

Experience an elevated lifestyle with



Redefining urban homescapes



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**ART OF LUXURY  
SCIENCE OF AFFORDABILITY**

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

And this art, is Affordable too!  
At **Vivanta**, discover how this magic  
of double delight unfolds.



**COME HOME TO HAPPINESS**

VIVANTA  
**CENTRAL  
COURT  
ANNEX**  
AT MOKILA



VIVANTA  
CENTRAL  
COURT  
ANNEX  
AT MOKILA

At Vivanta Central Court Annex, you will be living in tastefully built spacious homes, with ample open spaces, greenery and all the modern amenities that one can ask for. And, what's more? All this and more at great prices..

### Value Packaged Like Never Before

1. LUXURY RESIDENTIAL AREA
2. EASY TO OWN
3. RAPID CAPITAL APPRECIATION
4. STRATEGIC LOCATION WITH GREAT CONNECTIVITY
5. FULLY DECKED CLUBHOUSE

WIPRO CAMPUS

GACHIBOWLI

FINANCIAL DISTRICT

NARSINGI

KOKAPET

GANDIPET

ICFAI BUSINESS SCHOOL

VIVANTA  
CENTRAL  
COURT  
ANNEX  
AT MOKILA

**@ Mokila**  
Just a 20 min hassle free  
drive from Gachibowli








Stay in a location surrounded by  
picturesque neighbourhood, dotted with  
tastefully built villas and gated  
communities. With a well laid 120 feet  
road connecting to the IT hub of  
hyderabad.

01 LUXURY RESIDENTIAL AREA





## Luxury is a well planned spacious home with :

-  A Fully Decked Clubhouse
-  Fully Equipped Gym
-  Badminton Court
-  Indoor Games
-  Multi-purpose Hall
-  Jogging Track
-  Children's Play Area

**@ affordable prices**

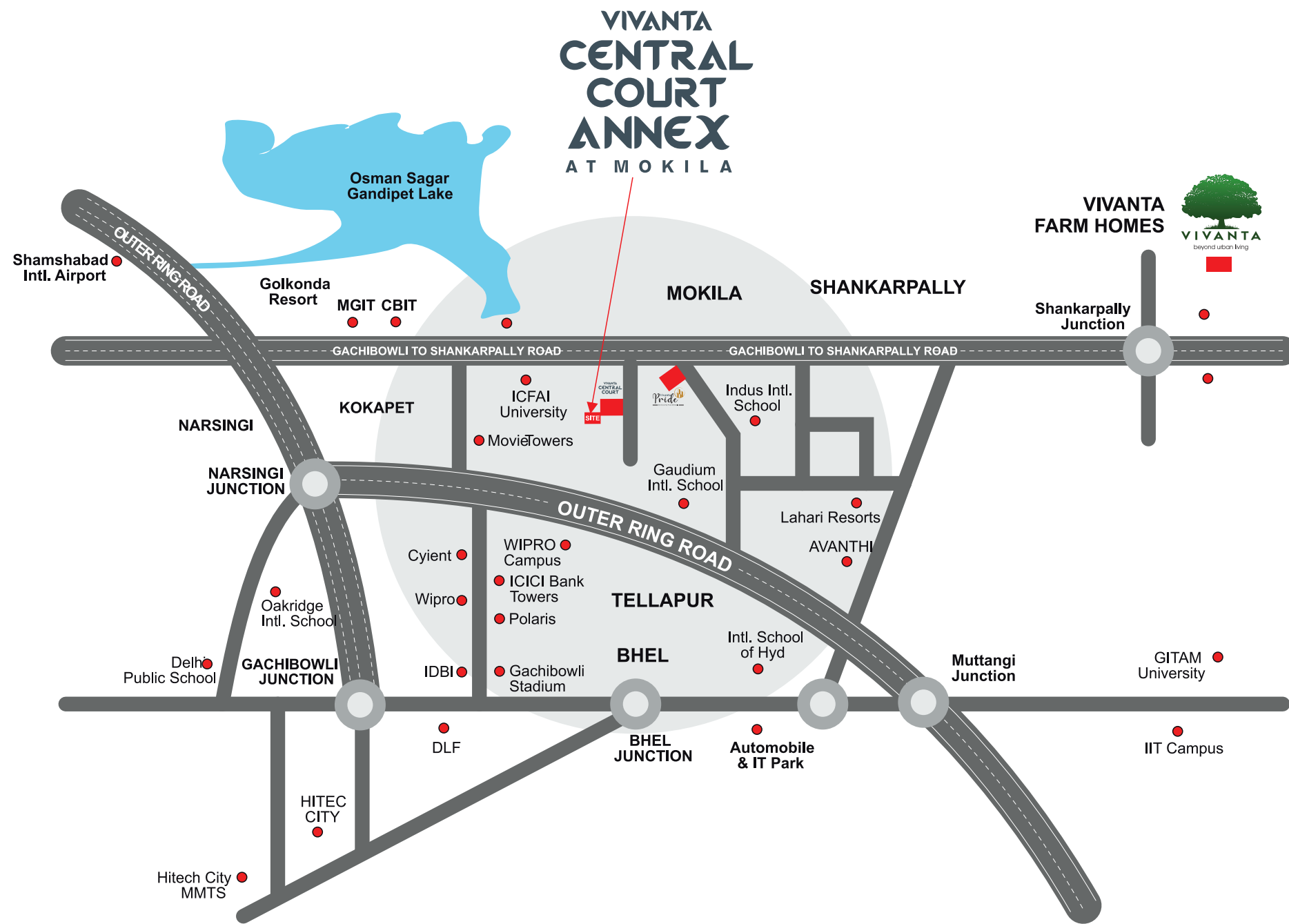


**Settle for rental property or  
be a proud Home Owner.**

Choose to live in a premium gated community with all the amenities one can ask for, gift your family a lifestyle they cherish. With NCD's Vivanta Central Court Annex, all this comes with a rapid capital appreciation.



**04 STRATEGIC LOCATION WITH GREAT CONNECTIVITY**



**Luxury is when Location with all the conveniences just a stone's throw away meets great connectivity!**

**With Vivanta Central Court Annex**

you invest not just in a great home but also in sure shot development that ensures rapid appreciation of your capital, Great connectivity via 120 feet road to Gachibowli with just a 20 minute drive and convenience of having everything you need right around the corner.



ICFAI University



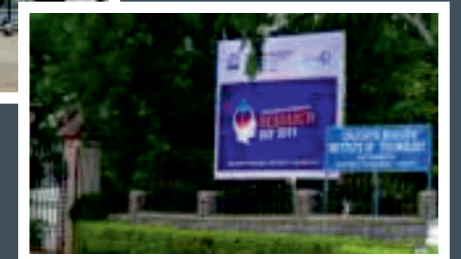
Gaudium School



ICICI Towers



Indus International School



CBIT

**Schools**

- Indus Intl. School 5 mins
- Prachin Global 5 mins
- Gaudium Intl. School 10 mins
- Samasthi Intl. School 10 mins
- Birla Open Minds 10 mins

**Colleges**

- CBIT 10 mins
- MGIT 10 mins
- ICFAI 5 mins

**Fun**

- Sky Zone Trampoline Park 10 mins
- Golconda Resorts 15 mins

**Neighbourhood**

- Financial District 20 mins
- Kokapet 15 mins
- Gandipet 15 mins
- Shankarpally 10 mins

**Connectivity**

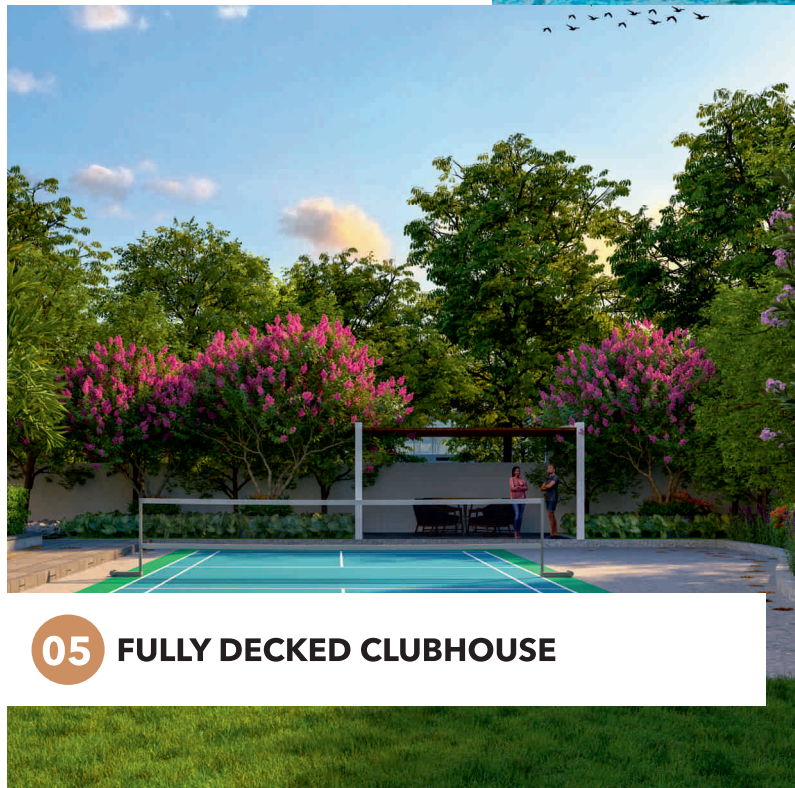
- Shankarpalli Railway Station 5 mins
- Nagulapalli Railway Station 10 mins
- Airport 45 mins



Indoor Games Lounge



Roof-top Pool



Badminton Court

**05 FULLY DECKED CLUBHOUSE**

Be it Work from Home cabins or a Multipurpose hall or a rooftop pool at Vivanta Central Court Annex we have it all in our G + 3 storied clubhouse. Experience an elevated lifestyle with **NCD**.



**GROUND FLOOR**

GYMNASIUM, SUPER MARKET, OFFICE ROOM

**THIRD FLOOR**

RESTAURANT, GUEST ROOMS

**FIRST FLOOR**

INDOOR GAMES ROOM, WORK FROM HOME CABINS

**TERRACE**

SWIMMING POOL

**SECOND FLOOR**

FUNCTION HALL WITH DINING AREA



# VIVANTA CENTRAL COURT ANNEX AT MOKILA

## TYPICAL FLOOR PLAN

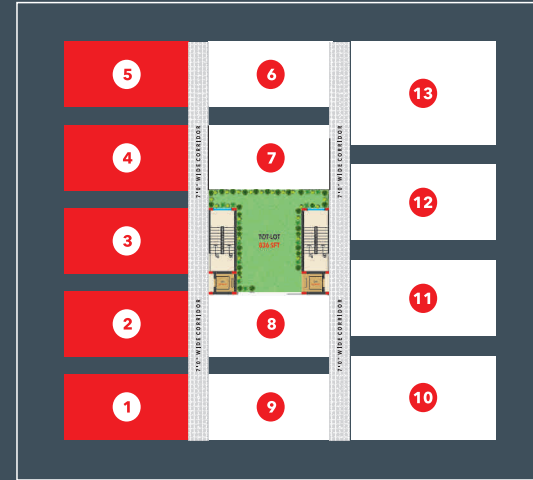
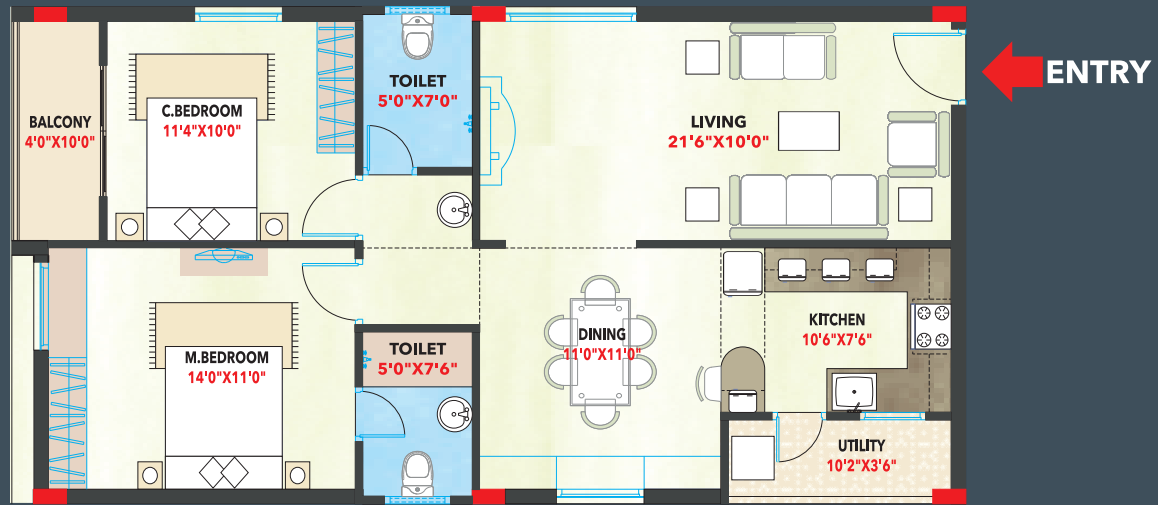


### PROJECT HIGHLIGHTS

- HMDA approved Luxury Project • 1 Block, G+5 Floors • 77, 2 & 3-BHK Flats
- 1219 Sft - 2272 Sft sizes • 100% Vasthu • Designer Landscaping
- Fully Decked Clubhouse • No Common Walls • Standard UPVC Windows
- 4 Elevators • Cellar Parking • 24 Hours Security with CCTV Cameras
- Intercom facility • 100% Power Backup



# TYPE -1 EAST FACING

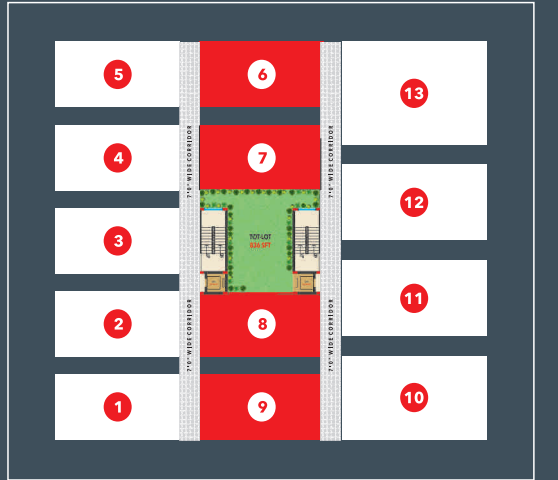
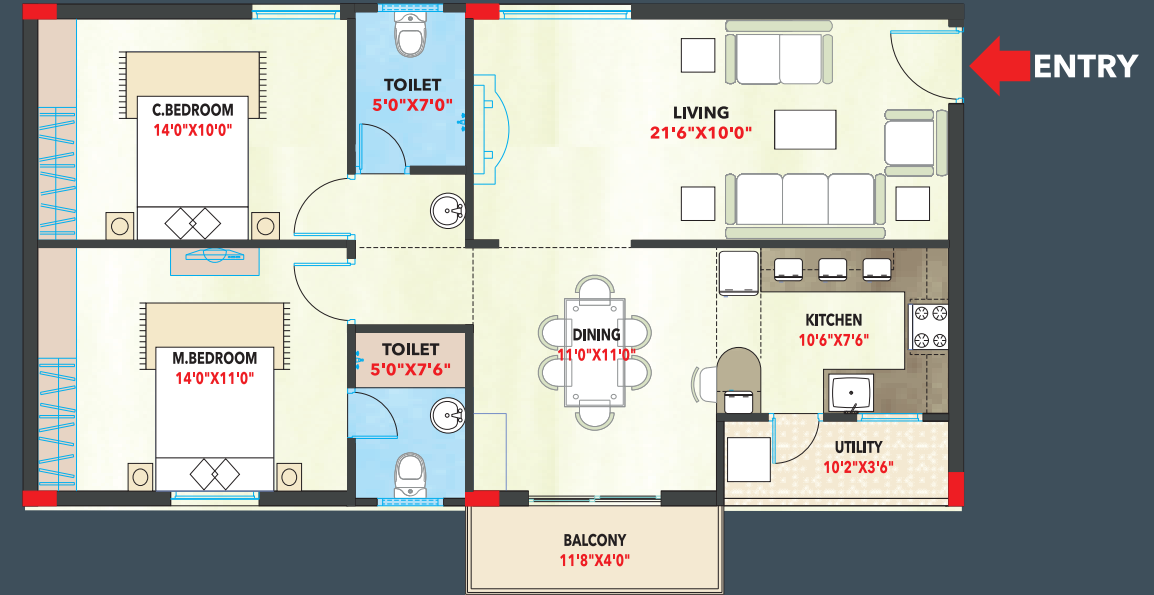


### KEY PLAN

- Flat No. : 1 | 1219 SFT
- Flat No. : 2 | 1219 SFT
- Flat No. : 3 | 1219 SFT
- Flat No. : 4 | 1219 SFT
- Flat No. : 5 | 1219 SFT



# TYPE -2 EAST FACING



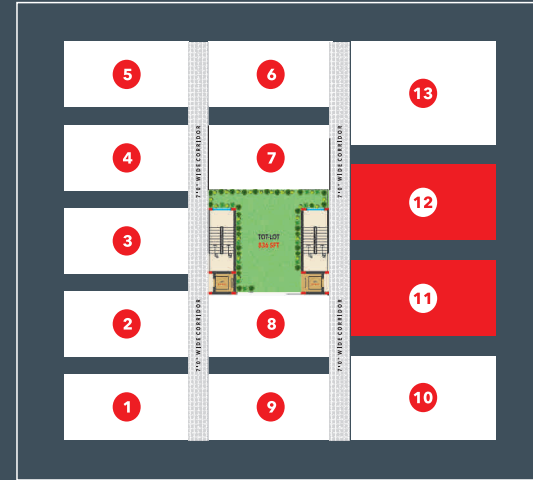
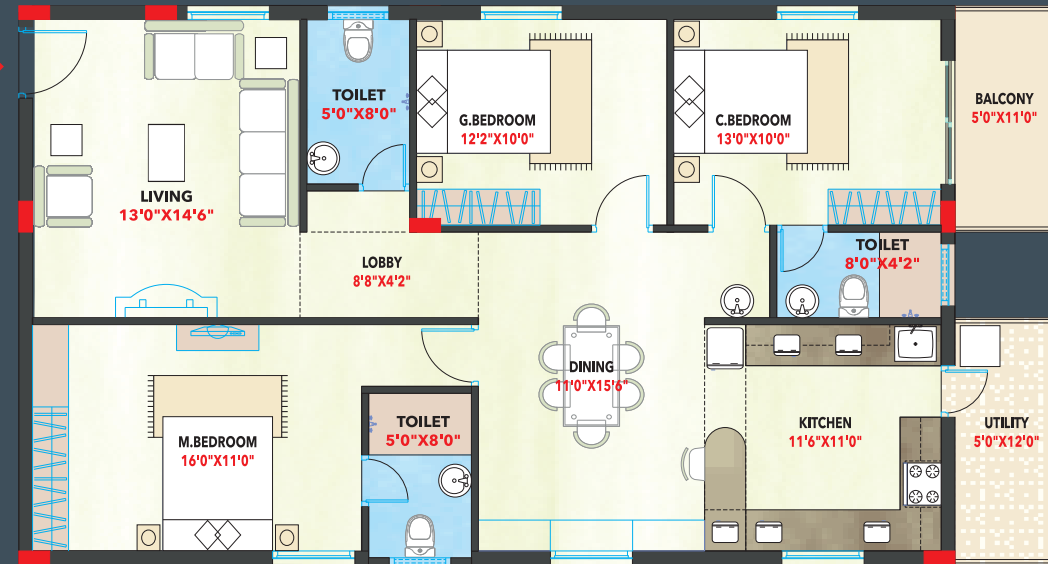
### KEY PLAN

- Flat No. : 6 | 1263 SFT
- Flat No. : 7 | 1263 SFT
- Flat No. : 8 | 1268 SFT
- Flat No. : 9 | 1263 SFT



# TYPE -3 WEST FACING

ENTRY →



## KEY PLAN

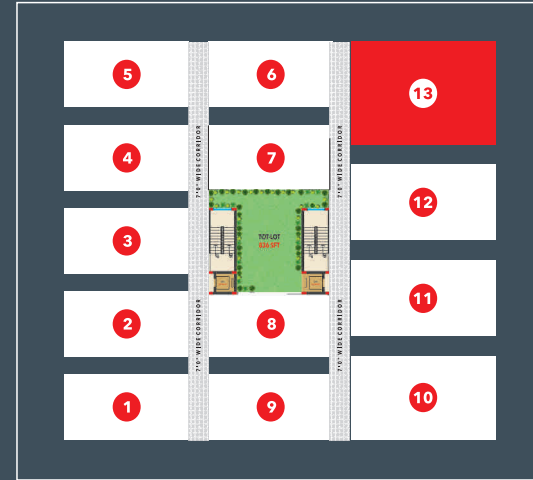
Flat No. : 11 | 1689 SFT  
 Flat No. : 12 | 1689 SFT

ENTRY →



# TYPE -4 WEST FACING

ENTRY →



## KEY PLAN

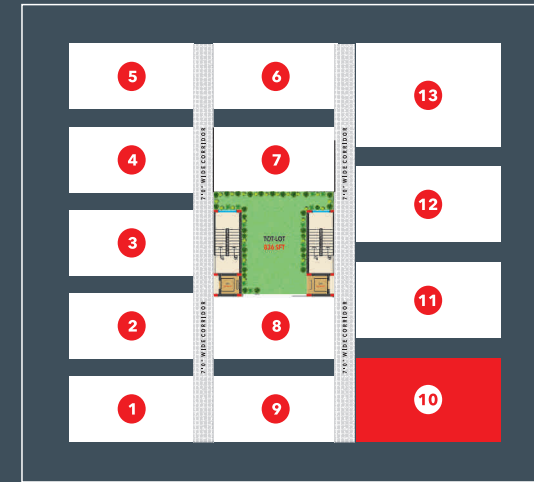
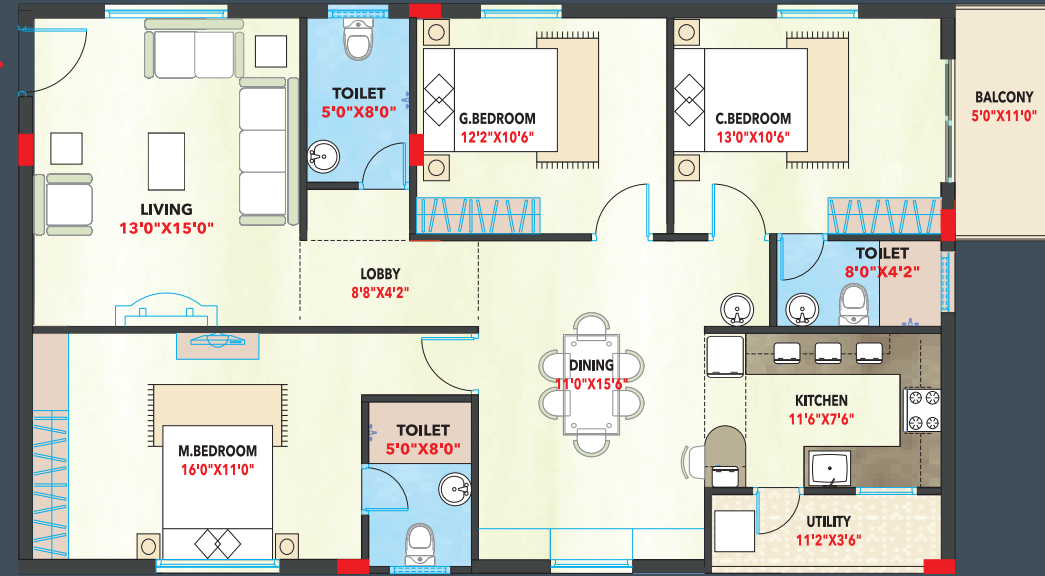
Flat No. : 13 | 2272 SFT

ENTRY →



# TYPE -5 WEST FACING


ENTRY



KEY PLAN  
Flat No. : 10 | 1645 SFT

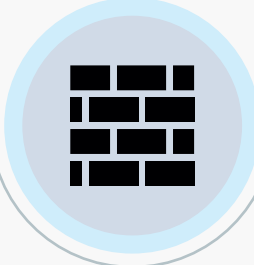
ENTRY






**STRUCTURE**

- Framed Structure : RCC Framed Structure to with stand wind & seismic
- 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 Birla/Asian make Level plast will be smooth Birla Wallcare Putty



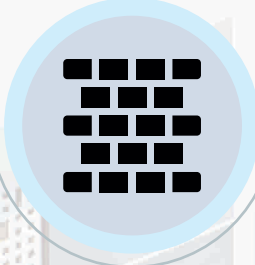
**DOORS & WINDOWS**

- 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, DINNING: Vitrified tiles of 800x800 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 Finolux make
- Anchor/Crabtree/Legrand or equivalent make 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 all flats
- 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



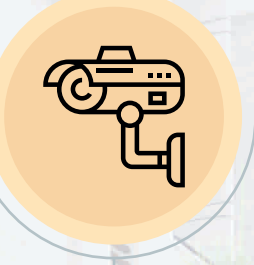
**ELEVATORS**

- 2 KONE make 6-passengers capacity elevators with integrated auto door system.



**CAR PARKING**

- Covered car parking



**CC CAMERAS**

- Common areas, set backs, Tot lots, parking's.

*Lifestyle Specifications  
That Is Value For Money*