



VIVANTA
**CENTRAL
COURT**
AT MOKILA



ART OF LUXURY SCIENCE OF AFFORDABILTY

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

And this art, is Affordable too!
At Vivanata 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, the place to be.

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20 MINS DRIVE FROM **GACHIBOWLI**



**TAKE THE DRIVE
THAT LEADS TO HOME**

Gachibowli, Kokapet, Financial district make the 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 the Shankarpaly road at Mokila. The connecting 120 feet road has opened a different avenue for the home seekers as an exciting residential destination.

GACHIBOWLI NOW HAS A NEW EXTENSION

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THE FUTURE IS **RIGHT HERE.**

Nikhila Constructions with their foresight and land banks, emerges as the **choicest** 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 CAPITAL APPRECIATION**
- 04 STRATEGIC LOCATION**
- 05 DESIGNED WITH AMENITIES & CLUB HOUSE**



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

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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.

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01

LUXURY RESIDENTIAL AREA

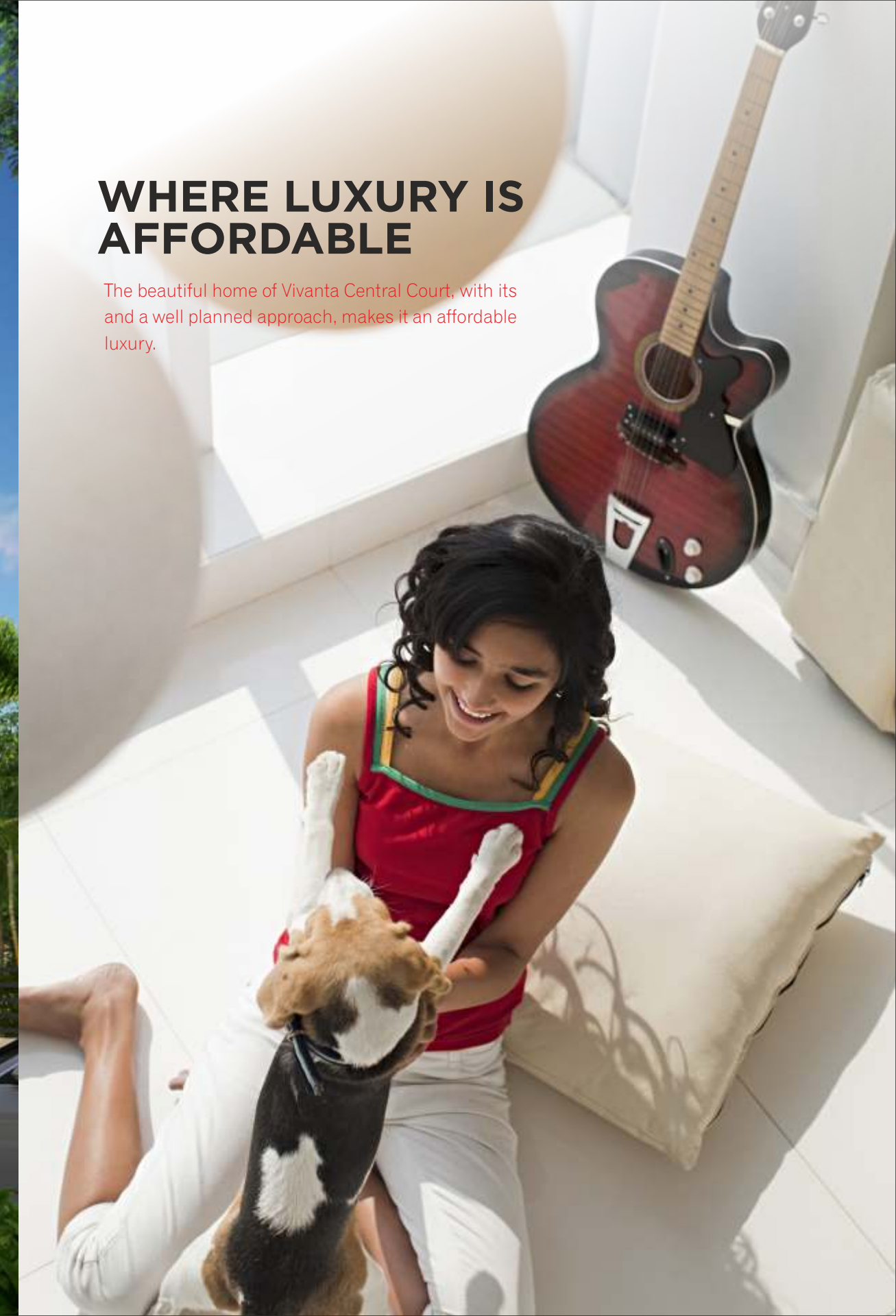
VIVANTA CENTRAL COURT

02

EASY TO OWN

WHERE LUXURY IS AFFORDABLE

The beautiful home of Vivanta Central Court, with its and a well planned approach, makes it an affordable luxury.





With your work base in the IT hub, it is one of the finest choice that you can make. 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 option. While you get plenty of greenery and oxygen, Vivanta also has all lifestyle facilities for a great living.

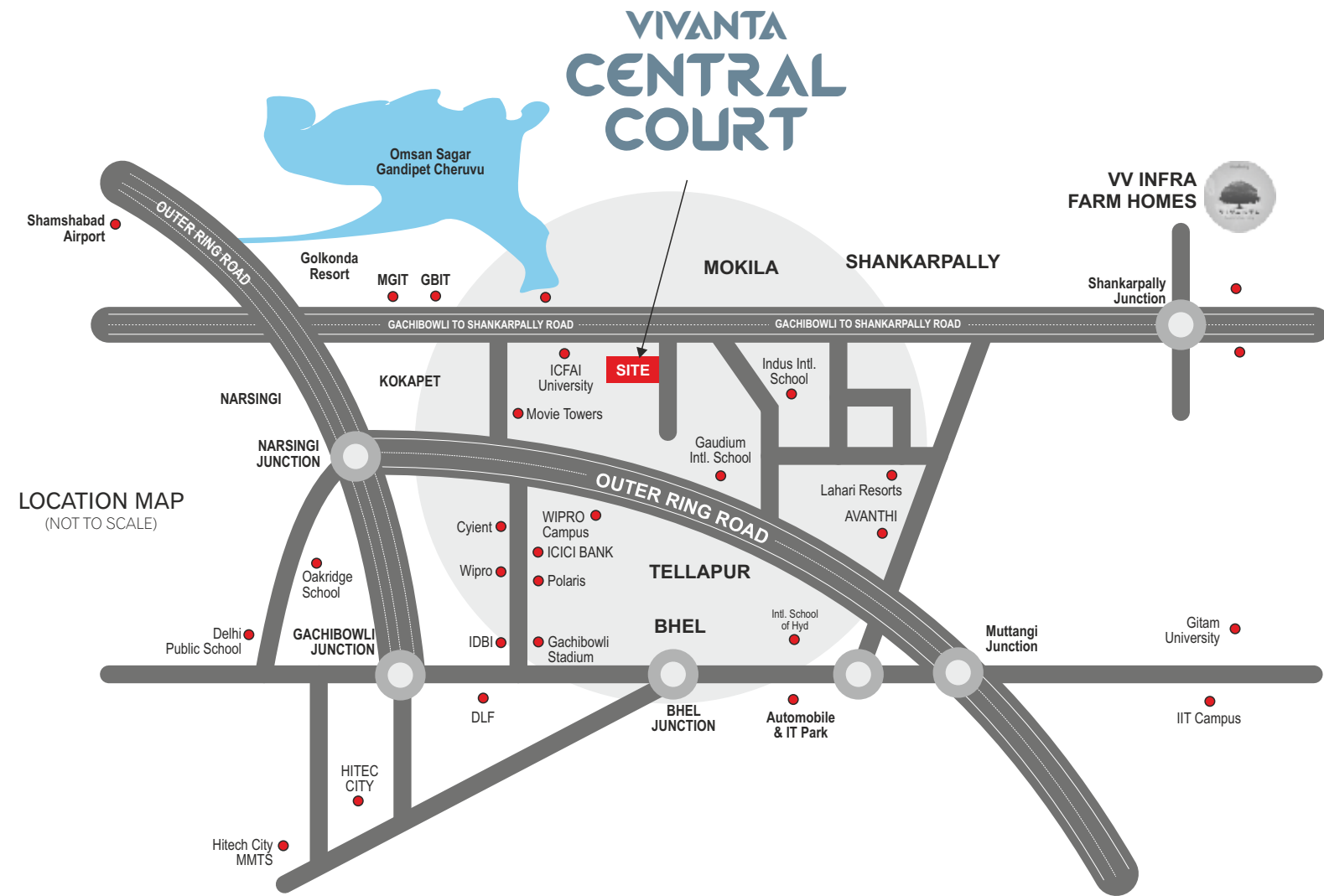
YOUR FIRST HOME OR YOUR RETIREMENT NEST

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03

CAPITAL APPRECIATION





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.

THE BREEZY DRIVE BY 100 FT ROAD
OXYGEN RICH ENVIRONMENT
WELL DEVELOPED INFRASTRUCTURE

Schools	
Indus Intl. School	5mins
Prachin Global	5mins
Gaudium Intl. School	10mins
Samasthi Intl. School	10mins
Birla Open Minds	10mins
Colleges	
CBIT	10mins
MGIT	10mins
ICFAI	5mins
Fun	
Sky Zone Trampoline Park	10mins
Golconda Resorts	15mins
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 min s

ICFAI University Gaudium School ICICI Bank Indus International School CBIT



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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 tracks, play areas for kids, **convenient to elderly**, everything is thoughtfully designed to refresh body, mind and soul. The project is aesthetically designed with design sensitive features and cozy corners to bring life alive.



05

**DESIGNED WITH
AMENITIES
& CLUB HOUSE**





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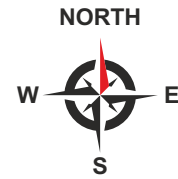
SWIM UNDER THE STARRY SKIES



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 at the swimming pool or [hit the card room for a game of cards](#). 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



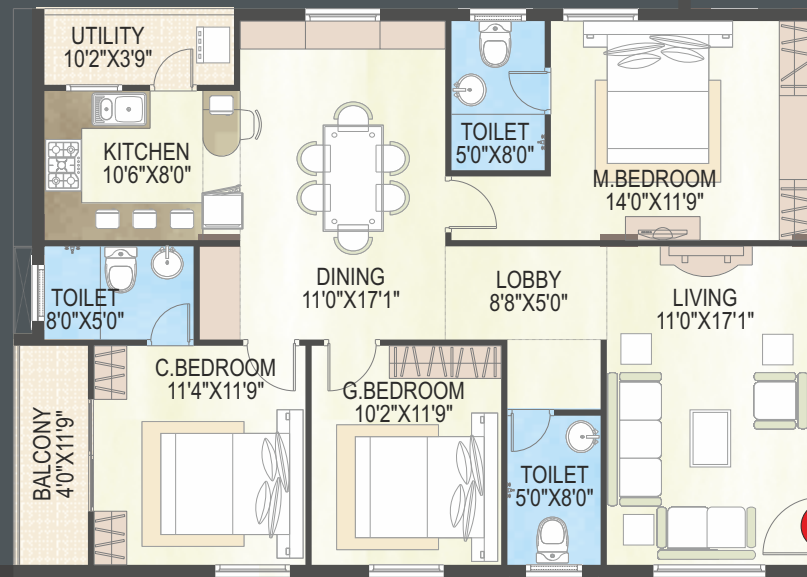
PROJECT HIGHLIGHTS

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



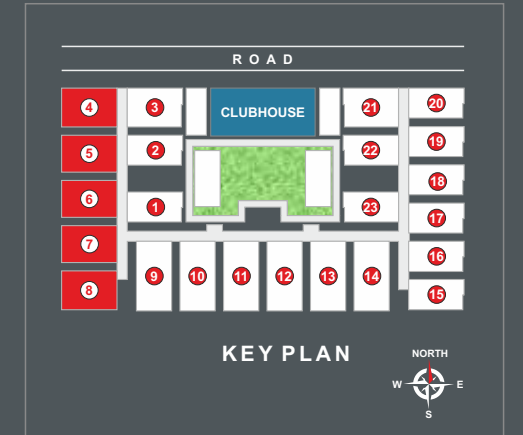
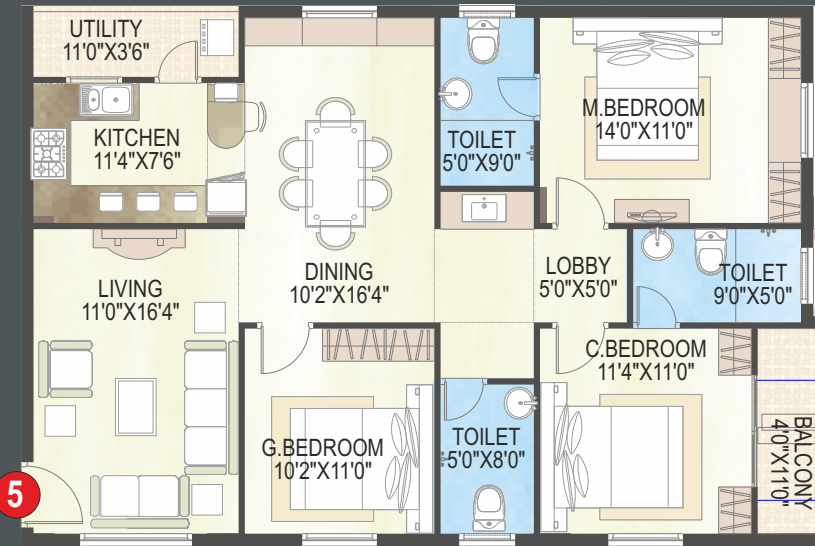
TYPE-1

1637 SFT



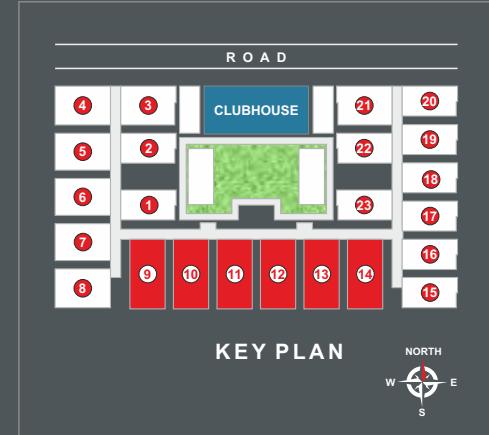
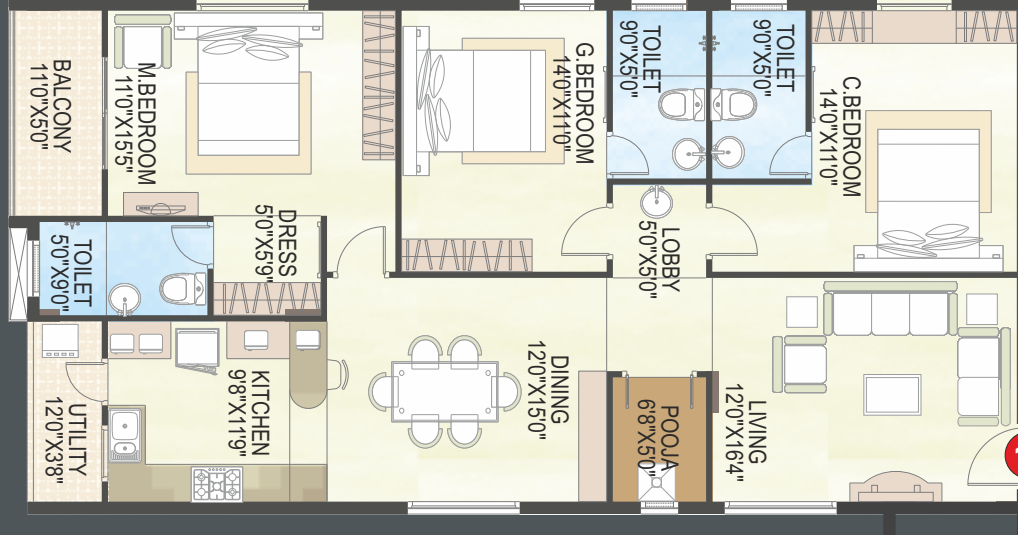
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1556 SFT



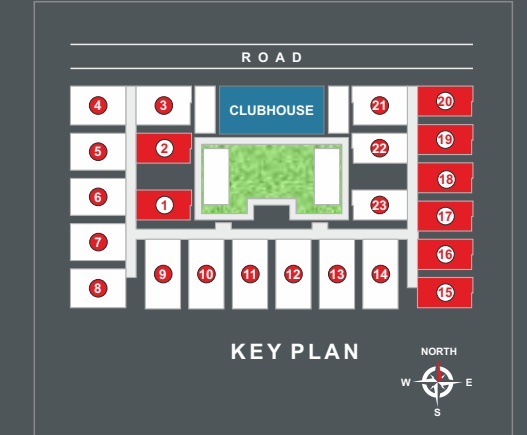
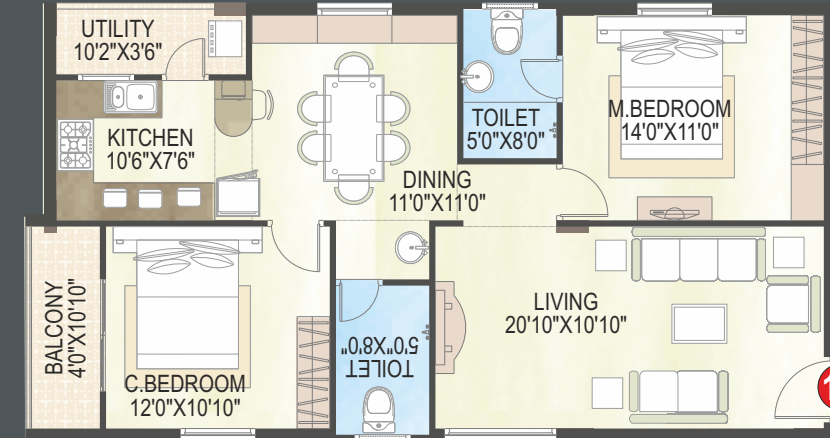
TYPE-3

1875 SFT



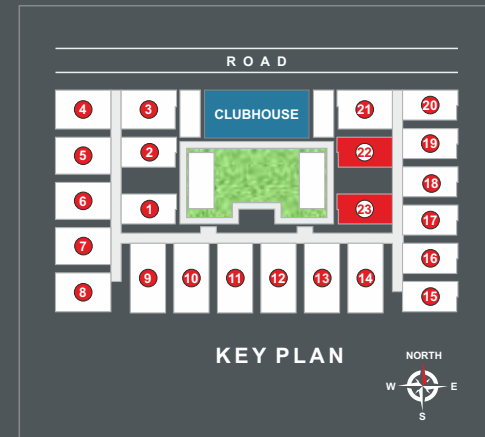
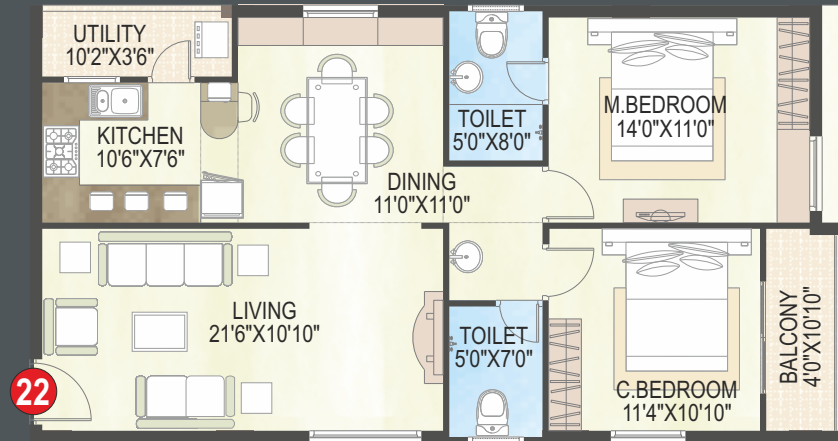
TYPE-4

1263 SFT



TYPE-5

1875 SFT



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LIFESTYLE SPECIFICATIONS THAT IS VALUE FOR MONEY!

STRUCTURE

- FRAMED STRUCTURE: R C C 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 Brila / 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 makes 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, Club House.