



THE
WINNER
HAS
ARRIVED

Premium residences
at Miyapur



TEAM4
LIFESPACES



CRAFTED
FOR THE
WINNER
IN YOU

6.02
ACRES (GROSS)

3
LUXURY TOWERS

35
FLOORS



nyla
KEEP WINNING

This 35-floor high-rise community is slated to be the tallest set of towers in the vicinity of Miyapur. Standing elegantly on landscaped grounds, Nyla offers sophisticated 2, 2.5 and 3 BHK apartments for an elevated living. The towers stand out for their eclectic approach to design and magical contemporary architecture.





DRENCH YOUR
WINNING SPIRIT IN
SHADES OF GREEN



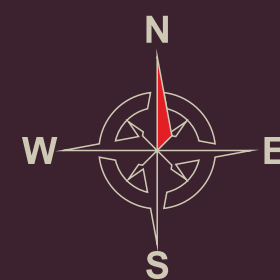


TYPICAL
FLOOR
PLAN

A, B, C

2, 2.5, 3 BHK UNITS

1200^{SFT} TO 1880^{SFT}





45000 SFT OF LUXURIOUS RECREATION FACILITIES

- Billiards
- Carrom
- Indoor Table Tennis
- Indoor Badminton Court
- Indoor Squash Court
- Volley Ball Court
- Gym
- Spa
- Meditation Room
- Yoga Studio/ Aerobics
- Multipurpose Hall
- Party Lawn
- Tuition Room
- Guest Suites
- Co-working Space
- Hobby Room
- Coffee Shop & Restaurant
- Party Terrace
- Conference Room
- Preview Theatre
- Waiting Lounge



nyla
KEEP WINNING

SPECIFICATIONS



STRUCTURE

- R.C.C. Framed Structure to withstand wind & seismic loads.
- R.C.C. Shear Wall Structure to withstand wind & seismic loads.
- Concrete blocks for non-structural members.

PAINTING

- Internal: 2 coats of emulsion paint over putty finished surface/ primer coat.
- External: Texture finish and weatherproof emulsion paint or any other finish as per the architect's design.

FLOORING

- Living, drawing, dining, all bedrooms & kitchen.
- 800mm X 800mm size double charged vitrified tiles.
- Bathrooms: Acid-resistant, anti-skid ceramic tiles.
- All Balconies: Ceramic tiles.
- Corridors: Vitrified tiles.

KITCHEN

- Provision for municipal & borewell water connection.
- Provision for water purifier.
- Provision for chimney.
- Provision for dishwasher.

UTILITY

- Provision for washing machine.
- Glazed ceramic tiles dado up to 3ft height.

BATHROOMS

- Wash basins, EWC, concealed system, single lever CP fittings of reputed brands.
- Provision for fixing geysers.
- Glazed ceramic tile dado up to 7ft height.

DOORS

- Main Door: Manufactured Teak wood frame with flush shutter of melamine matt polish, fixed with reputed make hardware.
- Internal Door: Manufactured hardwood door frames & laminated shutters, fixed with hardware of reputed brand.
- French Doors: UPVC sliding door of double-glazed unit of 3 track frame with provision for mosquito mesh.

WINDOWS

- UPVC window of double-glazed unit as per the architect's design.

ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular type switches and sockets.
- Light/ fan points in every room as per architect's design.
- Power points in kitchen for dishwasher/ grinders/ mixers/ cooking range/ exhaust chimney/ microwave etc. and in wash area for washing machine as per the architect's design.
- Exhaust fan provision in toilets.
- Electrical provision in all bedrooms for split air-conditioners.
- No provision for window air-conditioners.
- Separate metering for each unit for normal supply and DG supply.
- Earthing for every unit as per standards.
- 3-phase power connection of required load for each unit depending on size of apartment.
- Copper piping for A/C's and gas pipeline charges extra, as per actuals.

TELECOM/ INTERNET/ CABLE TV

- Telephone point in living room.
- Intercom facility in all flats.
- Provision for cable connection in drawing room, living room & all bedrooms.
- Provision for internet connection in living room.

LIFTS (Passenger & Service)

- Reputed make automatic elevators.

GENERATOR

- 100% DG set back up with acoustics enclosure and AMF.

FIRE SAFETY & GAS

- Supply of piped gas, subject to feasibility in all flats.
- Fire safety features as per fire department norms & regulations.

WTP & STP

- Sewage Treatment plant as per norms provided inside the project. Part of the treated sewage water will be used for the landscaping and flushing purpose.
- Treated water made available through an exclusive water softening and purification plant.

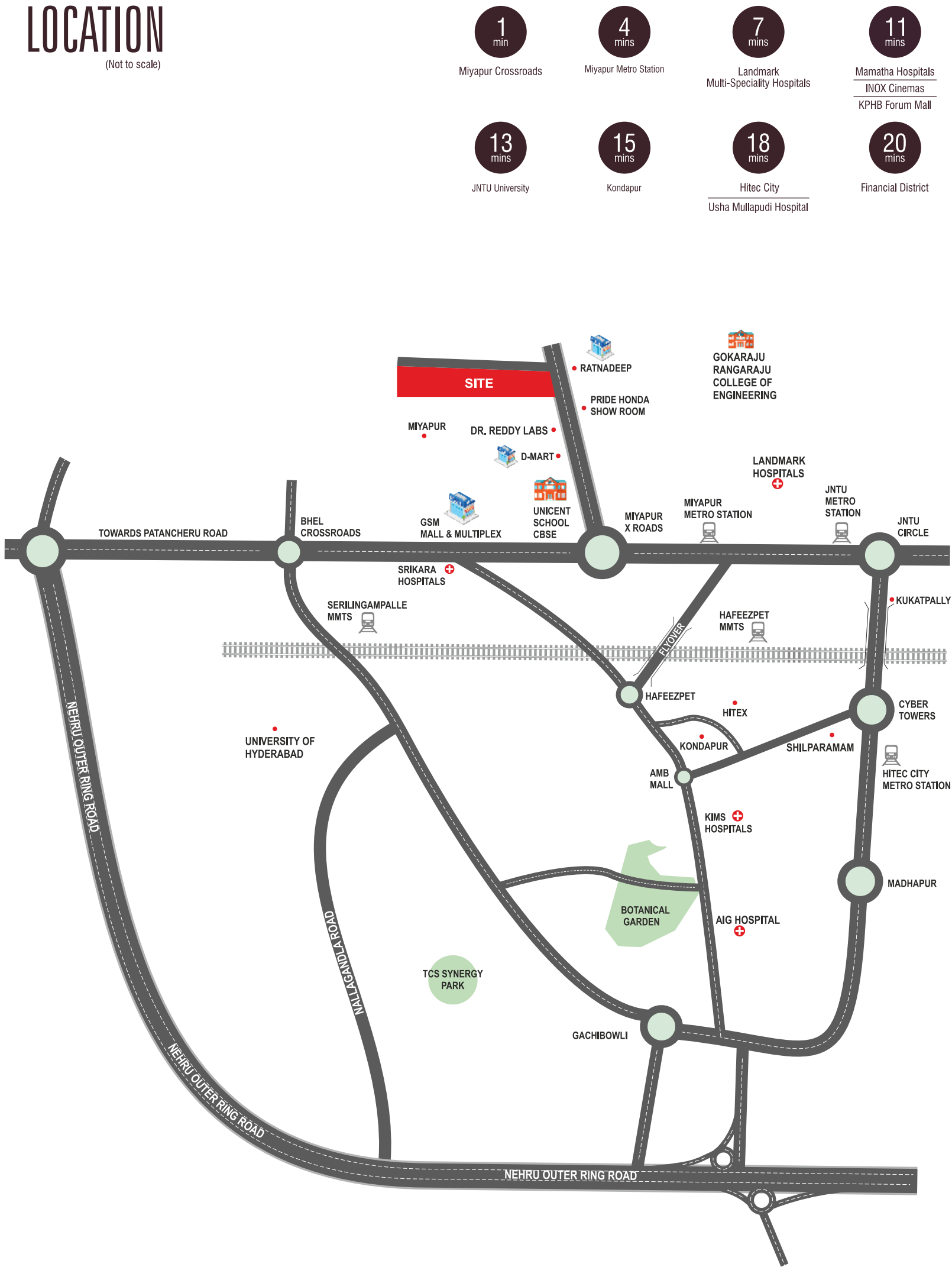
SECURITY/BMS

- Solar powered security fence for total compound wall.
- 24/7 security guards.
- Surveillance cameras at the main security and entrance of each block & clubhouse for monitoring.



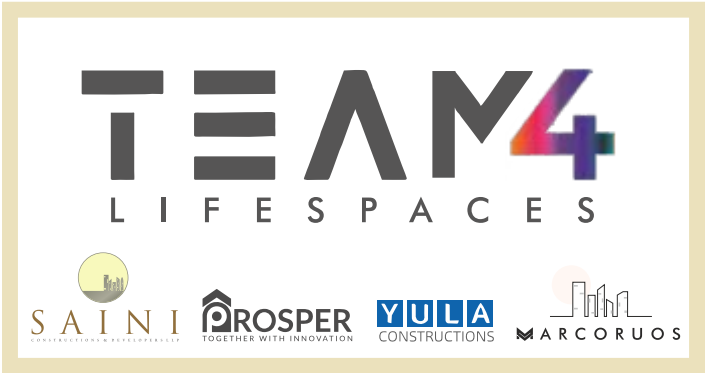
LOCATION

(Not to scale)





PROMOTERS



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THE TEAM

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LANDSCAPE ARCHITECTS



MEP DESIGN CONSULTANT



STRUCTURAL ENGINEER



PARKING CONSULTANT



PMC



TS RERA REGISTRATION NO: P02400003672

NOTE: This brochure is a conceptual presentation of the project and is not a legal offering. The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.