

approved by



RICHER LANDS
The Place of Happiness

An upgrade to the
Story of your life

Nysa

4 BHK Luxury Triplex Villas @ Nandigama @Kollur-Mokila



East Facing



Ground Floor
1402 Sq.ft.



First Floor
1402 Sq.ft.



Plot Area
215.33 Sq.Yds

Second Floor
840 Sq.ft.



Built up Area
3644 Sq.Ft.

West Facing



Ground Floor
1402 Sq.ft.



First Floor
1402 Sq.ft.



Plot Area
215.33 Sq.Yds

Second Floor
840 Sq.ft.



Built up Area
3644 Sq.Ft.

Nysa

Living larger than life itself

At the edge of the rising city, sits a pathway to elevate your life to the next level. With the grand and luxuriously planned Triplex homes, multiply your joy threefold. With laughs echoing every corner, fresh breeze touching your terrace, serene living has a new meaning at Nysa. Step in to claim your dream home.

Club Amenities

- ☞ Cafe & Lounge
- ☞ Swimming Pool
- ☞ Gymnasium
- ☞ Indoor Games Area
- ☞ Yoga/Aerobics Area
- ☞ Multi-Purpose Hall
- ☞ Guest Rooms
- ☞ Convenience Store
- ☞ Maintenance Office

Project Highlights

- ☞ HMDA Approved
- ☞ 6.5 Acres Gated Villa Community
- ☞ 10,000 Sft Clubhouse
- ☞ 25+ Amenities
- ☞ Aesthetic Landscaping & Gardens
- ☞ Nature Walking/Jogging Track
- ☞ Children Play areas
- ☞ Open Gym
- ☞ Yoga/Meditation Park
- ☞ Gazebos & Sitting Areas
- ☞ Basket Ball/Volley Ball Courts
- ☞ Net Cricket



East Facing



Ground Floor
1402 Sq.ft.



First Floor
1402 Sq.ft.



Second Floor
840 Sq.ft.



Plot Area
215.33 Sq.Yds

Built up Area
3644 Sq.Ft.

West Facing



Ground Floor
1402 Sq.ft.



First Floor
1402 Sq.ft.



Second Floor
840 Sq.ft.



Plot Area
215.33 Sq.Yds

Built up Area
3644 Sq.Ft.



approved by
hmda
Growing Global



SPECIFICATIONS

STRUCTURE
RCC FRAMED STRUCTURE: R.C.C framed structure
SUPER STRUCTURE: First class lightweight, moulded clay bricks
REINFORCEMENT: Steel of make Jairaj/Sugna/Shree or equivalent
PLASTERING: 20 mm thick 1:6 Cement Mortar
ELEVATOR: Shaft Provision for Elevator

DOORS & WINDOWS:
MAIN DOOR: Teak wood door frame with Veneered flush door
INTERNAL DOORS: Wood door frame & flush doors
BATH ROOM & UTILITY DOORS: WPC door frame with Laminate Flush doors
FRENCH DOOR: UPVC Door frame with plain glass paneled shutters
WINDOWS: UPVC window frame with plain glass shutter with Mosquito net

PAINTING:
EXTERNAL: Combination of textured and Wall putty finish over a coat of primer and two coats of weather proof external paint of Asian/Berger brand.
INTERNAL: Two coats of Wall putty finish over a coat of primer and two coats of acrylic emulsion paint of Asian/Berger brand.

FLOORING
LIVING/DRAWING, DINING, BEDROOMS & KITCHEN: Vitrified Tiles of Qutone/RAK or equivalent.
BATHROOMS: Anti-skid Ceramic Tiles.
CORRIDORS: Granite/Tile flooring
BALCONIES: Anti-skid Rustic Ceramic Tiles
UTILITY: Anti-skid Rustic Ceramic Tiles.
STAIRCASE: Granite or Tandoor Stone

BATHROOMS
Medium size wash basin of Cera/Hindware or equivalent
Hot & Cold Diverter Mixer with overhead shower of Cera/Hindware or equivalent
Provision for Geysers in all bathrooms
Concealed flush tank with wall mounted W.C of Cera/Hindware / equivalent
Chrome plated C.P fittings of Cera/Hindware / equivalent

KITCHEN
Granite Counter Top with SS Sink
Provision for Water Purifier, Hob & Chimney

CONNECTIVITY
Providing Telephone/Internet points in Living & Master bedroom
Intercom facility to the Security

Nysa

ELECTRICAL
PVC insulated Copper Wiring of Polycab/Havells/V-guard/Finolex
Power Outlets for Geysers & Exhaust fans, Chimney, Refrigerator & Appliances in Kitchen, Washing Machine in Utility Area
Plug points for T.V., ACs in Living & Bedrooms
3-Phase supply for each Villa & Individual Meters
Modular switches of Legrand/Anchor/Havells or equivalent
MCBs for each distribution board of MDS or Equivalent make
Provision for charging of EVs in parking for each Villa

FEATURES
All Concrete Roads with Pavement
Underground Power, Water & Sewage lines
100% power back up with DG
Sewage Treatment Plant for Treating water used in Flush Tanks and Irrigation
24/7 CCTV Surveillance at appropriate locations
Solar Fencing for Compound Wall



