



A PROJECT BY  
NAVYA DEVELOPERS



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## Welcome to blissful 'UVERA' living!

Spread across 2 acres of serenity UVERA heights, situated at the heart of LB nagar, Hyderabad is your idyllic abode.

These select spacious and plush residential apartments, comprise vastu compliant 2 & 3 BHK units, with a choice of sizes ranging from 1295 to 2470 sq.ft., to ensure you have luxury of space for all your priceless collections.

Being just a minutes drive from major destinations, markets, malls, metro stations and minutes from city centre, the location is ideal for walk-to-work culture as well as a fabulous investment destination. Ensconced in a secure gated community, with minimum surface vehicular movement ensures you have complete peace of mind.





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COME HOME TO YOUR VERY  
OWN LUXURIOUS ABODE !

A scintillating experience of wholesome luxury awaits you and your family at LB nagar. Introducing the ultra-luxurious UVERA HEIGHTS where an apartment is more than just a home; it's a lavish lifestyle with an amicable community to foster it. Stunning 210 apartments with a number of perfectly planned, carefully integrated lifestyle amenities, all set to make every day exciting.

With a slew of environment friendly features like sewage treatment plant, rainwater harvesting these high rise premium apartments also have 24 x 7 power back-up, lifts, basement car parking, etc., which provides a luxurious living style for your loved ones.





## A COVETED NEIGHBORHOOD

With an edge over the rest, and centrally located in LB nagar, UVERA HEIGHTS is a luxury landmark in the making. This premium project by NAVYA Developers is adorned with every necessary convenience of the city life. Tastefully stylish and luxurious 2 and 3 BHK apartments, with distinctive specifications, convenient roadways, proximity of institutions and entertainment hubs, lush green corners, and an exhaustive list of amenities, UVERA is your royalty realised.

UVERA is a truly one-of-its-kind opportunity for you to reside in an elite community of like-minded individuals that exudes the grace of being synonymous with luxury and matchless comfort.





## destination : LB nagar

Touted as one of the major commercial and residential centres, Lal Bahadur Nagar or LB Nagar lies in the South-East of Hyderabad.

It is one locality in the city where growth prospects appear to be upbeat and investment is likely to give you handsome returns, if invested prudently.

### Connectivity

Connected with metro lane, Rajiv Gandhi International Airport is around 25 km. Malakpet and Yakutpura and Dabirpura railway stations lie in close proximity.

LB Nagar circle is the intersection of major highways leading to Vijawada, Nagarjunsagar, Hyderabad city and Secunderabad.

Strategic Road Development Plan [SRDP] has improved the connectivity. Easy connectivity to places such as Hitec City and Gachibowli make it an enduser's delight.







## HERE'S WHERE THE MIND STOPS SEARCHING FOR MORE.

- Large sized homes
- Private spaces with no neighbours
- Homes where generations have lived
- Ample space for everyone to live freely
- Space for families to stay together

Step inside even the smallest of our apartments to discover vast spaces matching a traditional villa. Reserved exclusively for you and your family, room for generations to mingle freely yet live their own way. Taking this even further is the UVERA HEIGHTS where every floor boasts of a single expansive apartment per wing.

At UVERA HEIGHTS, we understand that our customers desire all the benefits of an apartment complex, like security, world class amenities and glorious views. But at the same time, the soul feels at home in a villa that's private and spacious. Now get both! UVERA HEIGHTS offers 2 bedroom & 3 bedroom villa sized apartments which provide the best of both worlds in the heart of LB Nagar. Now, you never have to choose between your mind, heart and soul.







## LUXURY YOU TRULY DESERVE

Introducing you to a life you've aspired for, and world-class designs you've always yearned for.  
You've lived your version of a lavish life, now experience the real deal... at 'UVERA HEIGHTS'

12 FLOORS

210 FLATS

1295-TO-2470SFT

9100SFT GRAND CENTRAL TOTLOT WITH ENTRY LOBBY

5500SFT PLAY AREA TOTLOT

CHILDREN PLAY AREA

BADMINTON COURT

JOGGING TRACK

LAVISH PARTY HALL

INDOOR SWIMMING POOL

3000SFT LARGE LOUNGE ON FIRST FLOOR

GYMNASIUM

YOGA DANCE ROOM

DOCTOR CONSULTING ROOM

DEPARTMENTAL STORE

MULTIPURPOSE ROOM





# ARCHITECT'S BRIEF & VISION



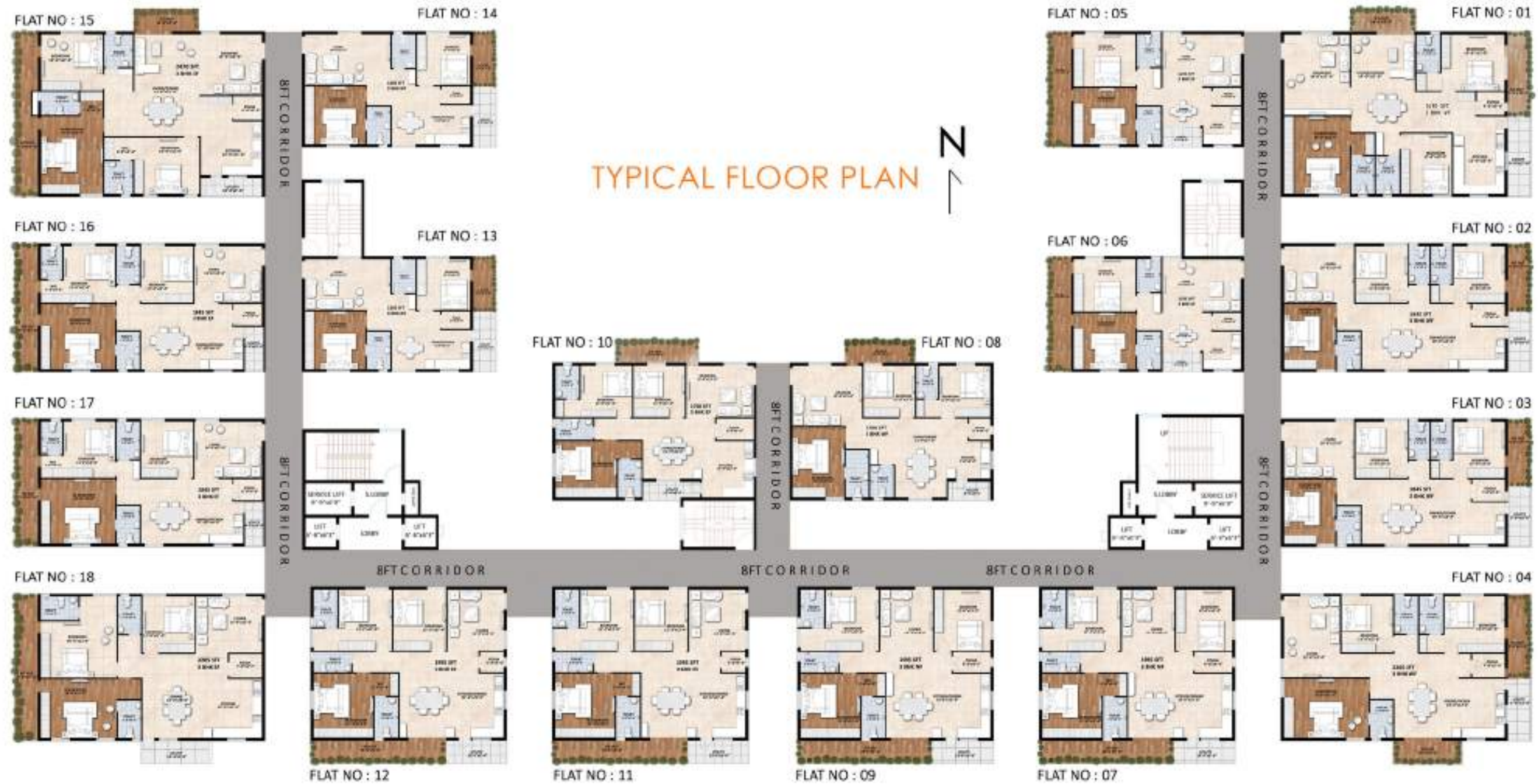
















FLAT 1  
CARPET AREA 1703.49 SFT  
BALCONY AREA 163.71 SFT  
COMMON AREA 602.8 SFT  
SUPER BUILT AREA 2470 SFT



FLAT 2 & 3  
CARPET AREA 1288.32 SFT  
BALCONY AREA 88.05 SFT  
COMMON AREA 468.63 SFT  
SUPER BUILT AREA 1845 SFT



FLAT 7 & 9  
CARPET AREA 1353.45 SFT  
BALCONY AREA 143.80 SFT  
COMMON AREA 497.75 SFT  
SUPER BUILT AREA 1995 SFT



FLAT 8  
CARPET AREA 1192.96 SFT  
BALCONY AREA 75.99 SFT  
COMMON AREA 431.05 SFT  
SUPER BUILT AREA 1700 SFT



FLAT 4  
CARPET AREA 1496.07 SFT  
BALCONY AREA 167.49 SFT  
COMMON AREA 541.44 SFT  
SUPER BUILT AREA 2205 SFT



FLAT 5 & 6  
CARPET AREA 829.36 SFT  
BALCONY AREA 124.21 SFT  
COMMON AREA 341.43 SFT  
SUPER BUILT AREA 1295 SFT



FLAT 10  
CARPET AREA 1187.47 SFT  
BALCONY AREA 76.10 SFT  
COMMON AREA 436.43 SFT  
SUPER BUILT AREA 1700 SFT



FLAT 11 & 12  
CARPET AREA 1353.45 SFT  
BALCONY AREA 143.80 SFT  
COMMON AREA 497.75 SFT  
SUPER BUILT AREA 1995 SFT





FLAT 13 & 14 CARPET AREA 896.52 SFT  
BALCONY AREA 59.09 SFT  
COMMON AREA 339.39 SFT  
SUPER BUILT AREA 1295 SFT



FLAT 15 CARPET AREA 1616.19 SFT  
BALCONY AREA 249.18 SFT  
COMMON AREA 604.63 SFT  
SUPER BUILT AREA 2470 SFT



FLAT 18 CARPET AREA 1501.03 SFT  
BALCONY AREA 157.69 SFT  
COMMON AREA 546.28 SFT  
SUPER BUILT AREA 2205 SFT



3 BHK RESIDENCES



FLAT 16 CARPET AREA 1240.22 SFT  
BALCONY AREA 137.67 SFT  
COMMON AREA 467.11 SFT  
SUPER BUILT AREA 1845 SFT



FLAT 17 CARPET AREA 1240.22 SFT  
BALCONY AREA 137.67 SFT  
COMMON AREA 467.11 SFT  
SUPER BUILT AREA 1845 SFT



2 BHK RESIDENCES



3 BHK RESIDENCES





EXPERIENCE OPENNESS  
WITH 64% OPEN TO SKY

## SPECIFICATIONS

### Structure:

- R.C.C. Framed Structure to withstand wind and seismic loads.
- Super Structures Masonry work with AAC Blocks

### Plastering:

- Internal and External Double coat Cement Plastering.

### Doors and Windows:

- Main Door: Teakwood Frame with Veneered Shutter with Reputed Hardware Fittings with PU Polishing
- Internal Doors: Engineered Wood Frames with Laminated Flush Shutters.
- Windows: UPVC windows with provision for mosquito mesh
- All Hardware of reputed make

### Flooring:

- Living Dining Bedrooms & Kitchen: 800 x 800 mm Vitrified Tiles
- Bathrooms: Acid resistant, Anti-skid Tiles
- Balcony: Anti-skid Tiles
- Corridors: Combination of Vitrified Tiles and Granite as per Architect Design
- Staircase: Granites

### Tiles Cladding:

- Kitchen: Glazed ceramic Tiles Dado up to 2'-0" height above kitchen platform
- Bathrooms: Glazed Ceramic Tiles Dado up to 7'-0" height

### Kitchen:

- Granite Platform with Stainless Steel Sink
- Separate Tap for Municipal and Borewell Water
- Provision for fixing water purifier, exhaust fan & chimney
- Utilities: Washing machine provision

### Lifts

- Automated Passenger Lifts of Kone or equivalent make

### Power Back-up:

- 100% DG backup for common areas and inside flats excluding ACs, geysers and 15 amp sockets

### Bathrooms:

- Wall-mounted EWC in all bathrooms
- Hot and Cold wall mixer with shower of reputed make (Jaquar/Grohe or equivalent)
- All CP fittings are chrome plated of reputed make (Jaquar/Grohe or equivalent)
- Sanitary Fittings of Standard make
- Provision for geysers and exhaust fans in all bathrooms

### Painting:

- Internal: Premium emulsion with luppum finish for interior walls and ceiling (Asian or equivalent)
- External: Textured/Smooth finish and two coats of exterior paint of Asian make or equivalent

### Electrical:

- Three phase power supply for each unit & individual meter boards
- Concealed copper wiring with ISI mark
- Power outlets for geysers in all bathrooms and air conditioners in all bedrooms
- Plug points for Chimney, refrigerator, microwave oven, Mixer/grinder in kitchen and TV in where ever necessary
- Modular Electrical Switches of Premium make (Legrand/Havells or equivalent)
- Miniature Circuit Breakers (MCB) of premium make (Legrand or equivalent)

### Telecom/Internet/Cable TV:

- Intercom facility to all the units connecting Security
- Provision for Internet in Living Room
- Provision for Cable Connection in Living and Master Bedroom

### Security:

- Intercom facility connecting flats and security room
- Surveillance Cameras at all major entry / exit points
- Solar fencing around the compound

### Fire Safety:

- Fire systems will be provided as per the department norms

### STP:

- A Sewage Treatment Plant of adequate capacity as per norms will be provided







  
life just got better

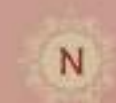
### UVERA HEIGHTS

BEHIND LPT MARKET,  
LB NAGAR,  
HYDERABAD

Approved by



TS RERA PG2400003120



### NAVYA DEVELOPERS

ENQUIRY

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consultants

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MA consulting

MEP  
United services

PMC  
Sriram consultancy