

Nayan's

NATURE SPRINGS

2 & 3 BHK Luxury Apartments



crafted for

classy living

Connect to comfort @ Kukatpally



welcome to

Nayan's Nature Springs



a leafy residential *wonderland*

Who said you can't find peaceful lifestyle in the city? Agreed it's rare, but consider yourself fortunate. Well, it's because you are reading about one such peaceful paradise in the veritable heart of Hyderabad - at Kinetic Kukatpally locality. A towering hideaway of 8 floors rising harmoniously amongst the trees. 2 & 3 BHK retreats that embrace modern comfort yet offer alternative ways to experience the urban amenities within a leafy wonderland. A pristine place of escape for 312 families to be precise. So be wise, be a part of Nature Springs... and feel at home amid natural surroundings for the rest of your life!

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Master Plan



Legend

- | | | |
|-----------------------|------------------------|--------------------|
| ① Entrance & Security | ⑤ Stage & Feature Wall | ⑨ Interaction Zone |
| ② Drive Way | ⑥ Party Lawn | ⑩ Stepping Stone |
| ③ Kids Swimming Pool | ⑦ Path Way | ⑪ Skating Ring |
| ④ Changing Room | ⑧ Children's play area | ⑫ Badminton court |

a picture-perfect *world within*

Encircled by lush greenery and interspersed with rejuvenating amenities, the master plan of Nature Springs presents a picture-perfect world within. An array of delights, including clean and pollution-free ambience, welcomes you from the moment you set your sight on this serene sanctuary. Lavish lifestyle features and aesthetic architecture apart, the stately apartments created by a trusted builder like Nayan Constructions sets the stage for a lifetime of unheard luxury.

Project Features

- Gated Community
- 8 Floors
- 312 Flats
- 100% Vasthu
- Pollution Free Atmosphere
- Rainwater Harvest Pit
- Deluxe Quality Construction
- Designed Elevation in Classical Style
- Strategic Location
- Close to Shopping Malls & Schools
- Experienced Architectural Team
- Well Experienced Builder



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approved by
TS RERA
TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY





alive with natural beauty &
man-made wonders

Every nook and corner of Nature Springs is alive with natural beauty and man-made wonders. A much-needed relief from the noise and chaos of the bustling city outside, the calm and charm within is not just a feast for the eyes but for all of your senses. Safe for children to freely immerse in playful activities as well as an ideal environment for elders and grown ups to relax in soothing spots, Nature Springs lives up to everyone's expectations of a grand gated community.

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BLOCK - A

Area Statement (in Sft.)

Flat Area

01	1475
02	1325
03	1300
04	1300
05	1300
06	1300
07	1300
08	1300
09	1600
10	1700
11	1600
12	1250
13	1250
14	1250
15	1250
16	1250
17	1250
18	1500
19	1500
20	1625



BLOCK - B

Area Statement (in Sft.)

Flat Area

01	1600
02	1250
03	1250
04	1250
05	1250
06	1250
07	1500
08	1550
09	1625
10	1300
11	1550
12	1300
13	1300
14	1200
15	1215
16	1235
17	1235
18	1425
19	1215

blessed with free flowing spaciousness - exquisite rooms

Characterised by spaciousness exquisite rooms, elegant halls, large living/dining spaces and contemporary kitchen-every 2/3 BHK independently planned apartment of Nature Springs meets the diverse needs of modern Indian families with utter ease. Adding to the sunlight and fresh air from broad windows are strategically placed sit-outs/balconies that invite natural splendour while providing breathtaking views of the neighbourhood. In addition, features such as no common walls, wide corridors and sufficient numbers of lifts add to the comfort of living in a close-knit community.



Typical Floor Plan



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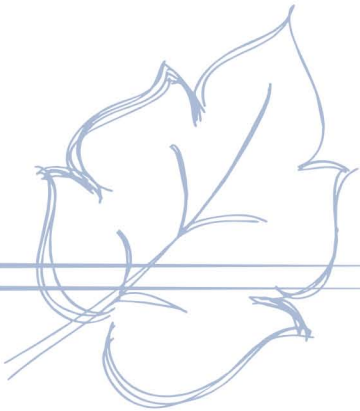
2 BHK



3 BHK

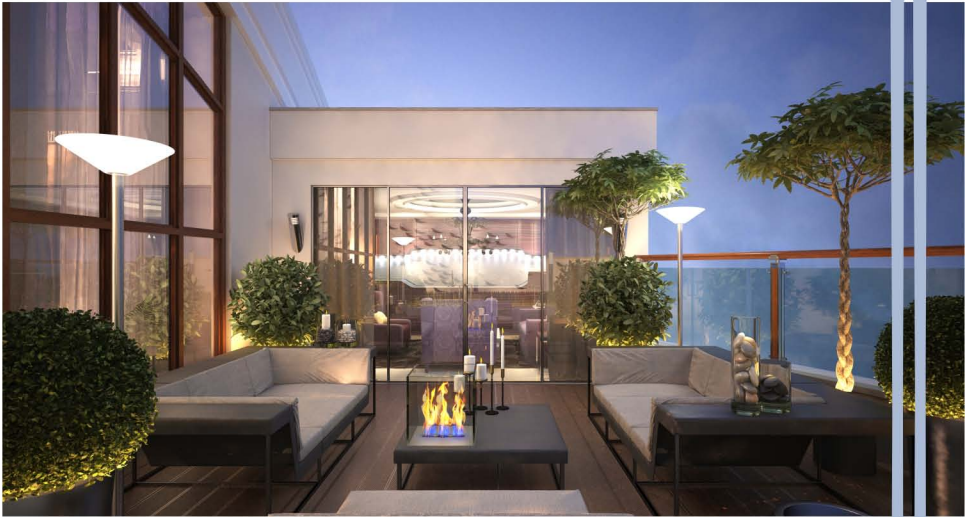
chock-a-block replete with
revitalising activities

With a vast array of world-class club amenities vying for your attention, feeling bored or burnt-out is just not possible at Nature Springs. The privileged five-floor amenities block within the enclave is chock-a-block replete with invigorating activities to recharge persons of all ages and preferences. From choicest of sports and games to the best in fitness and well-being, it's all in. What's more, you can even celebrate life's special moments with family and friends in the dedicated space, shop for everyday needs at the super market inside, and also host your near and dear.



Club Amenities

- Multipurpose hall
- Reception
- Indoor gym
- Indoor games area
- Kids swimming pool
- Kids play area
- Jogging track
- Badminton court
- Skating ring
- Outdoor fitness station
- Lush green landscape
- Provision for super market
- Common toilets
- Maintenance room
- Sufficient CCTV coverage
- Solar fencing
- 24 hours security
- Basketball pole



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a close-knit community that
reflects serenity



specifications



STRUCTURE

Footings, columns, beams and slabs in RCC grade.



SUPER STRUCTURE

All external walls of 9" and internal walls of 4", AAC blocks with joining mortar.



PLASTERING

Two coats of Cement plastering with sponge finishing.



MAIN DOOR

Main door with teak wood door frame and modular shutters, aesthetically designed with fine finish and designer hardware of reputed make.



INTERNAL DOOR

Teak wood door frame and flush door shutters.



WINDOWS

Window frames and shutters with complete UPVC with glass panels fitted with mosquito mesh elegantly designed MS painted grills and standard hardware.



FLOORING

2X2 Double charged vitrified tiles with 4" skirting.



PAINTING

All interior walls with premium emulsion paint with roller, Exterior fascia with premium paint



ELECTRICAL

Concealed copper wiring of Fine cab/Poly cab or similar make for internal wiring, Finolex or similar make for main lines.



INTERCOM

Telephone points in living room, intercom facility connecting all service units and security.



TV & INTERNET

Provision for TV point in master bedroom and living room, Internet point in living room.



KITCHEN

Granite slab for Kitchen platform with Glazed ceramic tiles dado up to 2' height with built-in Steel sink. Ceramic tile dado will be provided in the wash area up to 3' height.



TOILETS

Ceramic anti skid tiles for flooring and walls with ceramic tiles of size 12"X18" up to 6'6" height.



PLUMBING

ESSESS or similar make of sanitary ware with concealed wall Diverter, WC and washbasin of BATHSENSE / HINDWARE or similar make.



LIFT

JOHNSON or similar reputed make .



GENERATOR

Standby generator of reputed make to operate lifts, pumps, common area and staircase lighting and selected points in each flat(2BHK - 3 lights & 3 fans, 3BHK- 4 lights & 4 fans).



WATER SUPPLY

Underground and overhead storage tanks of adequate capacity with bore well.



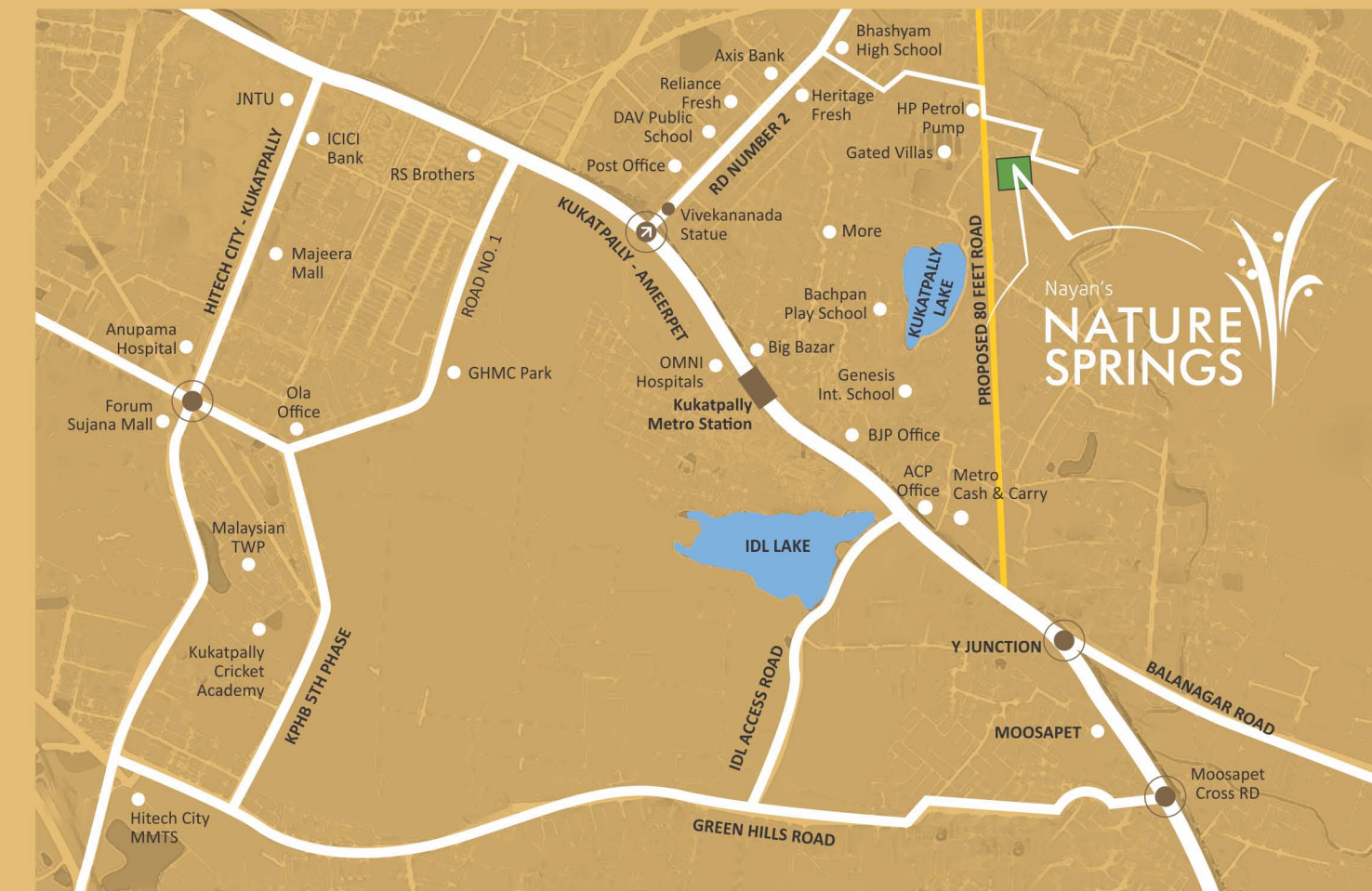
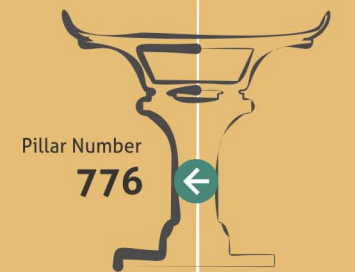
PARKING

Stilt parking with parking tiles, Cellar and sub cellar with VDF flooring

well connected and highly endowed with

urban amenities

There's no better place to be in the city than Kukatpally, the gateway to Hitech City and one of the busiest business hubs in Hyderabad. Here, set in the backdrop of placid Kukatpally lake, not only the site of Nature Springs pulsates with a liveliness of its own but also offers a resourceful neighbourhood that turns your every desire into reality. Well connected as well as highly endowed with all urban amenities, you can always look forward to a life well lived!



Easy to reach

- Hitech City
- Omni Hospital
- Apollo Hospital
- Forum Sujana Mall
- Manjeera Mall

Neighbourhood

- Metro Cash & Carry
- Kukatpally Metro Station
- DAV Public School
- Genesis School
- Bhashyam Brooks School
- Reliance Fresh
- More Super Market
- Heritage Fresh

location map

a company where excellence and timely completion come standard

A visionary real estate company with eye for detail, Nayan Constructions is focused on delivering quality built-up spaces since its inception in 2012. The company's promoters as well as its talented team are well experienced in the real estate realm, therefore, excellence in every sphere and timely completion come standard. While applying world-class proven technologies, it endeavours to bring in innovation which reflects in all the four of its completed projects.



Builders

Nayan Constructions
Villa 17, Vaddepally Enclave,
Kukatpally, Hyderabad.

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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.