

*Investment or Lifestyle,  
an excellent proposition!*



# LIBRA Avenue

A Villa Community at Nadergul



From the Builders of Libra Enclave, Badangpet

# LIBRA Avenue

A Villa Community at Nadergul

Libra Avenue is a quiet, three acre community comprising of 47 independent / duplex luxury homes to enjoy life in convenience and spaces. The east and west facing duplex homes showcase quality construction, thoughtful designing and elegant spaces that enhance the joy of living. All round compound wall, 24-hr security ensures peace of mind. Avenue plantation, clean premises takes you to next level of ambient living. The spacious play area with greenery enchants children in this protected environment.



Site Layout



Street View

## Project Features

- HMDA Approved Project
- Clear Title / Vaastu Compliant
- Pollution-free Environment
- 30, 40 ft BT Roads
- Landscaping
- Avenue Plantation
- 24 hr Water Supply
- Close to Engg., Polytechnic, MBA, MCA colleges and Educational institutions
- DRDO, BDL and Midhani are within 8 to 9 kms
- Standby generator
- Children play area
- 3-Level clubhouse that can accommodate clinic, creche, ladies & gents club etc.







GROUND FLOOR

## East Facing Duplex Unit

GROUND FLOOR: 800.00 SFT  
 FIRST FLOOR: 800.00 SFT  
 TOTAL AREA: 1600.00 SFT



FIRST FLOOR



## West Facing Independent House

GROUND FLOOR: 850.00 SFT  
 TOTAL AREA: 850.00 SFT



# Invest now & enjoy rapid appreciation



Nadargul is the dynamic new growth center in Hyderabad city. Blessed with growing infrastructure and extensive connectivity, Nadargul has attracted several upscale layouts of villas and plotting recently. Countless industries and connectivity makes Libra Avenue an attractive option for investment. In a radius of 10 minute drive, you will reach a new city - 350 acre, TATA Aerospace SEZ at Adibhatla. The Fab City, Hardware Park and LB Nagar Circle are well connected through highways. The need for pollution-free quality housing make Nadargul a favorite destination for hundreds of SEZ employees.



## Distance from Libra Avenue

**MVSR Engg College** - Walking Distance; **TATA SEZ, Adibhatla** - 5 Kms; **BDL** - 8 Kms; **DRDO** - 9 Kms;

**LB Nagar Circle** - 10 Kms; **Dilsukhnagar** - 14 Kms; **Koti** - 16 Kms; **Kamineni Hospitals** - 11 Kms



## Specifications

**Frame:** RCC framed structure

**Brick Work:** 9" brick work in cement mortar for outside walls and 4 1/2" brick work in cement mortar for inside walls

**Walls finish:** Outside sponge finish, inside walls smooth lappam finish

**Doors & Windows:** All MT wood frames / UPVC windows

**Shutters:** Main door in full Teak wood with carving, other doors with water proofing quality solid commercial flush shutters, windows with glazed shutters

**Flooring:** Marble flooring or vitrified tiles 2'x2' size

**Kitchen:** Granite platform with stainless steel sink and glazed tiles up to 2'6" height from platform

**Bathroom:** Wall tiles concept tiles up to door top level, floor tiles non-skid to match with wall tiles, sanitary ware Johnson Peddar or equivalent, fixtures one mixture with shower, one tap-foam type of good quality and small wash basin

**Electrical:** Wiring with standard ISI quality 1/18, 3/20, 7/20 multi-strand copper wire, modular switches in Anchor Roma / Elleys or equivalent make

**Parking Area:** Well laid non-skid parking tiles

**Generator:** Stand-by generator of 25 KWA capacity connecting 3 points in each house, clubhouse and main gate lights

**Intercom:** BSNL land line to each house with intercom facility (monthly rentals to BSNL to be paid by owner)

**Clubhouse:** 3-level clubhouse with stilt parking

**Park:** The park will be provided with children's play equipment, benches and plantations etc for recreation facility

**Roads & other amenities:** All roads, drainage, water supply and tree plantation will be done as per HMDA standards as this is a community approved by HADA(HMDA)

**Power Supply:** All houses will have 3-phase power supply and the deposits payable to APCPDCL are to be borne by the house owners

**Water supply:** From OHSR to all houses.

Promoters

## Libra Shelters Private Limited

103, Libra Madahelli Enclave, Opp. RK Complex, Golkonda X Roads, Hyderabad - 500 020

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