



VIVANTA  
**CENTRAL  
COURT**  
AT MOKILA



# ART OF LUXURY SCIENCE OF AFFORDABILITY

Luxury is an art. An art of making  
space more beautiful, more functional and more livable.

And this art, is Affordable too!  
At **VIVANTA** discover how this magic of double delight unfolds.



COME HOME TO HAPPINESS

VIVANTA  
CENTRAL  
COURT



## MOKILA IS CALLING... THE EMERGING RESIDENTIAL HUB OF HYDERABAD

At a 20 minute drive from Gachibowli in Hyderabad emerges a fresh new destination for home seekers. MOKILA, is now the place to be.

VIVANTA  
CENTRAL  
COURT

**20** MINS SMOOTH DRIVE FROM **GACHIBOWLI**



**TAKE THE DRIVE  
THAT LEADS TO HOME**

Gachibowli, Kokapet, Financial District make the prominent IT zone of Hyderabad. This hub has always been a preferred location for the home buyers. The multiple high rise projects, well established infrastructure has pushed the prices sky high making it an extremely premium pocket. Amidst this backdrop, a beautiful extension of Gachibowli is taking shape on 120 ft wide Shankarpally road at Mokila. The connecting median road has opened a different avenue for the home seekers as an exciting residential destination.

## **GACHIBOWLI NOW HAS A NEW EXTENSION**

**VIVANTA  
CENTRAL  
COURT**

THE FUTURE IS **RIGHT HERE**

Nikhila Constructions with their foresight and land banks, emerges as the leading builders to look up to at Mokila. Vivanta Central Court is their flagship project that offers a unique value proposition with the right blend of a great lifestyle, great location and a home to live and grow.

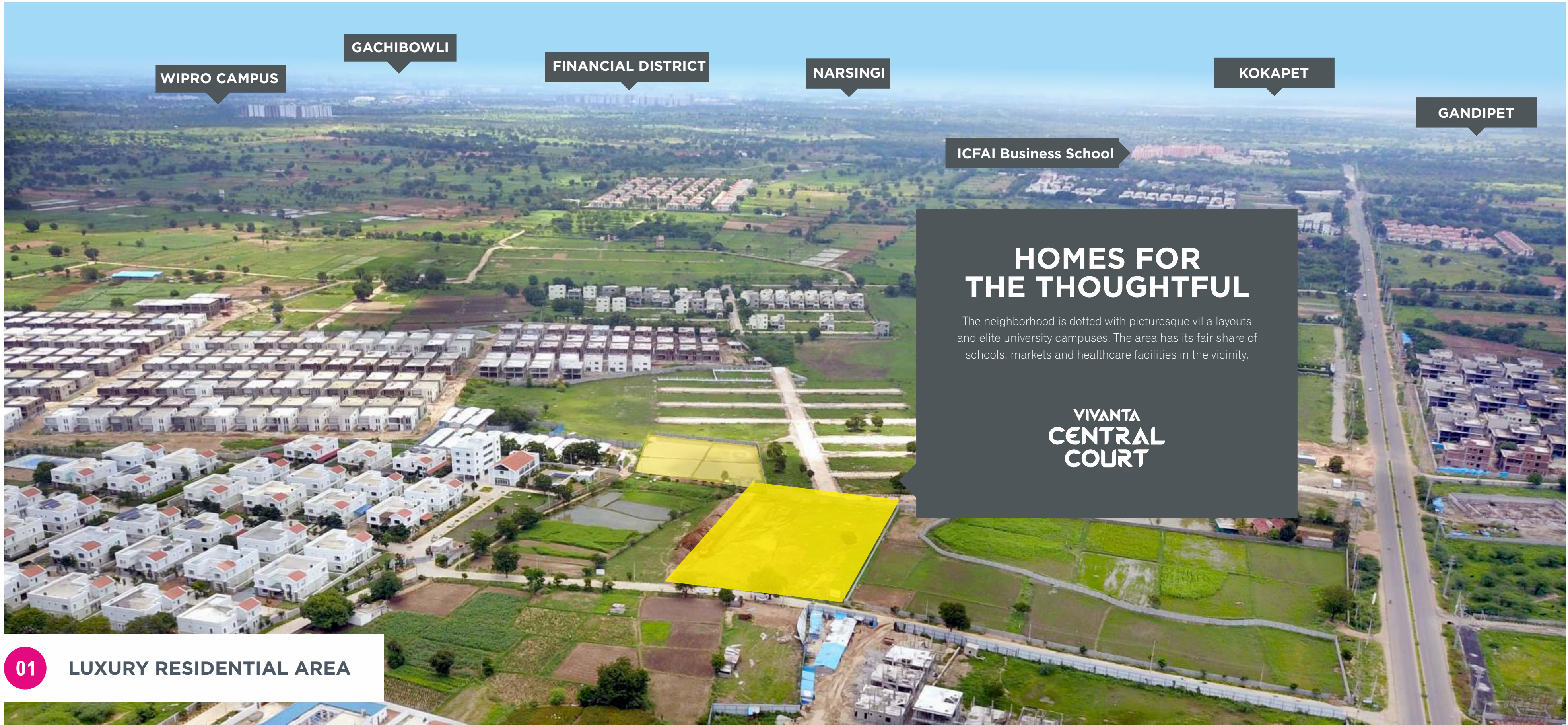
## VALUE PACKAGED LIKE NEVER BEFORE

- 01 LUXURY RESIDENTIAL AREA**
- 02 EASY TO OWN**
- 03 RAPID CAPITAL APPRECIATION**
- 04 STRATEGIC LOCATION**
- 05 WELL DESIGNED WITH AMENITIES INCLUDING EXCLUSIVE CLUBHOUSE**



The well designed homes of Vivanta Central Court is a delight to live. A detailed design approach integrating open spaces, greenery with fine detailing to make it one beautiful home.

VIVANTA  
**CENTRAL  
COURT**



WIPRO CAMPUS

GACHIBOWLI

FINANCIAL DISTRICT

NARSINGI

KOKAPET

GANDIPET

ICFAI Business School

## HOMES FOR THE THOUGHTFUL

The neighborhood is dotted with picturesque villa layouts and elite university campuses. The area has its fair share of schools, markets and healthcare facilities in the vicinity.

VIVANTA  
CENTRAL  
COURT

01

LUXURY RESIDENTIAL AREA

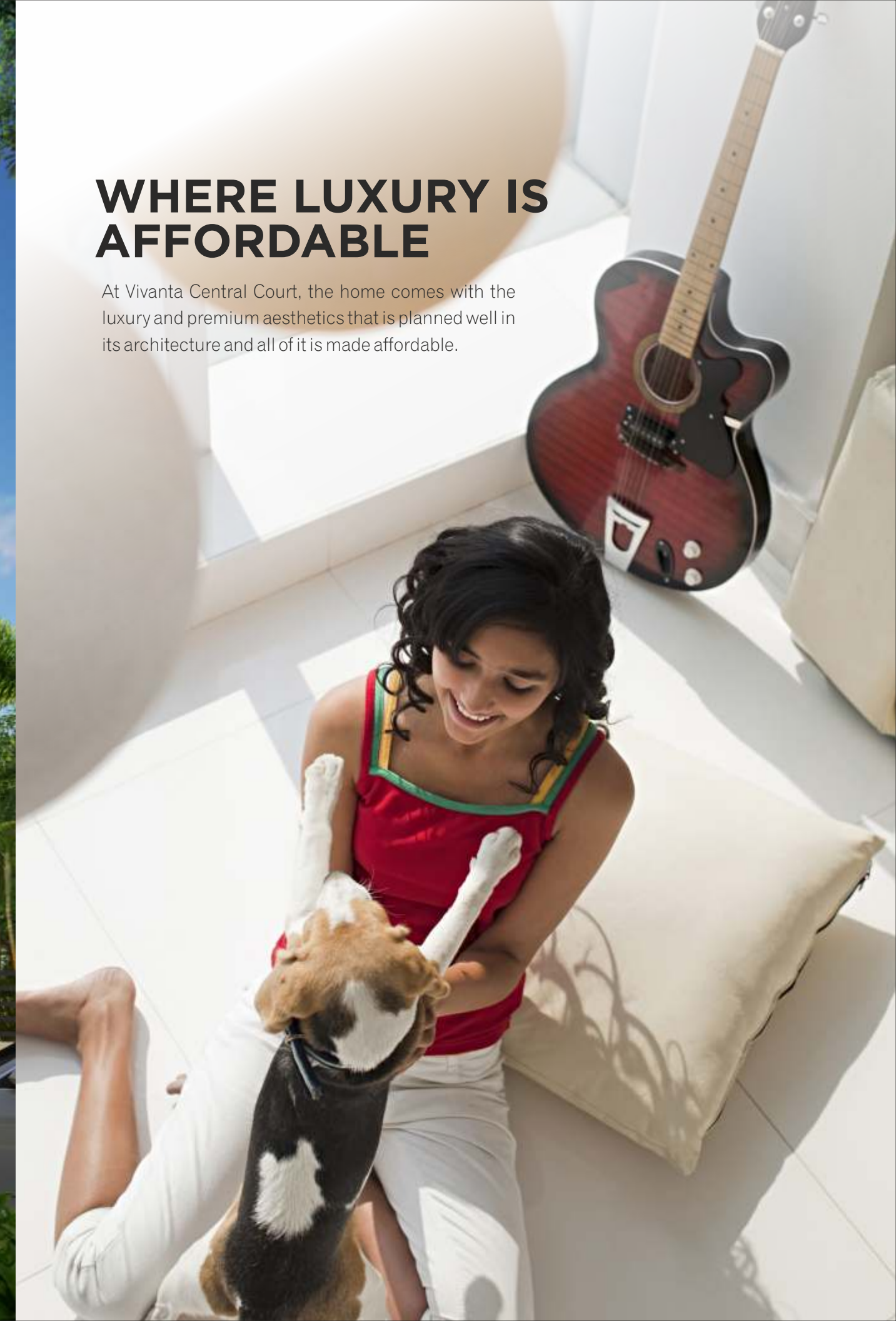
# VIVANTA CENTRAL COURT



02 EASY TO OWN

## WHERE LUXURY IS AFFORDABLE

At Vivanta Central Court, the home comes with the luxury and premium aesthetics that is planned well in its architecture and all of it is made affordable.





Vivanta Central Court is one of finest investment plans that you can make for you and your family. Say good bye to rented property and be an owner at almost the same rental cost as an EMI. This gated community is secure, feature-packed and wonderfully accessible from Gachibowli. On the other hand, if you are a senior citizen looking to invest in a home with your savings, this is the perfect choice. While you get plenty of greenery and oxygen, Vivanta also has all lifestyle facilities for a great living.

## YOUR 1<sup>st</sup> HOME OR YOUR RETIREMENT NEST

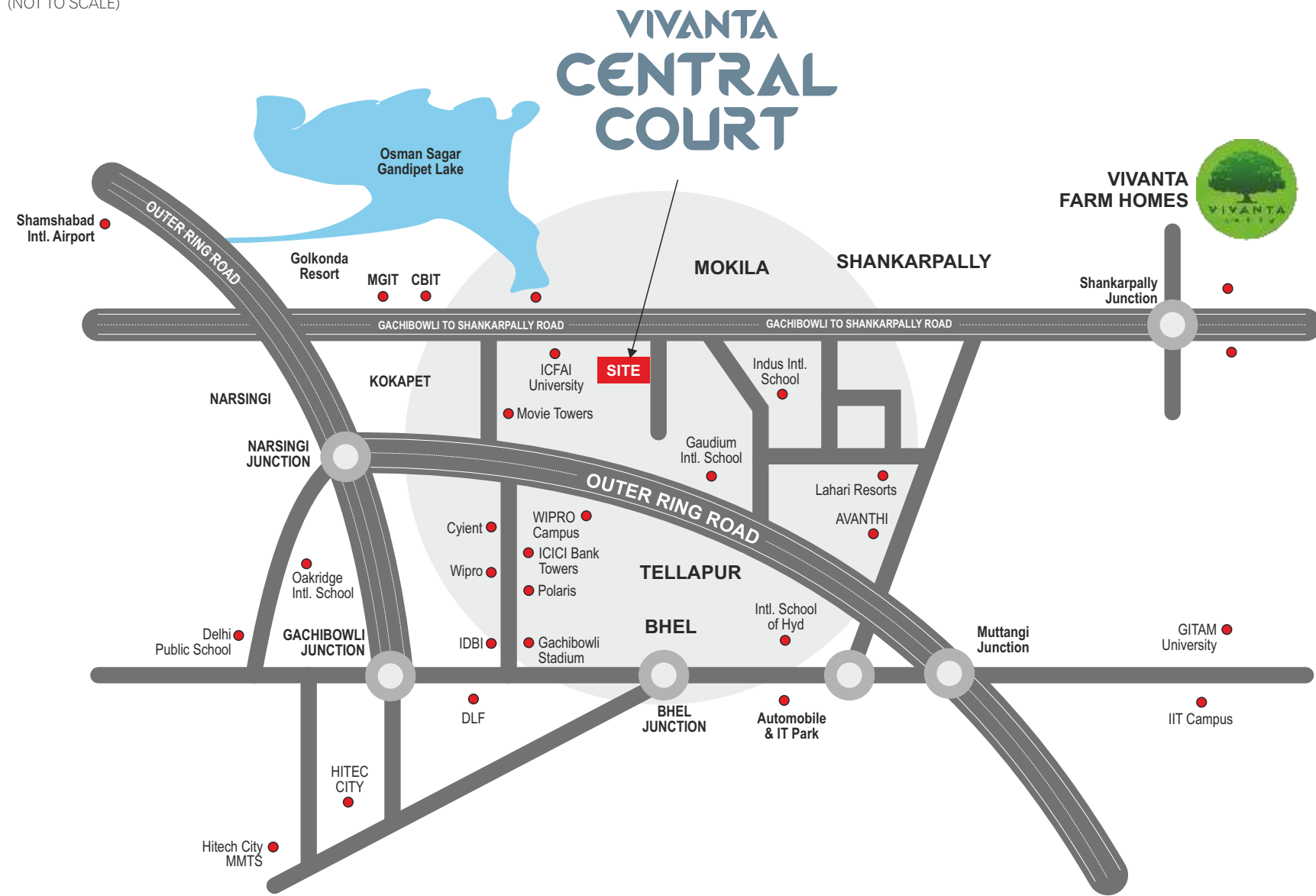
VIVANTA  
CENTRAL  
COURT

03

RAPID CAPITAL APPRECIATION



**LOCATION MAP**  
(NOT TO SCALE)



Share the joy of freedom and connect to the elements at Vivanta Central Court. An infrastructure of shopping is developing along the Shankarpally Road. ICFAI University campus is just a few minutes away from Central Court. International Schools at 5 minutes distance is ideal for your children. A 20 minute pleasant drive will take you to Financial District. You will discover that this is the place where the future has come to settle down.

Schools	
Indus Intl. School	5 mins
Prachin Global	5 mins
Gaudium Intl. School	10 mins
Samasthi Intl. School	10 mins
Birla Open Minds	10 mins

Colleges	
CBIT	10 mins
MGIT	10 mins
ICFAI	5 mins

Fun	
Sky Zone Trampoline Park	10 mins
Golconda Resorts	15 mins

Neighborhood	
Financial District	20 mins
Kokapet	15 mins
Gandipet	15 mins
Shankarpally	10 mins

Connectivity	
Shankarpalli Railway Station	5 mins
Nagulapalli Railway Station	10 mins
Airport	45 mins

**THE BREEZY DRIVE BY 120 FT ROAD**  
**OXYGEN RICH ENVIRONMENT**  
**WELL DEVELOPED INFRASTRUCTURE**

ICFAI University      Gaudium School      ICICI Towers      Indus International School      CBIT



**VIVANTA  
CENTRAL  
COURT**

04

**STRATEGIC LOCATION**

## DESIGNED TO DELIVER DELIGHT IN EVERY SQUARE FOOT

From the entrance gate to the open spaces, the landscaping will take your breath away. Manicured lawns, jogging track, play areas for kids, convenient green lung spaces for the elderly, everything is thoughtfully designed to refresh body, mind and soul. The project is envisioned with design sensitive features and cozy corners to bring life alive.



05

**WELL DESIGNED  
WITH AMENITIES  
INCLUDING  
EXCLUSIVE  
CLUBHOUSE**





**VIVANTA  
CENTRAL  
COURT**

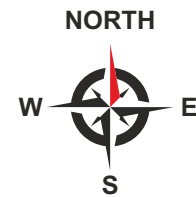
**SWIM UNDER THE STARRY SKIES**



Step into a well-equipped clubhouse that lets you work out at the gym, go for a friendly match at the badminton court, splash in the swimming pool or be the smarter folk of the chess room; you have the whole indoor activity space all for you. There's a community hall where residents can organize festivals and family functions. Meet your friends here, catch up with your neighbors or just chill with yourself. Whether you need Yoga classes, a jogging track, a safe tot lot for the little ones or just some seasonal blooms to feast your eyes upon - Vivanta Central Court has it all.

# VIVANTA CENTRAL COURT

## TYPICAL FLOOR PLAN



### PROJECT HIGHLIGHTS

- HMDA approved Luxury Project
- 1 Block, G+5 Floors
- 138, 2 & 3-BHK Flats
- 1263 Sft - 1875 Sft areas
- 100% Vasthu
- Designer Landscaping
- Central Clubhouse
- No Common Walls
- Standard UPVC Windows
- 6 Elevators
- Cellar Parking
- 24 Hours Security with CCTV Cameras
- Intercom facility
- 100% Power Backup



1637 SFT

1637 SFT

1637 SFT

1276 SFT

1556 SFT

1556 SFT

1556 SFT

1556 SFT

1637 SFT

1875 SFT

1875 SFT

1875 SFT

1875 SFT

1875 SFT

1875 SFT

1276 SFT

1263 SFT

1263 SFT

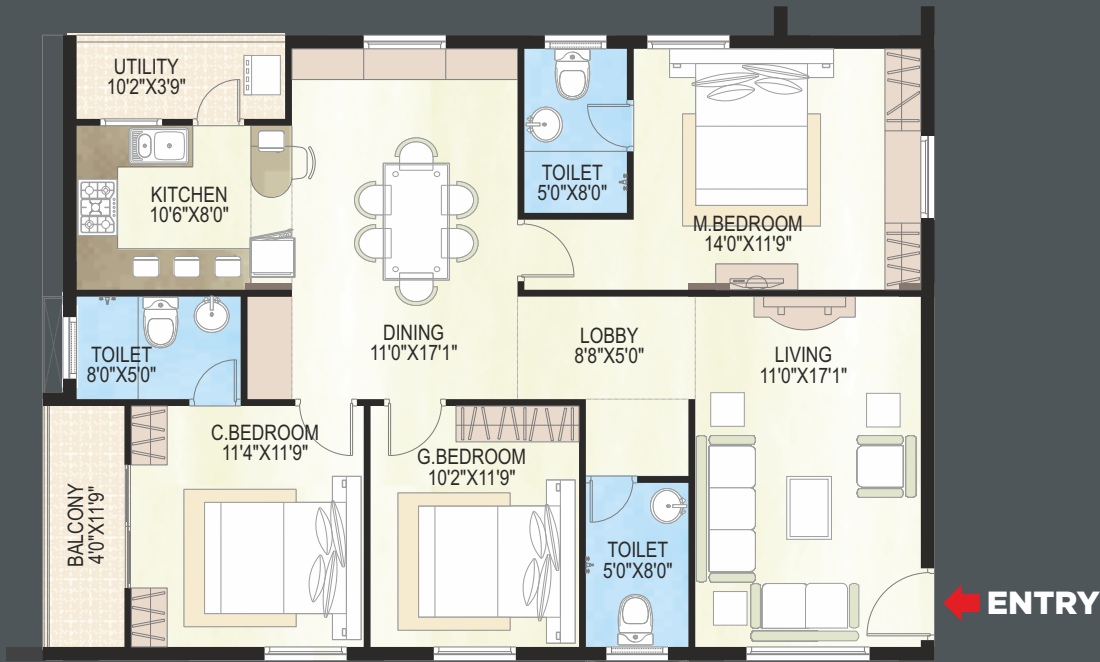
1263 SFT

1263 SFT

1263 SFT

# TYPE-1

WEST FACING

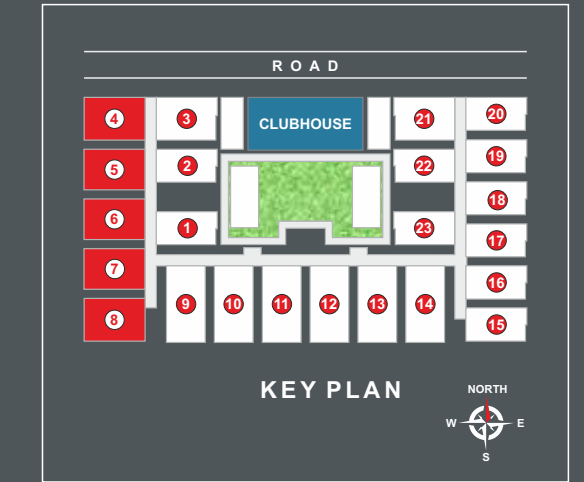
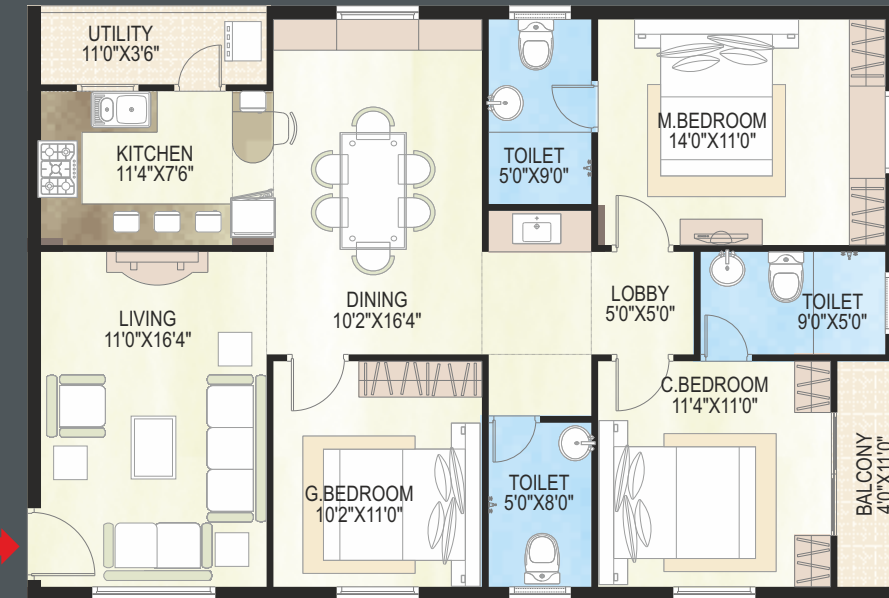


FLAT NO: 3 | 1637 SFT



# TYPE-2

EAST FACING

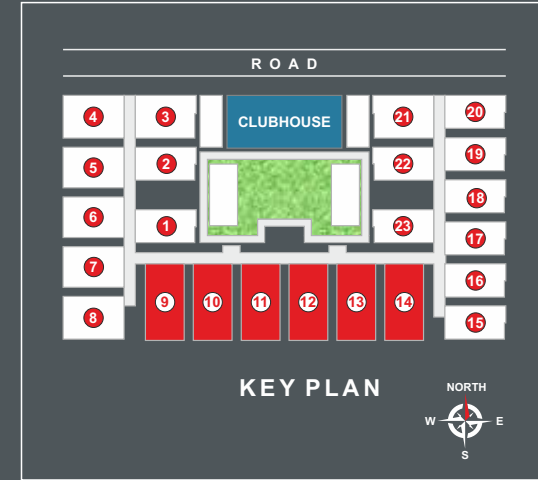
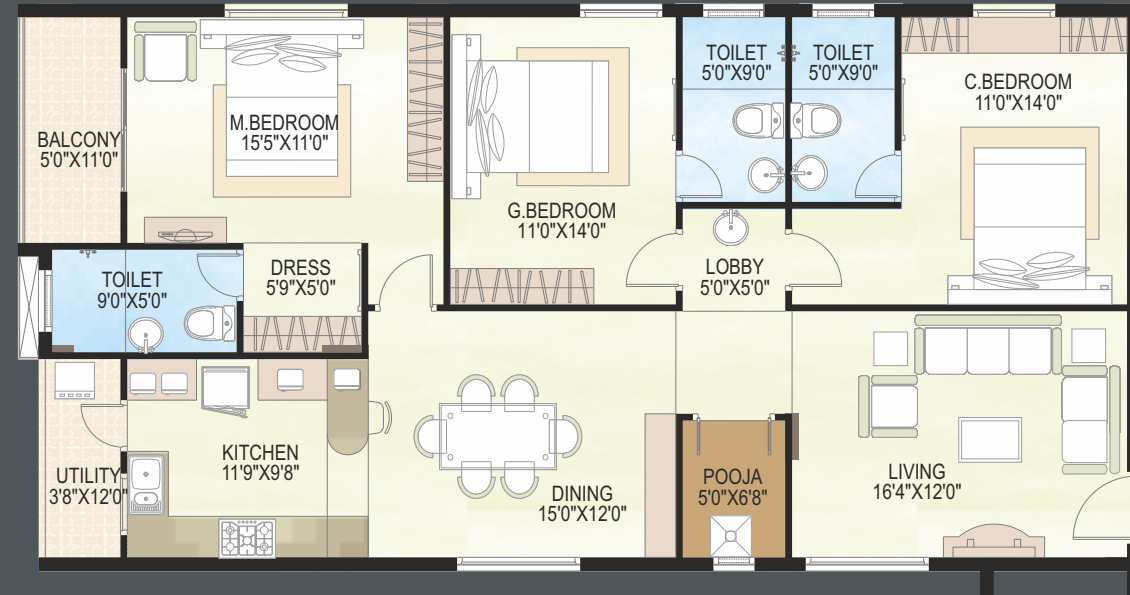


FLAT NO: 4 | 1637 SFT  
FLAT NO: 5 | 1556 SFT  
FLAT NO: 6 | 1556 SFT  
FLAT NO: 7 | 1556 SFT  
FLAT NO: 8 | 1637 SFT



# TYPE-3

NORTH FACING

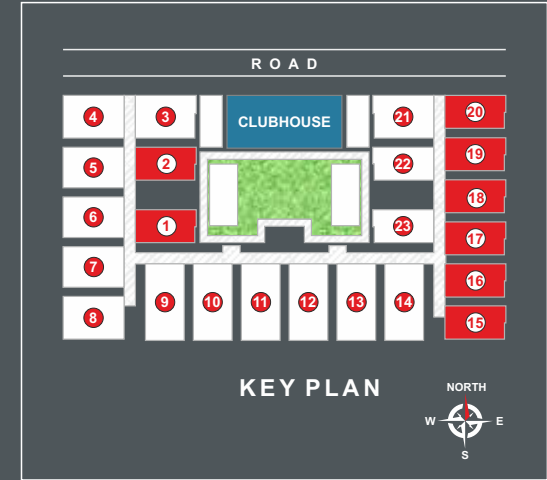
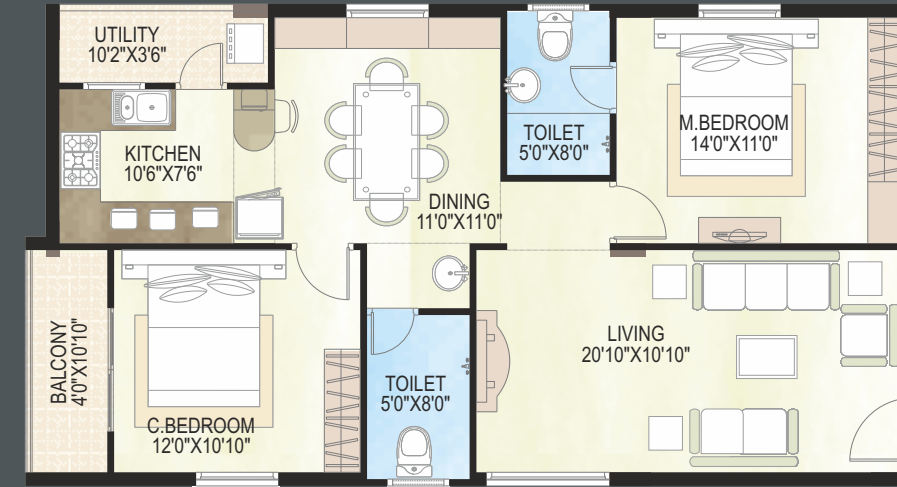


- FLAT NO: 9     1875 SFT
- FLAT NO: 10     1875 SFT
- FLAT NO: 11     1875 SFT
- FLAT NO: 12     1875 SFT
- FLAT NO: 13     1875 SFT
- FLAT NO: 14     1875 SFT



# TYPE-4

WEST FACING

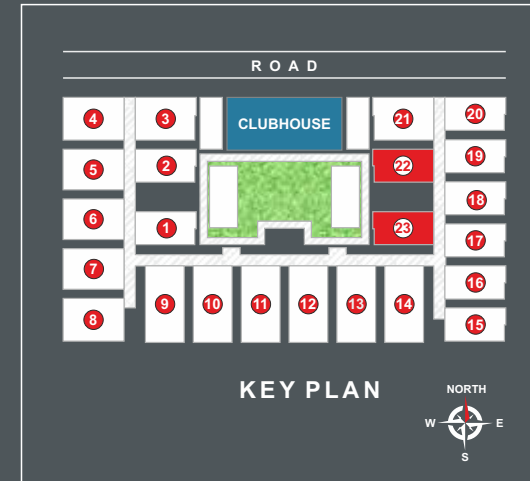
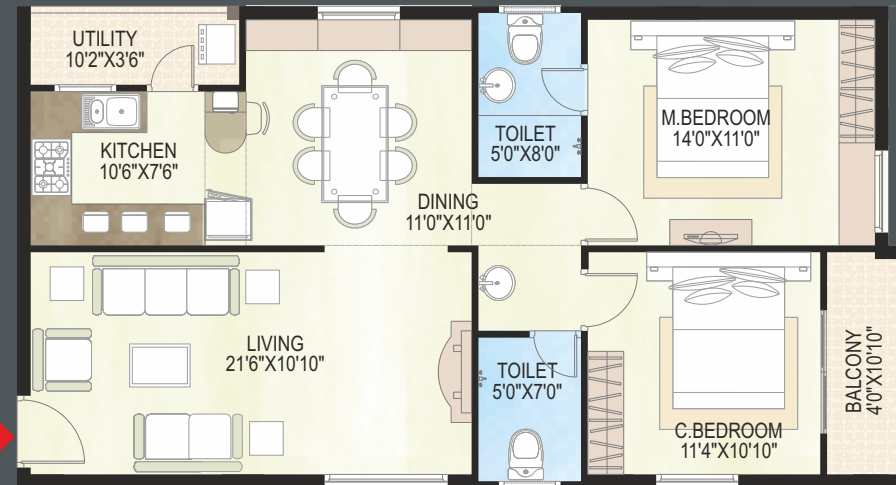


- FLAT NO: 1     1263 SFT
- FLAT NO: 2     1263 SFT
- FLAT NO: 15     1276 SFT
- FLAT NO: 16     1263 SFT
- FLAT NO: 17     1263 SFT
- FLAT NO: 18     1263 SFT
- FLAT NO: 19     1263 SFT
- FLAT NO: 20     1276 SFT



## TYPE-5

EAST FACING



FLAT NO: 22 | 1263 SFT  
FLAT NO: 23 | 1263 SFT



# LIFESTYLE SPECIFICATIONS THAT IS VALUE FOR MONEY!

## STRUCTURE

- FRAMED STRUCTURE: RCC Framed structure to withstand wind & seismic loads.
- SUPER STRUCTURE: 8" thick AAC blocks for external walls & 4" thick AAC blocks for internal walls.

## WALL FINISHES

- EXTERNAL: Asian Apex paints painted over Birla Wall Textures.
- INTERNAL: One coat of Birla / Asian make Level plast will be applied on plaster surface. Asian Paints premium emulsion over smooth Birla Wallcare Putty

## DOORS & WINDOWS

- MAIN DOOR: Designer Teak Veneer finished door with WPC frame finished with melamine polish and fitted with good quality branded hardware.
- INTERNAL DOORS: WPC frame with designer skin door shutter fitted with good quality branded hardware.
- WINDOWS: UPVC windows (Alpine make) with float glass, Mosquito nets and safety grills.

## FLOORING

- LIVING, DINING: Vitrified tiles of 800 x 800 size.
- BEDROOMS & KITCHEN: Vitrified tiles of 600 x 600 size.
- BALCONY: Anti-skid ceramic tiles.
- CORRIDORS: Marble/granite flooring
- STAIRCASE: Marble/granite flooring

## WALL CLADDING/DADO

- BATHROOMS: Glazed ceramic tile dado up to door height.
- KITCHEN WASH AREA: Glazed ceramic tile dado up to 3'0" height.

## KITCHEN

- Granite platform with stainless steel sink. Glazed ceramic tiles dado up to 2'height above kitchen platform.

## TOILETS

- Wash basin, EWC with flush tank of Cera / Hindware / Jaquar make C.P fittings
- All plumbing points will be pressure tested.

## ELECTRICAL

- Concealed copper wiring of Finolex make
- Anchor / Crabtree / Legrand or equivalent make modular switches
- Power points for air-conditioners in all bedrooms
- Power points for geysers in all bathrooms
- Adequate power points in all rooms
- 3-phase power supply for each flat and individual meter boards
- Miniature Circuit Breaker (MCB) for each room provided at main distribution box within each flat

## TV/TELECOM/INTERNET

- TV outlets in living & master bedroom
- Telephone points in living & master bedroom with parallel connection
- Intercom facility from each flat to Security
- Provision for Internet point in each flat

## ELEVATORS

- Kone make 8-passengers capacity with Auto Door.

## CAR PARKING

- Covered car parking

## CC Cameras

- Common areas, set backs, tot-lots, parking's, clubhouse.



Nikhila Constructions and Developers established in 2005, have excelled in gated community projects and affordable apartments, buildings which offers sustainable balance between affordability and luxury. We always build homes with senses of global standards and environmental responsibilities by embracing new technologies and designs. At Nikhila Constructions we are committed to high integrity, transparency and quality which makes us the preferred choice of intelligent home buyers.

PROMOTERS



**NIKHILA CONSTRUCTIONS  
AND DEVELOPERS**

1 st Floor, Vaishnavi's Sree Square  
Beside HP Petrol Bunk, Adj. Gachibowli Flyover  
Gachibowli, Hyderabad-500 032

**M: 83672 06789, 83672 16789**

ARCHITECTS

**RISHI ARCHITECTS**

#203, Block No 7, Harivillu Apartments, Manikonda  
Hyderabad - 500 089

**Disclaimer:** 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.



**NIKHILA CONSTRUCTIONS  
AND DEVELOPERS**