

## REIN IN THE ELEGANCE OF FINE LIVING

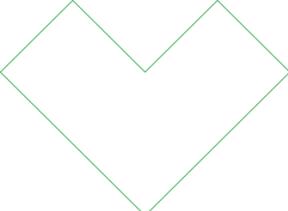




**Nile Valley** is a plush residential project set to redefine your lifestyle in Hyderabad. We believe that every family deserves their own dream space to live life on their terms and have an outstanding Work-Life Balance. Nile Valley allows you to save precious time travelling to work each day. You get to spend more time with your loved ones and grow together. The best part is that we have homes of various sizes

to suit your every requirement - 2 and 3 bedrooms with an option of buying your own Office Space.

Nile Valley has it all that you are looking for. People who live in Nile Valley stay for life because it's not just a residence but a place where you cherish and build memories.



## Come home to Nile Valley.

**Nile Valley.** A home so beautiful, it's living life in the lap of comfort and elegance. This multiple tower project is spread across 25 acres. These residences are designed with elegance and comfort at their core. Located right in the heart of the Chandanagar - Madinaguda area, Nile Valley reinforces the best of both worlds - Living amidst serenity while being close to the workplaces and Hi-Tech City, Financial District, Gachibowli, Miyapur Metro Station, Chanda Nagar MMTS Station, International Schools, Shopping Malls and Entertainment Parks. With a 45,000 Sq. ft. Clubhouse packed with the best facilities and amenities, you will never have time for boredom again! So don't miss this fantastic opportunity to live your life beautifully at Nile Valley.



CONTEMPORARY  
ACCESSIBILITY  
PRIVACY

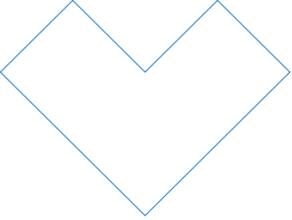
*Open area with a well-designed landscape*

*Proximity to Workplaces, Schools, Recreational Centres, Shopping Hubs and Transportation*

*45,000 Sq. ft. Clubhouse along with lively play area*

*Ample space for all age groups for walking and jogging*

*85% of the infrastructure is ready within the premises - Roads, Sewage Treatment Plant, Manjeera Water facility and Electric Substation*



Luxury is what you create.  
**Essential Luxury** is what we provide.

When everything around us is growing, you know that only a home that grows with the changing times can give you memories of joy. Nile Valley offers precisely that, with aesthetically functional features to help your family enjoy life to the fullest and explore the world.

The Floor to Ceiling windows gives you plenty of natural light while allowing you to breathe fresh air without compromising privacy to provide you with a holistic joy of living in your beautiful home.

POSITIVITY  
 ELEGANCE  
 FRESHNESS

**SPECIFICATIONS**

**Structure**

Structure	RCC Shear Walls & Slab Structure using German Formwork
Super Structure	RCC Shear Walls, Slabs & Internal Brick walls

**Flooring**

Hall, Dining room	Vitrified Tiles 800 x 800 (32" x 32")
Bed rooms, Kitchen	Vitrified Tiles 600 x 600 (24" x 24")
Kitchen Finish	Granite Platform with Stainless Steel Sink
Balconies, Utility	Anti Skid Vitrified Tiles
Toilets	Anti Skid Vitrified Tiles
Kitchen Dadoing	2'0" Glazed Vitrified Tiles
Toilets Dadoing	Glazed Vitrified Tiles
Common Area	Industrial Vitrified Tiles
Parking Area Finish	VDF

**Doors & Windows**

Main Door	Teakwood door frames with flush door shutters
Internal Doors	Non - Teakwood frames with flush door shutters
Windows	3 track UPVC sliding with provision for Mosquito Mesh

**Paints & Finishes**

Flat Internal Walls	Acrylic Emulsion Paint
External Walls	Exterior Emulsion Paint
MS Grills & Railings	Enamel Paint

**Plumbing & Accessories**

Pipes	CPVC Pipes
CP Items	High-end in Kitchen, Bathrooms & Utility
Sanitary	Kohler (or) equivalent

**Power**

Switches	Modular switches of a reputed brand
Wiring	Concealed PVC copper wires of a reputed brand

**Gas Connection**

Reticulated Pipe Gas connection

**DG Backup**

100% Power Backup

**Elevators**

High capacity from a reputed branded



## Enjoy the luxury of Health and fitness

Discover the best way to train and get fit at the 45,000 sq. ft. Delta Clubhouse. The ultra-modern fitness center is fully equipped with high-end cardio and strength equipment by one of the leading fitness brands – **Life Fitness**. Also, one can join the fitness group sessions for Zumba, Yoga, Pilates, Taekwondo training etc. It also has a 20 metre fully functional swimming pool. The other highlight of this clubhouse is the – **Cycling Studio** – a first of its kind in the city. This will be a hub for every fitness activity under one roof. **The best part is that the clubhouse is ready to use.**



## HEALTH & FITNESS CELEBRATIONS NETWORKING

### AMENITIES AT NILE VALLEY

- Aerobics
- Badminton Court
- Banquet Hall
- Billiards
- Carroms
- Chess
- Clubhouse Office
- Cricket
- Football
- GYM
- Gymnastics
- Juice Bar
- Laundry & Dry Cleaning
- Mini Badminton Court(For Children)
- Office Desk
- Pharmacy & Diagnostics
- Spin Studio
- Super Market
- Table Tennis
- Taekwondo
- The Cult Salon
- Volley Ball
- Yoga
- Zumba



## Buy **your own office** space and build an entrepreneur's community

The first of its kind offering in Hyderabad. The commercial complex in Nile Valley consists of working cabins made up of 100 sq. ft. and also has open cubicle spaces. A Nile Valley customer can buy multiples of 100 sq. ft. of cabin space along with the flat. The residents can also use the cubicle space on a pay-per-use basis for their official work or business without the disturbances associated with working from home.

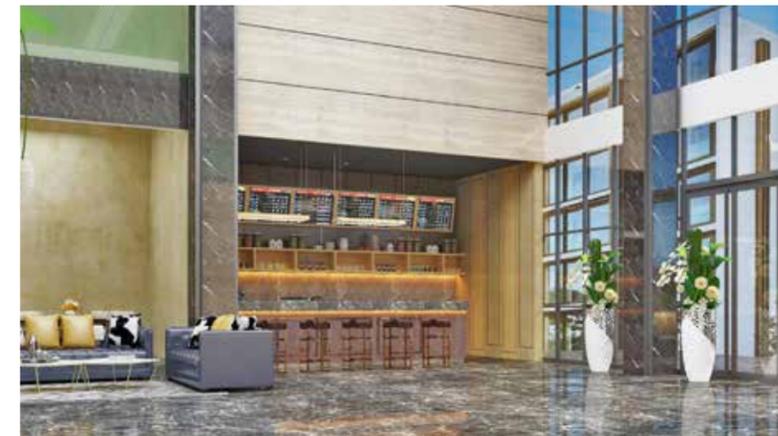
We know many of you miss your all-time favourite workplace. A place where you can network with your co-

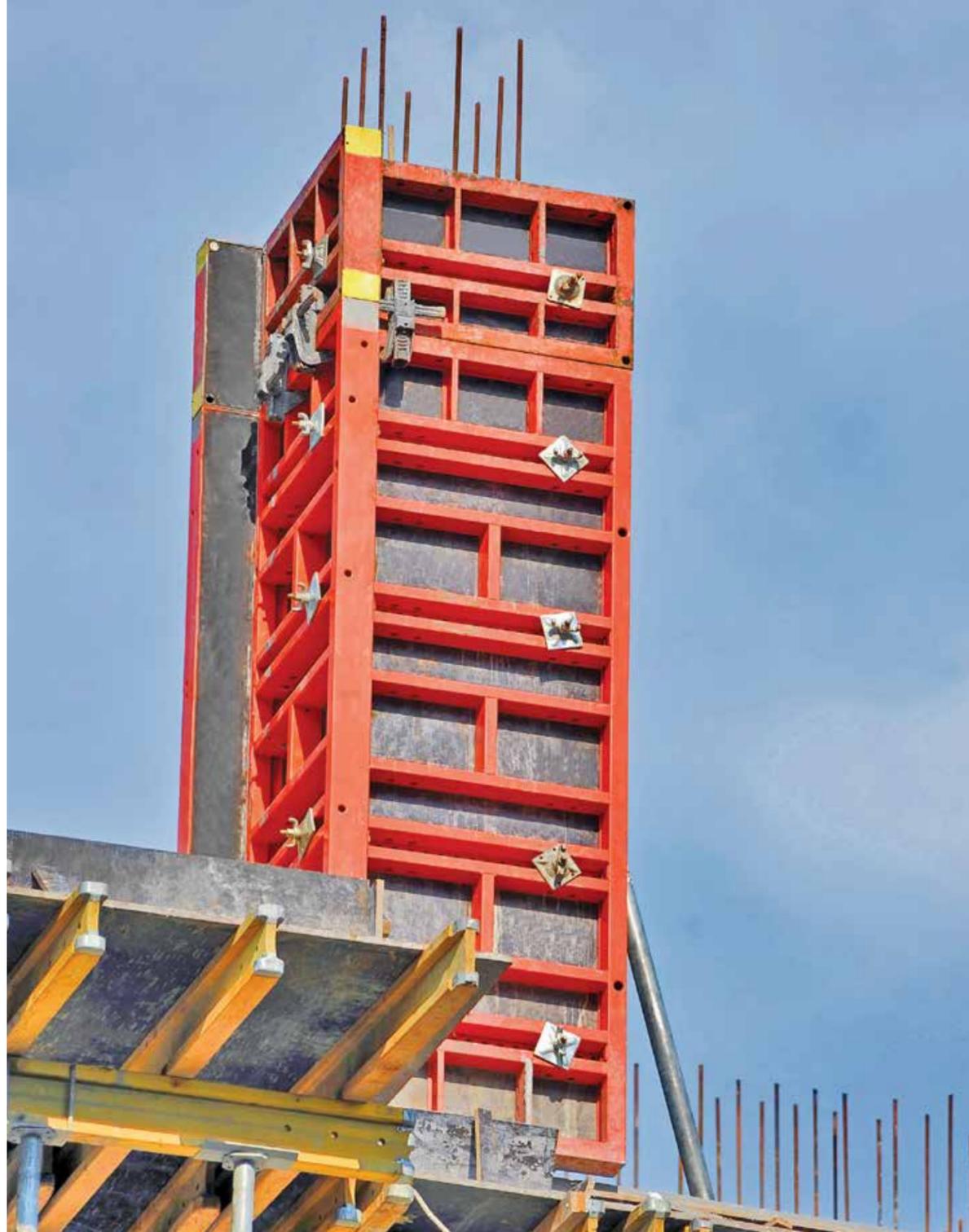
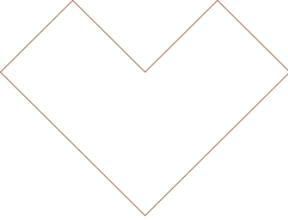
workers and peers, creating a perfect camaraderie. This commercial space is designed to fulfil all your requirements of an ideal office environment. **The Corner Office** will have the basic infrastructure in place - Conference Rooms, a Cafeteria and Copier Corners to facilitate your work smoothly, ensuring you don't miss your regular office life.

Nile Valley is a place for you to invest and kick start your startup dreams right away from the comfort of your home.



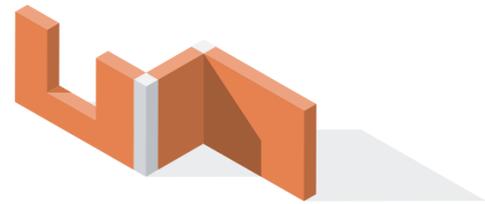
## WORK-LIFE BALANCE ACHIEVEMENTS STORIES





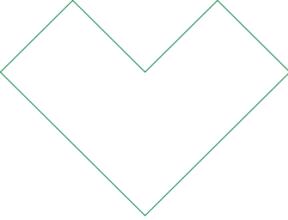
TECHNOLOGY  
SPACIOUS  
TIMELINESS

## Maximum space and timely delivery



At Janapriya, we adopt German construction technology that maximizes your usable space. Nile Valley is designed using German imported formwork for constructing RCC walls that avoid columns and are resistant to seismic forces and help in on-time delivery. In addition, all corners are free of columns and beams, giving you more utilizable space for your home.

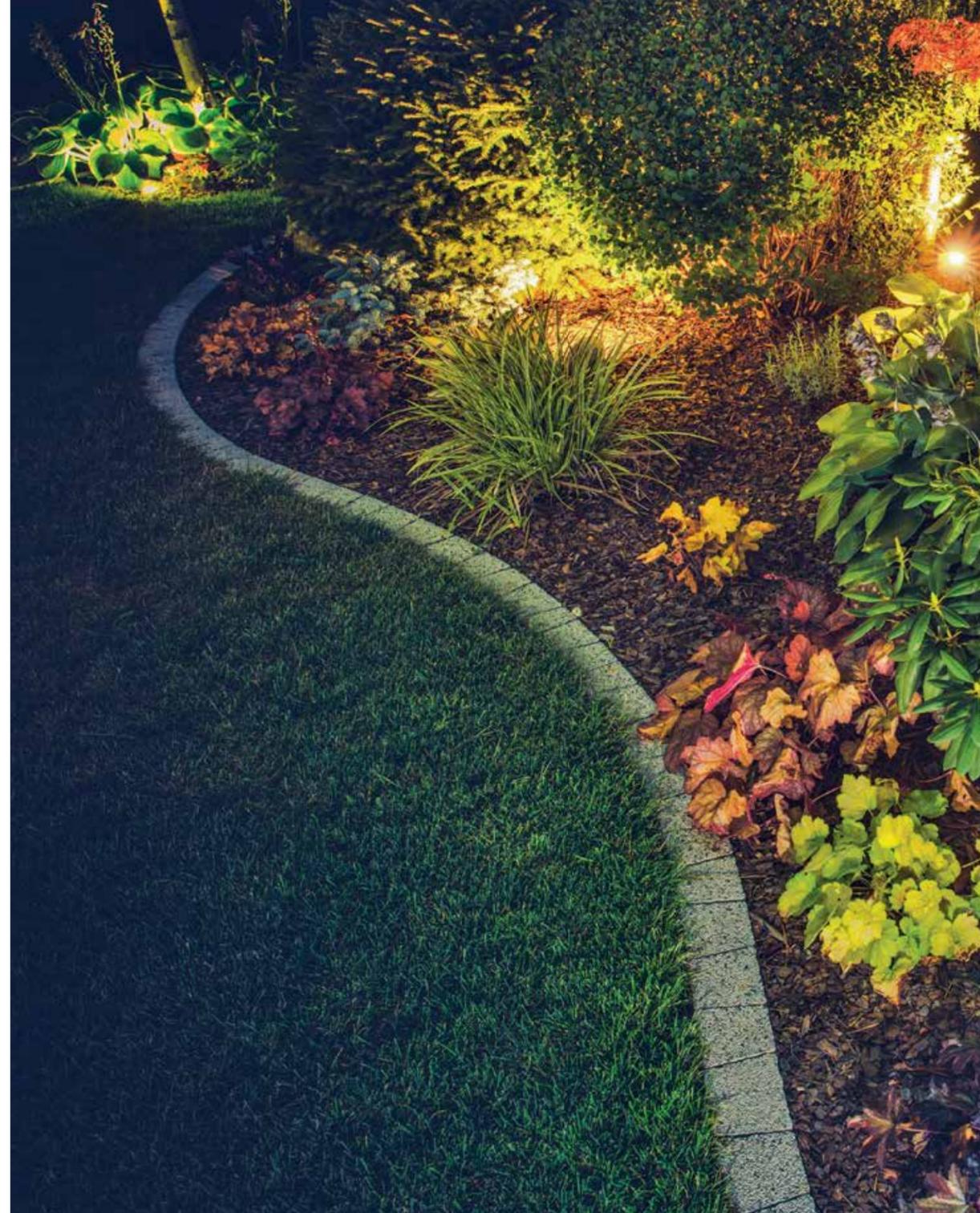




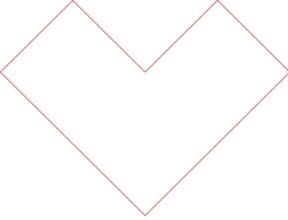
*This picture was taken at the site*

## Pristine **Green Landscape** surrounding you

Nile Valley is built around a beautiful backdrop of lush green surroundings that speak of peace and tranquility, adding the required freshness to your life, making you feel right at home by giving you a more meaningful sense of joy. Hence, our commitment to you is to create a warm, relaxing environment that enhances your quality of life.



HABITAT  
LUSHNESS  
REFRESHING



## Advantages of living in Chanda Nagar

Imagine a place where you can spend more quality time with your family in a clean, safe, secure, and noise-free environment. Chanda Nagar-Madinaguda is a fast-growing residential area in Hyderabad that IT professionals prefer mainly because of its proximity to Hi-Tech City, Financial District, Gachibowli, Kondapur & Kukatpally. It has many schools, supermarkets, shopping malls, entertainment zones, restaurants, and hospitals nearby. Access to any part of the city is relatively easy as The Miyapur Metro Station, Chanda Nagar Bus Station and MMTS Station are just a few minutes away. Embrace life in the heart of it all by always being minutes away from everything that matters to you.



# PROXIMITY LIFESTYLE CONNECTIVITY



### Public Transport

Chanda Nagar Bus Station	05 mins
Chanda Nagar MMTS Station	10 mins
Miyapur Metro Station	10 mins



### Education Institutes

DPS	05 mins
Janapriya School	10 mins
JNTU	12 mins
Creek Planet School	03 mins
Corner Stone International School	31 mins
Meru International School	09 mins
Sancta Maria International School	15 mins
Sadna Int School	20 mins



### Hospitals

KIMS Hospital	10 mins
AIG Hospital	12 mins
SLG Hospital	12 mins



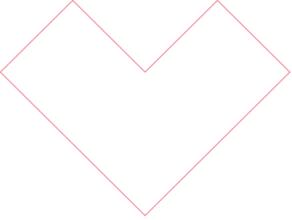
### Corporates

IBM	10 mins
Dr. Reddy's Lab	10 mins
Hi-Tech City	12 mins
B.H.E.L	15 mins



### Shopping & Entertainment

Chennai Shopping Mall	05 mins
Central	07 mins
INOX	07 mins
IKEA	15 mins
Inorbit Mall	16 mins



Crafting **smart solutions** for over 3 decades.



Janapriya Engineers Syndicate was founded in 1985 by **Mr. K. Ravinder Reddy**. Janapriya is one of the most trusted names in Real Estate. With over 35,000 homes built, we

pride ourselves on delivering quality and using superior construction technology to deliver these homes. Janapriya is currently undertaking multiple projects in Hyderabad and Bangalore. Janapriya's holistic approach to investing in property has yielded positive results visible in our present locations.

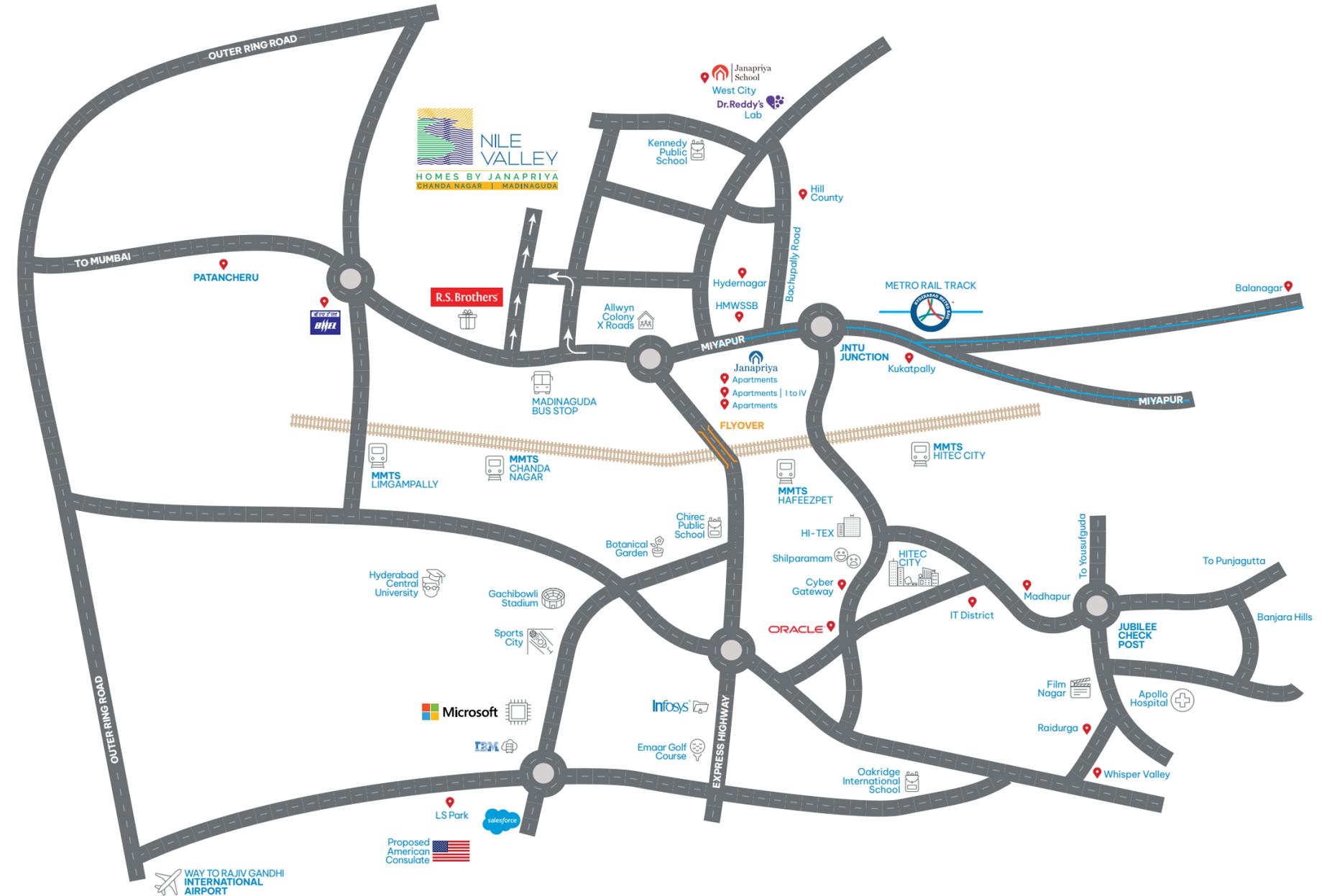
**36** > *years experience*

**35K** > *dream homes*

**25+** > *million sq. ft.*



TRUST  
COMMITTED  
QUALITY





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Reach us



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99 59 11 18 43 / 70 32 71 16 69



[janapriya.com](http://janapriya.com)

  
**Janapriya**  
UPSCALE

Home is where the heart is

**Nile Valley Site Office:** Road Number 12, PJR Enclave, Madhvapuri Hills, Madinaguda, Hyderabad, Telangana 500050

**Corporate Office:** Janapriya Townships Pvt Ltd., D. No: 8-2-120/86, 3rd Floor, Road no: 2, Banjara Hills, Hyderabad – 500034

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