

SEEKING SOMEONE WHO CAN IMPRESS?
MEET THE TEAM THAT WILL.

Essen Elegance is a community of luxury homes that's brought to you by Essen Infra, the group that brings to you homes you will treasure, and not just live in. Every home they make manifests attention to detail, finesse in craftsmanship, commitment to quality and a passion for perfection. We eagerly await to welcome you into an Essen home!

ESSEN *Elegance*

for your dream living



DESIGNED FOR
DELIGHTFUL LIVING.
COME ON IN.



ESSEN INFRA
QUALITY.VALUE.LOYALTY

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HOME LOANS ARRANGED FROM LEADING BANKS

NOTE : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

Artifice +91 9885253570

2 & 3 BHK Luxury Apartments @ Nallagandla, Gachibowli.

A Project by



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FRONT VIEW



LOOKING FOR CLASS
UNMATCHED?
FIND IT HERE.

For those constantly in the quest for things that are regarded as the finest. For those who've set for themselves, standards that are hard to match. For those who are known to be an example themselves. For those whose social standing can be matched only by a few. For those who always seek class that is unmatched, here's a home for them. A home that complements them, complements their taste and the way they live.

Unveiling Essen Elegance. An address that's a manifestation of sheer class.

ESSEN
Elegance
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CHARMED BY BRILLIANT PLANNING?
THERE'S SO MUCH TO FALL FOR HERE.

At Essen Elegance, a smart and thorough aesthetic planning sense has gone into the entire community. Take the ground floor instance, it's set on a land of 4211 Sq. Yds adorned with gorgeous greenery with many open-to-sky avenues that will enamour you with a boulevard-like feel. Then, there is a five-star rating swimming pool for the residents, and amidst them are lovely homes in 2 BHK and 3 BHK versions. All of which create quite a resort-like lifestyle and ambience.

Flat No.	3	4	5	6	7	8	9	10	11	12
Unit	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Facing	West	North	North	North	North	East	East	East	East	West
Area in Sft.	1670	1675	1675	1675	1295	1050	1230	1230	1200	1230



GROUND FLOOR

60'0" Wide Road

30'0" Wide Road

60'0" Wide Road



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SEEKING THE
BEST LEISURE?
IT'S RIGHT HERE.

Essen Elegance is a complete home in the sense that it has for you leisure facilities and luxuries that you would otherwise go looking for, outside. Not just weekends, here you will make even your weekdays the most fun days of your life. With a play area for tots and toddlers, sports facilities for youngsters, health and wellness center for grown-ups, and a community hall for the veterans, there's something to please everyone.

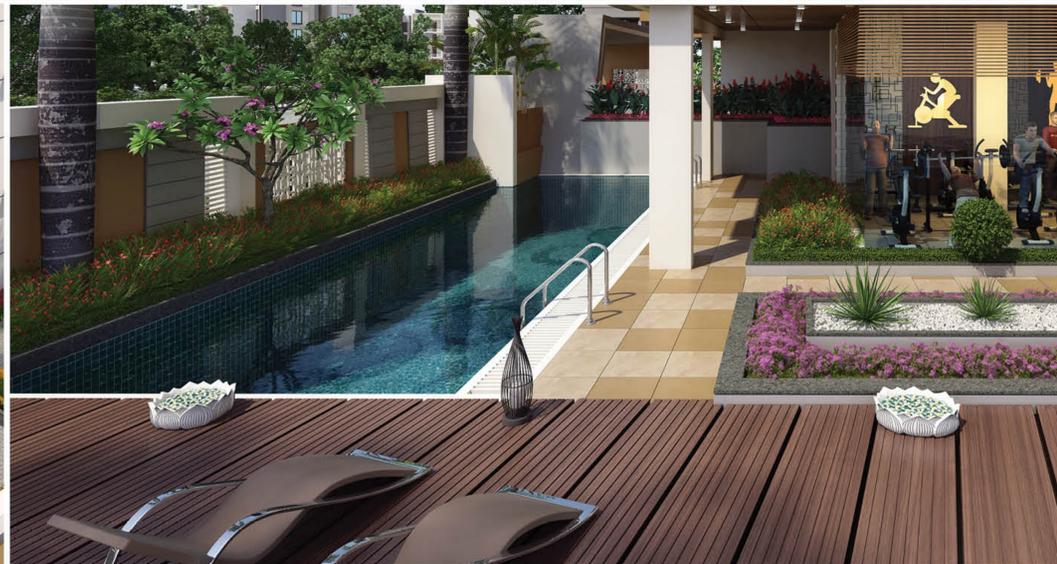


REFRESH.
REJOICE.
REJUVENATE.

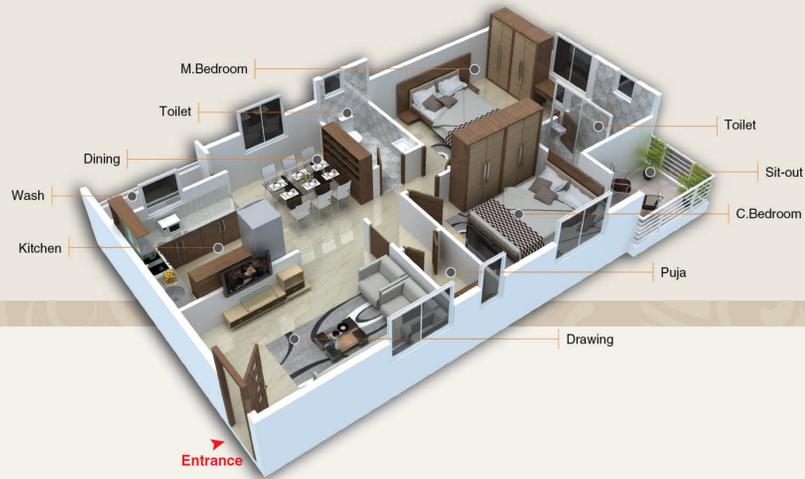


AMENITIES
& FEATURES

- Grand entrance
- Children's play area
- Gym and Indoor Game space
- Two-level car parking
- Power backup generators for common areas
- Fully automated lifts
- No common walls
- Vaastu compliant
- Garden and lawns
- Round-the-clock security
- CCTV / intercom facility
- Rainwater harvesting



2 BHK 3D VIEW FLAT No. 9, 10



3 BHK 3D VIEW FLAT No. 4,5,6



NEED CHOICES AMONG THE BEST ?
YOUR SEARCH ENDS HERE.

Devoid of common walls between the flats, Essen Elegance is the kind of home that will have you besotted. Spread wide across and delightfully set amidst blooming greenery, you can choose from 2 BHK and 3 BHK homes that are designed in the area sizes of 1265 sft, 1275 sft, 1280 sft, 1290 sft, 1565 sft, 1650 sft, 1680 sft and 1850 sft. So, if you're looking to choose even amongst the very best, your search will stop here.



TYPICAL FLOOR PLAN



ROAD

Flat No.	1	2	3	4	5	6	7	8	9	10	11	12
Unit	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Facing	West	West	West	North	North	North	North	East	East	East	East	West
Area in Sft.	1685	1685	1670	1675	1675	1675	1295	1050	1230	1230	1200	1230





WANT A BETTER
VIEW OF LIFE?
GET IT FROM HERE.

With corners many enough to set your mood in high spirits and end your day on a cheerful note, *Essen Elegance* is quite the home to make yours for life. Greenery, tranquility and a view that will sooth both, your eyes and your senses; it's a place from where you will get to enjoy the best view of life from. In the company of breeze that will caress you as it passes through the windows. So wave a quiet goodnight to the dusk and as you wake up fresh, say a warm hello to the dawn.

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NIGHT VIEW



FOUNDATION & STRUCTURE

RCC-framed structure on footings over hard strata with plinth beams for extra safety by using steel and cement of reputed make.



SUPER STRUCTURE

Eco-friendly cement, brick and mortar.



FLOORING

Staircase & Corridor: Anti-skid tiles or equivalent stone flooring with S.S. railing for staircase. Drawing, Dining, Bedroom & Kitchen: 2x2 vitrified tiles of Johnson/Asian/ Somany or equivalent make.



TOILETS

Anti-skid matt finish vitrified tiles of Johnson/Asian/ Somany or equivalent make. Utility: Anti-skid ceramic tiles. Car Parking: VDF Flooring.



ELECTRICAL

Cabling: Copper-concealed PVC conduit – Finolex / Anchor / Havells or equivalent make.

Switches / MCBs: Anchor/ Havells or equivalent make.

Other: Provisions for ACs, Geysers, Fridge, Internet Point, Washing Machine, Microwave, TV and Telephones Points.

WISH TO LIVE
WHERE THE BUZZ IS?
MOVE IN HERE.

PROXIMITY

HOSPITALS:

Citizens - 0.5 km
Continental - 5.0 km

SUPER MARKETS:

Smart Choice International - 0.5 km
More - 3.0 km

BANKS:

HDFC, SBI, Andhra Bank, IDBI, ICICI, SBH - 2.5 km

HOTELS:

Ellaa - 6.0 km
Boulder Hills - 6.0 km
Hyatt - 6.0 km

IT COMPANIES

HITEC City Phase 2 - 8.0 km
Microsoft, Wipro, Polaris
ICICI (South India operations)
Infosys, Plus other Fortune
500 companies

Essen Elegance is set in Nallagandla, one of the most and the fastest expanding localities of Hyderabad. It's located at a distance of just 6 km from Gachibowli and has in its vicinity names such as Microsoft, Wipro, ICICI, DLF Hyderabad and many Fortune 500 companies. Also located nearby are conveniences like fuel stations, schools, colleges, recreation centers and sporting options. Closer around are transportation facilities for residents who travel regularly. So think of this place as a blessing you've been waiting for.



PLASTERING

Internal: Single-coat cement plaster of 12mm thickness with luppam finish. External: Double-coat sand faced cement plaster of 20 mm thickness.



DOORS & WINDOWS

Main Door/ Frame: Teakwood door. Internal Doors: Teakwood frames with flush shutters or skin doors. Windows & French Door: Sliding UPVC with provision for mosquito mesh track.



TILE CLADDING & DADOING

Kitchen: Glazed ceramic tiles of dado upto 2' high above granite platform; Johnson/Asian/Somany or equivalent make with S.S. bowl sink.

Toilets: Vitrified tile dado upto 7' high of Johnson/Asian/Somany or equivalent make.

Utility/Wash: Glazed ceramic tiles dado upto 3' high with provision for washing machine, dish-washer and wet area to wash utensils.



LIFT

8-passenger lifts with V3F of Kone or equivalent make.



POWER BACK-UP

Generator will be provided for all common areas with 7 points for 2 BHK and 9 points for 3 BHK flats.



PAINTING

Internal: Smooth finish with altek or equivalent plaster, two coats of acrylic emulsion paint over a coat of primer. External: Asian apex painting with wall care putty and texture. Common Area: Asian tractor emulsion and putty.



TOILET FITTINGS

CP Fittings: Johnson/Cera/Parryware or equivalent make. Wash Basins: Johnson/Cera/Parryware or equivalent make. Sanitary Fittings: Johnson/Cera/Parryware or equivalent make.



SECURITY

24x7 availability of security guards. Intercom facility between flats and flats to security.



NOTE

Shelves, Chajjas, Lofts, Arches or any kind of modifications / alterations are not allowed. Flat will be handed over for woodwork and interiors after receiving the complete 100% payment only. Subject to payment of facilitating cost as may be decided by the builder. VAT, Registration and Service Tax applicable as per government norms.

LOCATION PLAN (not to scale)

