



EMPIRE
GREENS



WHERE LIFE HAPPENS



**ROOTED IN NATURE
RISING IN HARMONY**

EMPIRE GREENS is a sanctuary where the beauty of nature intertwines with contemporary living. Our apartments are designed to embrace the environment, fostering a lifestyle that flourishes in harmony with the world around us.

NATURES PALLETTE

A symphony of earthy hues and calming greys intertwines with the refreshing greens of nature.





LET THE QUIET GRACE OF NATURE
LEAD YOU HOME.

Layers of Living

Levels of Joy



LIFE STYLE AT EMPIRE GREENS

"EMPIRE GREENS nurtures a rooted lifestyle, blending nature with modern comfort. From lush lawns and social spaces at the ground level to the energetic first-floor clubhouse and the serene rooftop retreat, each level flows with green spaces that uplift, connect, and inspire joy."

ROOF TOP

KIDS PLAY AREA

ELDERS SITOUT

SITOUT AND DINING

SWIMMING POOL

YOGA

MINI GOLF

GYM

GAMES ROOM

BANQUET HALL

1ST FLOOR

JOGGING TRACK

PARTY LAWN

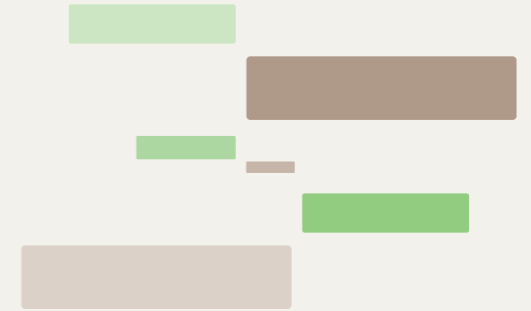
GROUND LEVEL





ARCHITECTURAL HARMONY

"A dance of form and nature, where staggered planters breathe life into every level, and cantilevered balconies float gracefully, creating a seamless harmony between architecture and the natural world."



"STEP INSIDE:
YOUR JOURNEY TO TRANQUIL
LIVING BEGINS HERE."





DROP OFF

A HARMONIOUS WELCOME

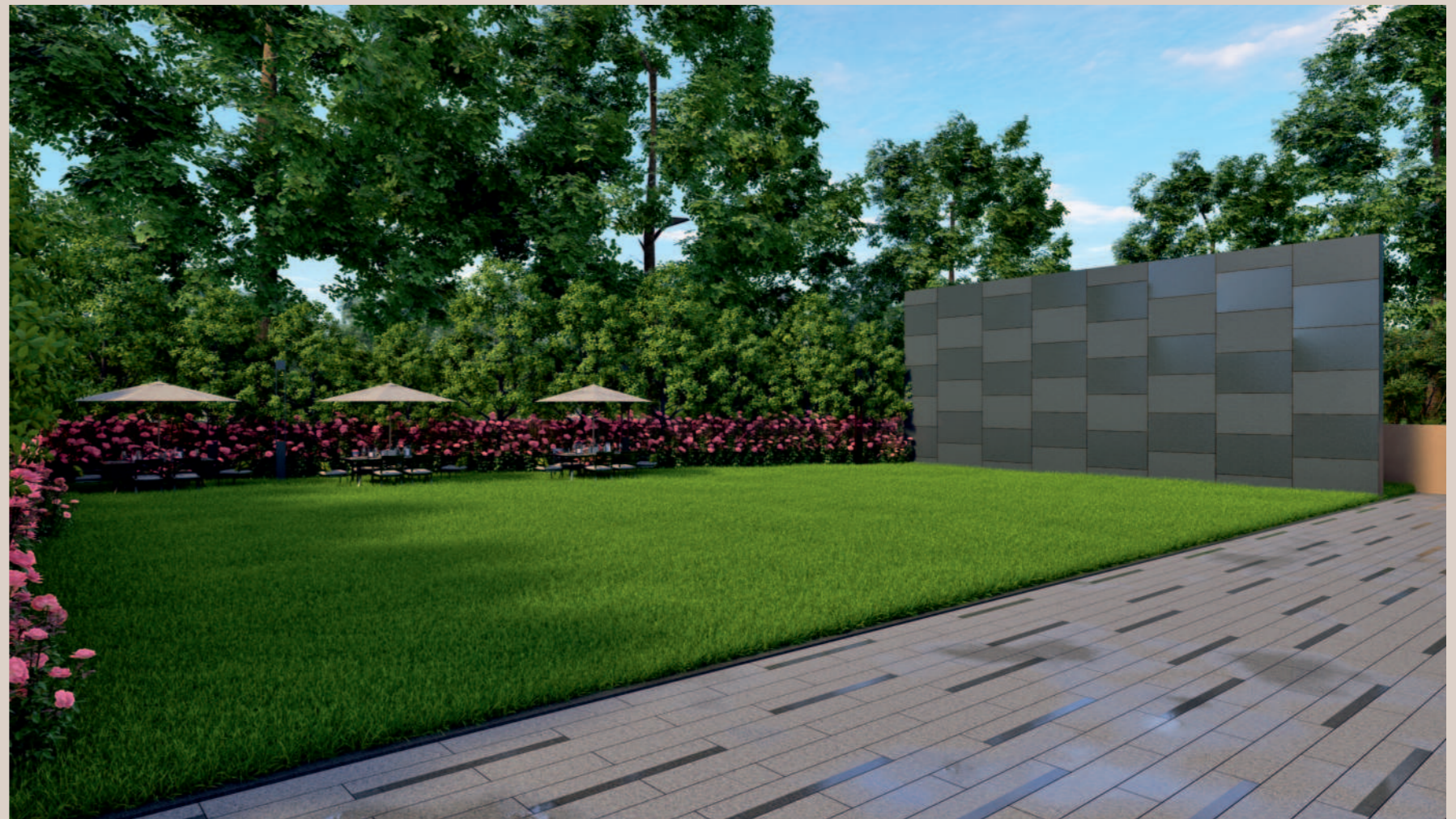
"At the drop-off lobby, your journey into EMPIRE GREENS begins. A blend of contemporary design and natural beauty creates a warm, inviting space that reflects the harmony of life within."

FROM A WARM WELCOME
TO UNFORGETTABLE
MOMENTS

PARTY LAWN

WHERE MEMORIES TAKE ROOT

"Gather and celebrate on the party lawn, where nature's beauty fosters a joyful atmosphere for events, creating lasting memories amidst vibrant greenery."



A SEAMLESS TRANSITION

LIFT LOBBY

"Upon entering the lift lobby, you are greeted by the soothing hues of earthy tones, mirroring the facade's natural elegance. This thoughtfully designed space serves as a tranquil transition, guiding you upwards with a sense of harmony and connection to the world outside."



BANQUET HALL

GATHERING IN HARMONY

"This elegant space fosters a sense of connection, making every gathering a harmonious experience grounded in warmth and togetherness."



FROM CHERISHED GATHERINGS TO LIVELY GAMES

GAMES ROOM

JOY IN EVERY GAME

"A vibrant space painted in earthy tones, where play and connection thrive."

GYM

STRENGTH THROUGH BALANCE

"In the gym, dark grey tones wrap you in a cocoon of focus and determination. This space inspires you to connect with your inner strength while embracing the calming essence of the surrounding environment."



SWIMMING POOL

A HIDDEN OASIS

"Perched high above the city, the rooftop pool provides a secluded sanctuary for relaxation and rejuvenation"



NURTURE YOUR SOUL RISE WITH THE SUN

"The yoga space provides a tranquil escape for quiet reflection and rejuvenation. Surrounded by lush greenery, each pose becomes a moment of harmony, grounding you in the beauty of nature above the city."

A SKY FOR
WELLNESS AND
TOGETHERNESS



DINE WITH A VIEW SAVOR THE MOMENT

"At the rooftop dining-sit out space, each gathering is an experience of warmth and connection. Surrounded by nature and elevated by city views, this serene setting allows you to enjoy meals in harmony with the open air and the beauty around you."



MINI GOLF

SWING IN SERENITY

"The rooftop golf space is designed for those who seek both relaxation and precision. With lush greenery and open skies as your backdrop."

A SKYWARD
ESCAPE FOR KIDS
AND ADULTS



KIDS PLAY AREA

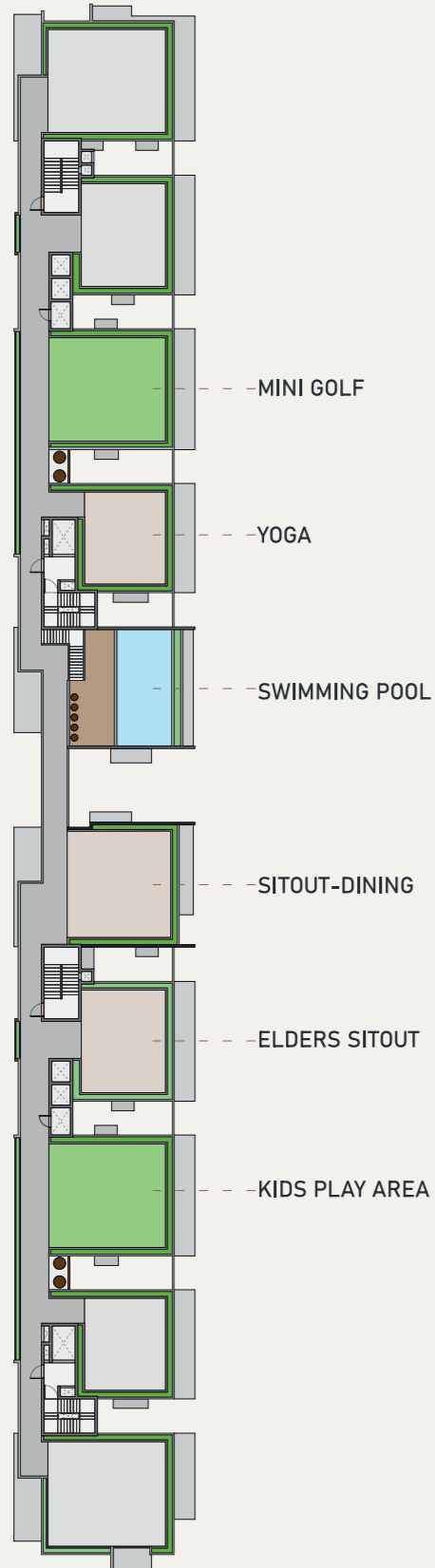
A SKY-HIGH WORLD OF WONDER

"At the rooftop kids' play area imagination takes flight. This safe, playful space allows children to explore and play freely, with a backdrop of open skies that inspires wonder and joy."

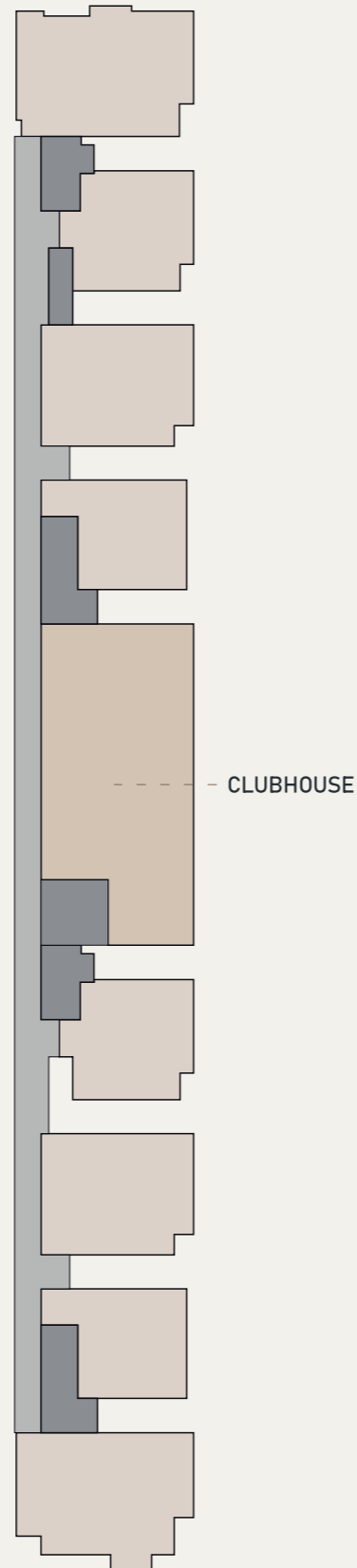
TWO BLOCKS ONE VISION



MASTER PLANS



TERRACE FLOOR PLAN



1ST FLOOR PLAN

1.1 ACRE
SITE AREA

88
UNITS

2
BLOCKS

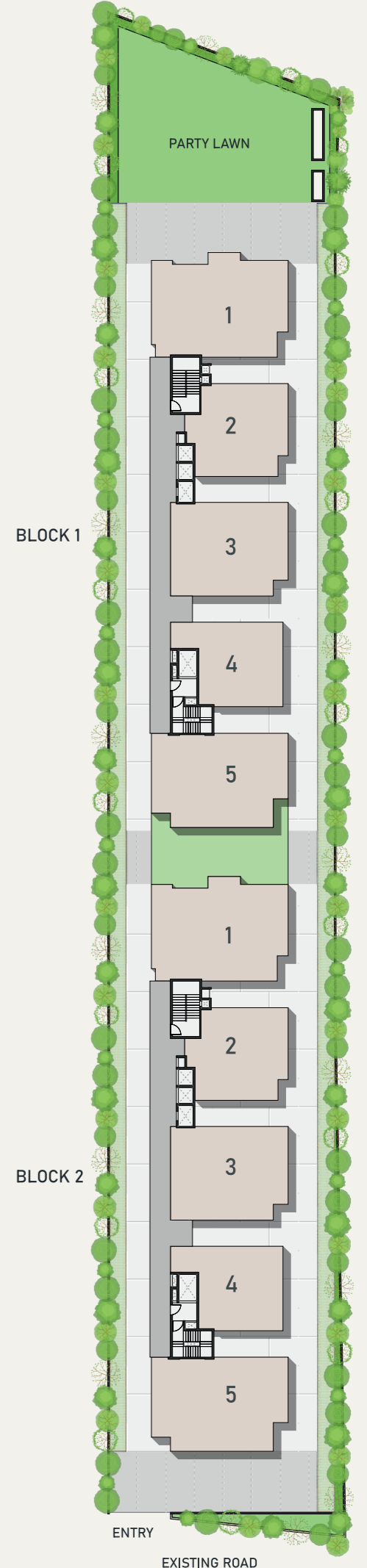
3 M
UNIT TO UNIT
SETBACK

1
SERVICE LIFTS
PER BLOCK

STILT+ **9**
FLOORS

2
PASSENGER LIFTS
PER BLOCK

2
STAIRCASES
PER BLOCK

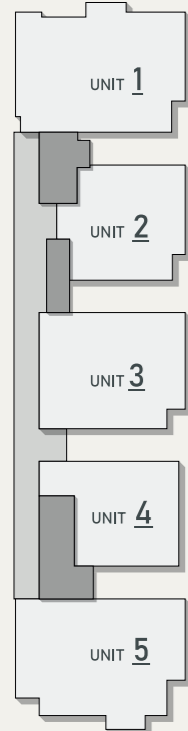
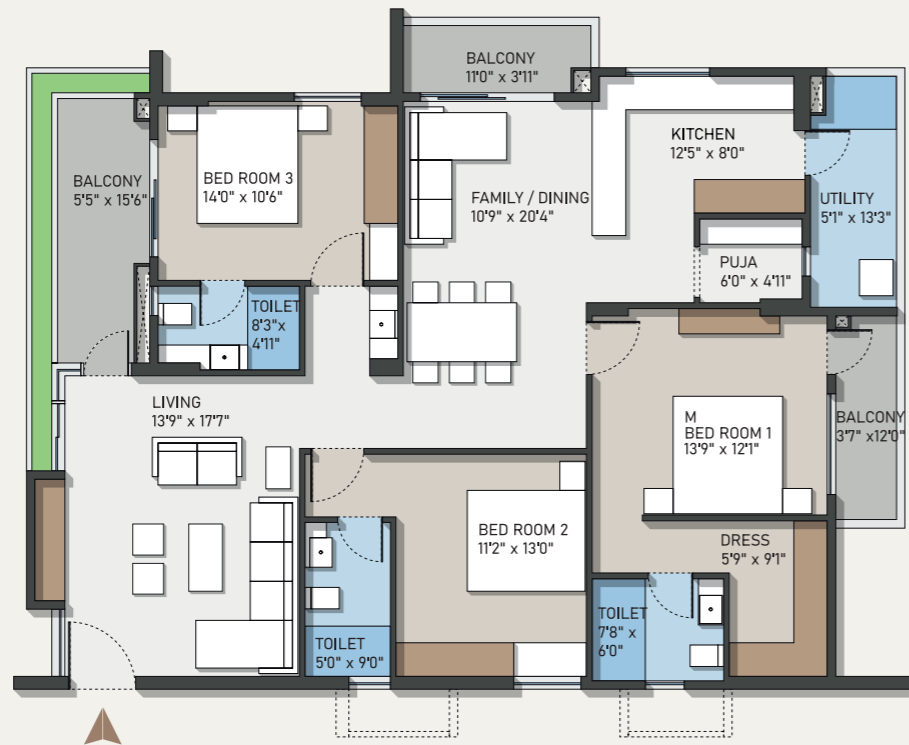


SITE PLAN

UNIT 1

3 BHK-WEST FACING

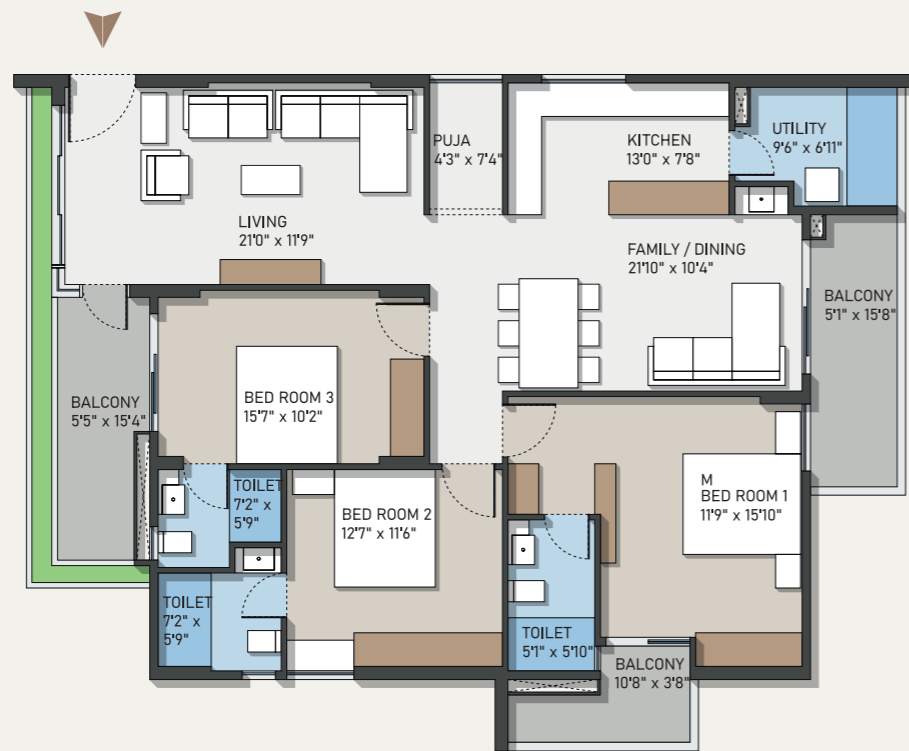
PLINTH AREA : 1800 SFT
COMMON AREA : 540 SFT
SALEABLE AREA : 2340 SFT



FLOOR PLANS

CRAFTED FOR COMFORT DESIGNED FOR YOU

"Discover five thoughtfully designed floor plans, featuring open kitchens, dedicated puja areas, larger bedrooms, and spacious balconies, all crafted for comfort and connection."



UNIT 5

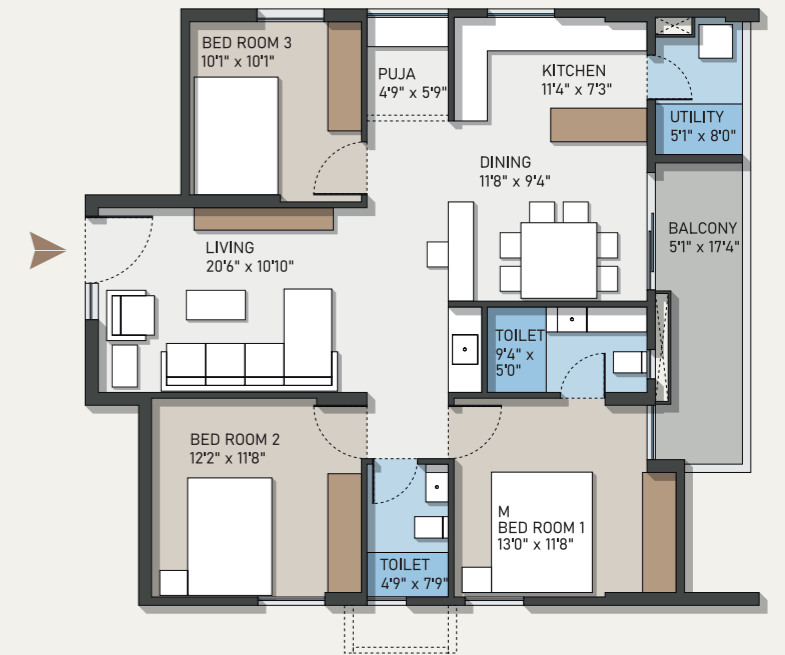
3 BHK-EAST FACING

PLINTH AREA : 1720 SFT
COMMON AREA : 515 SFT
SALEABLE AREA : 2235 SFT

UNIT 2

2.5 BHK-NORTH FACING

PLINTH AREA : 1220 SFT
COMMON AREA : 365 SFT
SALEABLE AREA : 1585 SFT



UNIT 3

3 BHK-NORTH FACING

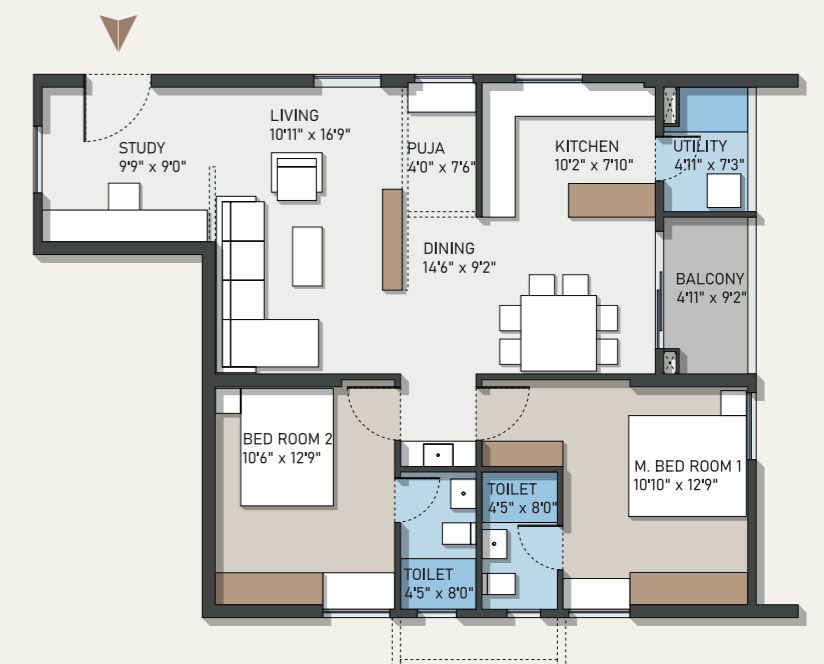
PLINTH AREA : 1530 SFT
COMMON AREA : 460 SFT
SALEABLE AREA : 1990 SFT



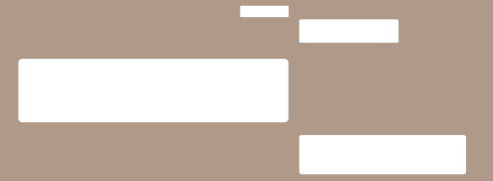
UNIT 4

2 BHK-EAST FACING

PLINTH AREA : 1110 SFT
COMMON AREA : 330 SFT
SALEABLE AREA : 1440 SFT



"EMBRACE THE BALANCE:
NATURE AND URBANITY UNITE."



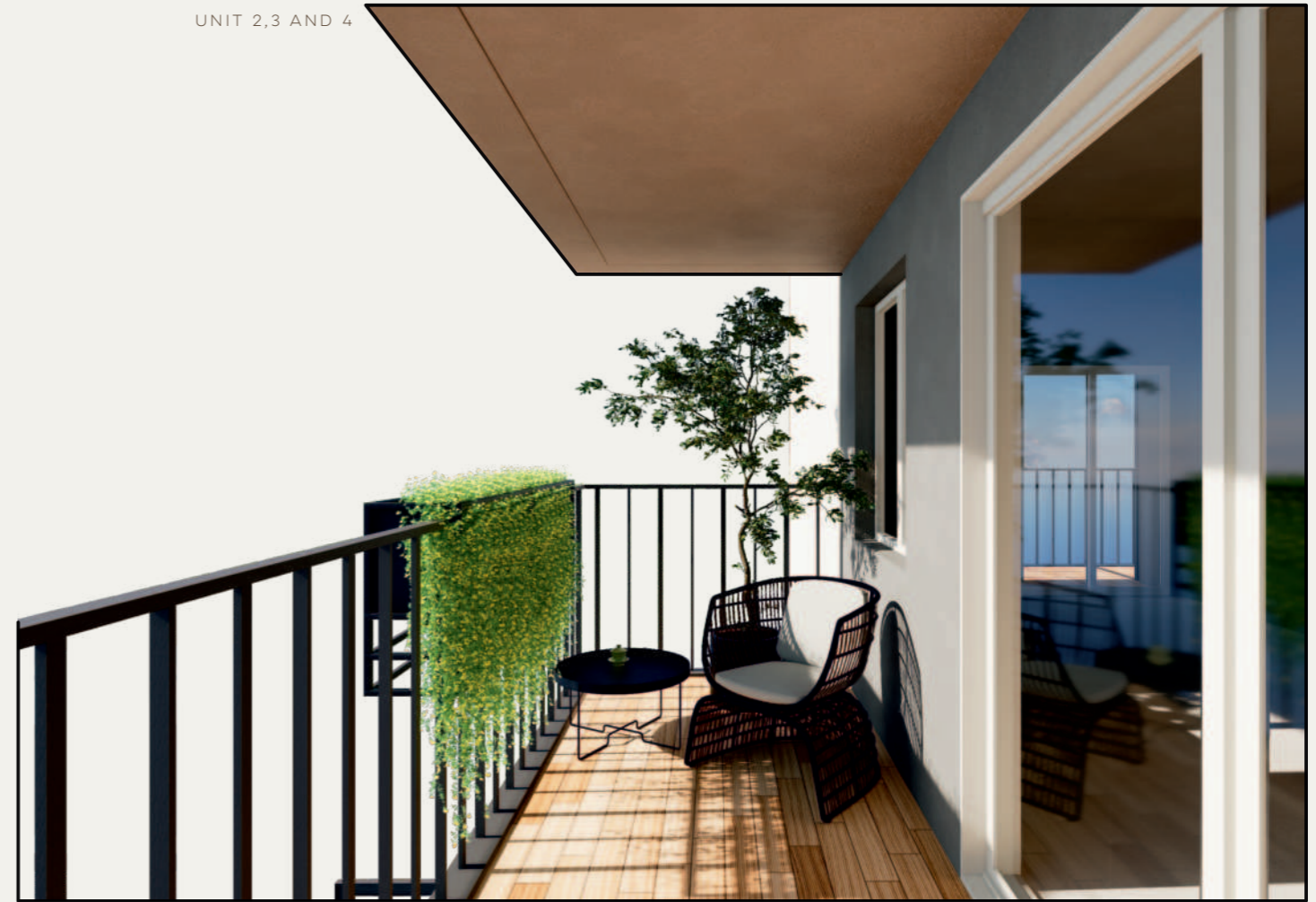
A seamless blend of architecture and nature, where every journey within feels like a walk through a peaceful landscape, connecting you deeply with the beauty around you."

BALCONIES THAT BLOSSOM LIKE PARK GROVES

UNIT 1 AND 5



UNIT 2,3 AND 4



CORRIDORS THAT FLOW LIKE GARDEN PATHS



AS GREEN TURNS QUIET,
THE LIGHTS AWAKEN YOUR EMPIRE



URBAN CONVENIENCE NATURAL SERENITY

"Nestled in a location where urban energy flows into the tranquility of nature, EMPIRE GREENS offers a lifestyle that's both vibrant and serene. Just 15 minutes from your peaceful haven, you'll have everything you need—work, care, learning, and leisure—creating a harmonious balance in your daily life."

- Financial Dist / Wipro circle 15 MIN 08 KM
- Neopolis 20 MIN 10 KM
- Gachibowli 20 MIN 10 KM
- Hitech City 30 MIN 15 KM

- Citizens Hospital 15 MIN 07 KM
- Continental Hospital 18 MIN 09 KM

- Meru International school 08 MIN 03 KM
- Manthan International school 08 MIN 03 KM

- Aparna Neo Mall 15 MIN 07 KM
- Airport 45 MIN 38 KM



One Scan, Endless Possibilities

● RAJAPUSHPA IMPERIA

● VISION ARSHA

● ALIEN SPACE STATION

● APARNA NEWLANDS

● MAYFAIR VILLAS

● MAYFAIR APARTMENTS

● MY HOME AVALI

● MY HOME AKRIDA

● MY HOME SAYUK

● MERU INTERNATIONAL SCHOOL

● MANTHAN INTERNATIONAL SCHOOL

EMPIRE GREENS

TOWARDS OSMAN NAGAR

TOWARDS OSMAN NAGAR

TOWARDS TELLAPUR-NALLAGANLDA

TOWARDS WIPRO CIRCLE

SPECIFICATIONS

SUPER STRUCTURE

RCC framed structure, resistant to wind & earthquake (Zone 2).

External Wall : Red brick wall.
Internal Wall : Red brick wall.

CEILING FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen, & Balcony: Smoothly finished with putty & acrylic emulsion paint.
Bathrooms: Grid ceiling to cover all service lines.

WALL FINISHES

Drawing, Dining, Living, Bedrooms, Kitchen & Balcony: Smoothly finished with putty & acrylic emulsion paint.
External finishing: Texture finish & two coats of exterior emulsion paint from reputed brands with architectural features.

WATERPROOFING

Waterproofing shall be done in all toilets, other wet areas, cellars, landscaped & roof terrace areas.

DADO

Bathrooms/Utility: 2 feet x 4 feet size vitrified tiles cladding up to 8 feet height of reputed brand with spacer joints.

SANITARY & FIXTURES

- Wall-mounted type washbasin with a single lever basin mixer.
- Wall-mounted type WC with a concealed flush valve from a reputed brand.
- Single lever bath & shower mixer.
- Provision for geysers in all bathrooms.
- All faucets are chrome-plated & from reputed brands.

DOORS & WINDOWS

Main Door:

Frames: Engineered wood frames with PU polish.
Shutters: Veneer-finished flush shutters on both sides with reputable hardware.
Internal Doors:
Frames: Engineered wood frames with PU polish.
Shutters: Veneer-finished flush shutters on both sides with reputable hardware.

Balconies, Windows, Ventilators:

UPVC French sliding doors & glazed sliding shutters with provision for mosquito mesh, openable/fixed shutters with provision for exhaust fan for balconies, windows, & ventilators.

Bathroom/Utility Doors:

Frames: Engineered wood frames with PU polish.
Shutters: Laminate-finished flush shutters on both sides with reputable hardware.

FLOORING

Drawing, Dining, Living, Bedrooms, Kitchen: 2 feet x 4 feet size vitrified tiles of reputed brand with spacer joints.

Balcony: 8 inches x 4 feet size wood-finish anti-skid vitrified tiles of reputed brand with spacer joints.

Bathrooms/Utility: 2 feet x 2 feet size anti-skid vitrified tiles of reputed brand with spacer joints.

Corridors/Lobby: Vitrified/Ceramic tiles of reputed brand with spacer joints.

Staircase: Natural stone/Granite.

Parking: Cement concrete floor.

BUILT TO LAST DESIGNED TO INSPIRE

Each specification speaks to a blend of resilience and aesthetic grace. From the foundation to the finest finishes, the building's features are chosen to enhance both function and form, ensuring a living environment that's as inspiring as it is enduring."

ELECTRICAL

- Concealed copper wiring from a reputable brand.
- Power outlets for air conditioners in all bedrooms and the living room.
- Power outlets for geysers in all bathrooms.
- Power outlets for chimney-hob, refrigerator, microwave, mixer & other kitchen appliances.
- Washing machine & dishwasher points in the utility area.
- Ample sockets are provided in the living room & all bedrooms.
- Modular switches from a reputed brand.
- 3-phase Power Distribution boards with ELCB's & MCB's will be from a reputed brand for each unit.

STP & WTP

A water treatment facility for bore water & a sewage treatment plant with adequate capacity, meeting regulatory standards, will be provided.
The treated sewage water will be utilized for landscaping & as flush water for toilets.

LIFTS

2 elevators each with a capacity of 06 passengers and 1 service elevator per block, - Johnson, Kone, Otis or an equivalent brand.

POWER BACKUP

100% DG backup for all flats & common utilities.

FIBER

TV/Telephone/Internet provisions are available for all bedrooms & the living room

SECURITY

- Intercom provisions are available for all units.
- CCTV surveillance in lobbies, corridors & other common areas.

RAILING

Balcony, Staircase and corridor : Railings with mild steel finished using enamel paint.

FROM ABOVE, A VISION OF
BALANCE AND BEAUTY



**ROOTED IN NATURE
YOUR FUTURE RISES
HERE**

EMPIRE GREENS brings together the simplicity of functional design, the warmth of earthy tones, and the beauty of green planters. Every detail is thoughtfully crafted to make you feel connected to the space and the world around you.

A
Project by



WHERE LIFE HAPPENS

Site Address :

EMPIRE GREENS

Sy.nos. 395/A2, Tellapur, Hyderabad 500019

Corporate office :

3 rd floor House No. 7-1-1 LIG, PLOT NO - 1 & 28,

Nallagandla, Opp SBI (Tellapur Branch), Hyderabad 500019

Contact :

Mobile - 9699445566

Mail - sales@anivagroup.com

Website - www.anivagroup.com



RERA No. - P011 0000 9010

Permit No. - 001369/BP/HMDA/0281/SKP/2024

Architects :

RSA RSA Architecture & Design
www.rsaarchdesign.com

Structural consultants :

SL Structural Consortium
www.slstructural.com

MEP Consultants :

EDC Ennovative Design Consultants
www.ennovatedesigns.com



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