

DREAMS FIND FORM
AT NIRVANA

Luxury Villas @ Pocharam



HIWA
NIRVANA





HORIZON OF PEACEFUL ABODES

Across Pocharam's growing landscape, villas rise in harmony with light and green. Each home is shaped for comfort, planned with elegance, and held in quiet assurance. Here, luxury feels natural, security is woven into design, and every evening carries the glow of a dream fulfilled, a horizon where life finds its calm reward.

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GATHERED IN QUIET PRIDE HOMES OF HARMONY TOGETHER

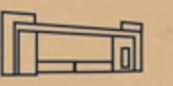
From above, the villas unfold as a planned expanse of light, space, and belonging. Wide avenues lead to secure entrances, green courts invite play, and the clubhouse stands as a center of gathering. Here, every detail, from design to landscape, shapes a community where comfort is collective, and luxury is lived together.

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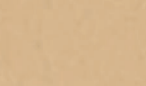
PROJECT FACILITIES & AMENITIES


HMDA + TG RERA
Approved Project


Grand Entrance
with Security Cabin


00 Acres
Villas Community


65%
Open Space


Shuttle / Badminton
Court


Well Designed
Villas


14,000 sft.
Clubhouse


24x7
Security


100% Vaastu
Compliant


Shuttle / Badminton
Court


Peaceful
Green Areas

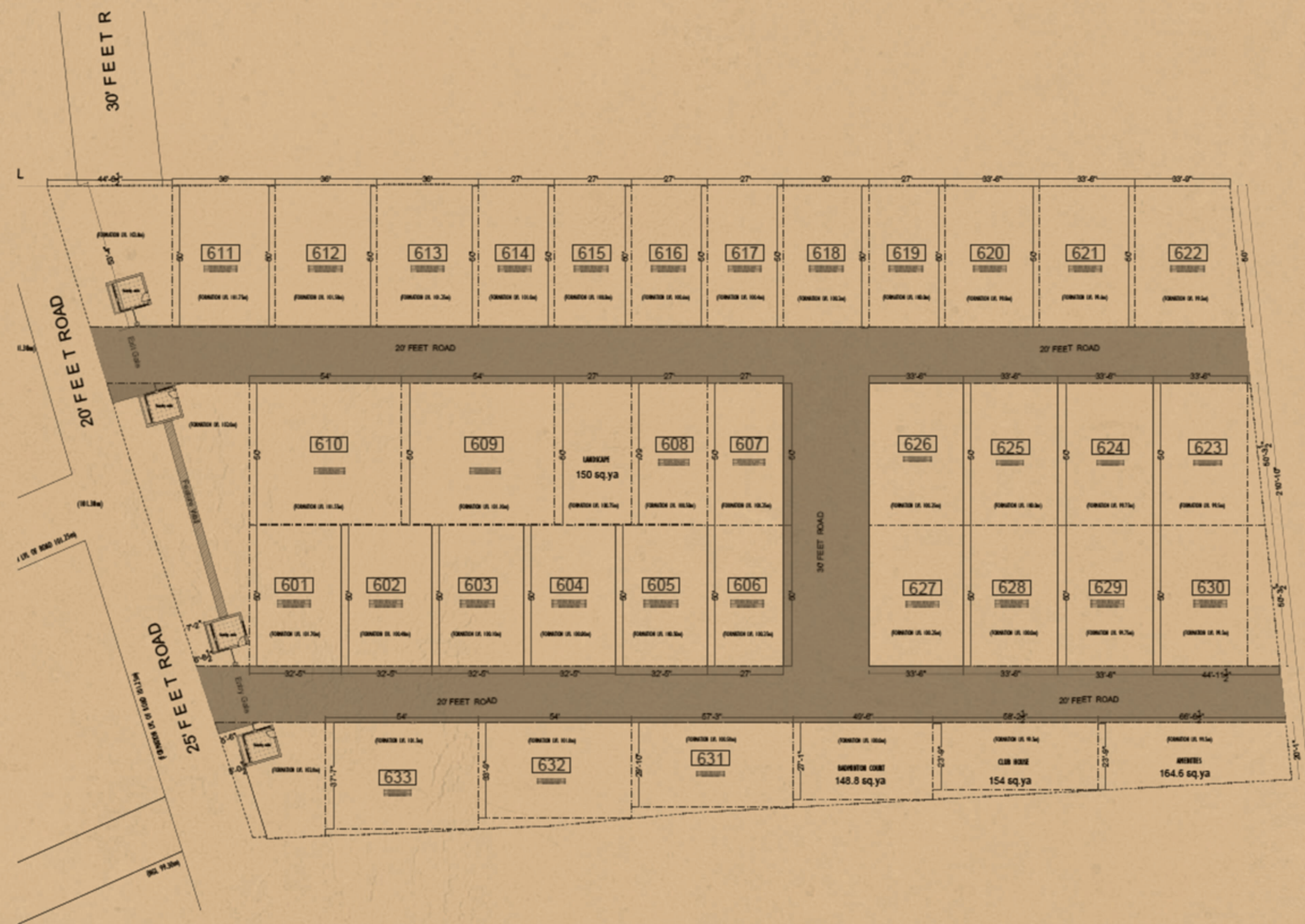

Children's
Activity Zone


Well-Designed
Landscape


Luxury Clubhouse
with Amenities


Swimming Pool &
Kids' Pool

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BELONGING
IN GENTLE MOMENTS

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Luxury Villas @ Pocharam



EACH DAY REVEALS ITS FINEST COMFORT AND GLOW FOREVER

Life here is a seamless journey where mornings open with light, afternoons move with ease, and evenings rest in calm. Villas stand in harmony with green spaces and every detail is shaped for presence. Luxury becomes the natural rhythm of living. Peace is constant, and paradise is felt in every breath.

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Sunlight enters like a blessing, tracing warmth across rooms shaped for grace and gathering. Spaces unfold from quiet lounges to cinematic corners, each one crafted to hold life gently. The south-facing rhythm carries clarity, comfort, and quiet pride. Within these walls, luxury breathes easily, and every day begins with the promise of something rare.

South Facing Villas

000 SQ.YDS	000 SQ.YDS	000 SQ.YDS	000 SQ.YDS	000 SQ.YDS
▲ 3 Bedrooms ▲ 1 Maid Room ▲ 1 Drawing Room ▲ 1 Living Room	▲ 1 Family Lounge ▲ 1 Kitchen ▲ 1 Dining Hall ▲ 1 Home Theatre	▲ 5 Toilets ▲ 2 Powder Rooms ▲ Car Parking ▲ Lift		

South Facing



000
SQ.YDS

Ground
00000 sft.

First
00000 sft.

Second
00000 sft.

Third
00000 sft.

Total Area
00000 sft.



000
SQ.YDS

Ground
00000 sft.

First
00000 sft.

Second
00000 sft.

Third
00000 sft.

Total Area
00000 sft.

TYPE 1

Villa No's: 6020, 6021, 6022, 6028, 6029, 6030



Ground Floor



First Floor



Second Floor



Third Floor

TYPE 2

Villa No's: 6014, 6015, 6016, 6017, 6019



Ground Floor



First Floor



Second Floor



Third Floor

South Facing



000
SQ.YDS

Ground
00000 sft.

First
00000 sft.

Second
00000 sft.

Third
00000 sft.

Total Area
00000 sft.



000
SQ.YDS

Ground
00000 sft.

First
00000 sft.

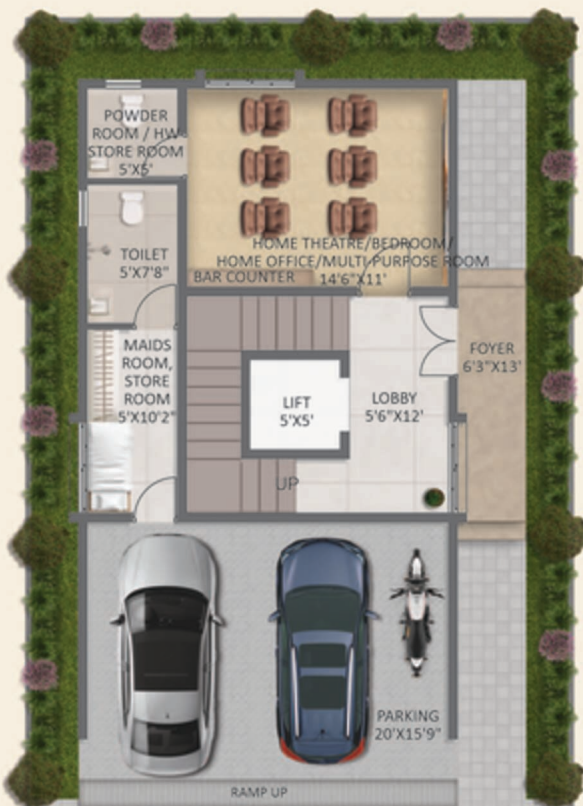
Second
00000 sft.

Third
00000 sft.

Total Area
00000 sft.

TYPE 3

Villa No's: 6018



DRIVEWAY

Ground Floor



First Floor



Second Floor



Third Floor

TYPE 4

Villa No's: 6011, 6012, 6013



DRIVEWAY

Ground Floor



First Floor



Second Floor



Third Floor

South Facing



000
SQ.YDS

Ground
00000 sft.

First
00000 sft.

Second
00000 sft.

Third
00000 sft.

Total Area
00000 sft.

TYPE 5

Villa No's: 6001, 6002, 6003, 6004, 6005



Ground Floor



First Floor



Second Floor



Third Floor

HAVEN
FOR LEISURE LIVING

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WALKS INVITE EASE
GENTLE LIVING
HARMONY

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**STRUCTURE**

RCC Framed structure as per IS 456(2000)

**MASONRY**

- > External: 9" Red Brick Masonry
- > Internal: 4.5" Red Brick Masonry

**DOORS & WINDOWS**

- > Main Door: Both sides polished Teak finish Shutter with hard wood frame.
- > Bedroom doors: Membrane Doors with hard wood frame.
- > Bathroom doors: Waterproof WPC Doors.
- 3 Track UPVC Sliding windows with Mosquito Mesh Shutter.

**FLOORING**

- > Living, Dining, Bedrooms, Kitchen: DoubleCharged Vitrified Tiles.
- Balconies, Utility, Toilets - Flooring: Anti-skid Ceramic Tiles.
- > Toilets: Glazed Finished wall Tiles up to Lintel height.
- > Parking flooring: IPS/Heavy Duty Tiles/Tandur Stone
- > Staircase: Granite / Marble / Vitrified Tiles
- Only premier brands used(Johnson/Kajaria/ CERA/ Somany (or equivalent))

**PLASTERING**

- > Internal & External: Smooth finish Plastering with Recron 3S Polypropylene Fibre, which prevents air cracks in plastering

**KITCHEN**

- > Provision for Aquaguard /RO
- > Provision for Washing machine and one tap
- > will be provided in the Utility
- > Gas Bank at Utility

**TOILETS**

- > Sanitaryware of Jaguar/Cera make.
- > Taps of Chromium Plated Fittings of Jaguar/Plumber Make.
- > Provision for Geyser
- > Hot water provision for Wash basin
- > Water Meter to monitor the water level

**ELECTRICAL & COMMUNICATIONS**

- > Fire-resistant Copper wires and Modular Switches
- > Telephone & Data Point in Living area
- > TV Point in Living and Master Bedroom
- > Provision for car charging points in parking area
- > Solar Power Back-up for Common area & Street Lights

**PLUMBING**

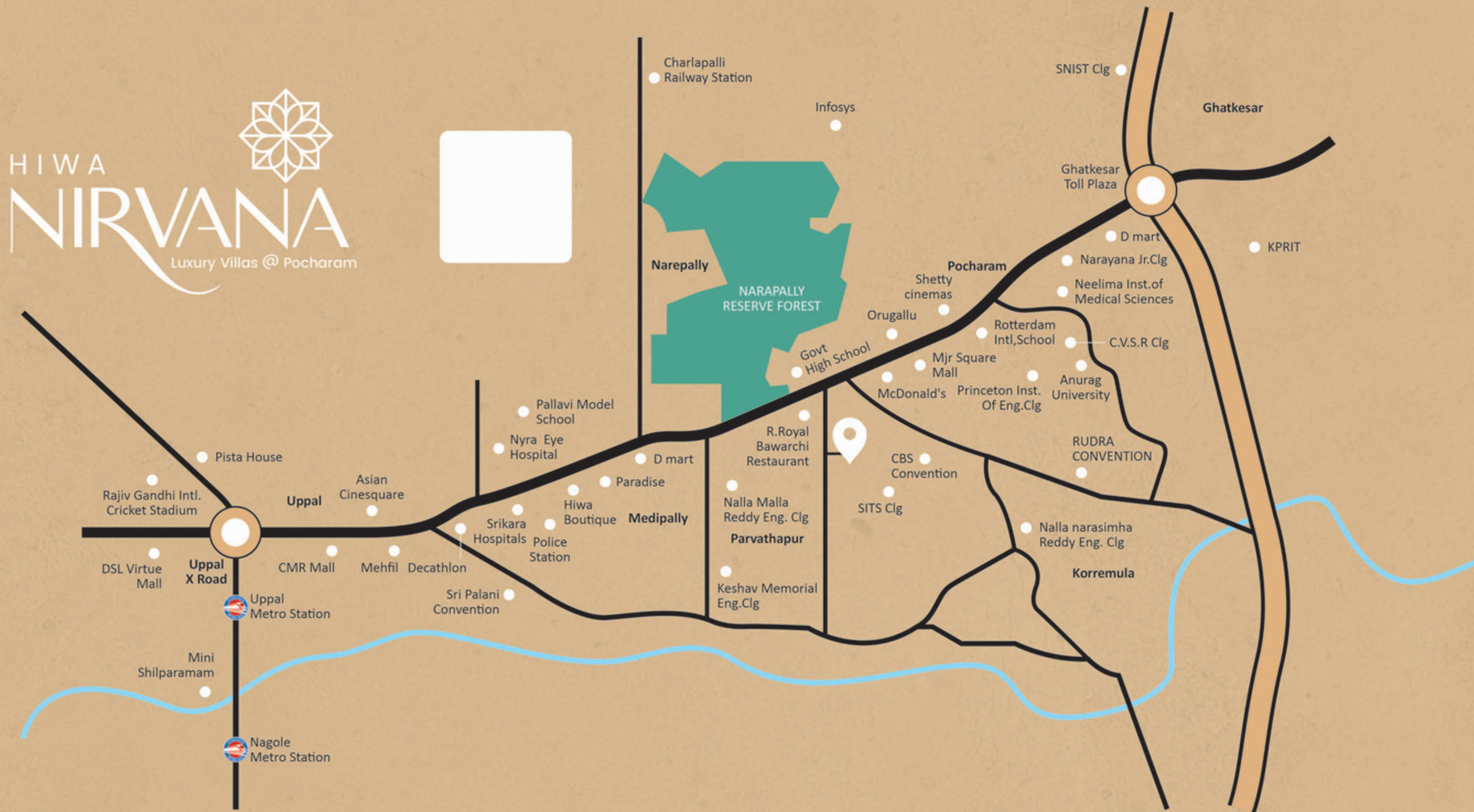
CPVC Pipes for Water Lines and PVC Pipes for Sewage lines

**PAINTING**

- > Internal walls: Premium Emulsion Paint
- > External Walls: Weather-proof exterior emulsion paint over nano Polymer waterproof painting
- > Enamel Painting for Grills & Railings

**SECURITY**

- > Provision for CCTV at strategic locations
- > 24 hours main gate security
- > Solar Fencing for complete community

**EDUCATION**

ENTERTAINMENT

HEALTH

IT PARK



