

*Rein in the elegance  
of fine living*





*Nile Valley is a plush residential project set to redefine your lifestyle in Hyderabad. We believe that every family deserves their own dream space to live life on their terms and have an outstanding Work-Life Balance. Nile Valley allows you to save precious time travelling to work each day. You get to spend more time with your loved ones and grow together. The best part is*

*that we have homes of various sizes to suit your every requirement - 2 and 3 bedrooms with an option of buying your own Office Space.*

*Nile Valley has it all that you are looking for. People who live in Nile Valley stay for life because it's not just a residence but a place where you cherish and build memories.*

## Come home to Nile Valley.

**Nile Valley.** A home so beautiful, it's living life in the lap of comfort and elegance. This multiple tower project is spread across 25 acres. These residences are designed with elegance and comfort at their core. Located right in the heart of the Chandanagar - Madinaguda area, Nile Valley reinforces the best of both worlds - Living amidst serenity while being close to the workplaces and Hi-Tech City, Financial District, Gachibowli, Miyapur Metro Station, Chanda Nagar MMTS Station, International Schools, shopping malls and entertainment parks. With a 45,000 Sq. ft. Clubhouse packed with the best facilities and amenities, you will never have time for boredom again! So don't miss this fantastic opportunity to **live your life beautifully at Nile Valley.**



CONTEMPORARY  
ACCESSIBILITY  
PRIVACY

*Open area with a well-designed landscape*

*Proximity to Workplaces, Schools, Recreational Centres, Shopping Hubs and Transportation*

*45,000 Sq. ft. Clubhouse along with lively play area*

*Ample space for all age groups for walking and jogging*

*85% of the infrastructure is ready within the premises - Roads, Sewage Treatment Plant, Manjeera Water facility and Electric Substation*



POSITIVITY  
ELEGANCE  
FRESHNESS



*Luxury is what you create.  
Essential Luxury is what we provide.*

*When everything around us is growing, you know that only a home that grows with the changing times can give you memories of joy. Nile Valley offers precisely that, with aesthetically functional features to help your family enjoy life to the fullest and explore the world.*

*The Floor to Ceiling windows gives you plenty of natural light while allowing you to breathe fresh air without compromising privacy to provide you with a holistic joy of living in your beautiful home.*

**SPECIFICATIONS**

**Structure**

Structure	RCC Shear Walls & Slab Structure using German Formwork
Super Structure	RCC Shear Walls, Slabs & Internal Brick walls

**Flooring**

Hall, Dining room	Vitrified Tiles 800 x 800 (32" x 32")
Bed rooms, Kitchen	Vitrified Tiles 600 x 600 (24" x 24")
Kitchen Finish	Granite Platform with Stainless Steel Sink
Balconies, Utility	Anti Skid Vitrified Tiles
Toilets	Anti Skid Vitrified Tiles
Kitchen Dadoing	2'0" Glazed Vitrified Tiles
Toilets Dadoing	Glazed Vitrified Tiles
Common Area	Industrial Vitrified Tiles
Parking Area Finish	VDF

**Doors & Windows**

Main Door	Teakwood door frames with flush door shutters
Internal Doors	Non - Teakwood frames with flush door shutters
Windows	3 track UPVC sliding with provision for Mosquito Mesh

**Paints & Finishes**

Flat Internal Walls	Acrylic Emulsion Paint
External Walls	Exterior Emulsion Paint
MS Grills & Railings	Enamel Paint

**Plumbing & Accessories**

Pipes	CPVC Pipes
CP Items	High-end in Kitchen, Bathrooms & Utility
Sanitary	Kohler (or) equivalent

**Power**

Switches	Modular switches of a reputed brand
Wiring	Concealed PVC copper wires of a reputed brand

**Gas Connection**

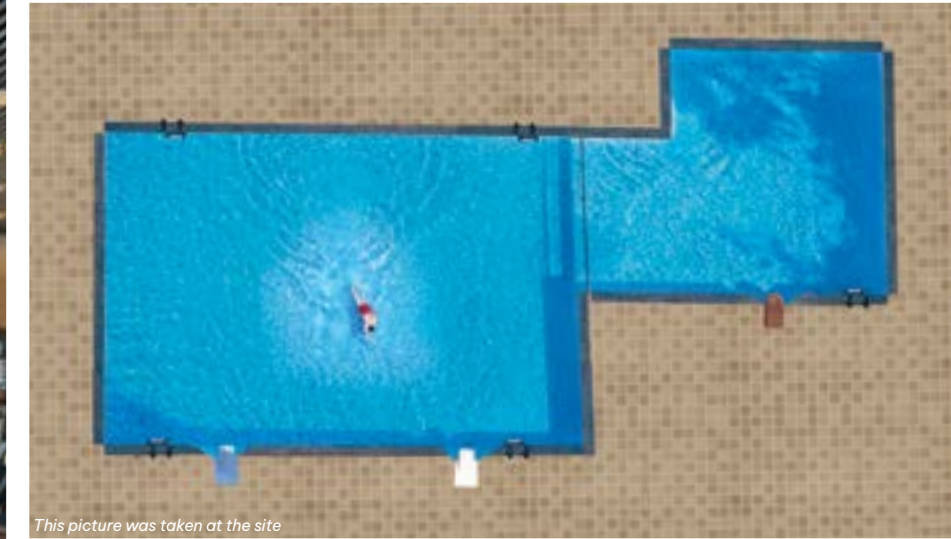
Reticulated Pipe Gas connection
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**DG Backup**

100% Power Backup
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**Elevators**

High capacity from a reputed branded
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*This picture was taken at the site*



## HEALTH & FITNESS CELEBRATIONS NETWORKING

- 20 meter Swimming Pool
- Gymnasium
- Cycling Studio
- Badminton
- Aerobics + Yoga
- Indoor Games
- Table Tennis
- Carrom
- Billiards
- Banquet Hall
- Artificial Turf Cricket Arena
- Artificial grass multi-sports facility

*Enjoy the luxury of  
Health and fitness*

*Discover the best way to train and get fit at the 45,000 sq. ft. Delta Clubhouse. The ultra-modern fitness center is fully equipped with high-end cardio and strength equipment by one of the leading fitness brands – **Life Fitness**. Also, one can join the fitness group sessions for Zumba, Yoga, Pilates, Taekwondo training etc. It also has a 20 metre fully functional swimming pool. The other highlight of this clubhouse is the – **Cycling Studio** – a first of its kind in the city. This will be a hub for every fitness activity under one roof. The best part is that **the clubhouse is ready to use.***

*Buy your own office space and  
build an entrepreneur's community*

*The first of its kind offering in Hyderabad. The commercial complex in Nile Valley consists of working cabins made up of 100 sq. ft. and also has open cubicle spaces. A Nile Valley customer can buy multiples of 100 sq. ft. of cabin space along with the flat. The residents can also use the cubicle space on a pay-per-use basis for their official work or business without the disturbances associated with working from home.*

*We know many of you miss your all-time favourite workplace. A place where you can network with your co-workers and peers, creating a perfect camaraderie.*

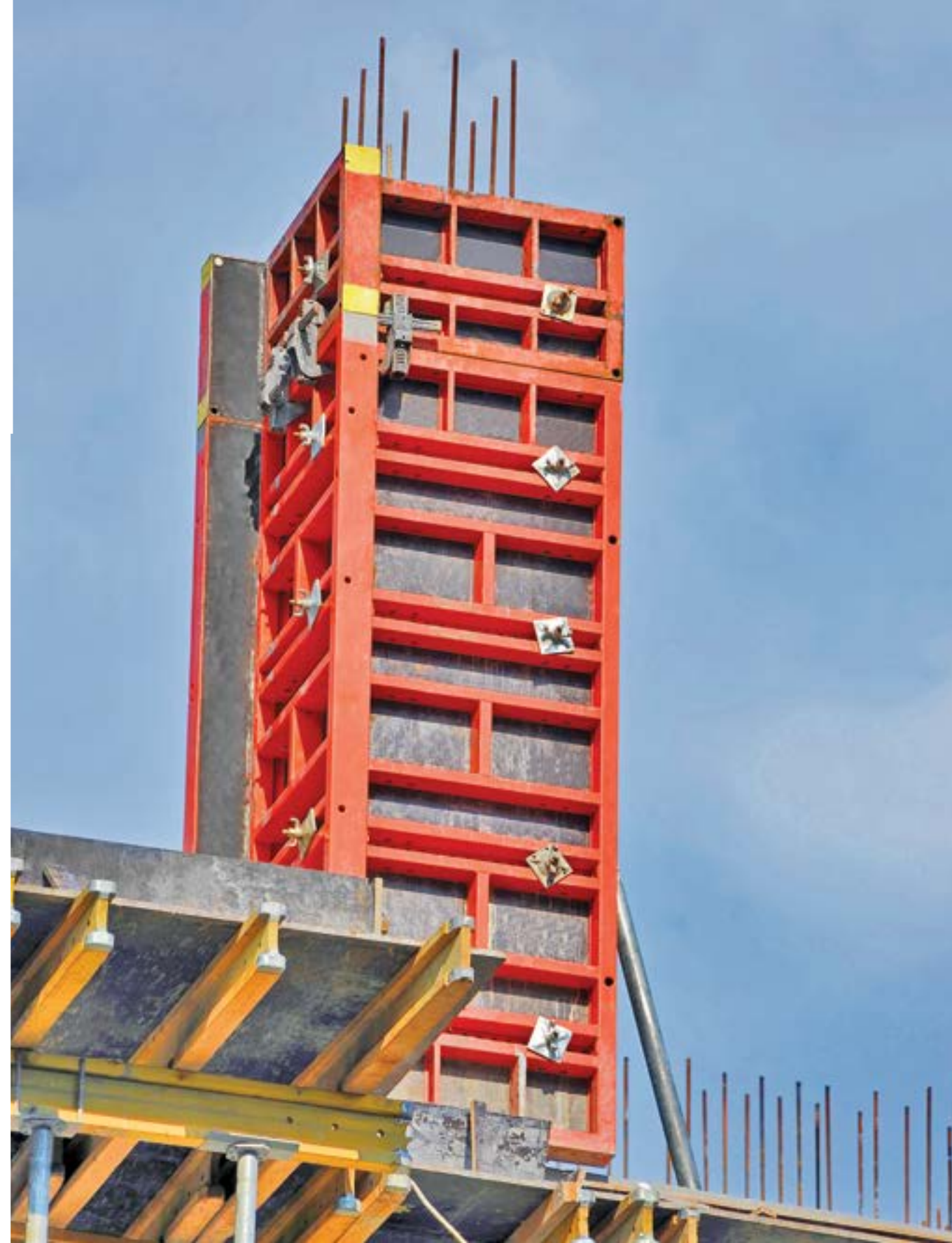
*This commercial space is designed to fulfil all your requirements of an ideal office environment. The **Corner Office** will have the basic infrastructure in place - Conference Rooms, a Cafeteria and Copier Corners to facilitate your work smoothly, ensuring you don't miss your regular office life.*

*Nile Valley is a place for you to invest and kick start your startup dreams right away from the comfort of your home.*



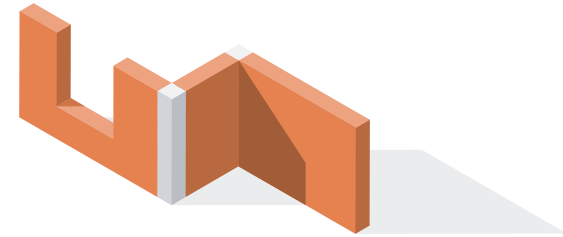
WORK-LIFE BALANCE  
ACHIEVEMENTS  
STORIES





TECHNOLOGY  
SPACIOUS  
TIMELINESS

## *Maximum space and timely delivery*



*At Janapriya, we adopt German construction technology that maximizes your usable space. Nile Valley is designed using German imported formwork for constructing RCC walls that avoid columns and are resistant to seismic forces and help in on-time delivery. In addition, all corners are free of columns and beams, giving you more utilizable space for your home.*

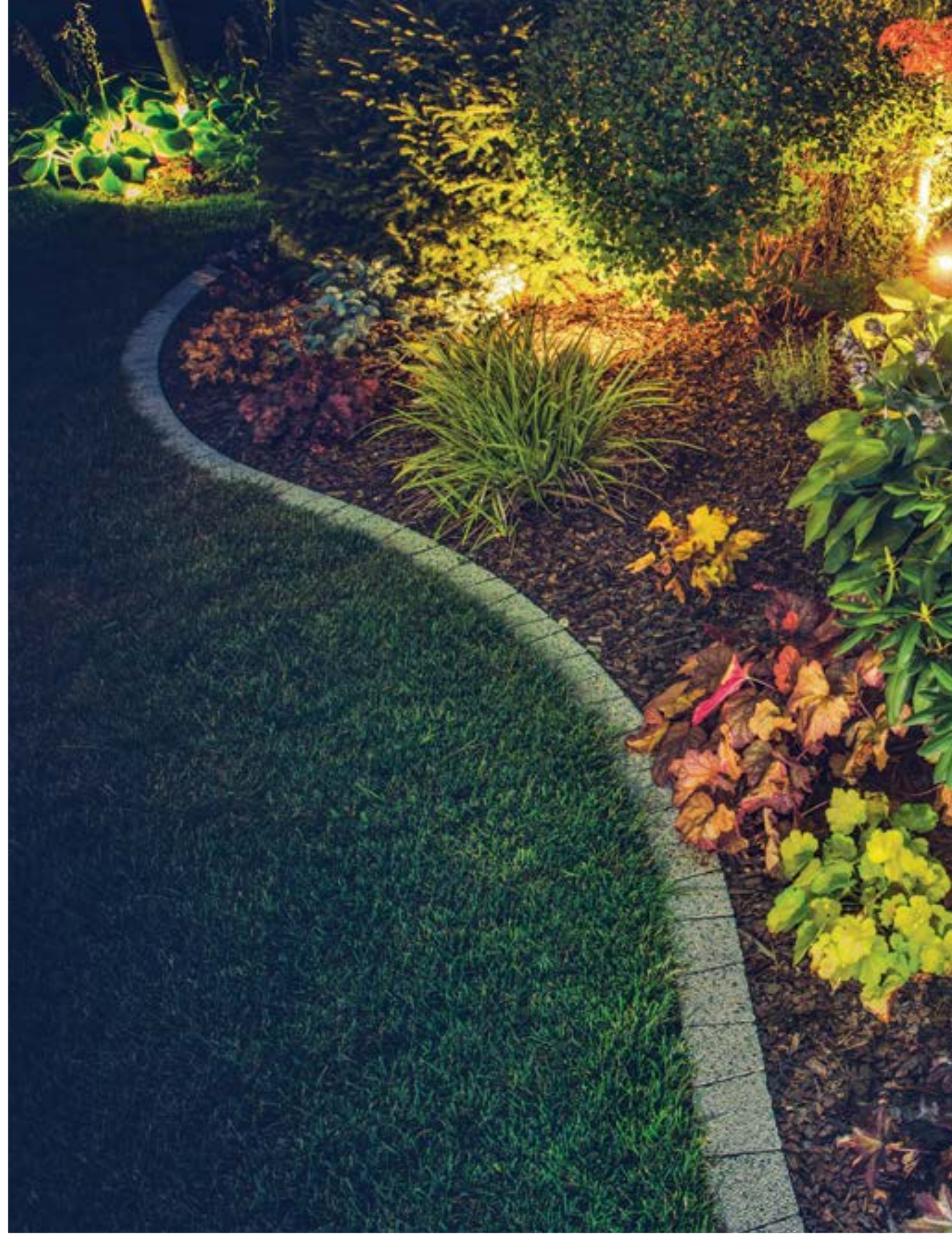




*This picture was taken at the site*

## *Pristine Green Landscape surrounding you*

*Nile Valley is built around a beautiful backdrop of lush green surroundings that speak of peace and tranquility, adding the required freshness to your life, making you feel right at home by giving you a more meaningful sense of joy. Hence, our commitment to you is to create a warm, relaxing environment that enhances your quality of life.*



HABITAT  
LUSHNESS  
REFRESHING







## Advantages of living in Chanda Nagar

Imagine a place where you can spend more quality time with your family in a clean, safe, secure, and noise-free environment. Chanda Nagar-Madinaguda is a fast-growing residential area in Hyderabad that IT professionals prefer mainly because of its proximity to Hi-Tech City, Financial District, Gachibowli, Kondapur & Kukatpally. It has many schools, supermarkets, shopping malls, entertainment zones, restaurants, and hospitals nearby. Access to any part of the city is relatively easy as The Miyapur Metro Station, Chanda Nagar Bus Station and MMTS Station are just a few minutes away. Embrace life in the heart of it all by always being minutes away from everything that matters to you.



PROXIMITY  
LIFESTYLE  
CONNECTIVITY



### Public Transport

Chanda Nagar Bus Station	05 mins
Chanda Nagar MMTS Station	10 mins
Miyapur Metro Station	10 mins



### Education Institutes

DPS	05 mins
Janapriya School	10 mins
JNTU	12 mins



### Hospitals

KIMS Hospital	10 mins
AIG Hospital	12 mins
SLG Hospital	12 mins



### Corporates

IBM	10 mins
Dr. Reddy's Lab	10 mins
Hi-Tech City	12 mins
B.H.E.L	15 mins



### Shopping & Entertainment

Chennai Shopping Mall	05 mins
Central	07 mins
INOX	07 mins
IKEA	15 mins
Inorbit Mall	16 mins



*Crafting smart solutions  
for over 3 decades.*



*Janapriya Engineers Syndicate was  
founded in 1985 by Mr. K. Ravinder Reddy.  
Janapriya is one of the most trusted  
names in Real Estate. With over 35,000*

*homes built, we pride ourselves on delivering quality  
and using superior construction technology to deliver  
these homes. Janapriya is currently undertaking  
multiple projects in Hyderabad and Bangalore.  
Janapriya's holistic approach to investing in property  
has yielded positive results visible in our present  
locations.*

**36** | *years experience*

**35K** | *dream homes*

**25+** | *million sq. ft.*








TRUST  
COMMITTED  
QUALITY







We always strive to deliver homes on time. We have introduced [Blue Rewards Program](#) – an exclusive cash back rewards program that is designed to give you cash back while helping us build your home without any financial burden. It is our small way to thank you for making timely payments. No hassles, no tricks, and no gimmicks – just pure, seamless savings.

	PAYMENT MILESTONE	2 BHK	3 BHK
 AGREEMENT	<b>1<sup>ST</sup> MILESTONE</b> Pay personal contribution and sign the agreement of sale to initiate the loan process	₹ 20,000 Cashback	₹ 40,000 Cashback
 HOME LOAN	<b>2<sup>ND</sup> MILESTONE</b> First loan disbursement against your home	₹ 20,000 Cashback	₹ 40,000 Cashback
 5 <sup>TH</sup> FLOOR	<b>3<sup>RD</sup> MILESTONE</b> Loan disbursement on completion of the 5 <sup>th</sup> floor slab	₹ 20,000 Cashback	₹ 40,000 Cashback
 10 <sup>TH</sup> FLOOR	<b>4<sup>TH</sup> MILESTONE</b> Loan disbursement on completion of the 10 <sup>th</sup> floor slab	₹ 20,000 Cashback	₹ 40,000 Cashback
 POSSESSION	<b>FINAL SETTLEMENT</b> On settlement of the final outstanding amount before taking the possession	₹ 20,000 Cashback	₹ 40,000 Cashback

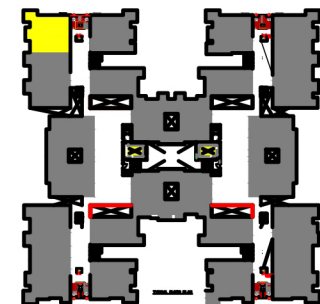
\*Terms & Conditions Applicable

# FLOOR PLAN - 3BHK , TYPE -1

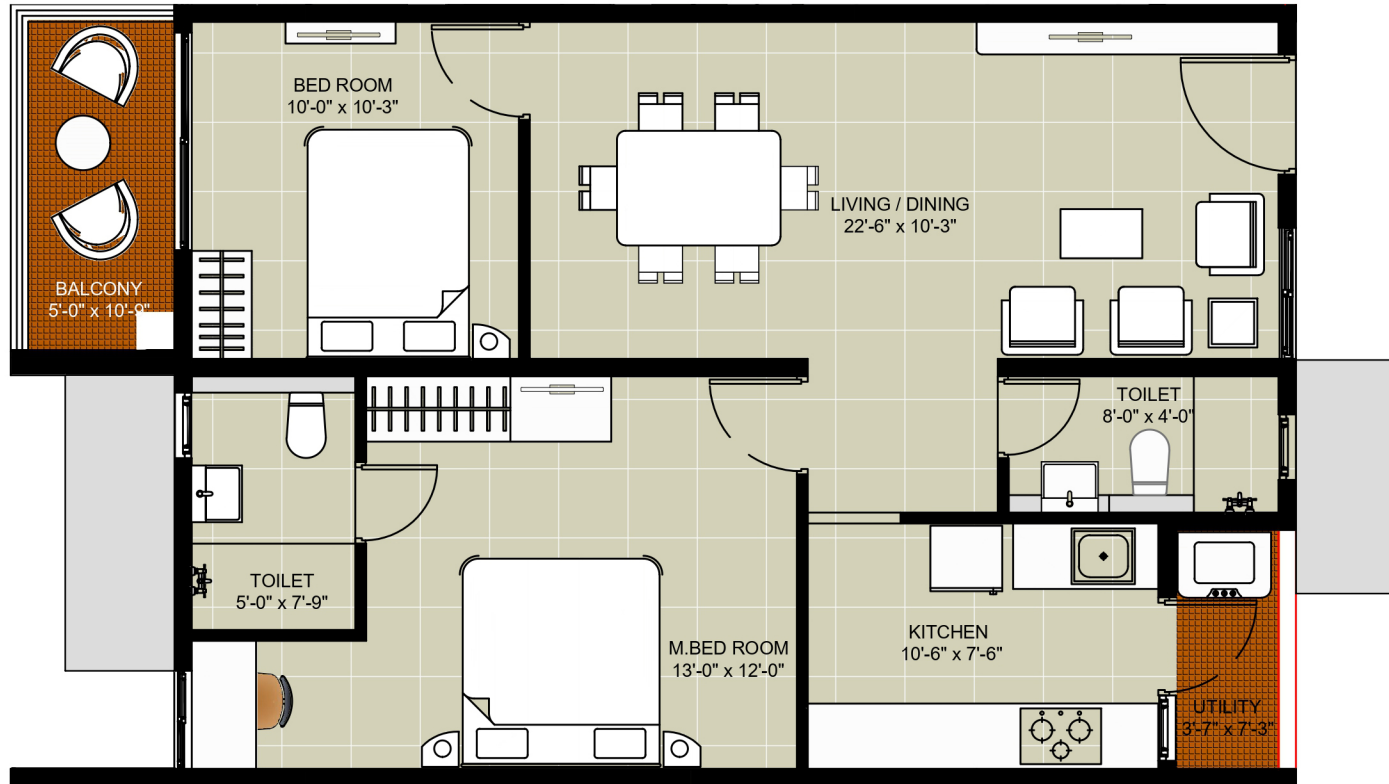
Saleable Area **1520** Sq.ft



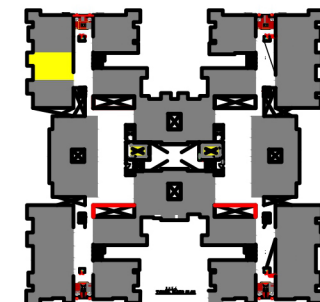
Areas	In Sqmts	in Sqft
Saleable Area	141.21	1520.00
Plinth Area	111.49	1200.08
Carpet Area	88.55	953.15
Balconies & Utilities	16.01	172.33



# FLOOR PLAN - 2BHK , TYPE -2 Saleable Area 1055 Sq.ft

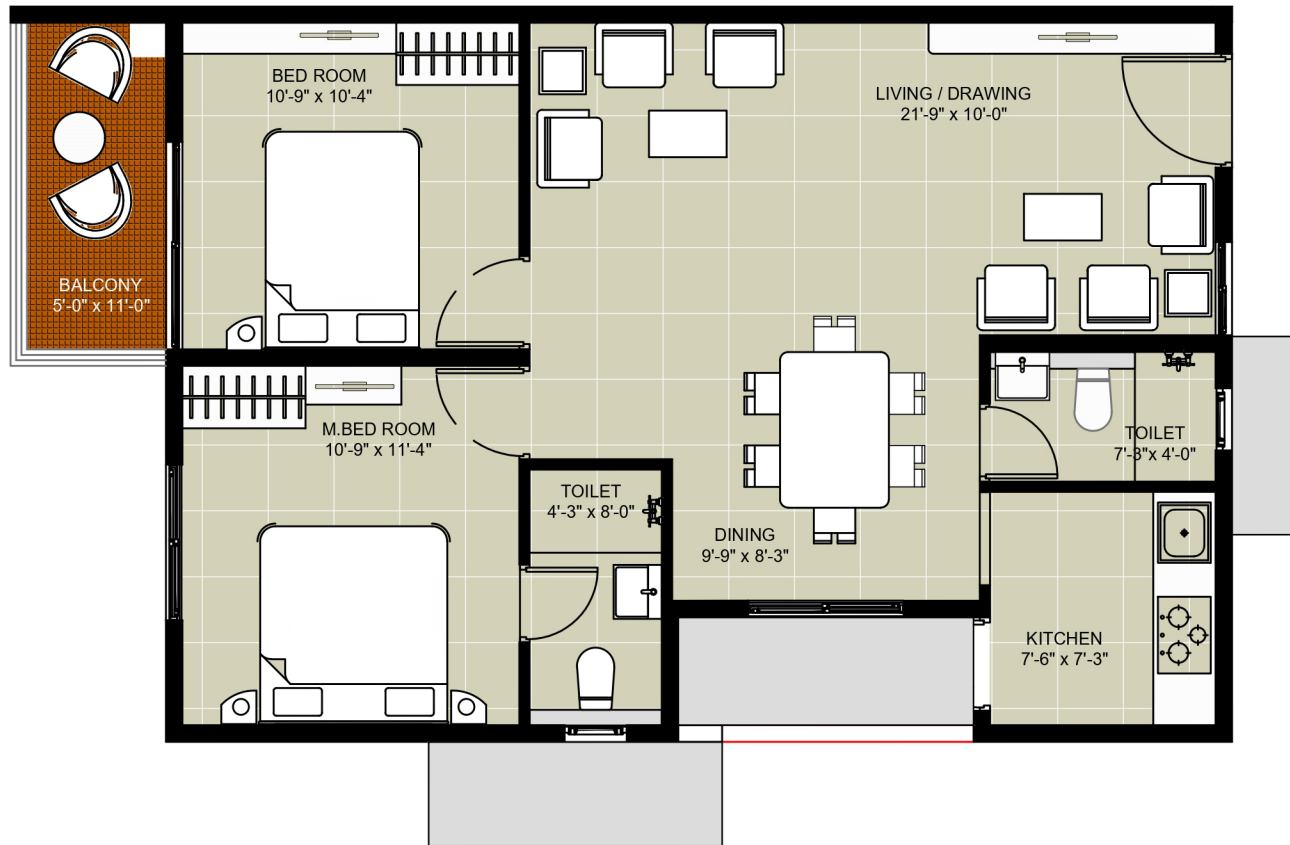


Areas	In Sqmts	in Sqft
Saleable Area	98.01	1055.00
Plinth Area	77.22	831.20
Carpet Area	65.69	707.09
Balconies & Utilities	7.51	80.84

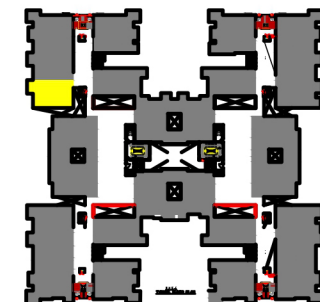


# FLOOR PLAN - 2BHK , TYPE -3

Saleable Area **1055** Sq.ft

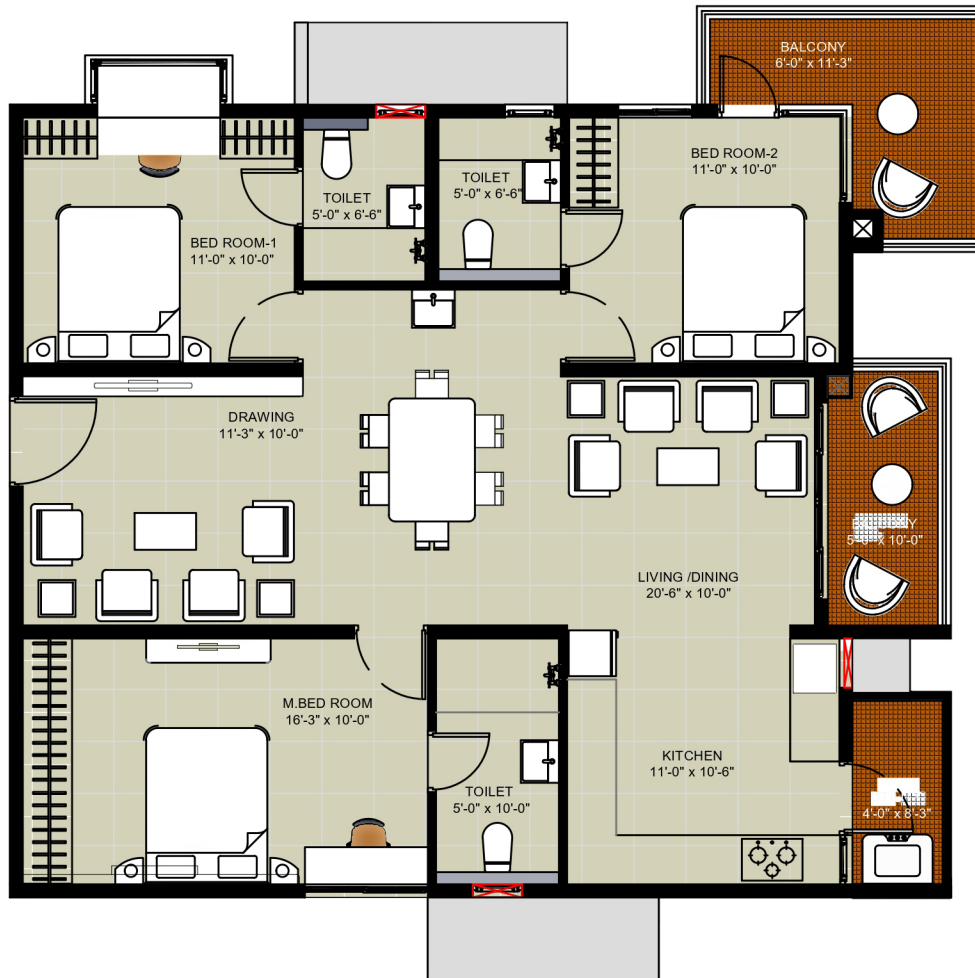


Areas	In Sqmts	in Sqft
Saleable Area	98.01	1055.00
Plinth Area	77.28	831.84
Carpet Area	63.75	686.21
Balconies & Utilities	8.63	92.89

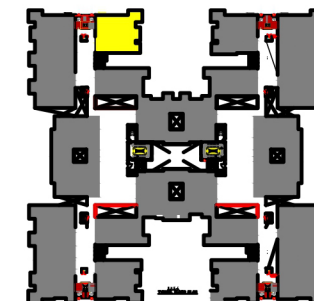


# FLOOR PLAN - 3BHK , TYPE -4

Saleable Area **1570** Sq.ft



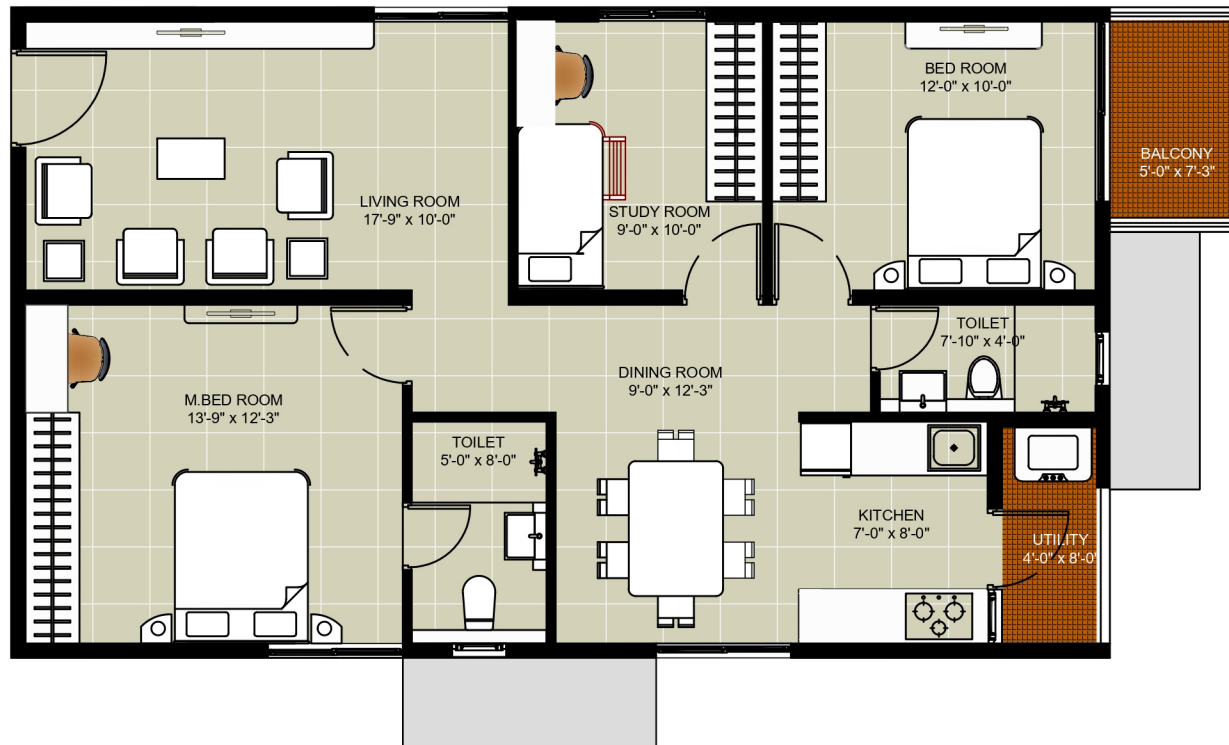
Areas	In Sqmts	in Sqft
Saleable Area	145.86	1570.00
Plinth Area	115.12	1239.15
Carpet Area	92.27	993.19
Balconies & Utilities	15.39	165.66



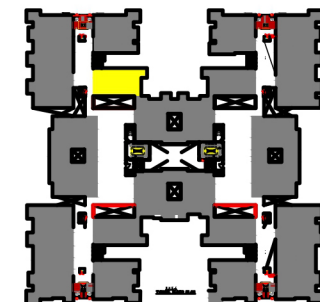


# FLOOR PLAN - 2.5BHK , TYPE -5

Saleable Area **1255** Sq.ft

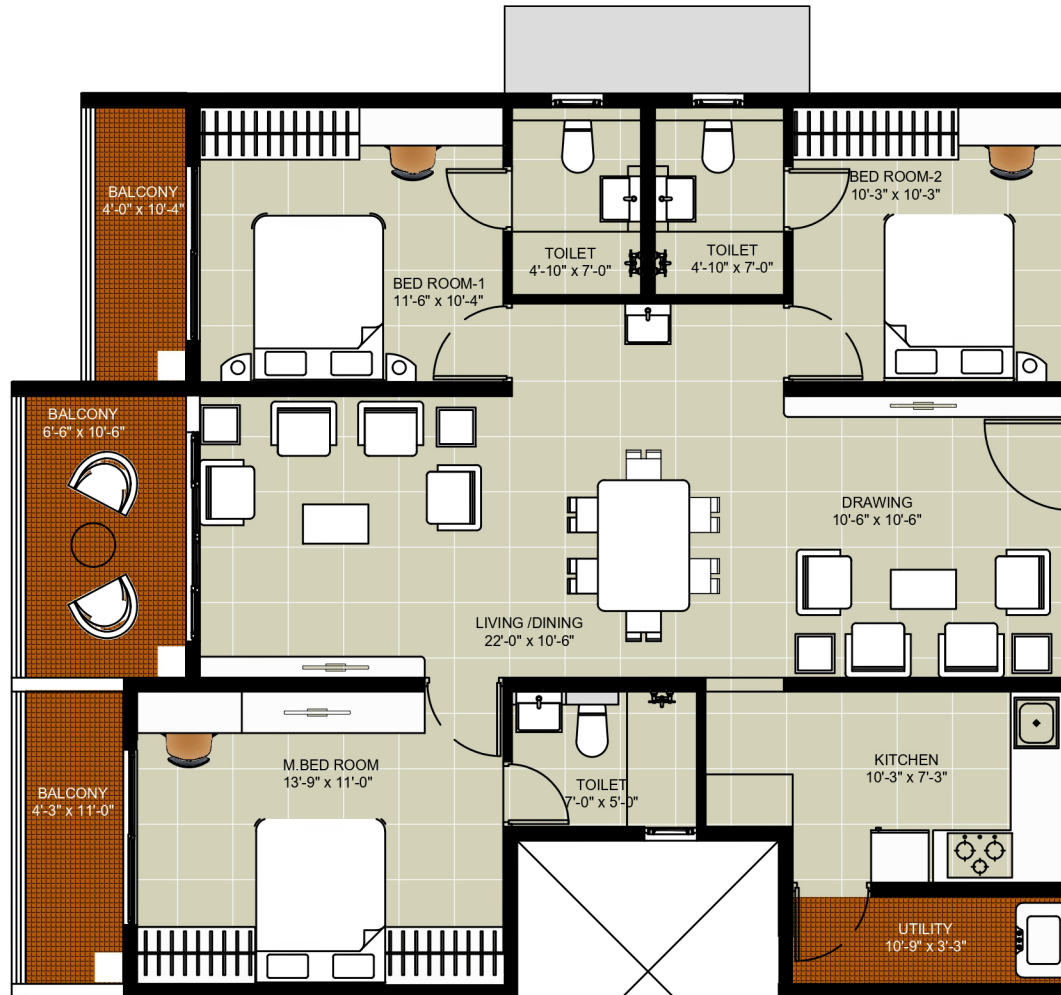


Areas	In Sqmts	in Sqft
Saleable Area	116.59	1255.00
Plinth Area	92.14	991.79
Carpet Area	79.32	853.80
Balconies & Utilities	6.64	71.47

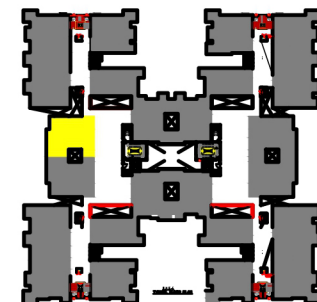


# FLOOR PLAN - 3BHK , TYPE -6

Saleable Area **1610** Sq.ft



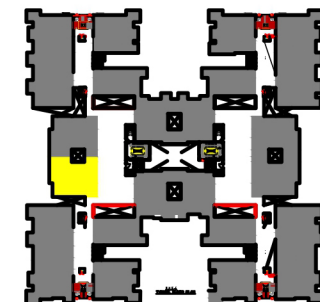
Areas	In Sqmts	in Sqft
Saleable Area	149.57	1610.00
Plinth Area	117.91	1269.18
Carpet Area	92.31	993.62
Balconies & Utilities	18.60	200.21



# FLOOR PLAN - 3BHK , TYPE -8 Saleable Area 1625 Sq.ft

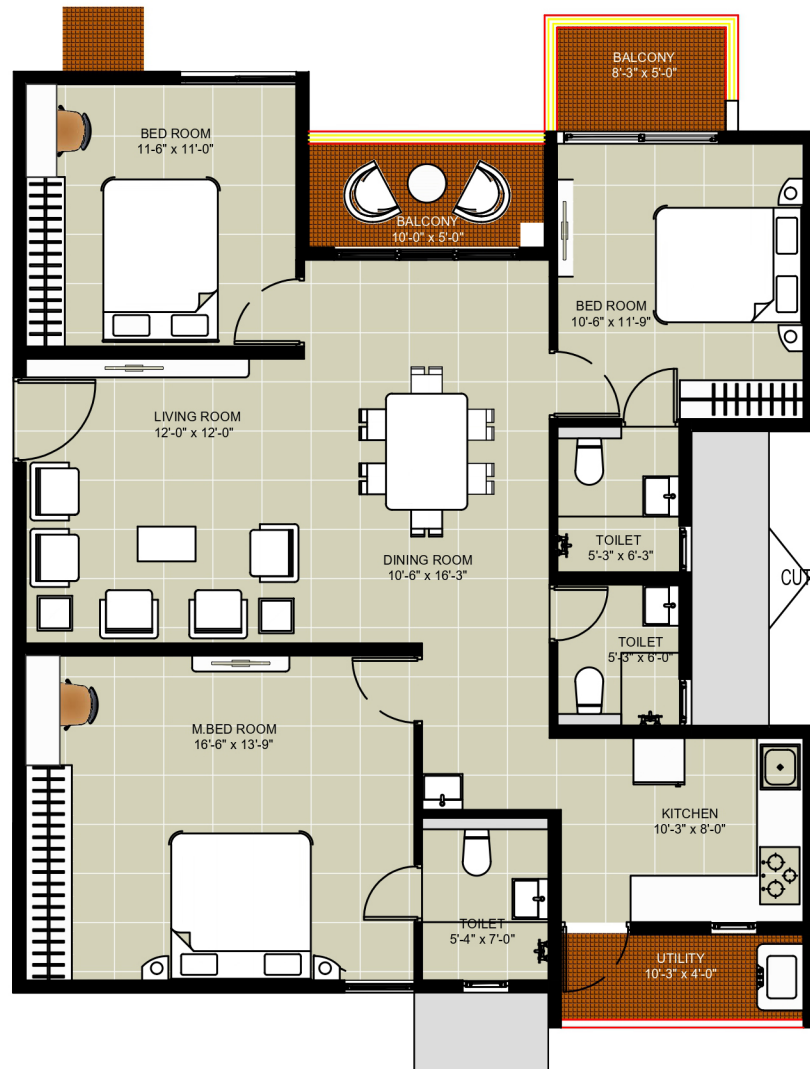


Areas	In Sqmts	in Sqft
Saleable Area	150.97	1625.00
Plinth Area	119.07	1281.67
Carpet Area	93.01	1001.16
Balconies & Utilities	19.34	208.18

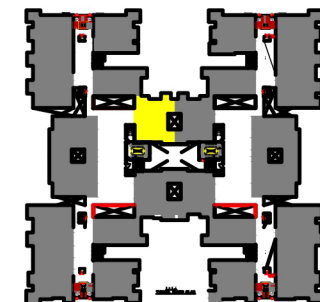


# FLOOR PLAN - 3BHK , TYPE -9

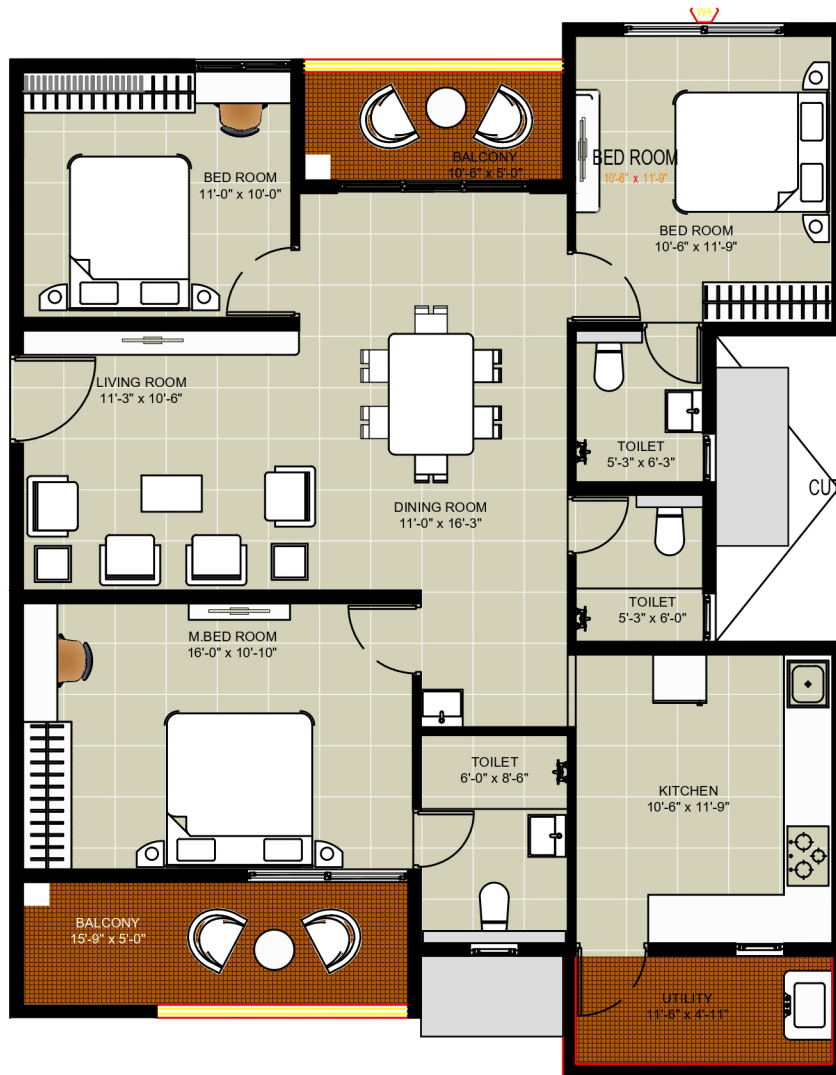
Saleable Area **1590** Sq.ft



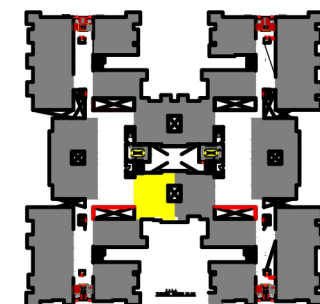
Areas	In Sqmts	in Sqft
Saleable Area	147.71	1590.00
Plinth Area	116.74	1256.59
Carpet Area	97.15	1045.72
Balconies & Utilities	12.08	130.03



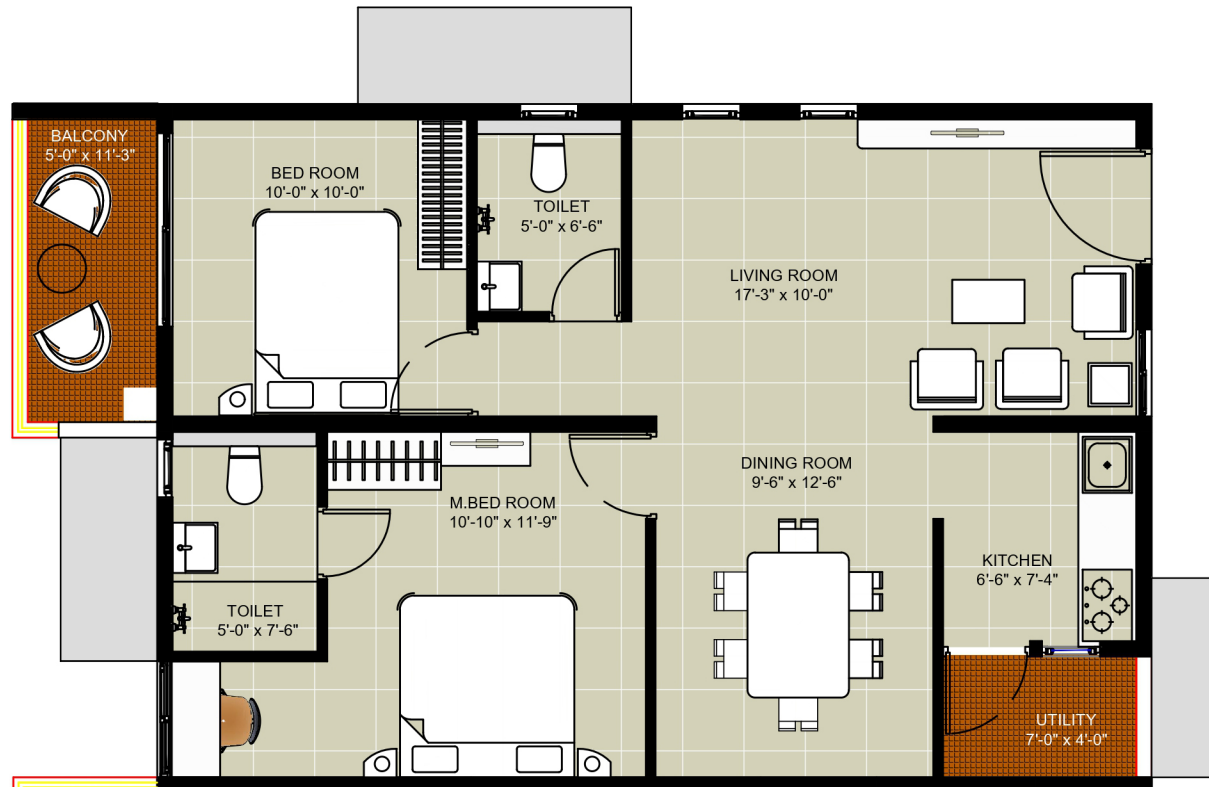
# FLOOR PLAN - 3BHK , TYPE -10 Saleable Area 1625 Sq.ft



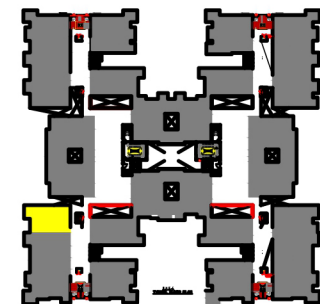
Areas	In Sqmts	in Sqft
Saleable Area	150.97	1625.00
Plinth Area	119.09	1281.88
Carpet Area	93.55	1006.97
Balconies & Utilities	18.09	194.72



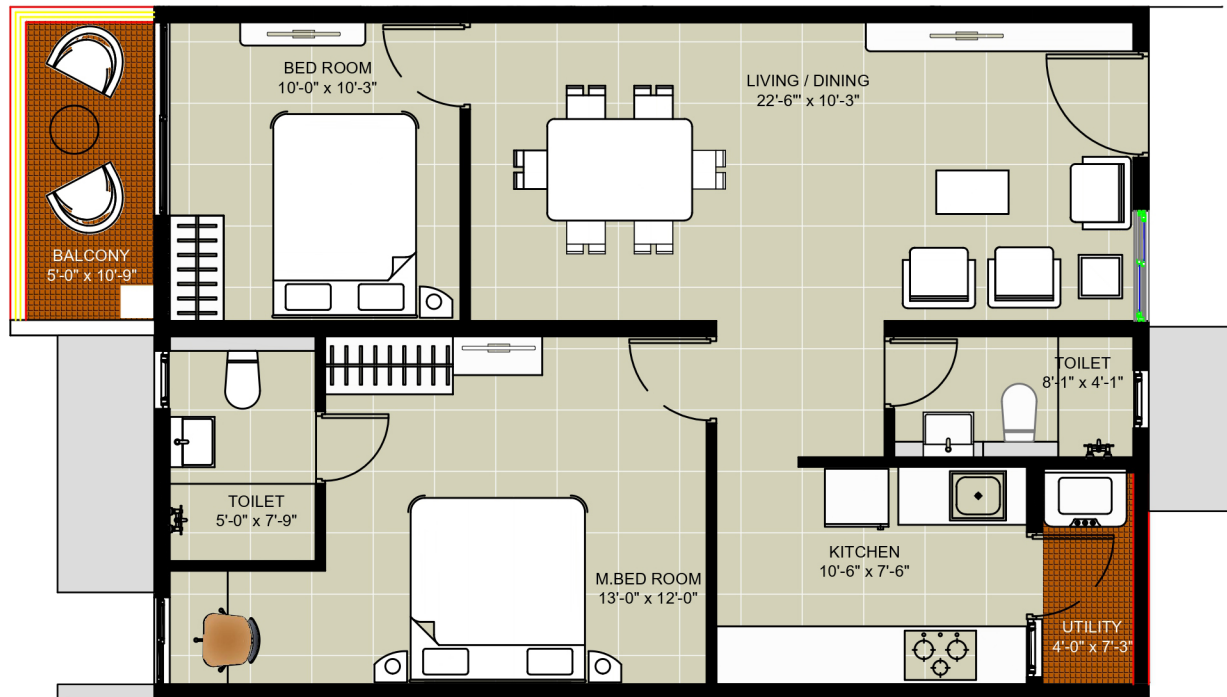
# FLOOR PLAN - 2BHK , TYPE -11 Saleable Area 1060 Sq.ft



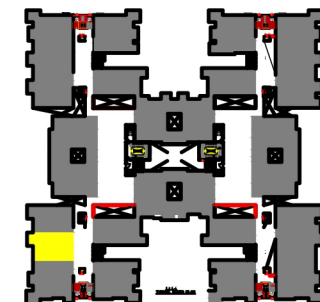
Areas	In Sqmts	in Sqft
Saleable Area	98.48	1060.00
Plinth Area	77.89	838.41
Carpet Area	65.10	700.74
Balconies & Utilities	7.88	84.82



# FLOOR PLAN - 2BHK , TYPE -12 Saleable Area 1050 Sq.ft



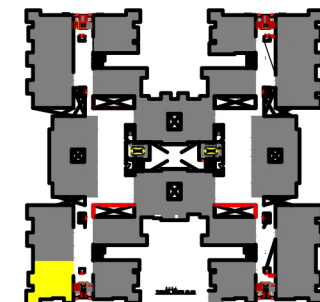
Areas	In Sqmts	in Sqft
Saleable Area	97.55	1050.00
Plinth Area	77.13	830.23
Carpet Area	65.72	707.41
Balconies & Utilities	7.47	80.41



# FLOOR PLAN - 3BHK , TYPE -13 Saleable Area 1570 Sq.ft



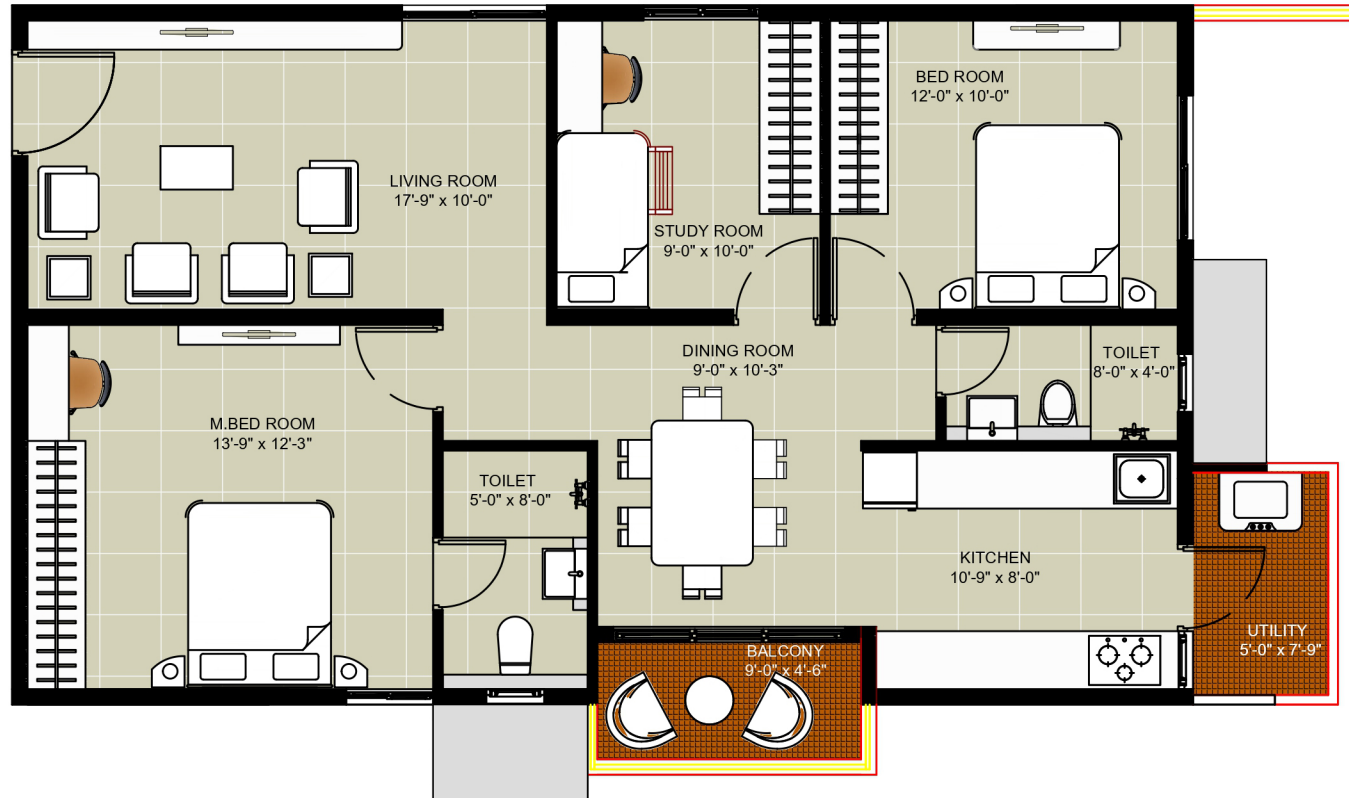
Areas	In Sqmts	in Sqft
Saleable Area	145.86	1570.00
Plinth Area	115.26	1240.66
Carpet Area	92.43	994.92
Balconies & Utilities	15.38	165.55



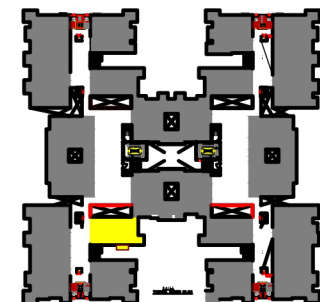


# FLOOR PLAN - 2.5BHK , TYPE -14

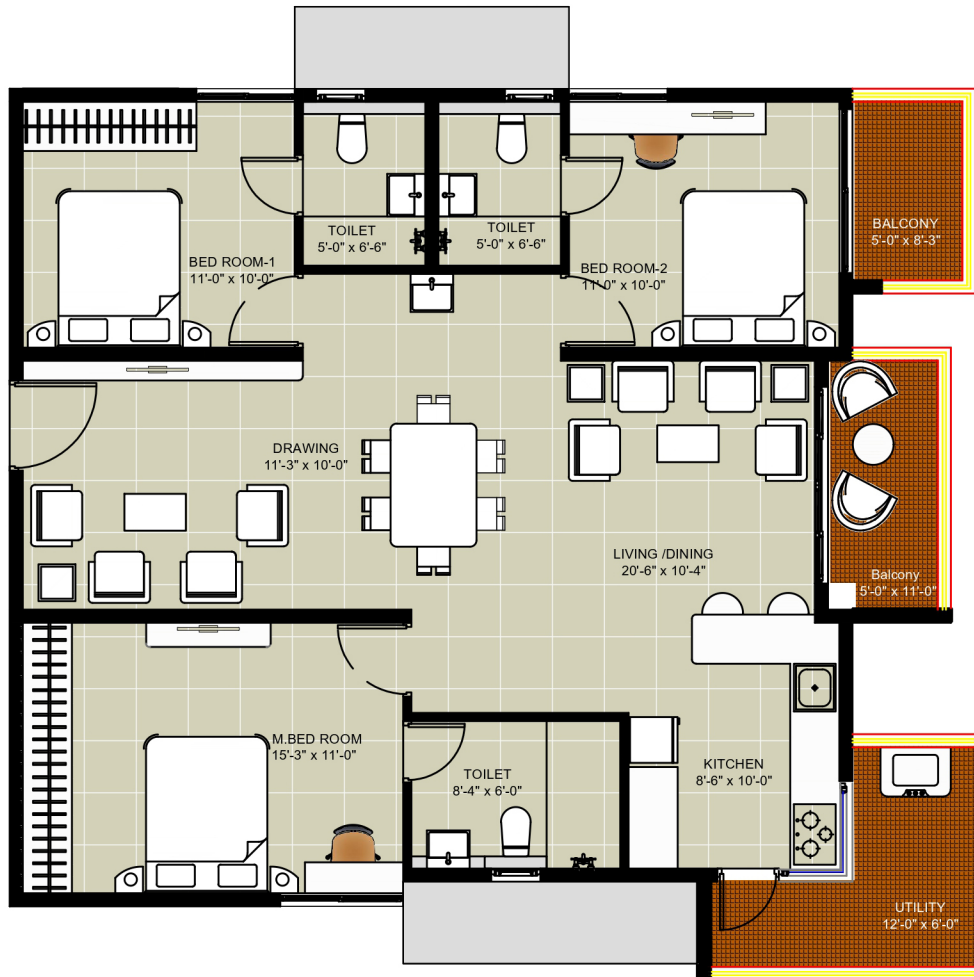
Saleable Area **1285** Sq.ft



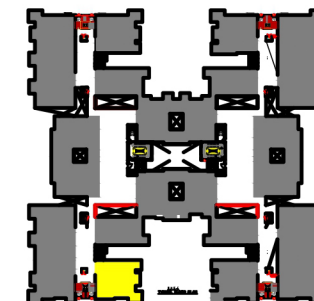
Areas	In Sqmts	in Sqft
<b>Saleable Area</b>	<b>119.38</b>	<b>1285.00</b>
Plinth Area	92.15	991.90
Carpet Area	82.40	886.95
Balconies & Utilities	3.71	39.93



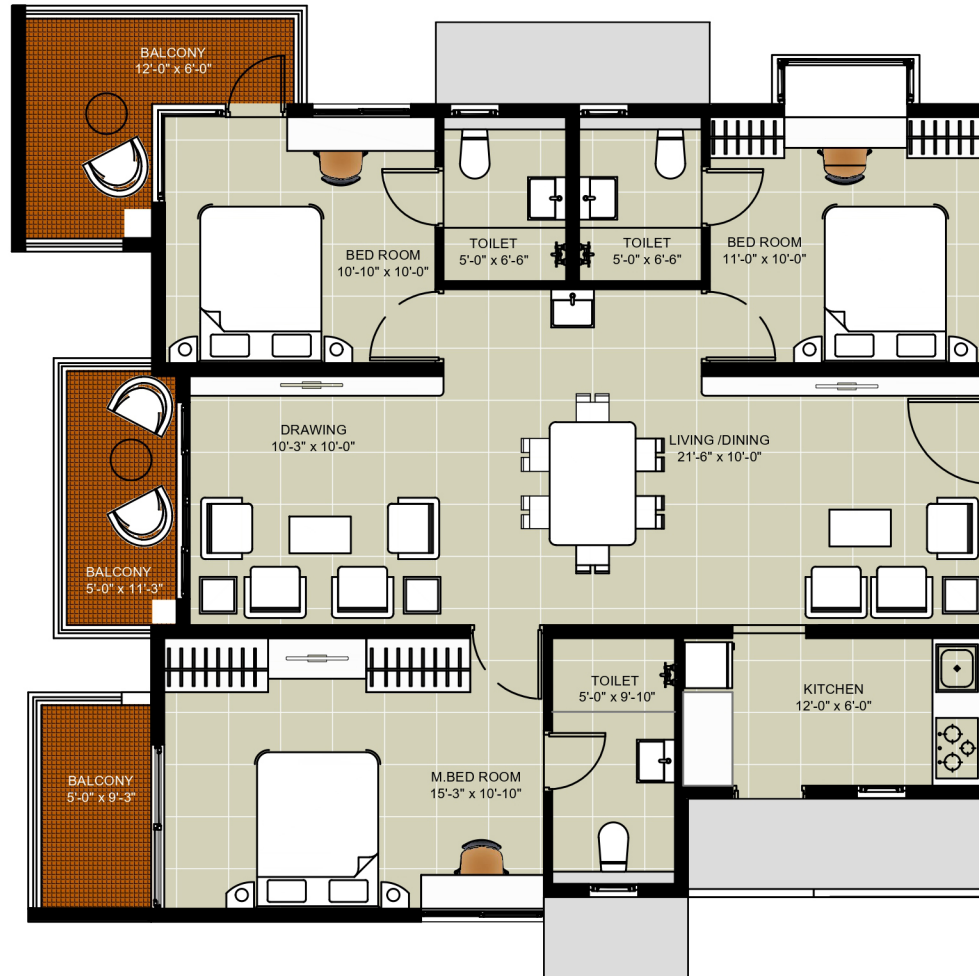
# FLOOR PLAN - 3BHK , TYPE -15 Saleable Area 1590 Sq.ft



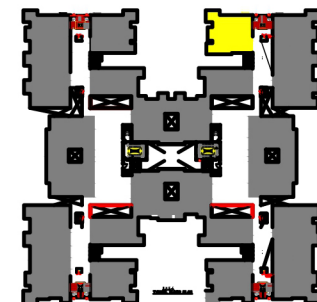
Areas	In Sqmts	in Sqft
Saleable Area	147.71	1590.00
Plinth Area	116.21	1250.88
Carpet Area	92.27	993.19
Balconies & Utilities	16.07	172.98



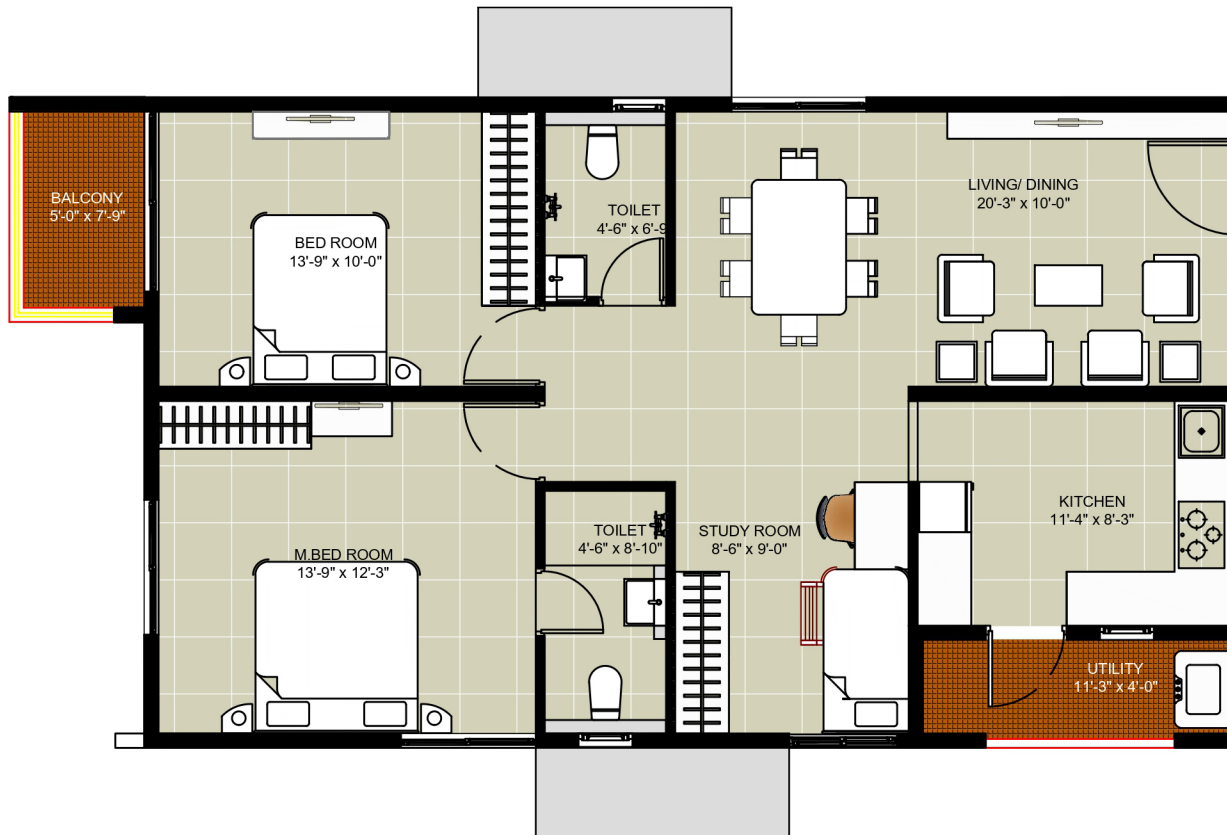
# FLOOR PLAN - 3BHK , TYPE -16 Saleable Area 1605 Sq.ft



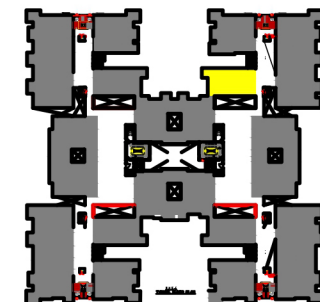
Areas	In Sqmts	in Sqft
Saleable Area	149.11	1605.00
Plinth Area	117.82	1268.21
Carpet Area	87.81	945.19
Balconies & Utilities	20.12	216.57



# FLOOR PLAN - 2.5BHK , TYPE -17 Saleable Area 1255 Sq.ft

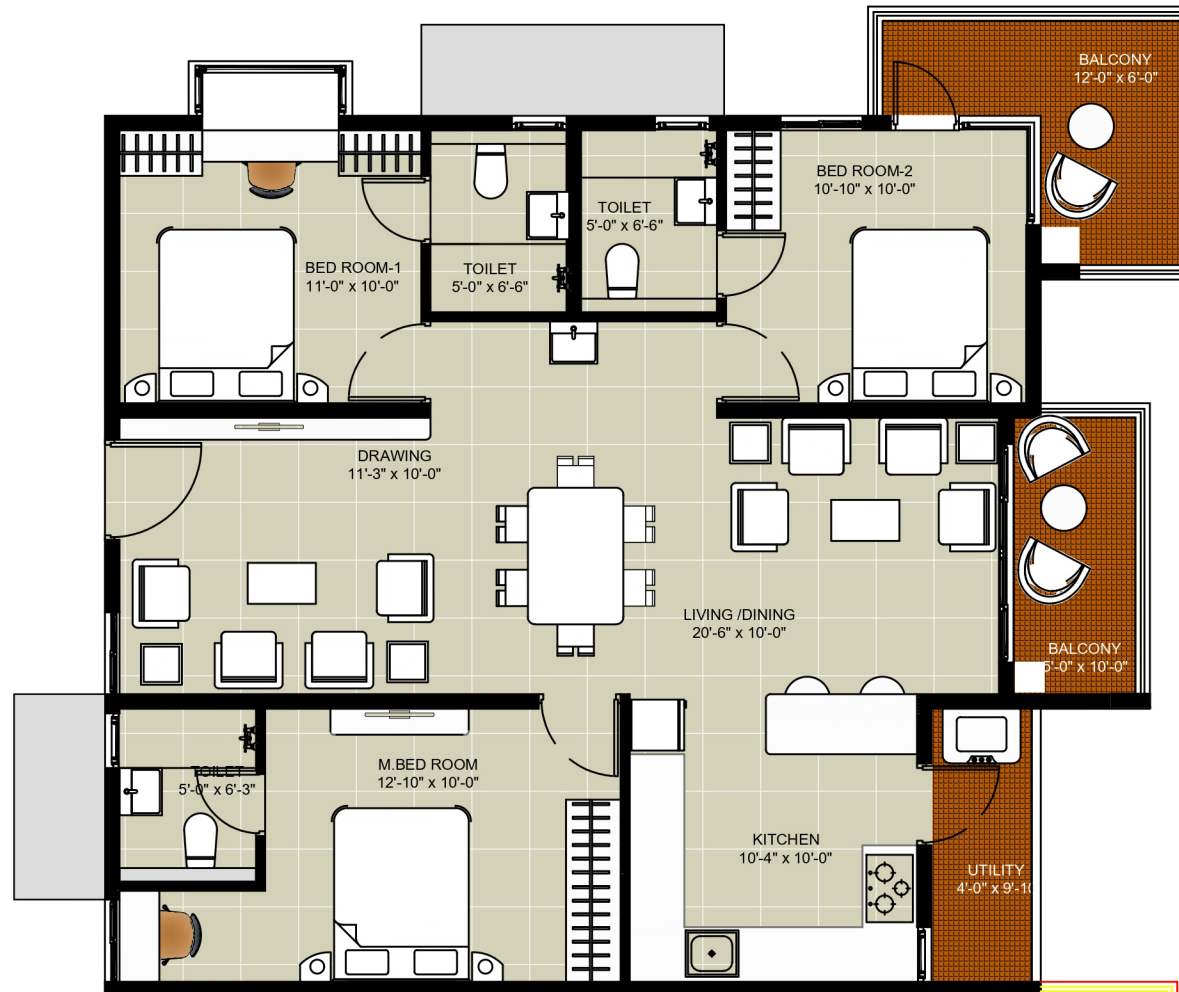


Areas	In Sqmts	in Sqft
Saleable Area	116.59	1255.00
Plinth Area	92.08	991.15
Carpet Area	78.13	840.99
Balconies & Utilities	7.62	82.02

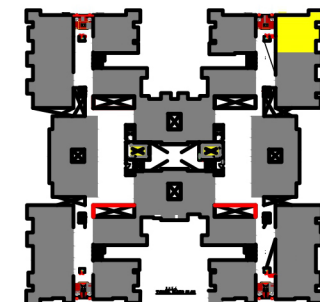


# FLOOR PLAN - 3BHK , TYPE -18

Saleable Area **1515** Sq.ft

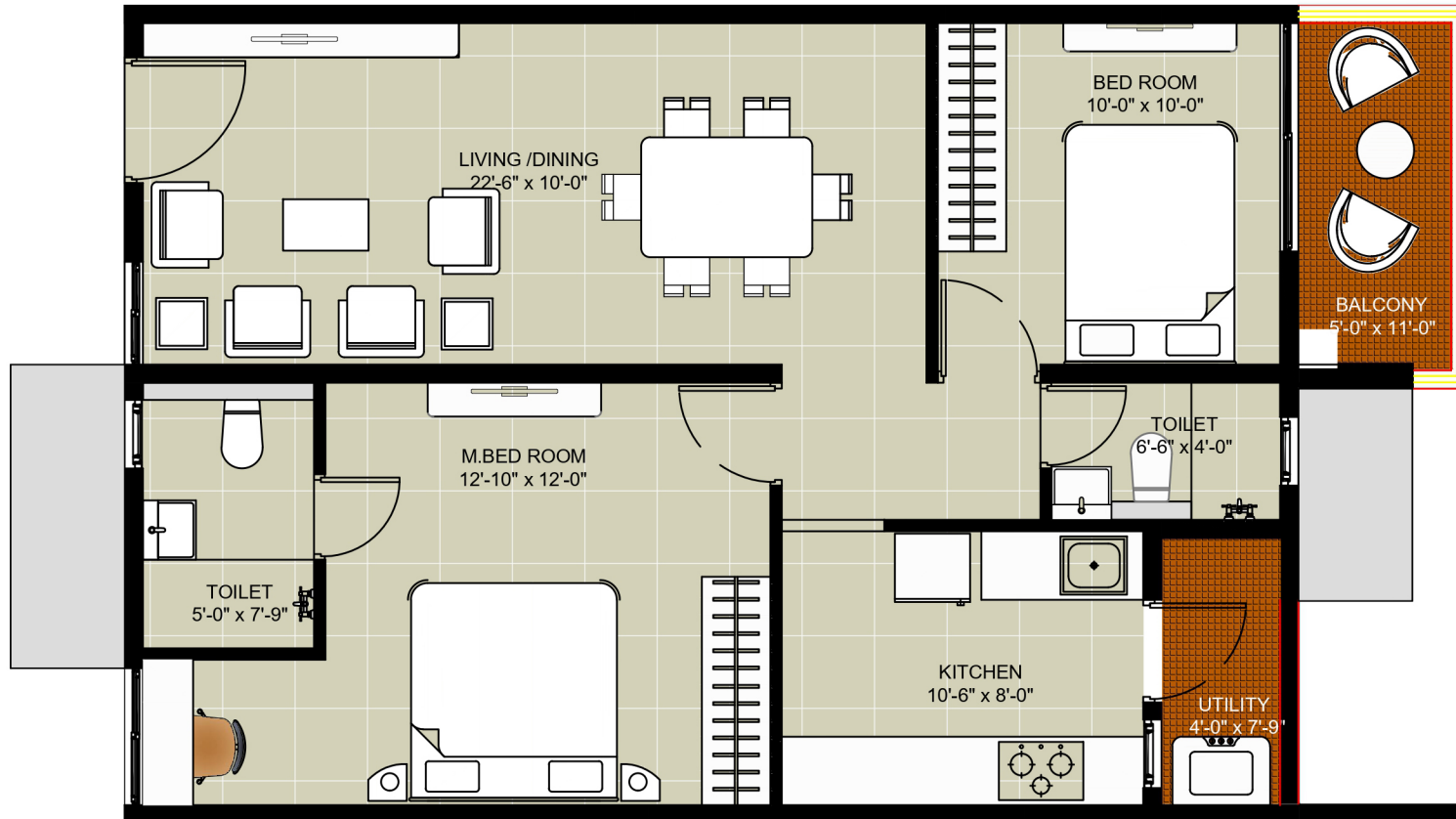


Areas	In Sqmts	in Sqft
Saleable Area	140.75	1515.00
Plinth Area	111.23	1197.28
Carpet Area	88.50	952.61
Balconies & Utilities	15.73	169.32

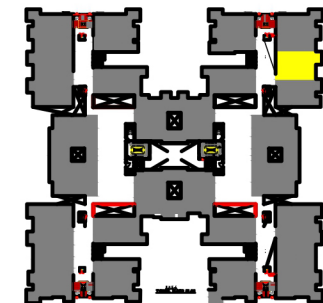


# FLOOR PLAN - 2BHK , TYPE -19

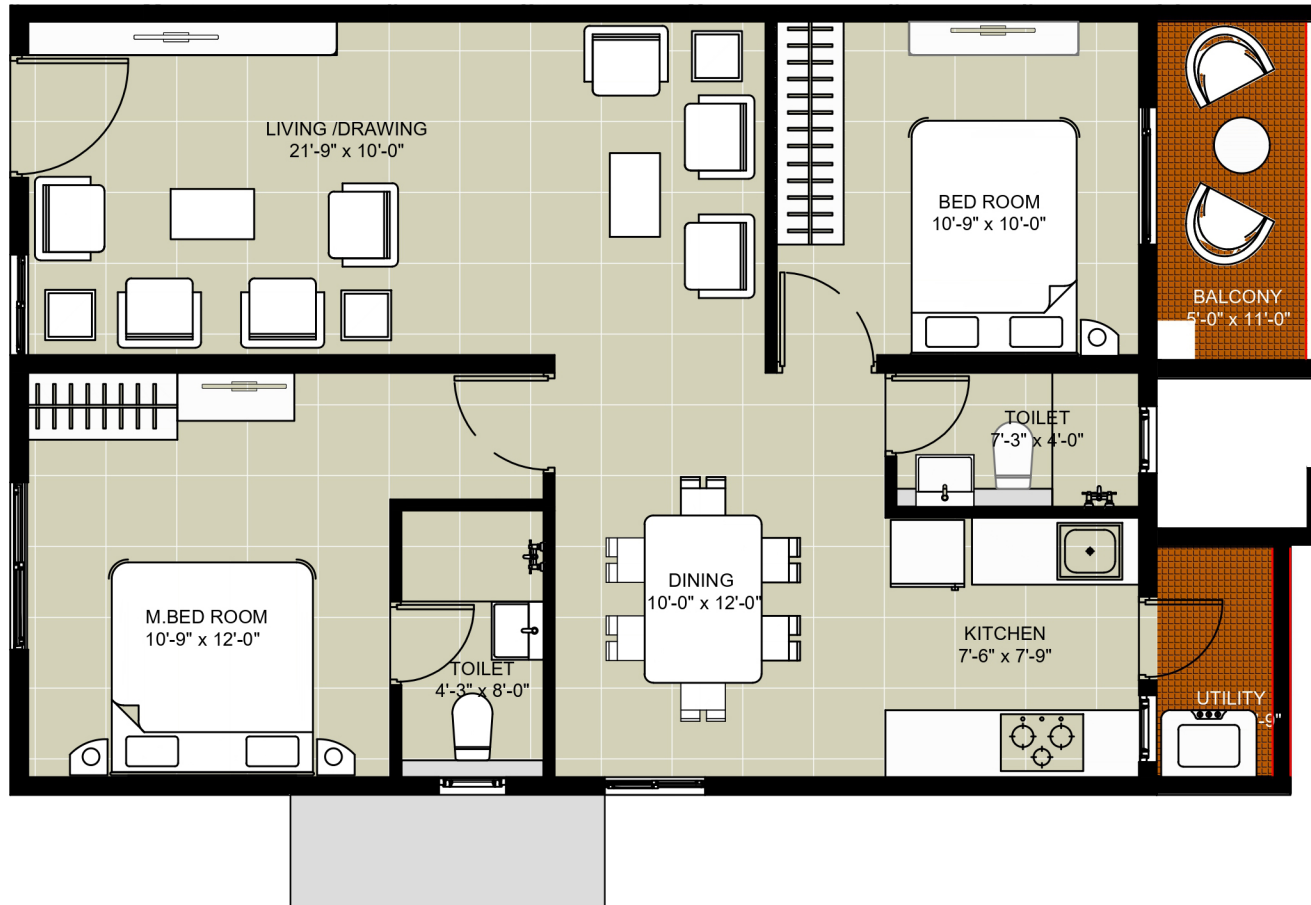
Saleable Area **1050** Sq.ft



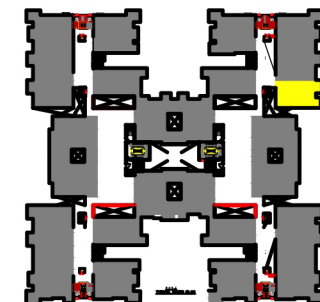
Areas	In Sqmts	in Sqft
Saleable Area	97.55	1050.00
Plinth Area	77.17	830.66
Carpet Area	65.28	702.67
Balconies & Utilities	7.85	84.50



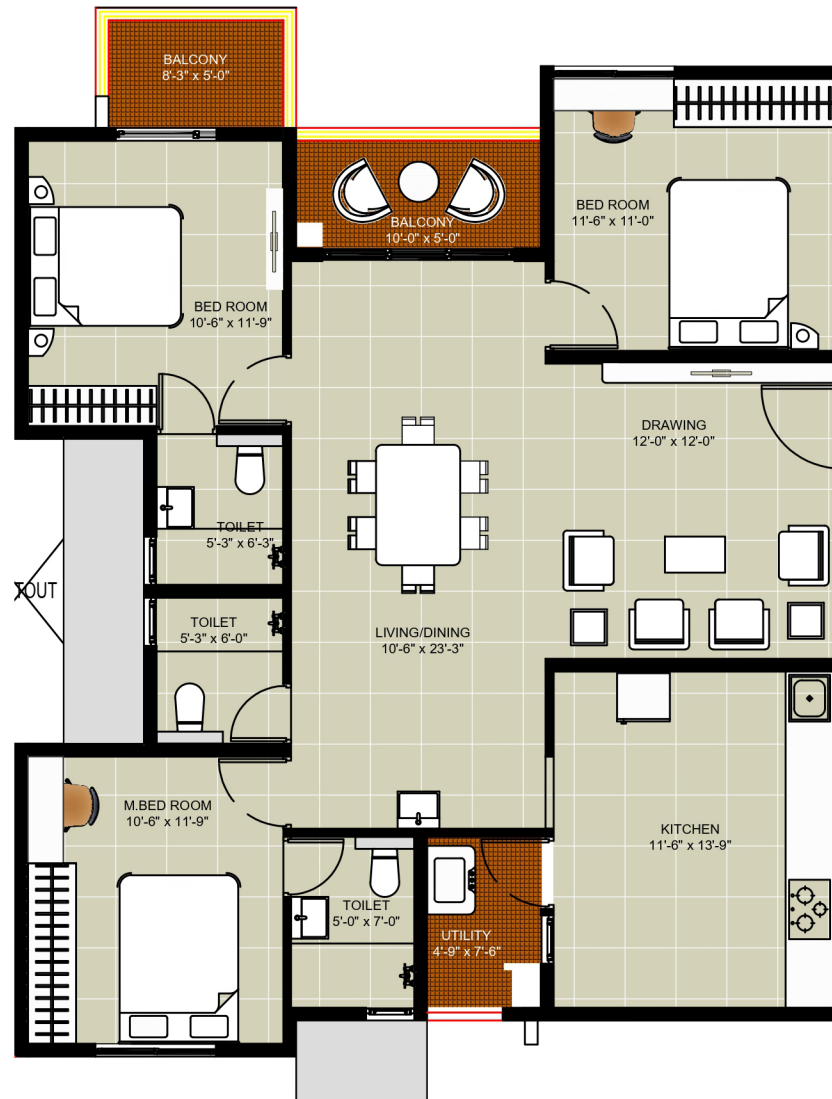
# FLOOR PLAN - 2BHK , TYPE -20 Saleable Area 1090 Sq.ft



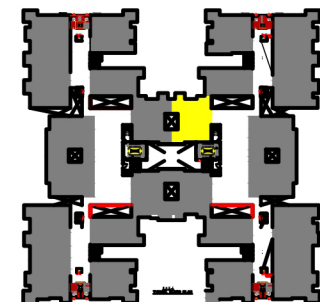
Areas	In Sqmts	in Sqft
Saleable Area	101.26	1090.00
Plinth Area	79.87	859.72
Carpet Area	67.54	727.00
Balconies & Utilities	7.89	84.93



# FLOOR PLAN - 3BHK , TYPE -21 Saleable Area 1590 Sq.ft



Areas	In Sqmts	in Sqft
Saleable Area	147.71	1590.00
Plinth Area	116.72	1256.37
Carpet Area	97.14	1045.61
Balcony & Utility	11.50	123.79

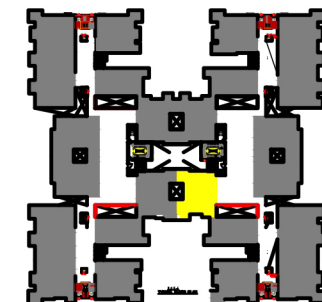




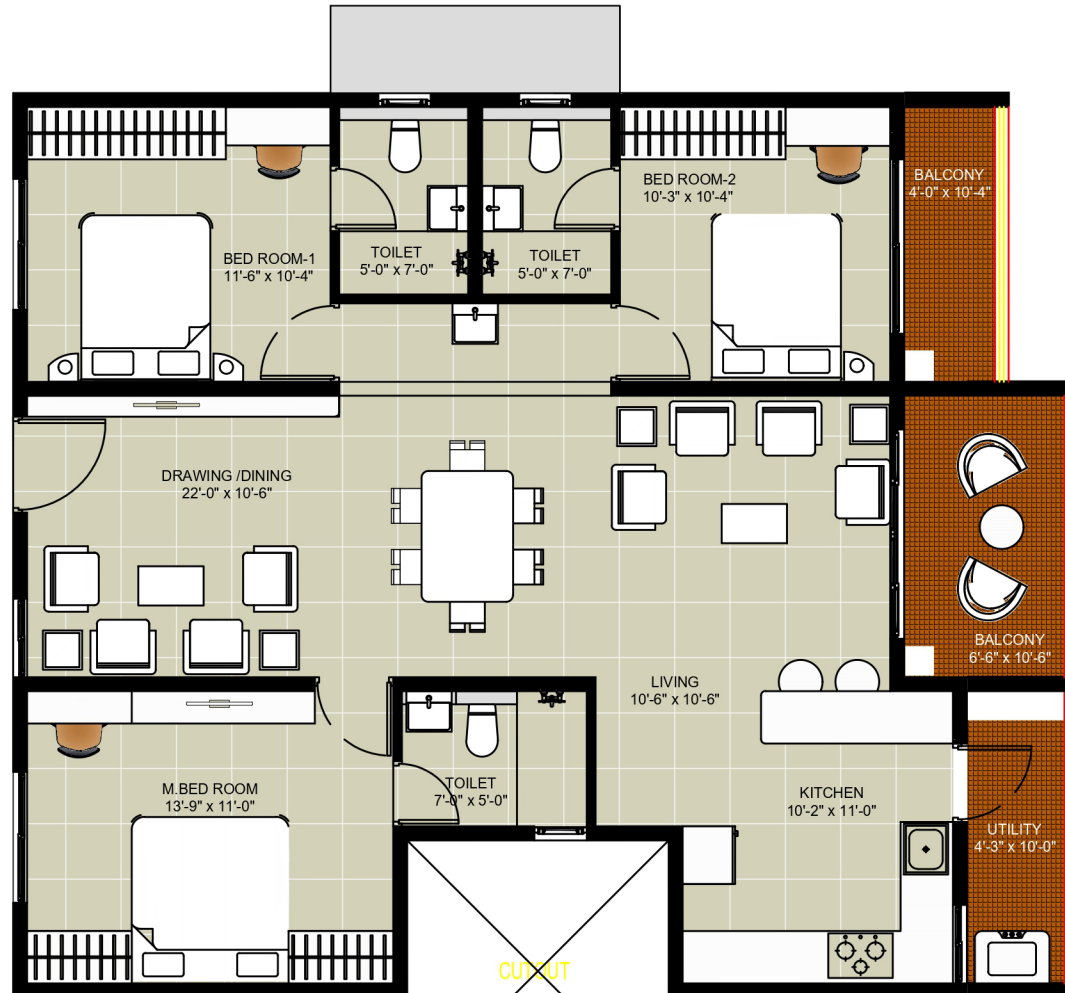
# FLOOR PLAN - 3BHK , TYPE -22 Saleable Area 1590Sq.ft



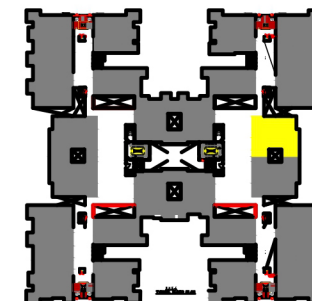
Areas	In Sqmts	in Sqft
Saleable Area	147.71	1590.00
Plinth Area	116.84	1257.67
Carpet Area	96.18	1035.28
Balconies & Utilities	12.89	138.75



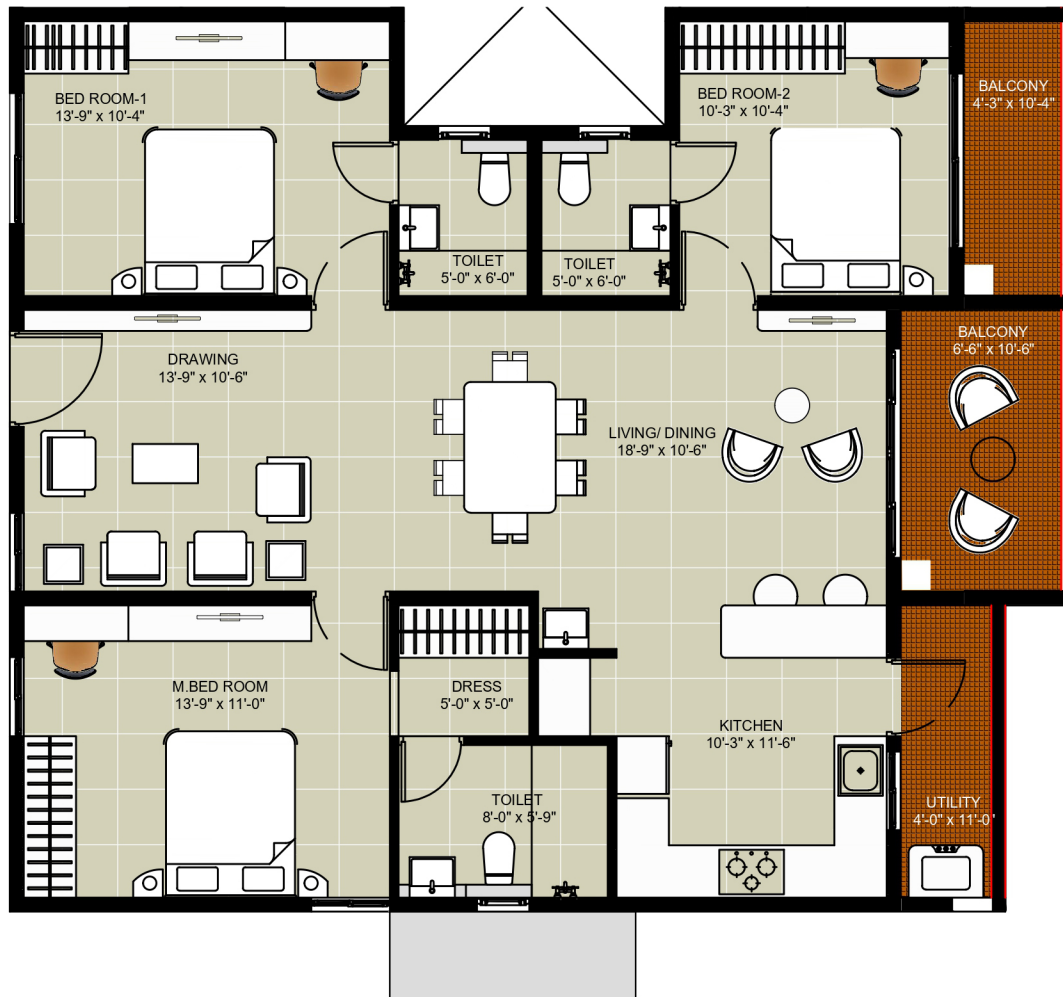
# FLOOR PLAN - 3BHK , TYPE -23 Saleable Area 1605 Sq.ft



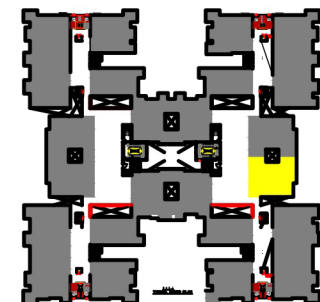
Areas	In Sqmts	in Sqft
Saleable Area	149.11	1605.00
Plinth Area	117.90	1269.08
Carpet Area	95.91	1032.38
Balconies & Utilities	15.24	164.04



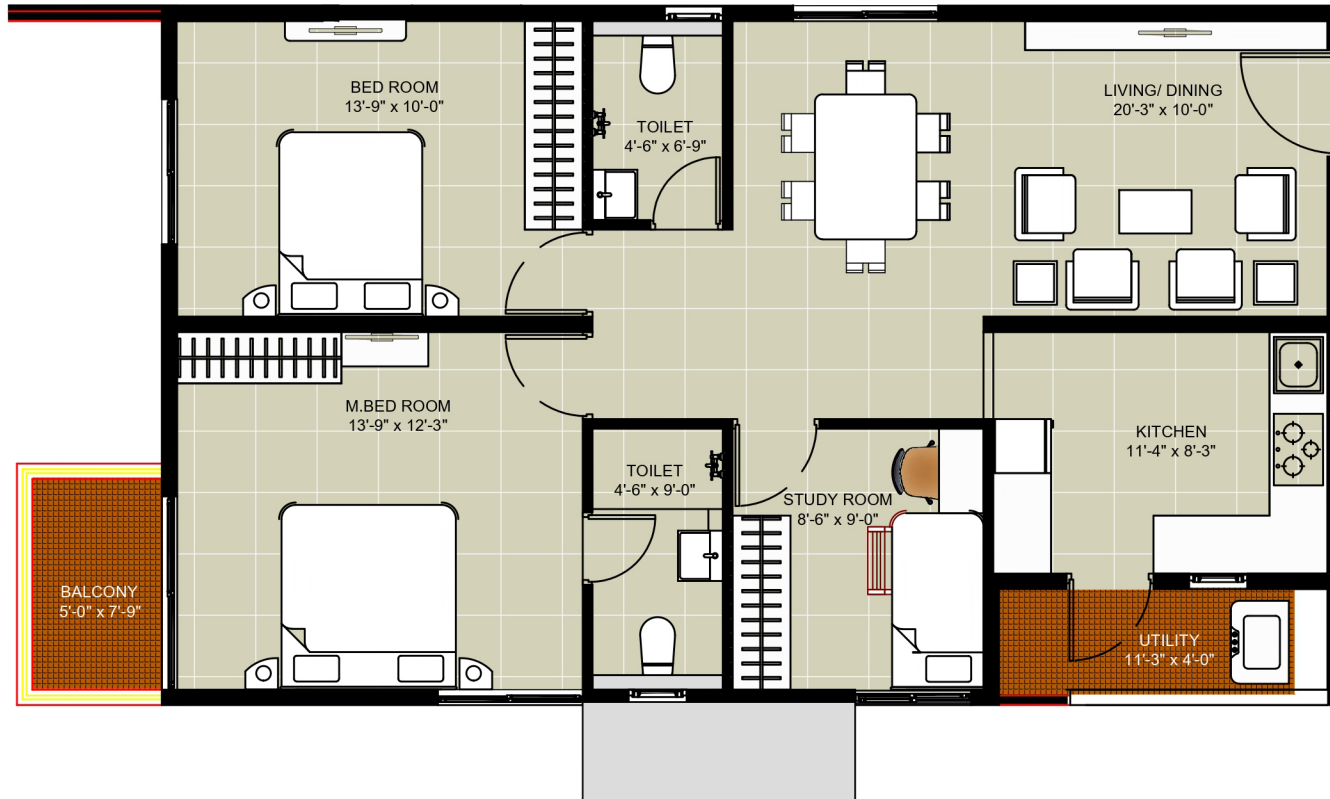
# FLOOR PLAN - 3BHK , TYPE -25 Saleable Area 1620 Sq.ft



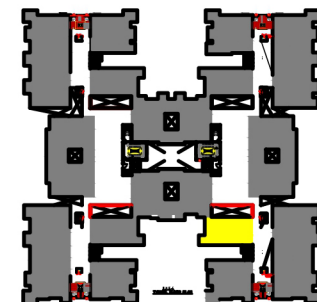
Areas	In Sqmts	in Sqft
Saleable Area	150.50	1620.00
Plinth Area	119.07	1281.67
Carpet Area	97.23	1046.58
Balconies & Utilities	15.21	163.72



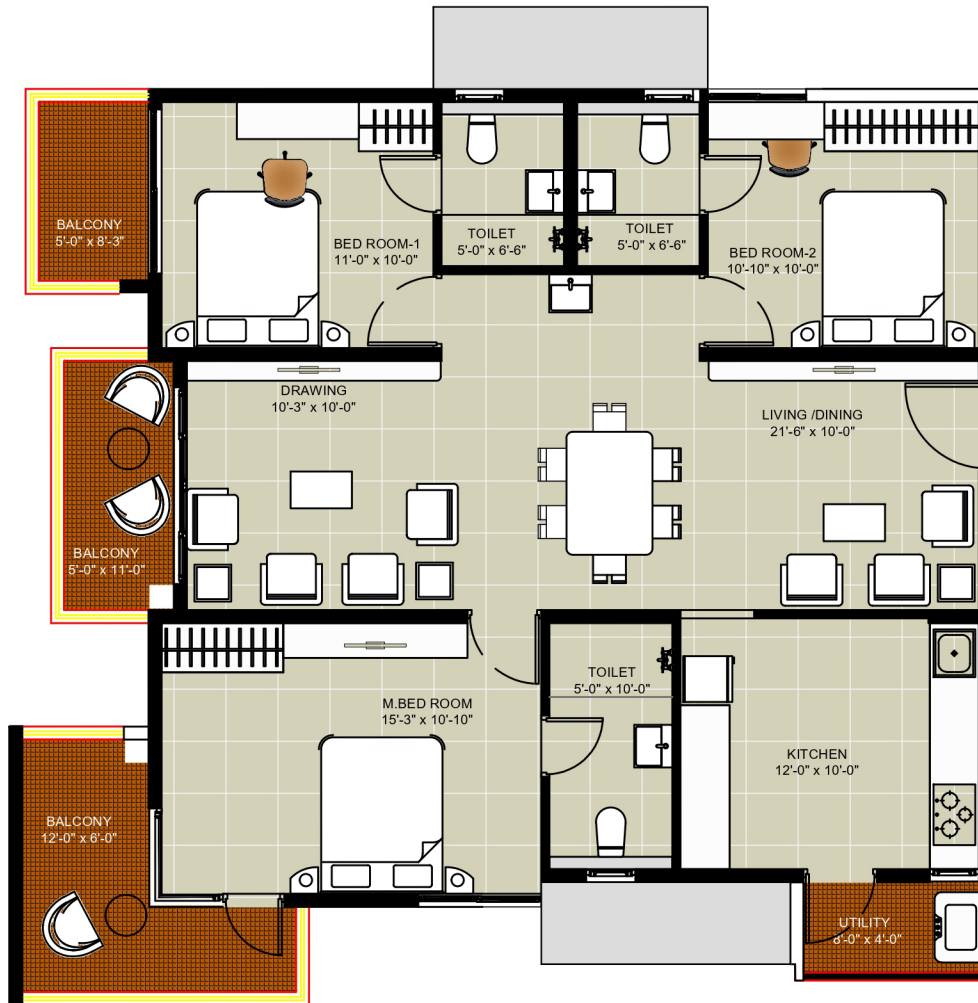
# FLOOR PLAN - 2.5BHK , TYPE -26 Saleable Area 1255 Sq.ft



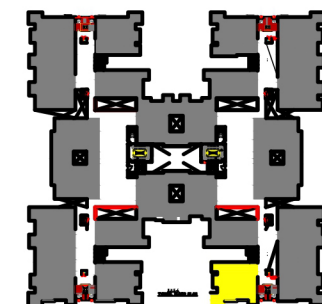
Areas	In Sqmts	in Sqft
Saleable Area	116.59	1255.00
Plinth Area	92.17	992.12
Carpet Area	78.14	841.10
Balconies & Utilities	7.40	79.65



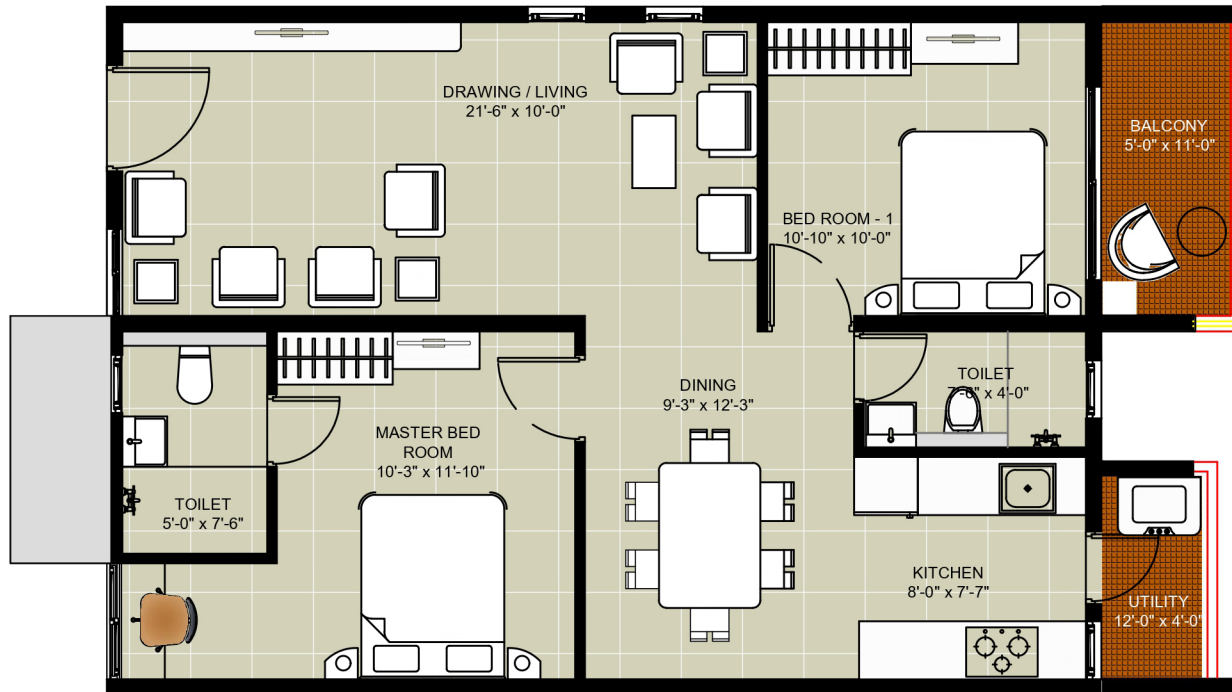
# FLOOR PLAN - 3BHK , TYPE -27 Saleable Area 1635 Sq.ft



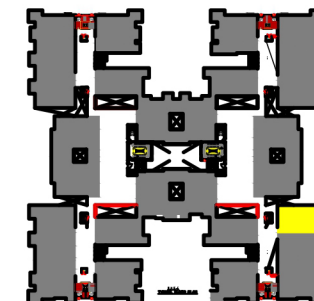
Areas	In Sqmts	in Sqft
Saleable Area	151.90	1635.00
Plinth Area	119.98	1291.46
Carpet Area	92.33	993.84
Balconies & Utilities	19.19	206.56



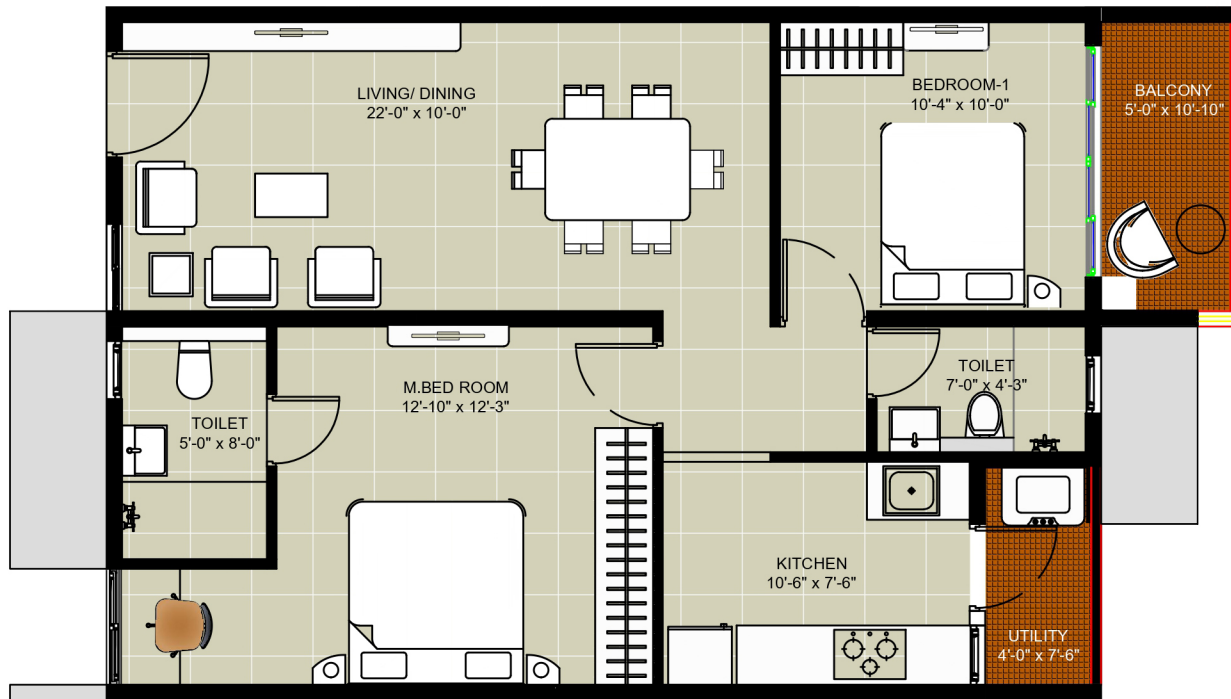
# FLOOR PLAN - 2BHK , TYPE -28 Saleable Area 1095 Sq.ft



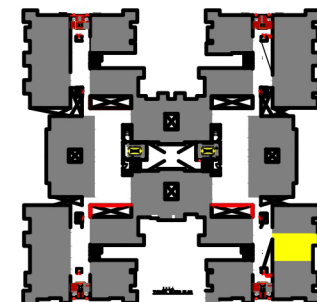
Areas	In Sqmts	in Sqft
Saleable Area	101.73	1095.00
Plinth Area	80.35	864.89
Carpet Area	67.85	730.34
Balconies & Utilities	7.74	83.31



# FLOOR PLAN - 2BHK , TYPE -29 Saleable Area 1050 Sq.ft



Areas	In Sqmts	in Sqft
Saleable Area	97.55	1050.00
Plinth Area	77.12	830.12
Carpet Area	65.54	705.47
Balconies & Utilities	7.43	79.98

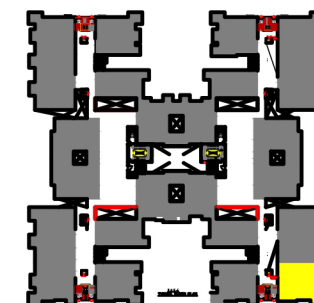


# FLOOR PLAN - 3BHK , TYPE -30

Saleable Area **1525** Sq.ft



Areas	In Sqmts	in Sqft
Saleable Area	141.68	1525.00
Plinth Area	111.81	1203.52
Carpet Area	92.36	994.16
Balconies & Utilities	12.39	133.37







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