

A TIMELESS HOME

BODY
HEART
& SOUL

COME TOGETHER

AADYA'S

AVYAN

PHARMA CITY , MAHESHWARAM

— HYDERABAD —

WHAT IF
BODY,
MIND,
HEART
& SOUL
SHARE THE SAME DESIRE?

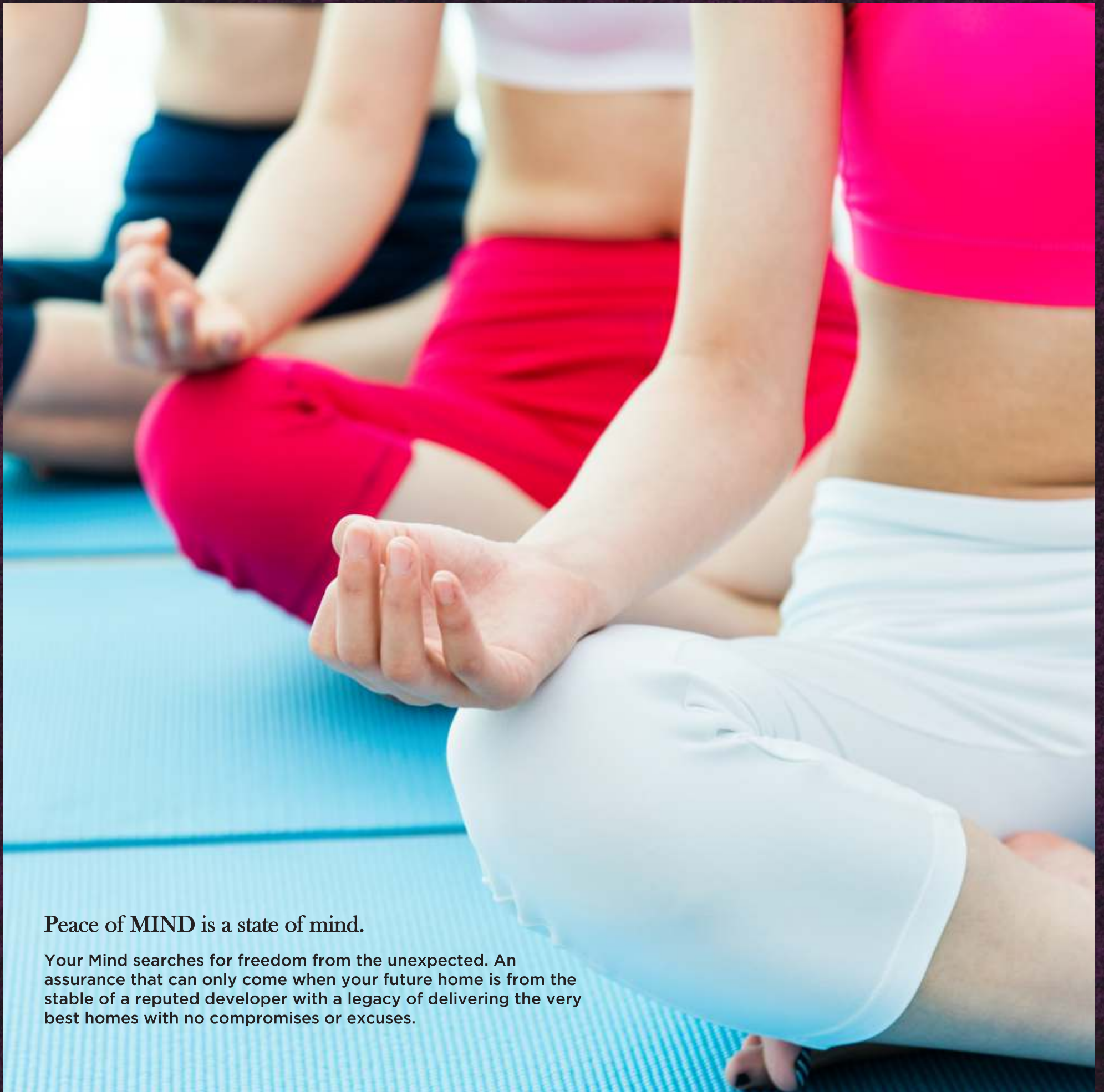
They say, the toughest battle you will ever face is between what you feel, and what you know. It's the age old battle between your heart and your mind, which seldom want the same thing. And in this battle between the mind and the heart, it is often the soul that loses. Is there a dream home that exists, that could possibly unify all three?

THERE'S A VOICE, THAT
DOESN'T USE WORDS.
IT'S YOUR

MIND

Sometimes, you've got to listen to your MIND, in order to save your HEART. When it comes to purchasing a dream home, this is no different. A rational MIND expects the very best - from the reputation of the developer to the quality of the home, from modern amenities to the safety and security of your loved ones.

It's always important to listen to what the MIND wants.



Peace of MIND is a state of mind.

Your Mind searches for freedom from the unexpected. An assurance that can only come when your future home is from the stable of a reputed developer with a legacy of delivering the very best homes with no compromises or excuses.

Stunning views that free your MIND.

As the age old saying goes, climb mountains, not so that the world can see you, but so that you can see the world. It's true...the best views come after the hardest climb. No home can truly appeal to the Mind without some amazing views.





MINDFUL planning for every member of the family.

Having somewhere to go is a house, having someone there who you love is a home. And a dream home is a place where every member of the family has amenities at their doorstep. Amenities for our elders as well as amenities for our children will ensure that a home becomes a legacy and one which transcends time itself.

A magnificent campus to inspire your MIND.

Your Heart wants roots, but your Mind wants wings. Our Minds want what's new, modern, state of the art, the very best in technology to make our lives better. The Mind wants a world class taste of aesthetics, which only world class architects can deliver - like they do in world class apartment complexes.



THE
MIND

WANTS EVERYTHING
GOOD ABOUT
MODERN APARTMENTS.

- Ample security
- Great views
- Modern amenities for children
- Modern amenities for elders

- Ample parking facilities for guests
- Domestic help at your fingertips
- Lower maintenance charges
- Modern aesthetics

HOWEVER...

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PHARMA CITY , MAHESHWARAM

— HYDERABAD —

DREAMS EXPRESS
WHAT YOUR
SOUL
IS TELLING YOU.

Ever wondered, why we call it a DREAM home? It's because this is where our SOUL feels at home, not our MIND. When we quite our MIND, our SOUL will speak.

As important as it is to choose a home with your MIND, it's equally important to listen to your SOUL.

The SOUL needs more space than the body.

The Soul feels at home when you have your own space. A place that's truly yours. The Soul demands spaciousness - to live in grandeur - like one would in a villa.



A SOULFUL home is where generations live together.

Your Soul speaks of many generations, living in harmony, under a single roof. A bond formed by sharing each other's lives and joys.



Privacy your SOUL can immerse in.

Your Soul seeks a place that's exclusively for you and your loved ones. It's a place where your personal life is personal. Which is why the privacy of a villa can never be matched by a modern apartment complex. Or can it?



THE
SOUL
WANTS EVERYTHING GOOD
ABOUT PRIVATE
STAND-ALONE HOMES.

- Comfort sized Homes
- Private spaces with no neighbours
- Homes where generation have lived
- Ample space for everyone to live freely
- Space for families to stay together

HOWEVER...

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THE
SOUL
WANTS ROOTS,
THE
MIND
WANTS WINGS.
THE HEART CAN'T
BEAR THEIR BICKERING!

YOUR
HEART

KNOWS THINGS THAT YOUR
MIND AND SOUL CAN'T EXPLAIN.

While it's important to listen to your MIND and SOUL,
let's not forget about the HEART.

Where you grew up. always feels like home.

Your Heart knows your neighbourhood is a part of your family, it is where your home grew larger with new memories added every day.



WOULDN'T IT BE GREAT IF

BODY,
HEART,
MIND,
& SOUL

COME TOGETHER?

At AADYA'S **AVYAN**, we understand that our customers desire all the benefits of an apartment complex, like security, world class amenities and glorious views. But at the same time, the soul feels at home in a apartment that's private and spacious. Now get both! **AVYAN** offers 2&3 bedroom, comfort sized apartments which provide the best of both worlds in the vicinity of PHARMA CITY. Now, you never have to choose between your mind, heart and soul...



Introducing

AADYA'S
AVYAN
PHARMA CITY , MAHESHWARAM
HYDERABAD

BODY
of an Apartment,

SOUL
of a Home,

In the
HEART
of Pharma City

TWO SIGNATURE BLOCKS
where GRANDEUR is a habit.

AADYA'S
AVYAN

Introduce you to New 6 levels
of LUXURIOUS LIVING. Together that host
only **190 ELEGANT FLATS**, granting
families an Executive sense of Privacy
amidst 10,890 Sq. yards of World Class
Amenities and a Serene Landscape



'A' BLOCK



'B' BLOCK





MASTER PLAN LEGEND

- | | | | |
|--|---------------------------|--|--|
| ① ENTRANCE GATE IN | ⑤ DECK WITH SEATING AREA | ⑨ BUDHA STATUE | ⑭ WELL DESIGNED ENTRANCE LOBBY (BLOCK – B) |
| ② ENTRANCE GATE OUT | ⑥ LAWN AREA | ⑩ SENIOR CITIZENS SEATING AREA | ⑮ DRIVEWAY |
| ③ CLUB HOUSE WITH SWIMMING POOL & AC GYMNASIUM | ⑦ SHUTTLE BADMINTON COURT | ⑪ CHILDREN PLAY AREA (SAND PIT) | ⑯ JOGGING TRACK |
| ④ WATER BODY WITH SCREEN WALL | ⑧ GAZEBO | ⑫ OPEN GYM AREA | ⑰ MINI VOLLEY BALL COURT |
| | | ⑬ WELL DESIGNED ENTRANCE LOBBY (BLOCK – A) | |



EXPLORE THE
HEART
PHARMA CITY IN DEPTH

More than just a prestigious address, this is where your heart feels at home, where your children will soon build happy memories to match your own.



PRESTIGIOUS LANDMARKS AND PUBLIC TRANSPORTATION



PHARMA CITY	10 Min Drive
FAB & ELECTRONIC CITY	8 Min Drive
SHAMSABAD INTERNATIONAL AIRPORT	20 Min Drive
ORR THUKKUGIDA EXIT # 14	8 Min Drive

HOSPITALS AND SHOPPING MALLS



LAXMI SUPER SPECIALITY HOSPITAL	15 Min Drive
RAMA DEVI SUPER SPECIALITY HOSPITAL	15 Min Drive
SRI VASISTTA MULTI SPECIALITY HOSPITAL	15 Min Drive
DECATHOLON	20 Min Drive

SCHOOLS AND COLLEGES



BHASYAM BLOOMS - THE SCHOOL	3 MIN Drive
THE AGHA KHAN ACADEMY	15 Min Drive
SRI SRI INTERNATIONAL SCHOOL	5 Min Drive
DEVENDRA VIDHALAYA	8 Min Drive
NARAYANA JUNIOR COLLEGE	20 Min Drive
NISHITA ENGINEERING COLLEGE	2 Min Drive
NRI INSTITUTE OF TECHNOLOGY	5 Min Drive

OFFICES, INDUSTRIES & ENTERTAINMENTS



MANKHAL INDUSTRIAL DEVELOP AREA	5 Min Drive
DRDO RCI CORP OFFICE	15 Min Drive
RANGA REDDY COLLECTORATE COMPLEX	20 Min Drive
TATA TELESERVICES	15 Min Drive
TCS & TATA AEROSPACES	15 Min Drive
WONDER LA AMUSEMENT PARK	15 Min Drive



Embrace the indulgence your mind deserves.

A 3 level Clubhouse offers an array of luxury amenities to please every age, from unwinding in the pool or jacuzzi to working out in the gym or de-stressing in a spa.



Clubhouse Amenities

Aadya's Commercial space spread over 2 levels.

AVYAN Clubhouse spread over 3 levels comprising of the following:

- Pharmacy
- Gym
- Aerobic Room
- Party Hall
- Supermarket
- Indoor Games
- Table Tennis
- Toddlers Room
- Spa
- Beauty Parlour
- Swimming Pool
- Kids Pool





AADYA's
AVYAN
Club house

CLUB
HOUSE

GROUND FLOOR BLOCK A & B



BLOCK A



BLOCK B



GROUND FLOOR - BLOCK A

FLAT NO	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12	G13	G14	G15	G16
AREA	1800	1825	1800	1600	1600	1600	1600	1800	1825	1800	1600	1865	***	1600	1200	1200
FACING	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	WEST	NORTH	***	EAST	EAST	NORTH

GROUND FLOOR - BLOCK B

FLAT NO	G1	G2	G3	G4	G5	G6	G7	G8	G9	G10	G11	G12	G13	G14	G15	G16
AREA	1900	1600	1800	1600	1600	1600	1600	1800	1600	1800	1600	1865	***	1730	1200	1200
FACING	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	WEST	NORTH	***	EAST	NORTH	NORTH

TYPICAL FLOOR BLOCK A & 3D VIEWS



TYPICAL FLOOR PLANS & 3D VIEWS



West Facing
3 BHK- 1800 sft

**CHOOSE YOUR
DREAM HOME**



East Facing
2 BHK- 1200 sft



FLAT NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
AREA	1800	1825	1800	1600	1600	1600	1600	1800	1825	1800	1600	1600	1600	1600	1200	1200
FACING	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	WEST	EAST	WEST	EAST	EAST	NORTH

TYPICAL FLOOR BLOCK B & 3D VIEWS



TYPICAL FLOOR PLANS & 3D VIEWS

CHOOSE YOUR DREAM HOME



FLAT NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
AREA	1900	1600	1800	1600	1600	1600	1600	1800	1600	1800	1600	1600	1730	1730	1200	1200
FACING	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST	WEST	EAST	WEST	EAST	NORTH	NORTH

Amenities & Facilities in AVYAN

- Children's Play Area
- Elders Park
- Jogging Track
- Shuttle Badminton Court
- Volleyball Court
- Landscaped Area
- Pool and Pool Deck
- Rain water harvesting
- Sewage treatment plant
- Visitor's car parking
- Toilet for drivers
- Gazebo
- Staircases and elevators
- Well-designed lift Areas on all floors
- Power back-up for common area lighting and elevators
- Eight elevators in all five blocks
- Well-designed entrance lobby
- Boom barrier at important locations
- RFID reader for secured parking
- Visitor's management system
- Power back-up for common area of the project
- Earthquake resistant design as per Seismic Zone 3 norms
- 24 x 7 security systems with centrally monitored CCTV cameras

SPECIFICATIONS



STRUCTURE :

R.C.C. framed structure. Footings columns, beams and slabs in R.C.C. M25 grade concrete or higher grade concrete



SUPER STRUCTURE :

First class brick work in AAC/CLC/ cement mortar



PLASTERING : Internal: Double coat with sponge finish.
Exterior: Plastering in two coats with sponge finish



DOORS :

Main Door: Teak wood frame and teak wood door shutters as per the design provided.

Internal Doors: Teak wood frame and HDF designer skin molded paneled door shutter with standard fittings & locks

Windows: UPVC glazed windows with glass panels fitted with standard hardware



PAINTING :

External: Exterior texture paint with exterior emulsion paints of Asian / Equivalent

Internal: Smooth Wall putty finish with acrylic emulsion paints of Asian / Equivalent over a coat of primer



FLOORING:

First quality Vitrified tiles in living room, bedrooms & kitchen



KITCHEN :

Granite platform with stainless steel sink provision for fixing water purifier, ceramic tile dado up to 2' height above kitchen platform. Provision for exhaust & Chimney



TELECOM : Telephone point in drawing room



BATHROOMS AND TOILET :

- Pedestal Wash Basin
- WC flush tank of Hindustan / Parry make or equivalent
- Hot and cold mixer with shower
- Provision for geysers in toilets
- All fittings are chrome plated
- Tiles up to 7' height
- Ceramic non slippery flooring



ELECTRICAL :

Concealed wiring of Standard makes in Fire retardant in conduits for lights, fan, plug and power plug points

- Power outlets for air-conditioners in all bedrooms
- Power outlets for geysers in all bathrooms
- Power plug for cooking range chimney, refrigerator, micro wave ovens, mixer / grinder in kitchen
- Plug points for refrigerator, TV & audio systems etc.
- 3-phase supply for each unit and individual meter boards
- All electrical fittings of Standard makes.



CABLE TV :

Provision for cable connection in all bedrooms and living room



LIFT : Passenger & Goods lifts



INTERNET: Provision for Internet



GENERATOR : 100% Power Back up except ACs, Geysers & Power plugs.



Corporate Office

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PHARMA CITY , MAHESHWARAM

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