RERA No. P01100007344

Janapriya UPSCALE
Home is where the heart is

Bahiti

PREMIUM APARTMENTS AT
NILE VALLEY
CHANDA NAGAR, NEAR MIYAPUR

A SIGNATURE OF LUXURY LIVING



Bahiti

PREMIUM APARTMENTS AT
NILE VALLEY
CHANDA NAGAR, NEAR MIYAPUR

CELEBRATING

THE FIVE STAR LIFE

- ★ EXCLUSIVITY
- ★ EXPANSIVITY
- ★ INCLUSIVITY
- ★ ACTIVITY
- ★ CONNECTIVITY

The usual is not for you.
The ordinary is not your style.
For every star persona out there,
This is an invitation to rise and shine.
The uber-luxe life is calling.

CELEBRATING

THE FIVE STAR HOME

The glitterati have finally found their address. In the very premium apartment community of Nile Valley, discover what makes Bahiti an experience of sheer indulgence.

Bahiti

PREMIUM APARTMENTS AT
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CHANDA NAGAR, NEAR MIYAPUR

BE A PART OF
25 ACRES
NILE VALLEY
COMMUNITY

CHANDANAGAR,
NEAR MIYAPUR



CELEBRATING

THE FIVE STAR AURA

Welcome to your personal space, where your privacy comes first. You are no longer jostling for space in the common areas, or listening to music from the neighbour's play list. Bahiti is a singular address with exclusivity built in.

ALL CORNER FLATS

4 INDEPENDENT FLATS PER FLOOR

NO COMMON WALL

MORE THAN 10 FEET GAP BETWEEN FLATS

EXCLUSIVITY



Bahiti

PREMIUM APARTMENTS AT

NILE VALLEY

CHANDA NAGAR, NEAR MIYAPUR





GREEN BALCONIES

PLANTER BOXES
TO BEAUTIFY THE
LANDSCAPING IN
YOUR ULTRA SPACIOUS
300 SFT. BALCONIES

EXPANSIVITY

CELEBRATING

THE FIVE STAR BALCONY

Lavish would be one way to describe it. And even as the balconies add glamour and glitz to the whole facade of the towers, what truly takes your breath away is the greenery within. The planter boxes on every balcony are things of beauty – and your joy forever.

EXPANSIVITY



Planter Boxes To Beautify The Landscaping In
Your Ultra Spacious 300 Sft. Balconies



Bahiti
PREMIUM APARTMENTS AT
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INCLUSIVITY





CELEBRATING

THE FIVE STAR BONDINGS

At Bahiti, we have a lifespace that is idyllic and inclusive for every age group, every kind of mindset, and every point of view. It's where families rediscover the joys of togetherness, and every member of the family feels cared for.

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INCLUSIVITY





EXCEPTIONAL LUXURY IN EVERY SQUARE FOOT

The grounds speak of sublime greenery and surreal aesthetics, so get out there and have your conversations with nature!

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INCLUSIVITY



A STUNNING MOSAIC OF THE OUTDOOR LIFE

Take a seat. Take a walk. Take a breath. Take a selfie. Take a fresh look around you.

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CELEBRATING

THE FIVE STAR EXTRAVAGANZA

ACTIVITY

SWIMMING POOL

Splash in the pool. Work out at the gym.
Blast the table tennis match. Host a party
on the lawns. Do it all, or do nothing at all.

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POOL DECK

ACTIVITY



AERIAL VIEW OF SWIMMING POOL

Swimming Pool
Gymnasium
Cycling Studio
Badminton.

Aerobics + Yoga
Indoor Games
Table Tennis
Carroms

Billiards
Banquet Hall
Artificial Turf Cricket Arena
Artificial grass multi-sports facility

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CLUBHOUSE
10000 sft

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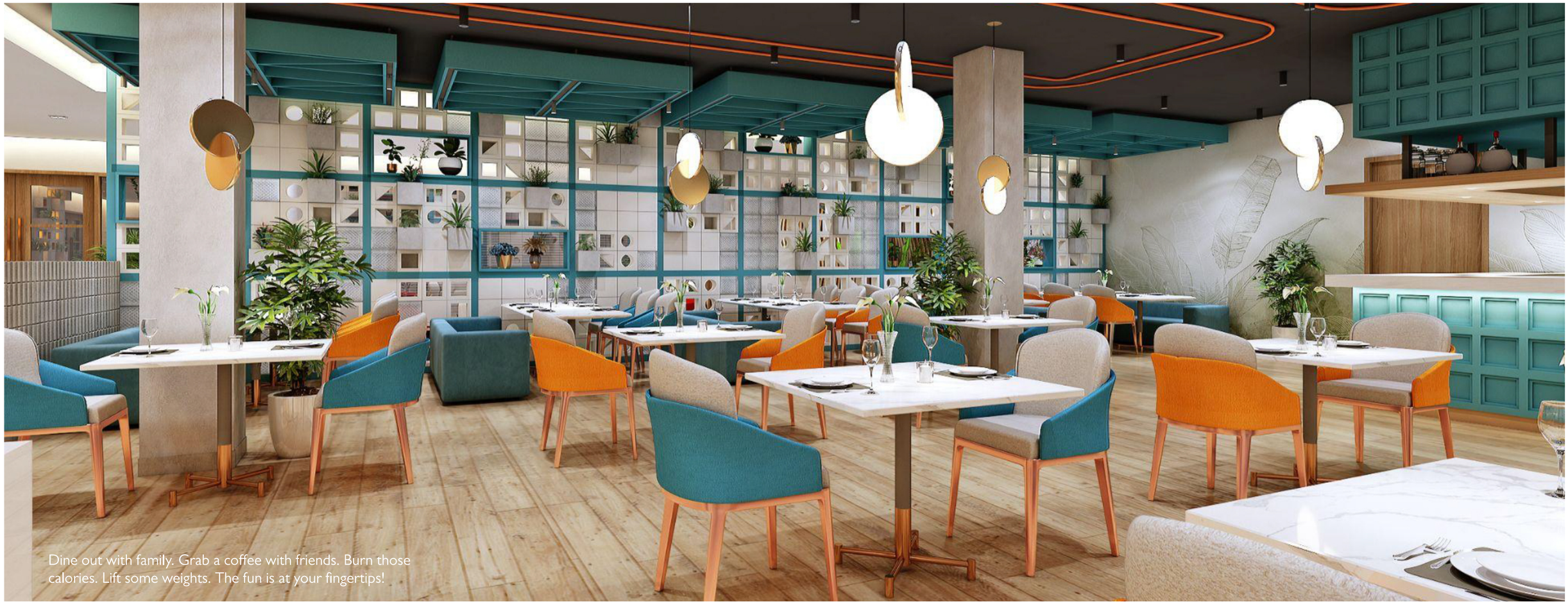
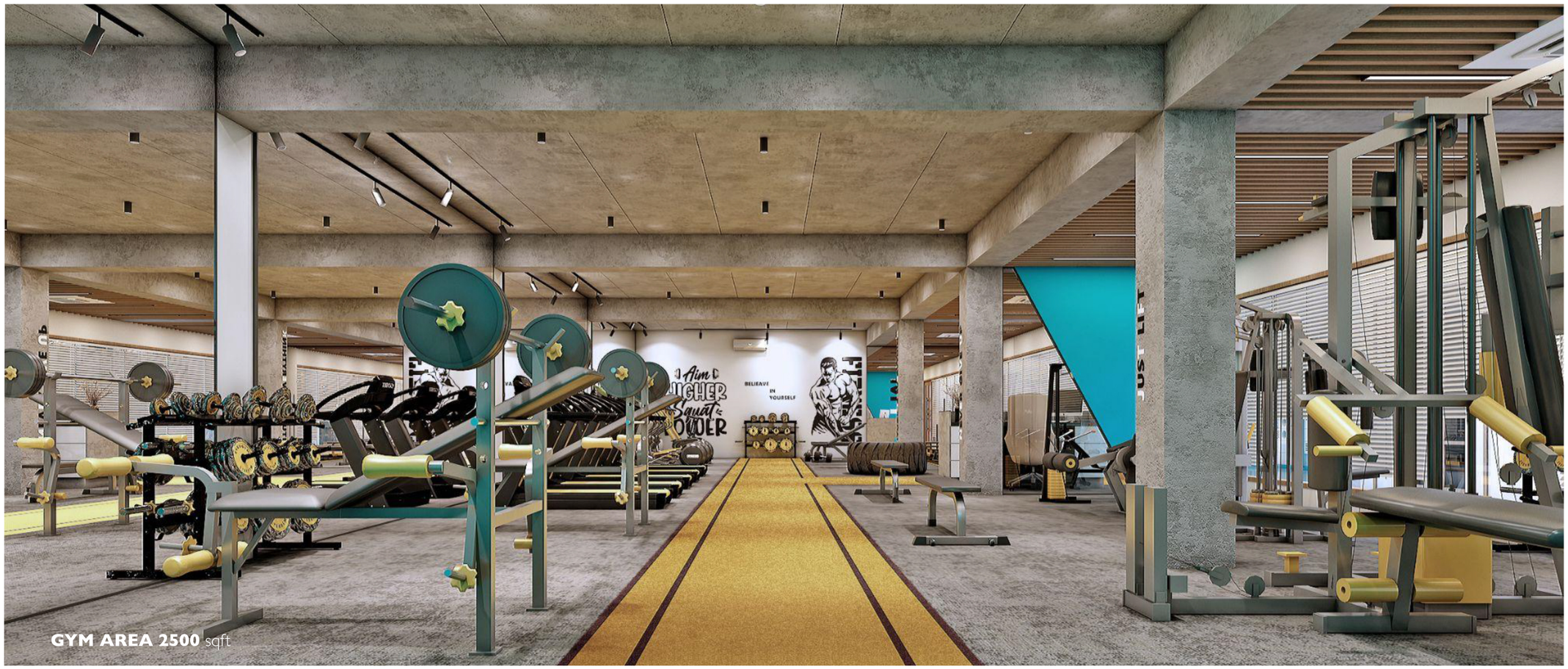


Dine out with family. Grab a coffee with friends. Burn those calories. Lift some weights. The fun is at your fingertips!



GYM AREA 2500 sqft

ACTIVITY

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ORR
AIRPORT
IT OFFICES

A preferred residential destination to the west of Hyderabad, Chandanagar is an exceptional place to live in. Affluent and well planned with all necessary amenities available within easy reach, the neighborhood has excellent educational institutions, healthcare facilities, shopping malls and green spaces.

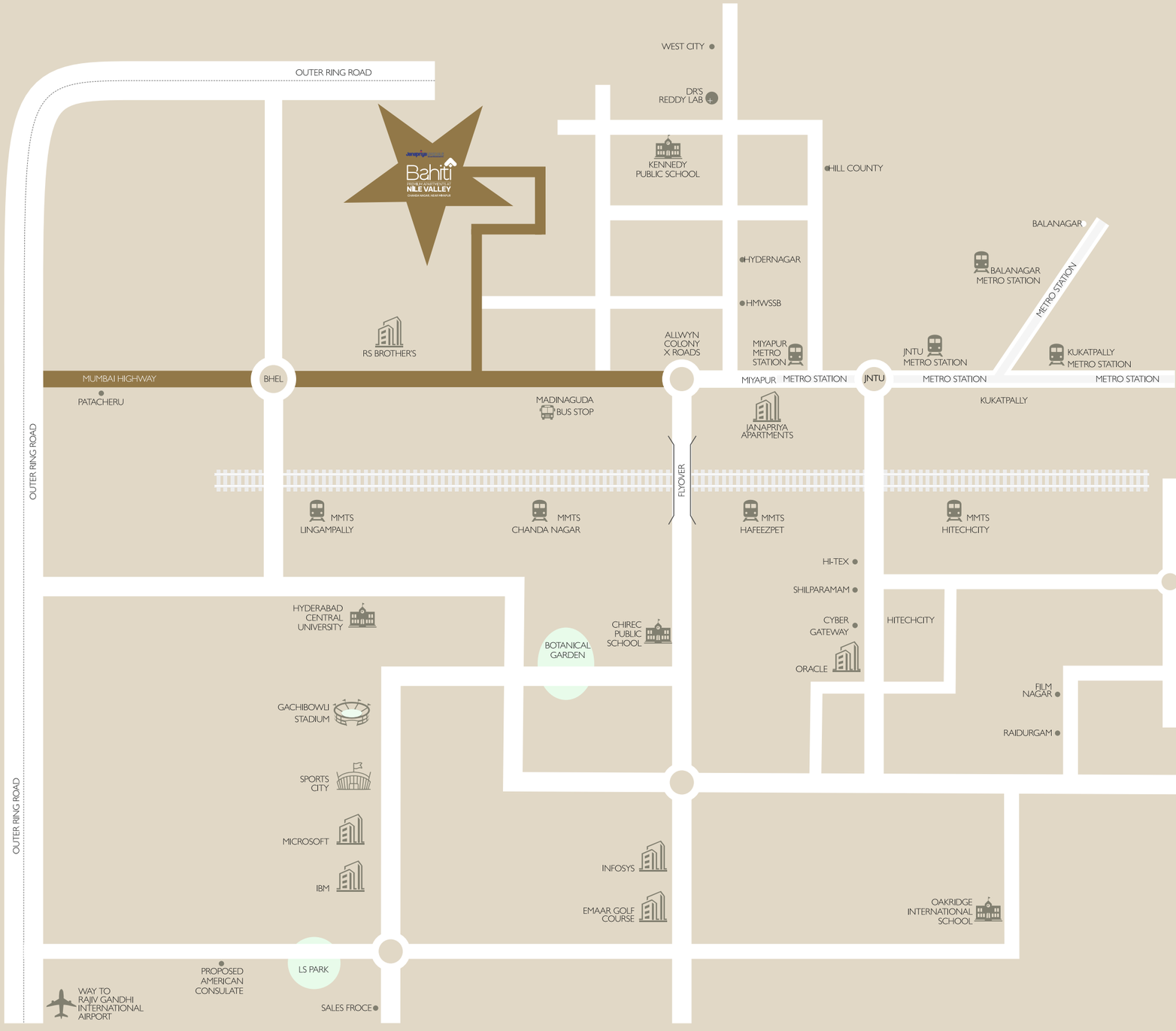


CONNECTIVITY

CELEBRATING

THE FIVE STAR LOCATION

LOCATION PLAN
(Not to Scale)



Drive.
Dine.
Study.
Play.
Shop.
Travel.
Profit.
Smile.

There is good connectivity of the region to various localities like Gachibowli, Secunderabad, and Jubilee Hills. Being very close to Miyapur gives it easy access to the Miyapur Metro Station and NH-65.

If you want a piece of the action without getting caught up in urban chaos, welcome to Chandanagar, Miyapur.

NEAR BY

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
Creek Planet School	: 03 mins
Corner Stone International School	: 31 mins
MERU International School	: 09 mins
Sancta Maria International School	: 15 mins
Sadna Int School	: 20 min

HOSPITALS

KIMS Hospital	: 10 mins
AIG 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	: 15 mins
Central	: 07 mins
INOX	: 07 mins
IKEA	: 15 mins
Inorbit Mall	: 16 mins



Bahiti

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PICK YOUR CHOICE

With a chic facade, 192 sumptuously designed residences, a sparkling pool and gym hemmed by luxuriant gardens, Bahiti in Nile Valley is the most coveted address in the neighbourhood. The five star life is calling...

ALL
3 BHK
FLATS

12 FLOORS

192 UNITS

SITE LAYOUT



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THE FIVE STAR SPECIFICATIONS

STRUCTURE
- Super structure: RCC Shear wall -frames structure
- External walls: RCC Shear wall
- Internal walls: RCC Shear wall/Brick Wall

FLOORING
- Hall: 800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
- Dining Room: 800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
- Bedrooms: 800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
- Kitchen: 800 mm X 800 mm vitrified Tiles of reputed brand with spacer joint
- Toilets: 600 mm X 600 mm Antiskid Ceramic Tiles of reputed brand with spacer joint
- Balconies: 600 mm X 600 mm Antiskid Ceramic Tiles of reputed brand with spacer joint
- Utility: 600 mm X 600 mm Antiskid Ceramic Tiles of reputed brand with spacer joint
- Corridors: 600 mm X 600 mm vitrified Tiles of reputed brand with spacer joint
- Staircase: 300 mm X 300 mm Vitrified Tiles Basement to First Floor- Granite, rest of the Floors

CEILING FINISHES
- Hall: Smoothly finished with putty and acrylic emulsion paint
- Dining Room: Smoothly finished with putty and acrylic emulsion paint
- Bedrooms: Smoothly finished with putty and acrylic emulsion paint
- Kitchen: Smoothly finished with putty and acrylic emulsion paint
- Balconies: Smoothly finished with putty and acrylic emulsion paint
- Corridor: Smoothly finished with putty and acrylic emulsion paint
- Utility: Smoothly finished with putty and acrylic emulsion paint
- Toilets: Grid ceiling to cover all service lines

WALL FINISHES
- Hall: POP Punning Finished Walls with 2 Coats of Putty & 2 Coats of Acrylic Emulsion Paint
- Dining Room: POP Punning Finished Walls with 2 Coats of Putty & 2 Coats of Acrylic Emulsion Paint
- Bedrooms: POP Punning Finished Walls with 2 Coats of Putty & 2 Coats of Acrylic Emulsion Paint
- Kitchen: 300 mm X 300 mm glazed tiles 2 Feet Height dadoing & 2 Coats Putty Finish & 2 Coats
- Acrylic Emulsion Paint.
- Toilets: 600 mm X 1200 mm Glazed tiles up to height of false ceiling
- Balconies: Smoothly finished with putty and acrylic emulsion paint
- Corridor: Smoothly finished with putty and acrylic emulsion paint
- Utility: 600 mm X 600 mm Ceramic Tiles-till 3 Feet height

DOORS
- Main Door: Pre-Laminated Engineered Door Frame with Architrave & Shutter with reputed Hardware.
- Internal Doors: Pre-Laminated Engineered Door Frame with Architrave & Shutter with reputed Hardware.
- Balconies: UPVC glazed French sliding doors with mosquito mesh provision.

WINDOWS
- Windows: Il Windows are combination of UPVC Sliding with mosquito mesh provision, Casement & Bay windows

ELECTRICAL
- Internal: Modular Switches of reputed make
- Copper Wiring: Concealed copper wiring of reputed make
- Three phase supply for each unit and individual prepaid meters
- MCB for each distribution board of reputed make.
- Home Automation: Wired Basic Home Automation (Lights & Fans)

PLUMBING
- Water Line: CPVC Pipes
- Drainage: SWR Pipes

SANITARY WARE & CP FITTINGS
- Sanitary Ware: Reputed Brand
- Toilets Vanity type wash basin with Double lever basin mixer
- EWC with Flush valve of reputed brand.
- Single lever Bath and shower mixer.
- Provision for geyser points in all bathrooms
- Master Bath: All Bath Fittings shall be Rose Gold of reputed brands (Reputed Brand)
- Other Baths: All Bath Fittings shall be Chrome Plated (CP) of reputed brands (Reputed Brand)
- Kitchen: Provision for Dishwasher, Water Purifier, Hot & Cold Water

POWER BACK UP
- Power Back Up: 5 KVA with 100% DG Backup

WATER PROOFING
- Water proofing shall be provided for all bathrooms & utility area

PNG/LPG
- Provision of Gas from piped Natural gas system / LPG

LIFTS
- High speed Lifts of Reputed make with Access Control System. Aesthetically finished Lift Lobbies

PAINTS & FINISHES
- External Walls: Two coats of exterior lappam with two coats of Apex External Painting Edited

PARKING AREA FINISH
- Parking Area Finish: VDF floor finish

MS & SS FINISHES
- Staircase: MS railing
- Balcony: Combination of Glass & SS railing
- Utility: Single MS Rail on the wall
- Corridor: Combination of MS railing & Civil Works

INFRASTRUCTURE
- Path ways: Bitumen or Concrete roads as applicable
- Side walk: Concrete VDF / Interlocking Pavers / Tiles
- Kerb Stones: Concrete Kerb Stones
- Electrical: Underground cable system
-

FIRE FIGHTING
- Fire Fighting System: Shall be provided as per NBCA

THE STAR GROWTH STORY

38 YEARS EXPERIENCE
37K DREAM HOMES
25+ MILLION



MR. K. RAVINDER REDDY
JANAPRIYA , FOUNDER

OF COMMITMENT TO TRANSPARENCY FOR

38 YEARS

Janapriya Upscale has been a beacon of trust and excellence in real estate. Invest in the future with Janapriya Upscale's trusted expertise with 37,000+ quality homes.

For over 38 years, Janapriya Engineers Syndicate has been the go-to name in real estate. With a legacy of trust and punctuality, the company has established a reputation that is unparalleled in the industry.

Founded in 1985 by Mr. K. Ravinder Reddy, Janapriya Upscale has built over 37,000+A quality homes using advanced German technology.
The company's commitment to excellence and transparent practices has earned it the trust of customers and partners alike. At Janapriya Upscale, we believe that yesterday's trust shapes tomorrow's dreams. So come, experience the confidence that comes with our legacy, and let us help you build your dream home today!

FLAT NO: 1

3 BHK

2075 SQ. FT.
EAST FACING





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Bahiti Site Office:
Road Number 12,
PJR Enclave, Madhavapuri Hills,
Madinaguda, Hyderabad,
500050

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

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