

A VIBRANT COMMUNITY
LIVE WHERE THE BEST MEETS YOU

NIHARIKA
LANDMARK



— Luxury lifestyle apartments at Nallagandla, Hyderabad

Rera Registration : P02400001732



EVERYONE ASPIRES TO A LIFE BEYOND THE ORDINARY.
A HOME THAT MANIFESTS YOUR DEEPEST DESIRES INTO
SPACES AND AMENITIES THAT MAKE EACH MOMENT
SPECIAL. AND NIHARIKA LANDMARK DOES ALL THAT
AND MORE.

IT'S ALWAYS A PRIVILEGE IN LIVING THE LIFE THAT
DEFINES YOU AND IS INTRICATE WITH SUCH DETAIL TO
HAVE YOU EXPERIENCE WHAT YOU DESERVE.

NIHARIKA
LANDMARK



MINIMALIST DESIGN AND SOPHISTICATION IN EVERY DETAIL

A building's architecture speaks the most, of it's vibe. So live the best as you become a part of this grandeur amidst the new heart of the city. With 116 units of sprawling spaces spread across 12 floors, this is profoundly a luxurious landmark.

NIHARIKA
LANDMARK

YOUR DREAMS MAKE
YOUR WORLD BEAUTIFUL



Site area = 1.18 Acres
No. of flats = 116

No. of floors = 2 basements + Stilt + 12 floors
All 3BHK flats

Flats range : 1595 sft to 1995 sft

Designer Landscape

Central Courtyard with Swimming pool
Earthquake resistant design

Automatic passenger lifts with lobby
CC cameras and round the clock security

Glass/SS railing for balconies
Piped Gas connection

STP
Fire protection

NIHARIKA
LANDMARK

IMAGINE BREATH TAKING VIEWS
AS YOU TAKE IN THE AWE OF
THE NATURE WHILE REVELING IN LUXURY





LEGEND

- ① Main Entrance Gate
- ② Exit Gate
- ③ Granite Entrance
- ④ Water Body With Mini Foam Babblers
- ⑤ Specimen Tree With Sculptures
- ⑥ Fire Drive Way
- ⑦ Jogging Track
- ⑧ Badminton Court
- ⑨ Lawn
- ⑩ Central Open Space Entrance
- ⑪ Kids Pool
- ⑫ Lap Pool
- ⑬ Feature Wall With Water Cascade
- ⑭ Pool Lounges Under Pergola
- ⑮ Club House Entrance To Open Space
- ⑯ Seating Deck Under Pergola
- ⑰ Children's Play Area
- ⑱ Proposed Temple

GET USED TO FEELING ON TOP OF THE WORLD

ENTER A NEW WORLD; A WORLD OF COMFORT AND EASE; WHERE EVERY PROSPECT HAS BEEN DESIGNED TO PLEASE, WHERE A MULTITUDE OF CONVENIENCES HAVE BEEN PUT INTO PLACE TO MAKE YOUR LIFE A RICHER AND MORE FULFILLING EXPERIENCE. SPREAD ACROSS 1.18 ACRES CRAFTED TO A HIGHER ORDER OF AESTHETICS, NIHARIKA LANDMARK RAISES THE MUNDANE TO A HIGHER LEVEL OF BEING.



East - 3BHK 1995sft

West - 3BHK 1915sft

East - 3BHK 1915sft

West - 3BHK 1995sft



East - 3BHK 1995sft

North - 3BHK 1595sft

North - 3BHK 1715sft

North - 3BHK 1715sft

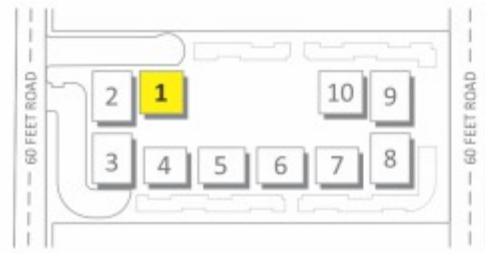
North - 3BHK 1595sft

West - 3BHK 1995sft

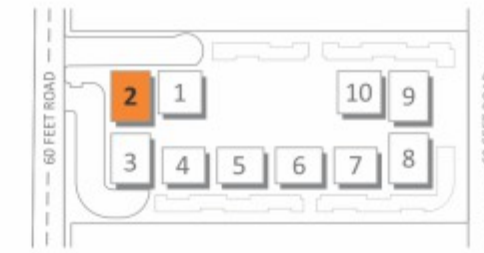


TYPICAL FLOOR PLAN



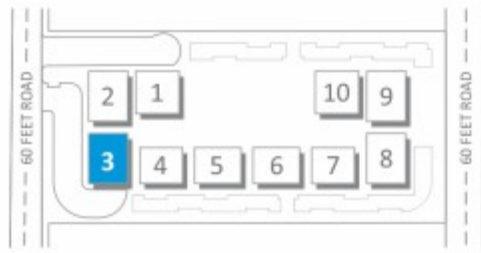


Flat No. **1** - West - 3BHK **1915**sft

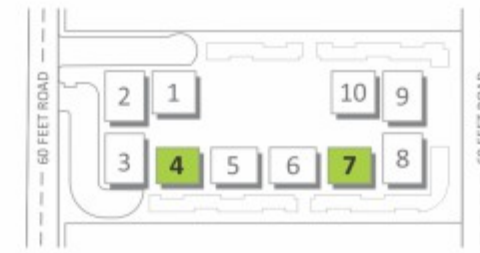


Flat No. **2** - East - 3BHK **1995**sft



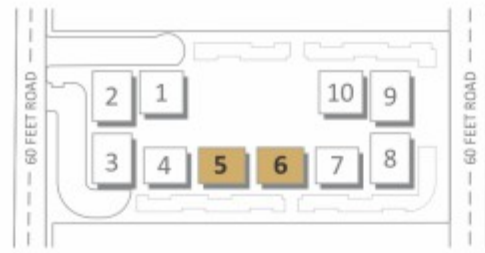


Flat No. **3** - East - 3BHK **1995**sft

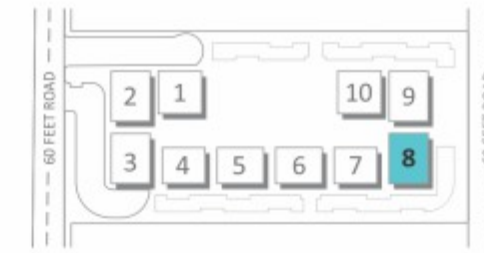


Flat No. **4,7** - North - 3BHK **1595**sft



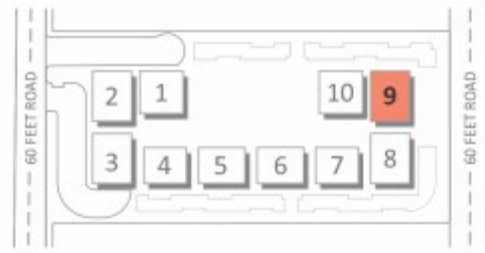


Flat No. **5,6** - North - 3BHK **1715**sft

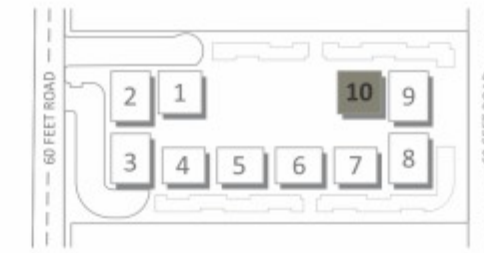


Flat No. **8** - West - 3BHK **1995**sft





Flat No. **9** - West - 3BHK **1995**sft



Flat No. **10** - East - 3BHK **1915**sft





ENTER
A WORLD
MADE TO
PUT YOU
AT EASE

INDOOR AMENITIES

- + Entrance lounge with Reception
- + Multipurpose Hall
- + Indoor games
- + Contemporary Gym
- + Maintenance Office

OUTDOOR AMENITIES

- + Swimming pool with Kids pool
- + Pool lounges with Pergola
- + Children play area
- + Seating Decks
- + Badminton Court
- + Jogging Track
- + Temple

NIHARIKA
LANDMARK

SPACE IS NOT
WHAT
DEFINES LUXURY

SPECIFICATIONS



STRUCTURE

- + RCC framed structure with earth quake resistant design.
- + AAC/Cement blocks for the walls.
- + Two coats cement plastering for both internal & external walls.
- + POP False Ceiling along corners for Electrical light points in living, dining and all bed rooms

FLOORING & DADO

- + Granite/Tiles flooring in Lounge & Passages.
- + Vitrified tiles (600mm x 600mm) flooring in Hall, Dining and all other bedrooms (RAK / KAJARIA or equivalent)
- + Anti-skid tile flooring in Toilets, Balconies & Utility. (RAK / KAJARIA or equivalent)
- + Tiles dado in Toilets and utilities. (RAK / KAJARIA or equivalent)

KITCHEN

- + Granite Platform with Stainless sink
- + 2 feet height dado on top of granite platform.

PLUMBING & SANITARY

- + EWC and Wash Basins in all bathrooms of premium make.(TOTO / American Standard or equivalent)
- + CP Fittings of premium make with Diverters. (GROHE / KOHLER or equivalent)
- + CPVC pipes for plumbing of premium make. (ASHIRVAD or equivalent)

ELECTRICAL

- + Distribution Boards & MCB's of Premium Make. (LEGRAND or equivalent)
- + PVC insulated wires of premium make (FINOLEX /HAVELLS or equivalent)
- + Modular Electrical Switches of premium make. (LEGRAND / MK / CRAB TREE or equivalent)
- + Provision for Split ACs in Hall, Dining and in Bed rooms

PAINTS

- + Premium Emulsion with luppum finish for interior Walls and Ceiling. (Asian / Dulux or equivalent)
- + Premium Emulsion with putty and Textured finish for exteriors. (Asian/Dulux or Equivalent)

LIFTS

Premium Lifts of sufficient numbers (Schindler/Mitsubhishi/Kone/Johnson or equivalent)

DOORS & WINDOWS

- + Oak/Pine wood frame with designer flush shutter with polish for main door.
- + Oak/Pine wood frames with designer flush shutters with polish for bedroom, toilet and utility.
- + UPVC Windows and with mosquito mesh of premium make.
- + UPVC Bathroom Ventilators with provision for exhaust fan.



A VIBRANT
LOCATION WITH
A GOLDEN PRESENT
& FUTURE
LOCATION

WORLD CLASS EXPERTISE

Acknowledging that crafting homes is about bringing dreams to reality, Niharika Projects has rapidly emerged as a trustworthy real estate company since its origin in 2002. With visionary entrepreneurs R.Rajasekhar Reddy and R. Sreelatha at the helm, the company is focused on building relationships as well as homes. Guided by a clear vision of enabling premium living spaces, the company takes pride in providing exceptional quality. While customer-centric approach has won the hearts of thousands of home seekers, the 'CNBC Award for Best Project in Hyderabad' and 'TV5 Award for Best residential projects' adds as testimony to recognition.



CNBC Best Residential
Project Award
Niharika Signature



TV5 Best Residential
Projects Award
Niharika Exotica



NIHARIKA
INTERLAKE



NIHARIKA
SIGNATURE



NIHARIKA
JUBILEE ONE



NIHARIKA
EXOTICA
ICONIC LIFESTYLE APARTMENTS

- WORK SPACES**
- +HITEC City
 - +Financial district
 - +MindSpace
 - +UBS
 - +Wipro
 - +Deloitte
 - +TCS
 - +Microsoft
 - +Amazon
 - +Honeywell
 - +Infosys
 - +Google
 - +Wave rock
 - +Accenture
 - +Cognizant

- ALL AGE GROUPS EDUCATION**
- + Central University
 - + The Gaudium School
 - + Manthan School
 - + Indus International School
 - + St. Xavie's PG Collage
 - + Sancta Maria School
 - + Epistemo Global
 - + Vista School
 - + TIFR
 - + ISB
 - + Kendriya Vidyalaya
 - + Orkridge International School
 - + Delhi Public School
 - + Open Minds Birla School
 - + The Future Kids School
 - + Hyderabad Central University

- CONNECTIVITY TO OTHER BEST IN LOCAL**
- + Financial District Ph 2
 - + ORR
 - + Lingampally MMTS
 - + US Consulate (Upcoming)
 - + Hyatt Hyderabad (Star Hotel)
 - + NIAB,
 - + Inorbit Mall
 - + Hitech City
 - + MMTS Lingampally
 - + International Airport

- FAMILY HEALTH CARE**
- + CARE Super Speciality Hospital
 - + Continental Hospital
 - + Citizen Hospital
 - + Asian Institute of Gastroenterology
 - + American Oncology Institute

Architects
STUDIO INFINITE
ARCHITECTURE | DESIGN | INTERIORS

Structural Consultants
ASA Consultants
Ph.: +91 40 23328690
asaconsultants.in

Branding
Concepts
Mob.: +91 98491 92657



NIHARIKA PROJECTS
401, Niharika Jubilee One, Plot No. 1355 H&I, Road No. 1,
Jubilee Hills, Hyderabad-33.
Ph. : +91 9121220446, +91 40 23540884
E-mail: sales@niharikaprojects.com
www.niharikaprojects.com

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are Artist Impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the façade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

