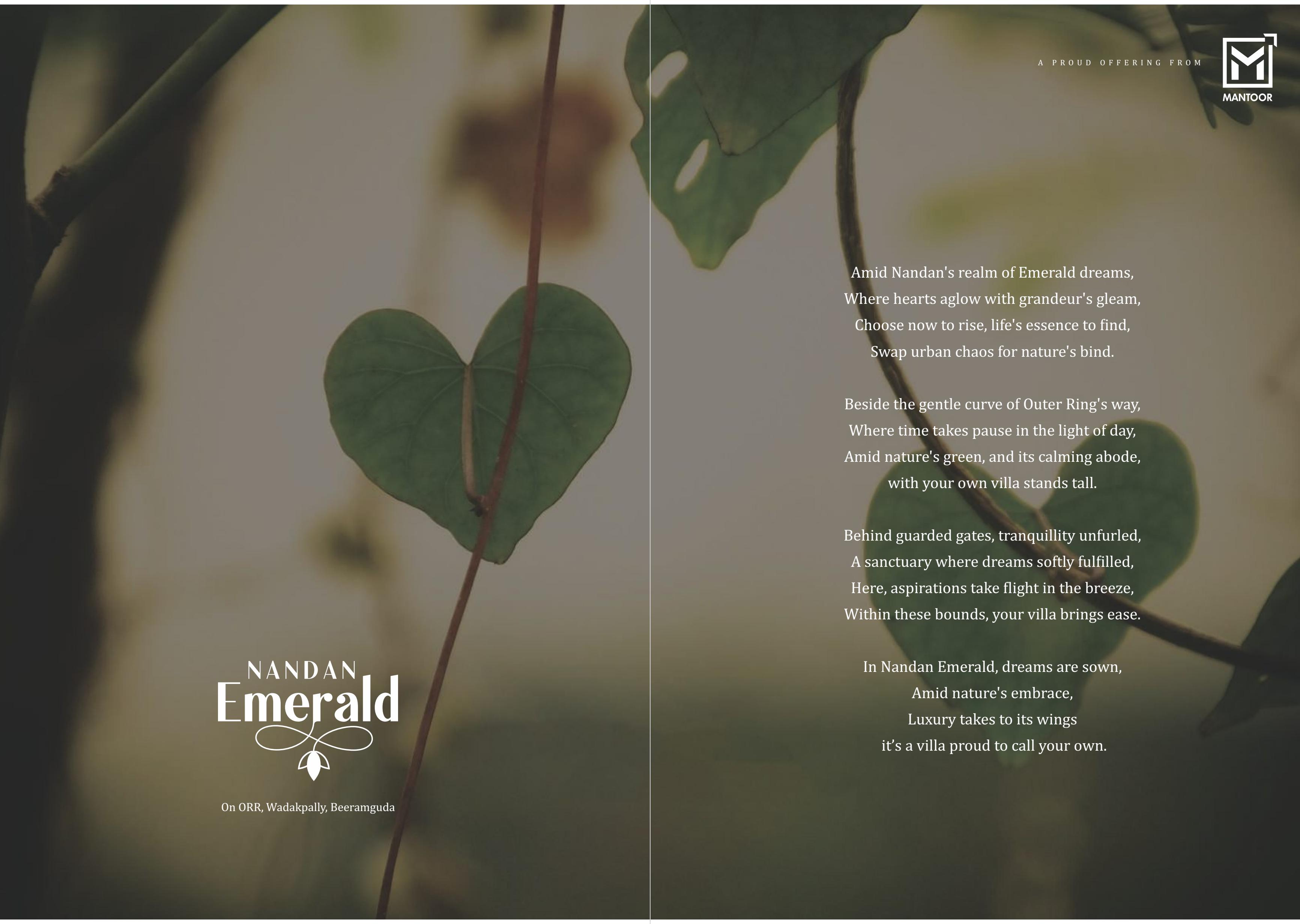


NANDAN  
**Emerald**

The background image is a close-up of a green leaf covered in numerous small, glistening water droplets, creating a fresh and vibrant aesthetic.

LIVE LIFE GREEN



A PROUD OFFERING FROM



# NANDAN Emerald

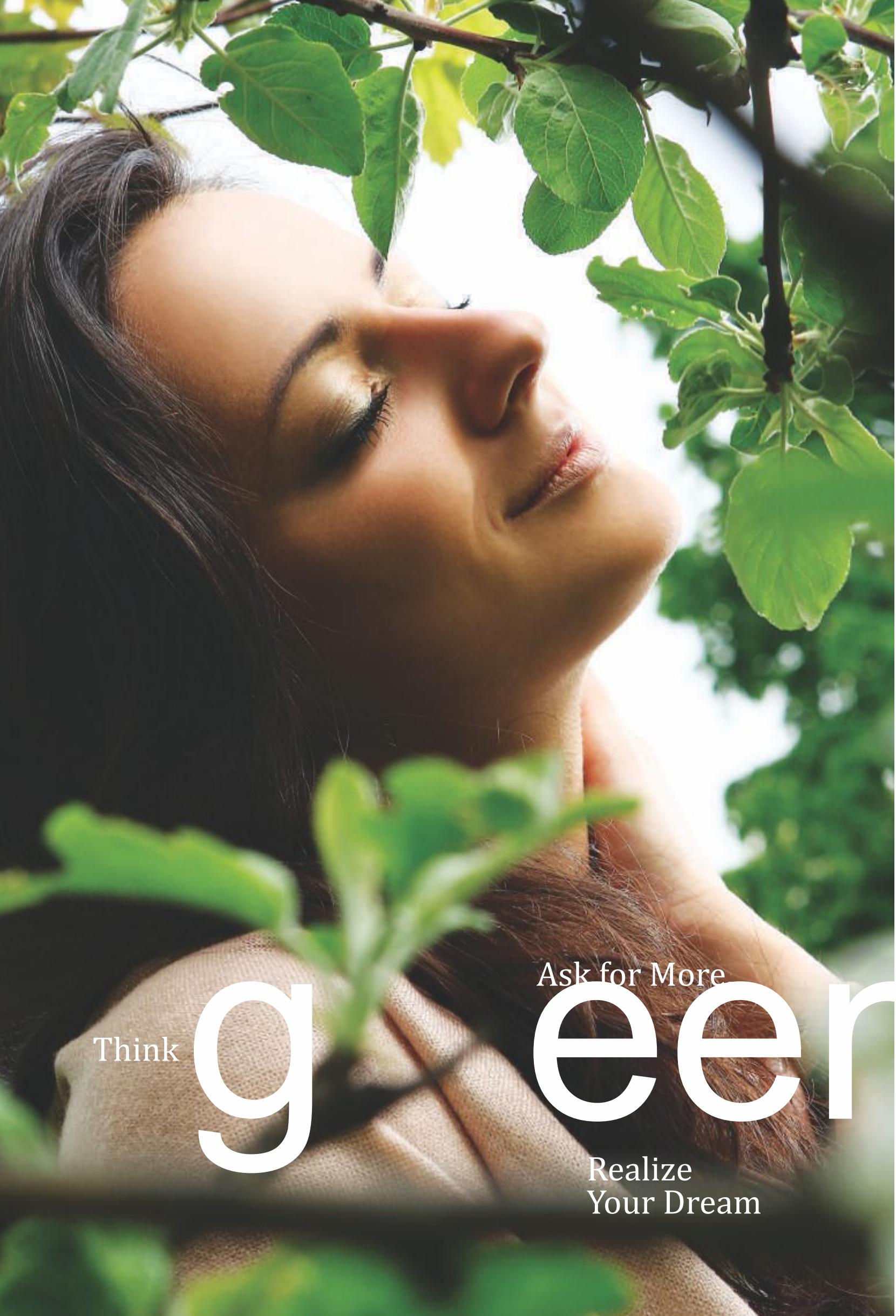
On ORR, Wadakpally, Beeramguda

Amid Nandan's realm of Emerald dreams,  
Where hearts aglow with grandeur's gleam,  
Choose now to rise, life's essence to find,  
Swap urban chaos for nature's bind.

Beside the gentle curve of Outer Ring's way,  
Where time takes pause in the light of day,  
Amid nature's green, and its calming abode,  
with your own villa stands tall.

Behind guarded gates, tranquillity unfurled,  
A sanctuary where dreams softly fulfilled,  
Here, aspirations take flight in the breeze,  
Within these bounds, your villa brings ease.

In Nandan Emerald, dreams are sown,  
Amid nature's embrace,  
Luxury takes to its wings  
it's a villa proud to call your own.



Think **green**  
Ask for More  
Realize  
Your Dream

Imagine More.  
Choose a Villa Instead  
of an Apartment!

NANDAN  
**Emerald**

Life is all about making choices. Step aside from the rat race of seeking homes at IT SEZs at an astronomical price and start thinking Green. Why live in a small apartment next to a global IT company when you can live in the lap of greenery for about the same price! Choose intelligently, a world of peace and luxury will be yours. Make a smart choice and live smartly the rest of your life at **NandanEmerald**.

# NANDAN Emerald

A New Home, A New Address on ORR

PROPOSED  
INDIA'S LARGEST  
MEDICAL DEVICE PARK  
(250 ACRES)

JOSHITHA  
SCHOOL





Majestic Entrance Gate

Find an attractive and contemporary façade leading to classic floor planning. The all triplex villas have enough space for each member and large living and dining spaces for congenial family gathering. The interiors are wind swept and brighter with sunshine. Shining floors and upscale brands will take your living to next level. Spacious sit-outs and terrace connect with designer outdoors for an elevated experience.

**56** Acre  
Gated Community

**200** W E  
Sq Yds Plots

All 4 BHK Units + Home Theater  
East & West Facing Villas  
3392 Sft & 3392 Sft Areas

**400+** W E  
Triplex Villas

**165** W E  
Sq Yds Plots

All 4 BHK Units  
East Facing: 2765 Sft  
West Facing: 2701 Sft

**Exclusive Clubhouse**

**Next to ORR**

OUTER RING ROAD



East Facing Street View

In **green**  
Live the moment  
Luxury

NANDAN  
**Emerald**



A Complete  
**WO**

of Joys

Awaits You



# natu e

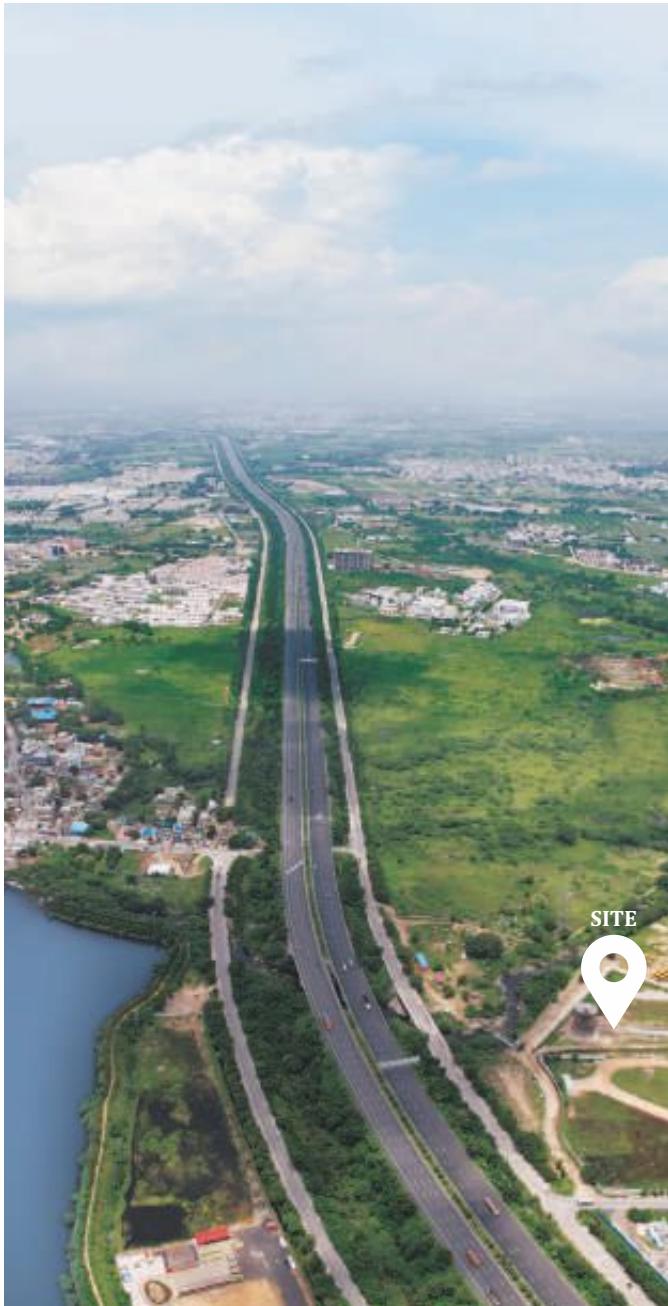
When  
Meets  
the Luxury

NANDAN  
**Emerald**

## Closer to Nature



The villa layout abuts the outer ring road and you can watch the traffic from your terrace. The Sultanpur Exit No. 4 at five minutes distance will take you to places like Kokapet, Gachibowli and airport in a swift drive.



## Closer to ORR

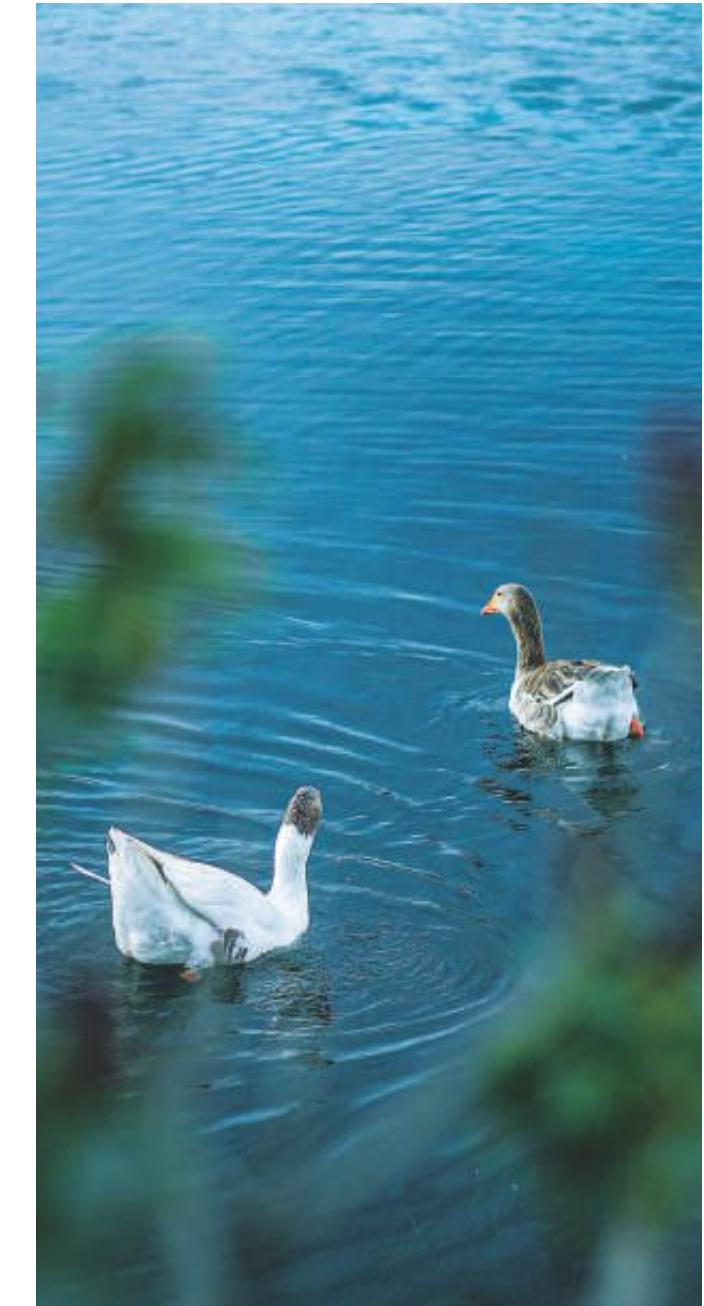
Find your home in the lap of lush greenery. A 200ft wide green belt on ORR, sparse habitation and pollution-free environment will keep the neighborhood blissfully green and oxygen rich.

## Closer to School



A villa in Nandan Emerald is a boon to children. It shares a common wall with reputed Silver Oaks International School, which means your children can walk to school in minutes and spend quality time for learning and playing.

The neighborhood has large natural water bodies all around. They will replenish the ground water table and the flora and foliage will flourish in the layout effortlessly. The layout will look like a green gem, i.e., an Emerald, 356 days a year.



## Closer to Lake

What makes Nandan Emerald an Alluring Proposition?

NANDAN  
**Emerald**

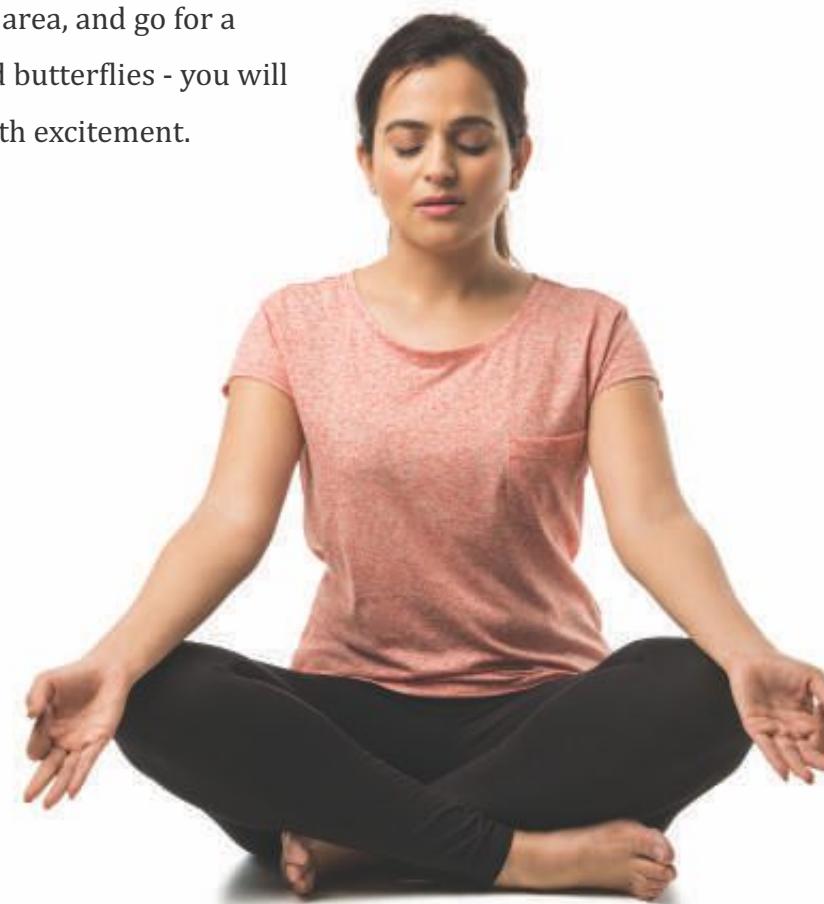
Closer to

# nature,

Closer to your heart!

Find every square yard of the outdoors is well designed for a purpose. Indulge in physical fitness, play games or relax - the outdoors are simply an unending source of joy. While amphi-theatre is the place to showcase young talent, walking on reflexology path will soothe strained nerves.

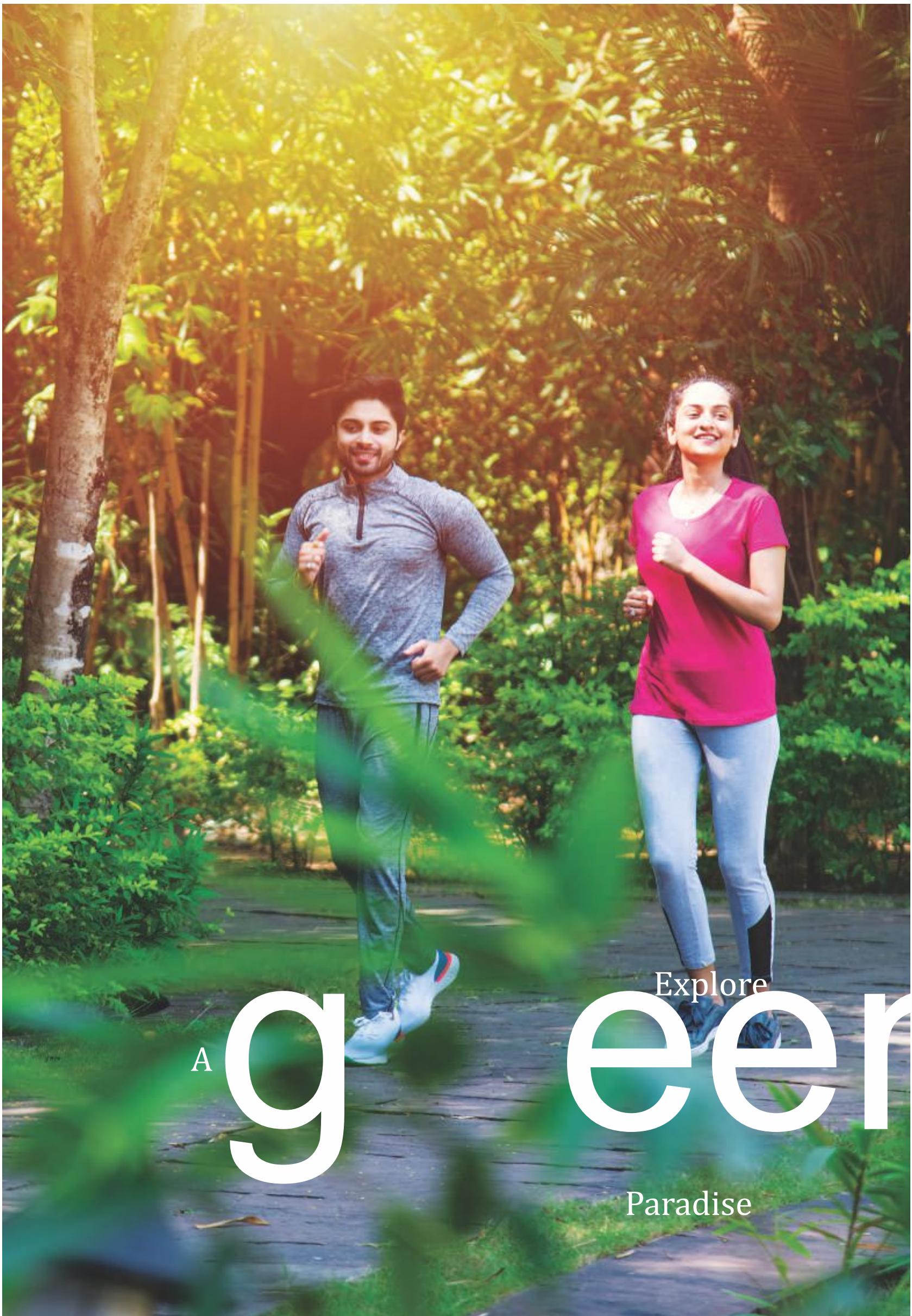
Work out Yoga in designated area, and go for a brisk walk greeting birds and butterflies - you will find 365 days a year filled with excitement.



Wrapped in greenery, built in luxury, Nandan Emerald at Wadakpally is an uncommon home to those who love oxygen-rich environs. Watch children playing and enjoy the warmth of a close-knit community. Here, you will wake up to chirps of the birds, views of landscapes and blossoms every day!



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**Emerald**

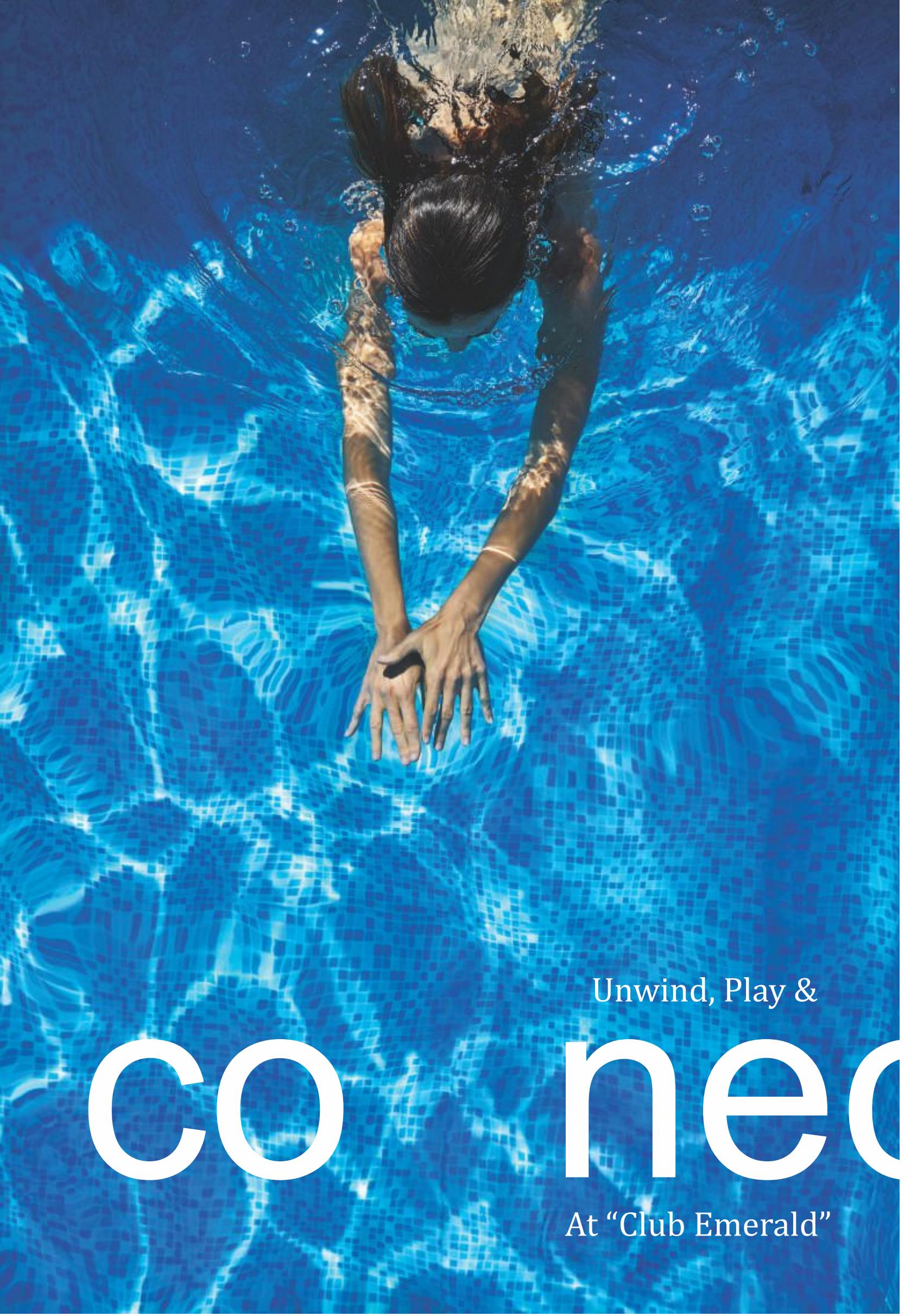


## PROJECT HIGHLIGHTS

- HMDA-Approved Housing community of Luxury Villas**
- 56-Acre Housing community**
- 400+ All Triplex villas**
- East & West facing villas**
- Vastu compliant planning**
- All round compound wall with Greenery**
- 200 Sq Yds - 3392 Sft Villas East & West**
- 165 Sq Yds - East facing: 2765 Sft, West facing villas: 2701 Sft**
- No compound walls for villas**
- 100', 50', 40', 33' & 30' wide Internal BT Roads**
- Avenue Plantation**
- Designer Landscaping**
- Parks & Play areas**
- Exclusive clubhouse**
- 24-hr Water supply**
- Generator for power back-up to common areas**
- 24-hr Security**
- Temple**
- Majestic Entrance gate**
- jogging track**

## THE FREEDOM CALLED OUTDOORS

- Children play area**
- Covered Seating area**
- Party lawns**
- Reflexology Walking Track**



co  
nected

Unwind, Play &

At "Club Emerald"



#### EXCLUSIVE CLUB EMERALD

-  Swimmingpoolwithchangingrooms
-  Multi-purposehall
-  Gymnasium,Aerobics/Fitnessroom
-  Indoorgamesenclave(Caroms, Table Tennis, etc.)
-  Yoga/MeditationStudio
-  ProvisionforLibrary
-  Guestrooms
-  Association office
-  ProvisionforSupermarket
-  Vegetablekiosk
-  Childrenplayarea
-  Multi-purposecourts



An exclusive **ClubEmerald** is where the community celebrate festivals, party hard and spend good times together. Replenish your energies by pursuing physical fitness, attend parties or take children to swimming pool and interact with neighbours over indoor games. The clubhouse is the ultimate place to connect and have loads of fun.



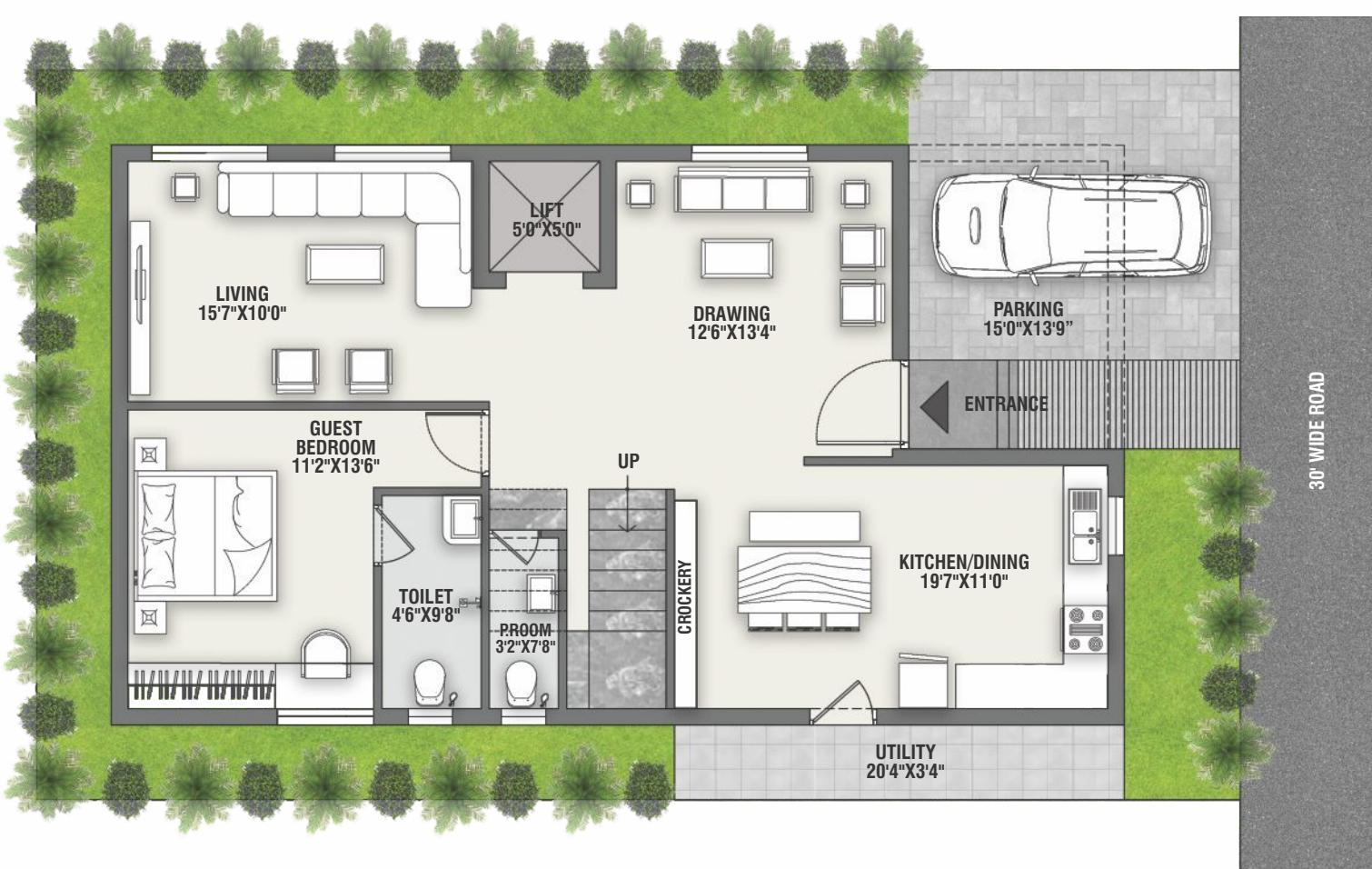
## MASTER PLAN



P01100006238



Growing Global  
Approved



## TYPE - 1

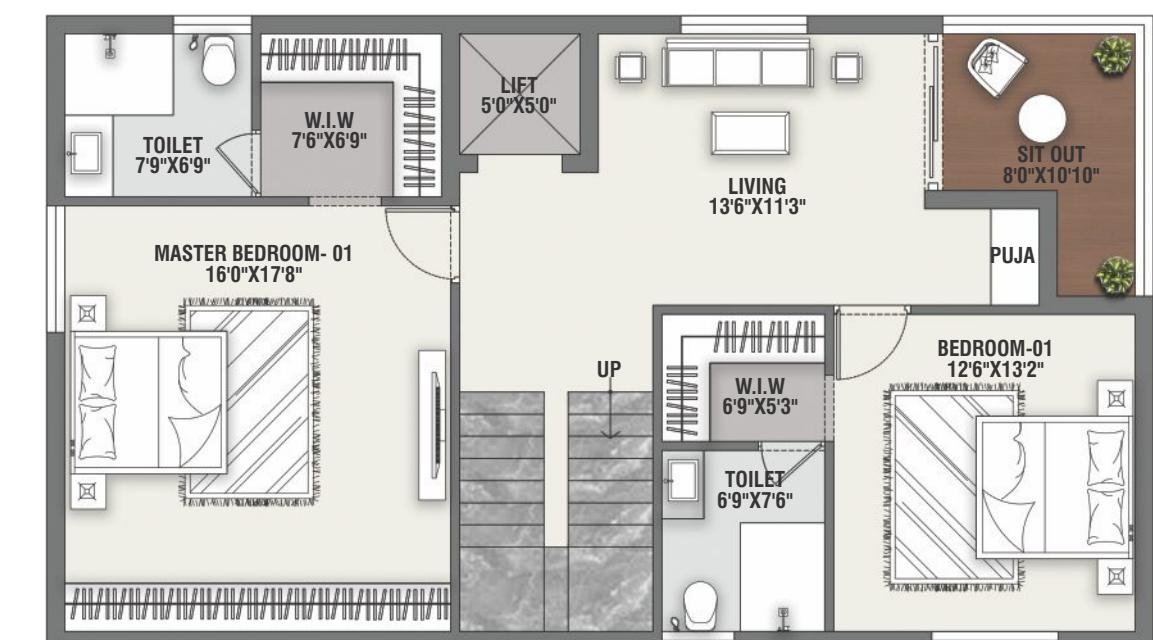
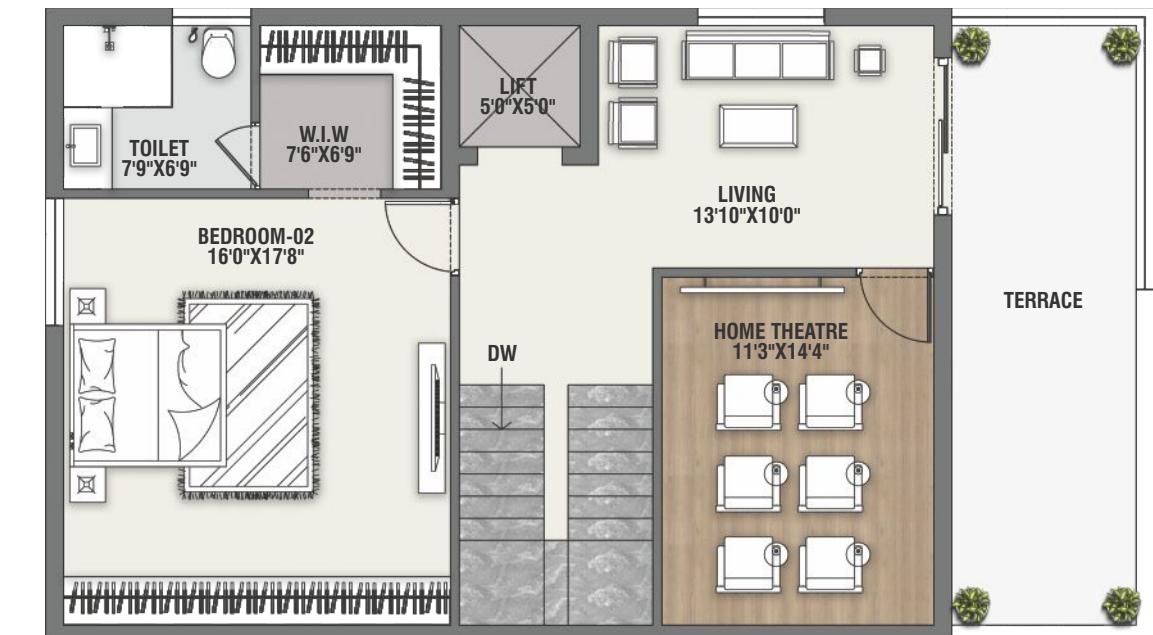
### EAST-FACING TRIPLEX VILLA

200 Sq yds. | 56'6" X 33'0"

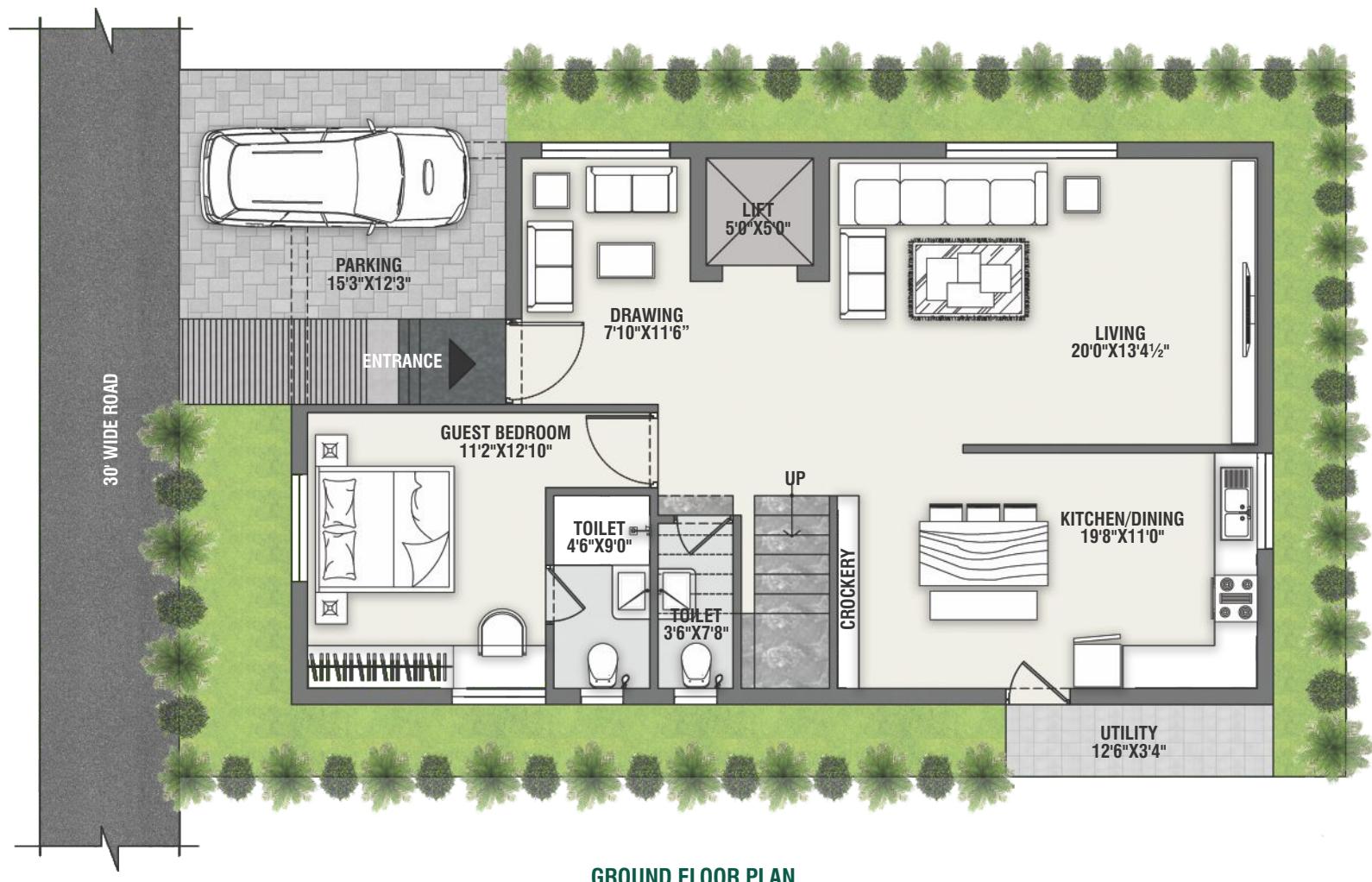
#### AREA STATEMENT

No of Floors	G+2
Ground Floor	1204 Sft
First Floor	1204 Sft
Second Floor	984 Sft
Total Area	3392 Sft

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Emerald



FIRST FLOOR PLAN



## TYPE - 2

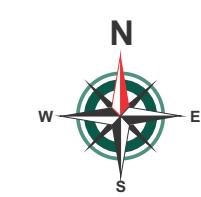
WEST-FACING TRIPLEX VILLA

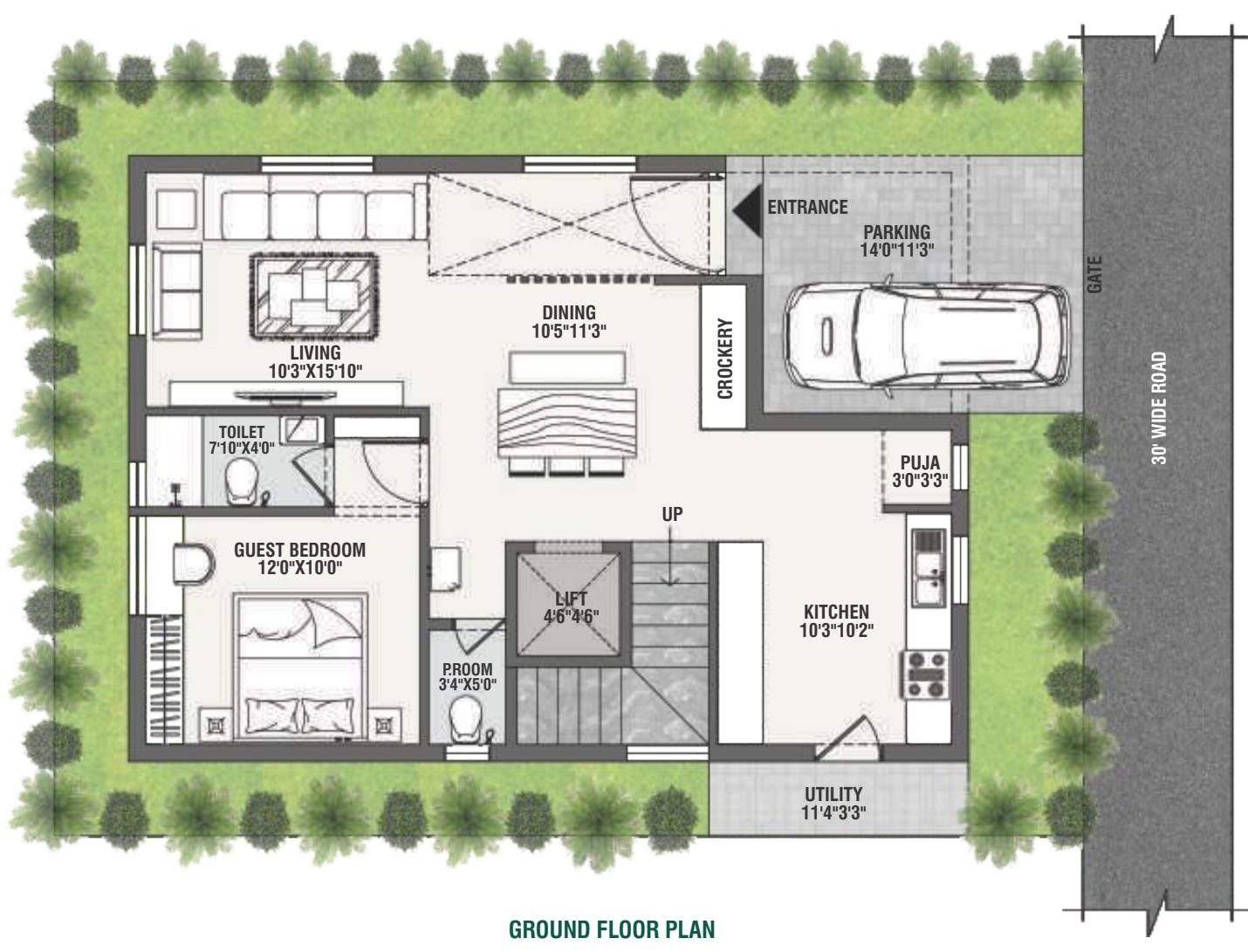
200 Sq yds. | 56'6" X 33'0"

### AREA STATEMENT

No of Floors	G+2
Ground Floor	1204 Sft
First Floor	1204 Sft
Second Floor	984 Sft
Total Area	3392 Sft

NANDAN  
Emerald





## TYPE - 3

### EAST-FACING TRIPLEX VILLA

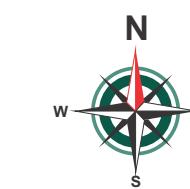
**165 Sq yds. | 45'0" X 33'0"**

#### AREA STATEMENT

No of Floors	G+2
Ground Floor	1045 Sft
First Floor	1045 Sft
Second Floor	675 Sft
Total Area	2765 Sft

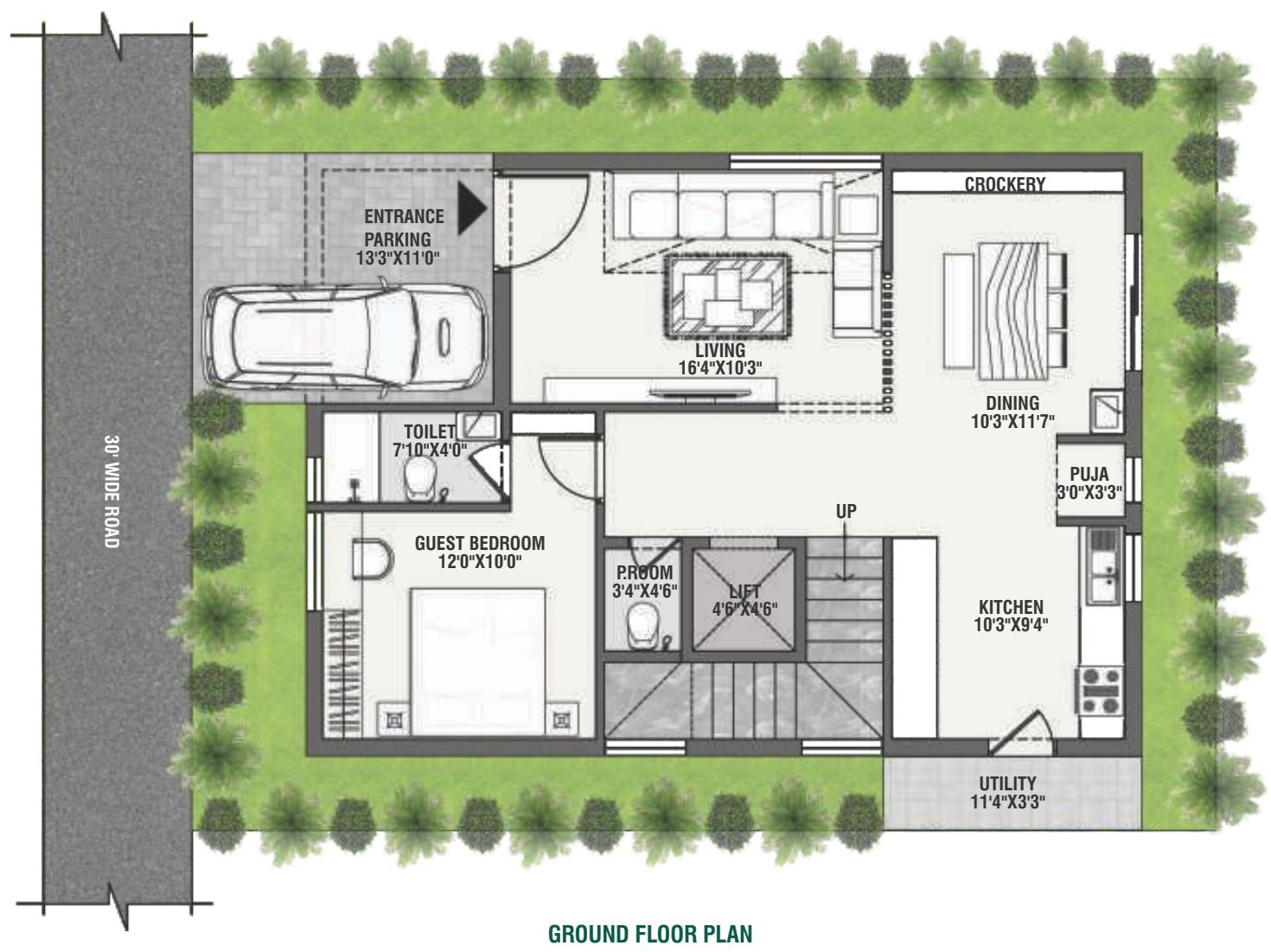


**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

NANDAN  
**Emerald**



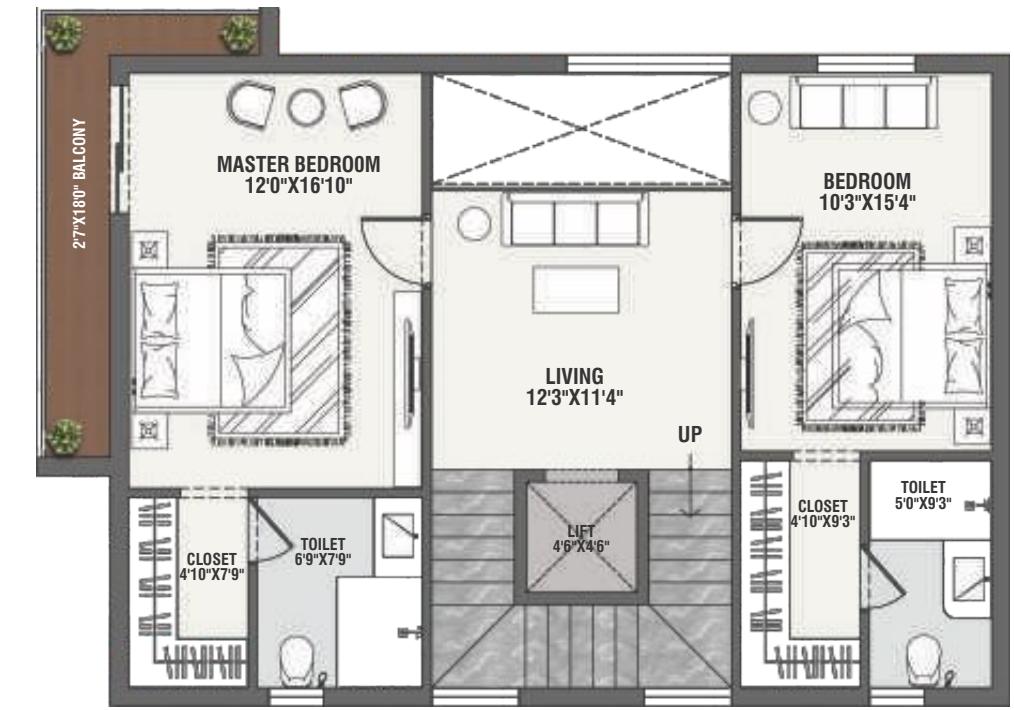
## TYPE - 4

### WEST-FACING TRIPLEX VILLA

**165 Sq yds. | 45'0" X 33'0"**

#### AREA STATEMENT

No of Floors	G+2
Ground Floor	974 Sft
First Floor	974 Sft
Second Floor	753 Sft
Total Area	2701 Sft

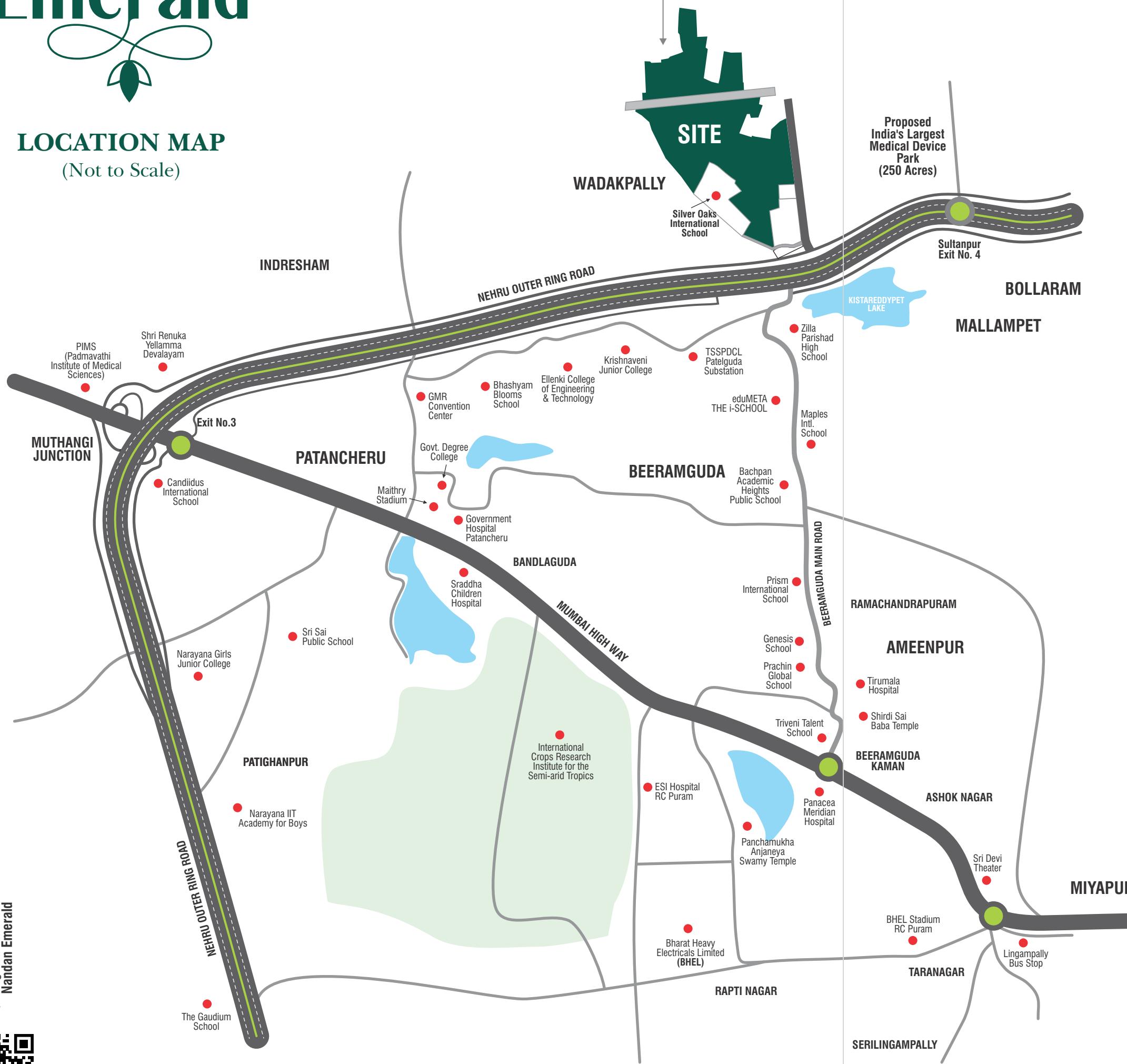


NANDAN  
Emerald



## LOCATION MAP

(Not to Scale)



Scan the QR Code  
to get directions to  
Nandan Emerald



Choose wisely a location that is destined to flourish as a city center. A few minutes away from Miyapur and abutting ORR and Silver Oaks Intl. School, Nandan Emerald has the best of both worlds on offer. The arrival of ORR, a multitude of corporate schools nearby, and the pollution-free environment make this place the first choice of home seekers. Excellent connectivity to shopping, work stations and Industry make it a chosen place for elite gated communities.

## DISTANCES FROM SITE

	<b>JUST BESIDE</b>
Silver Oaks International School	- 5Mins
Sultanpur Exit No. 4	- 7Mins
Bachpan & Academic Heights Public School	- 8Mins
Patancheru Government Hospital	- 8Mins
Sri Shirdi Sai Baba Mandir Ameenpur	- 10Mins
Jagannath Temple Bollaram	- 15Mins
Candidus International School	- 16Mins
Patancheru	- 17Mins
Muthangi	- 20Mins
The Gaudium School	- 20Mins
Financial District	- 25Mins
Lingampally Railway station	- 25Mins
Mamata Academy of Medical Sciences Hospital	- 25Mins
BHEL Cross Road	- 25Mins
ICRISAT	- 25Mins
SLG Hospitals	- 28Mins
GSM Mall	- 30Mins
HITEC City	- 30Mins
Miyapur Metro Station	- 30Mins
Rajiv Gandhi International Airport	- 50Mins

# NANDAN Emerald

## SPECIFICATIONS



**RCCWORK**  
M20 (1:1.5:3) grade. Steel with TMT ISI  
Brand



**SUPERSTRUCTURE**  
All external walls of 9" thick and internal  
walls of 4.5" thick brick walls with solid  
concrete bricks in CM 1:6 cement plaster in  
two coats and a luppam finish for all  
internal walls.



**FLOORING**  
Vitrified tiles of 2' x 2' size in all rooms  
except toilets. Anti-skid tiles in toilets.  
Designer cement tiles flooring in parking.  
Ceramic tiles in covered terraces and  
balconies. Cement flooring with water-  
proofing treatment in the open terrace.



**WOODWORK**  
The main door frame is of Teak Wood and  
all other door frames are of standard best  
wood. Shutters in good quality flush doors.  
UPVC windows with sliding glass. Toilet  
doors are water-proof.



**PAINTING**  
Internal & Ceiling – All internal walls with  
plastic emulsion paint (Branded) External  
Walls – exterior emulsion for all external  
walls and Texture paint for front elevation  
as per design.



**TOILETS**  
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 bathrooms and glazed tiles dado up to door top level, ventilator with louvers.



**WATERSUPPLY**  
All pipelines will run from the overhead tank to  
toilets and kitchen and wherever the wash-basins  
are provided.



**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 &  
grinder in kitchen. 3-Phase power supply with  
5KVA for each house. MCBs provision with meter  
and boards. All electrical fittings of Branded  
make.



**SANITARYWARE**  
Best brand or equivalent sanitary fittings with  
CPVC pipelines. Three washbasins per house –  
one in the dining, one in the Master bedroom, and  
the third one as per the customer's choice would  
be provided.

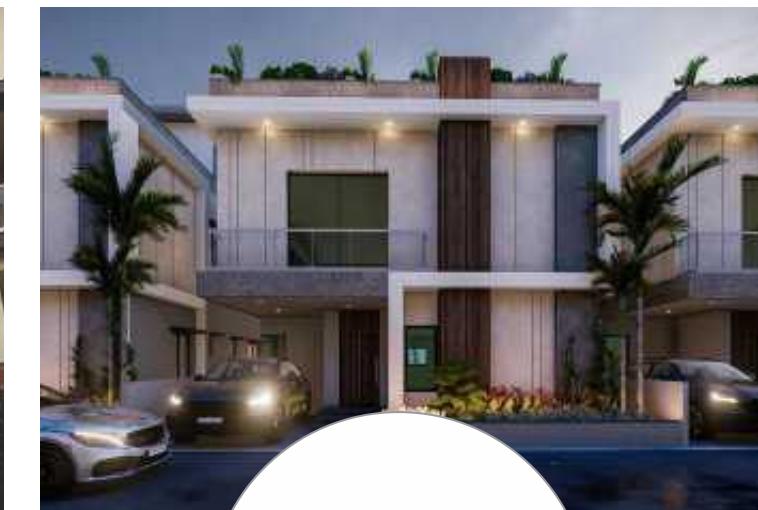


**COMPOUNDWALL**  
Common Compound wall and the half-distance  
wall on the roadside (one Road only in case of  
corner).



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

COMPLETED PROJECT  
LUXURYTRIPLEXVILLAPROJECT  
ATVELIMELA,KOLLUR



A PROJECT BY



DEVELOPED BY



**MANTOORINFRASTRUCTUREPVTLTD**

Plot No: 2, 2/A, 2/B, NH-9, Madeenaguda, Miyapur  
Hyderabad - 500 049, Telangana

ARCHITECTS



TSRERANO:P01100006238

Note: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve  
the right to make changes in elevation, specifications and plans as deemed fit.



[www.mantoorgroup.com](http://www.mantoorgroup.com)