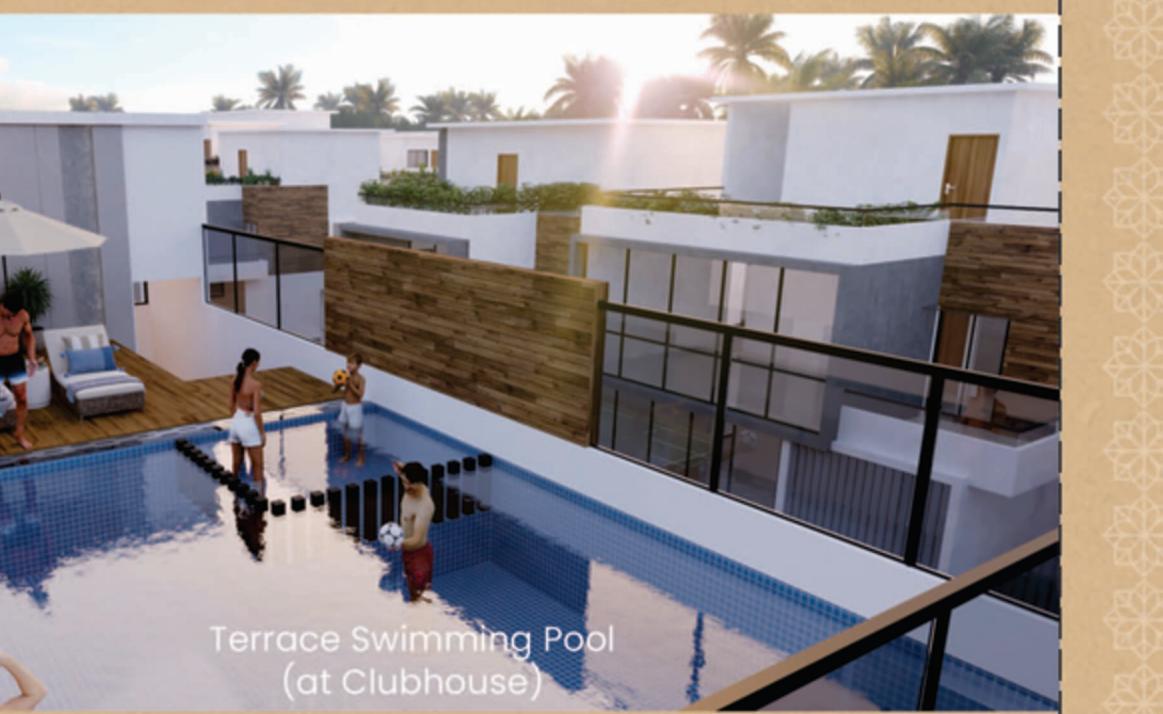
From above, the villas unfold as a planned expanse of light, space, and belonging. Wide avenues lead to secure entrances, green courts invite play, and the clubhouse stands as a center of gathering. Here, every detail, from design to landscape, shapes a community where comfort is collective, and luxury is lived together.

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Childrens Activity Zone



Terrace Swimming Pool
(at Clubhouse)



PROJECT FACILITIES & AMENITIES



HMDA + TG RERA
Approved Project



Grand Entrance
with Security Cabin



Well Designed
Villas



14,000 sft.
Clubhouse



24x7
Security



Peaceful
Green Areas



Children's
Activity Zone



Well-Designed
Landscape



00 Acres
Villas Community



65%
Open Space



100% Vaastu
Compliant



Shuttle / Badminton
Court

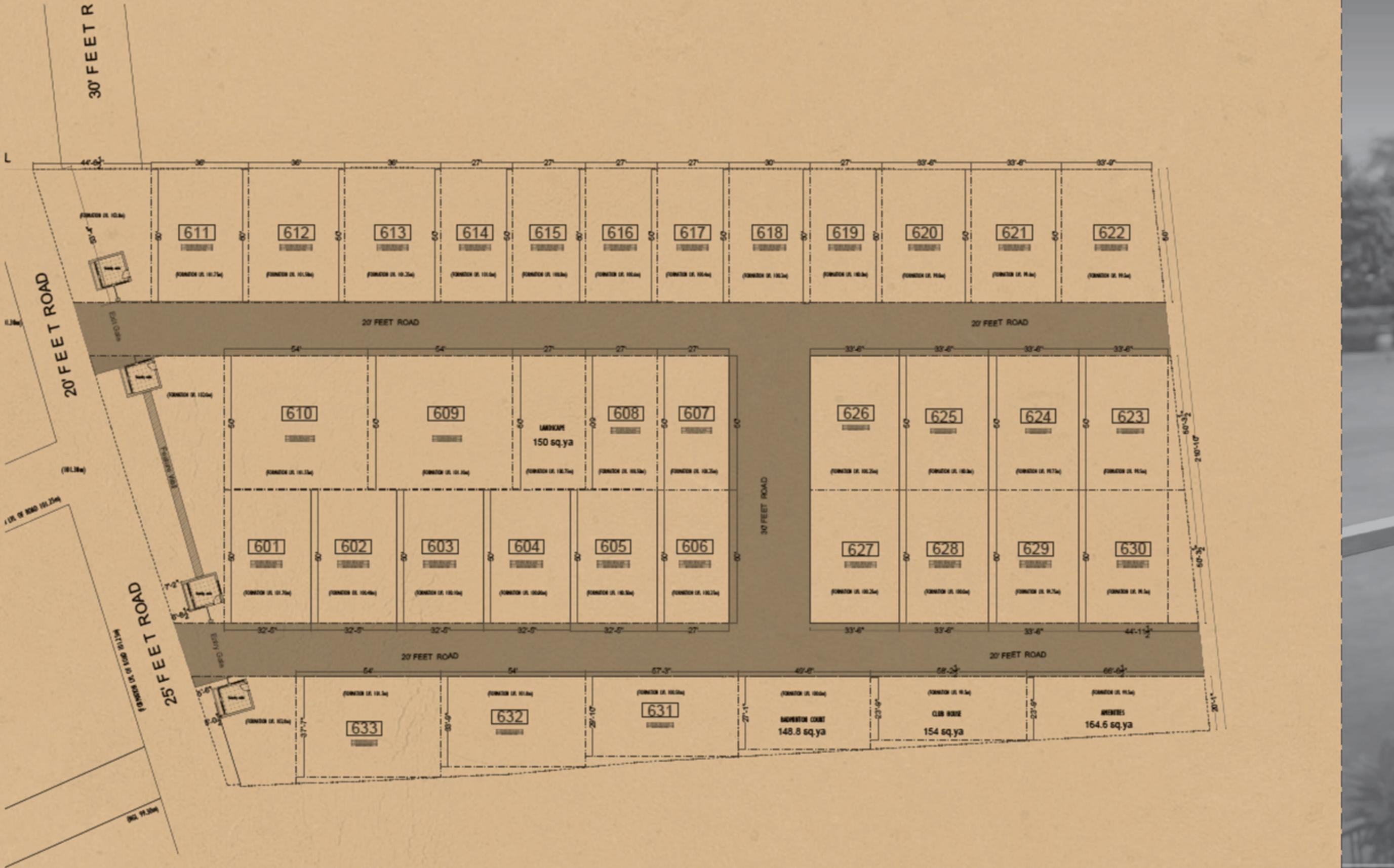


Luxury Clubhouse
with Amenites



Swimming Pool &
Kids' Pool

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BELONGING
IN GENTLE MOMENTS

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EACH DAY REVEALS ITS FINEST COMFORT AND GLOW FOREVER

Life here is a seamless journey where mornings open with light, afternoons move with ease, and evenings rest in calm. Villas stand in harmony with green spaces and every detail is shaped for presence. Luxury becomes the natural rhythm of living. Peace is constant, and paradise is felt in every breath.

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Sunlight enters like a blessing, tracing warmth across rooms shaped for grace and gathering.
Spaces unfold from quiet lounges to cinematic corners, each one crafted to hold life gently.

The south-facing rhythm carries clarity, comfort, and quiet pride. Within these walls,
luxury breathes easily, and every day begins with the promise of something rare.

South Facing Villas

000	000	000	000	000
SQ.YDS	SQ.YDS	SQ.YDS	SQ.YDS	SQ.YDS

- ▲ 3 Bedrooms
- ▲ 1 Family Lounge
- ▲ 5 Toilets
- ▲ 1 Maid Room
- ▲ 1 Kitchen
- ▲ 2 Powder Rooms
- ▲ 1 Drawing Room
- ▲ 1 Dining Hall
- ▲ 1 Living Room
- ▲ Car Parking
- ▲ 1 Home Theatre
- ▲ Lift

South Facing



Gro
000

Land	First	Second	Third	Total Area
0 sft.	00000 sft.	00000 sft.	00000 sft.	00000 sft.

Villa N

6020, 6021, 6022, 6028, 6029, 6030



round Floor



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Luxury Villas @ Pocharam

000
SQ.YDS

Ground	First	Second	Third	Total A.
00000 sft.	00000 sft.	00000 sft.	00000 sft.	00000 s

TYPE

Villa No's: 6014, 6015, 6016, 6017, 6



First Floor



Sec



Three

South Facing



000
SQ.YDS

Ground	First	Second	Third	Total Area
00000 sft.				



Ground Floor



First Floor



Second Floor



Third Floor



000
SQ.YDS

Ground	First	Second	Third	Total Area
00000 sft.				

TYPE 4

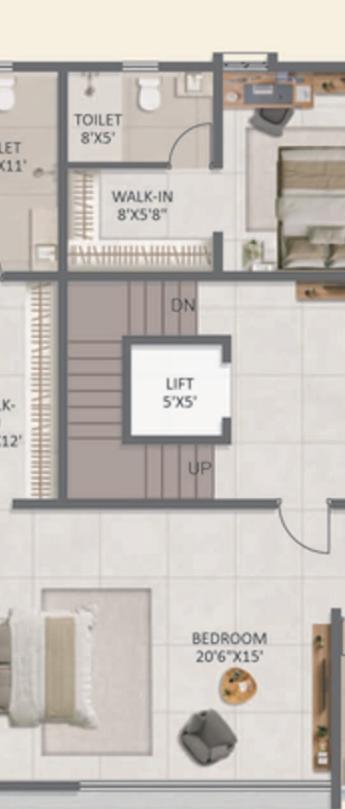
Villa No's: 6011, 6012, 6013



Ground Floor



First Floor



Second Floor



Third Floor

South Facing



**000
SQ.YDS**

Ground	First	Second	Third	Total Area
00000 sft.				



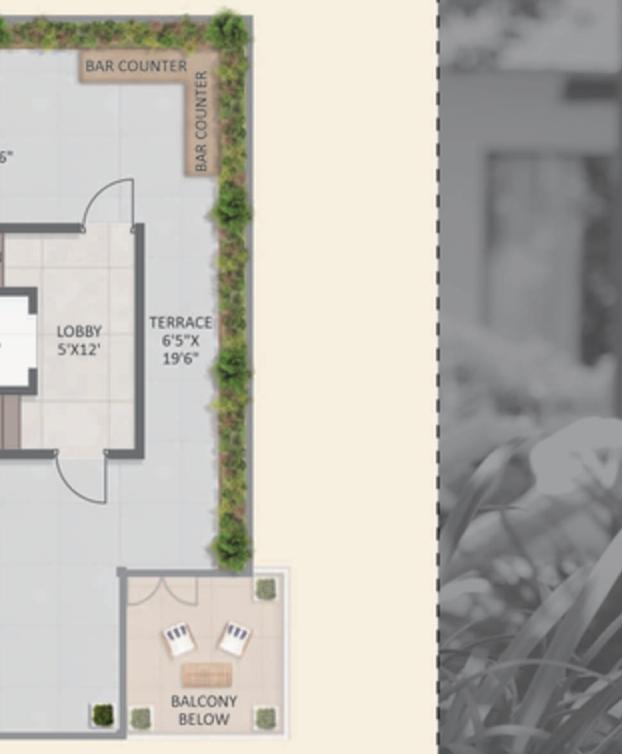
Ground Floor



First Floor



Second Floor



Third Floor

TYPE 5

Villa No's: 6001, 6002, 6003, 6004, 6005

**HAVEN
FOR LEISURE LIVING**



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WALKS INVITE EASE
GENTLE LIVING
HARMONY

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SPECIFICATIONS

PERFECT LIFE WITHIN OUT LIMITS



STRUCTURE

RCC Framed structure as per IS 456(2000)



MASONRY

- > External: 9" Red Brick Masonry
- > Internal: 4.5" Red Brick Masonry



DOORS & WINDOWS

- > Main Door: Both sides polished Teak finish Shutter with hard wood frame.
- > Bedroom doors: Membrane Doors with hard wood frame.
- > Bathroom doors: Waterproof WPC Doors. 3 Track UPVC Sliding windows with Mosquito Mesh Shutter.



FLOORING

- > Living, Dining, Bedrooms, Kitchen: DoubleCharged Vitrified Tiles. Balconies, Utility, Toilets - Flooring: Anti-skidCeramic Tiles.
- > Toilets: Glazed Finished wall Tiles up to Lintel height.
- > Parking flooring: IPS/Heavy Duty Tiles/Tandur Stone
- > Staircase: Granite / Marble / Vitrified Tiles
Only premier brands used(Johnson/Kajaria/ CERA/ Somany (or equivalent))



PLASTERING

- > Internal & External: Smooth finish Plastering with Recron 3S Polypropylene Fibre, which prevents air cracks in plastering



KITCHEN

- > Provision for Aquaguard /RO
- > Provision for Washing machine and one tap
- > will be provided in the Utility
- > Gas Bank at Utility



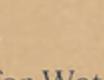
TOILETS

- > Sanitaryware of Jaguar/Cera make.
- > Taps of Chromium Plated Fittings of Jaguar/Plumber Make.
- > Provision for Geyser
- > Hot water provision for Wash basin
- > Water Meter to monitor the water level



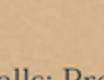
ELECTRICAL & COMMUNICATIONS

- > Fire-resistant Copper wires and Modular Switches
- > Telephone & Data Point in Living area
- > TV Point in Living and Master Bedroom
- > Provision for car charging points in parking area
- > Solar Power Back-up for Common area & Street Lights



PLUMBING

CPVC Pipes for Water Lines and PVC Pipes for Sewage lines



PAINTING

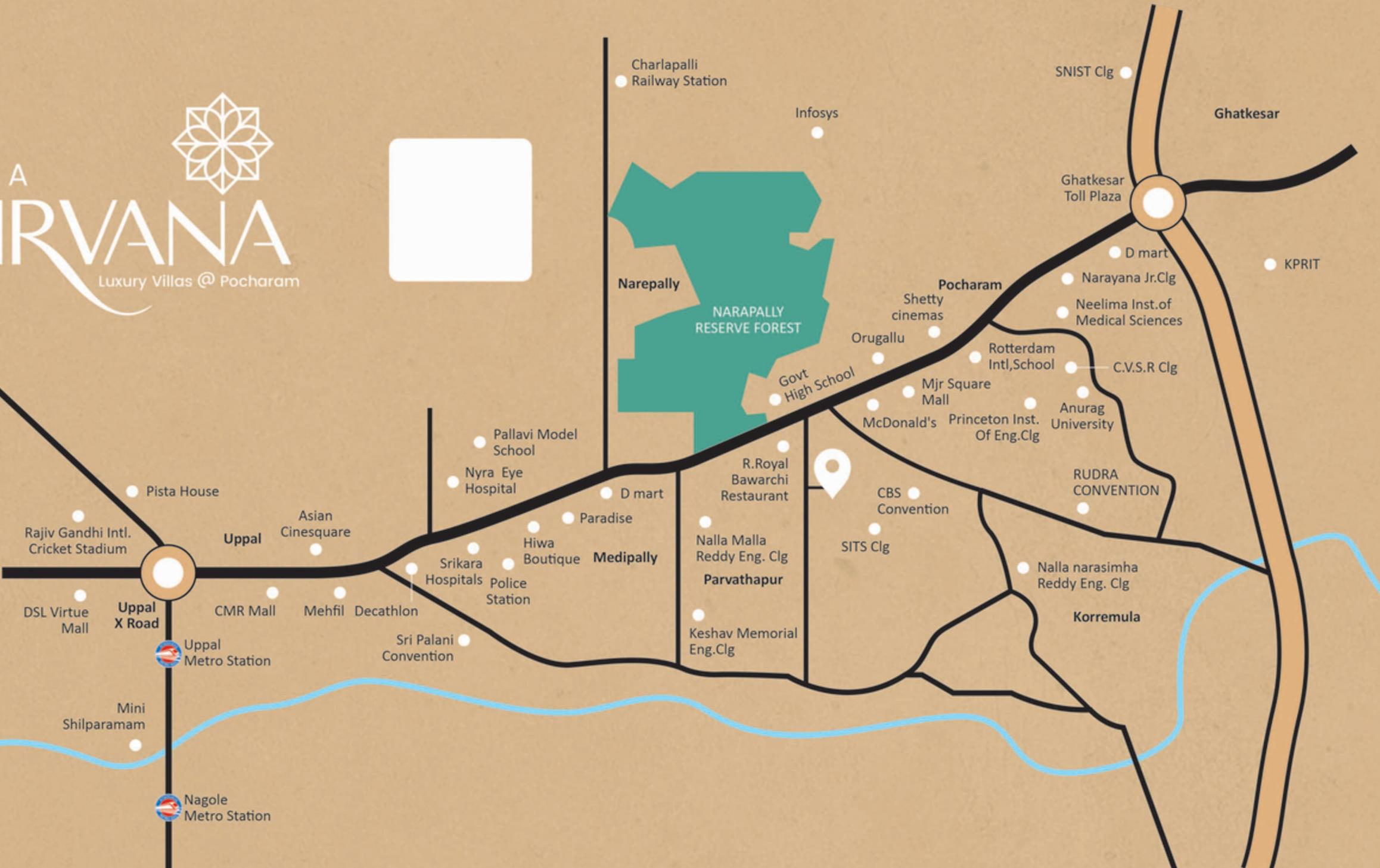
- > Internal walls: Premium Emulsion Paint
- > External Walls: Weather-proof exterior emulsion paint over nano Polymer waterproof painting
- > Enamel Painting for Grills & Railings



SECURITY

- > Provision for CCTV at strategic locations
- > 24 hours main gate security
- > Solar Fencing for complete community

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EDUCATION

ENTERTAINMENT

HEALTH

IT PARK

