



BUILDERS & DEVELOPERS

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Nizampet, Hyderabad - 500090,
Telangana

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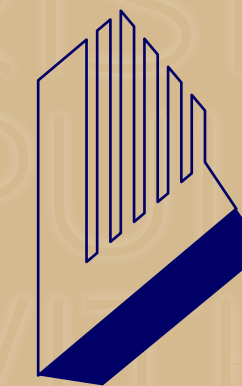
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LANDSCAPE DESIGN

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PEACEFUL,
PRISTINE
YET PULSATES
WITH A
VIVACIOUS
VIBE



LAVISTA
URBAN LIFE STYLE GATED
COMMUNITY APARTMENTS



A PROJECT OF

SHIVA SAI
CONSTRUCTIONS

Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

A concept By | DezinAlly | 96 66 26 56 93

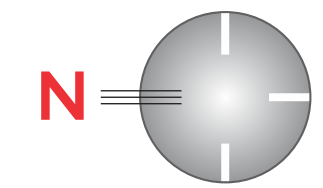
SUBTLE
OWN THE POWER TO TRANSFORM YOUR
LIFESTYLE INTO AN EXTRAORDINARY ONE
AND
ELEGANT



LAVISTA
URBAN LIFE STYLE GATED
COMMUNITY APARTMENTS

A striking gated community of resplendent apartments is rising in the quiet charms of Nizampet. Blending natural verdure and contemporary cool, the prestigious project boasts eye-catching features and awe-inspiring array of amenities – with the power to transform your lifestyle into an extraordinary one. So if you are in search of a subtle and elegant abode, then take your pick from a wide choice of exquisite apartments at Shiva Sai constructions.





THE WELCOMING SIGHTS OF
SPLENDID COMFORTS AND CONVENIENCES

What makes LAVISTA gated community so different, so appealing? Well, it's the harmony of built spaces in conjunction with thgatede open areas and lush surroundings that define the sublime character of this modern development. it's the luxury amenities that lend the recreational air of freedom and flair.



LAVISTA
URBAN LIFE STYLE GATED
COMMUNITY APARTMENTS

TOWER **A**

WARMTH AND
HOMINESS

FLAT No.	1	2	3	4	5	6	7	8	9	10
AREA in sft	1520	1230	1100	1100	1230	1545	1610	1750	1740	1480



A BALANCED, FULL SPECTRUM OF ALL THE LEISURE ACTIVITIES

TO MAKE YOU AND EVERY MEMBER OF YOUR FAMILY LIVE WITH A NEWFOUND ZEST, LAVISTA OFFERS A WIDE CHOICE OF LUXURY AMENITIES. SIMPLY AND SUCCINCTLY, A BALANCED, FULL SPECTRUM OF ALL THE RELAXATION ACTIVITIES THAT URBAN WEARY LIVING IS THIRTY FOR. REST ASSURED YOU CAN EASILY ENJOY EVERY LEISURE MOMENT TOGETHER – WITHIN IN THE PERIPHERY OF THE GATED COMPANY AND IN THE COMPANY OF OTHER RESIDENTS.



LAVISTA
URBAN LIFE STYLE GATED
COMMUNITY APARTMENTS

TOWER B



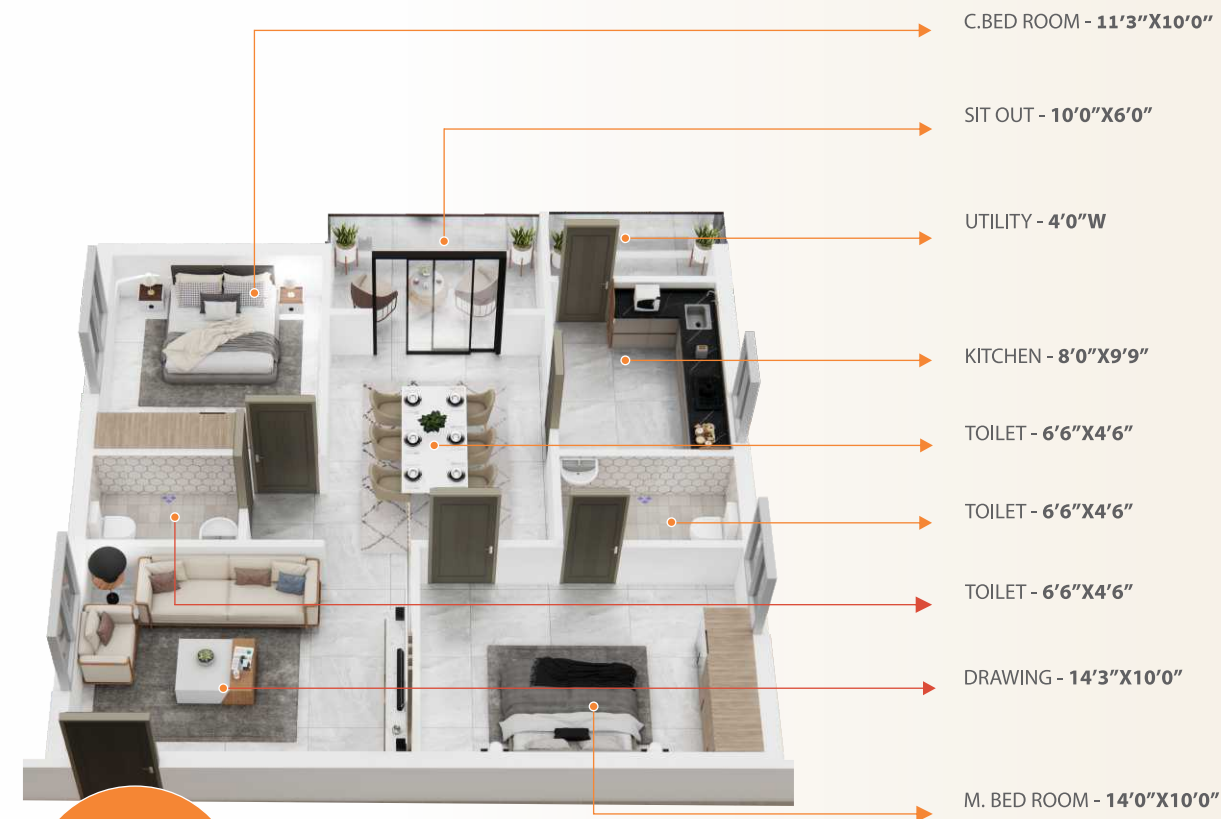
FLAT No.	1	2	3	4	5	6	7	8	9	10	11	12
AREA in sft	1850	1770	1900	1325	1455	1525	1450	1230	1230	1230	1230	1850





LAVISTA
URBAN LIFE STYLE GATED
COMMUNITY APARTMENTS

TOWER A



Flat 3 1100 Sft



Flat 8 1750 Sft



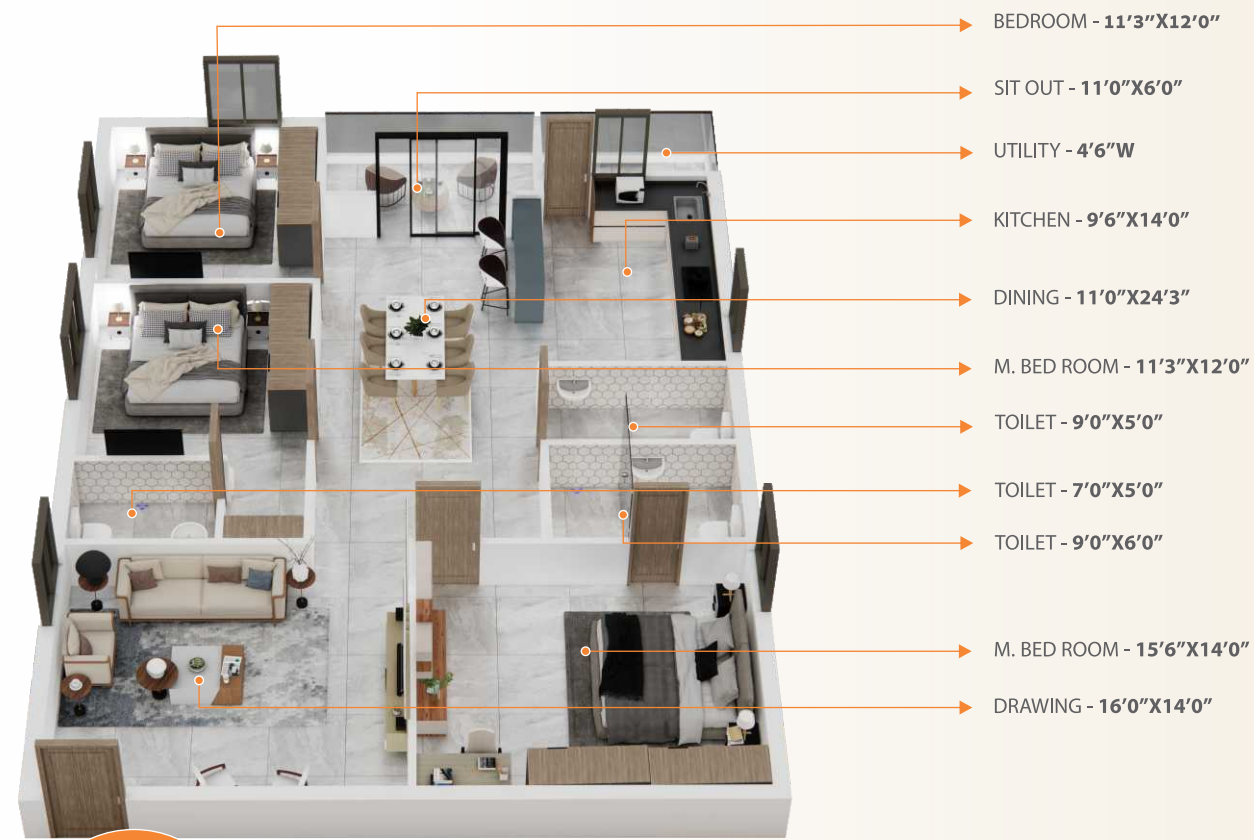
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LAVISTA
URBAN LIFE STYLE GATED
COMMUNITY APARTMENTS

TOWER **B**



- BEDROOM - 11'3"X12'0"
- SIT OUT - 11'0"X6'0"
- UTILITY - 4'6"W
- KITCHEN - 9'6"X14'0"
- DINING - 11'0"X24'3"
- M. BED ROOM - 11'3"X12'0"
- TOILET - 9'0"X5'0"
- TOILET - 7'0"X5'0"
- TOILET - 9'0"X6'0"
- M. BED ROOM - 15'6"X14'0"
- DRAWING - 16'0"X14'0"

Flat 3 1900 Sft ▲



- SIT OUT - 11'3"X12'0"
- C. BEDROOM - 10'3"X11'9"
- M. BEDROOM - 11'3"X11'9"
- DINING - 10'0"X13'9"
- TOILET - 9'0"X5'0"
- TOILET - 7'0"X5'0"
- HALL - 10'0"X20'6"
- KITCHEN - 7'0"X10'0"
- UTILITY - 4'6"W

Flat 9 1230 Sft ▲



PERFECT BLEND

CHIC ELEMENTS ADD TRENDSETTING CHARACTER AND A TOUCH OF TIMELESS ELEGANCE

FEATURES

- Swimming pool
- Gym
- Club house
- Children Play Area
- Badminton court
- Landscap
- Walking track



SPECIFICATIONS

FOUNDATION : RCC FRAMED STRUCTURE TO WITHSTAND WIND AND SEISMIC LOADS

BRICKS : RED BRICKS

PLASTERING : DOUBLE COAT CEMENT PLASTER FOR INTERNAL & EXTERNAL WALLS
FLOORING : LIVING/DINING: 2.5 *2.5 TILES OF REPUTED MAKE
 KITCHEN: 2*1 TILES OF REPUTED MAKE
 BEDROOM: 2.5 * 2.5 TILES OF REPUTED MAKE
 BALCONY: 2.5 * 2.5 ANTI SKID CERAMIC TILES OF REPUTED MAKE

UTILITY : FLOOR: 1*1 ANTI SKID TILES OF REPUTED MAKE
 WALL: 2*1 GVT POLISHED TILES DADO UPTO 4'0 HEIGHT OF REPUTED MAKE

TOILETS : WALL: 2*1 GVT POLISHED TILES DADO UPTO 7'0 HEIGHT OF REPUTED MAKE
 FLOOR: 1*1 ANTI SKID TILES OF REPUTED MAKE
 PLUMBING SYSTEM PIPES: ASTRAL/ASHIRWAD
 CP FITTINGS: HINDWARE OR REPUTED MAKE

SANITARY FIXTURES : HINDWARE OR REPUTED MAKE

DOORS & WINDOWS : MAIN DOOR: 3'6 WIDE - 3'6 TEAK WOOD
 INTERNAL DOOR : 3'0 WIDE - 2.5*4 - M.T. WOOD SKINNED DOOR

WINDOWS AND FRENCH DOORS : UPVC WINDOWS OF REPUTED MAKE WITH S.S. MOSQUITO MESH

KITCHEN : PROVISION FOR MUNICIPAL WATER (HMWSSB) STAINLESS STEEL SINK OF NIRALI OR REPUTED MAKE
 VITRIFIED TILES DADO UPTO 2'0 HEIGHT OF REPUTED MAKE

PAINT : **EXTERNAL :** COMBINATION OF TEXTURE AND PUTTY FINISH OVER A COAT OF PRIMER AND TWO COATS OF APEX
ULTIMA AINTERNAL : TWO COATS LAPPAM FINISH OVER A COAT OF PRIMER AND TWO COATS OF TRACTOR EMULSION ASIAN

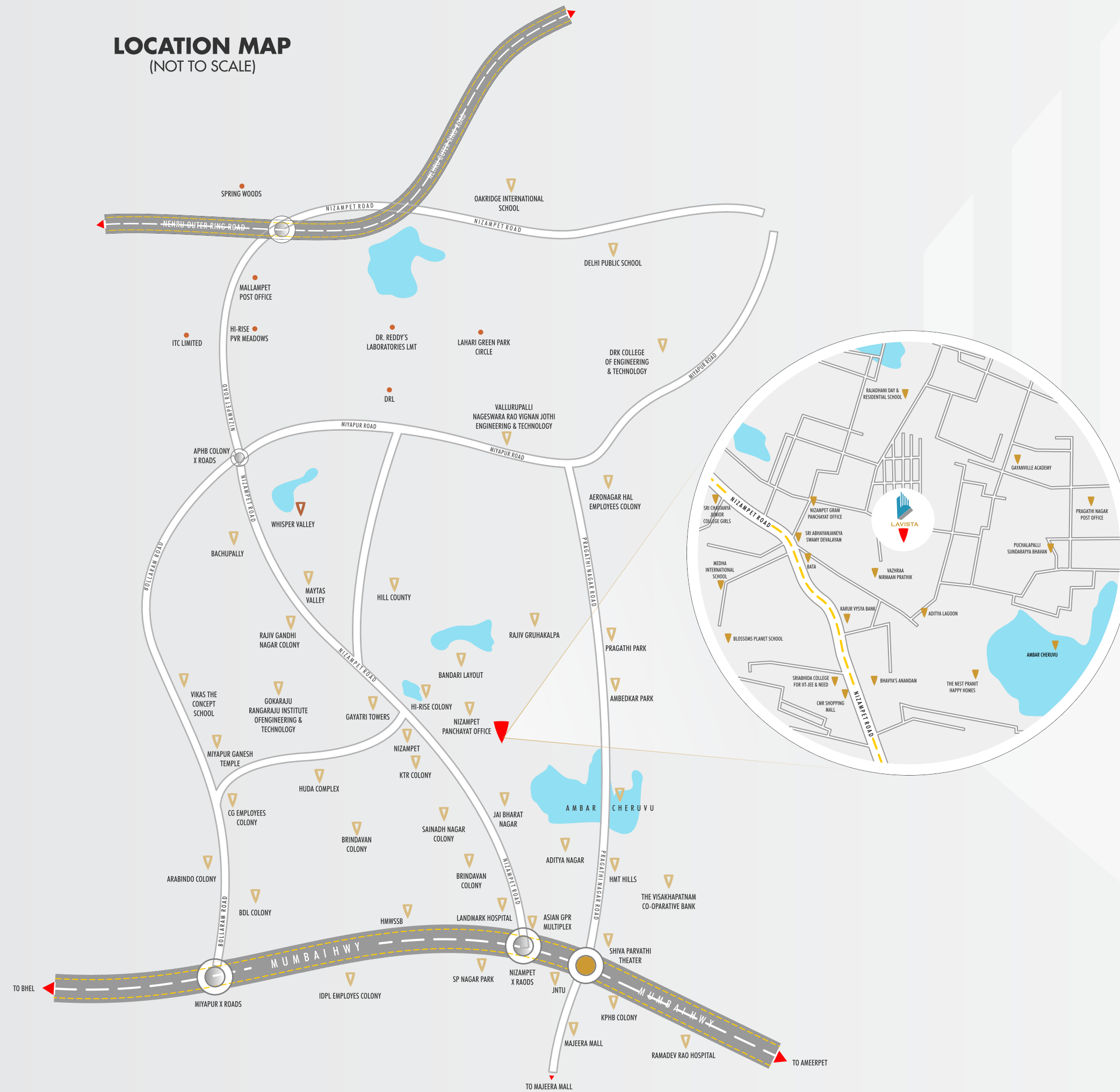
ELECTRICAL : **WIRING :** CONCEALED COPPER WIRING OF POLYCAB OR REPUTED MAKE
SWITCHES : MODULAR SWITCHES OF LEGRAND OR REPUTED MAKE

ELEVATOR : 6 PASSENGER ELEVATOR OF KONE/OTIS OR REPUTED MAKE

COMMUNICATION AND SECURITY : MY GATE OR SIMILAR SYSTEM CCTV SURVEILLANCE SYSTEM

MISCELLANEOUS : SOLAR FENCING ABOVE THE COMPOUND WALL 2 POINTS IN EACH FLAT POWER BACKUP MANJEERA WATER
 SUPPLY RAIN WATER HARVESTING PITS

LOCATION MAP
(NOT TO SCALE)



**ASSURED BLISS OF NIZAMPET,
JUST 20 MINUTES FROM GACHIBOWLY**

LAVISTA is placidly placed NIZAMPET. Located just off National Highway 65, the serene site is just about 10 minutes drive from Paradise Circle, and 4 km from Bowenpally area. While Kompally and its neighbouring Medchal area have always been leafy and lushly landscaped, today this part of the city is also one of the fastest growing suburbs. An array of upscale residential enclave and naturally endowed farmhouses surround the site, enhancing the living experience. What's more, the best of urban amenities such as the adventure park, ethnic cultural hub, multiplex and shopping mall, and an array of country-style dhabas and other eateries provide the inspiration for a tasteful lifestyle.

PRIDE HIGHLIGHTS

Just off within walking distance of all Corporate Banks

The Outer Ring Road (ORR), which connects at Kandlakoya, nearby, assures unswerving drive to Hitec City in about 20 minutes Mahindra Satyam Technology Park, just about 5 minute drive time

Sherwood Public School and Good Shepherd High School, a stone's throw away
Other schools in the environs include St. Ann's, St. Andrews, St.Peters, Gowtham, CMR and International schools such as DRS International and Abhyasa among others

For higher studies, Malla Reddy, St.Peter's, Narsimha Reddy, St. Martin's, CMR, Loyola, ICFAI Tech a few minutes from the site
Oxygen and You Hospital within walking distance while Harsha Hospitals, RR Hospitals, Konark Hospitals and Balaji Hospitals in the surrounding area
Specialised hospitals like Usha Mullapudi Cardiac Centre at Gajula Ramaram, Narayana Hrudayalaya at Suraram, Kims at Ministers Road, Yashoda Hospital at Patny are all accessible within 15-20 minutes

Super markets such as more and Spencers close at hand