

NANDAN
Emerald

LIVE LIFE GREEN



Majestic Entrance Gate

Aim for the stars. Seek the ultimate in lifestyle. Not a hurried luxury but a life of leisure. Savor the luxury in the lap of greenery. When the spaces are fast shrinking in Hyderabad city, here is an opportunity to live an elevated lifestyle. Nothing beats the exclusivity of your villa at Nandan Emerald. Abutting ORR and Silver Oaks International School, you are about to experience luxury in collaboration with pure elements.

56 Acre Gated Community

400+ Triplex Villas

Exclusive Clubhouse

200 Sq Yds Plots

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

165 Sq Yds Plots

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

Next to ORR

OUTER RING ROAD



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



MASTER PLAN



P01100006238



Growing Global
Approved



TYPE - 1

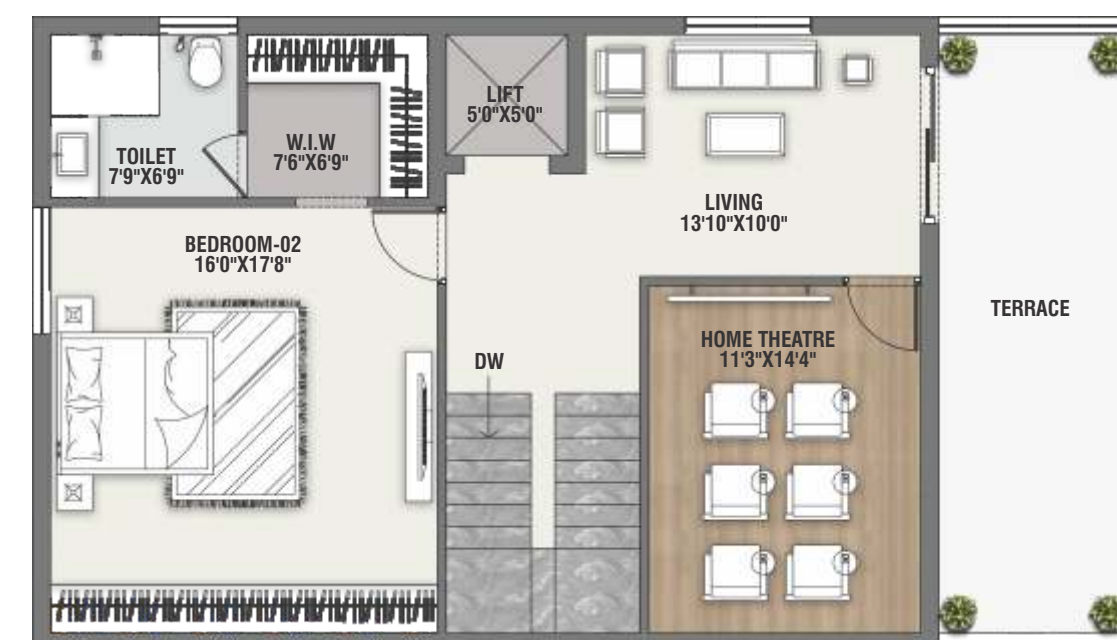
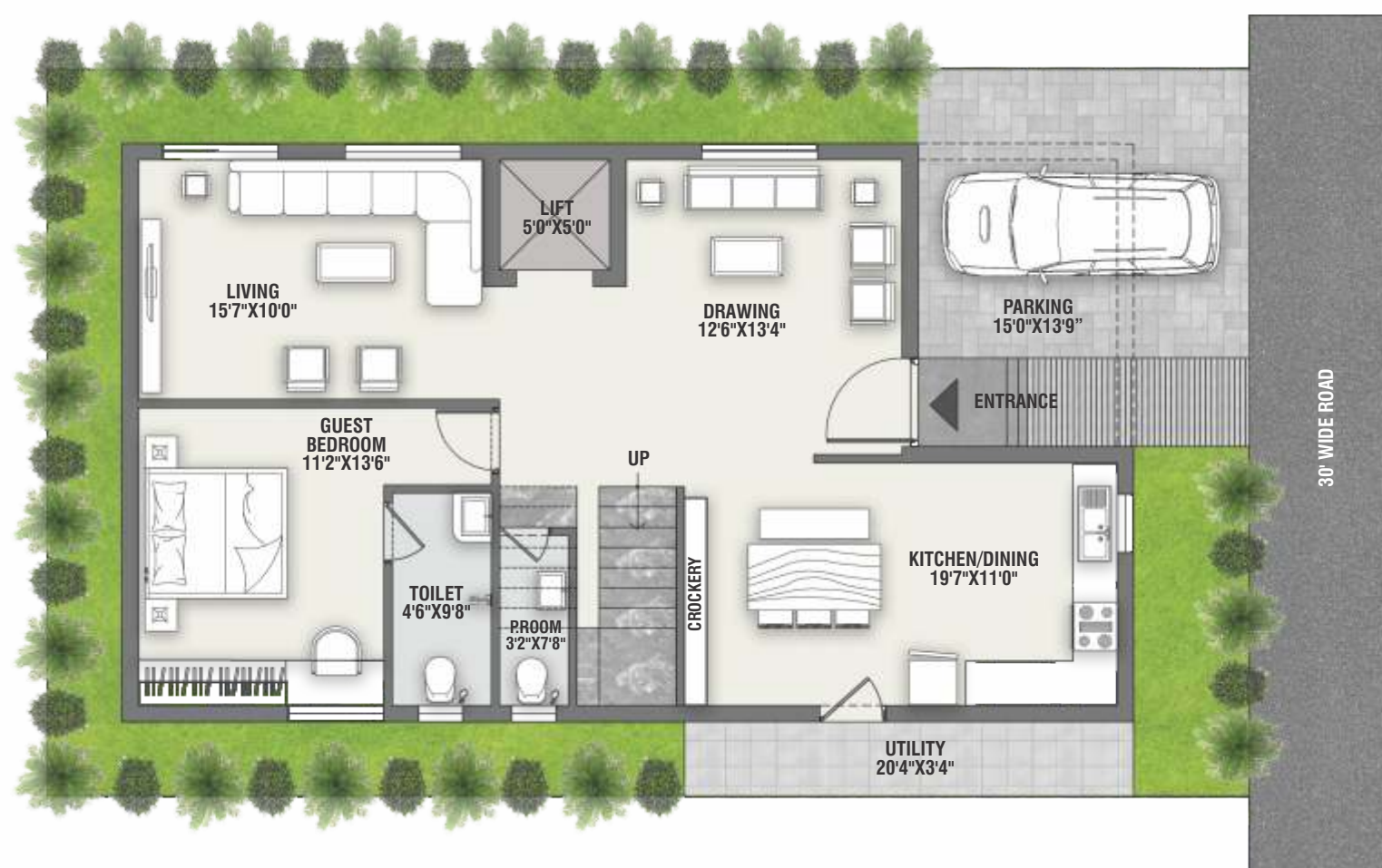
EAST-FACING TRIPLEX VILLA

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

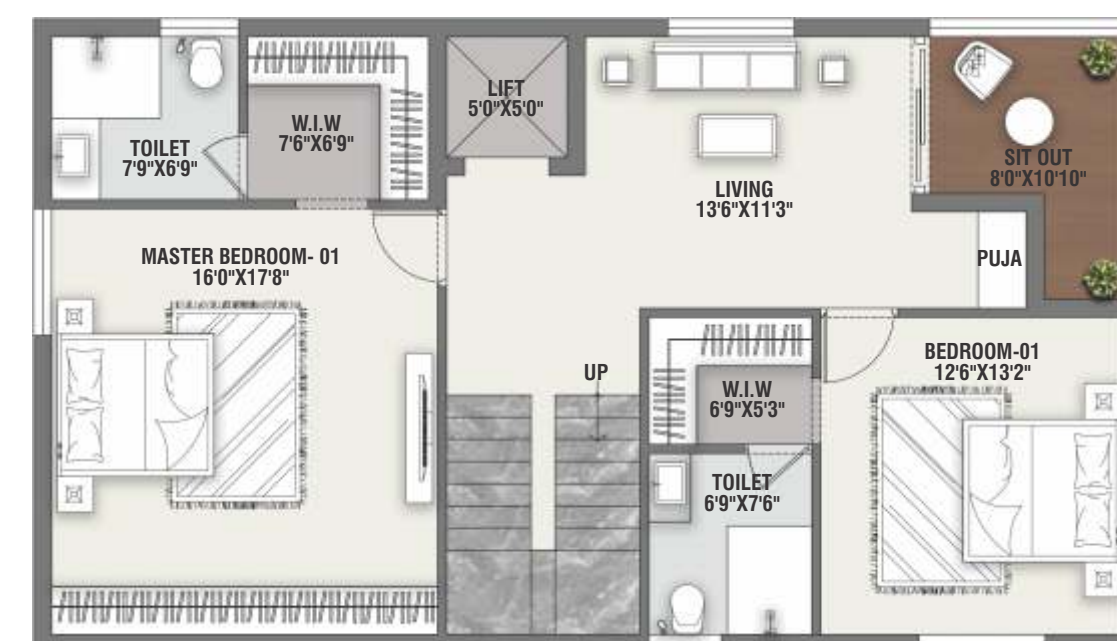
AREA STATEMENT

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

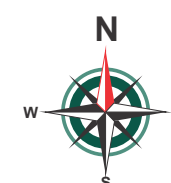
NANDAN
Emerald



SECOND FLOOR PLAN



FIRST FLOOR PLAN





TYPE - 2

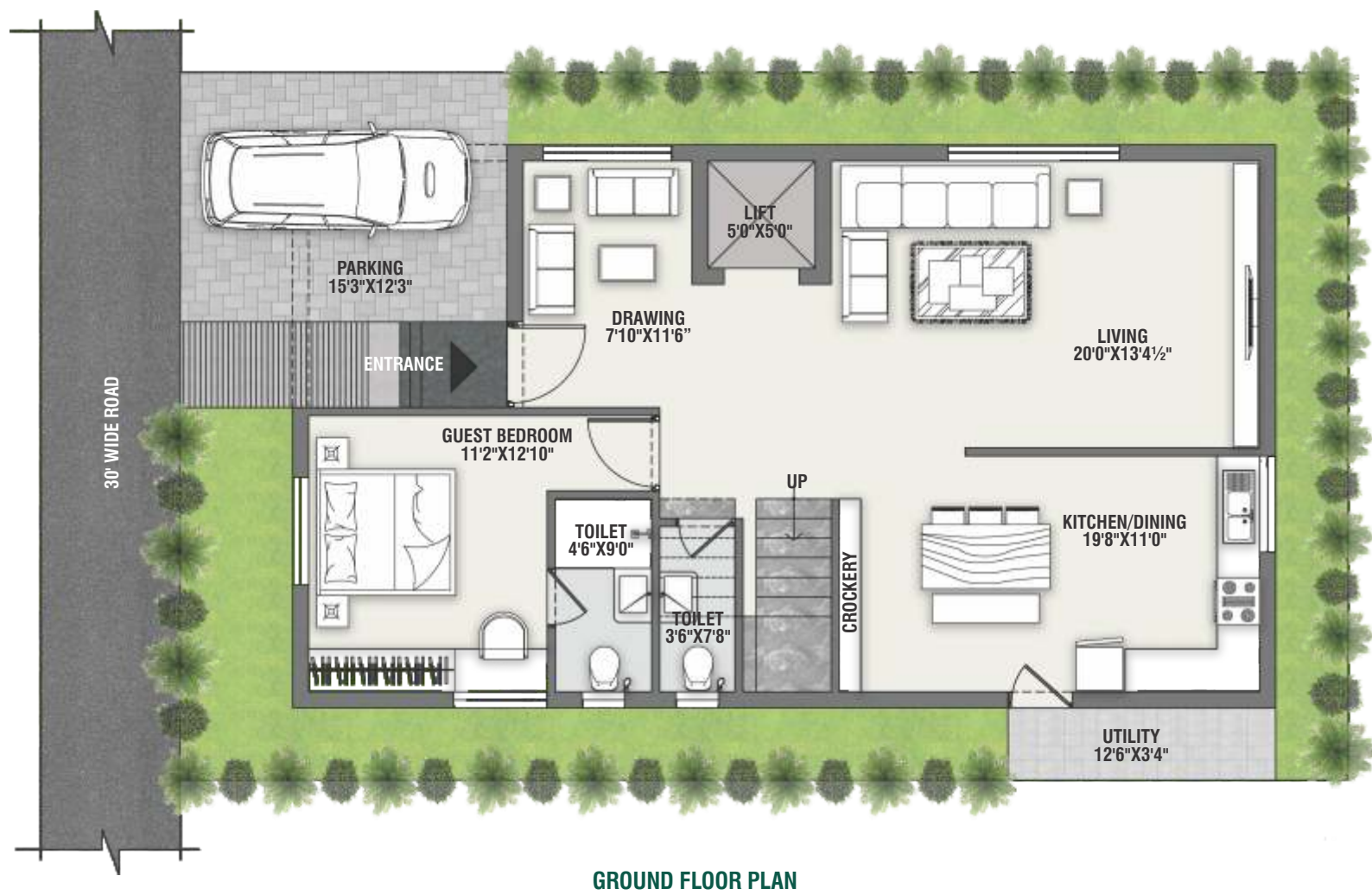
WEST-FACING TRIPLEX VILLA

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





TYPE - 3

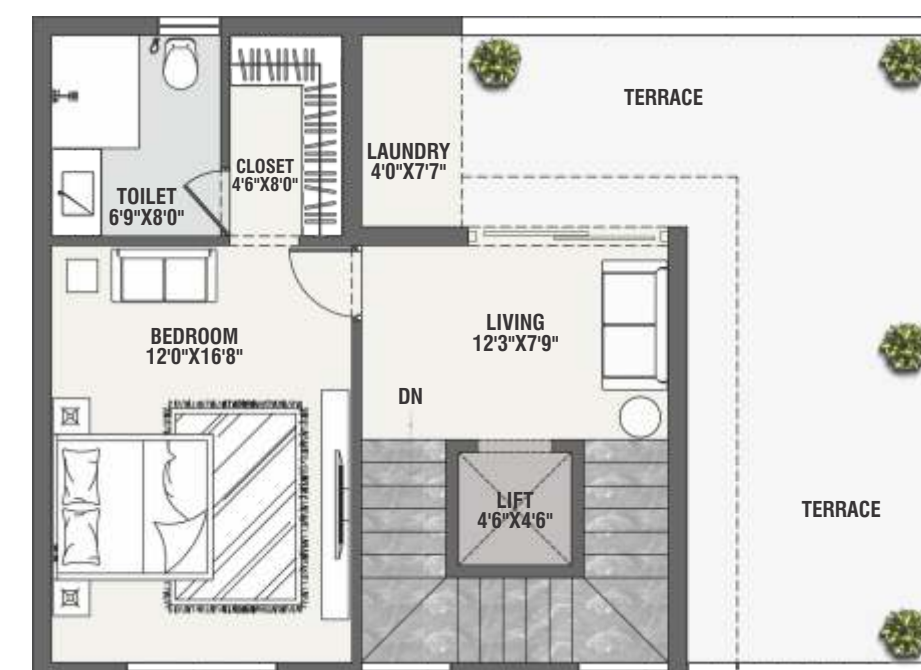
EAST-FACING TRIPLEX VILLA

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



GROUND FLOOR PLAN





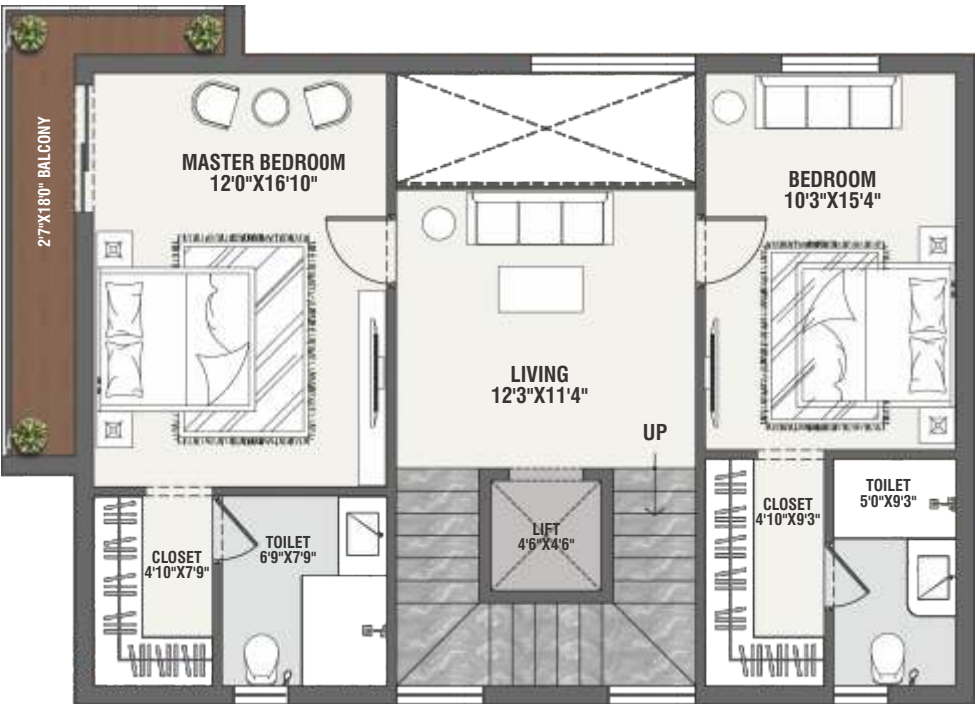
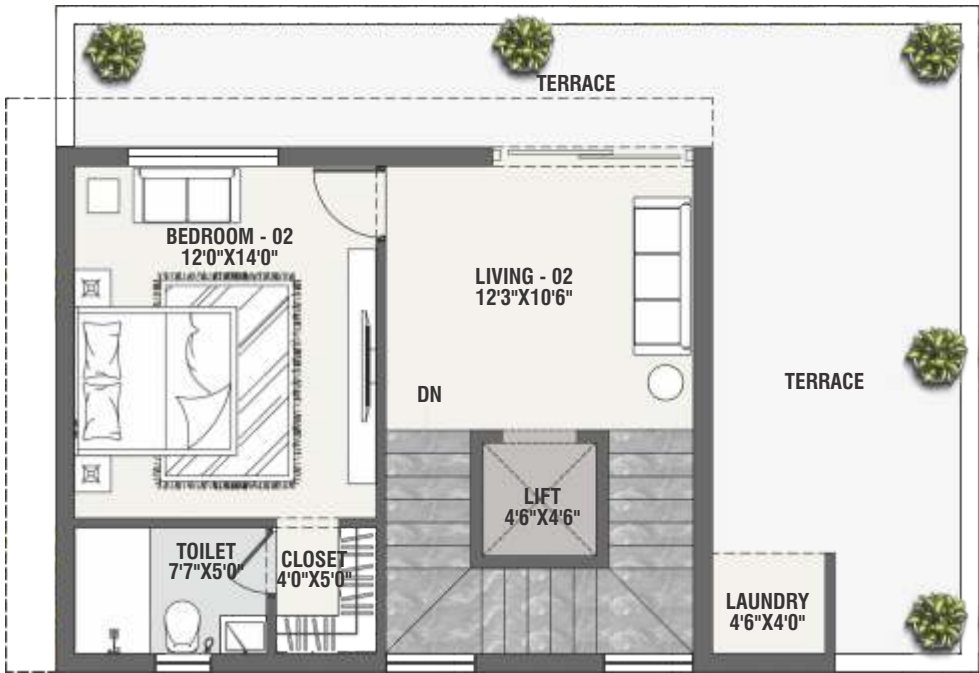
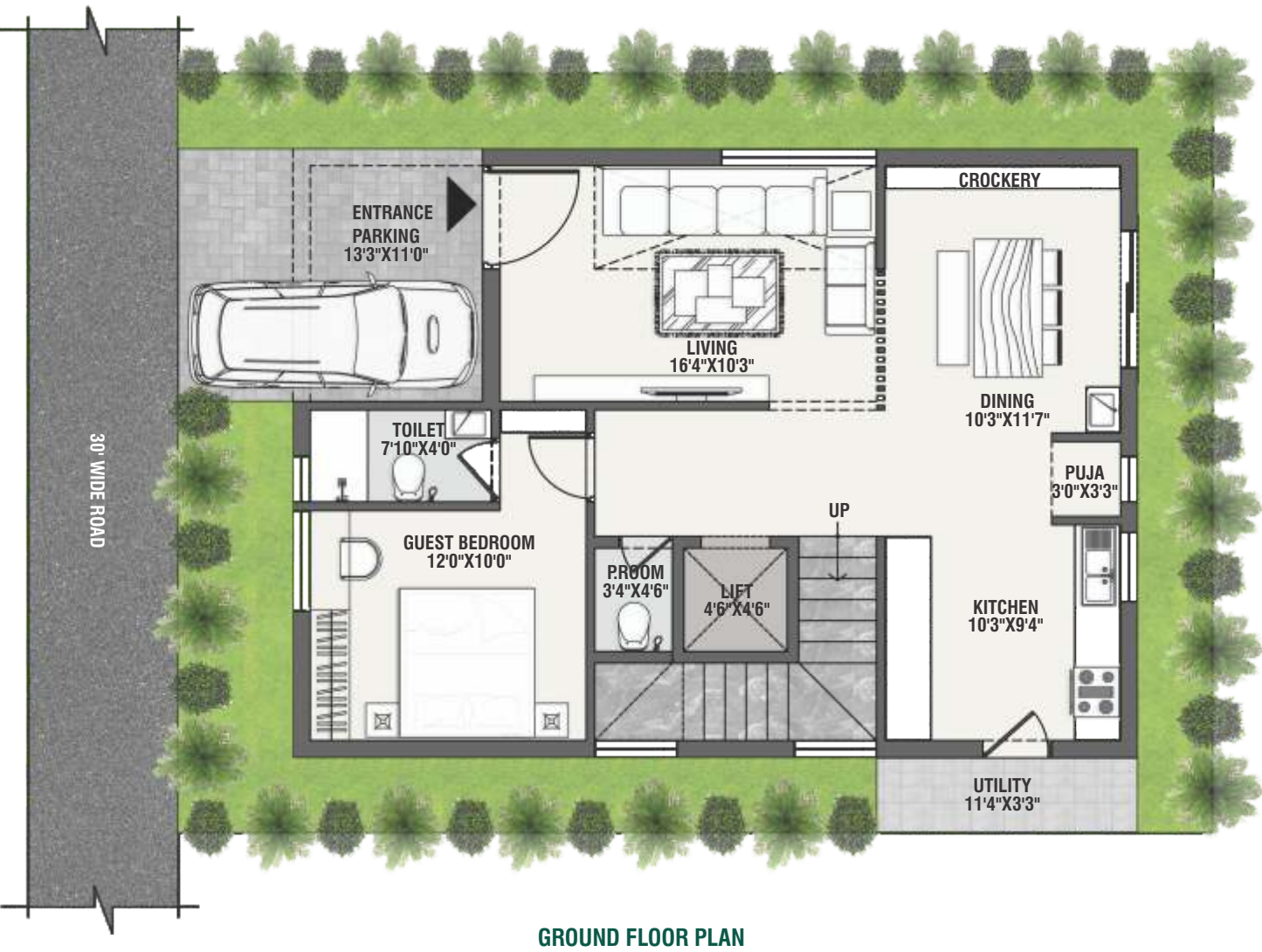
TYPE - 4

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





EXCLUSIVE CLUB EMERALD

-  **Swimming pool with changing rooms**
-  **Multi-purpose hall**
-  **Gymnasium, Aerobics/ Fitness room**
-  **Indoor games enclave** (Caroms, Table Tennis, etc.)
-  **Yoga/Meditation Studio**
-  **Provision for Library**
-  **Guest rooms**
-  **Association office**
-  **Provision for Supermarket**
-  **Vegetable kiosk**
-  **Children play area**
-  **Multi-purpose courts**

An exclusive **Club Emerald** 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.

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 files flooring in parking. Ceramic tiles in covered terraces and balconies. Cement flooring with water-proofing treatment in the open terrace.
-  **WOOD WORK**
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.
-  **WATER SUPPLY**
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 oven, mixer & grinder in kitchen. 3-Phase power supply with 5KVA for each villa. MCBs provision with meter and boards. All electrical fittings of branded make.
-  **SANITARY WARE**
Best brand or equivalent sanitary fittings with CPVC pipelines. Three washbasins per villa - one in the dining, one in the Master bedroom, and the third one as per the customer's choice would be provided.
-  **COMPOUND WALL**
Common compound wall and the half-distance wall on the roadside (one road only in case of corner).
-  **STAIRCASE RAILING**
Stainless steel railings for internal staircase and mild steel railing for outside furnishings, if any.

