



**ANVITA**  
**Ivana**

Live with the elements at Kollur



**ANVITA**  
**Ivana** means 'gift from NATURE.'

LIVE  
THE  
ELEMENTS  
OF LIFE



When we conceived Ivana, we were clear that this wouldn't be just another apartment community but something that you would be proud to own and associate with the finest quality of homes. Absolutely world class.



ANVITA  
**ivana**

For us, it means a **MAGICAL WAY OF LIFE.**

**HOME TO  
HAPPINESS**

FILL YOUR LIFE WITH **IVANA**





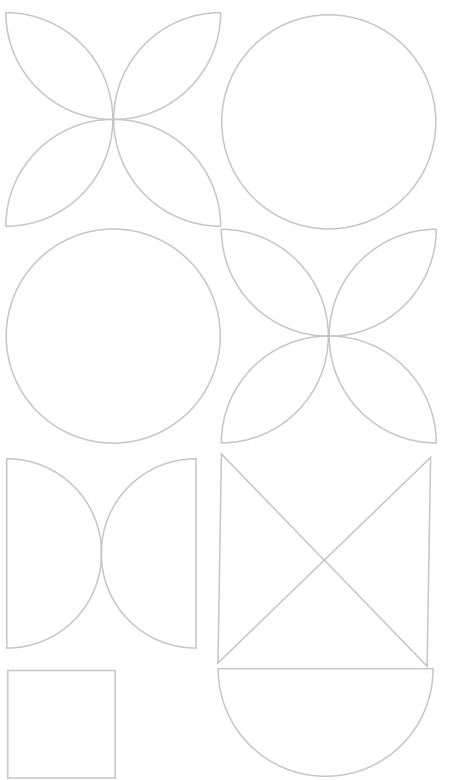


**JUST  
OFF  
THE  
ORR  
EXIT 2**

Hyderabad is a global city, and there's no stemming the tide of development in the western part of the metropolis. For those used to world-class living standards and sophisticated luxury, the west is the place to be. Just a 10-minute drive from the buzzing Financial District will bring you to Ivana. Beyond the pulsating Neopolis and at the end of the sprawling green belt is a world that Hyderabad will be proud to own.

**ANVITA**  
**Ivana**

**HOMETO  
THEELEMENTS**





Ivana, located just off exit 2,  
at Kollur, This is an address that  
spells indulgence.

This secure prestigious gated  
community of 390 luxury  
apartments, 30 uber luxury sky villas  
is just 10 minutes to Financial  
District, at a location that is truly the  
face of New side of Living.

# A CELEBRATION CALLED LIFE



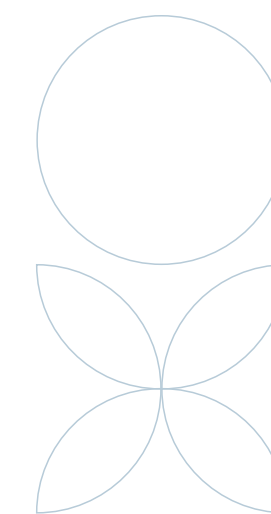
ANVITA  
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We have a vision for your home. Not only must the architecture and construction quality be excellent, but it should also reflect a world-class finish. The classy facade, the sun-kissed balconies, the charming colour palette of the rooms, the top-notch fitting, every nook reflects luxury.



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# LANDSCAPES OFLIFE



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Whether it's the landscaping of the grounds or the space planning of the home, whether it's the scale of the clubhouse or the green openness all around - Ivana is the perfect package.



# BUILDING HAPPINESS

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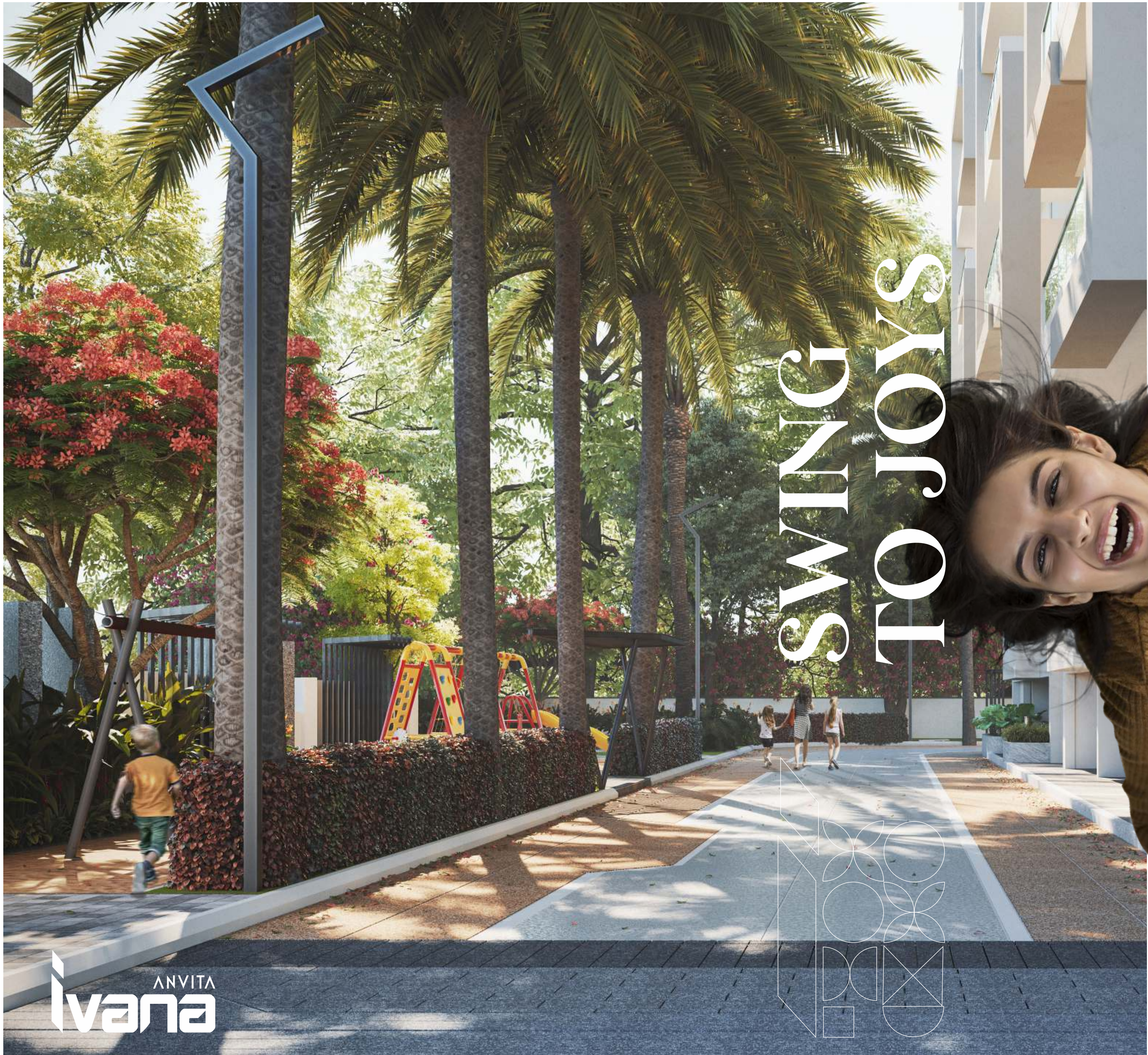
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# GORGEOUS ENTRY THROUGH THE GREENS

Make way through the lavishly landscaped areas, as you walk towards your entrance lobby. Greenery is seamlessly woven into the gorgeous Ivana homes. There is green in the sit-outs and manicured lawns below. There is green around the shaded pathways and serene seats.







Welcome to natural, eco-friendly living  
in close proximity to every urban convenience.

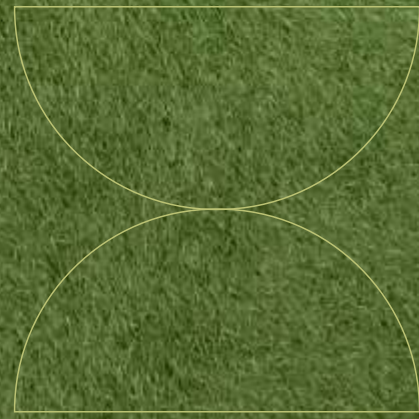
# SWING TO JOYS



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STRETCH. FLOW.  
REJUVENATE



There is a plethora of activities for children. From spaces to play around, to hang out or just keep their energies flowing, there is space for everything.



KIDS



PETTING ZOO



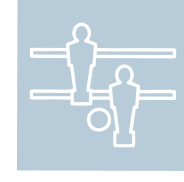
WATERBODY



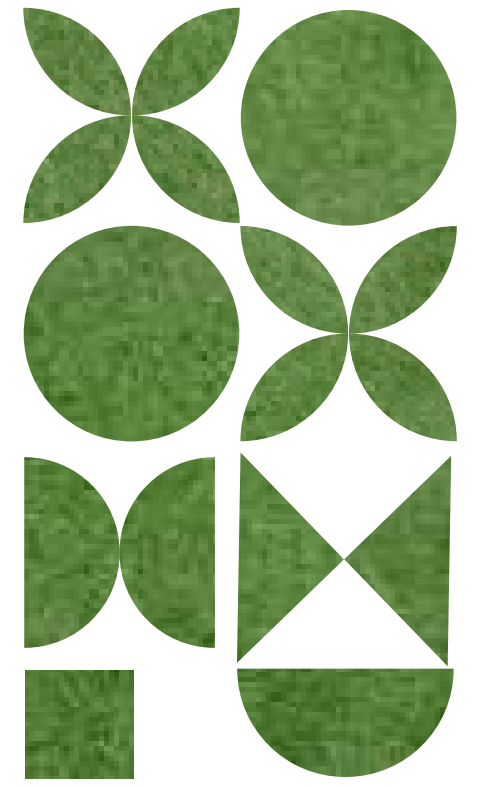
KID'S PLAY ZONE



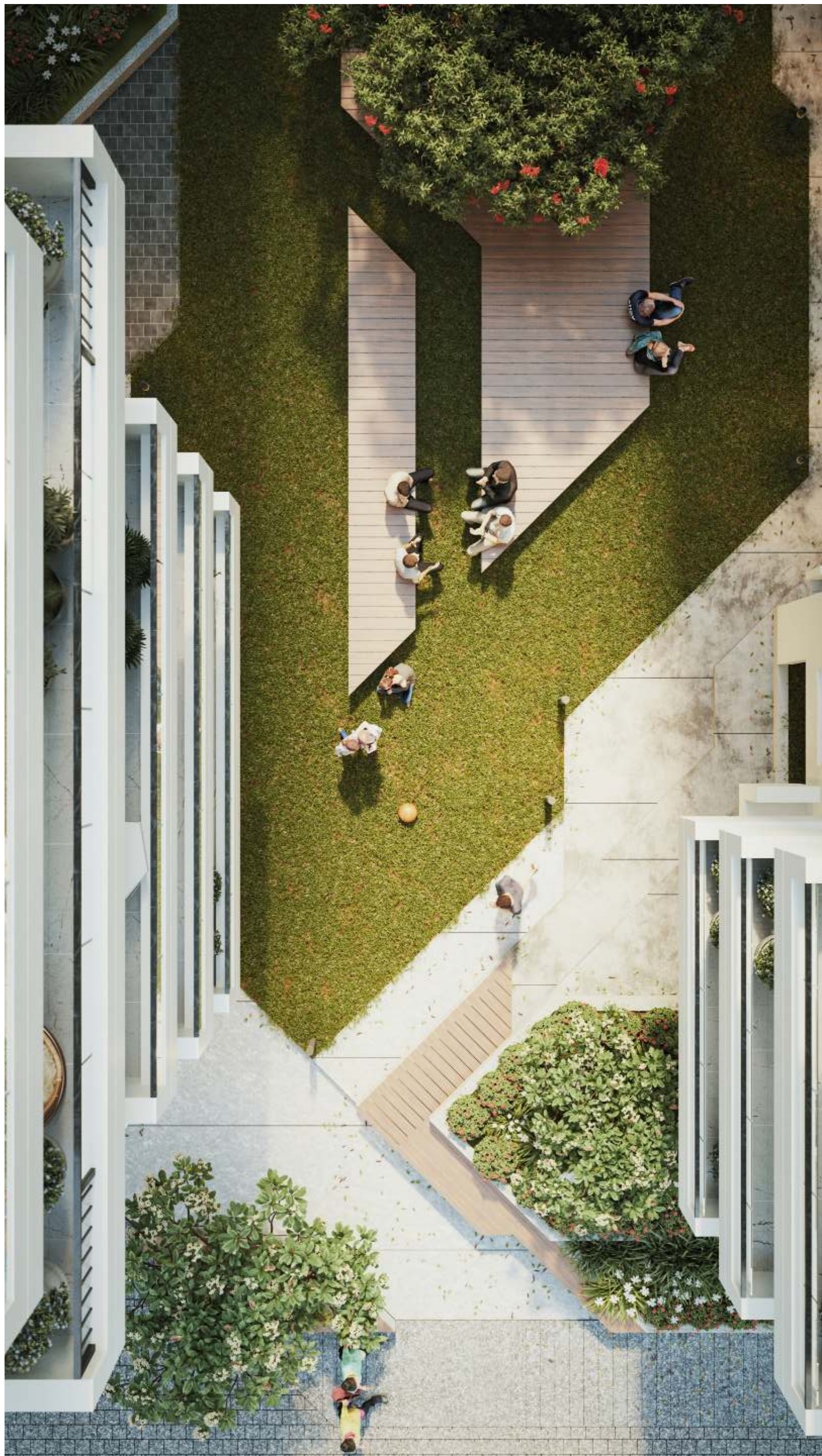
ROCK CLIMBING



FOOSBALL







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# MORNING JOG EVENING CHAT

Greenery is seamlessly woven into the gorgeous Ivana homes. This is the inviting factor to a buzzing outdoor living. Connect with friends, catch up for a jog together or simply spend time in your own bliss.







# ENDLESS SKIES TO LIVE

At IVANA, sky too is your playground. The terrace is detailed to extensive landscapes and seating areas. The pergolas, the play of light and shade imparts a unique character that would make you come to the top and experience the joys like never before.







# IVANA TERRACES







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SUNRISE & SUNSET  
VANTAGE POINTS



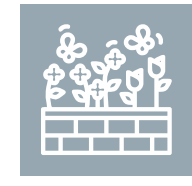
BARBEQUE



SKYWALK



FLOWER  
GARDEN



TERRACE  
FARM



PARTY LOUNGE



TERRACE  
GARDEN

STAY-AT-HOME

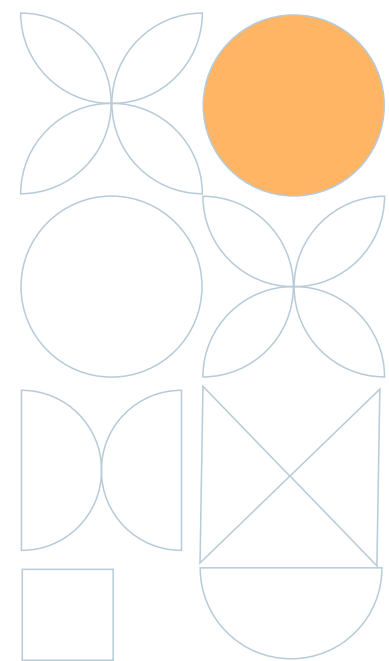






# STEP INTO YOUR VERY OWN SKY VILLA

Can you imagine a slice of paradise all your own? Hold your breath! The uppermost floors of the towers will be duplex apartments that double up as a spacious villas. Other than the luxury of space within the sky villa, what you get is an uninterrupted view of the greenery beyond.



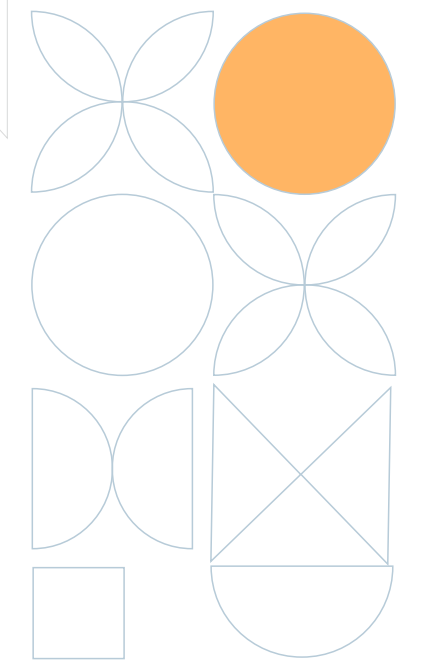
# SKY VILLAS







5000 SFT  
DUPLEX  
4BHK  
HOME THEATRE  
SIT OUTS



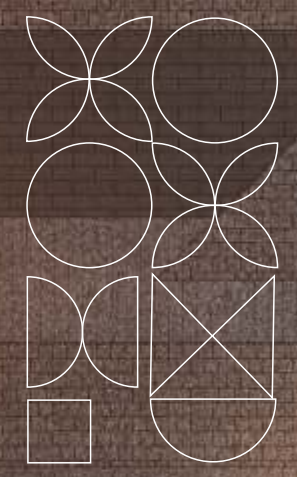
LIVE  
KING  
SIZE

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LIFE  
FEELS  
BETTER AT  
THE TOP



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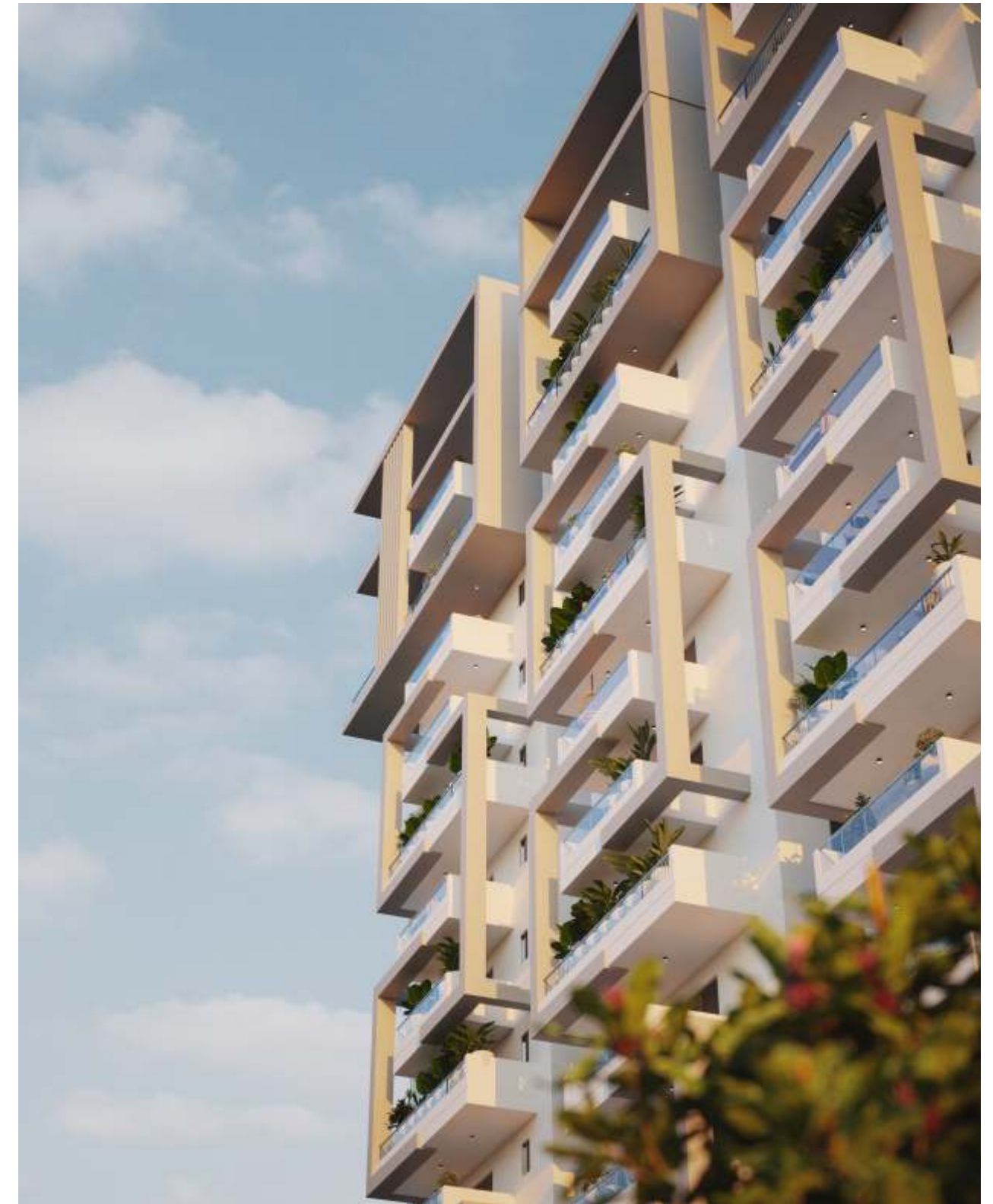




HEALTH/ SPORTS ENTHUSIASTS

- Swimming Pool
- Badminton Court
- Squash Court
- Cricket Net
- Table Tennis

INSPIRED LIVING  
BY YOUR STYLE.



The sky above,  
the greens below  
Ivana is a connecting  
bridge of aspirations  
and dreams to a unique  
lifestyle living.  
With spaces that flow  
and accommodate an  
aura of a lavish home.



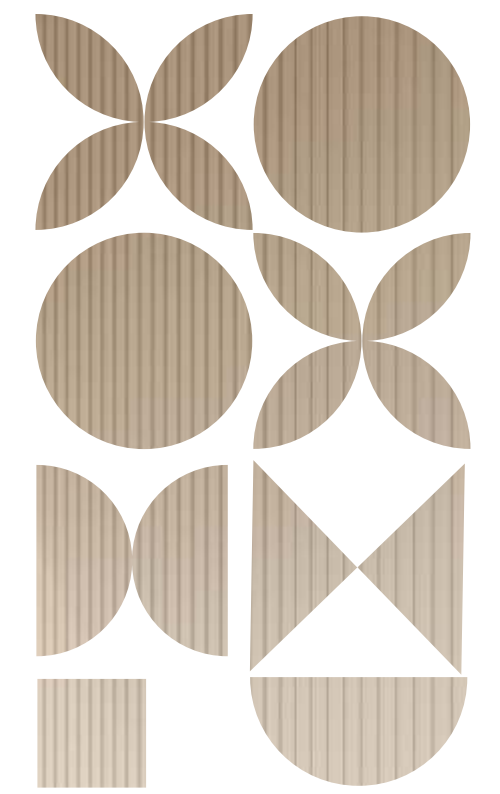








LIVE  
AWESOME



ANVITA  
Ivana





Ivana is not just about the beautiful indoors. It promotes a life of togetherness and fun, of laughter and leisure at the club Ivana.

Walk up to the exclusive clubhouse and let your soul free. Hit the lavish gym if you are in the mood for working out. Spend a lazy morning with the family at the swimming pool.

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# ENDLESS SHADES TO LIVE

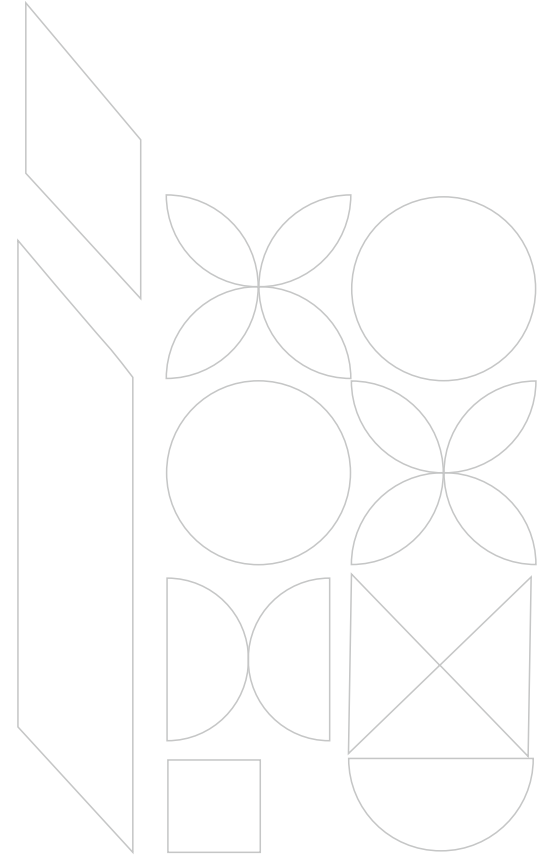


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Get your friends in for snooker or table tennis. Pick up your daily needs from the convenience store. Host a party on the lawns. The spectrum of leisure makes it the ideal place for work and play!



# STRETCH.FLOW. REJUVENATE



## HEALTH/SPORTS ENTHUSIASTS



SWIMMING POOL



BADMINTON COURT



SQUASH COURT



CRICKET NET



TABLE TENNIS

## GOLDEN AGERS



CO-WORKING SPACES



YOGA ZONE



WALKING TRACK



GAZEBO



ELDERLY SEATING DECK



PERFORMING STAGE

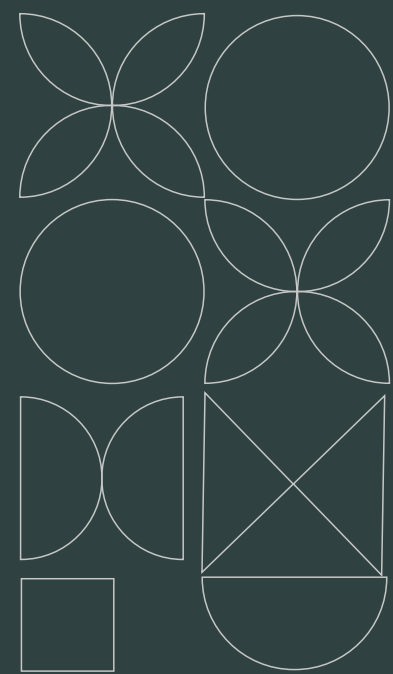




INDOORS  
COMPLEMENT OUTDOORS.

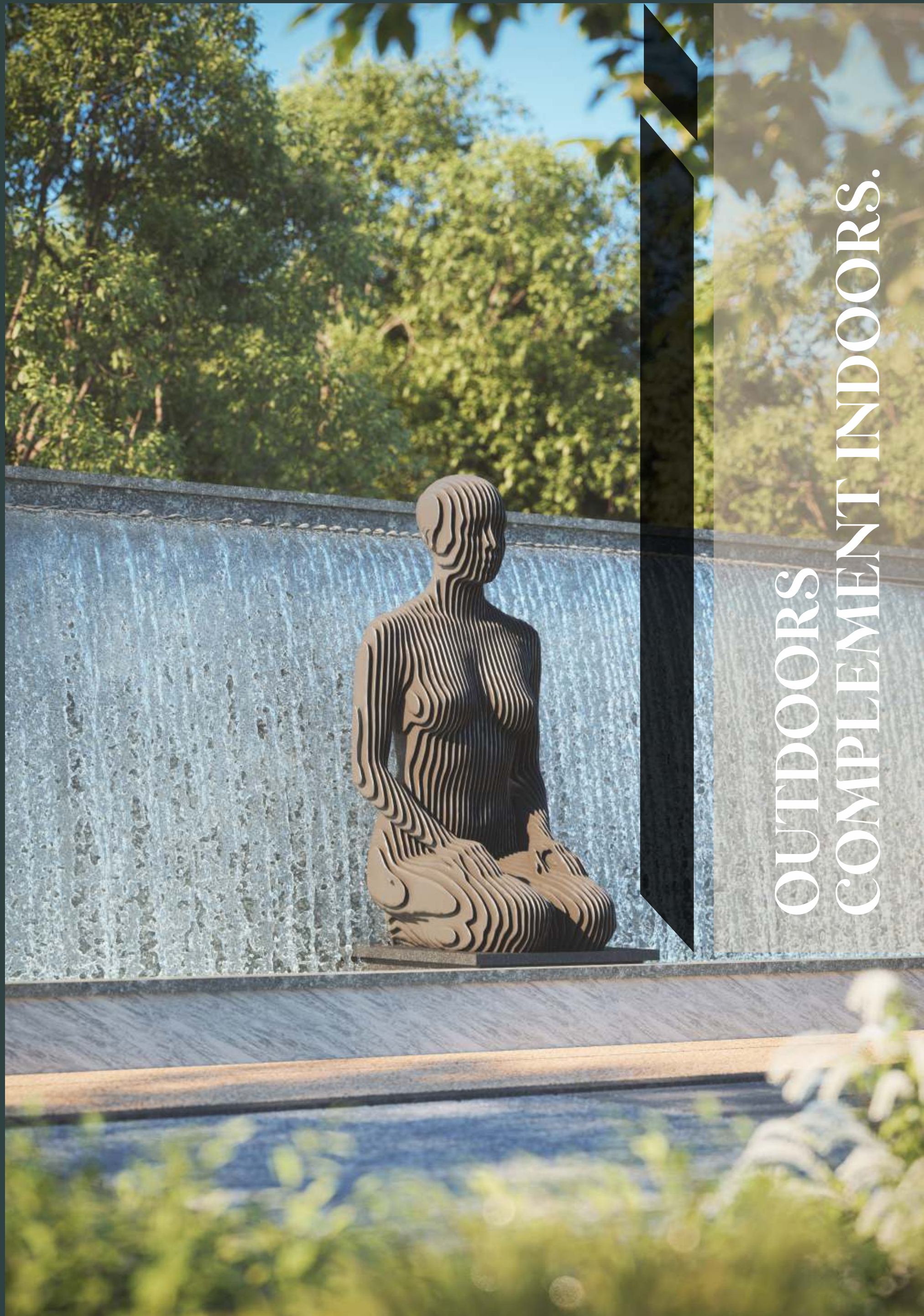


ANVITA  
**Ivana**

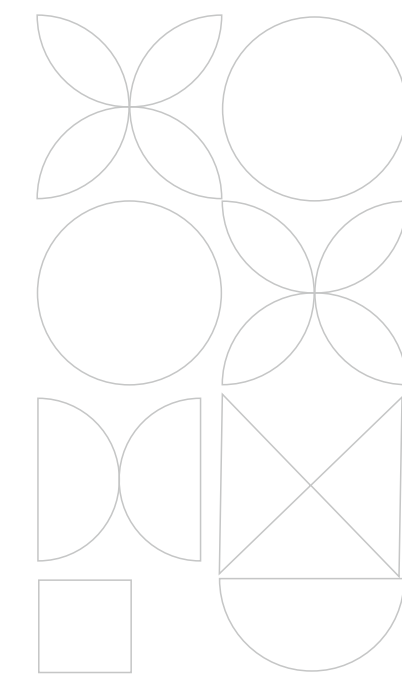


Every nook, every corner at Ivana is well thought over. The quality of indoor spaces designed for varied activities compete with the flowing outdoors giving you an environment of blissful living.





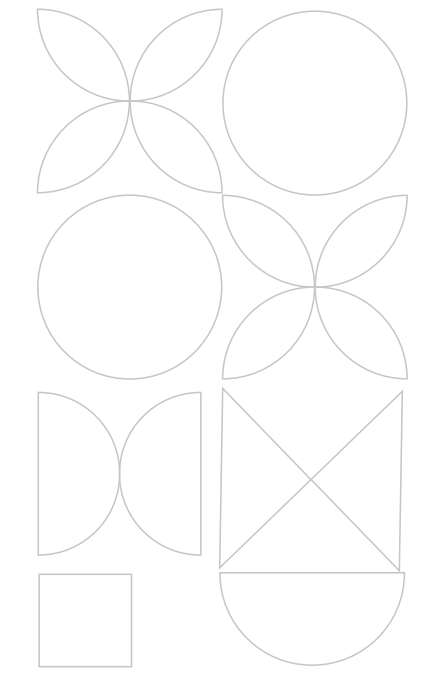
OUTDOORS  
COMPLEMENT INDOORS.



Be it outdoor or indoor  
Ivana will touch you with  
strands of happiness.







2 BHK FLATS

3 BHK FLATS

4 BHK SKY VILLAS + HOME THEATRE

ANVITA  
ivana



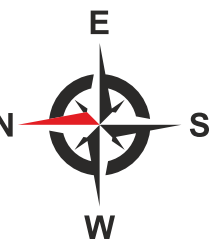
# SITE LAYOUT



## LEGEND

1. Entrance & Exit
2. Entrance security plaza
3. Low height planter bed
4. Entrance water feature with signage
5. Sculpture with planter bed
6. Kid's play area @ stilt level
7. Lawn
8. Shaded planter bed @ stilt area along parking lot
9. Seating with pergola
10. Mini amphitheatre (seating) @ block A & B stilt
11. Raised seating deck
12. Petting zoo with lawn area
13. Children's play area
14. Stilt garden entrance sculpture
15. Lotus pond with mural (feature wall)
16. Reflexology pathway for elders
17. Stilt garden entrance area paving kid's pool
18. Elderly seating under pergola with creepers
19. Chess board
20. Bicycle parking area

21. Seating decks
22. Outdoor fitness station
23. Bicycling track /jogging track
24. Half basket ball court with fence
25. Multipurpose lawn area seating
26. Multipurpose lawn
27. Clubhouse area pavilion
28. Changing rooms
29. Kid's pool
30. Lap pool
31. Swimming Pool
32. Outdoor dining area lawn
33. Specimen tree with sculpture @ clubhouse entrance
34. Driveway with vdf flooring
35. Walking track with grit finish
36. Cricket practicing pitch with net
37. Stilt level planter bed
38. Stilt area driveway paving
39. Children's play area entrance pergola with deck /pavilion
40. Petting zoo entrance with seating pavilion





# BLOCK A

## TYPICAL FLOOR PLAN



FLAT NO	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	1057.90	214.48	35.41	1870
2	1074.33	195.80	34.86	1880
3	1090.50	101.40	35.46	1790
4	876.23	106.49	45.88	1500
5	1092.20	210.54	45.61	1950
6	839.97	97.49	27.38	1430
7	1052.58	97.50	35.33	1740
8	1190.92	206.37	45.25	2080
9	1108.36	117.00	36.10	1840
10	1108.36	117.00	36.10	1840
11	1108.36	117.00	36.10	1840
12	1110.16	214.50	34.54	1950
13	743.50	190.67	31.16	1400
14	732.29	87.75	31.16	1260
15	732.29	87.75	31.16	1260
16	746.17	87.75	29.39	1280
17	755.55	104.00	38.00	1330
18	1085.28	116.99	32.26	1790

## 5,8 & 11<sup>th</sup> FLOOR

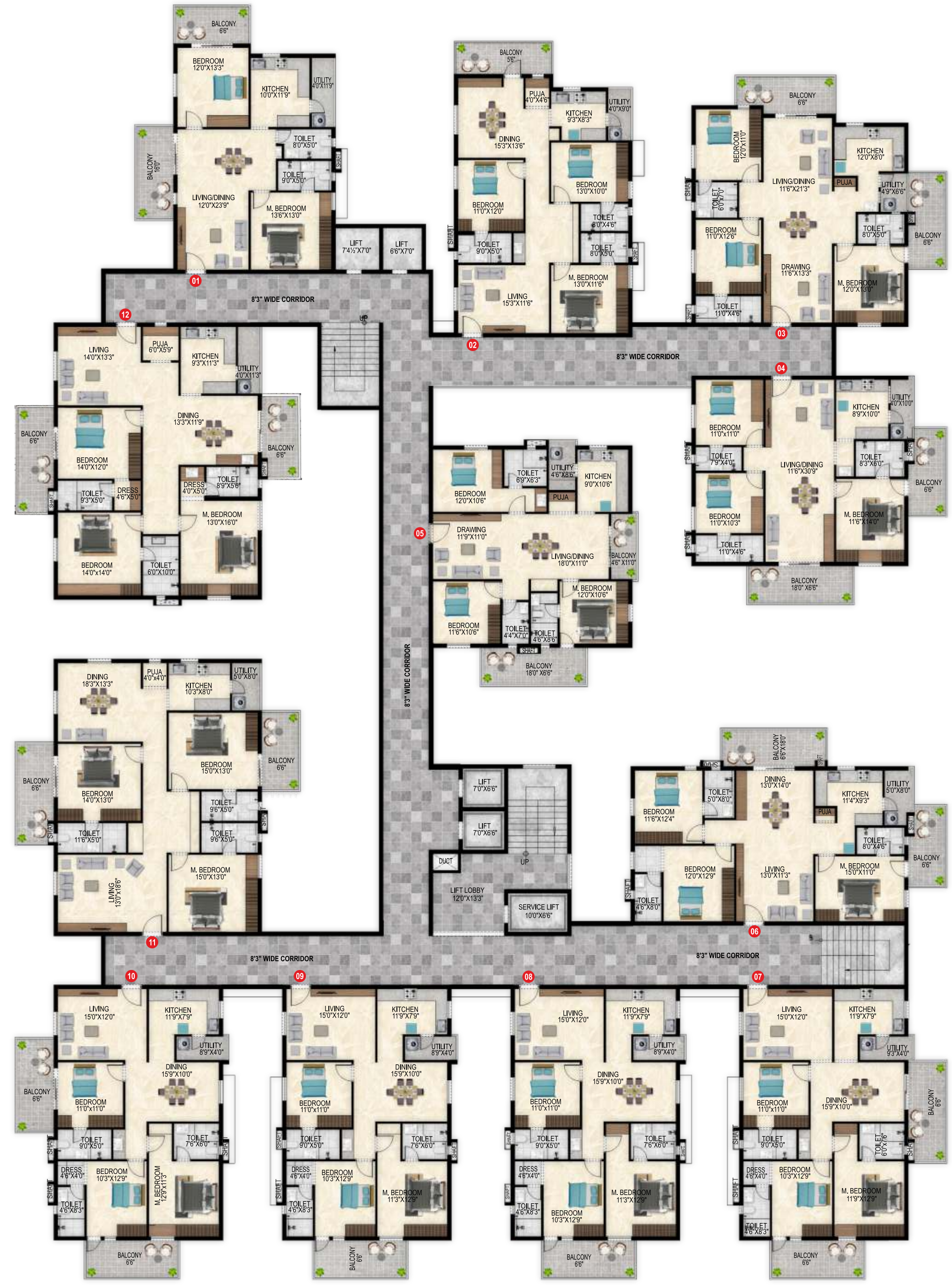
FLAT NO	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	1057.90	273.54	35.41	1930
2	1074.33	314.97	34.86	1990
3	1090.50	170.81	35.46	1850
4	876.23	128.09	45.88	1520
5	1092.20	298.55	45.61	2040
6	839.97	143.00	27.38	1470
7	1052.58	162.49	35.33	1810
8	1190.92	323.37	45.25	2200
9	1108.36	169.00	36.10	1890
10	1108.36	169.00	36.10	1890
11	1108.36	169.00	36.10	1890
12	1110.16	331.50	34.54	2080
13	743.50	255.67	31.16	1470
14	732.29	87.75	31.16	1260
15	732.29	87.75	31.16	1260
16	746.17	87.75	29.39	1280
17	755.55	104.00	38.00	1330
18	1082.36	116.99	36.18	1790





# BLOCK B

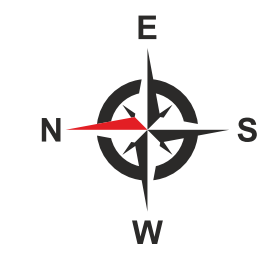
## TYPICAL FLOOR PLAN



FLAT NO	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	901.55	188.50	48.00	1650
2	1168.37	92.05	36.42	1910
3	1179.23	210.51	30.32	2040
4	1050.84	212.50	42.66	1870
5	1000.32	165.69	39.08	1740
6	1119.42	206.62	47.44	1950
7	1096.23	216.55	37.17	1960
8	1096.23	104.00	36.50	1820
9	1096.23	104.00	36.50	1820
10	1096.23	208.00	36.50	1960
11	1485.29	201.56	43.33	2440
12	1481.69	212.81	47.68	2440

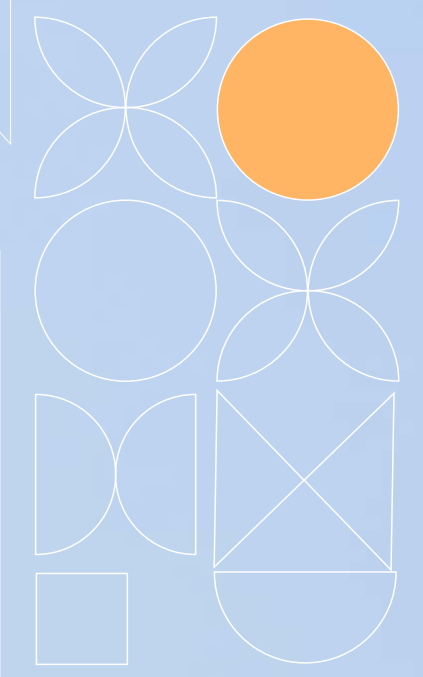
## 5,8 & 11<sup>th</sup> FLOOR

FLAT NO	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA
1	901.55	285.70	48.00	1740
2	1168.37	134.80	36.42	1940
3	1179.23	326.97	30.32	2160
4	1050.84	260.50	42.66	1920
5	1000.32	165.69	39.08	1740
6	1119.42	254.62	47.44	2000
7	1096.23	329.22	37.17	2070
8	1096.23	156.00	36.50	1880
9	1096.23	156.00	36.50	1880
10	1096.23	325.00	36.50	2080
11	1485.29	253.52	43.33	2490
12	1481.69	264.82	47.68	2490







Disclaimer: Slight variation in areas can happen on account of Design , elevations and Construction variances





# INTRODUCING EXCLUSIVE SKYVILLAS

## SKY VILLA ADD-ONS

-  **FLOORING & TILING**
  - Living / Drawing / Dining / Bedrooms / Kitchen - Superior quality double charged Vitrified flooring with 800mmX800mm size of (Qutone or Equivalent).
  - Toilets- 300mm x 300mm Anti-skid and Acid-Resistant Ceramic tiles for Flooring and ceramic tiles for dado 300mmX600mm up to Grid Ceiling level (Qutone or Equivalent).
  - Corridors- Designer Combination of Granite and/or Tiles for the floor.
  - Lift Lobbies- Granite / Vitrified Tiles cladding in all floors.
-  **STAIRCASE**
  - Granite flooring with glass handrail
-  **CP AND SANITARY SPECIFICATIONS**
  - Ceramic washbasin (Half pedestal) in all toilets Jaguar or Equivalent.
  - EWC with concealed flush tank / valve of Jaguar or Equivalent.
  - All C.P.Fittings are Jaguar make or Equivalent.
-  **BALCONY RAILINGS**
  - Glass/ MS handrail with Powder coated finish in balconies



# BLOCK A

## 14<sup>TH</sup> FLOOR

### SKY VILLA

#### DUPLIX LOWER LEVEL



SKY Villa	SALEABLE AREA
1	4060
2	4060
3	3760
4	3210
5	4140
6	2910
7	3570
8	4440
9	3790
10	3790
11	3790
12	4220
13	3070
14	2600
15	2600
16	2660
17	2770
18	3780



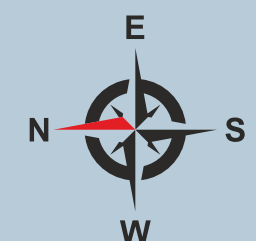


# BLOCK A

## 15<sup>TH</sup> FLOOR

### SKY VILLA

#### DUPLIX UPPER LEVEL



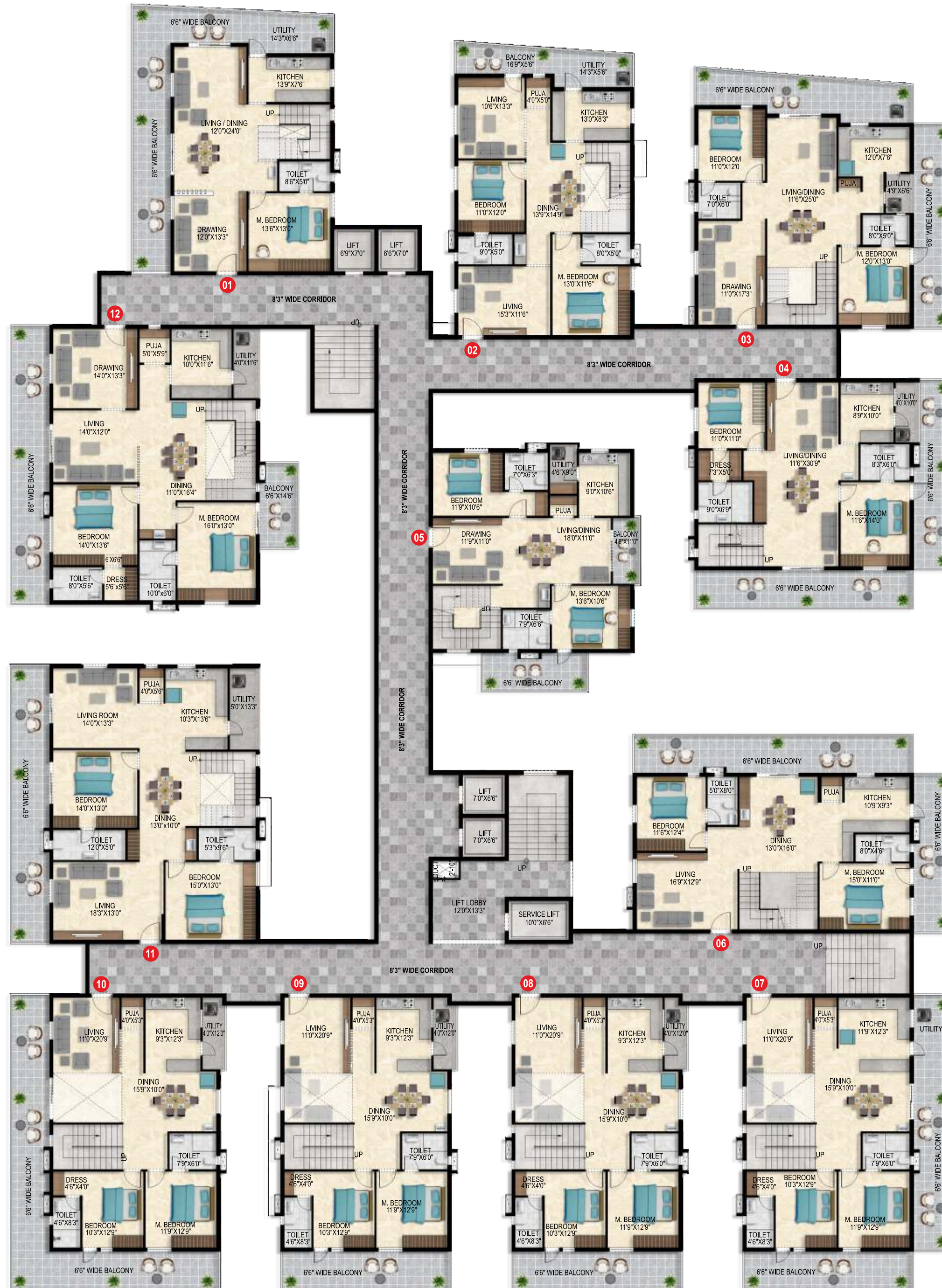


# BLOCK B

## 14<sup>TH</sup> FLOOR

### SKY VILLA

#### DUPLIX LOWER LEVEL



FLAT NO	SALEABLE AREA
1	3570
2	3860
3	4340
4	3980
5	3470
6	4200
7	4160
8	3740
9	3740
10	4250
11	4860
12	5090



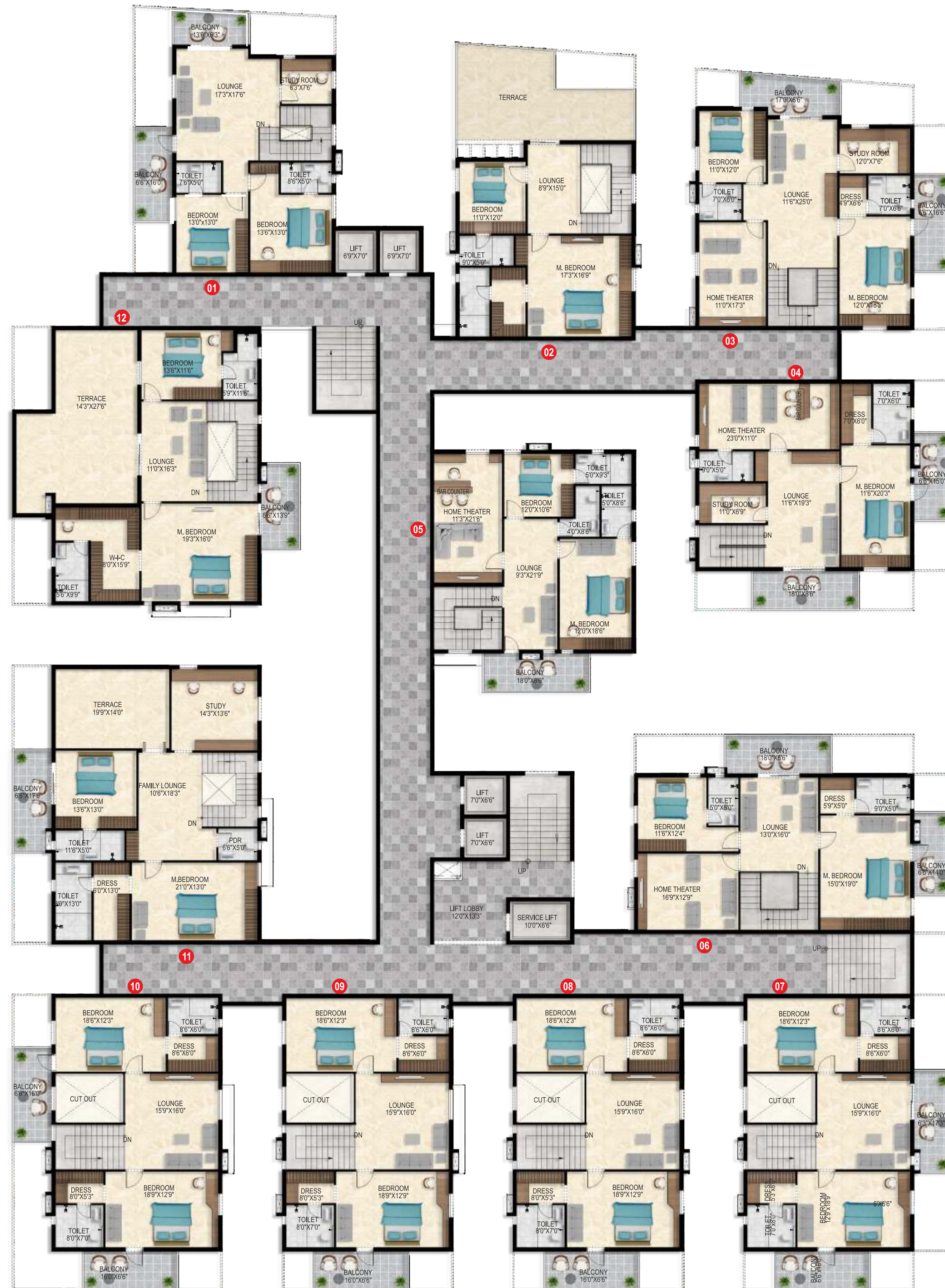


# BLOCK B

15<sup>TH</sup> FLOOR

## SKY VILLA

DUPLIX  
UPPER LEVEL



Disclaimer: Slight variation in areas can happen on account of Design, elevations and Construction variances





ANVITA  
**Ivana**



**JUST OFF  
THE ORR  
EXIT 2**







BE WHERE  
THE FUTURE  
IS UNFOLDING



The Western Corridor of Hyderabad is where the action is. The area has been planned with a global thrust. The wide roads, dazzling lights and flyovers blend beautifully with plush buildings, glitzy malls and multi-cuisine diners. Connected to the ORR and coveted Financial District, with a breezy drive from the international airport, Ivana is the home to happiness. Be here.

ANVITA  
**Ivana**



# LOCATION MAP



**1** MINS TO EXIT 2

**5** MINS TO NEOPOLIS

**8** MINS TO EXIT 1



A world class cycling track with solar roof is proposed to be built in Hyderabad before Summer 2023. The foundation of which was laid with an initial 23 Km, 4.5 metres wide bicycle track along #ORR (Nanakramguda - TSPA & Narsingi - Kollur stretch) with solar panels generating 16 MW.





# SPECIFICATIONS



## STRUCTURE

Two Levels of Basement, One Stilt and Fifteen Upper floors of RCC framed structure with Solid block masonry walls, 8" thick Solid block work for external walls & 4" thick Solid block work for internal walls.



## FLOORING & TILING

- Living / Drawing / Dining / Bedrooms / Kitchen - Superior quality double charged Vitrified flooring with 600mmX600mm size of (Qutone or Equivalent).
- Toilets- 300mm x 300mm Anti-skid and Acid-Resistant Ceramic tiles for Flooring and ceramic tiles for dado 300mmX600mm up to Grid Ceiling level (Qutone or Equivalent).
- Corridors- Designer Combination of Granite and/or Tiles for the floor.
- Lift Lobbies- Granite / Vitrified Tiles cladding in all floors.



## DOORS

- Main Door - Designer Engineered Wood Frame, clad flush shutter of melamine matt polish/finish fixed with reputed make hardware of SS of Dorset or Equivalent make.
- Internal doors - Designer Engineered Wood frame or Composite Material - Combination of wood powder, high-density polyethylene/HDPE and additives/requisite chemicals shutter fixed with reputed make hardware of SS of Dorset or Equivalent make.



## BALCONY RAILINGS

Glass/ MS Railing with Enamel paint finish in balconies



## FRENCH DOORS / WINDOWS / VENTILATOR

- French Doors - UPVC Sliding door of single glazed unit complete with toughened glass, hardware with provision for Mosquito mesh.
- Windows - UPVC Window of Single glazed unit complete with toughened glass, hardware with provision for Mosquito mesh.
- Provision for Aesthetically designed Mild Steel MS grills with Enamel paint finish. (Shall be provided at extra cost)



## PAINTING

- Internal walls and Ceiling - Putty finish, one coat of Primer with 2 Coats of Premium Acrylic Emulsion Paint of Reputed makes [Asian Paints / Berger Paints or Equivalent].
- External - Textured finish and 2 Coats of Exterior Emulsion Paint of Reputed Make [Asian Paints / Berger Paints or Equivalent]



## CP AND SANITARY SPECIFICATIONS

- Ceramic washbasin (Half pedestal) in all toilets Cera or Equivalent.
- EWC with concealed flush tank / valve of Cera or Reputed Make.
- All C.P. Fittings are of Cera make or equivalent.



## KITCHEN

- Separate Municipal Water tap (water provided by HMWS & SB along with Bore well water).
- Provision for fixing of Water Purifier / Exhaust Fan / Chimney.
- Provision for Supply of gas from a centralized gas bank to all individual apartment units with gas meters.



## TOILETS

- Reputed make CP & Sanitary fixtures - Kohler/American Standard/Equivalent
- Provision for Geysers & Provision for Exhaust Fans in all Bathrooms.
- Grid ceiling in all toilets.



## UTILITY / BALCONIES

- Washing machine provision / Dish washer and wet area for washing utensils.



## ELECTRICAL / CABLE / INTERNET CONNECTION SPECIFICATIONS

- All switch, accessories, Switchgear - Legrand / Schneider or Equivalent.
- Wiring, cable, etc. are of reputed make confirming to ISI standards - Polycab / Finolex / Havells or Equivalent.
- Split AC provision in living room and all bedrooms.
- TV provision in Drawing / living and master bedrooms.
- Telephone points in living.
- Internet points in living and master bedroom.
- Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine in Utility Area.
- 3 phase power supply for all the units
- Miniature Circuit breakers (MCB) for each distribution board of reputed make.



## LIFTS

- High-speed automatic passenger lifts with rescue device, make Johnson / Schindler / Mitsubishi or Equivalent.
- Panic button & intercom in the Lifts connected to the security room.



## GENERATOR

- D.G Set backup with Acoustic enclosure & A.M.F.
- 100% Power Backup.



## WTP & STP

- Domestic water made available through an exclusive water softening plant (not RO plant)
- Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & flushing purpose.



## CLUBHOUSE / AMENITIES

- Swimming Pool with Changing Rooms.
- Banquet hall / Multipurpose Hall.
- GYM.
- Indoor Games Room: Billiards, Chess, T.T, Carroms, etc.
- Aerobic Room / Yoga / Meditation Room.
- Office Room / Maintenance office / Association room.
- Squash Court & Badminton Court
- Co-working space.
- Guest Rooms.
- Library.



## OUTDOOR AMENITIES

- Terrace Garden.
- Pedestrian / Jogging track.
- Toddler's Play area.
- Garden pod / Informal seating plaza with Tree court
- Water cascade with Sculpture.
- Children's play area.
- Half Basketball practice court, Cricket Nets
- Senior Citizen lounge.



## SECURITY / SAFETY

- Intercom facility from security cabin for each flat.
- CCTV security surveillance for all common areas
- Sophisticated round-the-clock security System at the main security and entrance of each block to monitor.
- Fire hydrant and fire sprinkler system in all floors and basement.
- Fire alarm systems in all floors and parking areas (basements).
- Access Control System with Boom Barrier.

## OTHERS

- Centralized billing for consumption of energy, water & gas
- Fire & life safety for entire project as per NBC norms.
- Solar power & hot water as per GO 168 guidelines
- EV Charging points
- Organic Waste Converter
- Advanced building management systems





# BRINGING GLOBAL STANDARDS TO HYDERABAD



**SVS Bhuvi Residency, Bachupally**

90 Luxury apartments at Bachupally. The project has a modern clubhouse with best in class amenities. The well detailed unit plans stand out for their planning and design approach. More usable space and the flow of light and ventilation marks the project.

## COMPLETED PROJECTS



**Yas Marina Hotel, Abu Dhabi**

Engaged in the construction management and interiors of the iconic structure of Abu Dhabi known for its futuristic design, Yas Marina Hotel. This 5-star hotel is built above and across the F1 Yas Marina Circuit. The hotel embodies various key influences and inspirations ranging from the aesthetics and forms associated with speed, movement and spectacle to the artistry and geometries.



**Al Raha - Al Muneera, Dubai**

Anvita Group has been involved with Al Muneera, the 11km beachfront residential project at Al Raha beach area. Al Muneera is known for its spectacular views of the blue waters of the Arabian Gulf to Yas Island and Ferrari World.



**Marsa Plaza at Festival City, Dubai**

Marsa Plaza, the modern residential development is where urban chic meets creek-side luxury. Its signature shape and majestic architectural design define Dubai's skyline. Anvita Group is proud to be associated with this prestigious project.



**Address Boulevard Hotel, Dubai**

Involved in the construction management and interiors works for this magnificent, 5-star property right in downtown Dubai, Anvita group's exceptional execution capabilities shaped this Iconic Landmark.



**Hotel InterContinental, Festival City Dubai**

Set in one of Dubai's cosmopolitan destinations with stunning waterfront and skyline views, Hotel InterContinental in Festival City Dubai is a 5-star property famous for architecture and design.



**Dubai Festival City**

The Dubai Festival City Mall is the key highlight of Dubai Festival City, the exciting retail, dining, and leisure destination. Dubai Festival City Mall houses around 350 stores and is home to the best brands in the world.



# OUR TEAM



Project Management Consultancy



Principal Architect



Structural Consultant



MA Consulting Services Pvt. Ltd.

MEP



Landscape Architects



Interior



Branding



CGI



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Banking partners for Loans



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.



