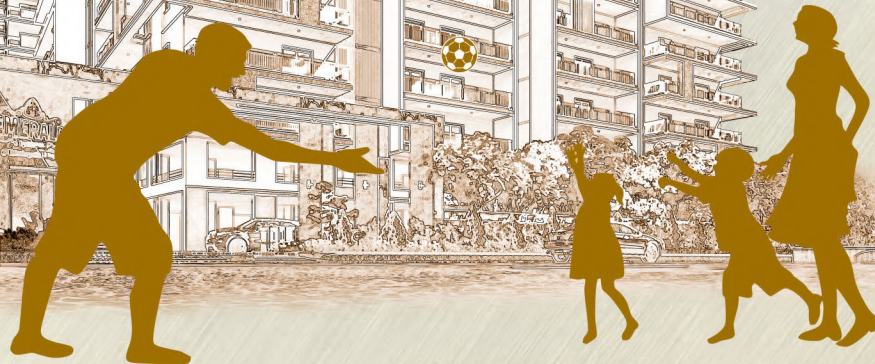




# AAVASA EMERALD

@ LB Nagar  
Premium City Homes



Make your family  
time more happy.

A Prestigious Project by:





# AAVASA EMERALD

@ LB Nagar



Entrance Gate

*Where Heaven  
Equitable The Earth*

We at aavasa constructions feel that you made an appropriate decision by creating aavasa emerald an ideal place for your peaceful and luxurious dwelling in the heart of LB Nagar, Hyderabad where all the facilities within your reach.

Aavasa emerald by aavasa constructions is situated in the prime location with accessibility to schools, colleges, medical college, places of worship, hospitals, shopping areas, travel facilities, markets and entertainment. We are pleased to provide you the required information compiled to help you transition to your new home. As a resident of aavasa emerald by aavasa constructions, you and your family will enjoy our diverse amenities and convenient location.



FRONT VIEW



BIRD EYE VIEW



NIGHT VIEW



### Live the mega life



Aavasa emerald by aavasa constractions is the abode for the socially mobile, who work hard and relax in the warmth of well designed environment. Aavasa emerald offers two and three BHK apartments with 1195 Sft to 2530 Sft. The landmark address in LB Nagar brings freedom carved in plenty of recreation facilities. Thoughtfully designed, qualitatively built, the new age destination caters to modern aspirations of families.

### Central tot lot view



#### Project Highlights

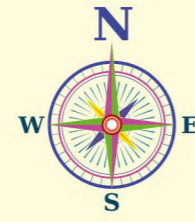
- HT Connections
- Centralized Gas Pipe Line
- Solar Fencing
- 100 Percent Power Back up.

#### Main Landscaping works

Beautifully designed landscaping with exclusive footpath activity areas, lighting, children play area etc. is provided for the community.



# Typical Floor Plan



## Area Statement

| No. | Sft. | No. | Sft. |
|-----|------|-----|------|
| 01  | 2530 | 11  | 1310 |
| 02  | 1945 | 12  | 1535 |
| 03  | 1945 | 13  | 1535 |
| 04  | 2175 | 14  | 1310 |
| 05  | 2345 | 15  | 1195 |
| 06  | 1685 | 16  | 1755 |
| 07  | 1310 | 17  | 2065 |
| 08  | 1535 | 18  | 1945 |
| 09  | 1535 | 19  | 1945 |
| 10  | 1310 | 20  | 2465 |



## Club House Amenities








### CELEBRATION AMENITIES

-  Waiting Lounge
-  Multi Purpose Hall with Dinning area
-  Swimming Pool

### LIFE & LIFESTYLE NEEDS

-  Super Market
-  Spa & Salon
-  Clinic & Pharmacy
-  Creche

### ENTERTAINMENT, GAMES & FITNESS

-  Gym
-  Meditation Room
-  Yoga Studio
-  Indoor Games
-  Park
-  Children Play Area
-  Jogging Track

## Specifications

### Structure:

R.C.C. Framed structure to withstand wind and seismic loads. Super structures masonry work with AAC Blocks

### Plastering:

Internal and external double coat cement plastering.

### Doors and Windows:

**Main Door:** Teakwood frame with veneered shutter with reputed hardware fittings with PU Polishing.

**Internal Doors:** Engineered wood frames with laminated flush shutters.

**Windows:** UPVC windows with provision for mosquito mesh

All hardware of reputed make.

### Flooring:

- Living, dining, bedrooms & kitchen: 800 x 800 mm vitrified tiles
- Bathrooms: Acid resistant, anti-skid tiles
- Balcony: Anti-skid tiles
- Corridors: Combination of vitrified tiles and granite as per architect design
- Staircase: Granites

### Tiles Cladding:

**Bathrooms:** Combination of imported marble with Premium vitrified tiles up to 8" height.

**Utilities:** Ceramic Tiles of reputed make up to 3'-0" height.

### Kitchen:

- Provision for centralized gas pipe line connection for every flat
- Granite platform with stainless steel sink
- Provision for fixing water purifier, exhaust fan & chimney
- Utilities: Washing machine provision

### Utilities / Wash:

- Dish washer or washing machine provision in the utility area.

### Bathrooms:

- Wall-mounted EWC in all bathrooms
- Hot and cold wall mixer with shower of reputed make (Jaguar/Grohe or equivalent)
- All C.P fittings are chrome plated of reputed make (Kevlar or equivalent)

- Sanitary fittings of standard make.

- Provision for geysers and exhaust fans in all bathrooms

### Painting:

**Internal:** Premium emulsion with wallputty finish for Interior walls and ceiling (Asian or equivalent)

**External:** Textured/smooth finish and tow coats of exterior paint of Asian make or equivalent

### Electrical:

- Concealed copper wiring with ISI mark
- Power outlets for geysers in all bathrooms and air conditioners in all bedrooms
- Plug points for chimney, refrigerator, microwave oven, mixer/grinder in kitchen and TV in where ever necessary
- Modular electrical switches of premium make (Legrand/Havells or equivalent)
- Miniature circuit breakers (MCB) of premium make (Legrand or equivalent)

### Telecom/Internet/Cable TV:

- Video intercom facility to all the units connecting security
- Provision for Internet in living room
- Provision for cable connection in living and master bedroom

### Lifts:

- Automated passenger lifts of Kone or equivalent make

### Power Back-up:

- 100% DG backup for common areas and inside flats excluding ACs, geysers and 15 amp sockets

### Security:

- Intercom facility connecting flats and security room
- Surveillance cameras at all major entry / exit points.

### Fire Safety:

- Fire systems will be provided as per the department norms

### STP:

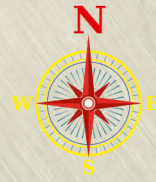
- A sewage treatment plant of adequate capacity as per norms will be provided.





# Location Map

(Not to Scale)



**AAVASA  
EMERALD**  
@ LB Nagar

LB Nagar, Hyderabad is well developed location in terms of civic infrastructure and basic facilities. The area is well connected within and around the city by roadways. There are a number of clubs, theatres, market areas, educational institutions and hospitals which are all placed in the closed vicinity to aavasa emerald.

## Location Highlights

- 200 mtrs from LB Nagar - Vijayawada Highway,
- 900 mtrs from LB Nagar Metro Station
- 1.0 km from Kamineni Hospital,
- 12 km's from Outer Ring Road Exit No 11.



**AAVASA**

### AAVASA CONSTRUCTIONS

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Architect



Studio Infinite

Project Management Consultancy



Srikara Consultancy

Structural



A.S.A Consultants

Landscape



Microscapes

MEP



HP Associates