

WHERE LUXURY MEETS TRANQUILITY



A SIGNATURE PROJECT BY GVR INFRA



NIZAMABAD'S SIGNATURE OF LUXURY AND STYLE

Experience a life

WHERE EVERY DETAIL IS
A REFLECTION OF ELEGANCE



DISCOVER YOUR DREAM VILLA IN SHAMSHABAD



MAYURA
VILLAS

EXPERIENCE THE PERFECT BLEND OF LUXURY, COMFORT & COMMUNITY AT OUR PREMIUM 4BHK VILLAS. THOUGHTFULLY DESIGNED WITH HYDERABAD'S ARCHITECTURAL CHARM AND MODERN AMENITIES, THIS IS WHERE YOUR DREAM HOME COMES TO LIFE.

YOUR JOYFUL LIFE BEGINS HERE!





Live Amidst
Lush Greens &
serene luxury

Breathe Fresh,
Live Green,
Stay Close to Nature.



Community Features That Enhance Life

Project Salient Features





1

Clubhouse Elegance

A 15,000 sq. ft. clubhouse with a swimming pool, yoga room, cultural activities, dance classes, and more.

2

A Temple at Your Doorstep

Connect with your spirituality at the community's serene temple, adding a divine touch to your life.

3

A Community of Distinction

300 exclusive 3 BHK + Home Theater Triplex Villas located in the serene heart of Nizamabad.

4

Comfort for Your Guests

Guest rooms within the clubhouse ensure a warm welcome for your visitors.

1



2



3



1

Roads Built to Endure

Durable 40 and 30 feet CC roads ensure a smoother, maintenance-free experience compared to blacktop roads.

2

Green Spaces for a Healthier You

Enjoy a 1-acre park with a children's play area, tot lot, acupuncture walking zone, and a dedicated walking track for wellness.

3

Gated Security, Seamless Safety

A fully gated community with CC cameras and app-based visitor registration for peace of mind.

4

Own a piece of land & peace of mind with space and Luxury

Each villa at Mayura Villas is thoughtfully designed, offering not just 3,000 square feet of opulent living space but also sitting on a 170-square-yard plot of land. This ensures that your home isn't just luxurious inside but also provides you with ample land ownership a valuable asset for long-term investment and future opportunities.



Villa Features



1

1. Dual Comfort Parking:

"Space for Your Elegance, Style for Your Entry"

With dedicated parking for two cars, Mayura Villas ensures your luxury vehicles are housed in style. The entrance is adorned with durable and elegant Tandoor Stones, providing a timeless appeal and superior durability over regular tiles.

2

2. Grand Entry to a Secure Haven:

"Step into Grandeur, Live in Safety"

The 8-foot tall, 6-foot wide main entrance door offers a majestic welcome, emphasizing spaciousness and luxury. Enhanced with biometric and digital locks, it ensures top-tier security. All interior doors match this sophistication with world-class Dorset hardware and 8-foot heights, redefining grandeur.

3

3. Elevated Living with Royal Ceilings:

"Breathe Easy in a Home That Soars High"

Enjoy an expansive and royal experience with an 11-foot slab height, giving your villa a palatial charm while enhancing ventilation and aesthetics.

4

4. Windows That Frame Life Perfectly:

"Natural Light Meets Elegance"

The larger-than-life 5.5x4.5 feet windows ensure abundant sunlight and superior ventilation. The granite cladding on all sides adds unmatched elegance, a feature rarely seen elsewhere.



5



6



7



8

5

Washrooms Designed for Luxury:

"Where Comfort Meets Design"
Spacious 12x5 feet washrooms with separate wet and dry areas redefine convenience. Fitted with premium Jaquar fittings and anti-skid tiles, they prioritize both luxury and safety.

6

Staircase & Elevator Harmony:

"Elevate Your Lifestyle, Effortlessly"
The elegant U-shaped staircase is complemented by an optional elevator, making life easier for elders and those with joint pains. A perfect blend of function and finesse.

7

Power That Empowers:

"Uninterrupted Convenience"
Each villa is equipped with 3-phase power, ensuring seamless operation of all your modern appliances, from washing machines to elevators.

8

A Rooftop Retreat:

"Evenings That Redefine Relaxation"
A dedicated home theater room with an attached washroom, a serene lounge, and an open terrace create a perfect space for entertainment and peaceful evenings.



9

Seamless Luxury:

"Timeless Interiors, Elegant Exteriors"
With borderless walls, seamless tiles, and natural stone finishes, Mayura Villas epitomize sophistication. Toughened glass balconies with SS railings add to the modern aesthetic.

10

Trusted Brands for Lasting Safety:

"Built to Last, Crafted for Safety"
From Polycab and Havells electricals to top-brand paints, every detail is thoughtfully chosen to ensure your home is safe, urable, and stylish.

11

Modern Elevation, Timeless Appeal:

"Luxury That Speaks Volumes"
The villas boast a stunning elevation that perfectly blends modernity with a luxurious lifestyle, making a bold statement of class.

Benefits of Choosing Our Premium Villas



Spacious Living

Large Windows (5x12 ft): Enjoy more sunlight and fresh air, reducing electricity bills and promoting a healthier lifestyle.



Aging-Friendly Features

Lift Provision & Ergonomic Staircases: Designed for easy movement and comfort for every age group, catering to knee and joint issues.



Entertainment & Leisure

Home Theater with Lounge: Perfect for family bonding and personal entertainment.



Community Comforts

Gated Security with CC Cameras: Advanced visitor registration for secure living.

Gated Security with CC Cameras: Advanced visitor registration for secure living.



Elegant Design

Grand Main Door (8x6 ft): Makes a striking first impression with premium aesthetics.

11-ft Slab Height: Offers a luxurious, airy feel to every room.



Safety & Convenience

Anti-Skid Bathroom Tiles: Ensures better grip and prevents accidents, especially for seniors and kids.

Biometric Digital Locks: Enhanced security for peace of mind.



Durable Infrastructure

40 & 30 ft CC Roads: Long-lasting, smooth, and weather-resistant, better than BT roads.



Premium Bathrooms

Jaquar Fittings with Wet & Dry Separation: Ensures hygiene and style in every corner.



Eco-Friendly Features

Natural Stone Elevation & Granite Window Cladding: Durable and sustainable materials with timeless appeal.



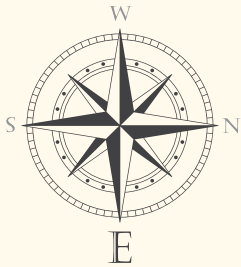
SPECIFICATIONS

- » **Structure:** Earth-quake resistance RCC framed structure with Masonry Partitions.
- » **Internal & External Masonry:** Good quality table moulded light weight bricks with combination of 9" & 4" External & Internal Walls.
- » **Internal Paint:** Techno Emulsion or equivalent Wall Putty / Lappum finishing or equivalent make.
- » **External Paint:** Combination of Techno Paint or equivalent.
- » **Flooring:** Living, Dining, Kitchen & Bedroom 2' x 4' Vitrified / GVT Tile / Standard Make.
- » **Staircase:** Elegantly Designed Granite.
- » **Utility:** 2' x 2' Ceramic Tiles
- » **Bathrooms:** Antiskid Ceramic Tiles Flooring (2' x 2'), Glazed Tile Dado 8' Height (2' x 4')
- » **All Bathrooms Fittings:** Jaguar or Equivalent Make. Overhead Shower with Concealed Diverter in Master Bedroom Toilet & In all other Toilets Overhead Shower with Wall Mixer of Jaguar or Equivalent Make.
- » **Faucets:** All Faucets CP, Heavy Body Metal Fittings of Hindware/ Jaguar or Equivalent Make. Hot Water Connection Shall be Provided to the Shower and Wash Basin in all Bathrooms.
- » **First Floor Balcony:** Antiskid Ceramic Tiles Flooring.
- » **Final Terrace:** Insulation over Waterproofing.
- » **Water Closets:** EWC Wall Mounted with Cistern of Hindware/ Jaguar or Equivalent Make in Master Bedroom Toilet and EWC Floor Mounted in All other Toilets.
- » **Wash Basins:** Wash Basins of Hindware/Jaguar or Equivalent Make in all Bathrooms with Granite Counter Top.
- » **Kitchen Sink:** Stainless Steel Sinks
- » **Kitchen Counter:** In Granite
- » **Plumbing:** CPVC Pipes, Provided for Water Supply Lines & PVC Pipes Sewerage Line of Vectus / Ashirvad or Equivalent Make.
- » **Wiring:** All Wiring (Colour Coded) Havells, Concealed in PVC Conduct Pipes.
- » **Switches:** All Switches of Havells or Equivalent Make.
- » **Geyser Points:** Geyser Point provided in the First Floor for Hot water.
- » **Entertainment:** TV Cabling provisions shall be made in Ground Floor & First Floor Living.
- » **Door Frames:** All Door Frames Provided with Medium Teakwood.
- » **Door Shutters:** All Door Shutters- Solid Core Flush Shutters with a Natural Wood Veneer or Laminate or Paint (Prefabricated) Masonite or Equivalent, Main Door Shutters with Medium Teakwood.
- » **Windows:** UPVC (Alpine/Kinbon/Conch or Equivalent) Sliding with Provision of Mosquito Mesh.
- » **Hardware:** In Brush Finished Stainless Steel.
- » **Main Door:** Night Latch of Quba/Dorset or Equivalent Make
- » **Other Doors:** All Door Bolts and Mortise Lock Tubular/Cylindrical Lock/ Handle Lock.
- » **Door Stoppers:** Door Stopper for the Main Door.
- » **Railings:** Balcony Railing SS Railing with Combination of Glass at First Floor Balcony Elevation, Rest MS Railing with Enamel Paint.
- » **Staircase Railing:** SS Railing.
- » **Electro-Domestic Equipment:** Provision shall be made for Kitchen Equipment, Chimney & Washing Machine.
- » **Air Conditioning:** Split AC Provision shall be provided in all Bed Rooms, only conduit as per Working Drawing and Wiring for A/C Power shall be done. Units, Piping and Installation will not be provided.
- » **Invertor:** Connection provision provide.



UNITS PLAN

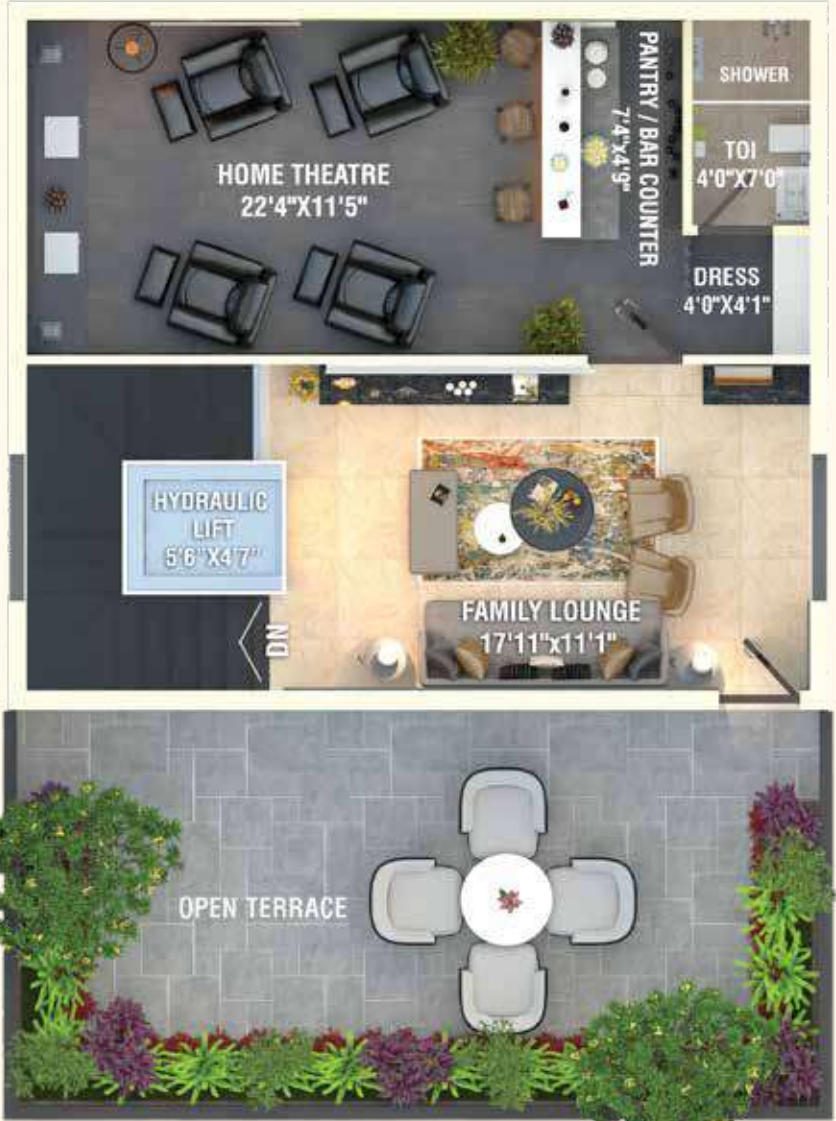
East Facing Villa



Ground Floor



1st Floor

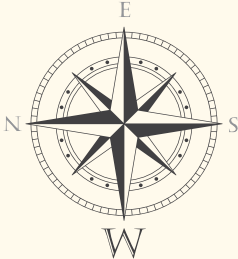


2nd Floor

A luxurious 4 BHK villa with a hydraulic Lift, Home Theatre and parking 2 cars with sprawling gardens around the house, this is a the Gifted soul longing to a live a naturally opulent life.

**PLOT 170 SQ. YD.
BUILT UP AREA 3000 SQ. FT.**

West Facing Villa



Ground Floor



1st Floor



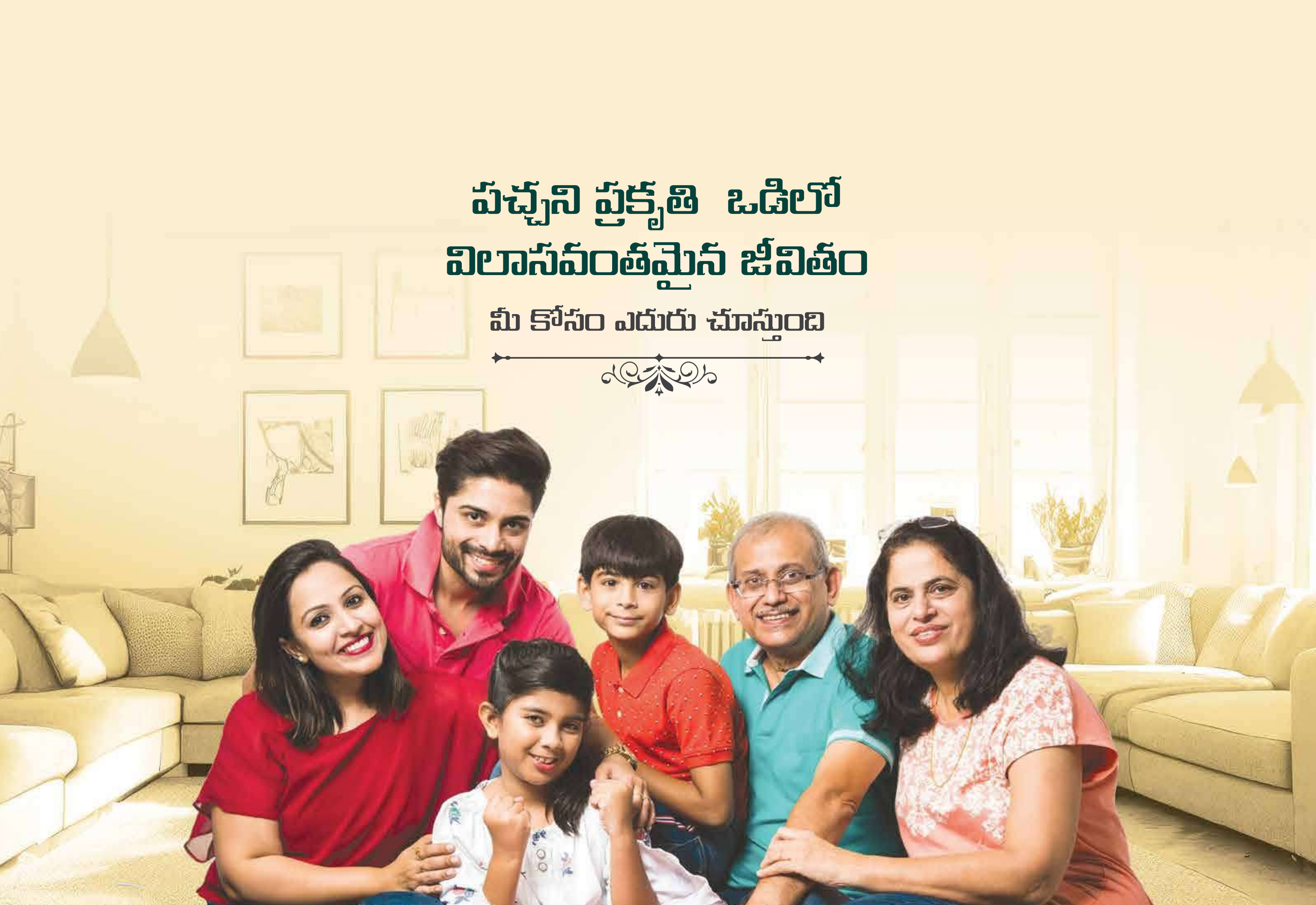
2nd Floor

A luxurious 4 BHK villa with a hydraulic Lift, Home Theatre and parking 2 cars. Enchanting design in sync with the natural surroundings, this villa is for those who appreciate the right balance of indulgence and simplicity.

PLOT 170 SQ. YD.
BUILT UP AREA 3000 SQ. FT.

పచ్చని ప్రకృతి ఒడిలో విలాసవంతమైన జీవితం

మీ కోసం ఎదురు చూస్తుంది





Schedule a Site Visit Today and Step Into Your Future!

+91 9876543210