Luxury in Living

When you’re home you are safe and filled with the comfort of being somewhere you’ve already been.

Nilaya
stay home...
Luxury of Feeling

Take a deep breath, let the images of new beginnings come to you and be transported to a world made for you.

~ A home right for you!
Luxury of Enriching Life

When home is all about peace, calm and safety, just sit back and enjoy your home around an enriched life.
Stay alive with memories and moments!
Luxury of Amenities

- Fully equipped air conditioned Gymnasium.
- Dedicated Play area with equipments for children.
- Well Decorated sit outs in Entrance Foyer.
- Branded Two Elevators
Luxury of Space

Your space is your own. Your special zone. Your space is about you. Give your space the stamp of luxury living.
AMPLE PARKING at Ground Floor and Basement parking with mechanical system.

Campus Facilities

Fill up your space with all the facilities that make your life easier. This means more family time and less of maintenance headaches.

STRUCTURE:
- Earthquake Resistant RCC Frame Structure.

ENTRANCE FOYER:
- Grand Air Conditioner Attractive Entrance foyer with designer POP False ceiling.
- Well Decorated sit-out in Entrance Foyer.

SECURITY PROVISION:
- Round the Clock Security by Professional Agency.
- 24 X 7 CCTV Surveillance at Main Entrance Gate, Basement Entry & Exit.
- Intercom facility for internal communication.
- Separate Security Cabin with 24 hours Security.

WATER SUPPLY:
- Corporation & Back-up Bore – 24 hours Water Supply

LIFT:
- Two automatic high Speed Lifts
  - Make: Kone / Otis / Mitsubishi / Schindler.

ECO FRIENDLY FEATURES:
- Rain water harvesting.

OTHER:
- Dedicated Servant Room with Toilet / W.C.
Man always has to live with nature. That’s why Nilaya is built to give you the best experience of nature in everyday life.
Sunshine, sunset, rains, winds and shade – all can be felt at the appropriate time of the day. Our well-built building plan ensures that you have a natural way of life.
Specifications

**FLOORING:**
- Drawing Room: 3' X 3' Branded Vitrified Flooring Tiles with Skirting.
- Living Room: 3' X 3' Branded Vitrified Flooring Tiles with Skirting.
- Kitchen: 3' X 3' Branded Vitrified Flooring Tiles with Skirting.
- Master Bedroom: Laminated Wooden Flooring.
- Other Bedrooms: 2' X 3' Vitrified Tiles.
- Kitchen Yard: Polished Kota Stones.
- Store Room: Polished Kota Stones shelf.
- Veranda: Rustic Tiles.
- Parking: Designer Tiles / Kota Stone / Pavit. Ug Tank and Oh Tank: Glazed Tiles.

**KITCHEN:**
- Modular kitchen with cabinets & stainless steel trolleys.
- Granite platform. Stainless Steel Sink.

**BATH ROOM & W.C.:**
- Ceramic Tiles Flooring. Colored glazed tiles up to ceiling.
- Concealed Plumbing with Jaguar or equivalent fittings & designer accessories.
- Superior sanitary ware. Wall hung w.c. in all Bathrooms.

**ELECTRIFICATION:**
- 3 Phase Concealed ISI Fire Resistant Copper Wiring with Anchor Roma or Equivalent Modular switches.
- Havelis or Equivalent Distribution Board with MCB & ELCB.
- Provision of split A.C. in all bedrooms and drawing room.

**DOORS:**
- 35 mm thick Decorative main door with both side veneers and Godrej Lock and other branded SS fittings.
- 32 mm thick Bedroom Flush door with Laminated and other branded SS fittings in 5AL wood frames.
- Granite door frame & Water proof doors for bathrooms and wash area.

**WINDOWS:**
- Heavy – section Aluminum anodized sliding window with Marble/Granite Revl.

**WALL FINISH:**
- Internal smooth plaster with putty finish and External double coat plaster with 100 % Acrylic paint.

**TERRACE:**
- China Mosaic over Waterproof, coal on 3’ Thick Brick Ball Concrete, for Thermal Insulation.

**TERMITE TREATMENT:**
- Anti Termite Treatment shall be applied by standard materials to complete area.

---

**DISCLAIMER:**
- The developers reserve the right to change plans, specifications, amenities and features without prior notice or obligation, at their sole discretion and subject to approval of Government authorities. Specification, write-ups, layouts, plans and pictures shown in the booklet are only indicative. All rendering pictures and maps are the artist’s conception and not actual depiction of the building, roadways or landscaping.
Hollow Plinth Plan

- Entry
- Garden Area
- Sitting Area
- Foyer
- Lift
- Gym
- Ramp Down

Basement Plan

- Entry
- Servant Room
- Driver Room
- Toilet
- Ramp Up
- Lift
- UP
- 16' Drive Way
- Area Bump 15'