



Give your business a competitive advantage
and put your people at the heart of Hyderabad's CBD.

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ESSEN NEBULA EXPECT EXCELLENCE

HIGH QUALITY A-GRADE OFFICE BUILDING
IN THE HEART OF HYDERABAD, MADHAPUR





THIS IS THE PLACE FOR BUSINESSES THAT EXPECT MORE.

Occupying a peaceful pocket of prime Madhapur, Essen Nebula offers over 53,145 sq ft of office space just a stone's throw from the vibrancy of the IT Hub.

A curved glass façade provides transparency and sun-protection to the building skin & inside is a the perfect environment for today's high energy companies with lofty aspirations.

With impressive five floors and clear efficient floor plates, Essen Nebula is a space to make your own.



LET THE BUSINESS WORLD KNOW YOU'VE ARRIVED

We believe office space should be more than four walls. It should be an environment that sheds light on the unique character of your business.

It should be a catalyst for creativity and collaboration where your employees and clients are energized. And it should be above all, a place that simply fosters great work.

Welcome to Essen Nebula.

ESSEN
NEBULA



5 STOREY
Prime Office Building



IT PARK
Status Building



Fitted to
GRADE A
specification



Each floor plate is approximately
10,940 sft



78
underground parking spaces



150
Bike Parking



THRIVING, LIVELY AND ACCESSIBLE.

Essen Nebula is conveniently located within the business hub of Madhapur. It offers a convenient and central location, for both lunchtime amenity and access to and from work.



EASY ACCESS

- 
400M
 Hi TEC City Junction
- 
5Mins
 To HITEC City' Metro Station
- 
HOST
 of Cafés and Restaurants
- 
25KM
 To Hyderabad International Airport
- 
Vicinity
 Healthy Vibrant Community

ESSEN NEBULA IS FULLY EQUIPPED TO ENABLE YOUR BUSINESS TO THRIVE.

- **A Striking Presence**
The sophisticated structural glass design allows natural light to penetrate and enhance interior spaces and strikingly transform an important corner.
- **24-Hour Emergency Power.**
To ensure that the tenants have 24-hour operational performance and security and the peace of mind that goes with it, the property is equipped with a state-of-the-art, full building emergency back-up power system.
- **Inspiring Spaces**
Nebula has been designed with a focus on the priorities of the new workplace and a eye on tenant comfort, performance and wellbeing.
- **Spacious and Sophisticated common spaces**
- **Exceptional quality and value at every turn**
- **3 x 15 person passenger lifts,** serve each floor level and the basement.
- **Security & CCTV**



GROUND FLOOR PLAN

9385 Sft

With its flexible design, the building can accommodate a range of floor space requirements



TYPICAL FLOOR PLAN

FIRST TO FOURTH FLOOR

10940 Sft

