

Lorvens Plaza

@hyderabad



Lorvens Plaza

Experience Comfort & Affordability

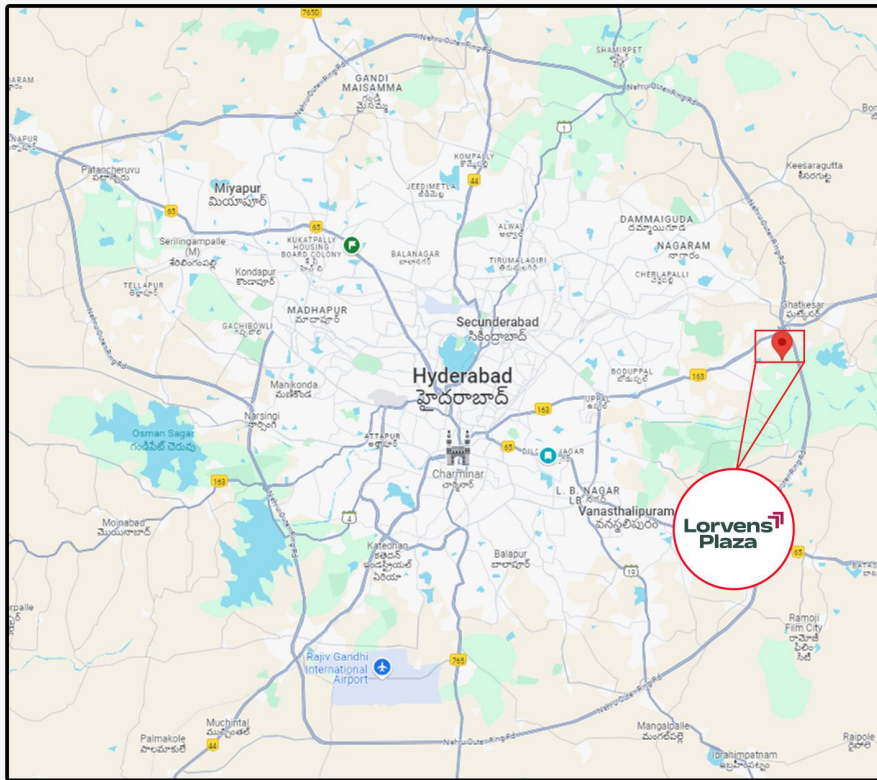
There are houses and then there are homes that whisper stories. Homes where every corner speaks of comfort, every room breathes possibility, and every moment feels like a personal sanctuary. Lorvens Plaza isn't just about construction—it's about creating a canvas where your life's most precious moments will unfold.

Imagine a space where privacy isn't just a promise, but a carefully crafted reality. With only two flats per floor, we've redefined what it means to truly have a home that belongs to you. Sunlight cascades through expansive windows, fresh air dances through thoughtfully designed ventilation, and each flat becomes a breath of tranquility in the midst of urban living.

This isn't just about affordability. This is about accessibility to a lifestyle you've always dreamed of—where comfort meets possibility, where your individuality is celebrated, and where 'home' means so much more than four walls.



Lorvens Plaza



Proposed Project Details:

- Project Name** : Lorvens Plaza
- Location** : Annojiguda (Pocharam), near ORR-Exit 9, towards Uppal-Warangal Highway, Hyderabad.
- Building Type** : Stand Alone Apartment.
- No. Of Floors** : Stilt + 5
- Flats Per floor** : 2
- Total Flats** : 10
- Amenities** : Lift, Car Parking, Bike Parking, Security Camera, 24/7 Drinking Water(With Pureit), Power Backup
- Current Stage** : Due Diligence Completed, Land Survey, FTL-Buffer Zone Survey, Documentation Completed, Approvals Pending



Description of Locality

The Landed Property is **Situated at Annojiguda (Pocharam), near ORR-Exit 9, towards Uppal-Warangal Highway, Hyderabad.**

Level of land with topographical conditions	Plain/Levelled.
Use to which it can be put	Present – Residential & Allied.
Any usage restriction	Present-Restrictive use of land for Commercial
Tenure of land (own/Leased)	Own
Corner or intermittent plot	Intermittent
Water potentiality	Available
Power supply is available in the Site	Available in the location
Is the land a locked land?	No
Ratio between Avg. Depth & Width	1:0.75.
Road facilities	Available
Underground sewerage system	Available



Elevations

A Perfect Harmony of Space & Style

3D Image



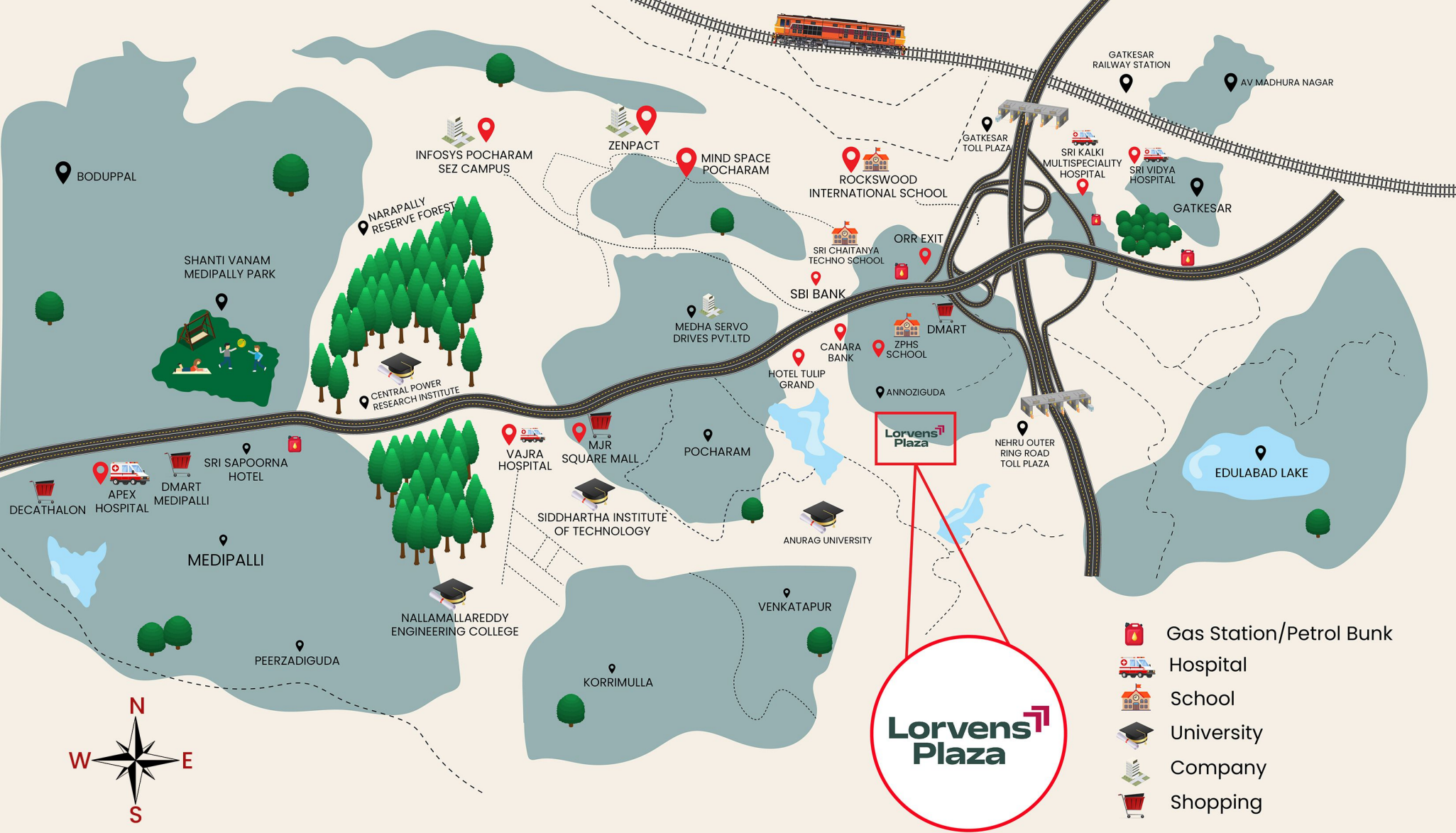
3D Image



Elevations

Designed to Inspire, Built to Last





Lorvens Plaza

Lorvens Plaza is ideally located near malls, shopping centers, hospitals, schools, and colleges, ensuring all your essentials are just minutes away.

Experience a location that combines comfort, convenience, and connectivity, making Lorvens Plaza the perfect place to *live, work, and thrive.*

<3KM



National
Highway
2 Km



Zilla Parishad
High School
2.5 Km



D-Mart
2.5 Km



Canara Bank
2.9 Km

Amenities

- Schools
- Hospitals
- Shopping

<4KM



State Bank
of India
3.1 Km



Hotel Tulip
Grand
3.1 Km



Sri Chaitanya
Techno School
3.1 Km



ORR Exit
3.3 Km

<6KM



Mindspace
Pocharam
4.6 Km



Sri Kalki Multi
Speciality Hospitals
4.6 Km



Sri Vidya
Hospital
4.7 Km



Rockwoods
International School
5 Km



Genpact
5 Km

<10KM



MJR Square
Mall
5.5 Km



Vajra
Hospitals
6 Km



Infosys
Pocharam
6.6 Km



Apex
Hospitals
9.8 Km

Everything
at your *Finest*
Distance

East Flat

BUILT UP AREA : 1113.31 SQ.FT

CARPET AREA : 988.9 SQ.FT

TOTAL AREA : 1255.03 SQ.FT



North Flat

BUILT UP AREA : 1137.75 SQ.FT

CARPET AREA : 1023.70 SQ.FT

TOTAL AREA : 1279.47 SQ.FT





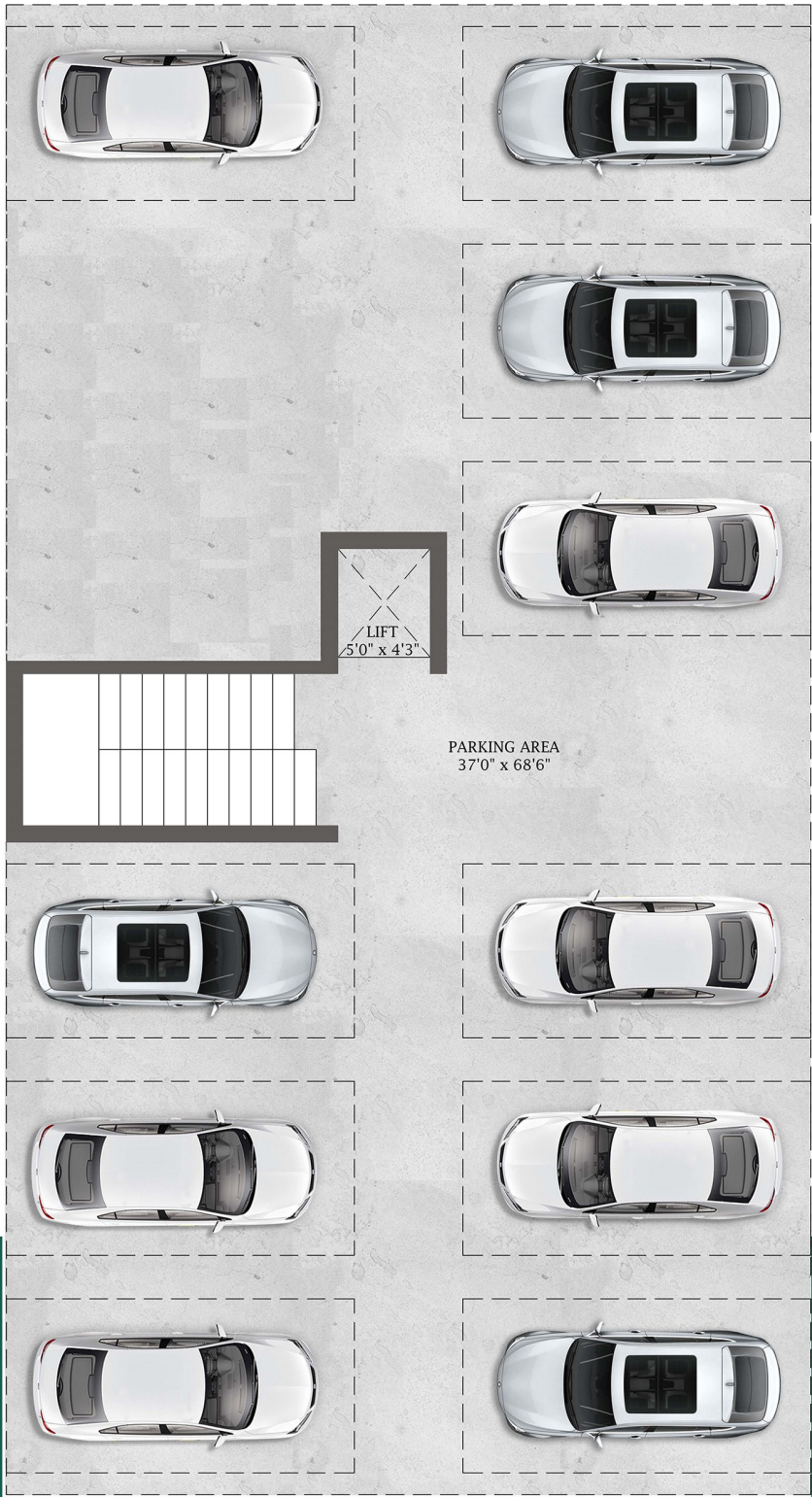
Common Area

The thoughtfully designed common area serves as a shared space for relaxation and community interaction. With ample seating, greenery, and well-planned lighting, it's perfect for casual conversations or unwinding after a long day.



Parking Area

The spacious and secure parking lot is designed for easy navigation and safety. With well-marked spots and sufficient lighting, it ensures convenient access to your vehicle, whether day or night.



*Best Choice
Best Life*

**Lorvens
Plaza**

Advantages of the site

1. The property is Strategically located at a distance **3.8 Km from ORR Exit (Ghatkesar) & 3.3 Km from Warangal Highway**. Surrounding Locality in the Vicinity is Most Sought after due to being in the Vicinity of Highway.
2. Uniform Land Shape of good Volume.
3. Good Potential for Apartment Project Development.
4. Abutting **40 feet Road** South & East Side Park.

- ◆ 3.8 Km from ORR Exit
- ◆ 3.3 Km from Warangal Highway
- ◆ 40 feet Road South & East Side Park



*Image is for Representation Purpose Only



*Image is for Representation Purpose Only

Bathroom Specifications

- ◆ **Flooring:**
Anti-Skid Ceramic Tiles (2' x 2' or 1' x 1' size).
- ◆ **Wall Cladding:**
Ceramic wall tiles up to 8' height.
- ◆ **Sanitaryware:**
Floor-mounted WC, washbasin (semi pedestal), overhead shower, angular cocks, health faucet.
- ◆ **Waterproofing:**
Epoxy injection pressure grouting & plastering with waterproof admixtures.
Brand: Fosroc/Dr. Fixit.
- ◆ **Doors:**
WPC Frame with WPC Shutter.
Door Size: 7'x2'9".
Frame Section: 4"x2.5".
- ◆ **Plumbing:**
CPVC water supply piping, SWR drainage pipes.
Brand: Astral/Supreme.

Bedroom Specifications

- ◆ **Flooring**
Double Charged Vitrified Tiles (2' x 2' size).
- ◆ **Walls**
Double Coat Cement Plastering (CM 1:6, 1:4). Internal walls finished with wall care putty, one primer coat, and two coats of Asian Tractor Emulsion.
- ◆ **Ceiling**
Smooth finish with putty and Asian Tractor Emulsion paint.
- ◆ **Doors and Windows:**
Internal Doors: Satwood Frame with BWP Shutter, fitted with SS-coated hardware and locking arrangement.
Door Size: 7'x3'.
Frame Section: 4"x2.5".
Windows: UPVC windows with mosquito mesh, 3-channel sections, and 4mm thick clear glass.
- ◆ **Electrical Points:**
2-way fan switch, 2-way light points, sockets for AC, and study area.
Brand: Anchor Penta.



*Image is for Representation Purpose Only



*Image is for Representation Purpose Only

Kitchen Specifications

- ◆ **Flooring:**
Double Charged Vitrified Tiles (2' x 2' size).
- ◆ **Platform:**
RCC structure platform with granite top.
Coverage: Up to 24 SFT.
- ◆ **Wall Dado:**
2' height glazed ceramic tiles.
Coverage: Up to 24 SFT.
- ◆ **Plumbing Fixtures:**
Long body bibcock (bore and municipal taps),
RO point, stainless steel sink with faucet.
Brands: Hindware/Parryware.
- ◆ **Electrical Points**
Fan point, sockets for RO purifier, fridge,
microwave, hob, and exhaust fan.
Brand: Anchor Penta.

Hall Specifications

- ◆ **Flooring**
Double Charged Vitrified Tiles (2' x 2' size).
- ◆ **Walls**
Double Coat Cement Plastering (CM 1:6, 1:4).
Internal walls finished with wall care putty, one
primer coat, and two coats of Asian Tractor
Emulsion.
- ◆ **Ceiling**
Smooth finish with putty and Asian Tractor
Emulsion paint.
- ◆ **Doors and Windows:**
Main Entrance Door: African Teakwood Frame
with veneer shutter, fitted with brass hardware
and locking arrangement
Door Size: 7'6"x3'6".
Frame Section: 5"x3".
Windows: UPVC windows with mosquito mesh,
3-channel sections, and 4mm thick clear glass.
- ◆ **Electrical Points:**
Fan point with dimmer, wall light points, sockets
for TV and accessories, and
AC sockets.
Brand: Anchor Penta.



A home that is crafted
with *Love*

A Family finds its *Forever*

Lorvens⁷ Plaza

Address

Level 1, Phoenix Tower,
Uppal, Hyderabad, Telangana-500039, India.

Contact Number
+91 7671983710

For Enquiries
contact@investcorners.com

Project by

INVEST CORNERS

