AAVAAS
By Nebula
HYDERABAD

YOUR HOME YOUR WORLD

1 & 2 BHK
Vastu Compliant Homes



nebula
REACH BEYOND

AAVAAS
By Nebula
HYDERABAD

NEBULA INFRASPACE LLP

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nebula
REACH BEYOND

NEBULA REALTY BELIEVES EVERYBODY HAS THE RIGHT TO **OWN A HOME**

A place of their own, a space of their dreams. With this vision, the group has ventured wholeheartedly into providing space for those who are not fortunate enough to buy luxuries as a home.

With an aim to develop an all-inclusive, self-sustained community lifestyle, that too at affordable price, the group forays in fulfilling common man's dream of a home with all the essential lifestyle choices & facilities within a budget.

The promoters at Nebula Realty believe that society has played a pivotal role in shaping the group to a large extent, and it is time to give back to the society.

By forming Nebula Realty, they aim at giving the opportunity to the customers to transform their lives in an affordable way.



OWN YOUR PRIDE AT MOST **AFFORDABLE PRICE**

A home becomes your world when you get best connectivity & convenience. It becomes your world when it gives you abundance of happiness & peace. When it's well-designed and economically priced to cater everything you have dreamt in your imagination. Nebula Aavaas is one such world situated at the prime location of Miyapur, Hyderabad giving you all-inclusive lifestyle at most affordable price.

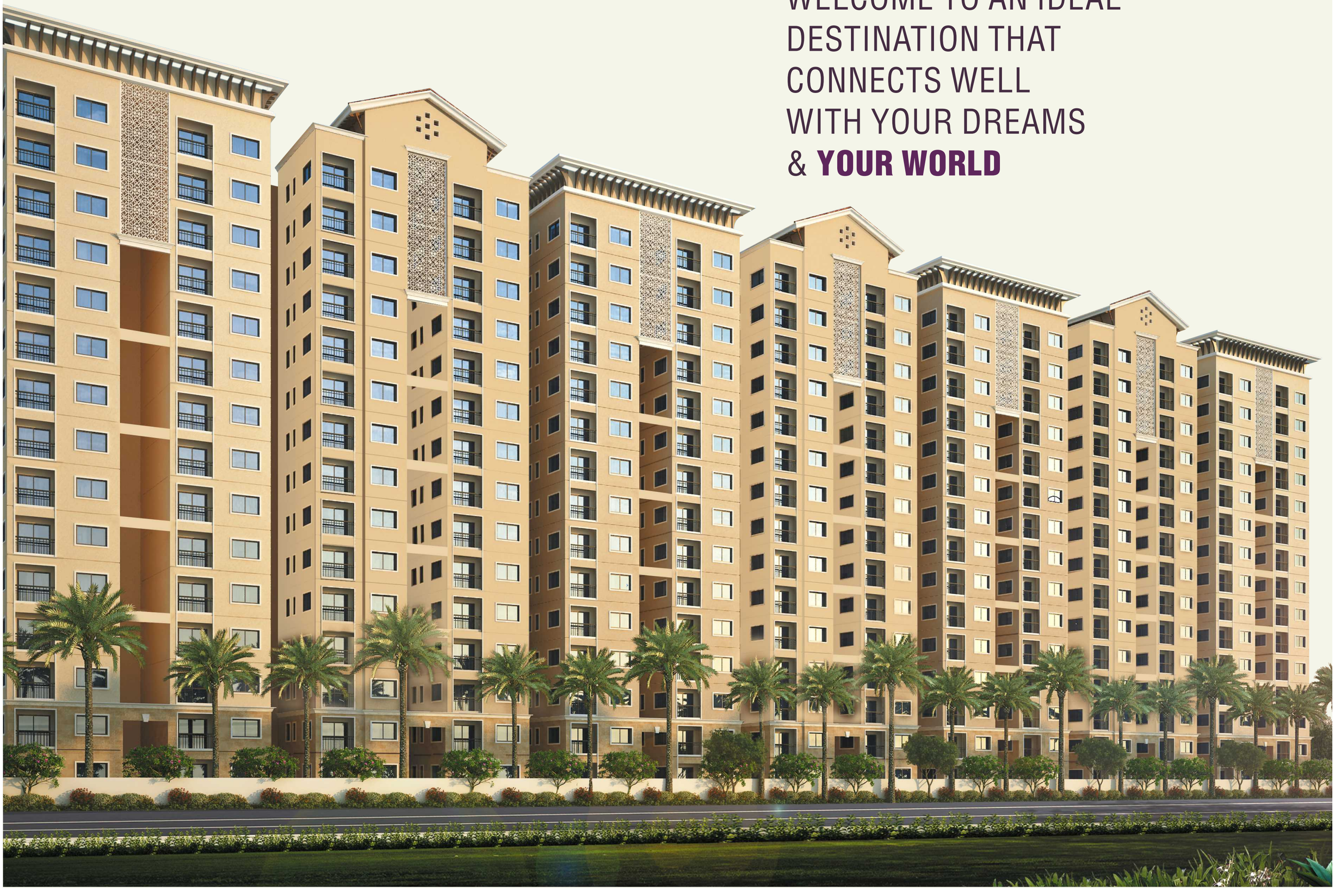
Welcome to Aavaas, a self-sustained community living experience making your home, your world to you.

PROJECT HIGHLIGHTS

- A Self-sustained Township Spread across Approx 9.45 Acres
- 4 Blocks of 15 Storeys
- More than 70% Open Area
- More than 6 Acres of Landscaping & Open Space
- Thoughtful Lifestyle Choices & Facilities like In-house Creche, Clinic, Feeder Road, Community Hall, Sports Court, Play Area, Shopping Avenues
- Advanced Security & Ample Parking Spaces



WELCOME TO AN IDEAL
DESTINATION THAT
CONNECTS WELL
WITH YOUR DREAMS
& **YOUR WORLD**





YOUR **ADDRESS** YOUR **CONVENIENCE**

Live Amidst the Centrally Located Destination Near Miyapur Metro Station

Situated strategically in the heart of Bachupally near Miyapur Metro Station, Aavaas is a dream location to connect well with the world. Amidst the flourishing IT Hubs and Industrial Area, Aavaas also boasts a location that's very close to serene & scenic nature.



LOCATION ADVANTAGES

- **Public Transportation 0.1 KM**
- **Miyapur Metro Station 2.3 KMS**
- **Hospitals & Medical Services within 2.0 KMS**
- **School & Institutes within 1.0 KM**
- **Food & Shopping Market 1.0 KM**

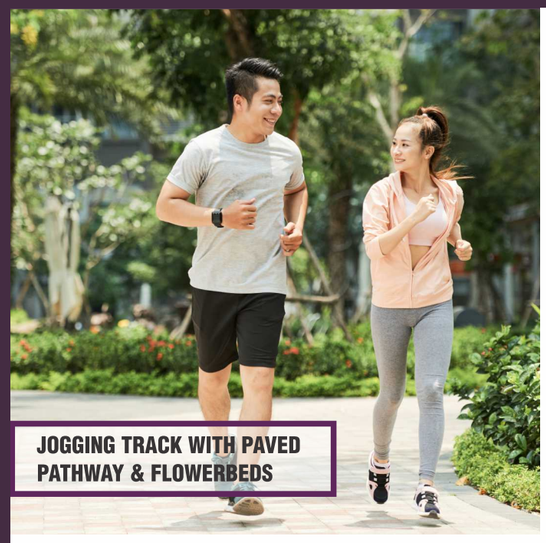
YOUR **LIFESTYLE** YOUR **PRIVILEGES**

LIFESTYLE FEATURES



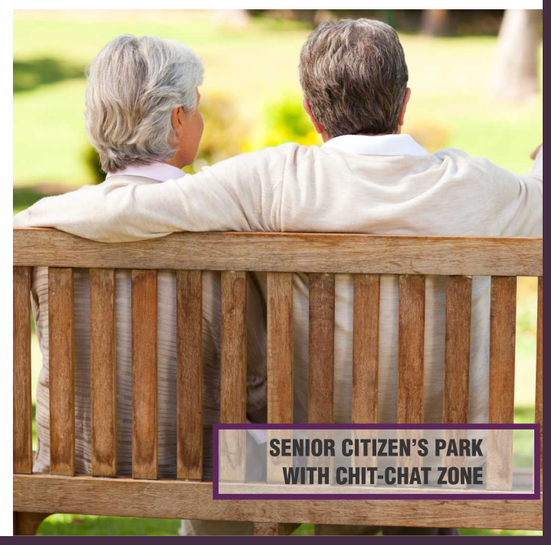
STAY FOREVER IN A WORLD OF **COMFORT, HAPPINESS & PEACE**

- Refreshing Swimming Pool
- Designer Landscaped Garden with Sit-outs
- Well-equipped Kids Play Area
- Open-air Party Lawn with Green Plantations
- Outdoor Amphitheatre
- Multipurpose Sports Court for Badminton, Basketball & Volleyball
- Jogging Track with Paved Pathway & Flowerbeds
- Senior Citizen's Park with Chit-chat Zone
- Adventure Play Area



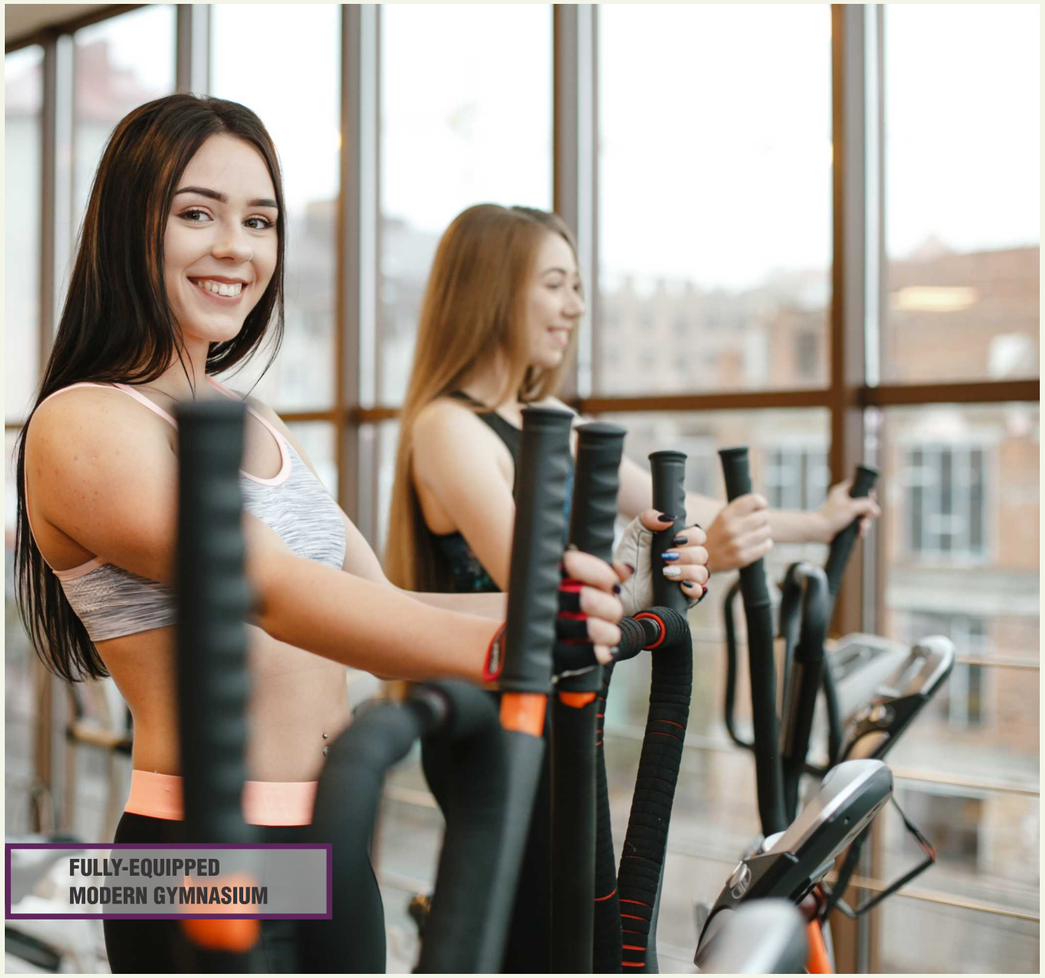






YOUR **PLEASURES** YOUR **CELEBRATIONS**

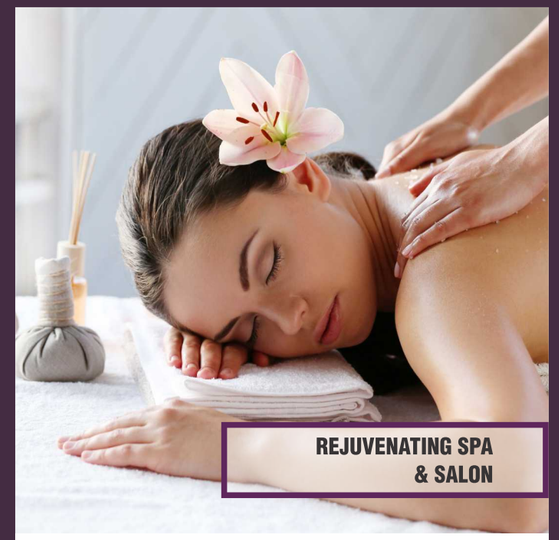
CLUBHOUSE FEATURES

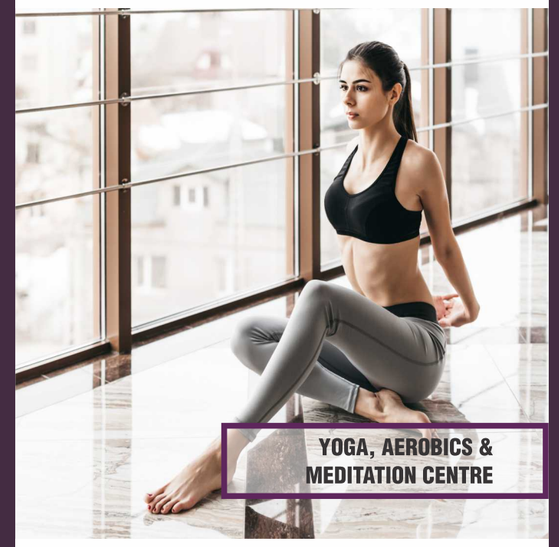


BEST-IN-CLASS CLUBHOUSE WITH INDOOR LIFESTYLE FACILITIES

DISCOVER BEST OF **HEALTH, FUN, ENTERTAINMENT** & TOGETHERNESS **AT HOME**

- Fully-equipped Modern Gymnasium
- Rejuvenating Spa & Salon
- Community Hall & Cafeteria for Celebrations
- Mini-theatre for Movies & Live Sports Screening
- Indoor Games Room for Snooker, Carrom, Chess, Table Tennis Etc.
- Virtual Gaming Zone
- Well-stocked Library for Adults & Kids
- Yoga, Aerobics & Meditation Centre
- Kids Activity Room with Crèche







YOUR **FACILITIES** YOUR **COMFORTS**

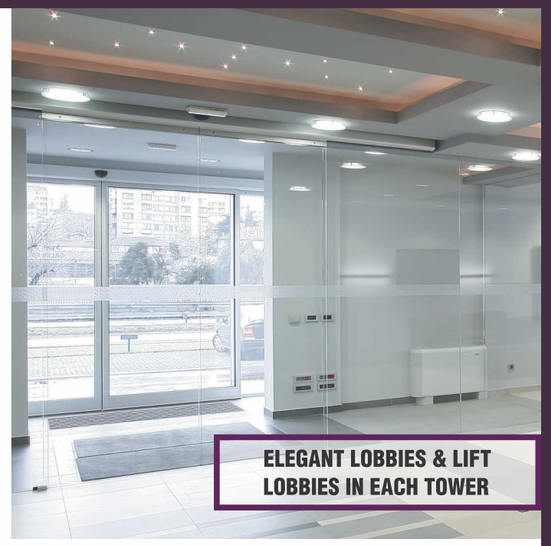
TOWER FEATURES



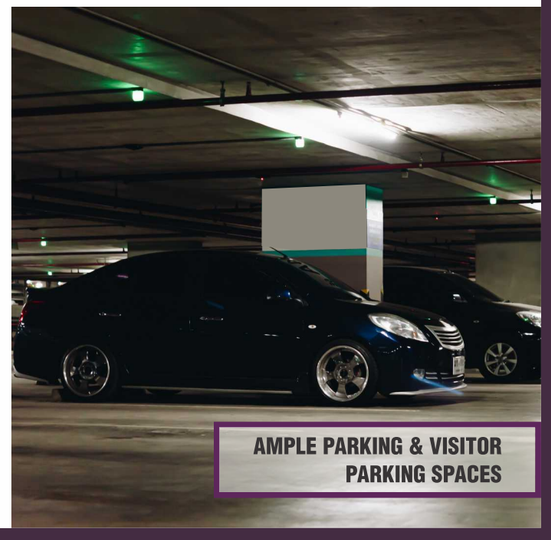
TOWER FEATURES WITH EXCLUSIVE UTILITIES











LIVE WELL IN A **SAFE & SECURED** DESTINATION **OF COMFORTS**

- Elegant Lobbies & Lift Lobbies in each Tower
- Gated Security and CCTV Surveillance
- Ample Parking with Visitor Parking Spaces
- Branded Lifts in each Tower
- Provision for All-inclusive Shopping Complex in Premises
- Free Wi-Fi Zone
- Fire Fighting in Common Areas and Basement as per NBC Norms

YOUR
SPACE
YOUR
FREEDOM

APARTMENT FEATURES



THOUGHTFULLY DESIGNED
1 & 2 BHK VASTU COMPLIANT HOMES

VASTU COMPLIANT HOMES THAT **WELCOME POSITIVITY & PROSPERITY**



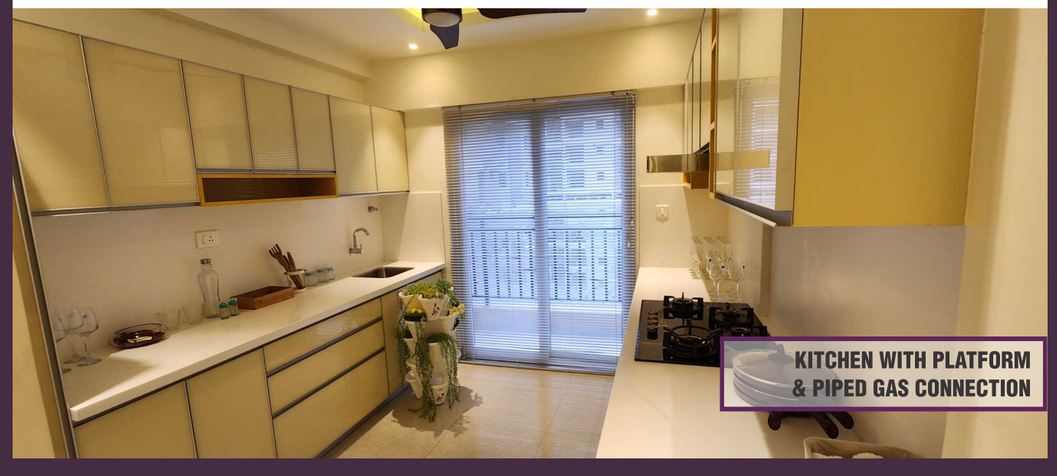
SPACIOUS LIVING ROOM WITH DINING AREA

APARTMENT FEATURES

- Well-planned Vastu Compliant Living Spaces
- Thoughtfully Designed Spacious Living Room
- Bedroom with Designer Flush Door & Sliding Windows
- Kitchen with Platform & Piped Gas Connection
- Kids Bedroom
- Bathroom with Branded Sanitary Ware

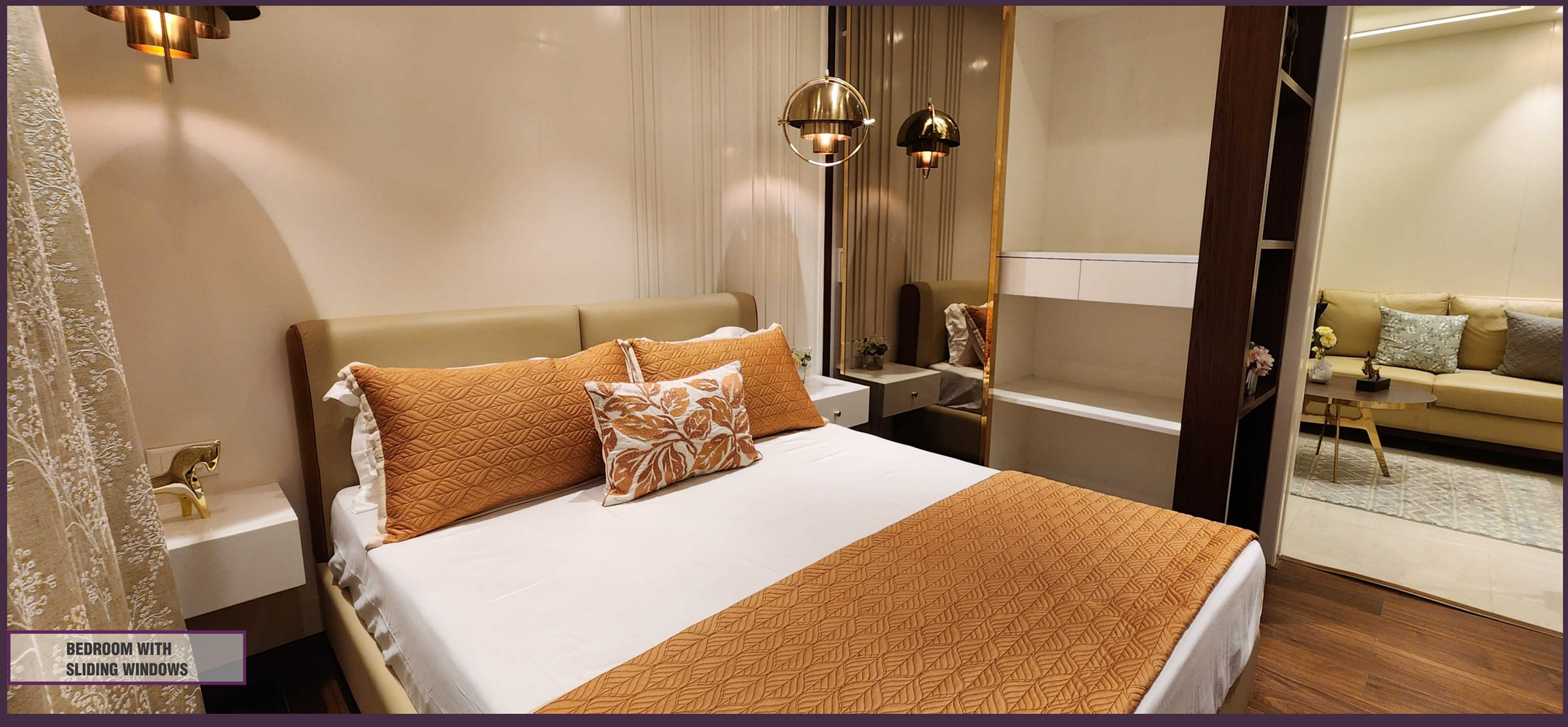


BEDROOM WITH DESIGNER FLUSH DOOR & SLIDING WINDOWS



KITCHEN WITH PLATFORM & PIPED GAS CONNECTION

EXPERIENCE YOUR WORLD OF ELEGANCE AND **YOUR HOME OF DREAMS**



BEDROOM WITH SLIDING WINDOWS



THOUGHTFULLY DESIGNED
SPACIOUS LIVING ROOM



VASTU COMPLIANT
LIVING SPACES

EXPLORE PERFECTION IN DETAILS INSIDE **YOUR HOME**

INTERNAL SPECIFICATIONS

- Vitrified Tiles Flooring in all Rooms & Kitchen
- Laminated Flush Door For Main Door
- Internal Flush Doors
- Marble / Granite Kitchen Platform with Dado Tiles Up to 2 Feet & Branded SS Sink
- Branded C.P. and Sanitary Fittings
- Glazed / Ceramic Tiles Up To 7 Ft. Ht. in Bathrooms
- Out Side Double Coat Plaster / Inside Single Coat Plaster
- External Waterproof Cement / Acrylic Paint & Inside Putty
- Well-designed Lift Lobby and Foyer
- One AC Point, TV Point & Washing Machine Point
- Concealed Wiring with Adequate Number of Points
- ISI - Modular Switches
- 24 Hrs Water Supply
- Well-engineered designer ALU Window made of Branded Sections
- Intercom Facility

MASTER LAYOUT PLAN

LEGEND

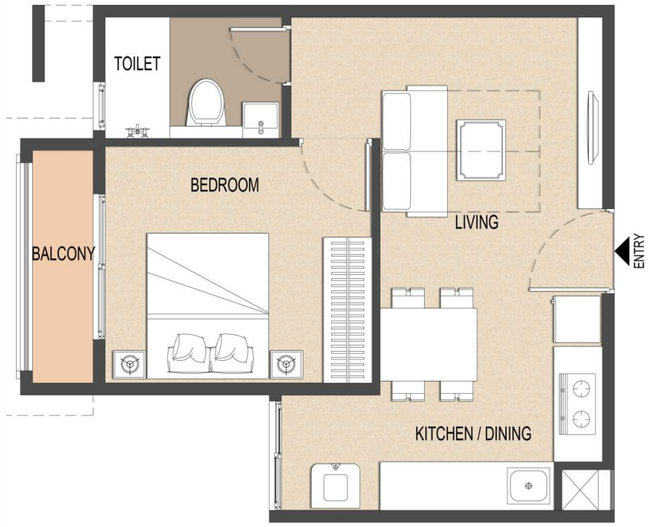
01. Entrance Gateway
02. Entrance Plaza
03. Sand-pit (Kids Play Area)
04. Jogging Track
05. Coconut Grove
06. Senior Citizen Plaza
07. Mound
08. Frangipani Court
09. Mini Amphitheatre
10. Lawn
11. Multipurpose Court
12. Seating Plaza
13. Pet Park
14. Swings
15. Half Basketball Court
16. Grass Pavers
17. Badminton Court
18. Adventure Play Area
19. Gazebo
20. Scramblers and Spring Ride
21. Yoga Court
22. Amphitheatre
23. Stage
24. Pergolas
25. Car Parking
26. Great Lawn



WING MASTER

1 BHK 2 BHK

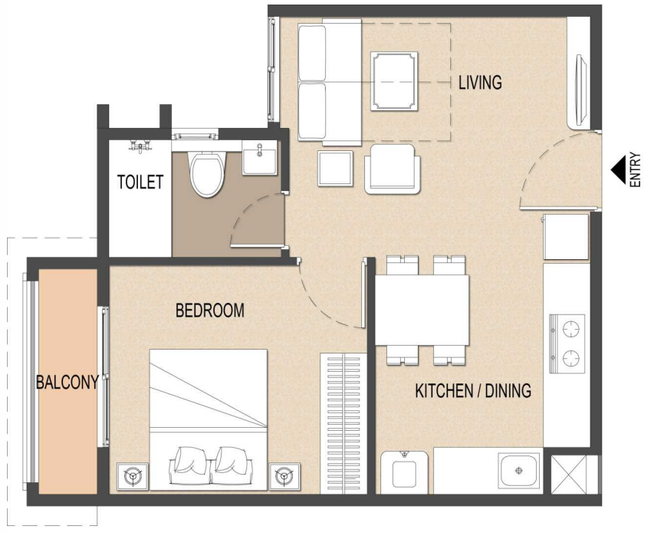
1 BHK TYPICAL FLOOR PLAN TYPE A



EF WITH BALCONY



1 BHK TYPICAL FLOOR PLAN TYPE B



EF WITH BALCONY



1 BHK TYPICAL FLOOR PLAN TYPE A



SF WITH BALCONY



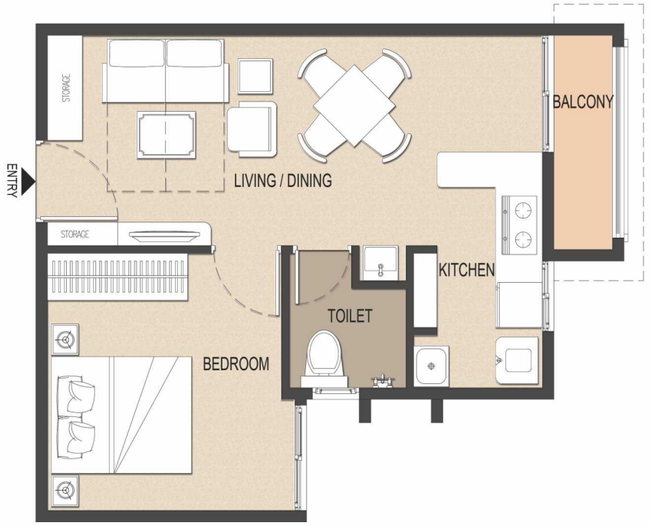
1 BHK TYPICAL FLOOR PLAN TYPE B



SF WITH BALCONY



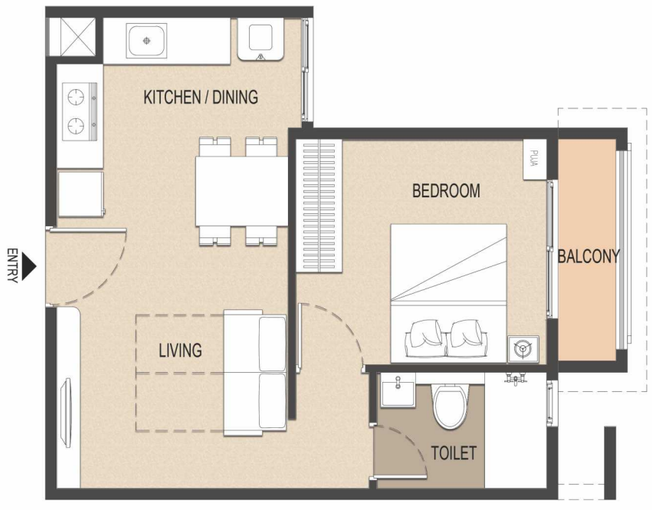
1 BHK TYPICAL FLOOR PLAN TYPE A



WF WITH BALCONY



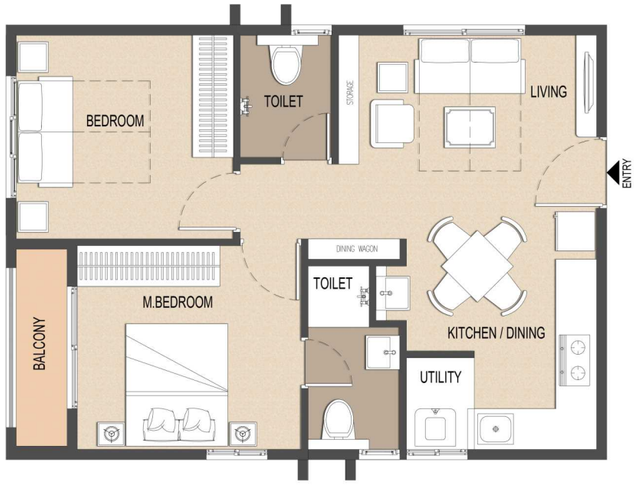
1 BHK TYPICAL FLOOR PLAN TYPE B



WF WITH BALCONY



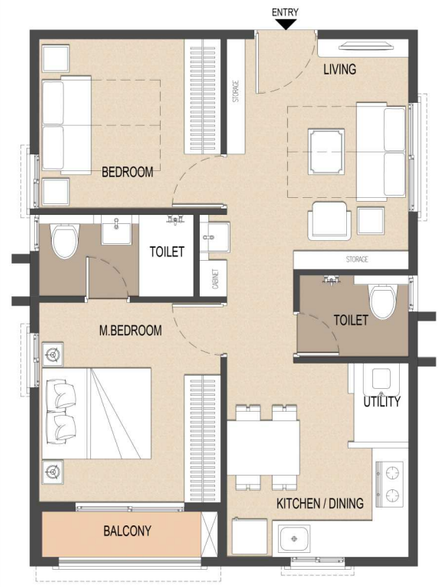
2BHK TYPICAL FLOOR PLAN

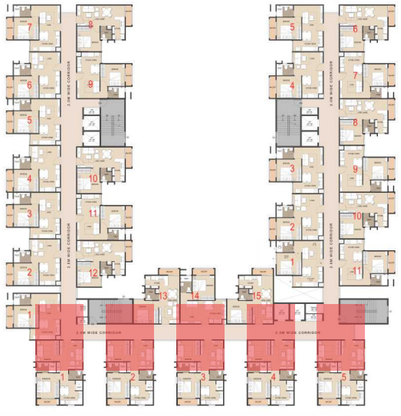


EF WITH BALCONY



NF WITH BALCONY





ISOMETRIC FLOOR PLANS



1 BHK
without Balcony (SF)
565 Sq. Ft.(SBU)
359 Sq. Ft.(RERA Carpet)

1 BHK
with Balcony (SF)
607 Sq. Ft.(SBU)
359 Sq. Ft.(RERA Carpet)
26 Sq. Ft.(Balcony)



1 BHK
without Balcony (EF)
565 Sq. Ft.(SBU)
363 Sq. Ft.(RERA Carpet)

1 BHK
with Balcony (EF)
607 Sq. Ft.(SBU)
363 Sq. Ft.(RERA Carpet)
28 Sq. Ft.(Balcony)

ISOMETRIC FLOOR PLANS



1 BHK
without Balcony (WF)
565 Sq. Ft.(SBU)
363 Sq. Ft.(RERA Carpet)



1 BHK
with Balcony (WF)
607 Sq. Ft.(SBU)
363 Sq. Ft.(RERA Carpet)
26 Sq. Ft.(Balcony)

2 BHK
861 Sq. Ft.(SBU)
531 Sq. Ft.(RERA Carpet)
27 Sq. Ft.(Balcony)

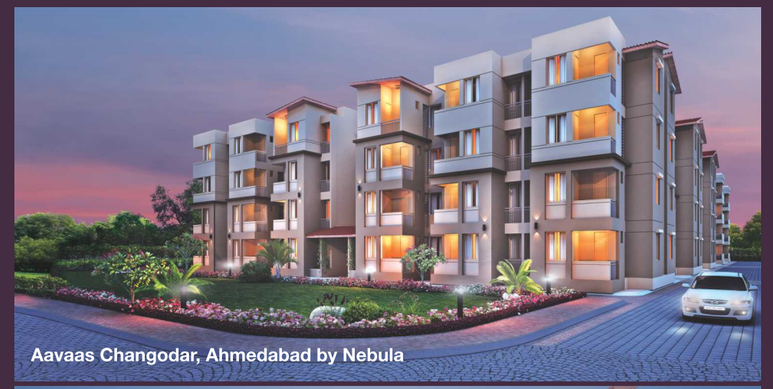
AAVAAS - A MISSION TO PROVIDE SELF-SUSTAINED AFFORDABLE LIVING TO COMMON MAN

- An initiative of Nebula Group to provide a dream home to every common man
- Developing an inclusive & self-sustained community lifestyle for all
- Promoting affordable living; not just affordable housing
- Offering common man's dream home with all essential facilities
- Delivering a quality product and creating true goodwill

UPCOMING PROJECTS

- AAVAAS BY NEBULA - VADODARA, BANGALORE, BECHARAJI
- HAWTHORN SUITES GIR-TALALA, AMBAJI, UDAIPUR

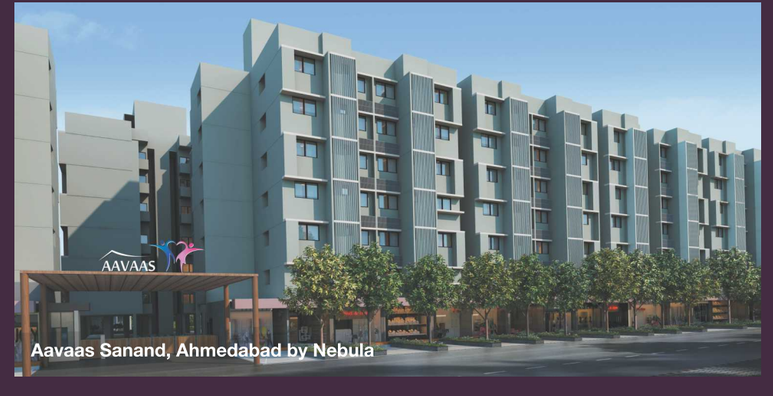
A GLIMPSE OF OUR PROJECTS


Aavaas Changodar, Ahmedabad by Nebula



Nebula Luxury Villas at Hawthorn Suites By Wyndham


Aavaas Chennai by Nebula



Aavaas Sanand, Ahmedabad by Nebula