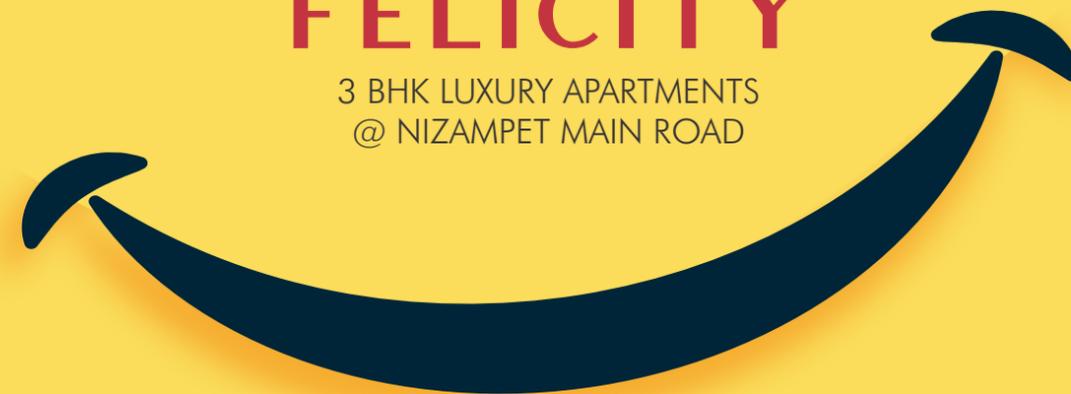




Pavani  
**FELICITY**

3 BHK LUXURY APARTMENTS  
@ NIZAMPET MAIN ROAD



**Happiness Finds You**



**Felicity  
simply means  
Happiness**



You have been looking for happiness your whole life, but what if happiness found you this time?

It is a home that leads your life towards happiness, it is a tranquil neighbourhood that brings you closer to life, it is freedom to live the lifestyle you've always desired. Welcome to **Pavani Felicity!**

# Embrace a home that inspires Happiness

Open doors to a life of unfathomable happiness with your home at Pavani Felicity. Spacious apartments, high-end finishes, modern amenities, tranquil surroundings let you experience the ultimate luxury with an artistic touch.



## OVERVIEW

|               |  |
|---------------|--|
| Site Area     | : 2.5 Acres                                |
| Structure     | : 2C+Stilt+23 Floors<br>+Terrace Landscape |
| No. of Units  | : 273                                      |
| Type of Units | : 3 BHK                                    |
| Units Range   | : 1561 to 2514 Sft.                        |
| Clubhouse     | : 22,500 Sft.<br>with Roof-Top Pool        |





# Happiness all around

Enter a new realm of modern homes and luxurious living-the exclusive 3 BHK residences of influence and distinction are set proudly on the crest of one of Hyderabad's most exclusive neighbourhoods. Thoughtfully planned and carefully crafted, every apartment of Pavani Felicity is a symbol of contemporary, upmarket living.



Exclusive 3 BHK Homes on Nizampet Main Road



# Master Plan

## LEGEND

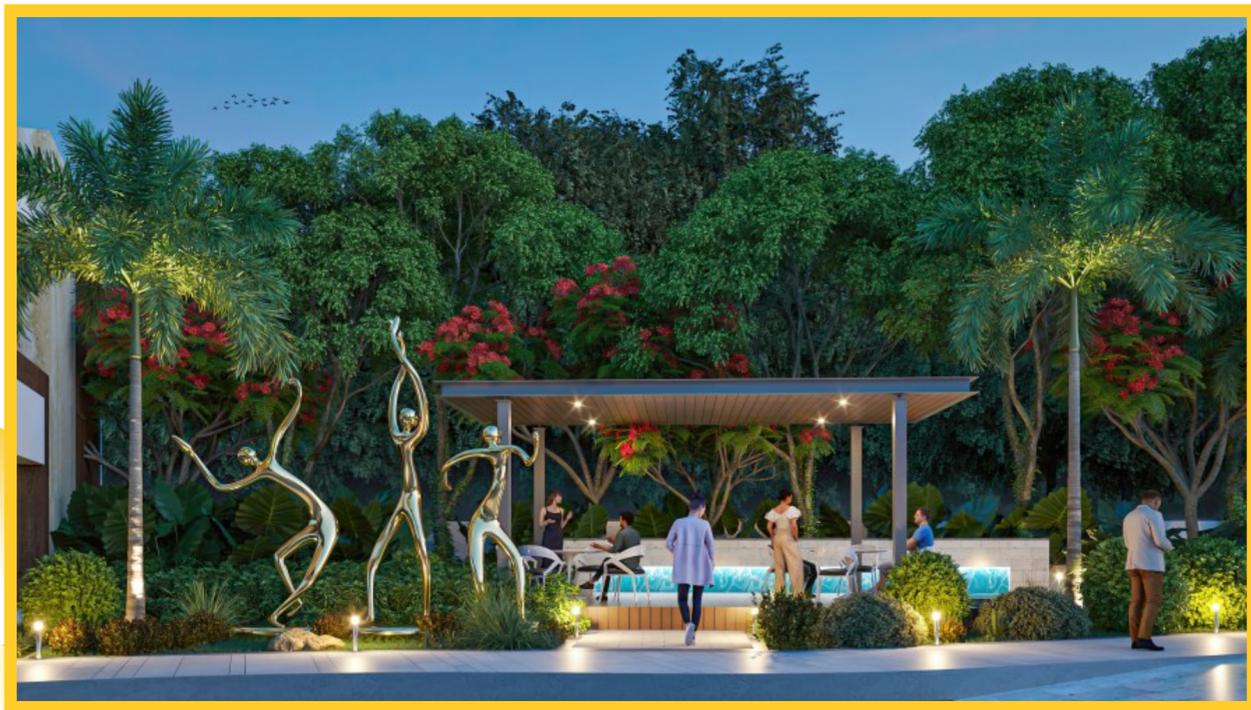
- 1 - ENTRY / EXIT
- 2 - PEDESTRIAN PATHWAY
- 3 - DRIVEWAY
- 4 - SCULPTURE COURT
- 5 - SHADE STRUCTURE WITH WATER BODY
- 6 - TRANSFORMER YARD
- 7 - CRICKET PRACTICE NET
- 8 - VISITORS PARKING
- 9 - DROP OFF
- 10 - WATER FEATURE
- 11 - INFORMAL SEATING WITH SHADE STRUCTURE
- 12 - ROCK CLIMBING WALL
- 13 - CHILDREN'S PLAY AREA WITH TRAMPOLINE
- 14 . PLAY LAWN
- 15 - BASKETBALL PRACTICE COURT
- 16 - VIEWING COURT
- 17 - SKATING RINK
- 18 - REFLEXOLOGY PATH
- 19 - THEMATIC GARDEN
- 20 - SWIMMING POOL
- 21 - KIDS POOL
- 22 - DECK





# Happiness of a welcoming home

Experience a home as warm and welcoming as you are. With curb appeal of an elegant community, the grand entrance makes for that all-important first impression that moulds the opinion of every visitor and passer-by.



Grand Entrance Gate



## Happiness is a place to connect

Escape the boring indoors and connect with your peers in a relaxed setting. While you join your everyday friends from the community and have fun at your meeting spot, your children will play, learn and connect with friends in the dedicated area.



## Happiness of playing for fun

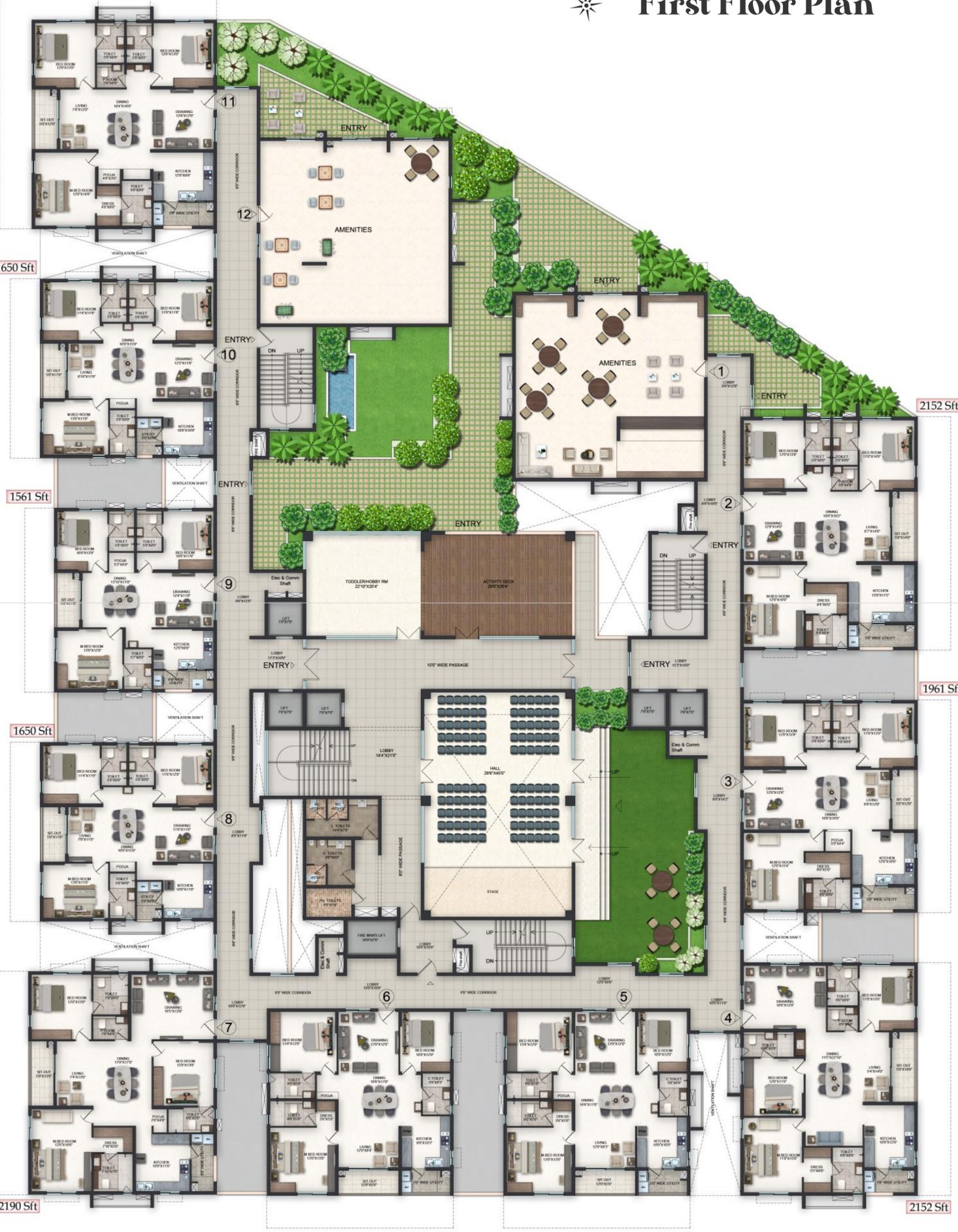
Bring your clan together for some fun and get your adrenaline pumping with some active sports. A thrilling basketball game is a bonding experience and cricket has something for everyone.



2014 Sft



# First Floor Plan



1650 Sft

1561 Sft

1650 Sft

2190 Sft

1818 Sft

1818 Sft

2152 Sft

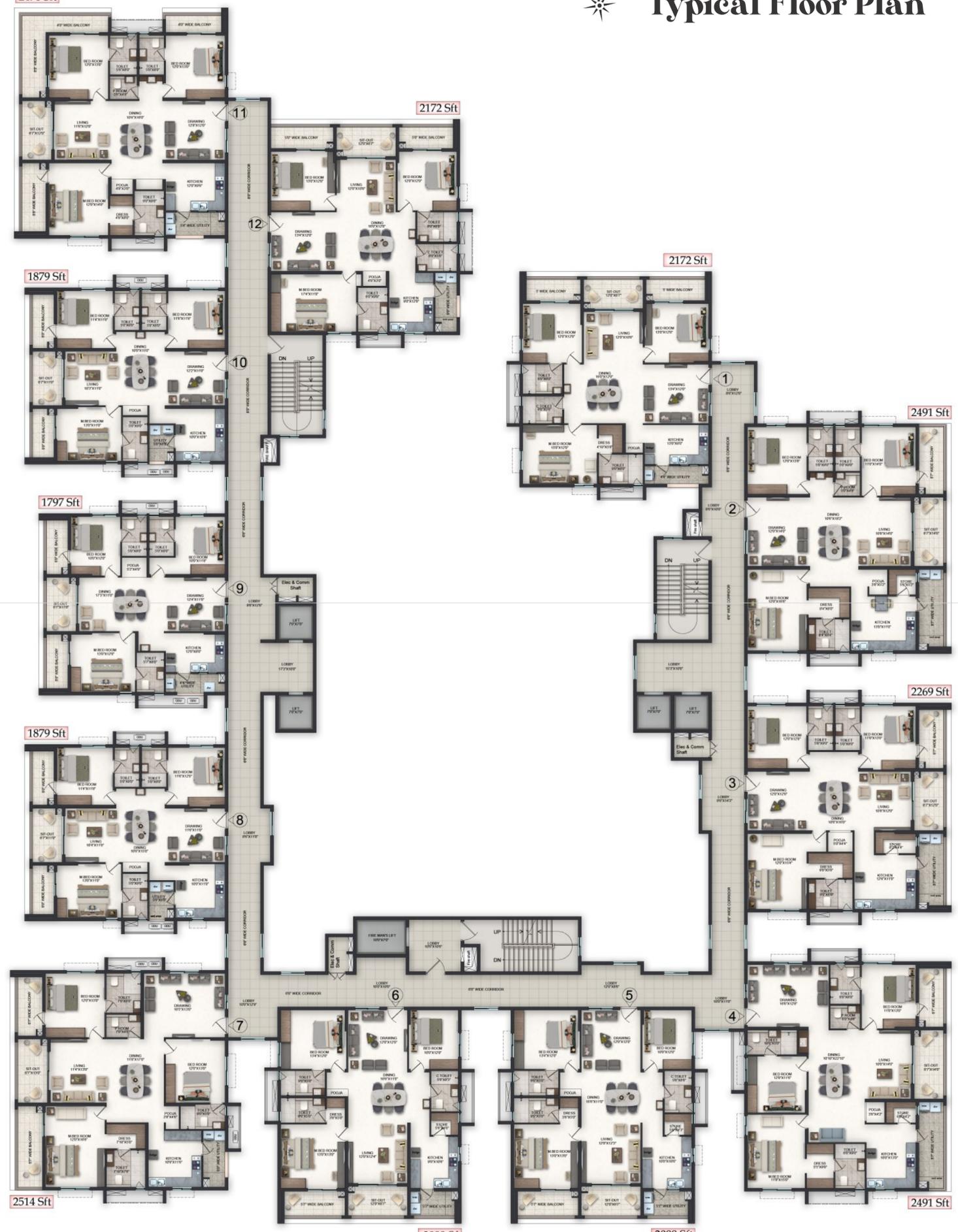
1961 Sft

2152 Sft

2476 Sft



# Typical Floor Plan



1879 Sft

1797 Sft

1879 Sft

2514 Sft

2088 Sft

2088 Sft

2491 Sft

2269 Sft

2491 Sft

2172 Sft

2172 Sft



# Happiness is residing in a spacious home

Live the exclusive and solace life you've always desired with a spacious 3 BHK home at Felicity. Creating an inspiring space that you can fall in love with, these homes are for those who value spacious grandeur and crave a privileged life.

# Happiness of being surrounded by opulence & luxury

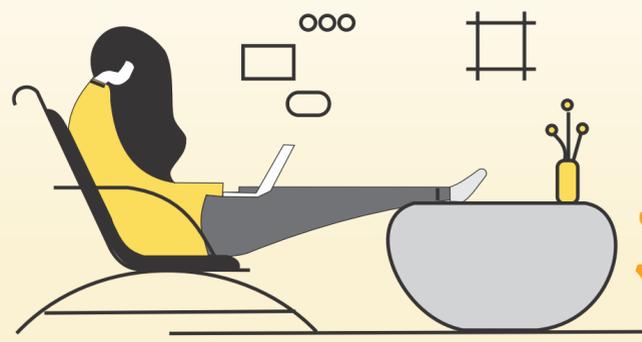
Spend quality time together and also enjoy a little peace and quiet time at home. Inspiring happiness in every square feet, living spaces are designed to offer more everyday luxuries for living and entertaining.



Drawing Area



Living Area



# Happiness of dreamy living spaces

Escape from the world outside to a private retreat where you can relax and be yourself. With a warm, calm and relaxing atmosphere, the bedrooms are enriched with subtle details to create spaces to give the right amount of rest and sleep.



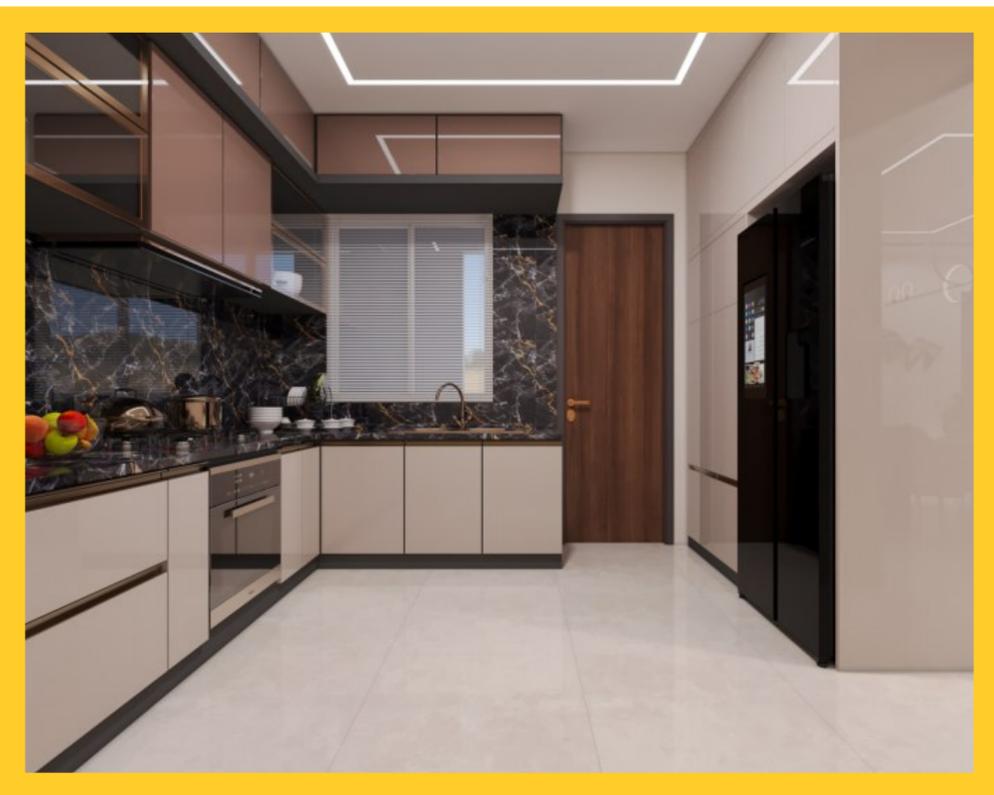
Children Bedroom



Master Bedroom

# Happiness of cozy dinner with family

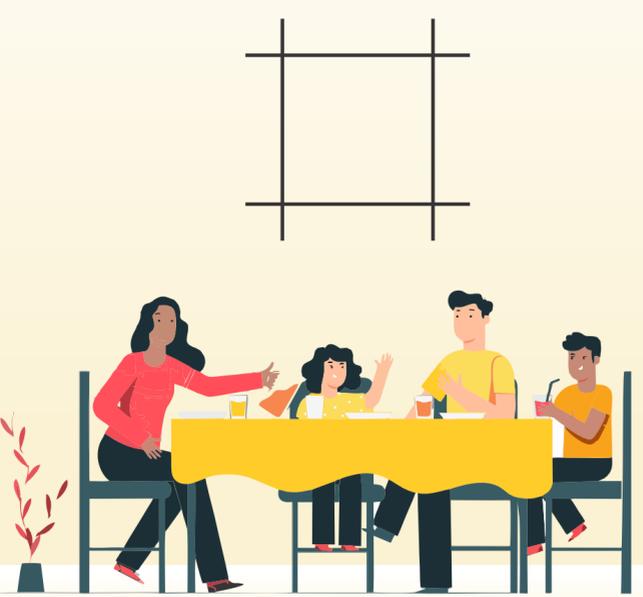
Spend more time gathered around the table than around the television with spacious kitchen and dining spaces in your home. Turn the table into a nurturing "center" for interesting conversations, dinner parties and family gatherings.



Kitchen



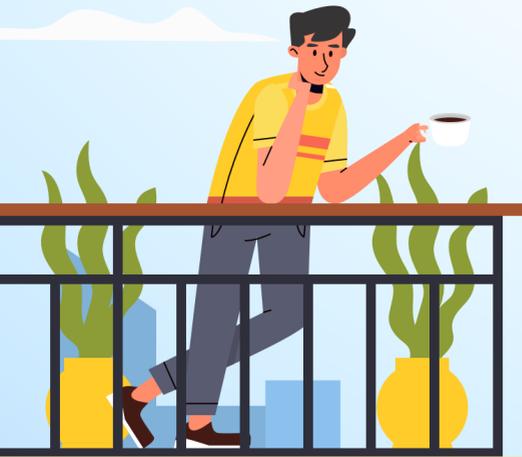
Dining Area





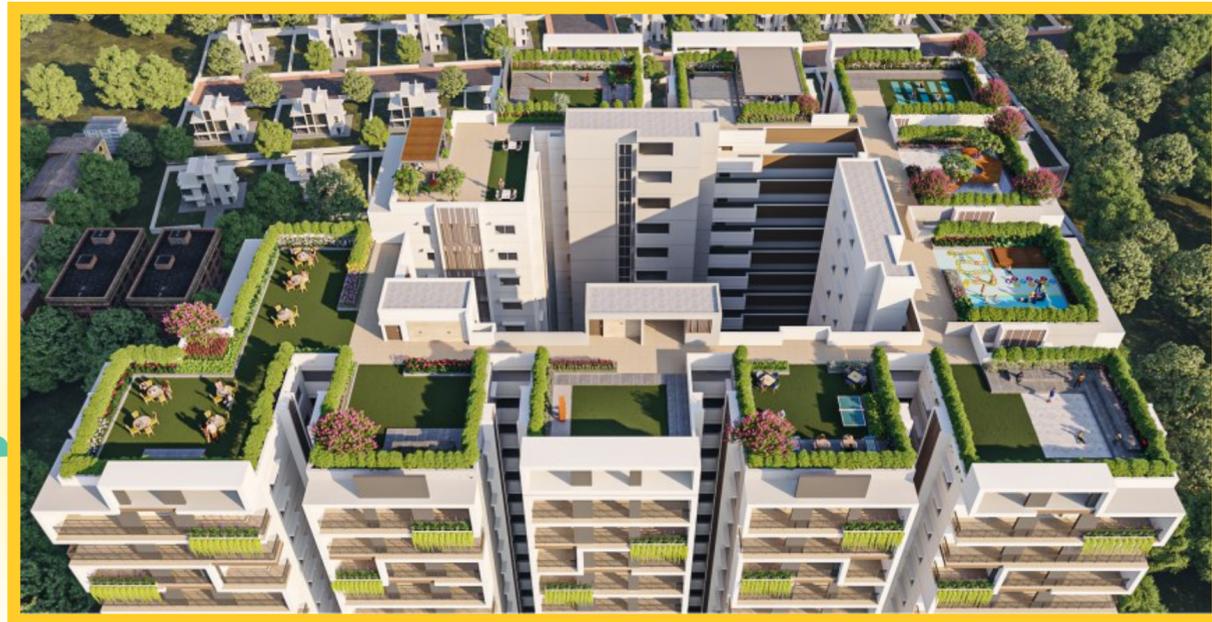
# Happiness is experiencing stunning views everyday

Take in the fresh city views outside and enjoy the breeze from your private, peaceful balcony. Setting the stage for early morning coffee and work-from-home afternoons high above the crowds, your spacious and elegant balcony will create an in-home retreat.



# Happiness of a relaxing rooftop garden

Catch up with your friends after a hectic workday or enjoy pleasant evenings with family on the terrace. Spend time hanging out in the hammock, chatting, sharing stories and watching the clouds go by together.



## Terrace Plan



### LEGEND:

- A. PARTY ZONE
- 1. PARTY LAWN WITH STAGE
- 2. PEDESTAL WITH SCULPTURE
- B. ELDERS ZONE
- 3. SEATING PLAZA WITH SHADE STRUCTURE
- 4. INFORMAL SEATING AREA
- C. ENTERTAINMENT ZONE
- 5. STEPPED SEATING
- 6. SCREENWALL
- D. HAMMOCK ZONE
- 7. LAWN WITH HAMMOCKS
- 8. SEATING WITH SHADED STRUCTURE
- E. YOGA/MEDITATION ZONE
- 9. DECK WITH FEATURE WALL
- F. WORK FROM HOME ZONE WITH WIFI CONNECTIVITY
- G. KIDS ZONE
- 10. LEGO SPACE
- 11. FLOOR GAMES
- 12. OUT DOOR CLASS ROOM
- 13. CHALK BOARD
- 14. GROUP DISCUSSION AREA
- H. YOUTH ZONE
- 15. GRAVEL BED WITH SCULPTURE
- 16. BARBECUE DECK
- 5th FLOOR TERRACE SWIMMING POOL
- 17. MAIN POOL
- 18. KID'S POOL
- 19. POOL DECK W/ LOUNGE CHAIR



# Happiness is relaxing on the rooftop

Spend time relaxing and create memorable moments with friends and family in a calm atmosphere- the terrace is the place to unwind late into the evening. With dedicated seating spaces, you can enjoy the sunshine, connect with friends or get some 'me-time' in a comfortable atmosphere.

Seating Space



# Happiness is barbecues under the open sky

Eat, celebrate and share laughs with friends and family in an elegant and comfortable atmosphere. The Barbeque Zone on the terrace is a wonderful place to enjoy open-air dinners and the warm breeze makes a tasty meal even more delectable.



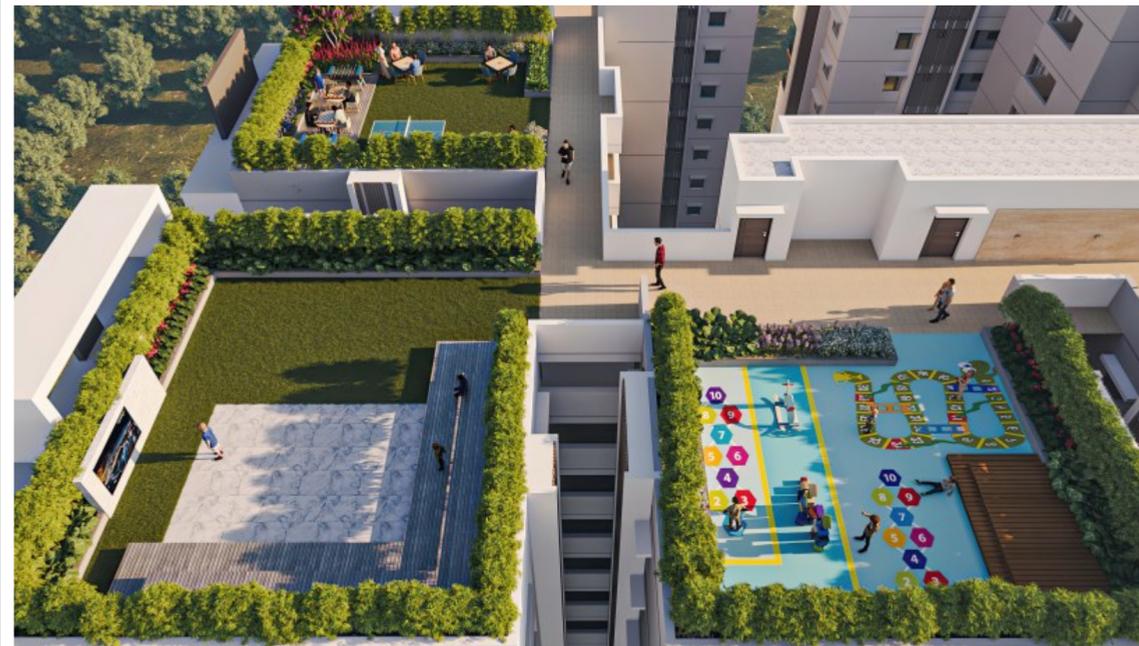
Barbeque

Gaming Zone



# Happiness of fun games in the fresh air

Unleash the gamer inside of you and create memories with family and friends, with indoor games to play together. The games zone on the terrace is great place to unwind in the open air, connect with the like-minded and share some gaming moments.



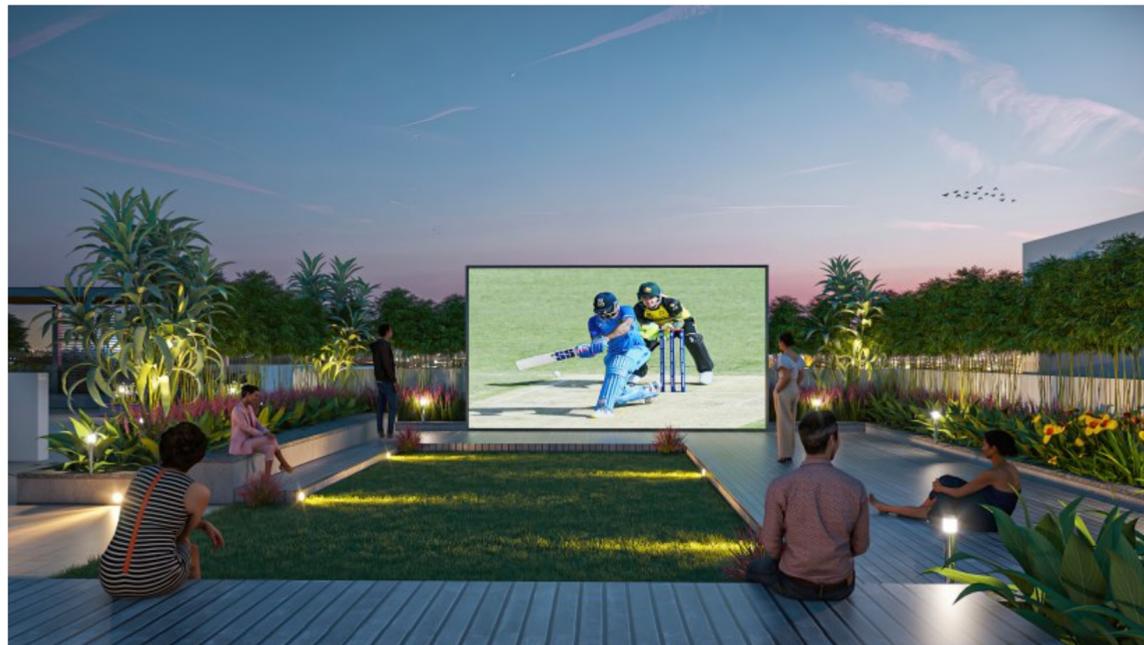
Play Area





## Happiness of a terrace theatre

Watch movies at home in a fresh, airy setting. Grab some food, drinks, and set up a movie night with your family and friends under the stars with a rooftop theatre that enhances movie experience.



## Happiness of fresh air yoga

Feel connected to your soul and find inner happiness in a unique setting. The yoga lawn on the terrace is the perfect spot to enjoy the first rays of sun or strengthen the bond between the heart, the mind and the soul.



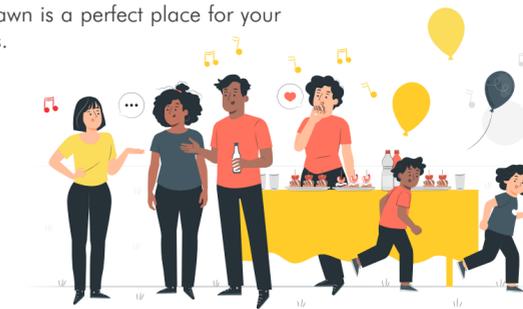
## Happiness of working in the open air

Find a nice spot on the rooftop for your work from home, set up your desk, and explore new perspectives doing home office in an open setting. Watch the amazing sunset and the twinkling stars as you would in any workation.



## Happiness is hosting a party in sky lawn

Celebrate your events in the fresh air and create happy memories with friends and family in a stunning setting. Blessed with the virtue of greenery and unique ambience, the terrace party lawn is a perfect place for your birthday parties, receptions or get togethers.





# Happiness of a well-equipped Clubhouse

Enjoy a healthy, relaxed and at the same time entertained lifestyle within the comfort of your home. The lavish clubhouse at Felicity offers plethora of modern inspiring amenities that add value to your life and reflect your lifestyle.



## CLUB HOUSE AMENITIES

- Badminton court
- Sports lounge
- Squash court
- Multipurpose hall
- Preview Theatre
- Toddlers / Hobby room
- Clinic
- Conference room
- Business / Co-working spaces
- Guest Suites
- Indoor games / Billiards, Table tennis
- Aerobics / Yoga/Meditation
- Spa / Sauna / Steam
- Air-conditioned Gym
- Infinity Swimming pool
- Kids pool
- Pool deck

Reception



Conference Room

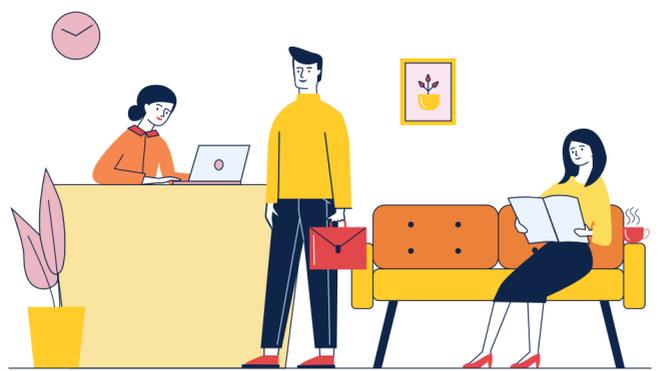
Badminton Court



Squash Court

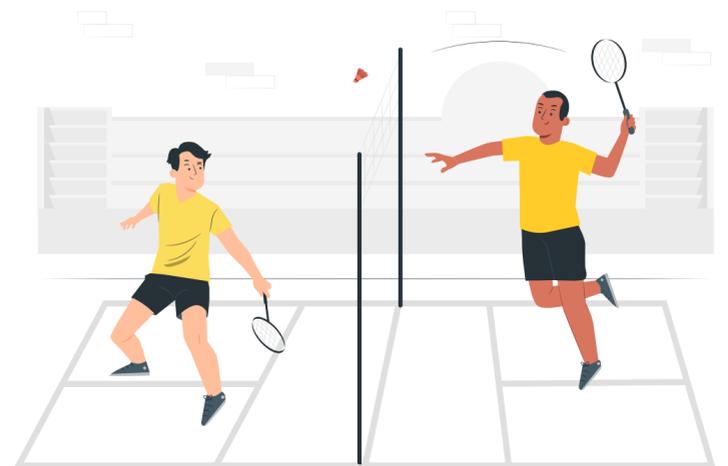
**Happiness of a welcoming, productive space**

Experience a warm & welcoming atmosphere at the clubhouse with the vibrant and aesthetically pleasing reception. With coziness and environment that makes sense for when you are working from home, the conference room can help you to be more productive and balance work life.



**Happiness of playing with friends for hours**

Enjoy action packed, fast-paced fun with your friends, family and neighbours with dedicated courts for Squash and Badminton. Play a few sports, perfect your skills and keep yourself healthy and happy while staying home.



Indoor Games



Gym



Creche



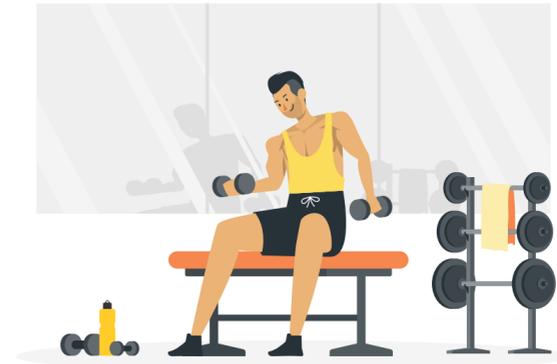
Yoga / Meditation

## Happiness of entertaining indoor games

Play games that help you stay engaged and in turn, happy. From a dedicated creche for toddlers to entertaining indoor games for the kids and kids alike, Felicity provides everything to spend time with people whose company you enjoy and feel connected.

## Happiness of living a healthy lifestyle

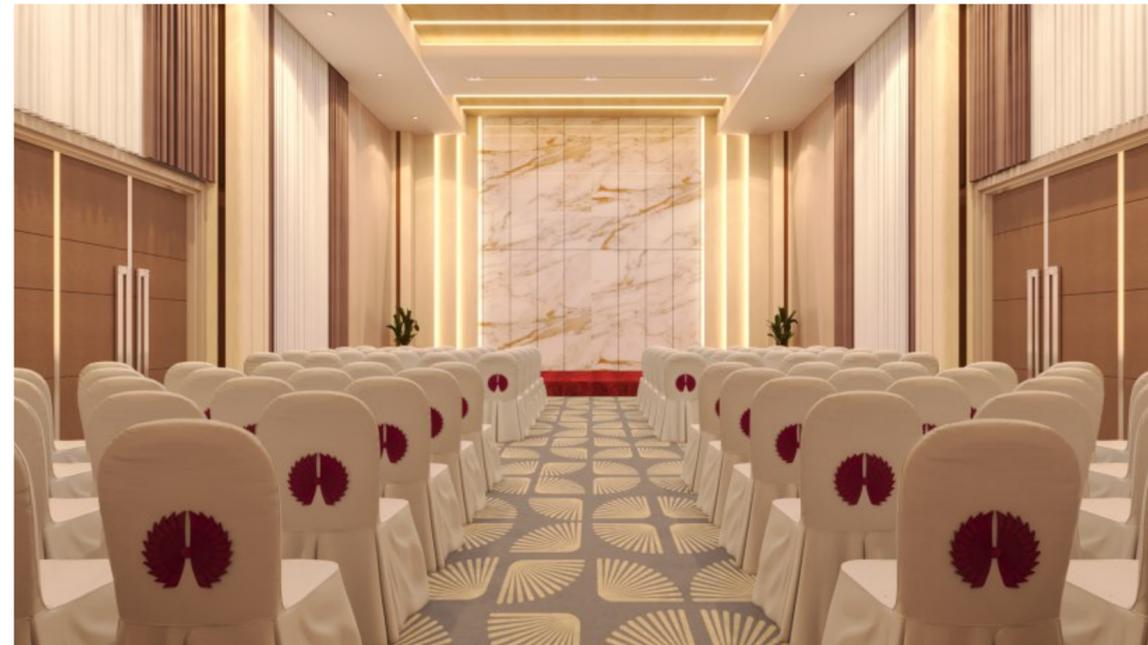
Stay physically healthy and mentally fit so that you can be happy and productive in life. With our world class gym and dedicated aerobics and meditation spaces, you can improve your daily life and overall health & wellbeing exponentially.



Swimming Pool



Multipurpose Hall

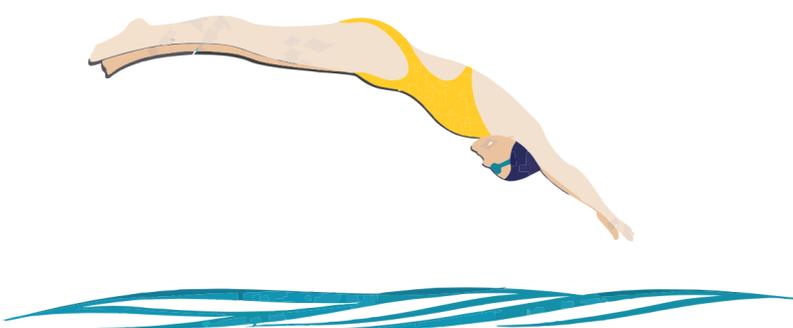


# Happiness of immersive luxury spaces

# Happiness of celebrating moments together

Escape from the everyday life and enjoy peace of mind at home with immersive spaces. With a refreshing pool you will get a place to chill down from the stressful day at work and with luxury guest suites, you will give guests an unforgettable stay.

Connect to your loved ones more intimately and party together in a soothing atmosphere. Relax with a cup of freshly brewed coffee or a refreshing drink at the cafeteria or celebrate special occasions with family, friends and neighbours at the expansive Multipurpose Hall.



Guest Bedroom

Cafeteria



# Specifications



## FRAMED STRUCTURE

RCC frame structure to withstand wind & Seismic Loads.



## SUPER STRUCTURE

6" Solid cement blocks masonry for external walls and 4" solid cement blocks masonry for internal walls



## DOORS & WINDOWS

All doors of 8ft height and 4ft Main Door & 3'6" Internal Doors and 3 ft bathroom doors: Molded Acacia wood (Engineered wood) door frame and both side laminated flush shutter & S.S. hardware of reputed make with ISI brand Hardware Locks: Godrej / Doorset / Europa / equivalent



## WINDOWS

5 ft height 3 Track UPVC Sliding windows with glass and mosquito mesh shutters.



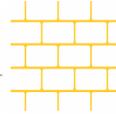
## FLOORING

Master Bedroom: Best quality wood ceramic tiles with skirting Other Bedrooms, Living, Dining & Kitchen: Premium quality 800mm X 800mm vitrified tiles  
Bathrooms, Utilities & wash area: Acid resistant, anti-skid 300mm x 300mm ceramics tiles of reputed Brand  
**Balconies**  
Acid resistant, anti-skid ceramics tiles of reputed brand  
**Corridors**  
Combination of Best quality granite and vitrified Tiles  
**Staircase**  
Best quality polished kota stone for Landing, riser, threads & skirting Lift Cladding



## FRENCH DOOR (if any)

8 ft height 3 Track UPVC Sliding Doors with glass and mosquito mesh shutters.



## TILE CLADDING & DADOING

Combination of Best quality Granite and Vitrified Tiles  
**Bathrooms**  
Ceramic tiles dado of reputed brand up to false ceiling height of size 300mm x 600mm  
**Utility / Wash Area**  
Ceramic tiles dado up to 3'0" height of size 300 x 600mm  
**Kitchen**  
Treated water connection and provision of water purifier  
**Utility**  
Provision for washing machine and S.S. Single bowl sink with granite counter  
Water meters Individual water meters for all the flats to measure fresh water consumption



## BATHROOMS

Wash basin with half pedestal of reputed make kohler/ToTo/equivalent EWC with concealed flush tank  
Hot and cold wall single lever diverter with head shower  
Provision for geysers in all the bathrooms.  
All C.P. fittings are of reputed make grohae/kohler / equivalent



## ELECTRICAL

Concealed copper wiring of Havells/Anchor or equivalent make Provision of Air-conditioners in all the bedrooms Power outlets for geysers in all the bathrooms  
Power plug for cooking range chimney, refrigerator, micro wave oven, mixer grinder in kitchen Power plug points for TV in the Living and Master Bedroom  
Miniature Circuit Breakers (MCB) & ELCB for each distribution boards of Havells or equivalent make  
Elegant designer modular electrical switches of Anchor/Schneider or equivalent make  
Three phase power supply for all the flats.



## TELECOM & INTERNET

Telephone point in the Living and Master bedroom intercom facility to all the units connecting security, clubhouse and other common areas.



## DTH / Cable TV

Provision for cable connection in Master bedroom and Living room



## PAINTING

External: Two coated exterior emulsion paint of reputed brand (Asian/equivalent).  
Internal: Cement based smooth putty finish with two coats of premium emulsion paint of reputed brand over a coat of primer (make: Asian/equivalent)



## ELEVATORS

Branded automatic lifts with Stainless steel car finishing, LED Lights, regular fan & CC Camera (Johnson/KONE/equivalent)



## GENERATOR

100% DG set backup for all the flats, common areas and clubhouse



## CC TV & OTHERS

CC Cameras in entry and exit and specified locations, BOOM Barrier provision at IN & OUT Billing system for Electrical, Water, and Common area will be in BMS

## AMENITIES IN GROUND FLOOR

Entrance plaza with security cabins  
Pedestrian pathway  
Paved driveways  
Sculpture court  
Shaded structure with water body  
Transformer yard  
Cricket practice net  
Visitors parking  
Drop-off points  
Water feature  
Informal seating with shaded structure

Rock climbing wall  
Children's play area  
Trampoline  
Play lawn  
Basketball practice court  
Viewing court  
Skating rink  
Reflexology park  
Thematic garden  
Entrance lounge with reception  
Car wash provision in basement  
Convenience store

Water treatment plant  
Rain water harvesting  
100% Power Backup  
Storm water drains  
Fire fighting equipment  
Sewage treatment plant  
Intercom facility  
Kitty party zone  
Sky lounge  
Open dining

## ON FIRST FLOOR

Extended party lawns  
Elders lawn  
Sculpture in water feature  
Board games chess / Foosball / Carom / Air hockey  
Lawn with informal seating  
Seating wall  
Coffee house

## CLUB HOUSE AMENITIES

Badminton court  
Sports lounge  
Squash court  
Lobby  
Gallery  
Maintenance store  
Entrance lounge  
Toilet block  
Multipurpose hall / Preview theatre  
Activity Deck  
Toddlers / Hobby room  
Clinic

Conference room  
Utility / Society office  
Business / Co-working space  
Lenin  
Guest suites  
Indoor games / Billiards, Table tennis  
Aerobics / Yoga / Meditation  
Spa / Sauna / Steam  
Air-conditioned Gym  
Infinity Swimming pool  
Kids pool  
Pool deck

## ON 23RD FLOOR TERRACE

**A. PARTY ZONE**  
Party lawn with stage  
Pedestal with sculpture  
**B. ELDERS ZONE**  
Seating plaza with shade structure  
Informal seating area  
**C. ENTERTAINMENT ZONE**  
Stepped seating  
Screen wall  
**D. HEMMOCK ZONE**  
Lawn with hemmocks  
Seating with shaded structure

## E. YOGA/MEDITATION ZONE

Deck with feature wall  
**F. WORK FROM HOME ZONE WITH WIFI CONNECTIVITY**  
**G. KIDS ZONE**  
Lego space  
Floor games  
Out door class room  
Chalk board  
Group discussion area  
**H. YOUTH ZONE**  
Gravel bed with sculpture  
Barbecue deck



# Happiness of a nurturing neighbourhood

Gokaraju Rangaraju Institute of Engg



Explore a neighbourhood where life meets convenience and living is joyful. Pavani Felicity is uniquely placed at Nizampet to cater to your needs. A thorough network of pathways with Highways, ORR and metro, Nizampet makes connectivity quick, easy and seamless for travelling home from work, shopping etc.

JNTU Metro Stn.



JNTU



Surya The Global School



SLG Hospitals



Sri Sri Holistic Hospital



Outer Ring Road



## PROXIMITY

- BVRIT Womens College < 2 Mins
- Surya The Global School < 5 Mins
- Vikas The Concept School < 5 Mins
- Keshava Reddy School < 5 Mins
- Silver Oaks Intl, School < 6 Mins
- Holistic Hospital < 8 Mins
- JNTU Metro Stn. < 10 Mins
- JNTU < 10 Mins
- Kukatpally Metro Stn. < 10 Mins
- Manjira Mall < 10 Mins
- Outer Ring Road < 15 Mins



## Constructing dreams, one brick at a time.

Pavani Group is one of the leading real estate companies of southern India with its presence in Bengaluru, Chennai, Hyderabad, Nellore and Vijayawada. With over 24 years of experience in designing and implementing large-scale projects, we've always committed ourselves to our vision to give customers a place they can call home, a place to grow their dreams even bigger. We have a rich track record of having developed almost 4000000+ Sqft. area across 50+ projects; 6 ventures with about 5 million sqft. area under development and upcoming in various cities across south India.

**6**  
ONGOING PROJECTS

**5**  
UPCOMING PROJECTS

**45+**  
COMPLETED PROJECTS

**4**  
MILLION + SFT.  
DELIVERED AREA

**5**  
MILLION + SFT.  
UNDER DEVELOPMENT

**4,500**  
HAPPY FAMILIES

## OUR ONGOING PROJECTS



PAVANI MIRABILIA  
BENGALURU



PAVANI NORTH STAR  
CHENNAI



PAVANI HEIGHTS  
HYDERABAD



PAVANI SOLITAIRE  
VIJAYAWADA



**Pavani Group**

BENGALURU · CHENNAI · HYDERABAD · NELLORE · VIJAYAWADA

*Creating Quality Homes Since 1995*

**SAI SRAVANTHI INFRA PROJECTS PVT.LTD.**

S.V Square, #8-2-293/82/A/796-B, 5<sup>th</sup> Floor,  
Road No.36, Jubilee Hills, Hyderabad-500 033

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