



**NEAREST CONNECTIVITY
WITH HEALTHIER LIFE
@ AFFORDABLE PRICE**



**A LIFESTYLE
BEYOND YOUR IMAGINATION**

**NJR'S
AAVASA**

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

www.njrinfra.com

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

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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

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STREAMLINED DESIGN AND CLEAN LINES GIVE A FRESH EDGE

The eyes of the neighbourhood will be on the stunning elevation of NJR'S AAVASA. Filled 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



NJR'S AAVASA

- 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

MASTER PLAN LEGEND

A BEAUTIFUL BALANCE
OF LUXURY LIVING

Typical Floor Plan

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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.



F NO.	TYPE	FACING	AREA	UDS
001	3 BHK	WEST	1446	60
002	3 BHK	WEST	1446	60
003	3 BHK	WEST	1446	60
004	3 BHK	EAST	1400	58
005	2 BHK	NORTH	1173	48
006	2 BHK	NORTH	1142	47
007	3 BHK	EAST	1569	65
008	3 BHK	EAST	1409	58
009	3 BHK	EAST	1470	61
010	3 BHK	WEST	1455	60
011	3 BHK	WEST	1289	53
012	3 BHK	EAST	1471	61
013	3 BHK	EAST	1449	60

002
3 BHK
1446 SFT
WEST



STYLE, BEAUTY
AND HARMONY
FINELY BLENDED
TOGETHER

004
3 BHK
1400 SFT
EAST



Block – B 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
3 BHK
1470 SFT
EAST



010
3 BHK
1455 SFT
WEST



012
3 BHK
1471 SFT
EAST



A LEISURELY REALM TO RELAX AMIDST AN ABUNDANCE OF LUXURIES

- | | | | |
|------------------------|-------------------------|-----------------------------------|---|
| • Entrance Arch | • Excellent Ventilation | • Branded Lifts | • Car Parking |
| • As per Vaastu | • Prime Location | • Water Harvesting | • Wide Drive Ways |
| • No Common Walls | • 24X7 Security | • 100% Power Backup | • EV Charging Points
in specific areas |
| • Quality Construction | • CCTV Surveillance | • Sewage Treatment Plant
(STP) | |

Highlights

Amenities

- | | | | |
|---------------------------|-----------------------|------------------------|--------------------------------------|
| • Clubhouse | • Elders Seating Area | • Landscape Garden | • Half Basket Ball Courts |
| • Swimming Pool | • Tot-lot with Garden | • Cricket Practice Net | • Budha Statue with
Water Feature |
| • Indoor Gym | • Multipurpose Hall | • Badminton Court | |
| • Indoor Games | • Skating Rink | • Water Ponds | |
| • Jogging / Walking Track | • Outdoor Gym | • Pergola with Seating | |



BASKET BALL COURT WITH ELDERS SEATING AREA



WATER BODIES

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NJR'S AAVASA gas a leisurely realm where once can relax amidst an abundance of luxuries. After a hard at work, you can play harder while indulging in your favourite pastimes - without stepping out of the gated community. To begin with, you can have a dip whenever you feel like, work our to your heart's content at the in-house gym, call friends over and celebrate at the party hall, or try hand at badminton. While you are at it, the children can have a ball too at the tot-lot.





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

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.

NJR'S AAVASA



SKATING RINK



SEATING AREA



BUDDHA STATUE WITH WATER FEATURE



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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.

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



An aerial night-time rendering of a modern residential complex. The multi-story buildings are illuminated from within, showing a mix of white, brown, and dark grey facades. The complex is surrounded by lush greenery, including trees with red and pink blossoms. Amenities include a swimming pool with blue water, a tennis court with green and orange surfaces, a basketball court, and a children's play area. A road with several cars is visible in the foreground.

**MOONLIGHT GIVES
THE EDIFICE A
LUMINOUS EDGE**

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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.

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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

- + Walkable Distance from National Mart
- + Kandlakoya Oxygen Park
- + Rai Chandini Mall
- + Cine Planet & Cinepolis
- + Genome Valley
- + Very Close to All Shopping Malls

Project Approved by



Corporate Office

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

Site Address

NJR's Aavasa, Near Hari Hara Township, Athvelly,
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