

ANVITA
Ivana



IVANA MEANS 'GIFT FROM NATURE.'

LIFE
UNDER
THE
VIVID
SKIES



ANVITA
Ivana
at KOLLUR



THE GATEWAY TO KOLLUR



LIVE THE ELEMENTS OF LIFE IN...

As you enter the most talked about residential high rise belt, Kollur, pulsating with development, experience a grand welcome by a project that defines the true essence of luxurious and wholesome living.





12.9 ACRES

6 TOWERS

TOWER A, B 418 UNITS 15 FLOORS



TOWER C, D, E, F 1392 UNITS 38 FLOORS



1392^{UNITS}

2&3 BHK

1360^{SFT.}
TO 2580^{SFT.}

4 BHK

2915^{SFT.}
TO 5070^{SFT.}
CLOUD VILLAS
(35 & 36 FLOORS)





Live the elements
of life scattered
through ground podium
lifescapes & terraces



FOUR DIMENSIONS OF WORLD WITHIN

LOCATION
RESORT LIFE
ENJOYMENT
ARCHITECTURE



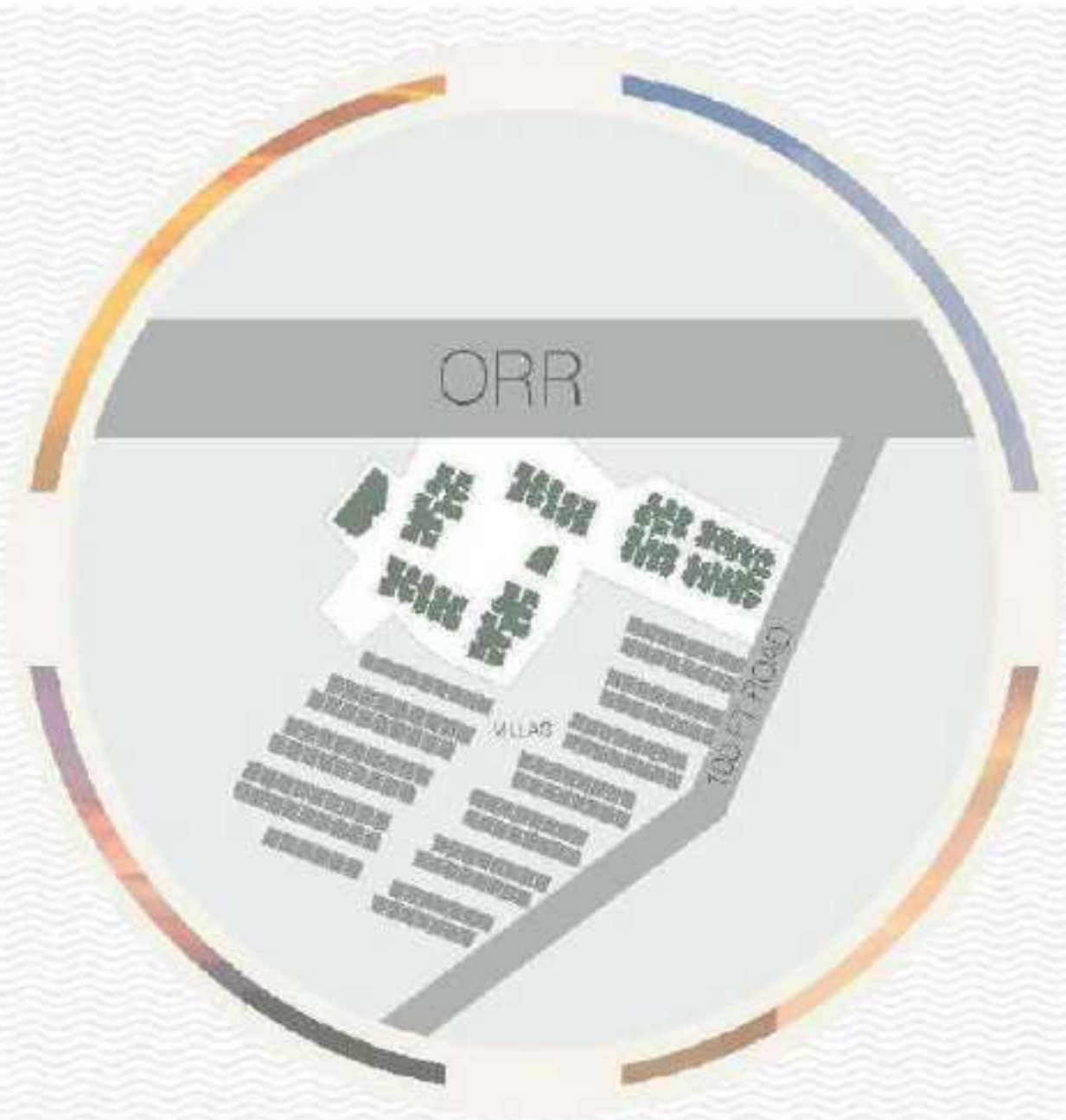
DIMENSION

01

LOCATION

ORR FACING
NEXT TO
NEOPOLIS

Just a stone's throw away
from ORR, Ivana is conveniently
located and has direct access
from the Highway.

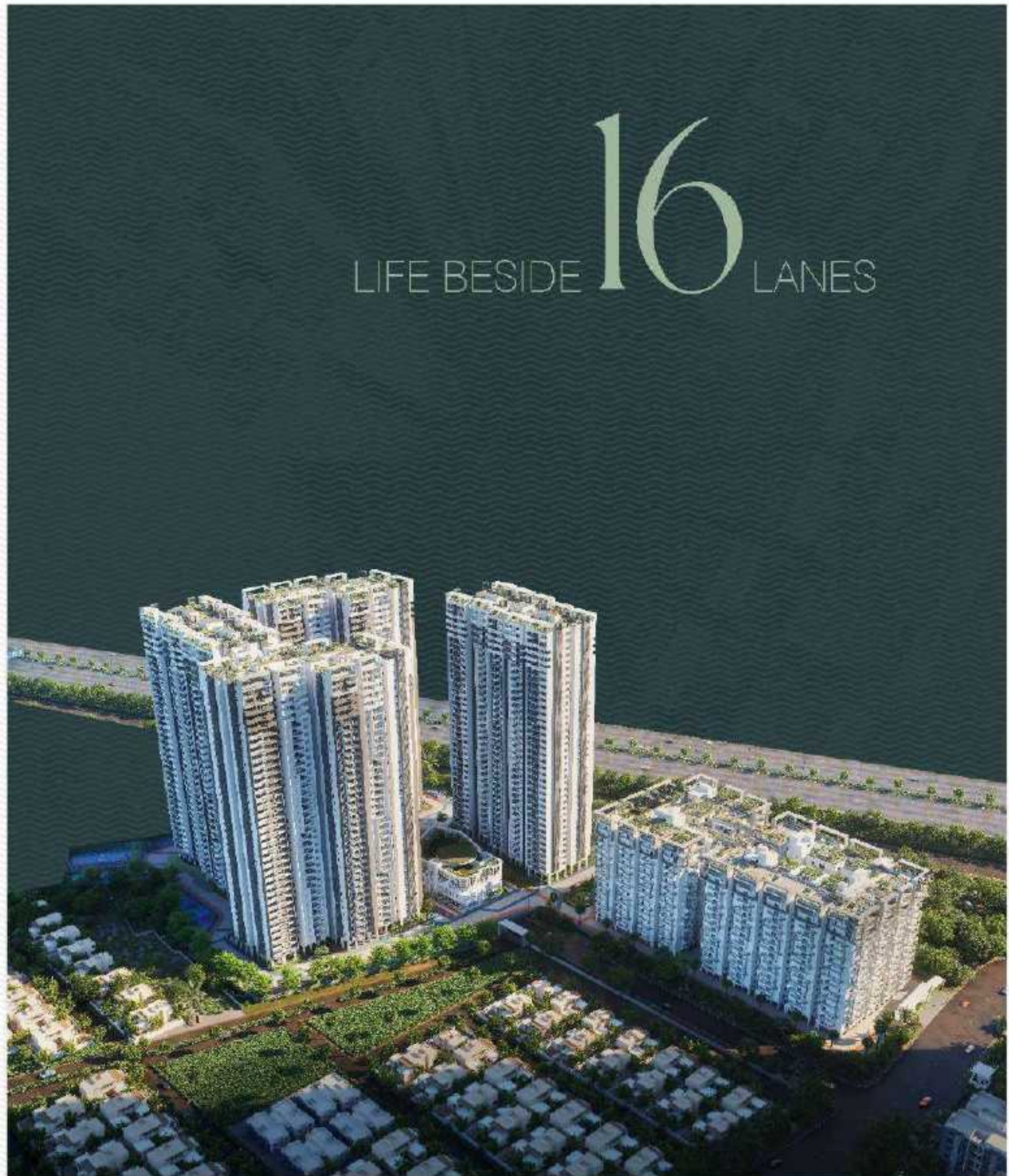


WHERE
ELEMENTS
OF LIGHT &
BREEZE
EMBRACE
YOU FOREVER.

With wide open
spaces and
extensive lush
green covers
offering a grand
spectacle,
experience the
magic of nature and
the elevated
essence of a
majestic lifestyle.

ANVITA
ivana

LIFE BESIDE 16 LANES







Life at Irena is nothing short of a resort. The extensive array of amenities that come in tandem with strong aesthetics of greenery brings that opulent delight. It is where you know you have reached home!

3 ACRE
CENTRAL PARK

02 RESORT
LIVING



A PERSONAL RETREAT UNDER THE IVANA SKIES

02 RESORT
LIVING

DIMENSION

03

ENJOYMENT



GROUNDS
(stilt + podium)

1,00,000 sq.ft

CLUB

1,00,000 sq.ft

TERRACE

1,00,000 sq.ft

A world created inside a world! Yes, that's the significantly special feature from Ivana. What makes it better is the grand and lavish space reserved only and only for entertainment, recreation and enjoyment. Can life get better than this?

3,00,000⁺ SFT

GROUND S

Security Plaza
 Seating with Plantation
 Lawn
 Bicycle Parking
 Aquatic Plaza
 Rock Seating
 Fish Pond
 Specimen Trees
 Pool Goliath Area
 Restaurant Lounge Deck in Water Body
 Pool Deck
 Lap Pool (30'X100')

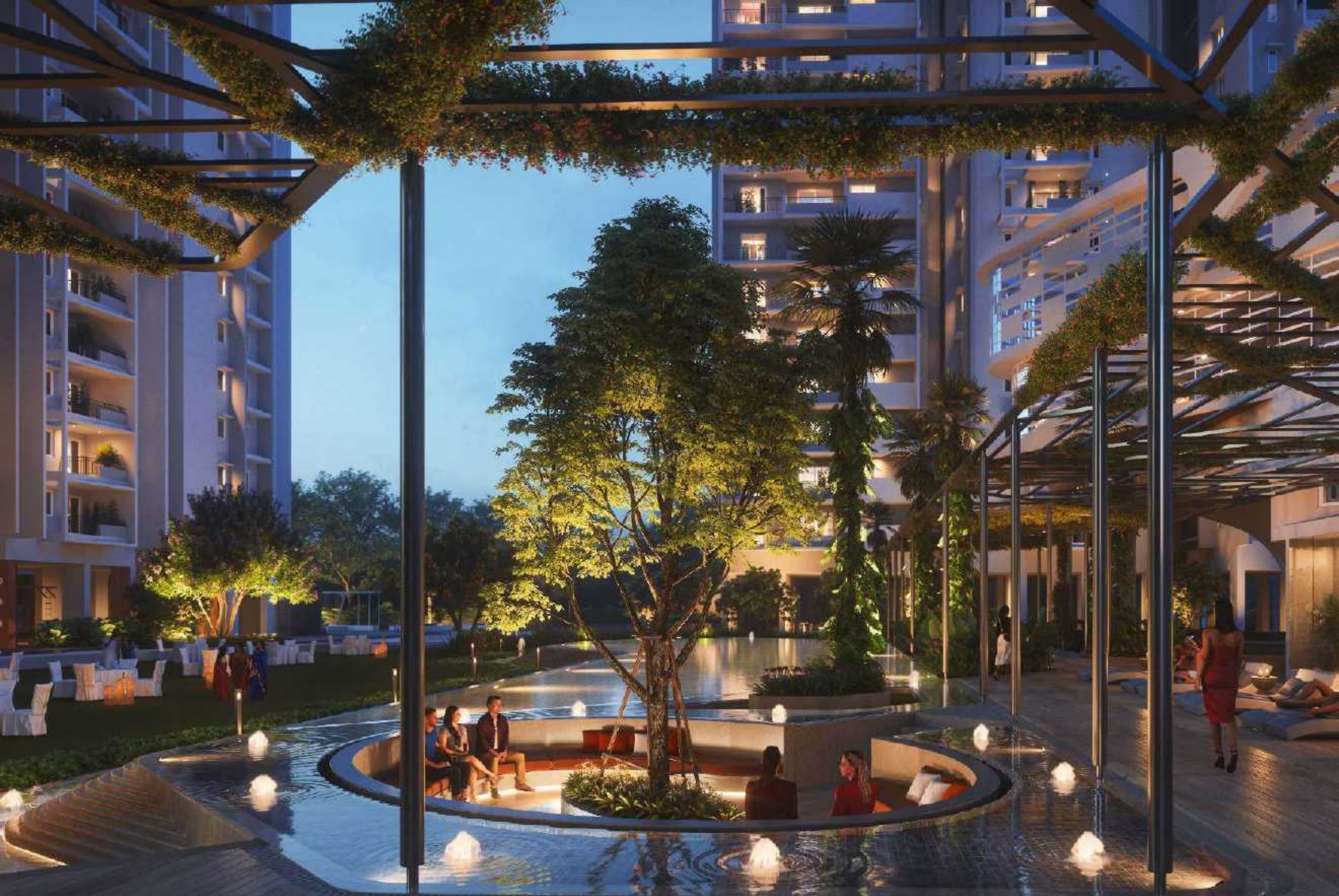
Kids Pool (18'X27')
 Sunken Court
 Infinity Pool Edge
 Stage
 Amphitheatre
 Seating at Party Lawn Area
 Party Lawn
 Herbarology Garden
 Shallow Water Feature with
 Lotus Pools
 Skating Rink
 Pet Park

Tennis Court
 Basketball Court
 Volleyball Court
 Cycle Track
 Jogging Track
 Soccer Park with EPDM Flooring
 Water Feature
 Floating Deck with Seating
 Outdoor Fitness Stations
 Children's Play Area with Sand Pit
 Cricket Practising Nets - 2
 Stone Wall Feature

Futsal Play Court
 Bicycle Traffic Park
 Miniature Golf Park
 Golf Park Seating Plaza
 Outdoor Seating with Mound
 Sloped Mound with Specimen Trees
 Temple
 Dog Walking Area
 Aquatic Plants
 Foam Bubbler with Water Feature
 Pooja Plants & Aroma Garden
 Seating Decks with Pergolas Shade
 Boundary Tree Planting

+
 1,00,000
 SFT





GREENS



SKATING PARK



LIBRARY



KIDS PLAY AREA

FEATURES

100%
PEDESTRIAN FRIENDLY



STILT/PODIUM

Affresco work stations
Kids play area with EPDM flooring
Swing suspending from ceiling
Hopscootch
Kids play equipment
Elderly seating area
Chessboard play area
Table tennis at stilt level
Pottery / clay mould play area
Wall climbing with EPDM
Climb on lateral play area
Seating alcoves
Football game box

Shaded planting clusters
Organic entrance access
Snookers
Billiards
Turf lawn
Amphitheatre
Seating
EPDM mounds
Play equipment
Wall climbing - EPDM finish
Sculpture
Outdoor chess play area
Flea Market area





TWO
MEGA
CLUBHOUSES

TERRACE POOL

CLUBHOUSES
1,00,000⁺ SFT





Become the esteemed spectator to
the game of the night, relaxing right in
the terrace pool.

CLUBHOUSE TWO

CLUB AMENITIES



CLUBHOUSE ONE

- Entrance foyer
- Reception & lounge
- Seating and waiting area
- Business lounge
- Multipurpose hall - 1
- Swimming pool
- Kids pool
- Deck area
- Shower area
- Juice bar & counter
- Outdoor lawn area
- Library
- Spa
- Sauna
- Massage
- Steam
- Bauna
- Jacuzzi
- Gymnasium
- Aerobic area
- Indoor games
- Supermarket
- Mult activity sports/hobby room
- Meditation
- Home theatre
- Mini banquet hall
- Terrace floor
- Mini golf putting
- Party lawn
- Sky light
- Feature pool
- Terrace seating lawn
- Deck courtyard seating



CLUBHOUSE TWO

- Entrance foyer with reception & security
- Multipurpose hall - 2
- Bar & facility
- Creche
- Doctors clinic
- Co-working spaces
- Suite rooms
- Cafeteria
- Swimming pool
- Kids pool



CLUB

Multipurpose Lawn (Raga Pavilion)
 Meditation Plaza
 Medicinal Planting
 Sculpture with Ledge
 Zoned Sun Plants Garden
 Bonsai Garden with Pots
 Aroma Planting with Elderly Seating
 Pottery Planting
 Elderly Seating Pocket
 Connecting Bridges
 Outdoor Fitness Station
 Barbecue Counter
 Urban Farming Zone
 Specimen Plants with Pots
 Seating Deck with Tall Lawn
 Walking Track
 Raised Deck Seating
 Pergolas with Seating Cube
 Elderly Seating Plaza
 Aroma Planting
 Tropical Planting



TERRACE
1,00,000⁺
 SFT

03

TERRACES



365 DAYS OF
LEISURE AND
HOLIDAY AT
TERRACES OF
IVANA

When calmness takes over, you just surrender to its power. That's
exactly what happens when you step into the terrace gardens at Ivana.

ANVITA
Ivana





A WORLD PLANNED
AROUND YOU

The beauty of life inside is when it melds to
what you want and merges to what you need.

DIMENSION 04
ARCHITECTURE

DESIGN
MAKES
THE
DIFFERENCE

Meticulous planning and
deep research has gone
behind the creation of the
inside. It is a one-of-its-kind
creation that has the power to
cater to different lifestyles.



HUGE
CENTRAL
SPACE

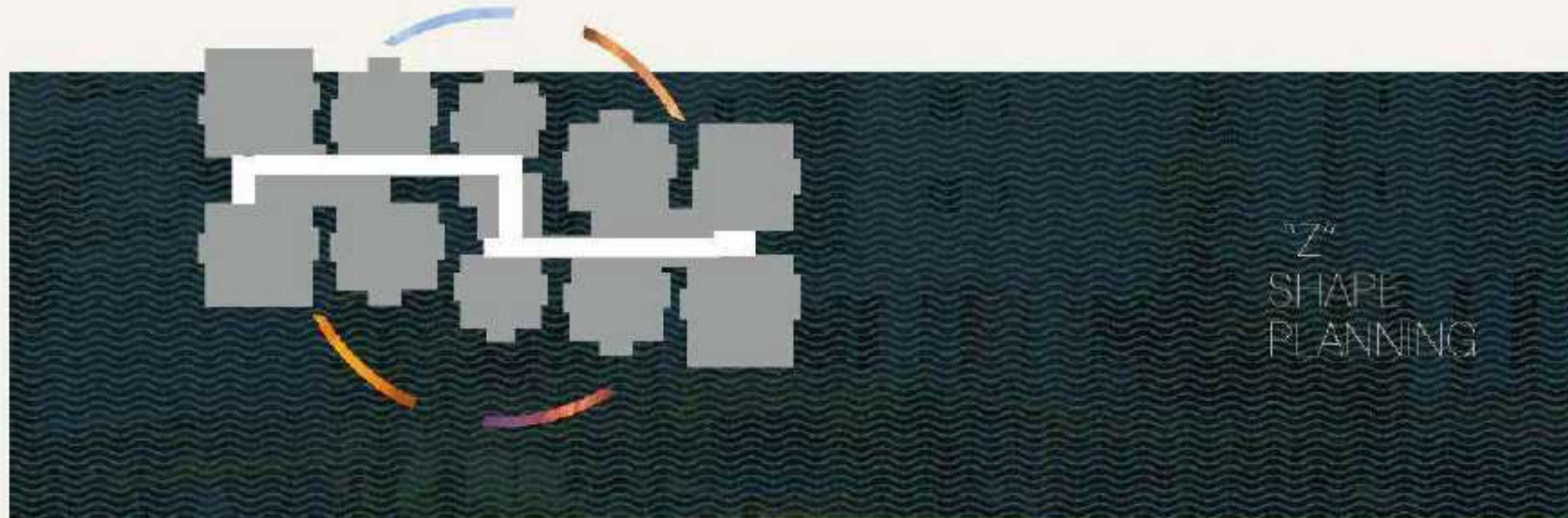
A low-density development
project conceived with
4 towers on four corners
leaving a very large
central open space

4 towers planned
around central space

TOWERS
PLANNED
AROUND
THE
CENTRAL
AREA TO
OPTIMIZE
LIGHT,
VENTILATION
& VIEWS

04

CONCEPTS



The Z design enables the residents to enjoy an ample share of privacy, cross ventilation and experience the free flow of elements that Nature has to offer.



more light more ventilation



The tall ceiling heights ensure the rooms don't feel compressed or small when all the wiring or false ceiling works.

more floor height



8 LIFTS

6 FOR PASSENGERS
2 FOR SERVICES

The provision of 8 lifts to service 10 units on a floor is a high flat to lift ratio and ensures your time is saved through speed, promptness and quick availability.



less waiting time

04

CHOICES



GREAT
SPACE
PLANNING
FOR
DIFFERENT
LIFESTYLES.

PICK YOUR CHOICE!

Making your choice of a home easy and driven with value is what Lant is all about. With different choices and its advantages, the task becomes smooth and convenient.

EVERY INCH MATTERS



04

GRAND DUPLEX CLOUD VILLAS



40
CLOUD
VILLAS
2915^{SFT}
TO 5070^{SFT}



Your exclusive ticket to luxury that grants you the delight of spectacular views, quality living and a plethora of luxurious elements.

35TH
36TH
FLOORS



04

GRAND DUPLEX CLOUD VILLAS

PRIVATE
HOME THEATRE

ARVITA
Ivana

04

GRAND DUPLEX CLOUD VILLAS

A VILLA IN THE SKY WITH VIEWS, VENTILATION & STYLE

Your dream of standing apart from the rest becomes a reality here. Owning a duplex cloud villa at Ivana gives you the pleasure of enjoying large do-outs, designer spaces and of course, the grand view of the sky and land alike.



ANVITA
Ivana

EMBRACE THE DIVINITY



A PLACE TO
CONNECT
WITH THE
SUPREME
POWER
AS YOU
RESIDE IN
YOUR
HOME OF
HAPPINESS!



FRESH
WATER

- Only fresh water used for watering of the temple plants.
- No recycled water for temple usage.



LEGEND

01. Main entrance & veil with security plaza
02. Block A entrance lounge
03. Drop off area
04. 11.00 m wide driveway
05. Boundary tree planting
06. Sculpture of Block A
07. Seating with plantation
08. Lawn
09. Seating plaza with gravel path
10. Gas bottle entrance paving
11. Bicycle seating
12. Block landscaping
13. Aquatic plants
14. Rock seating
15. Fish pond
16. Specimen trees
17. Sculpture of Clubhouse entrance
18. Pool pool over deck
19. Restaurant lounge deck in water body
20. Pool entrance
21. Pool deck
22. Lap pool (37 x 10.7)
23. Kids pool (11 x 7.7)
24. Sunken seating
25. Entry edge
26. Pool water feature with bubbles
27. Stepped water
28. Stage
29. Amphitheatre
30. Seating at party lawn area
31. Party lawn
32. Party lawn overhang deck
33. Redwoody garden
34. Shallow water feature with blue pool
35. Sculpture under specimen tree
36. Fire under driveway with grass paving
37. Seating rock
38. Seating area seating above
39. Put park
40. Tennis court
41. Basketball court
42. Volleyball court
43. Cycle track
44. Jogging track
45. Senior park with EPDM flooring
46. Clubhouse I entrance feature
47. Clubhouse I entrance paving
48. Clubhouse I water feature
49. Floating deck with seating
50. Outdoor fitness station
51. Clubhouse I area seating plaza
52. Children's play area with sand pit
53. 2' children net practicing nets
54. Cricket nets deck with seating
55. Safe wall feature
56. Futaba play court
57. Bicycle traffic park
58. Miniature golf park
59. Golf park seating plaza
60. Seating deck with purple shade
61. Outdoor seating with mound
62. Golf entrance walking path with EPDM flooring
63. Stepped mound with specimen trees
64. Temple
65. Dog walking area
66. Aquatic plants
67. Foam bubbles with water feature
68. Specimen palm trees
69. Ramp with climbing creeper and hedge plantation
70. Poda pump & aroma garden



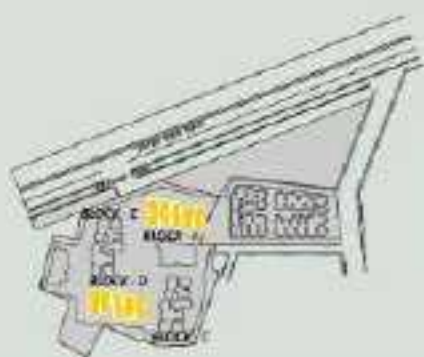
BLOCK C&E

TYPICAL FLOOR PLAN



UNIT NO.	1	2	3	4	5	6	7	8	9	10
FACING	EAST	WEST	WEST	NORTH	NORTH	WEST	EAST	NORTH	EAST	EAST
TYPE	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
SALEABLE AREA	1720	2390	2250	1360	1900	1890	1360	1785	2210	2390

ANYITA
Ivana



BLOCK **D&F** TYPICAL FLOOR PLAN



UNIT NO.	1	2	3	4	5	6	7	8	9	10
FACING	EAST	WEST	WEST	EAST	WEST	EAST	EAST	WEST	EAST	WEST
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK
SALEABLE AREA	2395	2580	1805	1995	1360	1360	1800	1995	2580	2210

ANYITA
Ivana



LOCATION PLAN

ORR
FACING

6
MIN. FROM
NEOPOLIS

8
MIN. FROM
KOKAPET

SCAN FOR LOCATION



*Not to scale

SPECIFICATIONS

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, drawings or in any other data as deemed fit.



STRUCTURE

- R.C.C. framed structure to with stand wind & seismic loads.
- Super Structure: All internal and external walls are R.C.C. Shear walls.
- Cement Block masonry walls for non-structural walls. (Wherever required)

Living & Dining: 800 x 800 mm size vitrified tiles of reputed make with spacer joints.

Bed rooms & Kitchen: 800 x 800 mm size vitrified tiles of reputed make with spacer joints.

W.C. Bathrooms: Anti-slip ceramic tiles of reputed make.

Entrances: Acid Resistant, Anti-slip ceramic tiles of reputed make.

Corridor: Vitrified tiles of reputed make with spacer joints.

Staircase: Tandar / Kota stone.

Internal Walls: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion paint of reputed make over a coat of Primer.

External Walls: Textured finish and two coats of Exterior Emulsion paint of reputed make.

Windows: Glazed / Made finish ceramic tile cladding.

Walls/Floor: Ceramic tile cladding up to 4 feet height and Flooring with Made finish.

Plumbing: Provision for municipal water connection. Tap & Drain provision for sink.

Washing Machine Area: Provision for washing machine, dishwasher & wet area for washing utensils.

Door Frame: Quarter solid wood frame finished with medium tone grey finish on veneered flush shutters with reputed hardware.

Internal Doors: Sustainable wood door frame & Laminate Flush Shutter and Hardware of reputed make.

Water Doors: WPC/ Sustainable wood door frame & WPC/water resistant laminated flush shutter with hardware of reputed make.

Window Frames: UPVC door frame with float glass paneled sliding shutters with provision for mosquito mesh track.

Windows: UPVC window glazing system with sliding / casement shutters with provision for mosquito mesh track.

Window Grills: MS Grills provided to ground floor flats only.

Standard design Window Grills for upper floors will be provided at extra cost.

BATHROOMS

- Premium quality ceramic wash basins of reputed make.
- Premium quality wall mounted BWC with flush tank/ flush valve of reputed make.
- Premium quality single lever C.P. fittings of reputed make.
- Premium quality diverter with shower head of reputed make.
- Provision for geysers in all bath rooms.
- Metered water supply to all flats.

CABLE TV

Provision for cable connection in drawing room, living room and in all bedrooms.

INTERNET

Provision for high speed internet connection in living or drawing.

LPG/PNG

Supply of LPG/ PNG with prepaid gas system.

GENERATOR

100% D/G backup with acoustic enclosure.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of cars. Park is provided parking signages and equipment installed at required places to ease the driving.

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all block entrances for differently-abled.

SECURITY / RMS

- Sophisticated round the clock security / Surveillance System.
- BMS for electricity consumption with prepaid card system.
- Surveillance cameras at the main security and entrance of each block to monitor and CCTV cameras inside the lifts.
- Panic button and intercom facility in the lift connected to the security room.

ELECTRICAL

- Power outlets for air conditioners in living, dining and bedrooms.
- Power outlet for geyser in all bathrooms.
- Power outlet for hot, chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine / dishwasher in utility area.
- Three phase supply for each unit and individual prepaid meters.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.

TELECOM

- Telephone points in drawing room.
- Intercom facility to all the units connecting security and neighbourhood.

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address system in all floors and basements.
- Fire extinguishers placed in common areas as per norms.

LIFTS

- 8 High speed automatic elevators per block of reputed make with rescue device and with VVF for energy efficiency with granite / tile cladding to lift entrance.
- 2 Service elevators for each block of reputed make with rescue device and with VVF for energy efficiency, entrance with granite / tile cladding on lift entrance.

WTP & STP

- Fully treated water will be made available through an exclusive water softening plant.
- Hydro-pneumatic system for even pressure water supply at all floors.
- A Sewage Treatment plant of adequate capacity inside the project. Treated sewage water will be used for the landscaping and flushing purpose.
- Rain Water Harvesting at regular intervals provided for recharging ground water levels.

BILLING SYSTEM

Automated billing system for Water, Power & LPG / PNG supply.

PRINCIPAL ARCHITECT



PROJECT MANAGEMENT / CONSULTANCY



LANDSCAPE CONSULTANT



STRUCTURAL CONSULTANT



STRUCTURAL PEER REVIEW



MEP CONSULTANT



TRAFFIC AND PARKING ANALYSIS CONSULTANTS



VERTICAL TRANSPORTATION CONSULTANT



IGBC CONSULTANT



INTERIORS CONSULTANT



CG



BRANDING PARTNER





CREATING SKYLINES IN DUBAI, DALLAS & HYDERABAD

Anvita Group was founded in 2005 with a vision to create niche addresses that define the finest lifestyle. Backed by the extensive experience and expertise of the promoters in creating super-luxurious, iconic landmarks in Dubai, Anvita Group is all set to benchmark the industry standards in Hyderabad by delivering world-class homes that become a defining standard. With footprints across Dubai and India, Anvita is ready to launch 3 lifestyle villa projects in Dallas, US.



1. ANVITA RA EASTERN MANGROVE HOTEL, ABU DHABI
2. YAS VARIJA HOTEL, ABU DHABI
3. DUBAI FESTIVAL CITY
4. ANVITA OFFICE
5. MARGA PLAZA AT FESTIVAL CITY, DUBAI
6. HOTEL INTERCONTINENTAL, FESTIVAL CITY DUBAI
7. AL RAHA AL MUNEERA, DUBAI
8. ONE AT PALM
9. DUBAI AIRPORT
10. RADISSON BLUE RESIDENCE DUBAI MARINA
11. ARABIAN RANCHES
12. ADDRESS BOULEVARD HOTEL, DUBAI
12. UNION PROPERTIES, DUBAI
14. ANVITA COMMERCIAL SPACE, KOLLUR, BITE-2
15. MAGNOLIA, AZZANAGAR
16. FIBRICE PROJECT (UPCOMING), KOLLUR
17. ANVITA PRESERVE, SHANKARAPALLY
18. HIGH NINE (UPCOMING), KOLLUR
19. ANVITA PARKSIDE, MEDCHAL



SCAN FOR
BOOKING LINK



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