

## REIN IN THE ELEGANCE OF **FINE LIVING**





## Come home to Nile Valley.

**Nile Valley.** A home so beautiful, it's living life in the lap of comfort and elegance. This multiple tower project is spread across **25 acres**. These residences are designed with elegance and comfort at their core. Located right in the heart of the Chandanagar – Madinaguda area, Nile Valley reinforces the best of both worlds – Living amidst serenity while being close to the workplaces and Hi-Tech City, Financial District, Gachibowli, Miyapur Metro Station, Chanda Nagar MMTS Station, International Schools, Shopping Malls and Entertainment Parks.

We believe that every family deserves their own dream space to live life on their terms and have an outstanding work-Life Balance. Nile Valley allows you to save precious time travelling to work each day. You get to spend more time with your loved ones and grow together.

With a **50,000 Sq. ft.** Clubhouse packed with the best facilities and amenities, you will never have time for boredom again! So don't miss this fantastic opportunity to live your life beautifully at Nile Valley.

Nile Valley has it all that you are looking for. People who live in Nile Valley stay for life because it's not just a residence but a place where you cherish and build memories. So don't miss this fantastic opportunity to live your life beautifully at Nile Valley.

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*Open area with a well-designed landscape*

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*Proximity to Workplaces, Schools, Recreational Centres, Shopping Hubs and Transportation*

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*50,000 Sq. ft. Clubhouse along with lively play area*

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*Ample space for all age groups for walking and jogging*

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*85% of the infrastructure is ready within the premises – Roads, Sewage Treatment Plant, Manjeera Water facility and Electric Substation*

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## Enjoy the luxury of **Health and fitness**

Discover the best way to train and get fit at the 50,000 sq. ft. Delta Clubhouse. The ultra-modern fitness center is fully equipped with high-end cardio and strength equipment by one of the leading fitness brands – **Life Fitness**. Also, one can join the fitness group sessions for Zumba, Yoga, Pilates, Taekwondo training etc. It also has a 20 metre fully functional swimming pool. The other highlight of this clubhouse is the **Cycling Studio** – a first of its kind in the city. This will be a hub for every fitness activity under one roof. The best part is that the clubhouse is ready to use.



### AMENITIES AT NILE VALLEY

Aerobics  
Badminton Court  
Banquet Hall  
Billiards  
Carroms  
Chess  
Clubhouse Office  
Cricket  
Football  
GYM  
Gymnastics  
Juice Bar

Laundry & Dry Cleaning  
Mini Badminton Court(For Children)  
Office Desk  
Pharmacy & Diagnostics  
Spin Studio  
Super Market  
Table Tennis  
Taekwondo  
The Cult Salon  
Yoga  
Zumba





## Buy **your own office** space and build an entrepreneur's community



The first of its kind offering in Hyderabad. The commercial complex NUBIA in Nile Valley consists of working cabins made up of 130 Sft. – 250 Sft. & also has open cubicle spaces. A Nile Valley customer can buy multiples of 100 sq. ft. of cabin space along with the flat.

The residents can also use the cubicle space on a pay-per-use basis for their official work or business without the disturbances associated with working from home.

We know many of you miss your all-time favourite workplace. A place where you can net work with your co-workers and peers, creating a perfect camaraderie. This commercial space is designed to fulfil all your requirements of an ideal office environment. **The Corner Office** will have the basic infrastructure in

place – Conference Rooms, a Cafeteria and Copier Corners to facilitate your work smoothly, ensuring you don't miss your regular office life

Nile Valley is a place for you to invest and kick start your startup dreams right away from the comfort of your home.





### Public Transport

Chanda Nagar Bus Station	05 mins
Chanda Nagar MMTS Station	10 mins
Miyapur Metro Station	10 mins



### Education Institutes

DPS	05 mins
Janapriya School	10 mins
JNTU	12 mins



### Hospitals

KIMS Hospital	10 mins
AIQ Hospital	12 mins
SLG Hospital	12 mins



### Corporates

IBM	10 mins
Dr. Reddy's Lab	10 mins
Hi-Tech City	12 mins
B.H.E.L	15 mins



### Shopping & Entertainment

Chennai Shopping Mall	05 mins
Central	07 mins
INOX	07 mins
IKEA	15 mins
Inorbit Mall	16 mins
GSM Mall	05 mins

## SPECIFICATIONS

### Structure

Structure	RCC Shear Walls & Slab Structure using German Formwork
Super Structure	RCC Shear Walls, Slabs & Internal Brick walls

### Flooring

Hall, Dining room	Vitrified Tiles 800 x 800 (32" x 32")
Bed rooms, Kitchen	Vitrified Tiles 600 x 600 (24" x 24")
Kitchen Finish	Granite Platform with Stainless Steel Sink
Balconies, Utility	Anti Skid Vitrified Tiles
Toilets	Anti Skid Vitrified Tiles
Kitchen Dadoing	2'0" Glazed Vitrified Tiles
Toilets Dadoing	Glazed Vitrified Tiles
Common Area	Industrial Vitrified Tiles
Parking Area Finish	VDF

### Doors & Windows

Main Door	Pre - Laminated Engineered door
Internal Doors	Non - Teakwood frames with flush door shutters
Windows	UPVC sliding with provision for Mosquito Mesh

### Paints & Finishes

Flat Internal Walls	Acrylic Emulsion Paint
External Walls	Exterior Emulsion Paint
MS Grills & Railings	Enamel Paint

### Plumbing & Accessories

Pipes	CPVC Pipes
CP Items	High-end in Kitchen, Bathrooms & Utility
Sanitary	Kohler (or) equivalent

### Power

Switches	Modular switches of a reputed brand
Wiring	Concealed PVC copper wires of a reputed brand

### Gas Connection

Reticulated Pipe Gas connection
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### DG Backup

100% Power Backup
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### Elevators

High capacity from a reputed branded
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#### Corporate Office:

Janapriya Townships Pvt Ltd., D. No: 8-2-120/86,  
3rd Floor Road no: 2 Banjara Hills Hyderabad - 500034

#### Nile Valley Site Office:

Road Number 12, PJR Enclave, Madhvapuri Hills,  
Madinaguda, Hyderabad, Telangana 500050



SCAN FOR DIRECTIONS

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