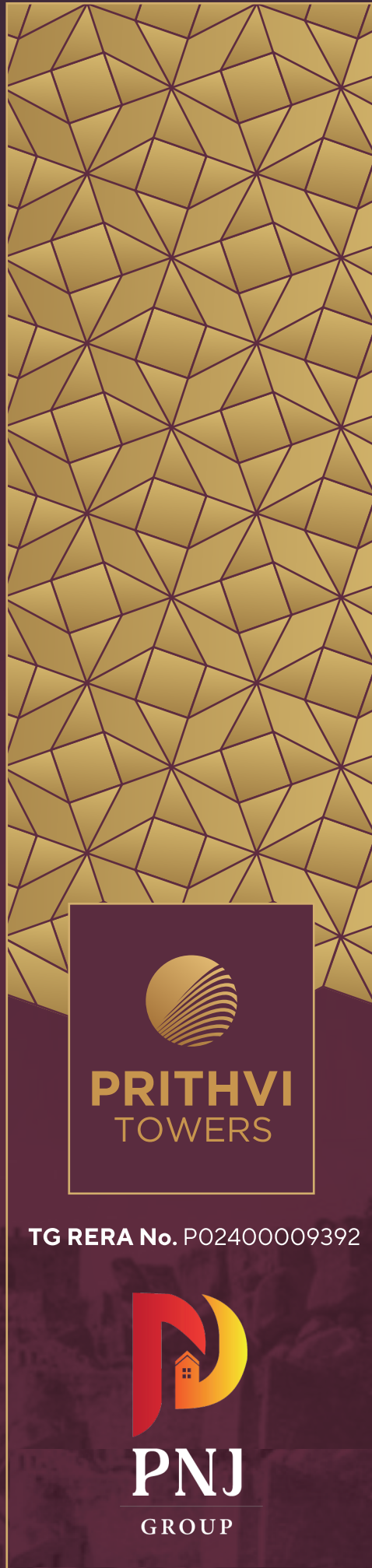


AIMING HIGH WITH LUXURY
THAT TOUCHES THE SKY

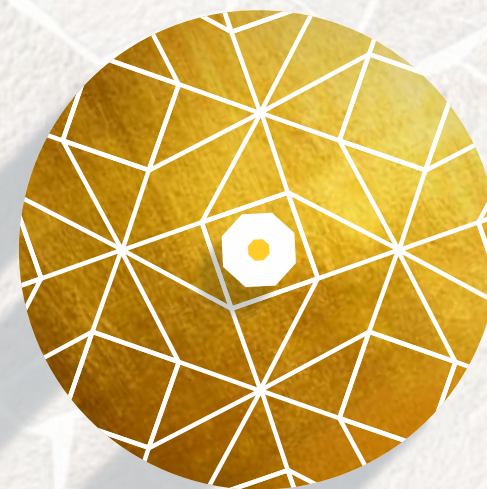
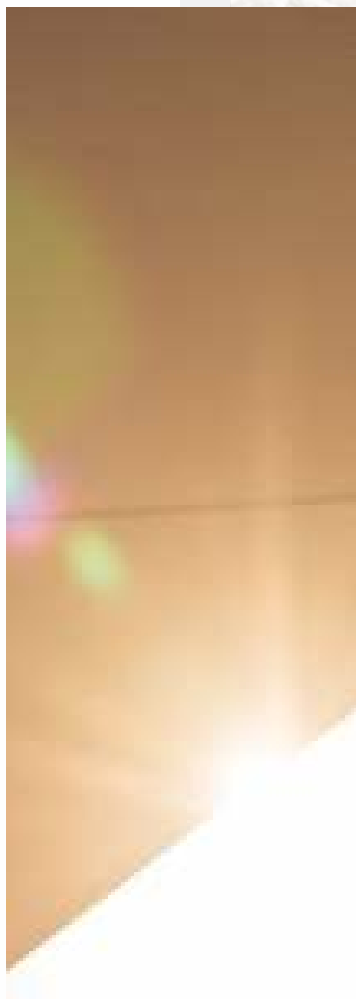



PRITHVI
TOWERS

TG RERA No. P02400009392


PNJ
GROUP

PREMIUM RESIDENCES @ NEKNAMPUR, HYDERABAD



IN THE SHADOW OF GOLKONDA, A LEGACY RISES

An endeavour to reinterpret Nawabi architectural elegance, with views that draw inspiration from the majestic Golkonda Fort. In the evolving heart of Alkapuri Township, apartment living is redefined into the grace of true home living. With purposeful scale and timeless proportion, each vertical residence embodies a distinct identity. Where heritage and modernity rise together.

FOR THOSE WHO LIVE TO THE

FULLEST

A distinguished community designed
for inspired living. Where every
moment invites connection, comfort,
and the joy of a life well-lived.

EXPERIENCE THE TRUE
ESSENCE OF LIVING.

WHERE EVERY DETAIL AROUND YOU
REFLECTS PERFECTION AND PURPOSE.



This is what living is all about. Everything around you is perfect, the timeless view of Golkonda Fort, the grace of Nawabi, inspired architecture, and the comfort of spaces crafted with intention. Lush outdoor realms, curated luxuries, and serene terrace life come together to elevate everyday living into a refined experience.

Premium residences in Nekkampur,
Hyderabad where inspired design is
seamlessly blended with the art of living well.

Indulge in the epitome of luxury with expansive 3 & 4 BHK units, designed to offer unmatched comfort and sophistication. Each home boasts spacious sitouts, with most units facing lush greenery and breathtaking views, blending serenity with elegance. Every corner of your home is crafted to enhance your lifestyle, where privacy, space, and natural beauty come together seamlessly, offering a life of unparalleled luxury and tranquility.

ELEGANT DESIGN IN A
BEAUTIFUL SETTING



INVITING YOU TO EXPERIENCE A NEW
LEVEL OF REFINED LIVING WHERE
YOU TRULY BELONG.





2.08
ACRES

1664 TO
3983 SQ. FT.

G+14
FLOORS

14 UNITS
PER FLOOR

3
PODIUMS

16,000
SQ. FT.
CLUBHOUSE

1
BASEMENT
PARKING

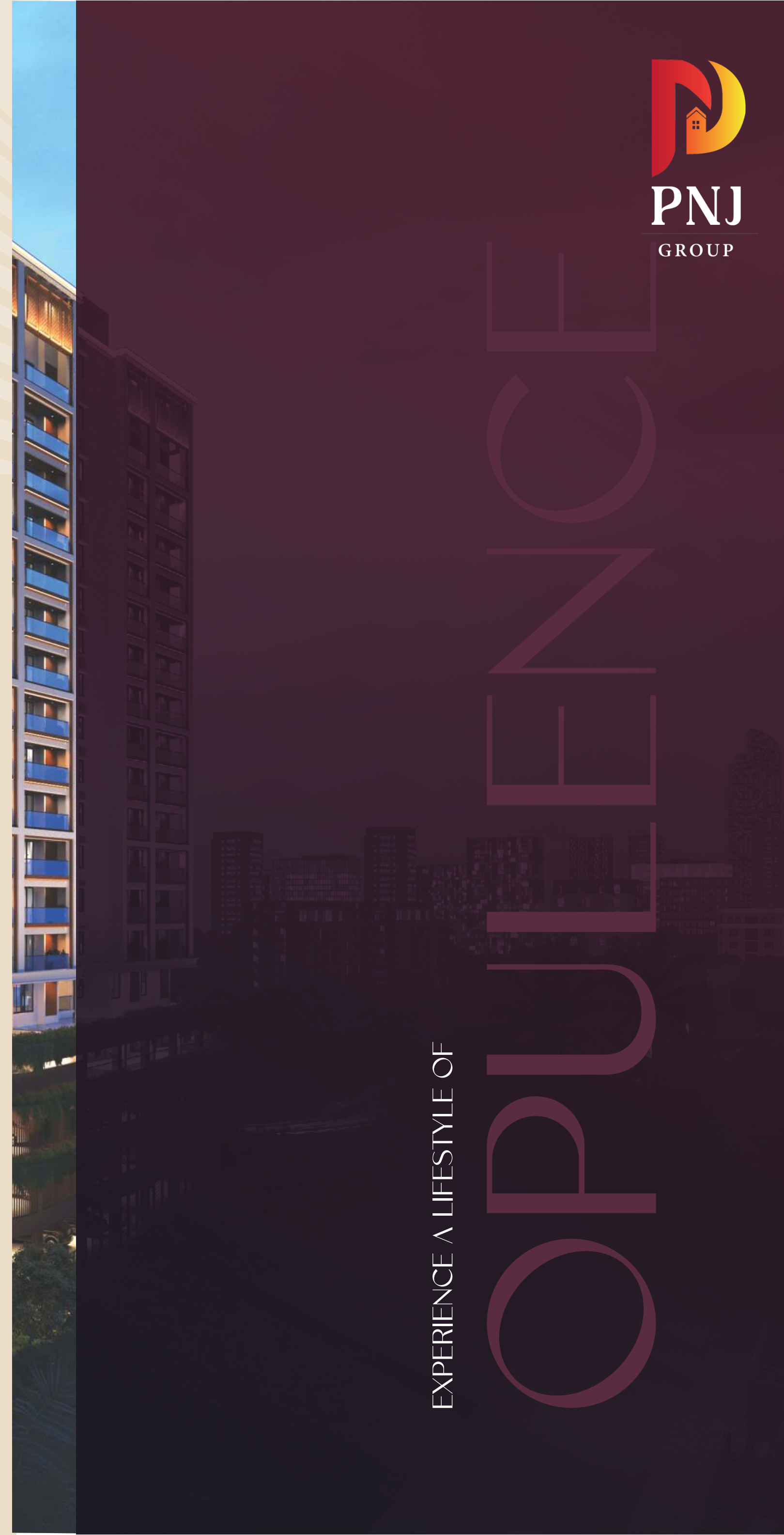
3&4 BHK

203 UNITS



EXPERIENCE A LIFESTYLE OF

PRITHVI



EXPERIENCE THE EPITOME OF URBAN LUXURY

HIGHLIGHTS

HMDA & RERA Approved Project.

◆ **PREMIUM LIVING FEATURES**

3 BHK & 4 BHK Premium Residences.

Vaastu Compliant Units.

Approx 30% of the Area Is Left Open, Providing Spaciousness and Fresh Air.

Over 50% of Flats Face Lush Greenery for Natural Views and Tranquility.

Staggered, Spacious Balconies Provide Panoramic Views and Luxury Living.

◆ **SAFETY & UTILITIES**

EV Charging Point Will Be Provided With Additional Cost.

100% Power Backup Provided for All Apartments (Except ACs and Geysers).

Centralized Gas Supply With Pre-Paid Gas Meters.

Domestic Water Supplied Through A Water Softening Plant.

Sewage Treatment Plant (STP) Provided for Landscaping and Flushing Purposes.

◆ **COMFORT & CONVENIENCE**

Two Covered Car Parking Spaces Per Flat.

Access Ramps at All Entrances for Disabled-Friendly Movement.

High Speed Passenger Lifts With ARD.

◆ **LIFESTYLE & COMMUNITY**

Separate Designated Pet Area Within the Gated Community.

Expansive Walking and Jogging Area for Health and Recreation.



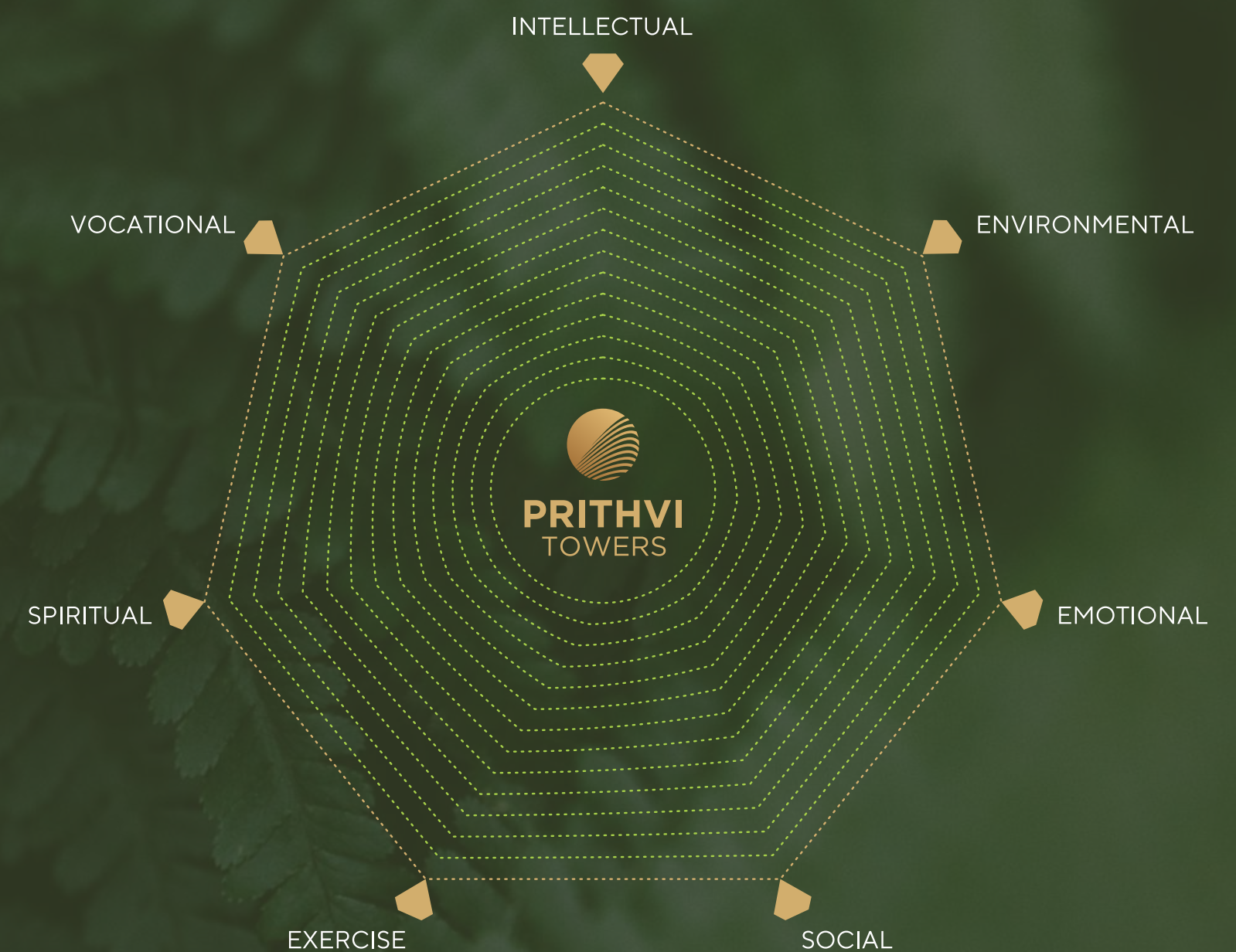
A SANCTUARY
CALLED HOME





A SPACE FOR EVERY ASPECT OF LIFE

Where every space fosters social connection, intellectual engagement, emotional balance, physical well-being, and sustainable living — all within a vibrant community that adapts to modern needs.





LEGEND

- Senior Citizen Seating area
- Kids imagination Area
- Seat Court
- Badminton Court
- Futsal Court
- Practice Nets
- Tree Court
- Party Lawn
- Open Air Theatre
- Kids Play area
- Sensory Garden
- Pet Play Park
- Board Walk

MASTER PLAN



UNIT-8 | 3983 SQ. FT.

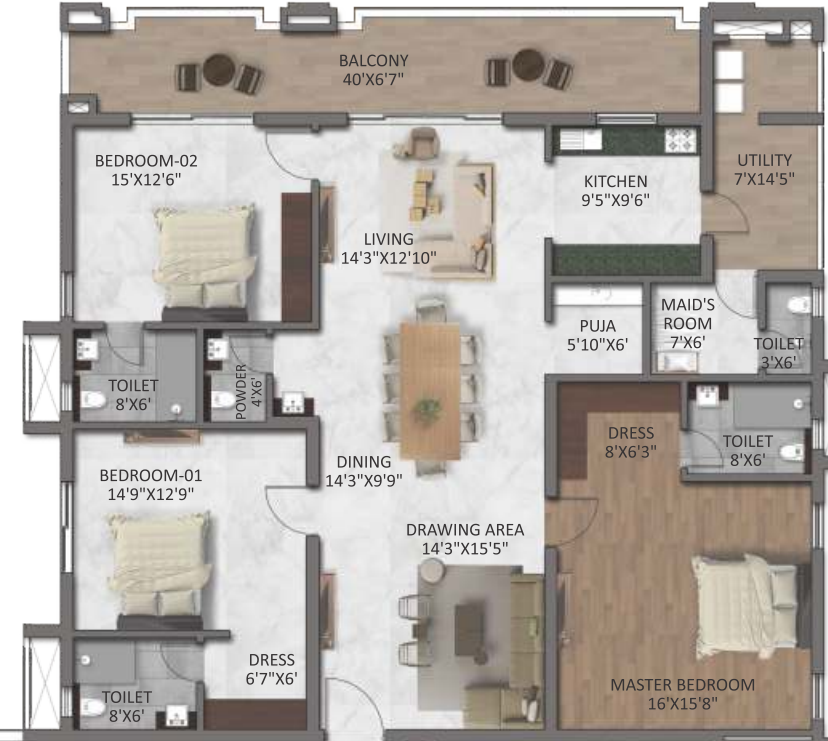


UNIT-7 | 2536 SQ. FT.

UNIT-9 | 1706 SQ. FT.



UNIT-10 | 2869 SQ. FT.



UNIT-11 | 2882 SQ. FT.



UNIT-12 | 3263 SQ. FT.



UNIT-13 | 2876 SQ. FT.



UNIT-6 | 2319 SQ. FT.



UNIT-5 | 1664 SQ. FT.



UNIT-4 | 1860 SQ. FT.



UNIT-3 | 1860 SQ. FT.



UNIT-2 | 1874 SQ. FT.



UNIT-14 | 1867 SQ. FT.



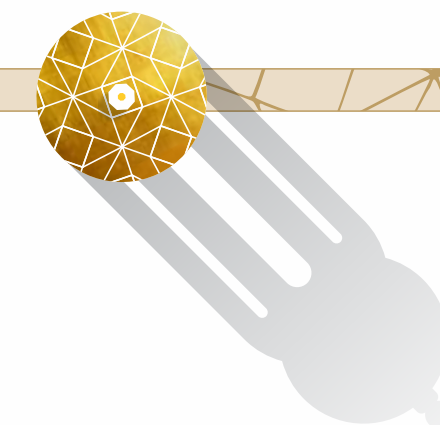
UNIT-1 | 3122 SQ. FT.





A TERRACE THAT ELEVATES EVERY MOMENT

With cabanas, cozy seating, active zones, yoga spaces, and dedicated kid's areas the terrace is a sanctuary for relaxation, fitness, and family fun.





THE ULTIMATE URBAN EXPERIENCE
LUXURY TERRACE LIVING



TERRACE AMENITIES

- ◆ Gathering Space
- ◆ Yoga Deck
- ◆ Multipurpose Area
- ◆ Geometric Terrace
- ◆ Aerial Yoga
- ◆ Stepped Seating
- ◆ Services Area
- ◆ Senior Citizen Area
- ◆ Smart Hub
- ◆ Swing Zone
- ◆ Outdoor Gym & Monkey Bar
- ◆ Smart Hub Cabana



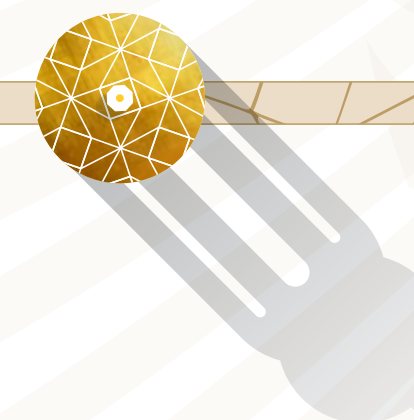


A CULINARY JOURNEY
ELEVATED BY PANORAMIC TERRACE VIEWS



LUXURY FINDS ITS LOUNGE

Step into a world of opulence at the clubhouse, where Nawabi charm meets modern grandeur. With a semi-covered pool overlooking Golkonda Fort and lush gardens, it's perfect for royal gatherings or peaceful evenings. Every corner blends luxury, leisure, and community in true Nawabi style.



CLUB HOUSE

16,000 SQ.FT

- ◆ Indoor Play Area
- ◆ Library
- ◆ Cafe/Creche
- ◆ Banquet Hall
- ◆ Meeting Area
- ◆ Guest Rooms
- ◆ Gym/Yoga
- ◆ Gym
- ◆ Kids Play Area
- ◆ Swimming Pool
- ◆ Cabana
- ◆ Seat Court
- ◆ Smart Deck
- ◆ Cube Seating
- ◆ Skating Rink
- ◆ Kids Imagination Area
- ◆ Ribbon Seating





BREATHE, MOVE, MINGLE ALL IN ONE SPACE

Step into open-air courts, green trails, and playful zones that spark energy and joy. Find balance in yoga lawns or thrill in games under the open sky. Every space here invites you to live freely, fully — together.





WHERE ACTIVE LIVING
MEETS URBAN ELEGANCE



EMBRACE THE SPIRIT OF SPORTS AMIDST SERENE OUTDOORS

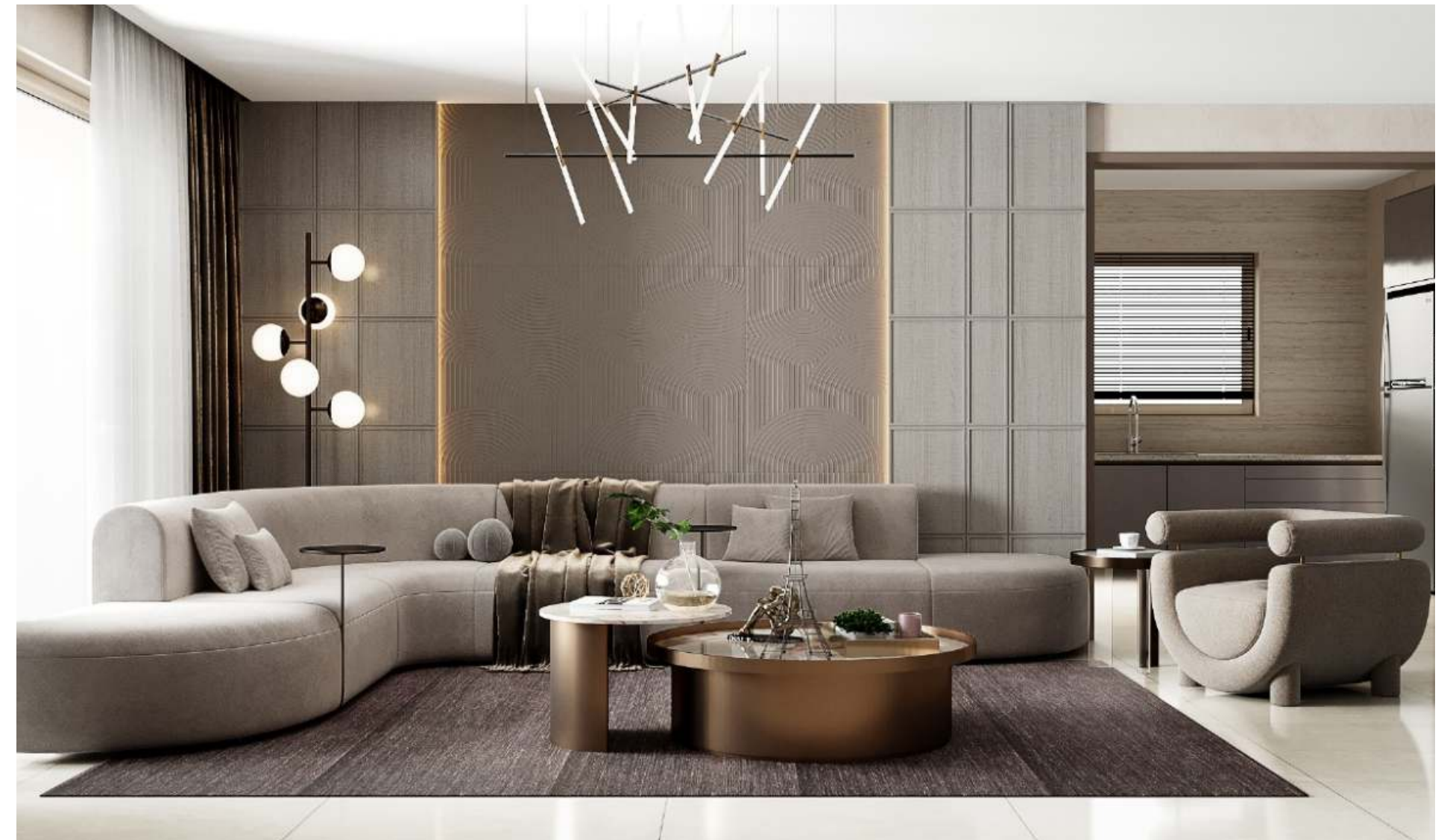
- ◆ Party Lawn
- ◆ Tree Court
- ◆ Open Air Theatre
- ◆ Sensory Garden
- ◆ Pet Play Area
- ◆ Active Play Area
- ◆ Cricket Practice Net
- ◆ Badminton Court
- ◆ Futsal Ground
- ◆ Board Walk



YOUR GATEWAY TO
ELITE ADDRESS



HEALTHY LIVING IS EQUAL TO
WEALTHY LIVING





SOLID, SECURE, CRAFTED
TO PERFECTION
YOUR PEACE OF MIND IS
GUARANTEED.

Our commitment to quality is only comparable to the class our patrons belong to and the success they have achieved.

◆ SUPER STRUCTURES

R.C.C framed structure to with stand Wind & Seismic loads / Autoclaved Aerated Concrete Block / Cellular Concrete Blocks.

◆ DOORS, WINDOWS, RAILINGS

Main doors : 8 feet Engineered frame and Veneer shutter with P.U Polish.

Internal doors : Engineered frame and shutter with both sides laminate finish.

Windows, Door cum windows, Utility Doors : UV resistant reputed make UPVC provision for Mosquito mesh for all sliding windows.

Grills for windows : MS grills provided to Ground floor flats only standard design window grills for upper floors will be provided at extra cost.

Balcony Railings : Glass /MS Railing wherever applicable.

◆ PAINTING

External : Textured Finish with weather proof exterior grade emulsion.

Internal : Smooth Putty Finish with 2 coats of premium acrylic emulsion.

◆ FLOORING

Drawing , Living , Dining all Bedrooms & Kitchen: Vitrified tiles of reputed make.

Bathrooms : Anti skid Ceramic Tiles of reputed make.

All Balconies : Anti skid Ceramic Tiles of reputed make.

Utility : Anti skid Ceramic Tiles of reputed make.

Corridors & Lift Lobbies : Vitrified tiles of reputed make.

Staircase : Kota Stone / Vitrified Tiles.

◆ TILE CLADDING

Bathrooms : Glazed Ceramic Tiles upto 7' height.

Utility : Glazed Ceramic Tiles upto 3' height.

◆ KITCHEN

Water Provision : Provision for Municipal or borewell Water Connection.

Other Accessories : Provision for fixing of water purifier and chimney.

SPECIFICATIONS

◆ UTILITY

Washing Machine Provision for Washing Machine & Dish washer.

◆ CP & SANITARY FITTINGS

Bathrooms :

Wash basin with counter, Provision for hot water.

EWC with concealed flush tank.

All the washroom Fittings are Chrome plated.

Provision for Geyser's in all bathrooms.

False Ceiling in all bathrooms.

◆ ELECTRICAL

Power outlets for air conditioners in all bed rooms, living and drawing room.

Plug points for T.V in Living and all Bedrooms.

3 phase supply for each unit with individual meter boards.

Miniature Circuit Breakers (MCB) for each distribution boards.

Concealed FRLS Copper Wiring.

◆ MODULAR SWITCHES

Kitchen : Power plug for Cooking range, Chimney & Refrigerator , Micro oven, Mixers/ Grinders in kitchen.

Utility Area : Power Plug for Washing machine and dish wash.

◆ TELECOMMUNICATIONS, CABLE TV & INTERNET

Telephone Points : Telephone Points in Living / Drawing.

Intercom Facility : Intercom Facility to all the Units Connecting Security.

Cable TV : Provision for Cable Connection for Bed Rooms & Living Room.

Internet Provision for Internet connection.

◆ ELEVATORS / LIFTS

Passenger lifts : High Speed passenger lifts as per NBC Norms with ERD.

Flooring for Car Finish : Granite/ Tile

Fire / Service : Lift As per NBC Norms

◆ WTP & STP

Domestic water made available through an Exclusive water softening plant (Not RO Plant).

A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & Flushing Purpose.

Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.

Water meters for each unit for domestic & Municipal water.

◆ CAR PARKING

Car parking in 1 Basement + 3 podiums.

◆ CHARGING POINTS FOR ELECTRIC CARS

Charging Point for electric Cars shall be provided with extra cost.

◆ PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car's Provided Parking Signage's and equipment at required places to Ease the traffic flow.

◆ POWER BACK UP

100% DG Power back-up with Acoustic Enclosure & AMF

◆ SECURITY /BMS

Sophisticated round- the - clock security/ Surveillance system.

Surveillance cameras at the Main Security and Entrance of Building to monitor.

Panic button and intercom is provided in the lifts connected to the security room.

◆ BILLING SYSTEM

Automated Billing System for Electricity , Water & LPG/CNG Supply.

◆ FIRE & SAFETY

Fire Hydrant and Fire sprinkler system in all floors and basement/ Podium as per NBC norms.

Fire alarm and public address system in all floors and parking areas (basement & Podiums) as per NBC Norms.

LOCATION PLAN

NOT TO SCALE

A LANDMARK ADDRESS AT THE HEART OF CONNECTIVITY

Nestled in Hyderabad's most sought-after neighborhoods, this address offers unmatched connectivity to the Financial District and leading institutions.

Surrounded by modern conveniences and adjacent to historic landmarks like Golkonda Fort, it blends legacy with progress.

Experience the privilege of living at a prestigious location where history and growth meet.



LOCATION HIGHLIGHTS

NEARBY LOCATIONS

Manikonda - 8 mins
Gachibowli - 12 mins
Financial District - 12 mins
Wipro Circle - 14 mins
HITECH City - 16 mins
Kondapur - 20 mins

IT HUBS & CORPORATES

Financial District - 5 mins
Gachibowli IT Hub - 10 mins

EDUCATIONAL INSTITUTIONS

Rockwell International School - 5 mins
Kairos - 5 mins
Global Edge International School - 7 mins
Delhi Public School - 8 mins
Oakridge School - 8 mins
CBIT - 8 mins
Vasavi Engineering College - 10 mins
Future Kids School - 10 mins
Keystone - 10 mins
Phoenix Green International School - 12 mins
Chirec School - 18 mins

HOSPITALS

CARE Hospital - 12 mins
Continental Hospital - 14 mins
Sunshine Hospital - 15 mins
AIG Hospital - 17 mins

MALLS

AMB Mall: 12 mins
Inorbit Mall: 15 mins

ACCESS / CONNECTIVITY

Outer Ring Road - 7 Mins
Neopolis - 12 Mins

OTHERS

Adjacent to ORR & Financial District
Gachibowli Flyover Junction - 8 mins
Wipro Circle - 10 mins
Raidurgam Metro Rail - 14 mins
Kondapur - 15 mins
RGI Airport - 32 mins

HOTELS & RESTAURANTS

Sandwicho Cafe - 7 Mins
Sheraton Hotel - 10 Mins

SCAN TO GET HERE



GREAT ACHIEVEMENTS ARE RARELY
ACCOMPLISHED OVERNIGHT OR BY
A SINGLE EFFORT.

THAT IS WHY WE HAVE ALLIED WITH
TOP EXPERTS IN THE FIELD.

TOGETHER, OUR EXCEPTIONAL TEAM
OF CONSULTANTS WILL COLLABORATE
AND INNOVATE, TURNING OUR VISIONARY
GOALS INTO REMARKABLE REALITIES.

PNJ PROJECTS PVT LTD

3rd Floor, Santhoshi Arcade, Plot No: 167,
Kavuri Hills, Madhapur, Hyderabad,
Telangana – 500008
Contact : +91 98 9578 9578

 www.pnjprojects.com

Approved by



012579/BP/HMDA/3388/SKP/2024



RERA No. : P02400009392

Website: <https://rera.telangana.gov.in>

PROJECT CONSULTANTS

Architects



Space - Environment - Planning
702-B, 7th Floor, Kirshe Sapphire,
Hitec-City Road, Madhapur,
Hyderabad - 500081, Telangana

Structural Consultant



201, 2nd Floor, Ekdanta, CTS No. 136 Plot
No- 8, Erandwane, Pune - 411004

MEP Consultant



1st Floor, no: 2729, 80 Feet Rd, Michael
Palaya, 3rd Stage, New Tippasandra,
Bengaluru, Karnataka - 560075

Landscape Consultant



Satish Khanna Associates Pvt. Ltd. (SK-A)
E-38, Greater Kailash Part 3, Masjid Mohi,
Greater Kailash, New Delhi, Delhi 110048

Branding



D3 Concepts
Cell : +91 98491 92657

