

the towering lifestyle
awaits

YOU

ELEGANT

NIVASA

HIGH RISE LIFESTYLE AT KOLLUR

ELEGANT
NIVASA



you are the reason,
to design a world and build on a grand scale

you are the inspiration,
to envision a home to match the discerning taste

you are the future,
that drive us to arrive at a coveted place like Kollur

you are the celebration,
to live it up and cherish an eventful life.

Come to a towering luxury that awaits you,
to enjoy a lifestyle like never before.

You have an uncommon taste for style and refinement. Your remarkable journey embodies the pinnacle of success, blending personal achievement with a life of grandeur.

We are inspired by your profile. We strive for creating a lifestyle that harmoniously combines success and luxury. We have a home that blends with your remarkable achievements. Live in a sanctuary where you connect, collaborate and cultivate relationships for an enriching lifestyle.

ELEGANT
NIVASA

just for
YOU

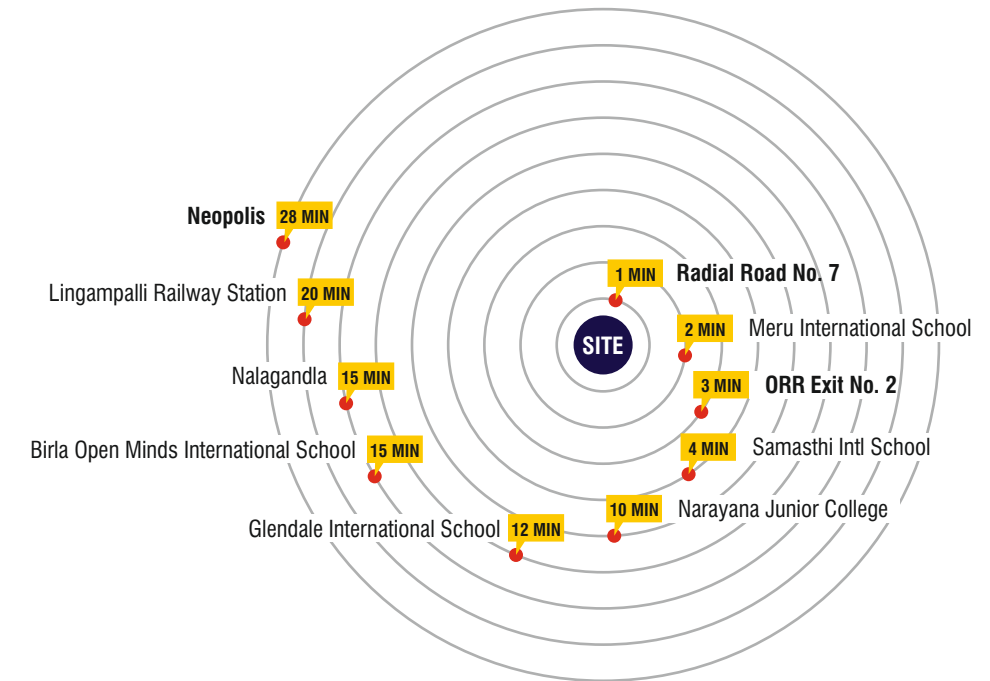
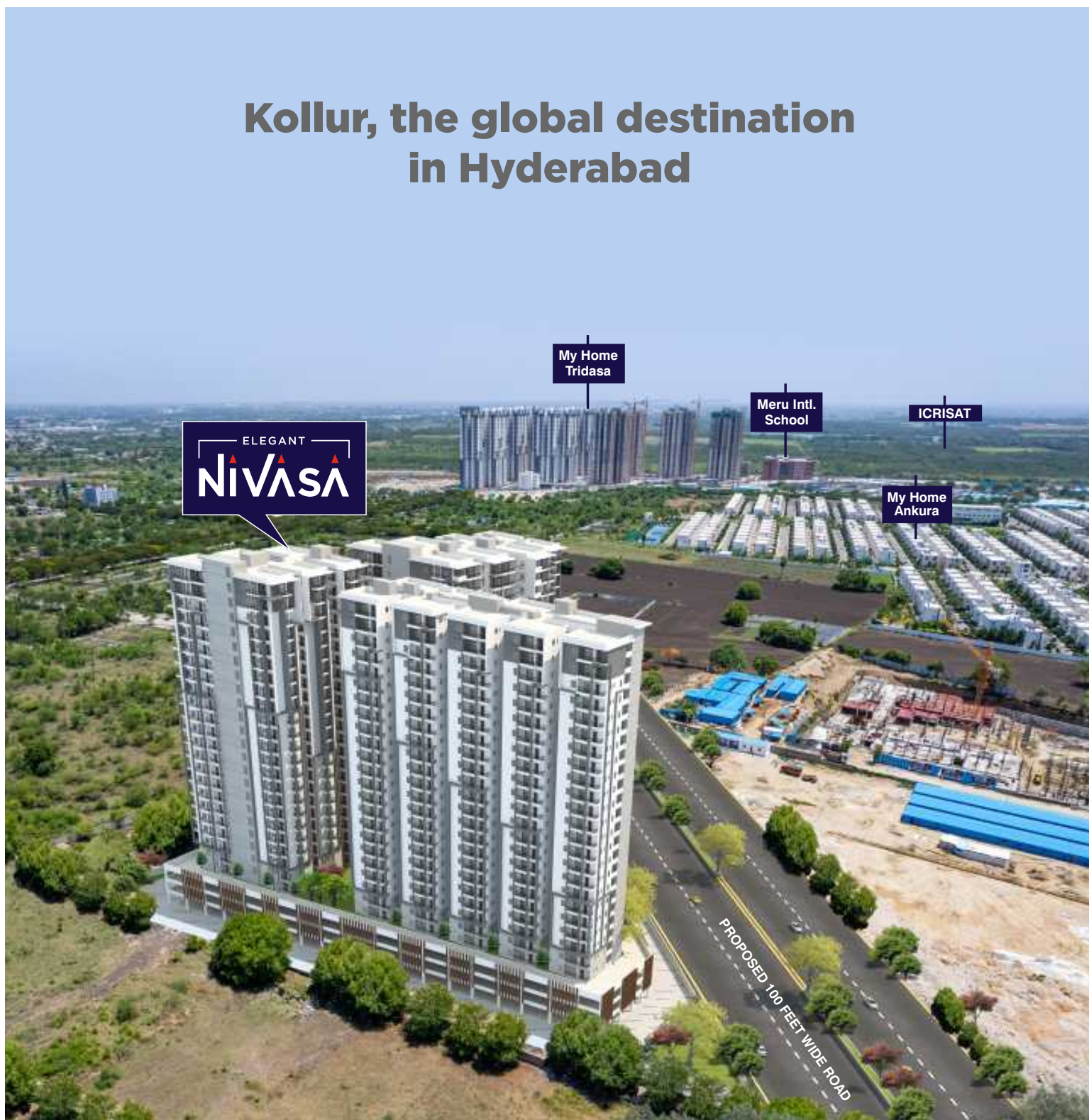
ELEGANT
NIVASA

The preferred home at Kollur





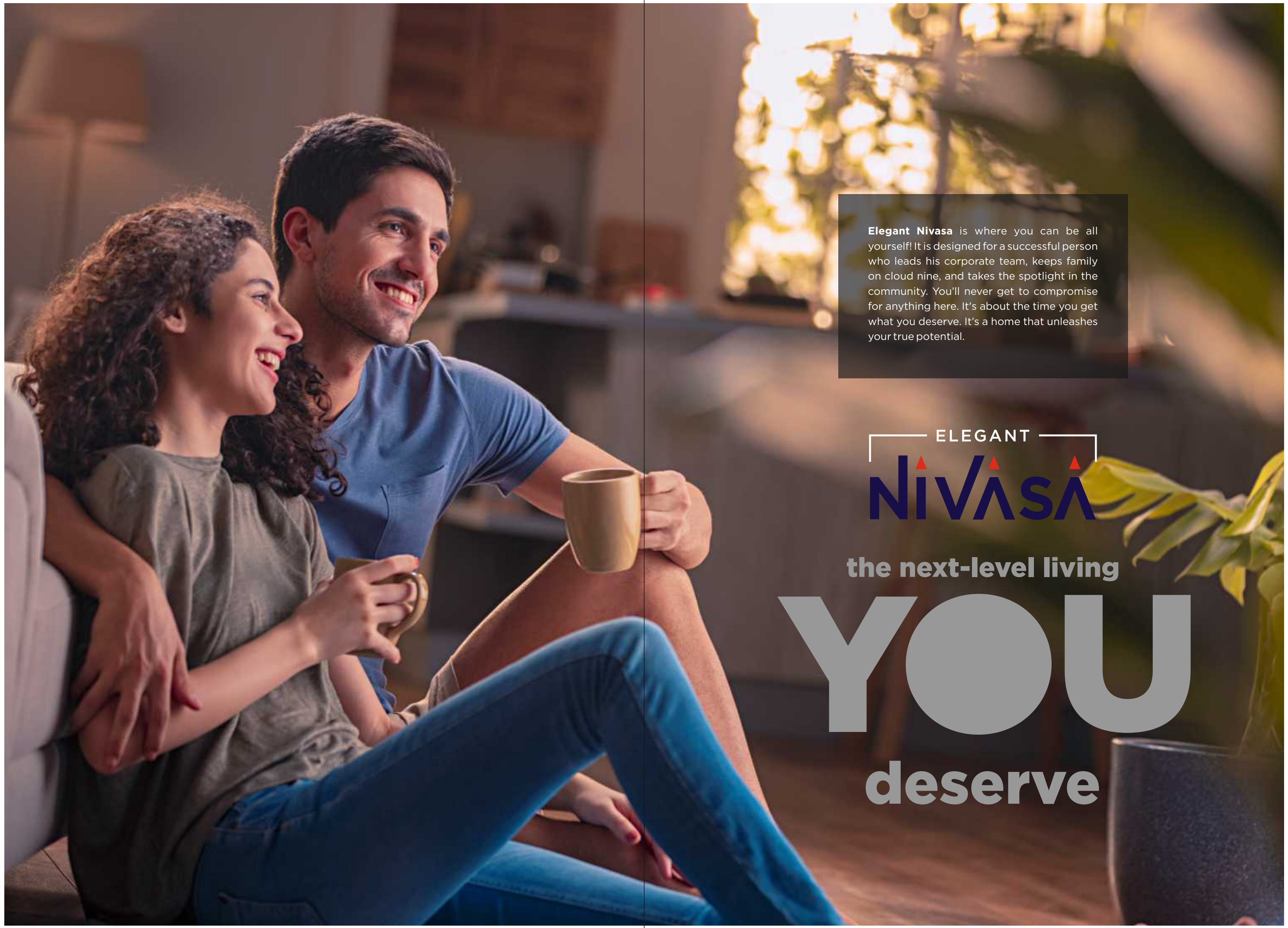
Kollur, the global destination in Hyderabad



YOU

are the world!

Experience an exceptional environment that matches your jet-setting lifestyle. Be it Kokapet SEZ or Neopolis IT SEZ, reach your global office unruffled as you drive on ORR. Live a life of privilege with endless possibilities, where aspirations find their reality. At **Elegant Nivasa**, every aspect has been carefully curated to provide a living experience that transcends expectations. Come, join a distinguished community who call this destination their home.



Elegant Nivasa is where you can be all yourself! It is designed for a successful person who leads his corporate team, keeps family on cloud nine, and takes the spotlight in the community. You'll never get to compromise for anything here. It's about the time you get what you deserve. It's a home that unleashes your true potential.

ELEGANT
NIVASA

the next-level living

YOU

deserve



Get ready for next-level living at **Elegant Nivasa!** The units reveal superior design with gracefully flowing spaces to make life easy. Excellent cross ventilation and openness to breeze make moments energetic. Enjoy sunrises and sunsets and mystifying views from your high rise home. The flats are a symbol of functionality and elegance, serving up everything you need on a platter.

ELEGANT
NIVASA

a home for the
achiever in

YOU





an elite community where

YOU
belong

Live in the ultimate home where the future and the present meet in epic harmony! Witness luxury with no bounds as your dreams shape to reality. In the vibrant Kollur, **Elegant Nivasa** presents three imposing towers, each towering **23 floors** of pure awesomeness. Get ready for a living experience that exceeds all expectations.



Get ready to be pampered in lavish life. This place oozes enchanting luxury that'll make you a kid all over again. Explore a blend of elegance and cosmopolitan vibes, creating a modern marvel for an integrated life. Here you are treated like a VIP, where lifestyle is taken to a whole new level. Get ready to live it up in one of these magnificent towers.

ELEGANT
NIVASA

an unrivalled
home for

YOU



PROJECT HIGHLIGHTS

HMDA & RERA Approved
1375 Sft - 2205 Sft Areas
East, West & North-Facing Units
5-Level Parking (2 Cellar, 3 Podium)
100% Vastu
Premium Quality Construction
No Common Walls
Majestic Entrance Gate
Controlled Entry & Exit
24-hr Security with CC Cameras
24-hr Water Supply
Designer Landscaping
100% Power Back-up
Visitors' Parking
EV Stations for Charging Vehicles
Car Wash Area
Service Lifts

4-Acre
Gated
Community

3-Towers
23 Floors
Each

526
2 & 3 BHK
Apartments



Stroll through the towering excellence at **Elegant Nivasa!** The three towers rise majestically in Kollur sky to offer an ideal living to residents. Sleek architecture, modern facades distinguish the project. The Architectural design ensures spacious apartments and ample outdoor enclaves, to make every step accountable. The shining indoors compete with designer outdoors to give a wholesome environment. Get ready to explore life at Elegant Nivasa!

ELEGANT
NIVASA

a holistic life
is calling

YOU

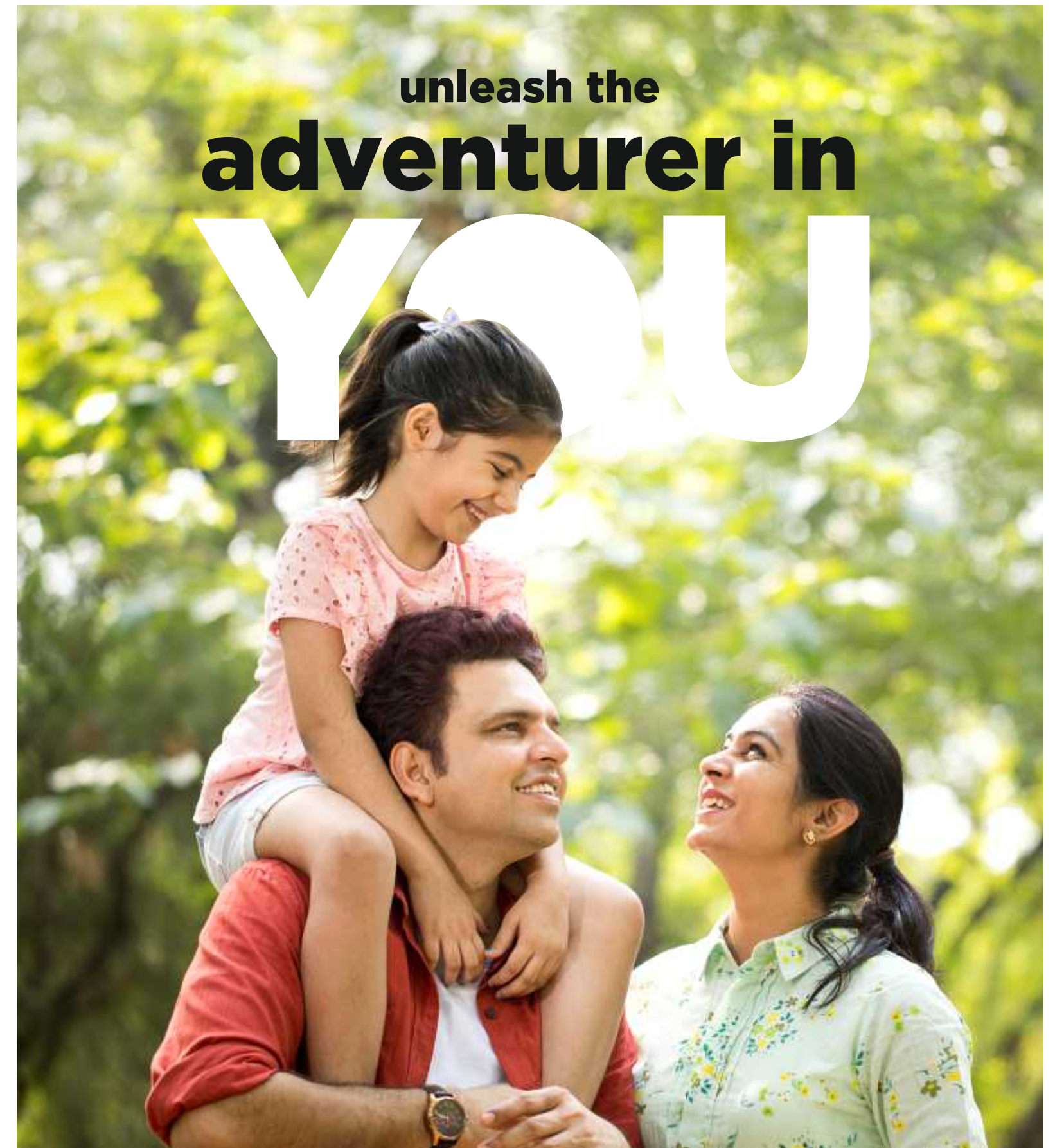


OUTDOORS

- Parks & Play areas
- Jogging track
- Street lighting
- Tennis court
- Cricket Net
- Half Basketball court
- Outdoor Gym
- Senior Citizen Seating area



**PLENTY
OF
LUNG
SPACES**



unleash the
**adventurer in
YOU**



The integrated environment is designed for outdoor activities and sports that make your adrenaline flow. Imagine yourself surrounded by Mother Nature's vibes, giving you a gentle touch. The landscapes are designer, manicured to create a tranquil haven that whispers rejuvenation. Get ready for a realm of pure bliss, where leisure and sports foster an active lifestyle.



YOU

are the centre of
excitement

The exclusive clubhouse is the ultimate chill zone at **Elegant Nivasa**! The cosmopolitan retreat is all about refined leisure and recreation. Indulge in a variety of activities that'll keep your excitement pumping. From fitness and Yoga to indoor games and swim sessions, the clubhouse is the ultimate destination for delightful moments. Celebrate festivals, mingle with neighbours and prepare yourself for endless possibilities where the good times never end.

CLUB AMENITIES

- 5-Level Exclusive Clubhouse
- Cross fit Exercise Arena
- Badminton Court
- Squash Courts
- Terrace Swimming Pool for Men, Women & Kids
- Business Lounge
- Work Stations, Board/Conference Room
- Crèche with confined Kids Play Area
- Reception Lounge
- Meditation Room
- Yoga Room
- Aerobics Room
- Gym with Cardio and Weights
- Multi-purpose Banquet Hall / Mini Banquet Space
- Spa & Salon
- Well-furnished Guest Rooms
- Library
- Indoor Games
(Table Tennis, Carrom, Chess, Snooker & many more)
- ATM
- Restaurant/ Coffee Shop
- Provision for Supermarket



5-Level
Exclusive
Clubhouse

MASTER LAYOUT PLAN

ELEGANT
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LEGEND

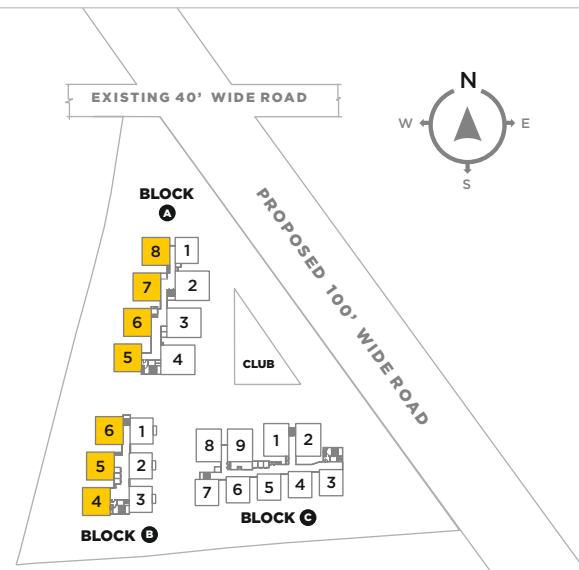
1. Entrance & Exit Plaza
2. Tennis Court
3. Seating Area
4. Fitness Station
5. Cobble Stones
6. Pavers As/Selection
7. 1.5 M Wide Cycling Track
8. 1.8 M Wide Jogging Track
9. V.D.F With Broom Finish
10. Wash Concrete
11. Granite Paving
12. Seating
13. Lawn
14. Seating Plaza
15. Half Basketball Court
16. Entrance Granite Paving
17. Driveway
18. Cricket Net
19. Pergola
20. Granite Paving
21. Water Feature
22. Skating Rink
23. Stepping Stones
24. Fitness Station
25. 1.2 M Wide Pathway
26. 2.1 M Wide Pathway
27. Seating
28. Children Play Area
29. Seating Under Tree
30. EPDM Flooring
31. Elders' Seating Plaza
32. Swing
33. Gazebo
34. Covered Pavilion
35. Water Feature
36. Sculpture
37. Specimen Palm
38. Stage
39. Amphitheater
40. VDF Flooring



TYPE 01

3 BHK

BUILT-UP AREA : 1307 SFT
 SUPER BUILT-UP AREA : 1700 SFT
 FACING : EAST
 BLOCK - A (FLATS : 5, 6, 7 & 8)
 BLOCK - B (FLATS : 4, 5 & 6)

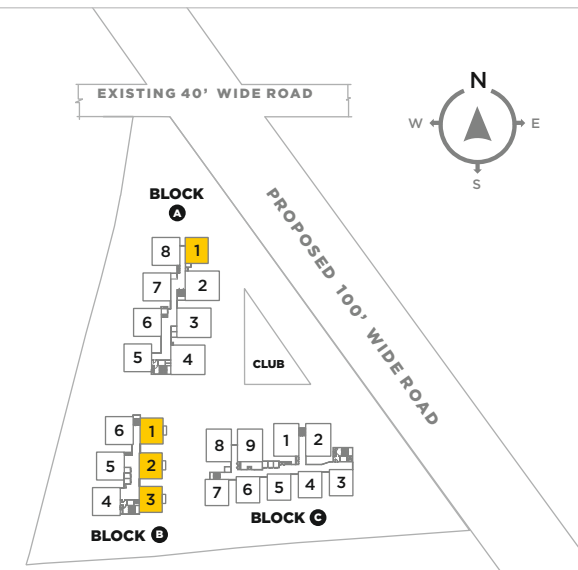


- | | | | |
|------------------|-----------------|------------|-----------------|
| 01 Drawing | : 11'0" X 11'0" | 08 Bedroom | : 10'0" X 11'0" |
| 02 Living/Dining | : 18'8" X 11'0" | 09 Toilet | : 4'0" X 7'4½" |
| 03 Kitchen | : 11'2" X 8'8" | 10 Puja | : 4'6" X 3'0" |
| 04 M.Bedroom | : 13'0" X 12'3" | 11 Balcony | : 5'0" Wide |
| 05 Toilet | : 5'0" X 8'0" | 12 Utility | : 4'0" Wide |
| 06 Bedroom | : 10'6" X 11'0" | | |
| 07 Toilet | : 4'2" X 7'4½" | | |

TYPE 02

3 BHK

BUILT-UP AREA : 1057 SFT
 SUPER BUILT-UP AREA : 1375 SFT
 FACING : WEST
 BLOCK - A (FLAT : 1)
 BLOCK - B (FLATS : 1, 2 & 3)

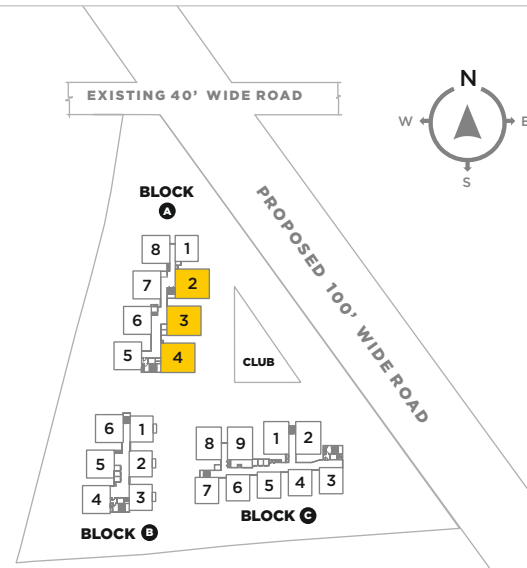


- | | | | |
|------------------|-----------------|------------|-----------------|
| 01 Drawing | : 11'3" X 10'6" | 08 Toilet | : 5'0" X 8'0" |
| 02 Living/Dining | : 17'3" X 10'6" | 09 Bedroom | : 12'0" X 10'0" |
| 03 Kitchen | : 9'2" X 7'8" | 10 Balcony | : 4' 6" Wide |
| 04 Puja | : 4'6" X 2'0" | 11 Utility | : 4'0" Wide |
| 05 M.Bedroom | : 14'3" X 11'3" | | |
| 06 Toilet | : 4'6" X 9'4" | | |
| 07 Bedroom | : 11'1" X 10'0" | | |

TYPE 03

3 BHK

BUILT-UP AREA : 1696 SFT
 SUPER BUILT-UP AREA : **2205 SFT**
 FACING : **WEST**
 BLOCK - A (FLATS : 2, 3 & 4)

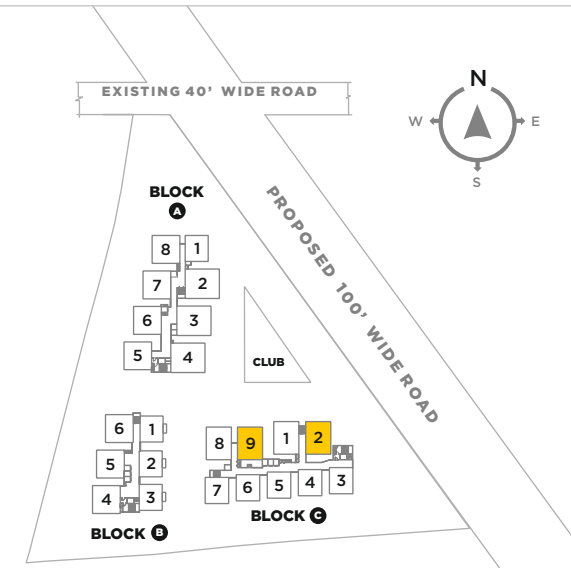


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|-----------------------------------|----------------------------|
| 01 Drawing : 16'2" X 11'3" | 08 Bedroom : 13'0" X 13'0" |
| 02 Living/Dining : 18'10" X 11'3" | 09 Toilet : 5'0" X 9'4" |
| 03 Kitchen : 10'0" X 12'4" | 10 Bedroom : 12'7" X 13'0" |
| 04 Puja : 5' 3" X 3'0" | 11 Toilet : 5'3" X 9'4" |
| 05 M.Bedroom : 15'10" X 12'0" | 12 Balcony : 6'0" Wide |
| 06 Dress : 5'0" X 8'3" | 13 Balcony : 8'0" Wide |
| 07 Toilet : 5'3" X 8'3" | 14 Utility : 6'0" Wide |

TYPE 04

3 BHK

BUILT-UP AREA : 1419 SFT
 SUPER BUILT-UP AREA : **1845 SFT**
 FACING : **WEST**
 BLOCK - C (FLATS : 2 & 9)

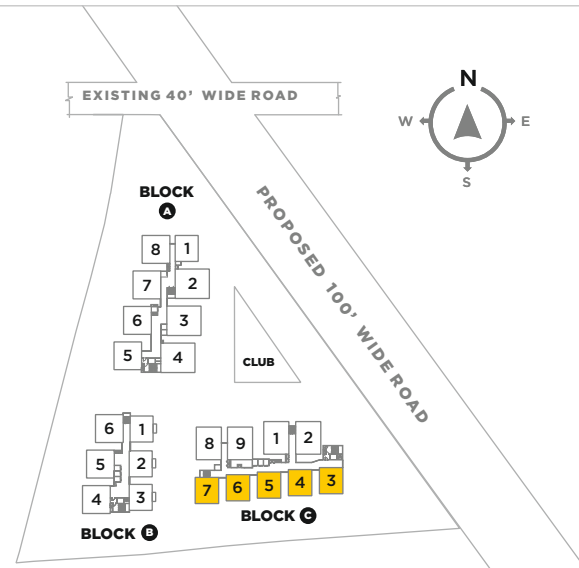


- | | |
|----------------------------------|----------------------------|
| 01 Drawing : 11'2" X 12'0" | 08 Toilet : 4'6" X 7'9" |
| 02 Living/Dining : 17'6" X 12'0" | 09 Bedroom : 10'0" X 11'6" |
| 03 Kitchen : 11'0" X 8'4½" | 10 Toilet : 4'2" X 8'0" |
| 04 Puja : 4'6" X 2'8" | 11 Balconies : 5'0" Wide |
| 05 M.Bedroom : 14'0" X 12'0" | 12 Utility : 4'0" Wide |
| 06 Toilet : 5'7" X 8'0" | |
| 07 Bedroom : 11'4" X 11'6" | |

**TYPE
05**

2 BHK

BUILT-UP AREA : 1057 SFT
 SUPER BUILT-UP AREA : **1375 SFT**
 FACING : **NORTH**
 BLOCK - C (FLATS : 3, 4, 5, 6 & 7)

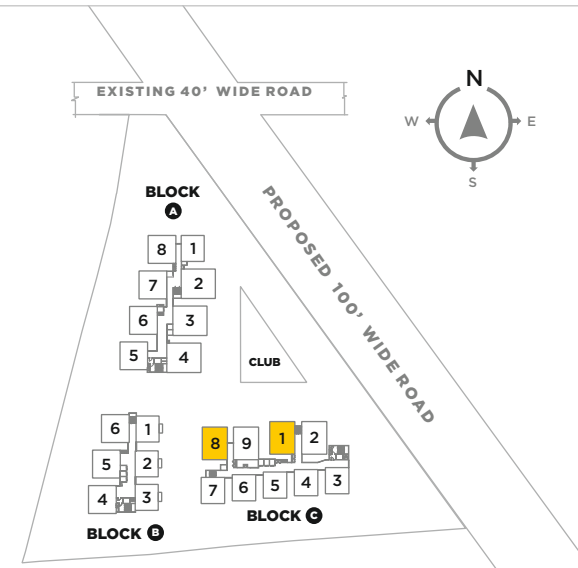


- | | | | | | |
|-------------------------|---|---------------|-------------------|---|------------|
| 01 Drawing | : | 12'3" X 13'6" | 08 Toilet | : | 5'0 X 9'6" |
| 02 Living/Dining | : | 10'9" X 16'0" | 09 Balcony | : | 6'6" Wide |
| 03 Kitchen | : | 7'0" X 10'0" | 10 Utility | : | 4'8" Wide |
| 04 Puja | : | 4' 4" X 4'0" | | | |
| 05 M.Bedroom | : | 11'3" X 14'6" | | | |
| 06 Toilet | : | 7'8" X 5'6" | | | |
| 07 Bedroom | : | 11'3" X 12'0" | | | |

**TYPE
06**

3 BHK

BUILT-UP AREA : 1409 SFT
 SUPER BUILT-UP AREA : **1845 SFT**
 FACING : **EAST**
 BLOCK - C (FLATS : 1 & 8)



- | | | | | | |
|-------------------------|---|---------------|---------------------|---|---------------|
| 01 Drawing | : | 11'3" X 12'0" | 08 Toilet | : | 4'2" X 8'3" |
| 02 Living/Dining | : | 17'4" X 12'0" | 09 Bedroom | : | 11'4" X 11'6" |
| 03 Kitchen | : | 11'0" X 8'4" | 10 Toilet | : | 4'6" X 8'0" |
| 04 Puja | : | 4'6" X 2'8" | 11 Balconies | : | 5'0" Wide |
| 05 M.Bedroom | : | 14'0" X 12'0" | 12 Utility | : | 4'0" Wide |
| 06 Toilet | : | 5'7" X 8'0" | | | |
| 07 Bedroom | : | 10'0" X 11'6" | | | |

SPECIFICATIONS



STRUCTURE

RCC framed structure on footing over hard strata by using TMT and Ultratech or equivalent cement 53 Grade, pest control, soil testing to be done as per standards.

Structural Design

The structural designs are conforming to IS standards of earth quake resistant structures.

Super Structure

First class solid brick work in cement mortar(1:6). External walls with 8 inches and internal walls with 4 ½ inches as per Architectural design.



FLOORING

All Living & Dining

800mm x 800 mm size double charged vitrified tiles of reputed make

All Bedrooms & Kitchen

800mm x 800mm size double charged vitrified tiles of reputed make

All Balconies

600mm x 600mm Anti-skid ceramic tiles of reputed make

Bathrooms

Acid resistant, 600mm X 300mm anti-skid ceramic tiles of reputed make

Utility

600mm X 300mm anti-skid GVT tiles of reputed make

Corridors

Vitrified tiles of reputed make

Staircase

Kota stone/Natural stone/Granite



WALL FINISHES

Internal Walls

Smooth putty finish with 2 coats of premium Acrylic emulsion paint of reputed make over a coat of primer.

External Walls

Textured finish and two coats of exterior emulsion paint of reputed make.



TILE CLADDING

Bathrooms

Glazed / Matt finish ceramic tiles dado up to 7' height

Utility Area

Ceramic tile dado up-to 3 feet height



KITCHEN

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

Provision for fixing of water purifier, exhaust fan, chimney and HOB.



UTILITY/WASH AREA

Provision for washing machine, wet area for washing utensils etc.



DOORS

Main Door

7'6" Height engineered/hard wood frame finished with melamine spray finish, veneered flush shutters with reputed hardware.

Internal Doors

Engineered / Hard wood door frame & veneered shutter and hardware of reputed make.

Utility / Bathroom Doors

Engineered / Hard wood door frame & one side veneered and other side PU/Laminated shutter and hardware of reputed make.

French Doors

uPVC door frames with float glass panelled sliding shutters with mosquito mesh.

Windows

uPVC window glazing system with sliding/casement shutters with mosquito mesh.



BATHROOMS

Premium quality ceramic washbasins of Hindware or equivalent.

Premium quality wall mounted EWC of Hindware or equivalent.

Premium quality concealed flush tank of Gabrette or equivalent brand

Premium quality single lever chrome plated C.P fittings of Grohe/Jaquar or equivalent.

Metered water supply to all flats



ELECTRICAL

Power outlets for air-conditioners in living, dining and bedrooms.

Power plug for Hob, chimney, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine / dishwasher in Utility area

Three-phase supply for each unit and individual prepaid meter.

Miniature Circuit Breakers (MCB) for each distribution board of reputed make

Modular switches of Legrand / Schneider or equivalent



CABLE TV

Provision for cable connection in living & drawing room and in master bedrooms



INTERNET

Provision for internet connection in living room



LPG / PNG

Supply of LPG/ PNG with piped gas system with individual pre-paid meter



GENERATOR

100 % D.G backup with Acoustic enclosure



CAR PARKING

Spacious car parking slots



PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks.

Provided parking signage and equipment at required places to ease the driving.



FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all block entrances shall be provided for the differently-abled.



SECURITY / BMS

Sophisticated round-the-clock security / Surveillance system.

BMS will be provided (Centralized billing) Surveillance cameras at the main Security and entrance of each block to monitor and also provided with CCTV cameras inside the lifts

Panic button and intercom in the lifts connected to the Security room.



LIFTS

High speed automatic elevators per block of Schindler/Mitsubishi or equivalent make with rescue device and with V3F for energy efficiency with granite / tile cladding for lift entrance.

Service elevators for each block of Schindler/Mitsubishi or equivalent make with rescue device and with V3F for energy efficiency, entrance with granite / tile cladding on lift entrance.



WTP & STP

Fully treated water will be made available through an exclusive water softening plant.

Hydro-pneumatic system for even pressure water supply at all floors.

A sewage treatment plant of adequate capacity inside the project, treated sewage water will be used for landscaping and flushing purpose.

Rain water harvesting at regular intervals provided for recharging ground water levels



FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements.

Fire alarm and public address system in all floors and basements.



EV CHARGING SYSTEM

Provision for EV charging for cars at extra cost

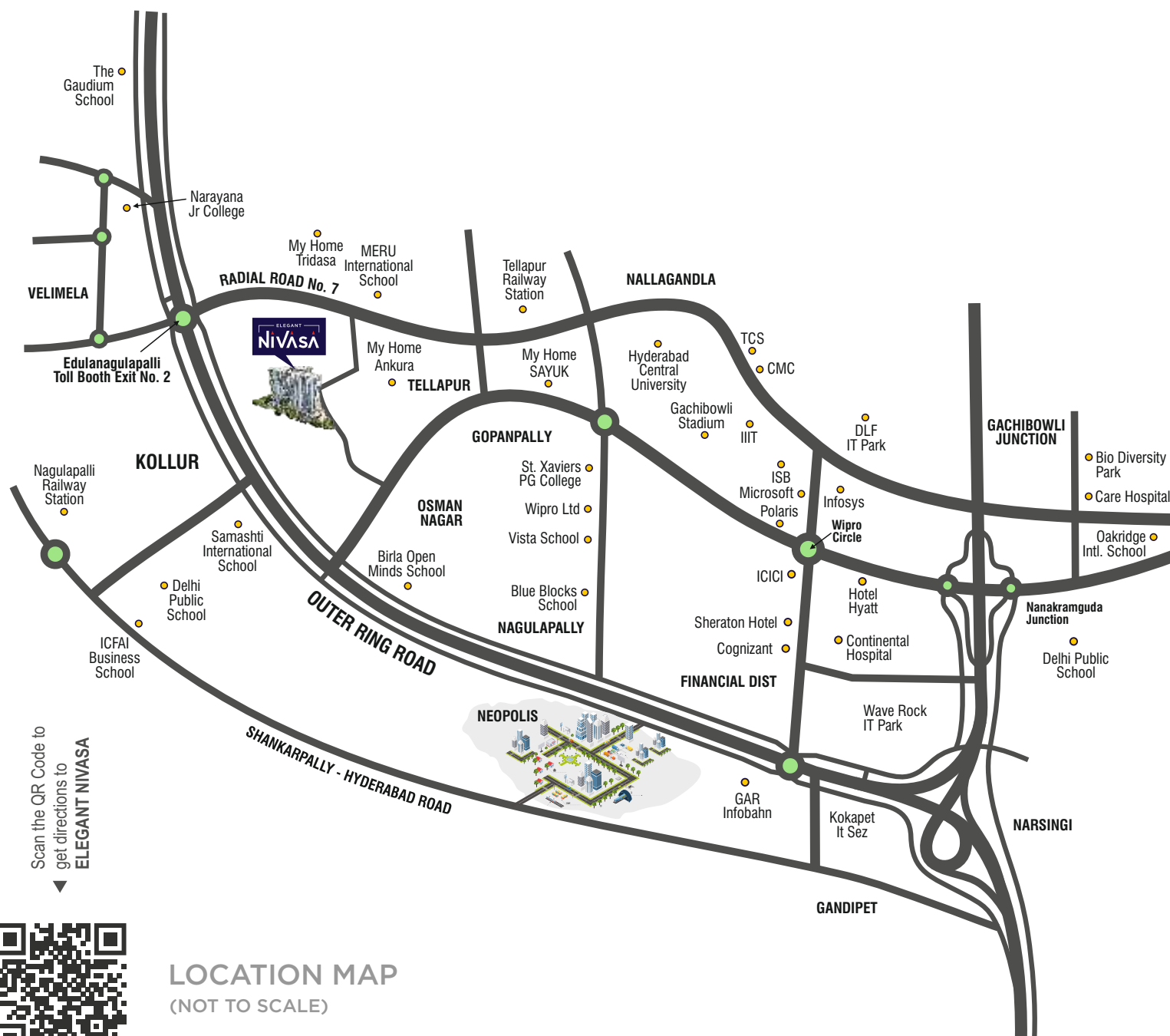


BILLING SYSTEM

Automated billing system for water, power & LPG/CNG supply.

The World Happens around You!

Discover a unique location with a vast canvas for elite living at Kollur, being developed as a global destination. Perched along the 8-lane Outer Ring Road, drive from **Elegant Nivasa** to enjoy swift access to your global office at Kokapet or Neopolis IT SEZ. Take to the signature living, surrounded by popular international schools and an unfolding civic infrastructure, making Kollur the quintessence of future living.



LOCATION MAP (NOT TO SCALE)



ELEGANT
NIVASA
 see
YOU
 at kollur

COMPLETED PROJECTS ▼



Apila, Gandipet



Skyila, Puppalaguda



River Edge, Manchirevula



La Paloma, Mokila



Rivera, Manchirevula



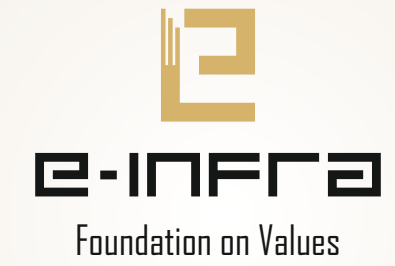
Floatilla, Manikonda

ONGOING PROJECT ▼



La Casa, Luxury Villa Community at Adibatla

E-Infra is led by entrepreneurs who have over two decades of experience in building lifestyle projects across strategic locations of Hyderabad. They are known for integrated projects, with an emphasis on greenery and open spaces. Built on trust and driven by values, the promoters focus on comprehensive space planning, superior quality and on-time delivery to ensure excellent value appreciation to customers' investment.



building lifestyle
homes for

YOU

CORE TEAM

<p>ARCHITECTS</p>  <p>SUDHIR ASSOCIATES ARCHITECTS & INTERIORS</p> <p>Banjara Hills, Hyderabad</p>	<p>STRUCTURAL & MEP ENGINEERS</p>  <p>DesignTree ARCHITECTS & ENGINEERS</p> <p>Khajaguda, Hyderabad</p>	<p>LANDSCAPING CONSULTANTS</p>  <p>SLD LANDSCAPING DESIGN</p> <p>Madhapur, Hyderabad</p>	<p>BRANDING</p>  <p>Amitha Designs</p> <p>Jubilee Hills, Hyderabad</p>
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PROMOTERS



e-INFRA

Foundation on Values

Plot No 32, Sy No 135, Brindavan Colony
Gandipet Road, RR Dist. Hyderabad - 500 075, Telangana

TS RERA NO: P01100007243

 **+91 90 90 366 366**  **sales@e-infra.in**  **www.e-infra.in**

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.