

EVORA

WELCOME TO EVER LIVED LIFESTYLE @ off. KOLLUR

RERA NO: P01100006350



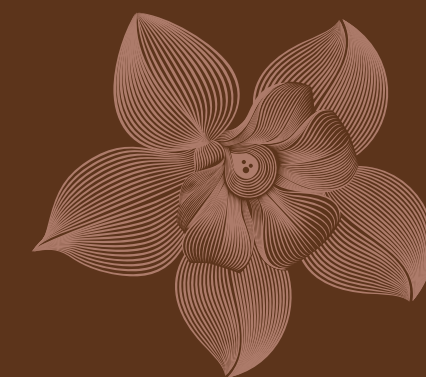
A JOINT VENTURE OF

BHAVYA
constructions



ASPIRE SPACES
—You Aspire. We Build.—

EVORA



HOME IS WHERE YOU **FIND YOUR PEACE**

And that is the whole essence of Bhavya's Evora. It is like an island of tranquillity that has emerged like a brand new way of life in the heart of the buzz. Greenery in every possible shade and as fresh as possible, Evora at the edge of the Financial District is like nothing Kollur has ever experienced.



A LIFESTYLE DESIGNED THE BIOPHILIC WAY

It's a seamless world, where your home and nature are woven together in an inseparable fashion. There are no boundaries to where the green ends and concrete begins. For the occupants of Evora, every moment is connected to the natural environment, natural elements and natural spaces.



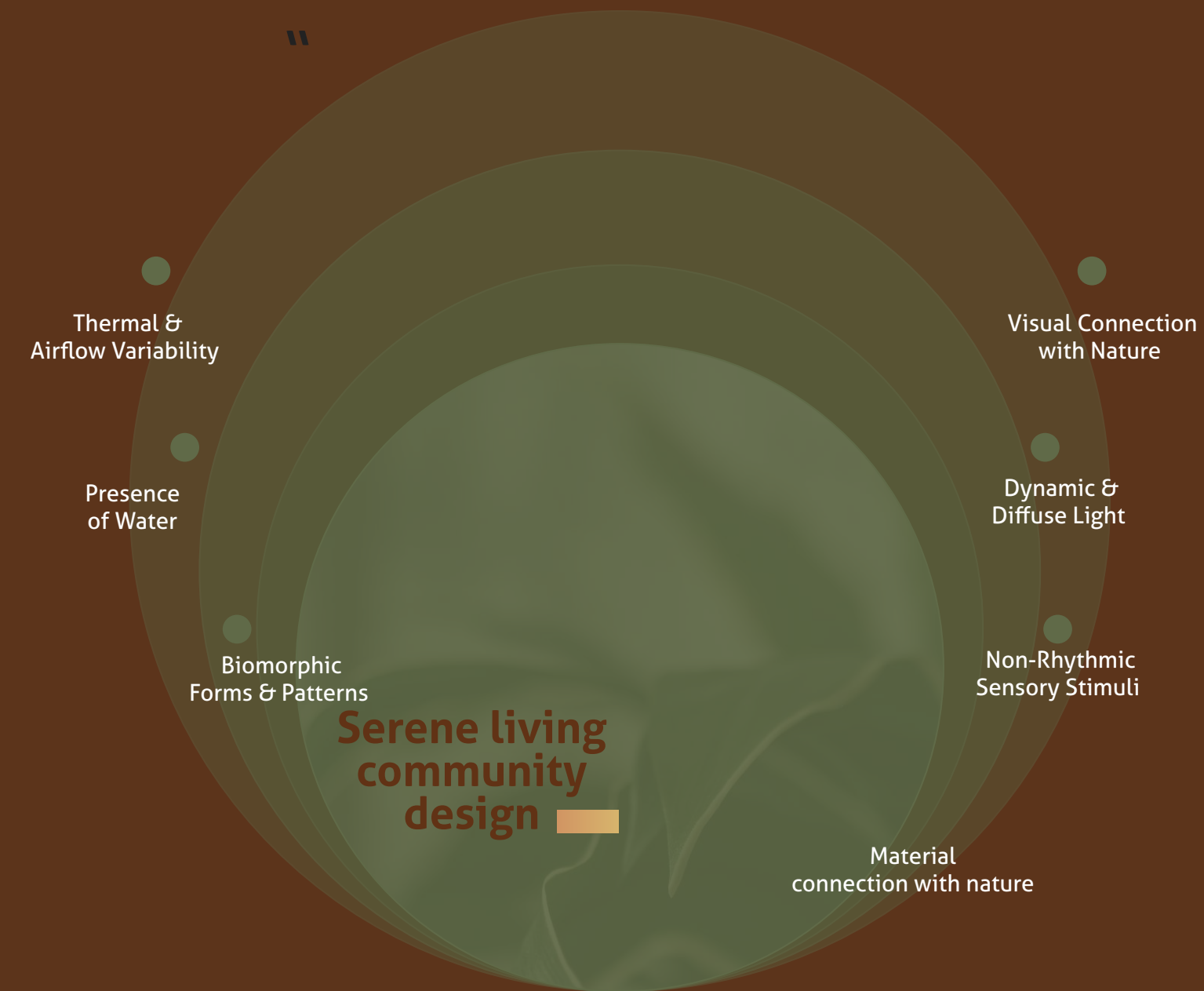
...and you stop every once in a while to admire the lilies, say hello to a floating cloud and bask in the sunshine on a carpet of green. Your body is refreshed and your soul is recharged



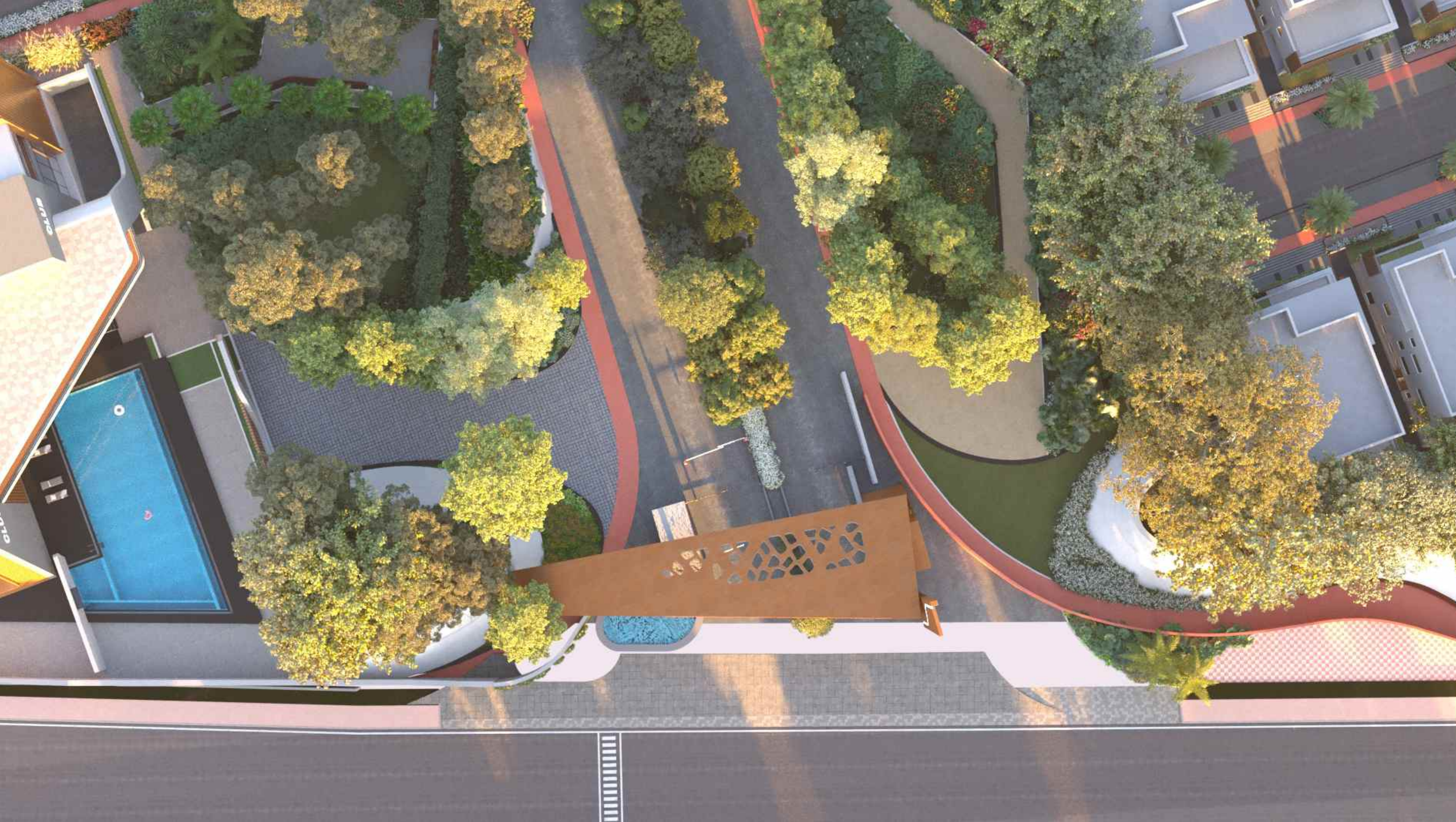
ΕΥΩΡΑ

A LIFESTYLE DESIGNED THE NATURAL WAY

It's a seamless world, where your home and nature are woven together in an inseparable fashion. There are no boundaries to where the green ends and concrete begins. For the occupants of Evora, every moment is connected to the natural environment, natural elements and natural spaces.



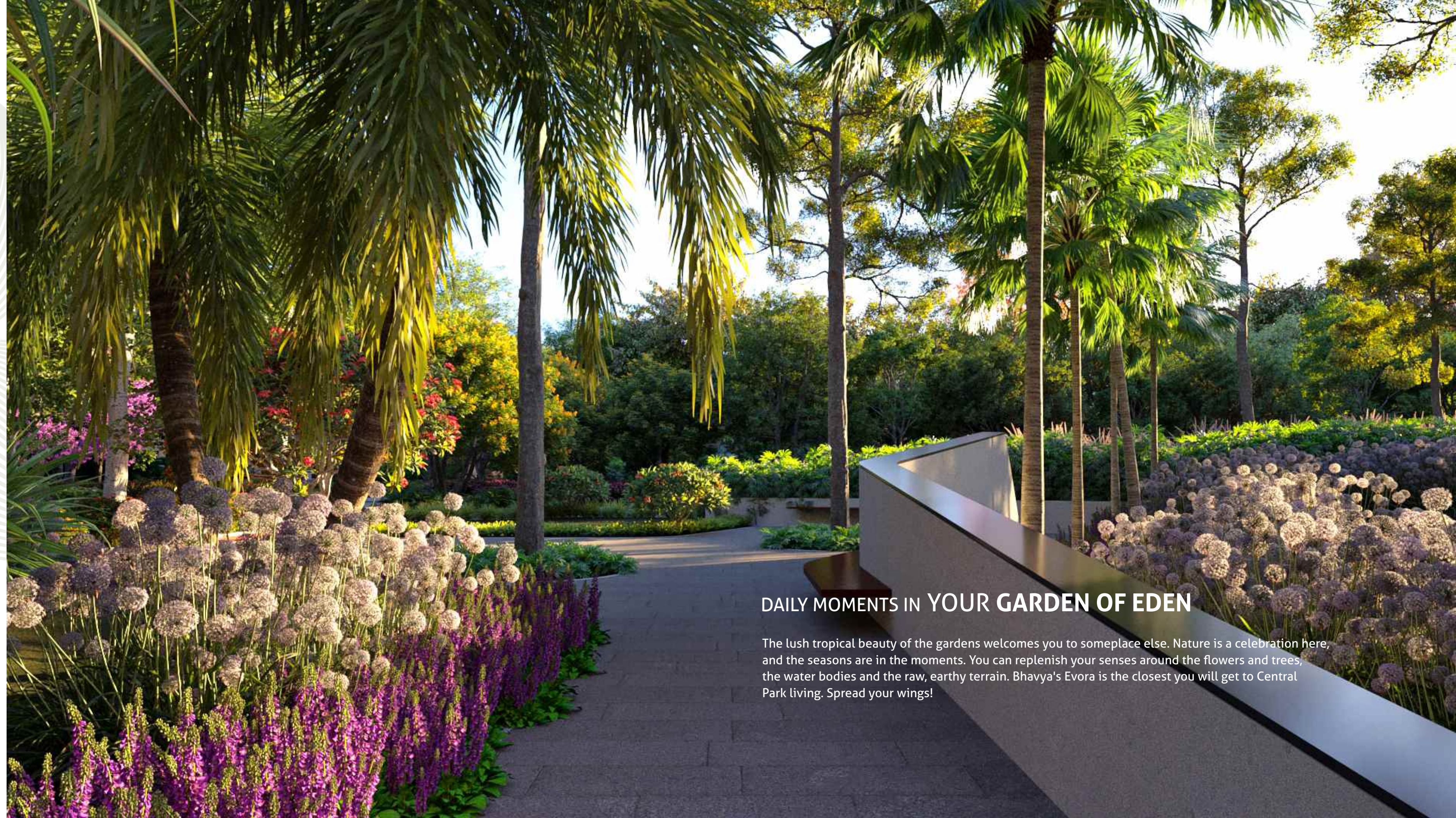
ΕΥΩΡΑ



YOU ARE STEPPING INTO AN **EXPERIENCE OF SERENITY**


Bhavya's Evora is not the usual gated community. All acres of it is a fairytale world where luxury villas will flower and bloom. So as you drive in through the imposing entrance gate, embrace the Unknown: Be Prepared for the Unexpected.

EVORA



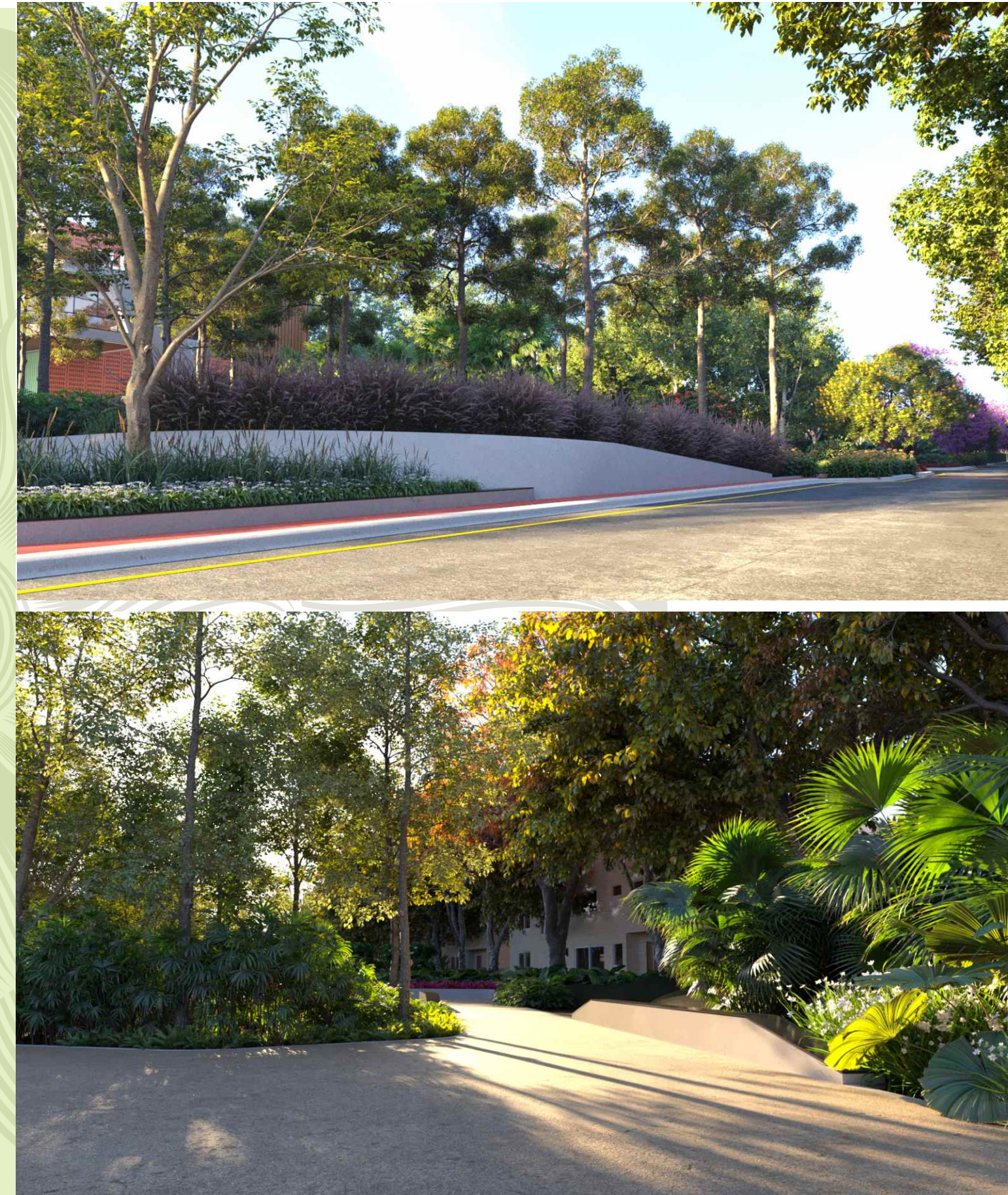
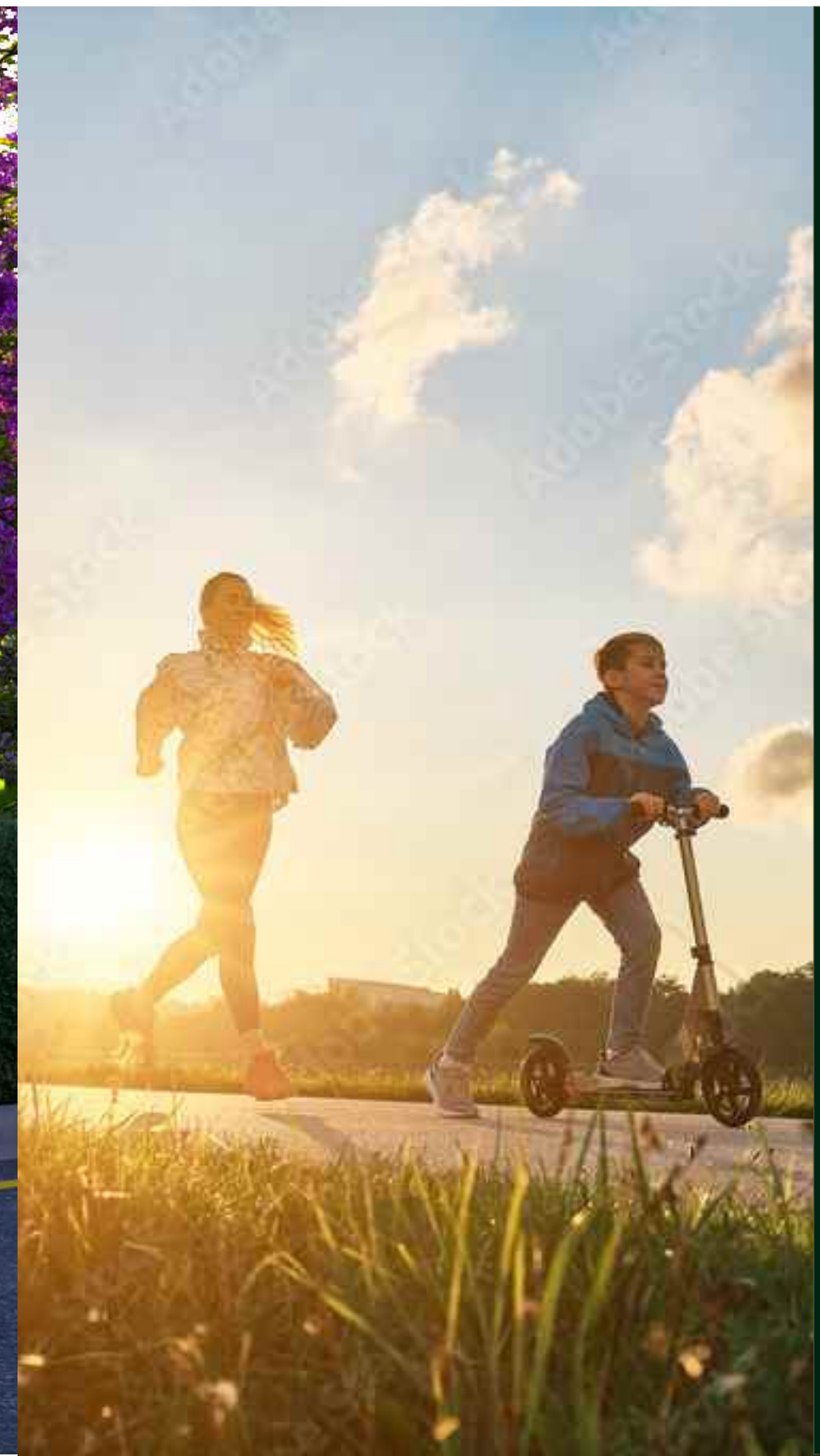
DAILY MOMENTS IN YOUR GARDEN OF EDEN

The lush tropical beauty of the gardens welcomes you to someplace else. Nature is a celebration here, and the seasons are in the moments. You can replenish your senses around the flowers and trees, the water bodies and the raw, earthy terrain. Bhavya's Evora is the closest you will get to Central Park living. Spread your wings!



WHATEVER YOUR HEART
DESIRES, YOUR WORLD
OFFERS. SKATE. CYCLE.
WALK. DRIVE. TALK. LAUGH.
PAINT. TAKE TO THE SKIES
AND MARVEL AT THE
MASTERFUL LANDSCAPING:
SMOOTH INTERNAL ROADS
WEAVE THROUGH A TAPESTRY
OF ABUNDANT, MANICURED
GREENS.

ΕΥΘΥΡΑ





ELEVATED YOGA DECK



"there's something magical for every age, every mood. The innovative raised deck for yoga and meditation ensures that there is no intrusion to your wellness regime. For our cherished senior citizens, there are rambling jogging tracks tucked away along shaded, tree-lined pathways."



WALKING/ JOGGING PATHS



ELEVATED YOGA DECK

 YOGA GARDEN	 ZEN GARDEN	 JOGGING TRACK	 ACUPRESSURE PATHWAYS
 DOG PARK	 BOUNCE PARK	 CHILDREN PLAY	 PERGOLA
 FITNESS ZONE	 SKATE PARK	 PARTY LAWN	 SENIOR CITIZENS SITOUT
 WEEKEND MARKETS	 CAFÉ PAVILION	 AMPHITHEATER	 CYCLING LANES ON CONNECTING ROADS



WALKING/ JOGGING PATHS





large

eco-serene living
theme design
community

160

open
living
villas

8

types of
east and
west facing
villas
ranging
267 to 357
sq yds

OWN THE BIG LIFE

Whichever way you look at the Evora community, your eyes meet undulating greenery and miles of open space. This is the scale Nandigam has never offered, and this is an expanse you have rarely come across. To have your villa, coupled with a super-lavish clubhouse and almost infinite amenities in one wholesome world is a mega dream come true!

40,000

sft. club house



EVORA



Highlights

- Gated community
- 100+ Luxury independent villas
- Premium villas on 600 square yards
- Built up area of 3395 sft and 3503 ft
- HMDA Approved housing layout
- Vaastu Compliant
- 24/7 Pneumatic system for water supply
- Kimplas pipes for community water piping
- STP

- Aesthetic appeal of lushly landscaped areas and amphitheatre
- Wide blacktop roads/ pattern cement tiles
- Water softener system
- Waste water recycling system with treated water to be used for gardening
- High compound wall mounted with solar security fence
- Sophisticated transformer to ensure quality power

Graceful Grandeur

- Yoga/Meditation hall
- Ample parking space for visitors
- Rainwater Harvesting
- Underground cabling for electrical network
- Exclusive elders park for recreation
- 60 ft. main road and 40 ft. internal roads
- Avenue Plantation
- Solar powered lighting in amenities area
- Eco-friendly park
- All amenities/ facilities as per HMDA norms
- 24/7 Security

EVORA

A DESIGN INSPIRED BY NATURE

Connectivity features

- Optical Fibre Cable connectivity
- For all voice, video and data communication
- Wi-Fi enabled community
- Public address system
- Office work space
- Generator: 100% acoustic enclosed
- D.G. backup shall be provided for common
- Amenities & streetlights



YOUR VILLA SPEAKS WHO YOU ARE

Just like the Evora villa,
**you are unusual and
extraordinary.**
Conceptualised in the
Eco-serene theme living
tradition, the architecture
is mellow and understated,
with a heavy splash of
greenery. The indoor and
outdoor are part of a
seamless whole. Whether
it's the immense windows,
the room-size balconies,
the designer terrace or the
elegant interiors, every
inch is sheer enchantment.

EVORA



ESCAPE TO **40,000 SFT. OF SHEER ECSTASY**

THE CLUBHOUSE IS A FEAST FOR THE SENSES. IT GOES BEYOND YOUR WILDEST DREAMS AND BRINGS FORTH A PLETHORA OF PLEASURES.

“

at Evora, conveniences and comforts have been planned to emerge at your fingertips. We have envisaged a life that integrates your desires with the pleasures of your community. We see you free of bondage, and worries as a world of enjoyment opens up.”

”

ΕΥΩΡΑ



ESCAPE TO **40,000 SFT. OF SHEER ECSTASY**

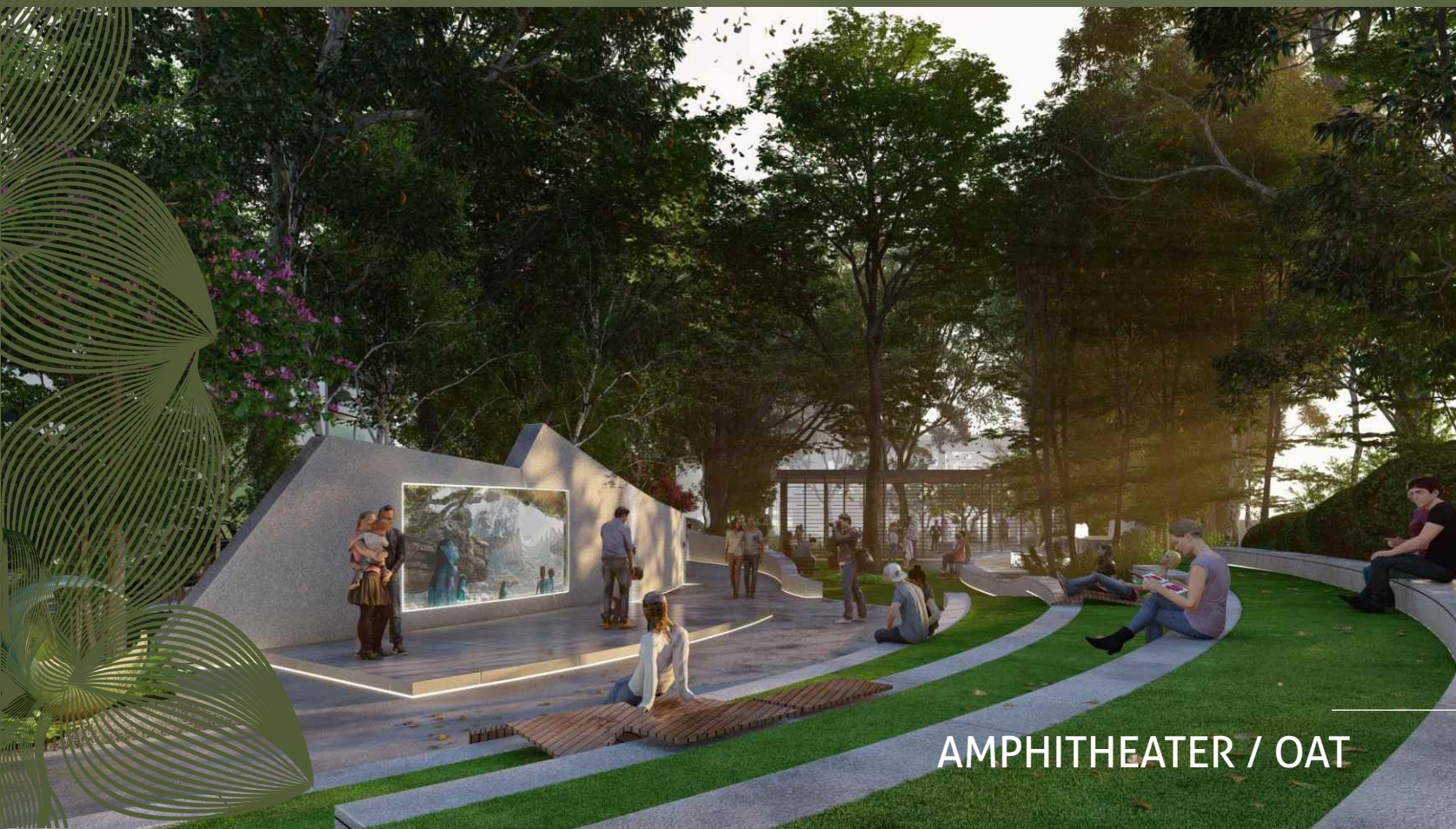
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ΕΥΘΥΡΑ



CAFÉ PAVILION



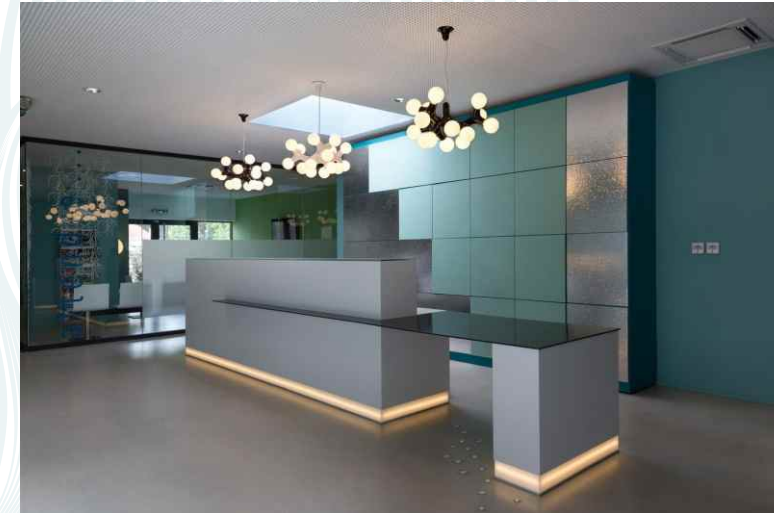
AMPHITHEATER / OAT

THE PERFECT
PLACE TO UNWIND,
GROW, BOND AND
HAVE FUN GET-
TOGETHERS.



ΕΥΘΡΑ

WELCOME LOUNGE



FAMILY SWIMMING POOL WITH SEATING DECK



CRECHE



SALON /SPA
DR ROOM
ATM
SUPER MARKET

INDOOR BADMINTON COURT



PROVISIONS

YOGA/MEDITATION



BANQUET HALL



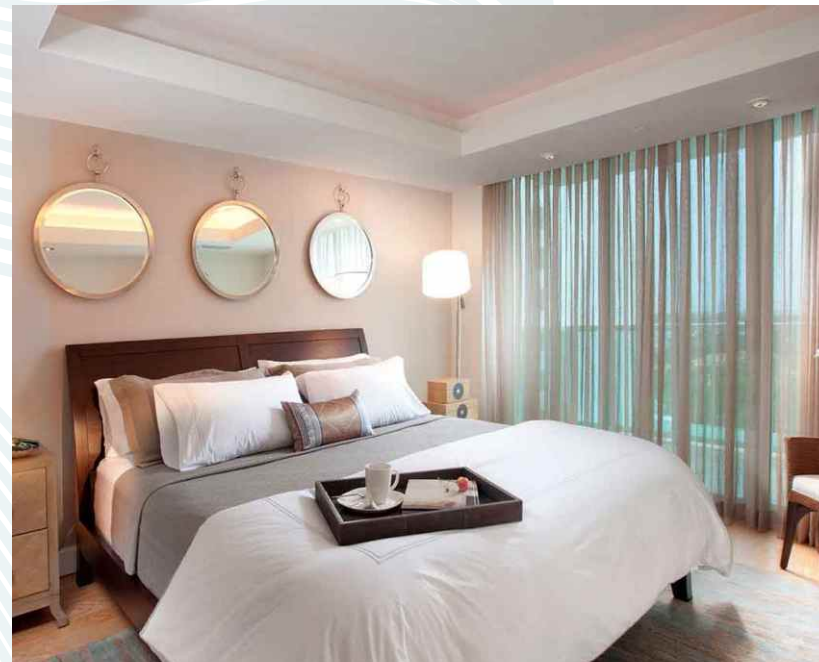
MINI THEATER



COFFEE SHOP/
RESTAURANT



GUEST ROOMS



OUTDOOR SEATING



INDOOR GAMES



EVORA

SQUASH COURT



WHEN YOU'RE GAME FOR LIFE

Explore the Fusion of Fitness and Nature -
Where Versatile Sports Infrastructure Creates a
Dynamic Experience.

“ there can be no greater
luxury than to step out of your
villa and step into the fabulous
tennis court. Evora is endowed
with the kind of sports facilities
that would put a sports
complex to shame. From
cricket nets to badminton,
from tennis to basketball,
the turf is yours!”

ΕΥΩΡΑ

WHEN YOU'RE GAME FOR LIFE

Explore the Fusion of Fitness and Nature -
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ΕΝΩΡΑ



luxury is an ethos. It reflects in the nuanced architecture of the villas, seeps through the sun-kissed interiors and fills the day with the comfort of greenery. While the emphasis is on technology-enabled living, there is an equal focus on the bounties of nature in the space planning. Look inwards or outwards, and feel at peace with yourself and your home.

EVORA



A BLEND OF BESPOKE DESIGN & SENSITIVE SPACE PLANNING

Be engulfed in the elevated aura of your garden villa. Evora is about exclusivity and privacy on the one hand, and love-drenched family spaces on the other. Whichever way you wish to live, we have the mantra for tranquillity.



“ Your Evora villa is a style pinnacle, where everything is designed to pamper. The expansive, exquisitely tasteful interiors will reflect the personality of the owners. The soothing hues of the walls, the understated sophistication of the fittings and the quiet elegance of the living spaces spell class. Why shout when you can whisper?”



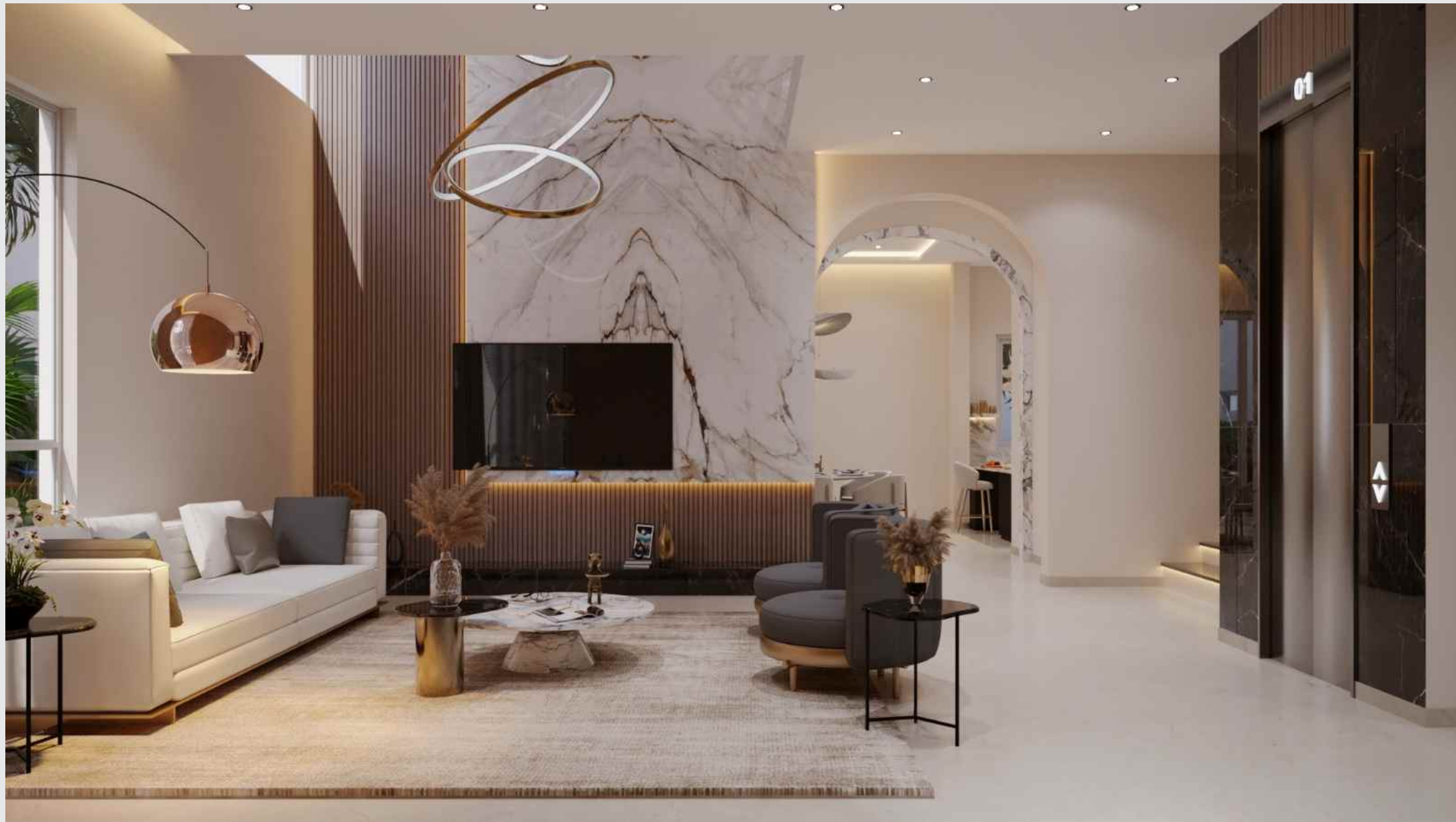
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ΕΥΩΡΑ



REALLY SPACIOUS AND UNDENIABLY PREMIUM, THE LIVING ROOM IS GOING TO BE THE PLACE TO ENTERTAIN GUESTS, UNWIND ON THE COUCH OR HOLD CONVERSATIONS.

LIVING ROOM



WITH SUCCESS COMES SPARKLING EVENINGS AND QUIET MUSINGS. THE SUPER-COOL BAR LOUNGE IS JUST THE PLACE TO HAVE A DRINK WITH YOUR FRIENDS WITH A 'CHEERS'!

BAR LOUNGE



A PRIVATE AND COZY AREA THAT IS CONVENIENTLY CLOSE TO THE KITCHEN. THIS IS WHERE THE FAMILY ENJOYS THE FLAVORS OF FOOD, FUN AND TOGETHERNESS.

DINING



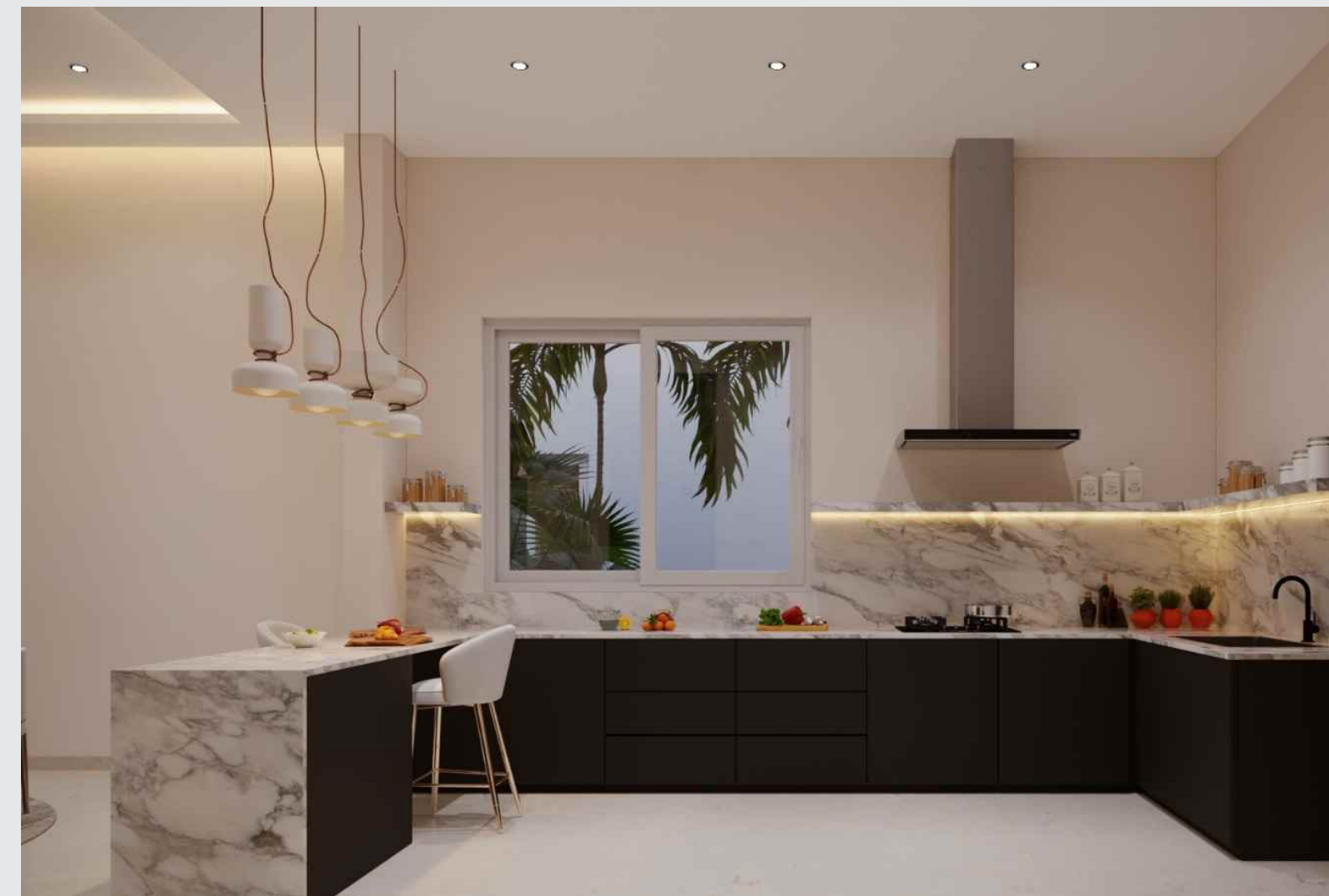
EXPERIENCE THE TRANQUIL SOPHISTICATION OF AMPLE INTERIORS, METICULOUS DESIGN, AND ENHANCED COMFORT, CREATING THE IDEAL ATMOSPHERE FOR MAKING MEMORIES AND ENJOYING DEEP SLEEP.

MASTER BEDROOM



HERE'S A MELLOW, PICTURESQUE COCOON FOR THE CHILDREN TO WAKE UP TO. THE KIDS' BEDROOMS ARE WARM AND INVITING, FULL OF FUN AND ADVENTURE

KIDS ROOM



THE VILLA'S MOST INTIMATE CORNER, WHERE FRESH AROMAS AND NEW RECIPES ARE BROUGHT TO LIFE. THE SEPARATE DRY AND WET KITCHENS, ADVANCED CHIMNEY HOBS AND GRANITE TOPS MAKE THE KITCHEN A WORK OF ART

KITCHEN



Your search for a living environment ends at Bhavya's Evora.
The eco-friendly design of the villas is in sync with the sustainable landscaping of the outdoors. The curated amenities within the villa and its nature-inspired spaces are sleek, premium and future-focussed.

RANGING FROM **267** SQ YDS.
TO **357** SQ YDS

3737 SFT - **6103** SFT

EVORA



LEGEND

01. ENTRY / EXIT WITH SECURITY CABIN AND REFLECTIVE WATER BODY
02. MAIN DRIVEWAY (9M WIDE)
03. PEDESTRIAN PATHWAY (2M WIDE)
04. MEET AND GREET SPACE WITH FEATURE WALL
05. CONNECTING PATHWAY (2.4M WIDE)
06. MULTIPURPOSE LAWN
07. FEATURE WALL WITH SCULPTURE AND GRANITE SPEARS
08. INFORMAL SEATING WITH FEATURE WALL
09. CAMP FIRE WITH WATER FEATURE
10. AMPHITHEATRE
11. REFLEXOLOGY PATH
12. ART'S AND CRAFT ZONE
13. CHILDREN'S PLAY AREA
14. PLAY LAWN
15. PICNICKING LAWN WITH MOUND AND HAMMOCKS
16. TRAMPOLINE PARK
17. OUT DOOR GYM
18. GALLERY SEATING
19. MINI SOCCER FIELD
20. CRICKET PRACTICE NET
21. BASKET BALL PRACTICE COURT
22. TENNIS COURT
23. SKATE PARK
24. WATER FEATURE WITH MOUNDS
25. YOGA/ MEDITATION DECK WITH SHADE STRUCTURE
26. GOLF PUTTING
27. BUS PICKUP WAITING AREA
28. BUS BAY
29. PET PARK

TYPE -1

267

SQ. YDS

EAST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Lift Provision

Garden

Home Theater

Covered Parking x 2

A R E A S (in sft.)

G R O U N D F L O O R	1 3 4 9
F I R S T F L O O R	1 3 2 2
S E C O N D F L O O R	1 0 6 7
T O T A L	3 7 3 9

EVORA

TYPE -1

267

SQ. YDS

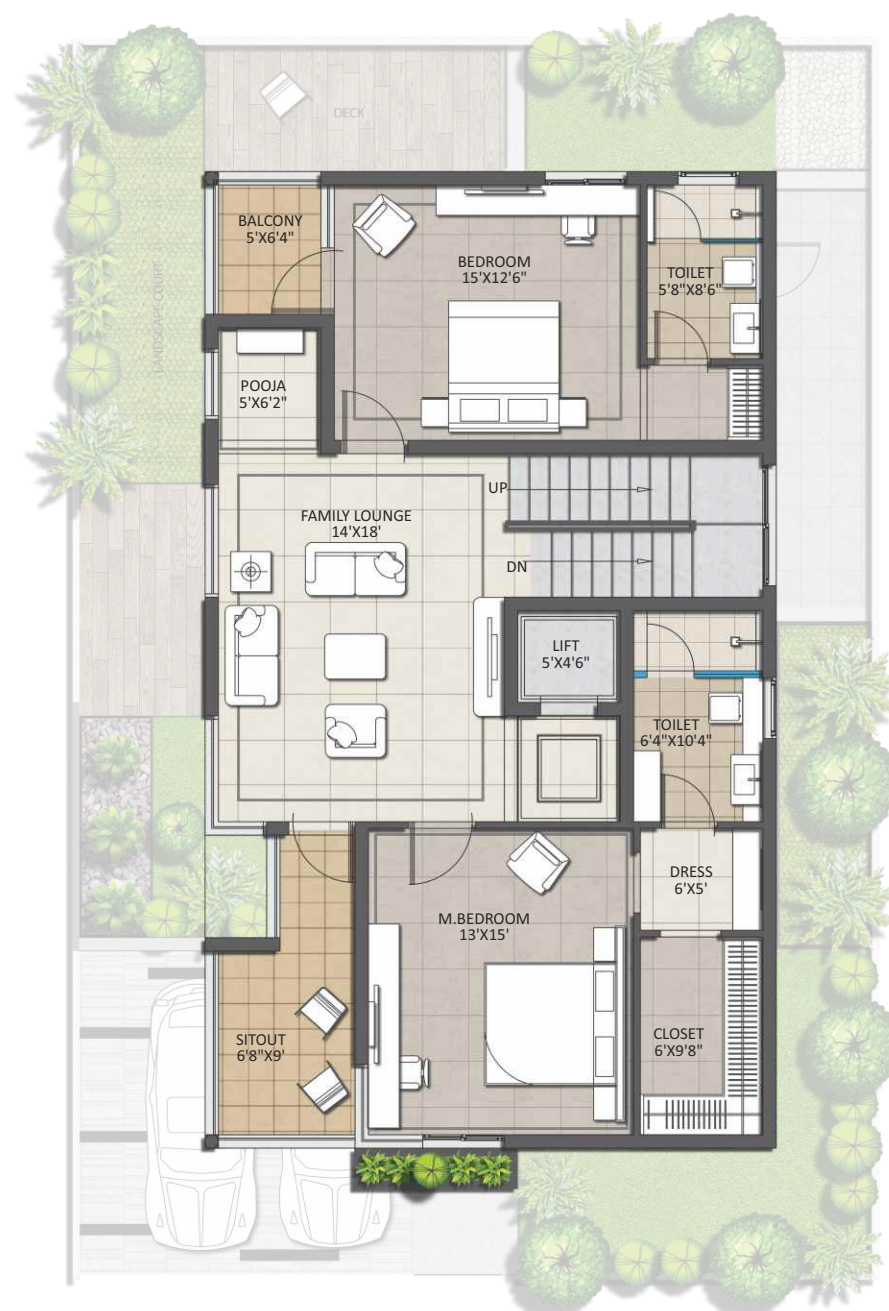
WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



 Lift Provision

 Garden

 Home Theater

 x2
Covered Parking x 2

A R E A S (in sft.)

G R O U N D F L O O R	1 3 4 9
F I R S T F L O O R	1 3 2 3
S E C O N D F L O O R	1 0 8 1
T O T A L	3 7 5 2

EVORA

TYPE -1
317 SQ. YDS
EAST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR




Lift Provision


Garden


Home Theater

 x2
Covered Parking x 2

A R E A S (in sft.)

G R O U N D F L O O R	1 7 1 0
F I R S T F L O O R	1 6 3 4
S E C O N D F L O O R	9 9 9
T O T A L	4 3 4 2

BHAVYA'S
EVORA

TYPE -1

317

SQ. YDS

WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



A R E A S (in sft.)

G R O U N D F L O O R	1 7 1 1
F I R S T F L O O R	1 6 3 3
S E C O N D F L O O R	1 1 8 1
T O T A L	4 5 2 5

TYPE -1
357 SQ. YDS
EAST FACING VILLA



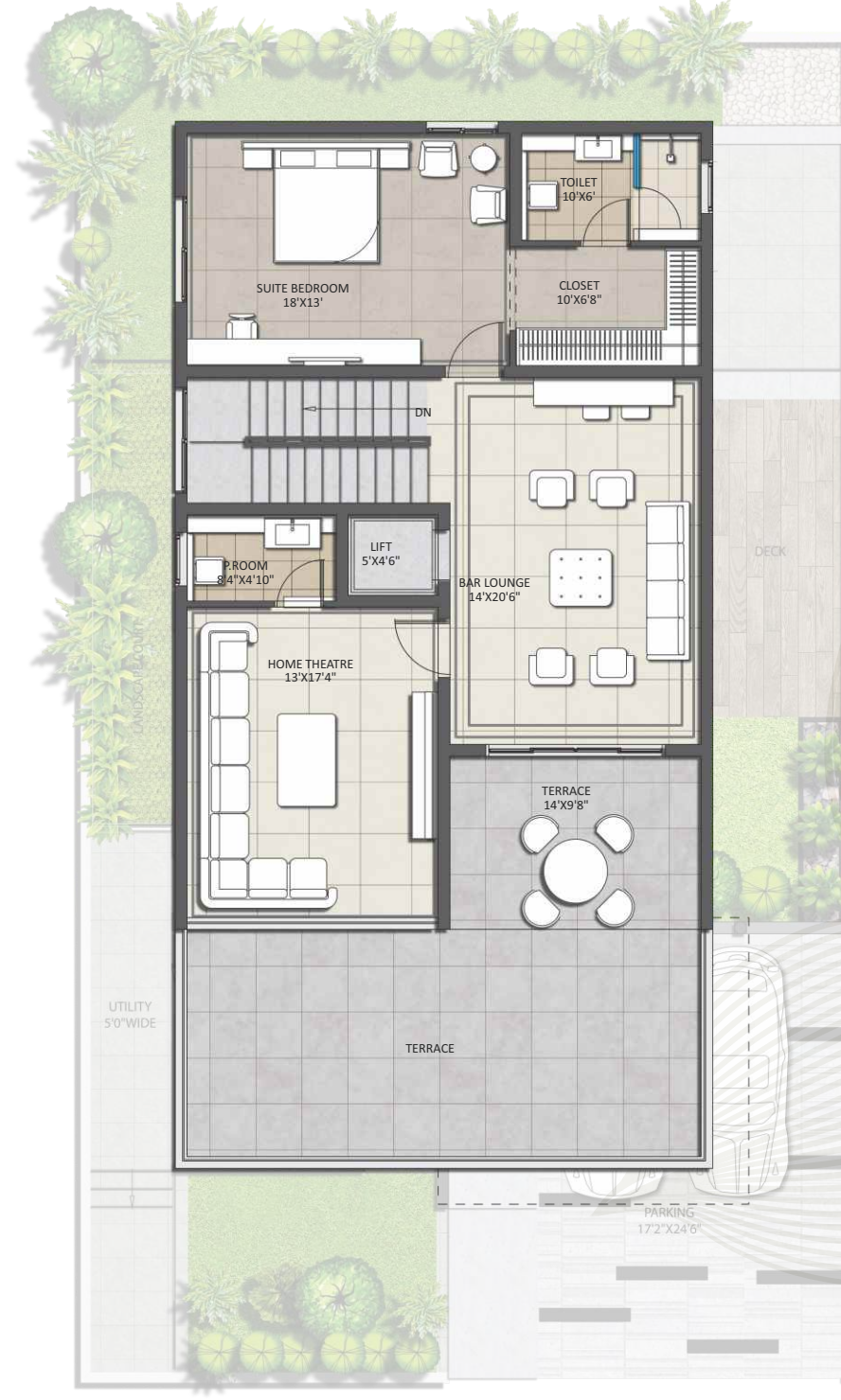
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Lift Provision



Garden



Home Theater



x2

Covered Parking x 2

A R E A S (in sft.)

G R O U N D F L O O R	1 8 1 3
F I R S T F L O O R	1 7 3 8
S E C O N D F L O O R	1 3 5 3
T O T A L	4 9 0 4

TYPE -1
357 SQ. YDS
WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR




Lift Provision


Garden


Home Theater

 x2
Covered Parking x 2

A R E A S (in sft.)

G R O U N D F L O O R	1 8 1 7
F I R S T F L O O R	1 7 3 8
S E C O N D F L O O R	1 3 4 9
T O T A L	4 9 0 4

BHAVYA'S
EVORA



STRUCTURE

RCC framed structure designed to wind and seismic loads.



SUPER STRUCTURE

AAC blocks/Fly ash bricks for external and internal walls.

PLASTERING

External and Internal walls with smooth cement plaster.



DOORS & WINDOWS

Main Door

Frames : Hardwood/Engineered with melamine polish.

Shutter : Flush shutter with veneer on both sides with melamine polish.

Internal Doors

Frames : Hardwood/Engineered wood.

Shutter : Flush shutter with veneer on front side with melamine polish and painted rear side

Hardware : Hardware of reputed make

French Doors : Premium UPVC sliding door with clear glass.



Windows : Premium UPVC sliding windows with clear glass & provision for mosquito mesh



FLOORING & TILE CLADDING

- Large Format vitrified tiles of reputed make for Drawing, living, dining, family & 1st floor lounge.
- Leather finish granite (steel grey or equivalent) flooring for Staircase.
- Wood finish vitrified tiles of reputed make for Master bedroom/ Cinema room.
- Large Format vitrified tiles of reputed make for other-bedrooms & Kitchen.
- Anti-skid vitrified tiles of reputed make for bathrooms. Wooden finish vitrified flooring of reputed make for the Deck



PLUMBING & SANITARY

- Polished chrome (CP) and sanitaryware fixture of reputed make
- Vanity type wash basin with hot and cold mixer.
- European water closet.
- Shower-single level diverter with spout & overhead shower.
- Glass partition for master bathroom only.



WATER SUPPLY

Centralized water distribution by hydro-pneumatic system for all individual water meters for each villa.

DADO

Kitchen : Polished glazed vitrified tiled of reputed make upto 2' ht above kitchen platform.

Bathroom : Vitrified tiles of reputed make upto lintel level.

Utility/Wash Area : Vitrified tiles of reputed make upto sill level.



PAINTING/CLADDING

External : Texture/smooth paint with two coats of acrylic exterior emulsion. Cladding as per façade detail.

Internal : 2 coats of emulsion paint over smooth putty finish.

Stair case railing: SS railing with glass.



BACKUP FOR POWER

- 5Kva DG power back-up for each individual unit.
- Provision for Solar Power



LIFT

Provision for Lift



ELECTRICAL

- Concealed copper wiring of reputed make.
- Power socket for VRF A.C system for villa.

- Power socket for cooking range, chimney/exhaust fan, refrigerator, microwave oven, mixer/grinder & water purifier in kitchen.
- Dish washer & washing machine provision in the utility area.
- Three-phase supply for each unit with individual source energy meter.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switch boards of reputed make.

TV/TELEPHONE

- Fiber-to-the-home for internet, telephone and intercom.
- Provision for DTH & TV services in all bedrooms, living room, lounges and cinema hall.
- Provision for telephone in drawing.

SECURITY SYSTEM

- Sophisticated round the clock security system.
- Solar fencing throughout the boundary.
- Video calling bell of reputed make.

WTP & STP

- Water Treatment Plant only for borewell water supply.
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated water will be used for landscaping and Flushing purpose.
- Rainwater harvesting provided for recharging ground water levels.

EVORA



CONNECTIVITY

- 01 Min. - NH 65 Mumbai Highway
- 02 Min. - ORR
- 05 Min. - Patancheru Bus Stand
- 10 Min. - Nagulapalli Railway Station
- 20 Min. - Miyapur Metro Station
- 30 Min. - Rajiv Gandhi Int. Airport

HEALTH

- 03 Min. - PIMS
- 10 Min. - Patancheru Govt. Hospital
- 10 Min. - Medicovert
- 15 Min. - Maheshwara Medical College
- 15 Min. - PRK Hospitals
- 20 Min. - Srikara Hospitals

EDUCATION

- 05 Min. - Candiidus Int. School
- 10 Min. - Narayana IIT Academy
- 15 Min. - Gaudium School
- 15 Min. - HCU
- 15 Min. - Silver Oaks Int. School
- 20 Min. - Samashti Int. School

SHOPPING

- 10 Min. - D Mart
- 20 Min. - GSM Mall
- 25 Min. - Sarath City Mall (AMB)
- 25 Min. - More Super Market
- 30 Min. - Forum Mall

ENTERTAINMENT

- 30 Min. - Asian
- 30 Min. - PVR
- 30 Min. - Inox

IT CORRIDOR

- 20 Min. - Financial District
- 20 Min. - Kokapet IT Sez
- 20 Min. - DLFA
- 25 Min. - Hitech City

PERFECTLY CONNECTED





HIGH-QUALITY, OUR HALLMARK

At Bhavya Constructions, we owe our genesis to building upscale properties, reimagining high watermark modernity and a spectacular dimension to the lifestyle, where spaces are not just to live, but to relive and revel. With a legacy of building highly sophisticated living, office and retail spaces, in the past three decades, Bhavya Constructions Private Limited (BCPL) enjoys immaculate and impeccable track record, to date having developed 6 million square feet across 65 premium properties. Bhavya Constructions has to its credit the first gated community of Hyderabad, that was developed since 1995.

Our designs outmatch expectations and outwit your radical scale of imagination and ideation, delivering comfort and class at the best possible level. Into building living spaces as a legacy, we just continue to expanding and improving with every project, giving bigger, offering better

www.bhavyaconstructions.com

65

COMPLETED RESIDENTIAL
& COMMERCIAL PROJECTS

3

DECADES
MOST TRUSTED LEGACY

7

MILLION SQ.FT.
OF BUILT UP AREA IN
OUR NEW RESIDENTIAL
AND COMMERCIAL
PROJECTS IN 2022.

6

MILLION SQ.FT.
SUCCESSFULLY
DELIVERED
BUILT UP AREA
TILL DATE

A JOINT VENTURE OF



OFFICE ADDRESS

SAI MANJEERA HOMES

H#8-2-293/82/A/1,2&3,ROAD NO.17,

BESIDE BANK OF BARODA, JUBILEE HILLS,

HYDERABAD,TELANGANA-500033

Enq : 89775 23469

89776 23469

TEAM

Architecture & Structure



Genesis Planners Pvt. Ltd
Hyderabad.

MEP



ESVE Design Solutions Pvt. Ltd.
Bengaluru

Landscape



Elements Architects
Bengaluru

Auditor



MAHAVISHNU & SARMA
CHARTERED ACCOUNTANTS
Secunderabad

Branding



D3 Concepts
Hyderabad.
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BHAVYA
constructions

A JOINT VENTURE OF



ASPIRE SPACES
— You Aspire. We Build. —