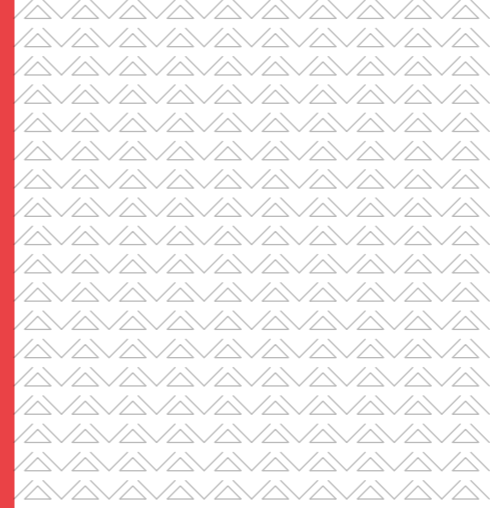


JAYABHERI  
THENIRVANA

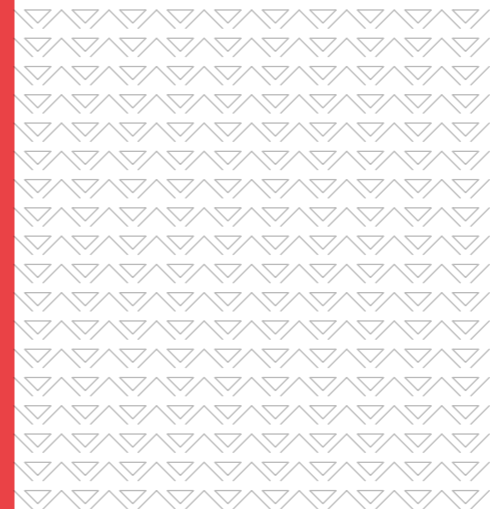
A CITADEL OF JOY AND  
TRANQUILITY AWAITS YOU



CAN SOMETHING

# beautiful & luxurious

BE SUSTAINABLE & CONSCIOUS?





Welcome to the realm of high  
& conscious living.

**Jayabheri The Nirvana** is a masterpiece of aesthetic beauty combined with environmental sustainability. It is designed for the ones who want to live a life that is uber comfortable and harmonious in its true sense.

## Taking your aspirations to new zeniths, this is The Nirvana from Jayabheri.

Nestled in Financial District's IT & residential hub, Gachibowli, along the Q City Road, the project is just 1.6 KM from Wipro junction and is right adjacent to our layout project "Jayabheri 4 Seasons". The lavishly built Clubhouse spread across 49,000 sft with its brilliant curved architecture entices you and give you all you need by being a vibrant hub of social and recreational activity.





Luxurious 3 bhk apartments that follow the top-notch green standards.

- ▷ 7 Acres Gated Layout
- ▷ 79% Open Space
- ▷ Five - 29-Floor Towers
- ▷ 1885-2225 SFT
- ▷ Best Location and Well Connected



IMAGES :

TOP - MAIN ENTRANCE

BOTTOM - ENTRANCE WATERBODY

Life feels beyond ecstatic at Jayabheri The Nirvana.



FACING PAGE IMAGES : TOP IMAGE - DINING ROOM, BOTTOM IMAGE - BEDROOM



Our Club gives you everything you need to unwind, and embrace the Nirvana life.

FACING PAGE IMAGES :  
TOP - CLUB HOUSE ENTRANCE,  
BOTTOM - RECEPTION LOUNGE





With a built up area of 49,000 sq. ft. our Club gives you the perfect reason to enjoy the high life.



**IMAGES :**

TOP - BUSINESS LOUNGE

BOTTOM LEFT - CONFERENCE ROOM

BOTTOM RIGHT - COFFEE SHOP



## Club Facilities

- ▷ Lavish Club House with a built up area of 49,000 Sft.
- ▷ Swimming Pool with Children's Pool
- ▷ Cafeteria
- ▷ Creche
- ▷ A/C Multipurpose Hall
- ▷ Squash & Badminton Courts
- ▷ Well Equipped Gym & Wide Exercise Deck
- ▷ Sauna, Spa and Saloon
- ▷ Indoor Games
- ▷ Yoga / Meditation Hall with Meditation Deck
- ▷ Aerobics Hall
- ▷ Conference Halls
- ▷ Business / Reading Lounge
- ▷ Preview Theatre
- ▷ A/C Guest Rooms
- ▷ Provision for ATM
- ▷ Convenience Store / Super Market

### IMAGES :

TOP - GYMNASIUM

BOTTOM LEFT - SALON

BOTTOM RIGHT - SWIMMING POOL





Breathe in the joy and freshness of our verdant expansive outdoors.

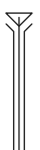
FACING PAGE IMAGES :  
TOP IMAGE - TENNIS COURT  
BOTTOM IMAGE - KIDS PLAY AREA



79% open space,  
100% peace of mind.



IMAGE :  
TOP - WALKWAY VIEW  
BOTTOM - OUTDOOR SEATING UNDER PERGOLA





## Outdoor Active Recreation

- ▷ Tennis Court
- ▷ Basketball Court
- ▷ Cricket Net
- ▷ Jogging Track
- ▷ Outdoor Fitness Station
- ▷ Children EPDM Play Areas
- ▷ Amphitheatre

## Landscape Highlights

- ▷ Extensive Designer Landscaping with Lighting
- ▷ Natural Interactive Spaces
- ▷ Seating Decks under Pergola with Lush Green Climbers
- ▷ Walkway Trails through Dense Vegetation Pockets
- ▷ Elevated Skywalk overlooking the Lawn
- ▷ Dense Green Enclosures for Activity Zones
- ▷ Subtle Water Features as Focal Points

IMAGE :  
TOP BALCONY VIEW

## Jayabheri The Nirvana Project Layout

### Key Highlights

- ▷ Premium Lifestyle Community
- ▷ 7-acre Gated Layout
- ▷ 79% Open Spaces
- ▷ Five – 29 floor Towers
- ▷ 693 – Hi-end 3bhk Apartments
- ▷ 1885 – 2225 Sft. Areas
- ▷ No Common Walls
- ▷ Vaastu Compliant
- ▷ Three Level Basement car parking with provision of 2 car parkings per Apartment
- ▷ Electric Charging Station – 1 car per Apartment with Electrical Car Charging Facility
- ▷ 24-hr Security with Intercom & CC Cameras
- ▷ Sewage Treatment Plant
- ▷ Centralized Gas Supply
- ▷ Water Softening System
- ▷ 100% Power Backup
- ▷ Fire Fighting System
- ▷ High Speed Lifts

### Layout Features

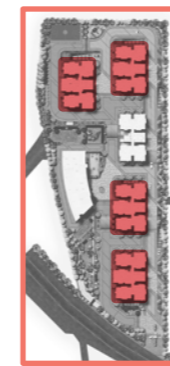
1. Main Entrance and Exit
2. Security Cabin
3. Main Entrance Water Feature
4. Pathway / Jogging Track
5. Tapered Planter Walls
6. Lawn with Seating
7. Children's EPDM Play area
8. Amphitheatre
9. Seating Deck under Pergola
10. Temple
11. Seating
12. Wooden Bridge
13. Basketball Court
14. Cricket Net
15. Outdoor Fitness Station
16. Party Lawn
17. Swimming Pool
18. Children's Pool
19. Pool Deck
20. Club House Entrance Water Feature
21. Landscape Designer Element
22. Tennis court





BLOCK A & B - First Floor

Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK	1365	115	114	50	2192	2190 Sft
Entrance Lounge								
4.	East	3 BHK	1377	114	103	50	2192	2190 Sft
5.	West	3 BHK + Study	1406	119	97	47	2226	2225 Sft



BLOCK- A & B (2nd - 29th Floor) D & E (3rd - 29th Floor)

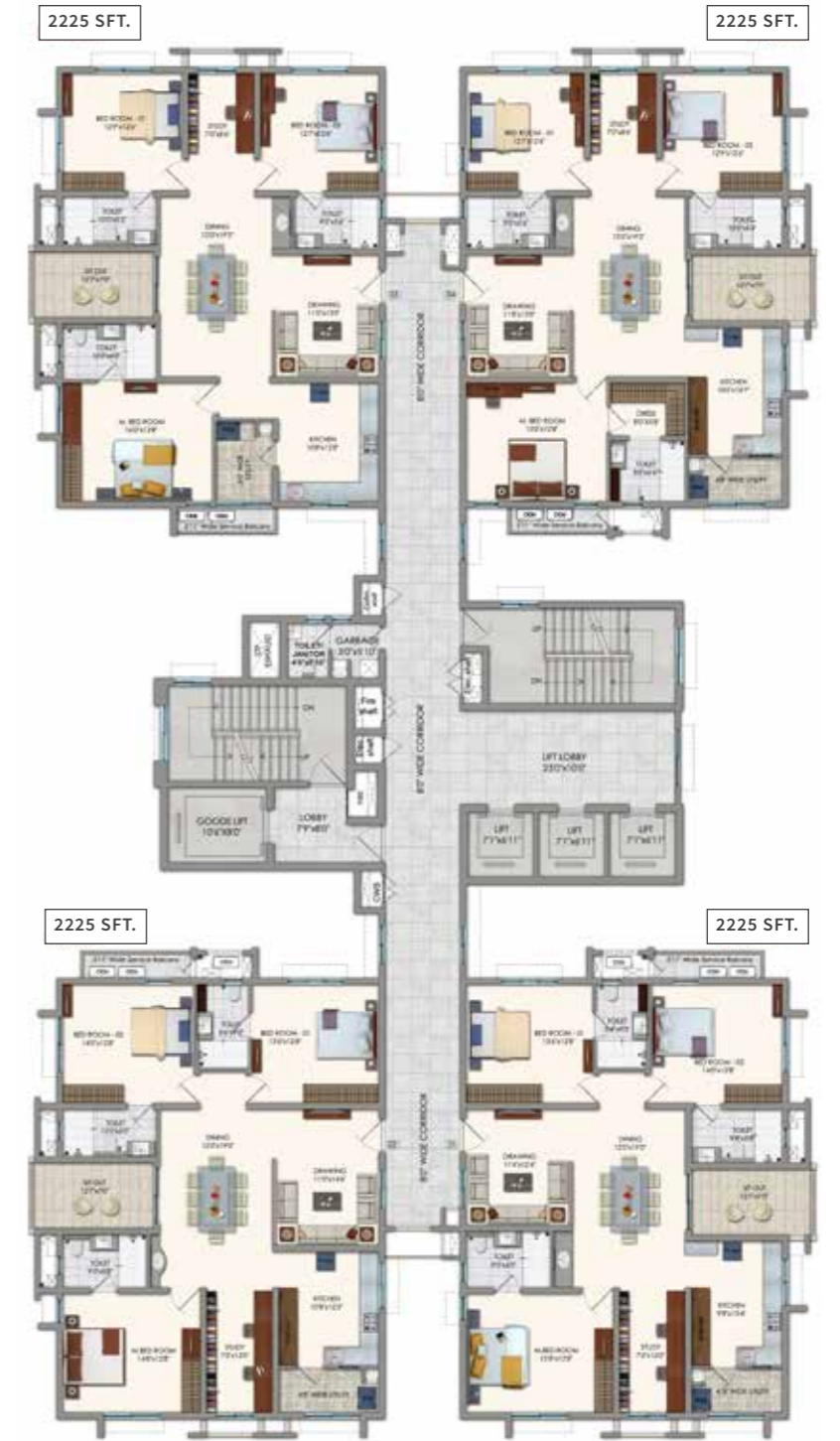
Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK	1365	115	114	50	2192	2190 Sft
3.	East	3 BHK	1210	103	79	48	1919	1920 Sft
4.	East	3 BHK	1377	114	103	50	2192	2190 Sft
5.	West	3 BHK + Study	1406	119	97	47	2226	2225 Sft





BLOCK C - First Floor

Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK + Study	1403	119	97	50	2226	2225 Sft
3.	East	3 BHK + Study	1402	119	97	51	2226	2225 Sft
4.	West	3 BHK + Study	1406	119	97	47	2226	2225 Sft



BLOCK C - 2nd - 29th Floor

Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK + Study	1403	119	97	50	2226	2225 Sft
3.	East	3 BHK + Study	1402	119	97	51	2226	2225 Sft
4.	West	3 BHK + Study	1406	119	97	47	2226	2225 Sft



BLOCK D - First Floor

Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK	1365	115	114	50	2192	2190 Sft
Entrance Lounge								
4.	East	3 BHK	1377	114	103	50	2192	2190 Sft
3.	West	3 BHK + Study	1406	119	97	47	2226	2225 Sft



BLOCK D - Second Floor

Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK	1365	115	114	50	2192	2190 Sft
3.	East	3 BHK	1210	103	52	48	1883	1885 Sft
4.	East	3 BHK	1377	114	103	50	2192	2190 Sft
5.	West	3 BHK + Study	1406	119	97	47	2226	2225 Sft





**BLOCK E - First Floor**

Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK	1365	115	114	50	2192	2190 Sft
3.	East	3 BHK	1210	103	52	48	1883	1885 Sft
4.	East	3 BHK	1377	114	103	50	2192	2190 Sft
5.	West	3 BHK + Study	1406	119	92	47	2219	2220 Sft



**BLOCK E - Second Floor**

Flat No.	Facing	Type	Carpet Area(Sft)	Outer Wall Area	Balcony (Sft)	Utility (Sft)	Saleable Area (Sft)	Rounded to nearest 5 Sft
1.	West	3 BHK + Study	1408	119	97	45	2226	2225 Sft
2.	East	3 BHK	1365	115	114	50	2192	2190 Sft
3.	East	3 BHK	1210	103	52	48	1883	1885 Sft
4.	East	3 BHK	1377	114	103	50	2192	2190 Sft
5.	West	3 BHK + Study	1406	119	92	47	2219	2220 Sft

## Technical Specifications

### 1. STRUCTURE

RCC Framed Structure	RCC Shear Wall framed structure to withstand wind and seismic loads as per seismic zone specifications.
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### 2. DOORS & WINDOWS

a. Main Doors	Hardwood / Decorative Frame & Premium Flush Door with designer hardware.
b. Internal Doors	Hardwood Frame with designer flush shutter with two side Laminate and hardware of reputed make.
c. French Doors	Three track UPVC French Doors of reputed make with tinted glass. Mosquito mesh is optional.
d. Windows	UPVC window systems of reputed make with tinted glass. Mosquito mesh is optional.

### 3. PAINTING

a. External	Texture finish with 2 coats of exterior emulsion Paint of reputed make.
b. Internal Walls & Ceiling	Putty finish with two coats of acrylic emulsion paint of reputed make.

### 4. FLOORING

a. Drawing, Living & Dining	Premium Vitrified Tiles of reputed make.
b. Bed Rooms & Kitchen	Premium Vitrified Tiles of reputed make.
c. Balcony	Anti-skid and acid resistant tiles.
d. Bath Room/Utility	Anti-skid and acid resistant tiles.
e. Staircase/Corridor	Kota / Tandur in staircase area.

### 5. TILE CLADDING

a. Kitchen	Bare Kitchen enabling owner to have customized modular kitchen. Provision will be given for plumbing point, fixing of water purifier, exhaust fan and chimney.
b. Bath Rooms	Glazed/Matt vitrified tiles up to Door height.
c. Utility	Glazed ceramic tiles up to 3'6" height.

### 6. PLUMBING, C. P & SANITARY FIXTURES

Toilets	All sanitary fixtures and CP fittings are of TOTO / Vitra or equivalent make.
	Shower with single lever diverter, Wash Basin, EWC with Concealed Flush Valve and Health faucet.

### 7. LIFTS

13 passenger high speed automatic lift (3 nos) and one service lift with V3F for energy efficiency in each block of reputed make like Toshiba / Schindler / Johnson or equivalent.

### 8. WTP & STP

Treated water made available through exclusive water softening and purification plant in case of bore water. Sewerage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewerage water will be used for landscaping and flushing purpose.

### 9. CAR WASH FACILITY

Provision of Car wash facility at cellar.

### 10. GENERATOR

100% DG set back up with acoustic enclosure & AMF panels for all flats and common areas.

### 11. SECURITY/BMS

Round the clock security at Main entrance. Surveillance cameras at the main security gate, entrance of each tower in ground floor and children play area.

### 12. GAS SUPPLY

PNG / LPG in kitchen with gas meters.

### 13. WASTE MANAGEMENT

Garbage collection will be provided for every floor level for better disposal. Separate bins to collect dry waste (paper, plastic, glass and metals), E- waste (Batteries, lamps) and wet waste (organic) in Basement areas / open areas.

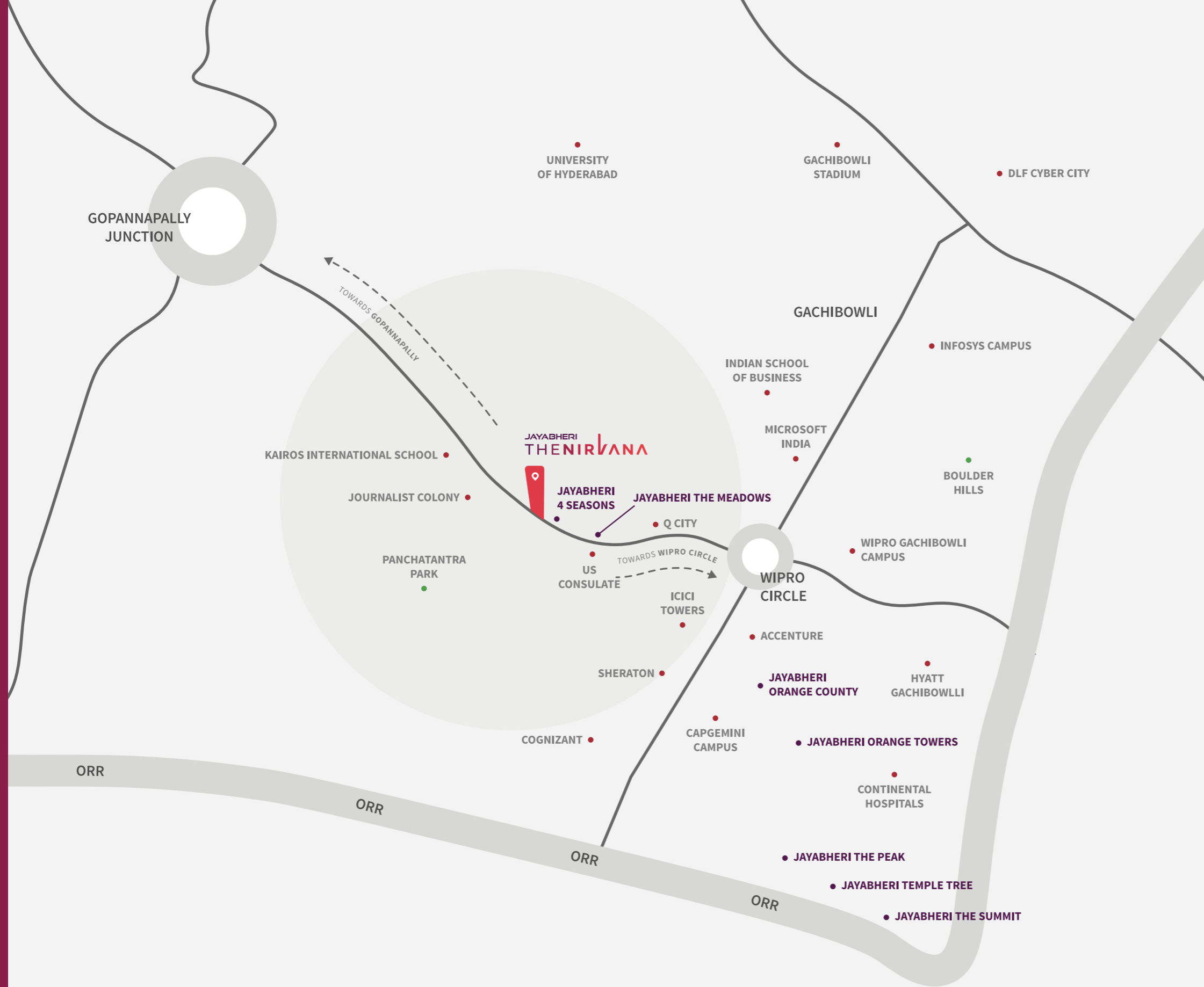
### 14. COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the plot.

### 15. UTILITIES / COMMON FEATURES

Space for centralized Laundry, toilets & waiting areas for drivers, maintenance office, Association room etc.

**SPECIFICATIONS AND DATA ARE SUBJECT TO CHANGE WITHOUT NOTICE TO IMPROVE RELIABILITY, FUNCTION OR DESIGN OR OTHERWISE.**



**SCHOOLS**

- ▷ Kairos International School 0.8 km
- ▷ Keystone International School 3.8 km
- ▷ Oakridge International School 4.8 km
- ▷ Future Kids School 5 km
- ▷ Delhi Public School 5.2 km

**WORK**

- ▷ Financial District 0.5 km
- ▷ Gachibowli IT Hub 3.4 km

**HOSPITALS**

- ▷ Continental Hospital 2 km
- ▷ AIG Hospital 7 km

**RECREATION**

- ▷ Botanical Garden 6.5 km
- ▷ Sarath City Mall 7.1 km
- ▷ Inorbit Mall 9 km
- ▷ RGI Airport 30 km

Location map of Jayabheri The Nirvana

(not to scale)

DEVELOPED BY :

# JAYABHERI

**M/s Jayabheri Properties Private Limited**

Plot No. 1, Jayabheri Enclave, Next to Botanical Gardens, Gachibowli, Hyderabad - 500032 | **T** : 91-40-29889966 / 77 | **E** : info@jayabherigroup.com  
**W** : www.jayabherigroup.com

PRINCIPAL ARCHITECTS :

**Genesis Planners Pvt. Ltd.**

P-559, Road #92, Phase-III, Jubilee Hills, Hyderabad, Telangana - 500 033  
**P** : 040 6697 7777 | **W** : www.genesisplanners.in

MEP CONSULTANTS :

**Synergy Infra Consultants Pvt. Ltd.**

#25, jayabheri Pine Valley, Gachibowli, Hyderabad Telangana - 500 032  
**P** : +91 9495 56003 | **W** : www.synergyinfra.com

STRUCTURAL &amp; PMC CONSULTANTS :

**Mantha Consulting Services Pvt. Ltd.**

Plot No. 42 & 43, ASR Crest, Image Gardens Rd, Madhapur, Hyderabad, Telangana - 500 081  
**P** : +91 91000 65070

LANDSCAPE CONSULTANTS :

**Naveen Associates**

First Floor, Plot No.57, Kavuri Hills, Phase-I, Madhapur, Hyderabad, Telangana - 500 081  
**P** : 040 2354 6966, +91 98490 41999  
**W** : www.naveenassociates.com

PROJECT FINANCED BY AND MORTGAGED TO :

**Bajaj Housing Finance Ltd.**

For a Virtual Walkthrough, scan this

# high life at the nirvana

AWAITS YOU

