



THE  
WINNER  
HAS  
ARRIVED

Premium residences  
at Miyapur



TEAM4  
LIFESPACES



CRAFTED  
FOR THE  
WINNER  
IN YOU

6.02  
ACRES (GROSS)

3  
LUXURY TOWERS

35  
FLOORS



**nyla**  
KEEP WINNING

This 35-floor high-rise community is slated to be the tallest set of towers in the vicinity of Miyapur. Standing elegantly on landscaped grounds, Nyla offers sophisticated 2, 2.5 and 3 BHK apartments for an elevated living. The towers stand out for their eclectic approach to design and magical contemporary architecture.





KEEP WINNING

DRENCH YOUR  
WINNING SPIRIT IN  
SHADES OF GREEN

**nyla**  
KEEP WINNING



THE BLESSING  
OF LIVING  
IN NATURE

**nyla**  
KEEP WINNING



## 45000 SFT OF LUXURIOUS RECREATION FACILITIES

- Billiards
- Carrom
- Indoor Table Tennis
- Indoor Badminton Court
- Indoor Squash Court
- Volley Ball Court
- Gym
- Spa
- Meditation Room
- Yoga Studio/ Aerobics
- Multipurpose Hall
- Party Lawn
- Tuition Room
- Guest Suites
- Co-working Space
- Hobby Room
- Coffee Shop & Restaurant
- Party Terrace
- Conference Room
- Preview Theatre
- Waiting Lounge



**nyla**  
KEEP WINNING



THREE BLOCKS WITH  
LOADS OF SUNSHINE,  
AIR AND OPENNESS.

# LEGEND

- 1. Entry/ Exit
- 2. Driveway
- 3. Bicycle Lane (1.5m Wide)
- 4. Pedestrian Pathway/ Jogging Track
- 5. Water Feature
- 6. Informal Seating Area
- 7. Clubhouse Entrance Plaza
- 8. Stage with Informal Seating
- 9. Yoga/ Meditation Deck and Bird Watching Deck
- 10. Entry to Park Area
- 11. Barbeque Lawn
- 12. Extended Party Lawn
- 13. Sculpture Court
- 14. Children's Play Area
- 15. Building Drop-off
- 16. Floor Games
  - 16A. Bicycle Parking
  - 16B. Seating Area
  - 16C. Badminton Court
- 17. Cricket Practice Net
- 18. Outdoor Gym
- 19. Shade Structure with Informal Seating
- 20. Skating Rink
- 21. Table Tennis
- 22. Transformer Yard

# THE VASTU OF NYLA THE VASTU OF PROSPERITY (ABUTTING NORTH EAST ROADS)

For a winner, prosperity comes from nature. With the most preferred and sought after NORTH & EAST ROADS VASTU PLOT, your rare property with two side roads on North and East is here.



DESIGNED WITH HIGHEST  
STRUCTURAL SAFETY  
STANDARDS AND NORMS



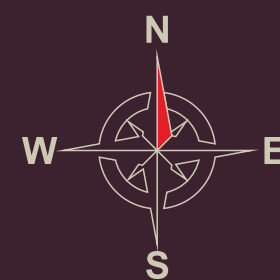


TYPICAL  
FLOOR  
PLAN

**A, B, C**

**2, 2.5, 3 BHK UNITS**

**1200<sup>SFT</sup> TO 1880<sup>SFT</sup>**



# SPECIFICATIONS



## STRUCTURE

- R.C.C. Framed Structure to withstand wind & seismic loads.
- R.C.C. Shear Wall Structure to withstand wind & seismic loads.
- Concrete blocks for non-structural members.

## PAINTING

- Internal: 2 coats of emulsion paint over putty finished surface/ primer coat.
- External: Texture finish and weatherproof emulsion paint or any other finish as per the architect's design.

## FLOORING

- Living, drawing, dining, all bedrooms & kitchen.
- 800mm X 800mm size double charged vitrified tiles.
- Bathrooms: Acid-resistant, anti-skid ceramic tiles.
- All Balconies: Ceramic tiles.
- Corridors: Vitrified tiles.

## KITCHEN

- Provision for municipal & borewell water connection.
- Provision for water purifier.
- Provision for chimney.
- Provision for dishwasher.

## UTILITY

- Provision for washing machine.
- Glazed ceramic tiles dado up to 3ft height.

## BATHROOMS

- Wash basins, EWC, concealed system, single lever CP fittings of reputed brands.
- Provision for fixing geysers.
- Glazed ceramic tile dado up to 7ft height.

## DOORS

- Main Door: Manufactured Teak wood frame with flush shutter of melamine matt polish, fixed with reputed make hardware.
- Internal Door: Manufactured hardwood door frames & laminated shutters, fixed with hardware of reputed brand.
- French Doors: UPVC sliding door of double-glazed unit of 3 track frame with provision for mosquito mesh.

## WINDOWS

- UPVC window of double-glazed unit as per the architect's design.

## ELECTRICAL

- Concealed internal wiring with fire retardant.
- PVC insulated copper wires for all points.
- Modular type switches and sockets.
- Light/ fan points in every room as per architect's design.
- Power points in kitchen for dishwasher/ grinders/ mixers/ cooking range/ exhaust chimney/ microwave etc. and in wash area for washing machine as per the architect's design.
- Exhaust fan provision in toilets.
- Electrical provision in all bedrooms for split air-conditioners.
- No provision for window air-conditioners.
- Separate metering for each unit for normal supply and DG supply.
- Earthing for every unit as per standards.
- 3-phase power connection of required load for each unit depending on size of apartment.
- Copper piping for A/C's and gas pipeline charges extra, as per actuals.

## TELECOM/ INTERNET/ CABLE TV

- Telephone point in living room.
- Intercom facility in all flats.
- Provision for cable connection in drawing room, living room & all bedrooms.
- Provision for internet connection in living room.

## LIFTS (Passenger & Service)

- Reputed make automatic elevators.

## GENERATOR

- 100% DG set back up with acoustics enclosure and AMF.

## FIRE SAFETY & GAS

- Supply of piped gas, subject to feasibility in all flats.
- Fire safety features as per fire department norms & regulations.

## WTP & STP

- Sewage Treatment plant as per norms provided inside the project. Part of the treated sewage water will be used for the landscaping and flushing purpose.
- Treated water made available through an exclusive water softening and purification plant.

## SECURITY/BMS

- Solar powered security fence for total compound wall.
- 24/7 security guards.
- Surveillance cameras at the main security and entrance of each block & clubhouse for monitoring.



# LOCATION

(Not to scale)

