

**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

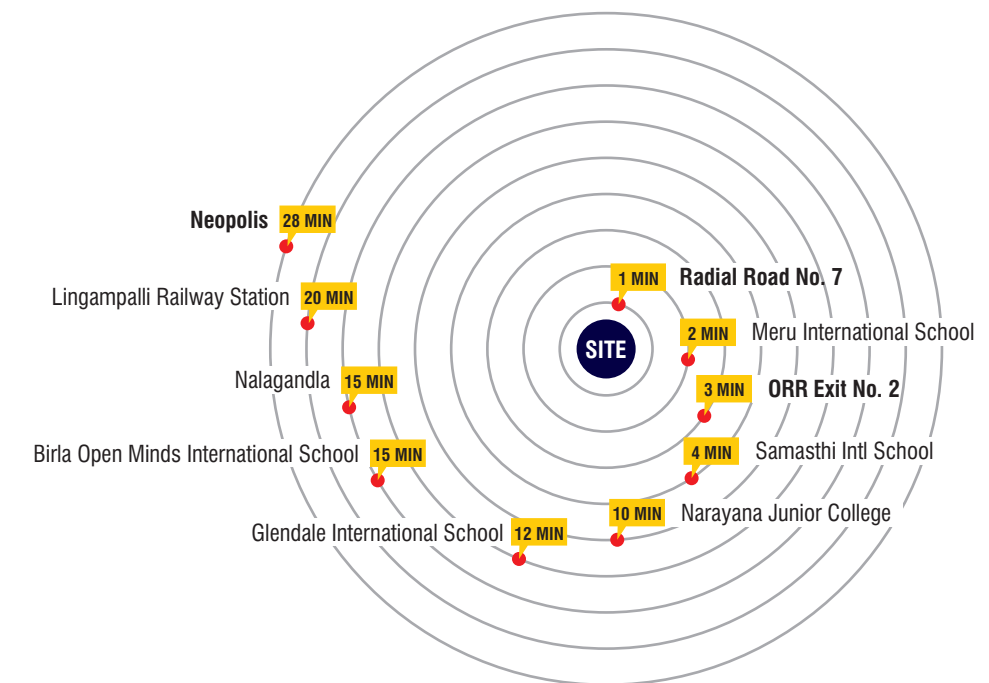


The preferred home at Kollur



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
Provision of EV Charging in Visitors Parking
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



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.



Multi-purpose Banquet Hall



Badminton Court



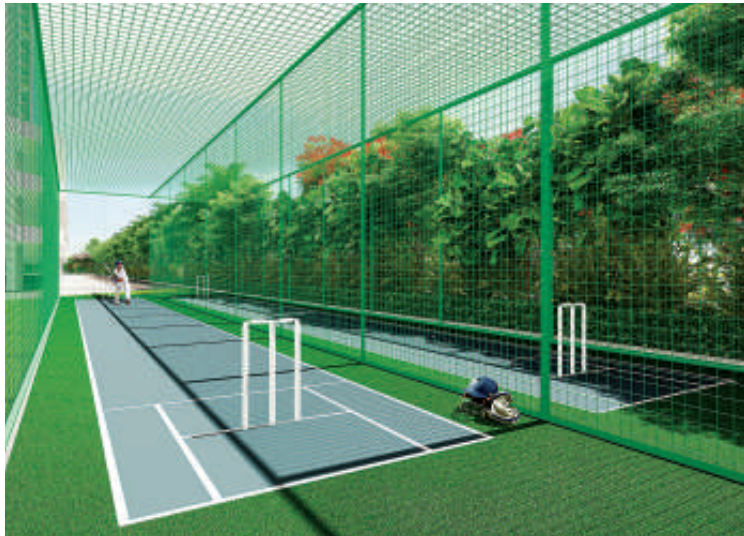
Indoor Games Enclave



Office Space

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 provision
- Restaurant/ Coffee Shop
- Provision for Supermarket



ELEGANT
NIVASA



MASTER LAYOUT PLAN



LEGEND

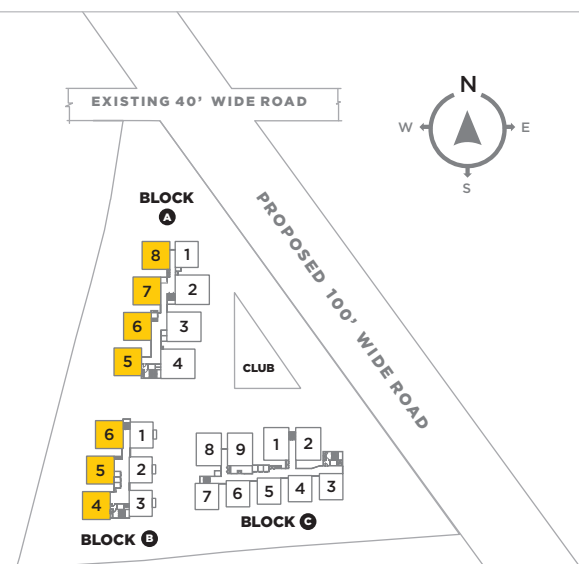
1. Entrance & Exit Plaza
2. Tennis Court
3. Seating Area
4. Fitness Station
5. Cobble Stones
6. Pavers As Selection
7. Jogging / Cycling Track
8. Wash Concrete
9. Granite Paving
10. Seating
11. Lawn
12. Seating Plaza
13. Half Basketball Court
14. Entrance Granite Paving
15. Driveway
16. Cricket Net
17.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



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)

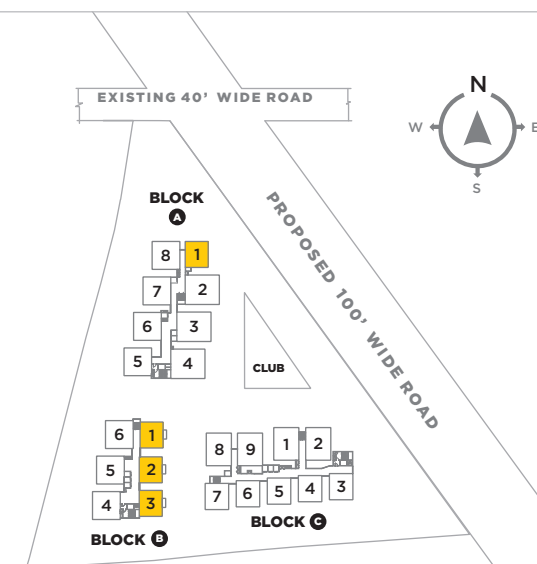


01 Drawing	:	11'0" X 11'0"	08 Bedroom	:	10'0" X 11'0"
02 Living/Dining	:	18'8" X 11'0"	09 Toilet	:	4'0" X 7'4½"
03 Kitchen	:	11'2" X 8'8"	10 Puja	:	4'6" X 3'0"
04 M. Bedroom	:	13'0" X 12'3"	11 Balcony	:	5'0" Wide
05 Toilet	:	5'0" X 8'0"	12 Utility	:	4'0" Wide
06 Bedroom	:	10'6" X 11'0"			
07 Toilet	: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

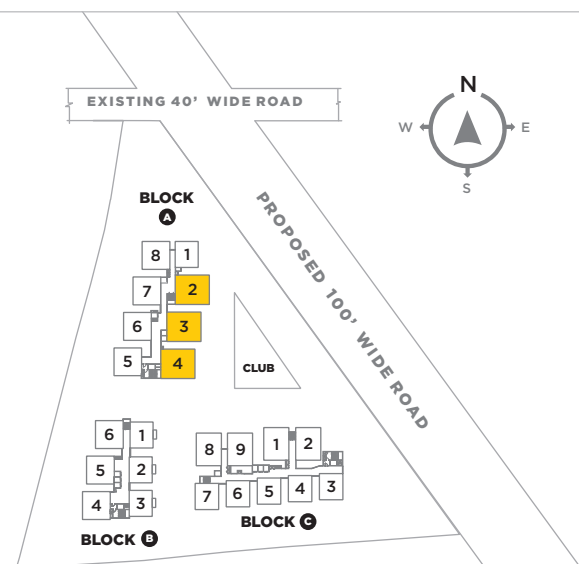


01 Drawing	:	11'3" X 10'6"	08 Toilet	:	5'0" X 8'0"
02 Living/Dining	:	17'3" X 10'6"	09 Bedroom	:	12'0" X 10'0"
03 Kitchen	:	9'2" X 7'8"	10 Balcony	:	4' 6" Wide
04 Puja	:	4'6" X 2'0"	11 Utility	:	4'0" Wide
05 M. Bedroom	:	14'3" X 11'3"			
06 Toilet	:	4'6" X 9'4"			
07 Bedroom	:	11'1" X 10'0"			

TYPE
03

3 BHK

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

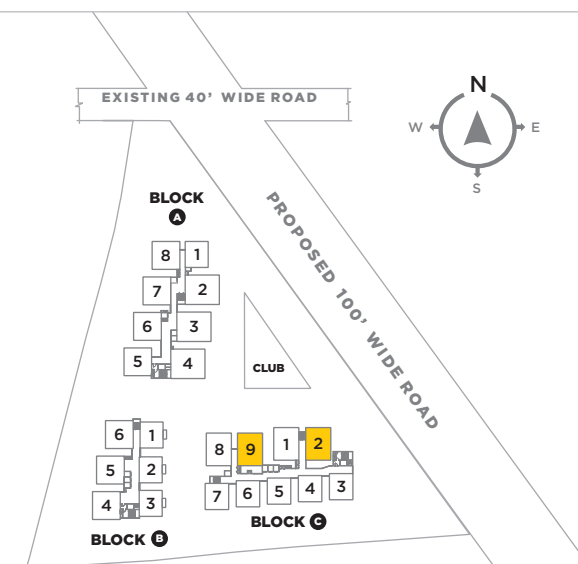


01 Drawing	: 16'2" X 11'3"	08 Bedroom	: 13'0" X 13'0"
02 Living/Dining	: 18'10" X 11'3"	09 Toilet	: 5'0" X 9'4"
03 Kitchen	: 10'0" X 12'4"	10 Bedroom	: 12'7" X 13'0"
04 Puja	: 5' 3" X 3'0"	11 Toilet	: 5'3" X 9'4"
05 M.Bedroom	: 15'10" X 12'0"	12 Balcony	: 6'0" Wide
06 Dress	: 5'0" X 8'3"	13 Balcony	: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

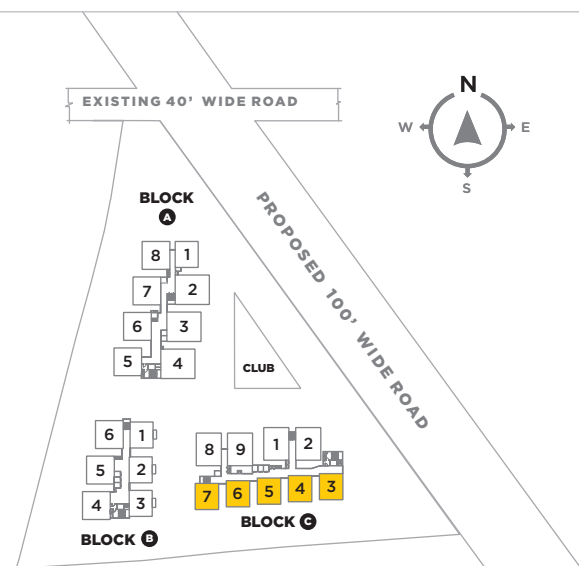


01 Drawing	: 11'2" X 12'0"	08 Toilet	: 4'6" X 7'9"
02 Living/Dining	: 17'6" X 12'0"	09 Bedroom	: 10'0" X 11'6"
03 Kitchen	: 11'0" X 8'4½"	10 Toilet	: 4'2" X 8'0"
04 Puja	: 4'6" X 2'8"	11 Balconies	: 5'0" Wide
05 M.Bedroom	: 14'0" X 12'0"	12 Utility	: 4'0" Wide
06 Toilet	: 5'7" X 8'0"		
07 Bedroom	: 11'4"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

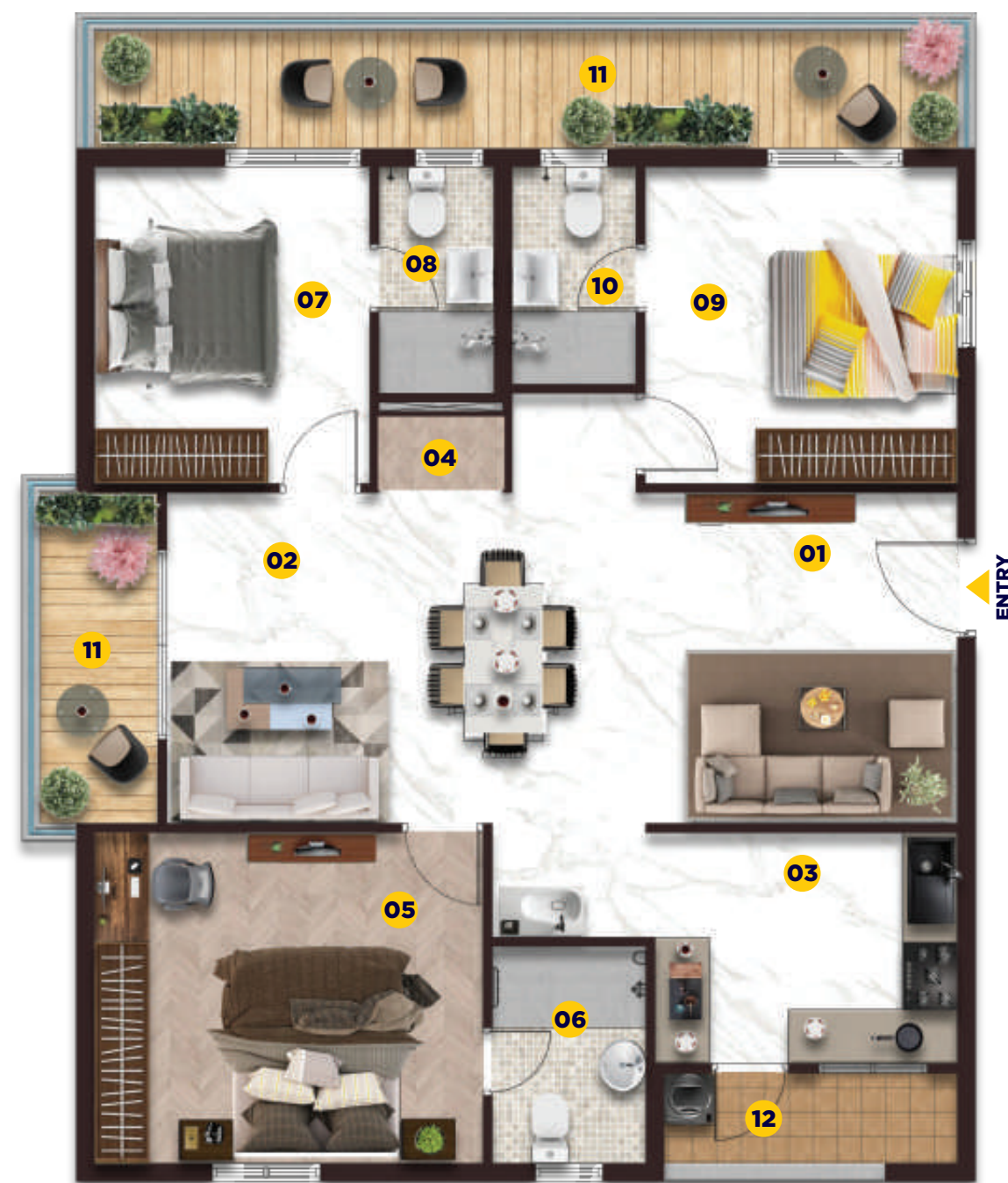
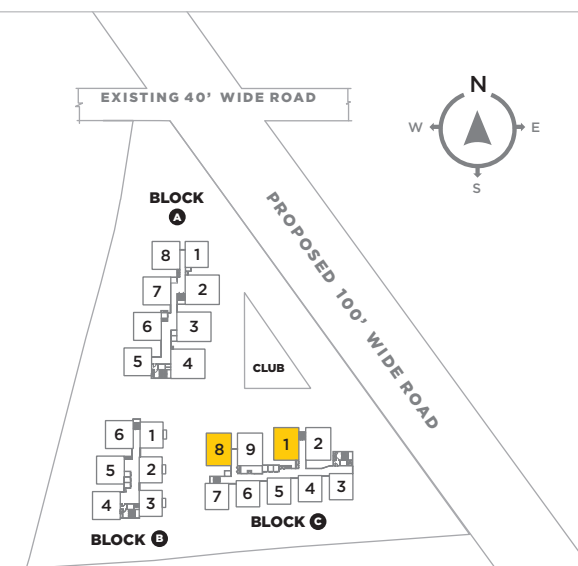


01 Drawing	:	12'3" X 13'6"	08 Toilet	:	5'0 X 9'6"
02 Living/Dining	:	10'9" X 16'0"	09 Balcony	:	6'6" Wide
03 Kitchen	:	7'0" X 10'0"	10 Utility	:	4'8" Wide
04 Puja	:	4' 4" X 4'0"			
05 M.Bedroom	:	11'3" X 14'6"			
06 Toilet	:	7'8" X 5'6"			
07 Bedroom	:	11'3" X 12'0"			

TYPE
06

3 BHK

BUILT-UP AREA : 1419 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.

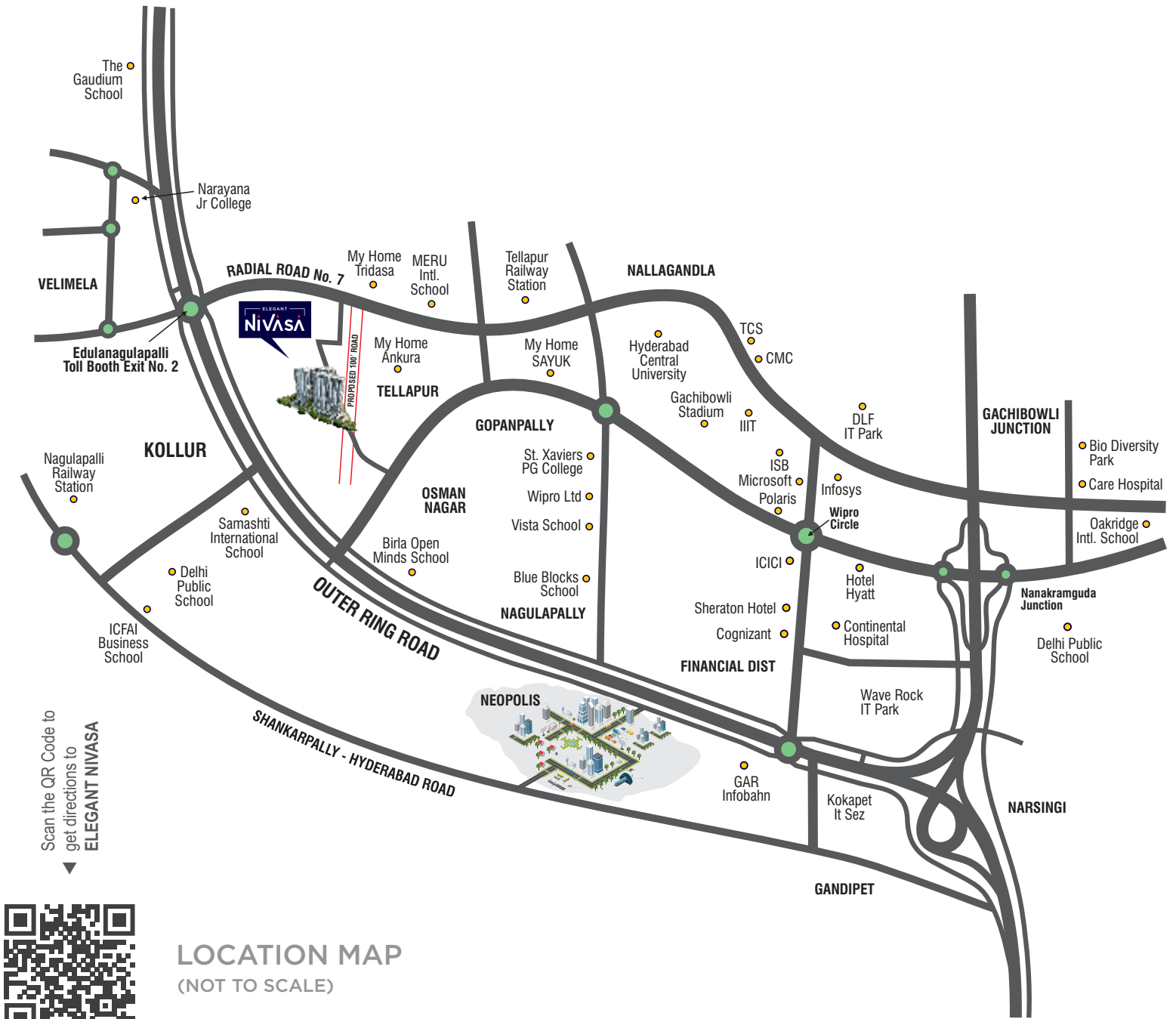
- DOORS**
Main Door
7'6" Height engineered/hard wood frame finished with melamine spray finish, veneered flush shutters with reputed hardware.
Internal Doors
Engineered / Hard wood door frame & veneered shutter and hardware of reputed make.
Utility / Bathroom Doors
Engineered / Hard wood door frame & 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



One Downtown, Kokapet

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.

