



A UNIQUE  
LIVING EXPERIENCE

2 & 3 BHK LUXURY HOMES @ LAHARI GREEN PARK, BOWRAMPET

## A NEW LEVEL OF DESIGN

Nirvana Crosstown welcomes to stunning lively atmosphere where living is not just a usual affair, but the synchronization of exotic living spaces and you. Designed to accommodate all the comfort and pleasures of an elite living, Nirvana Crosstown is skilfully embedded with signature specifications that truly exhibits the ingredients and line up to unleash our love for an adorable life style.



IN-HOUSE  
CONSTRUCTION



DELIVERING  
ONLY THE BEST



FOLLOW-UP FOR  
BANK LOANS



AFFORDABLE  
HOMES



ECO-FRIENDLY



GUARANTEED  
ON TIME DELIVERY





## WHERE INTIMATE SPACES MEET INDULGENT TOUCHES...

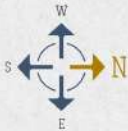
We believe life is journey that's always getting bigger and higher. So should we. The result of this Nirvana Crosstown – A project that allows life to reach levels beyond imagination. With ultra - modern features, a posh combination of innovation and brilliance and the pleasure of basking in a wide selection of unrivalled privileges, what Nirvana Crosstown offers is place that leaves you mesmerised.

### Nirvana offers

- Elegant design with quality construction
- Superior construction quality
- Fastest construction and ensuring quick possession.
- The only branded development in the vicinity.
- Hall as the necessity and leisure centers nearby
- 24 hrs surveillance covering designed common areas



## A NEW LEVEL OF SPACE AND LIVABILITY



Homes at Nirvana Crosstown feature a generous floor plan that come with large living spaces featuring large balconies that opens to the panoramic urban splendour. Stretch to the tunes of your dreamy desire, pamper your loved ones or just about anything... you will still have room to explore.





## PROJECT HIGHLIGHTS...

-  Vaastu Compliant
-  Pleasant Elevation
-  User Friendly Floor Plans
-  Premium Quality Construction
-  Earth Quake Resistant Design
-  Independent Luxury Flats
-  Elegant Entrance Arch
-  Kids Play Area
-  Outdoor Gym
-  Terrace Party Zone
-  Roof Garden
-  Entry Lounge
-  Sitting Alooove
-  Beautiful Landsoaping
-  Rain Water Harvesting
-  Provision for HMWS&SB Water
-  Solar Fence
-  Feature Wall
-  CC Camera Security
-  DG Backup

## POISED TO BE MORE THAN JUST AN ADDRESS

Staying here gives you that special 'on-top-of-the-class' feeling. Not only it is compelling to look at from the outside, the view from inside each apartment is equally mesmerizing. It is being constructed to the most stringent quality standard which are prominently showcased inside every apartment where the eye to detail and technology reflects in everything from wiring to fittings to appliance provided and quality of life promised.



an arthistic impression of nirvana crosstown kids play area view

# SPECIFICATIONS



## STRUCTURE

RCC framed structure, resistant to wind and earthquake (Zone-2)



## WALL FINISHES

Internal walls and ceiling painted with Asian paints acrylic emulsion or equivalent make over smooth (Lappam / Putty) finished surfaces



## EXTERNAL WALLS

- Weather proof cement / textured paint of Asian Paints or equivalent make
- Enamel paint of Asian paints or equivalent make on all M.S. railings



## FLOORING

- Vitrified floor tiles 800 x 800 of superior quality in drawing, living, dining, bedrooms, kitchen areas
- Anti-skid ceramic floor tiles of superior quality in bathrooms and in kitchen utility areas and balconies



## DOORS

- Main Door: Teak wood door frame and Teak veneer flush door with melamine polish and Godrej or equivalent make Lock
- S.S. hardware of superior quality
- Internal Doors: Teak wood door frame with module flush shutters of superior quality with paint finish and hardware



## WINDOWS

UPVC framed glazed sliding / open shutters with glass



## ELEVATORS

- Johnson or equivalent make lift with rescue device and V3F for energy efficiency
- Lift lobby area with granite / tile cladding



## SANITARY FITTINGS

- Ceramic ware of CERA or equivalent make
- CP fittings of CERA or equivalent make in all toilets



## TELEPHONE / DATA CONNECTION

TV outlets in master bedroom, childrens bedroom and living area  
Internet / telephone point in living / drawing room



## TILE CLADDING & DADOING

- Toilets: Glazed ceramic tile dado of reputed make upto 7' height
- Utility: Tile dado upto 3' height of reputed make



## KITCHEN

- Granite work top with S.S. sink of superior quality
- Ceramic tiles of superior quality above the kitchen platform, 600 mm high dado
- Multiple power points in kitchen with multi-pin 6/16A sockets
- Provision for Washing Machine in Utility area



## CORRIDORS

Granite / Vitrified flooring for all corridors



## ELECTRICAL

- PVC insulated copper wires of Polycab or equivalent make, modular switches of Havells or equivalent make, with sufficient power outlets and light points
- DB's with MCB's of superior quality in each apartment for safety
- Provision for installation of split AC's in all bedrooms
- Provision for geyser in all bathrooms



## BACK-UP FOR POWER

Generator power back-up for lift & lighting for common areas with acoustic enclosure for uninterrupted power supply



## PARKING MANAGEMENT

Parking is optimally designed to suit the ease of parking



## LANDSCAPING

Beautifully landscaped gardens with eco-friendly flats as per design



## TERRACE

Terrace finished with waterproofing & weather protection as per design



## GREEN INITIATIVES

Rainwater harvesting provided for recharging ground water levels



## WATER

Individual water meters



## LPG

LPG line for kitchen



A/C Copper wiring in all bedrooms



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