

NIHARIKA
EXOTICA

ICONIC LIFESTYLE APARTMENTS BY



A POLLUTION FREE, ECO-FRIENDLY CITY BY ITSELF



Cyberabad, a city by itself has emerged as a third dimension - apart from old part of Hyderabad area and its twin city, Secunderabad. A major technology township, Cyberabad is at the centre of the information technology industry of the city and has been acknowledged as a pollution free, eco-friendly part of the city.

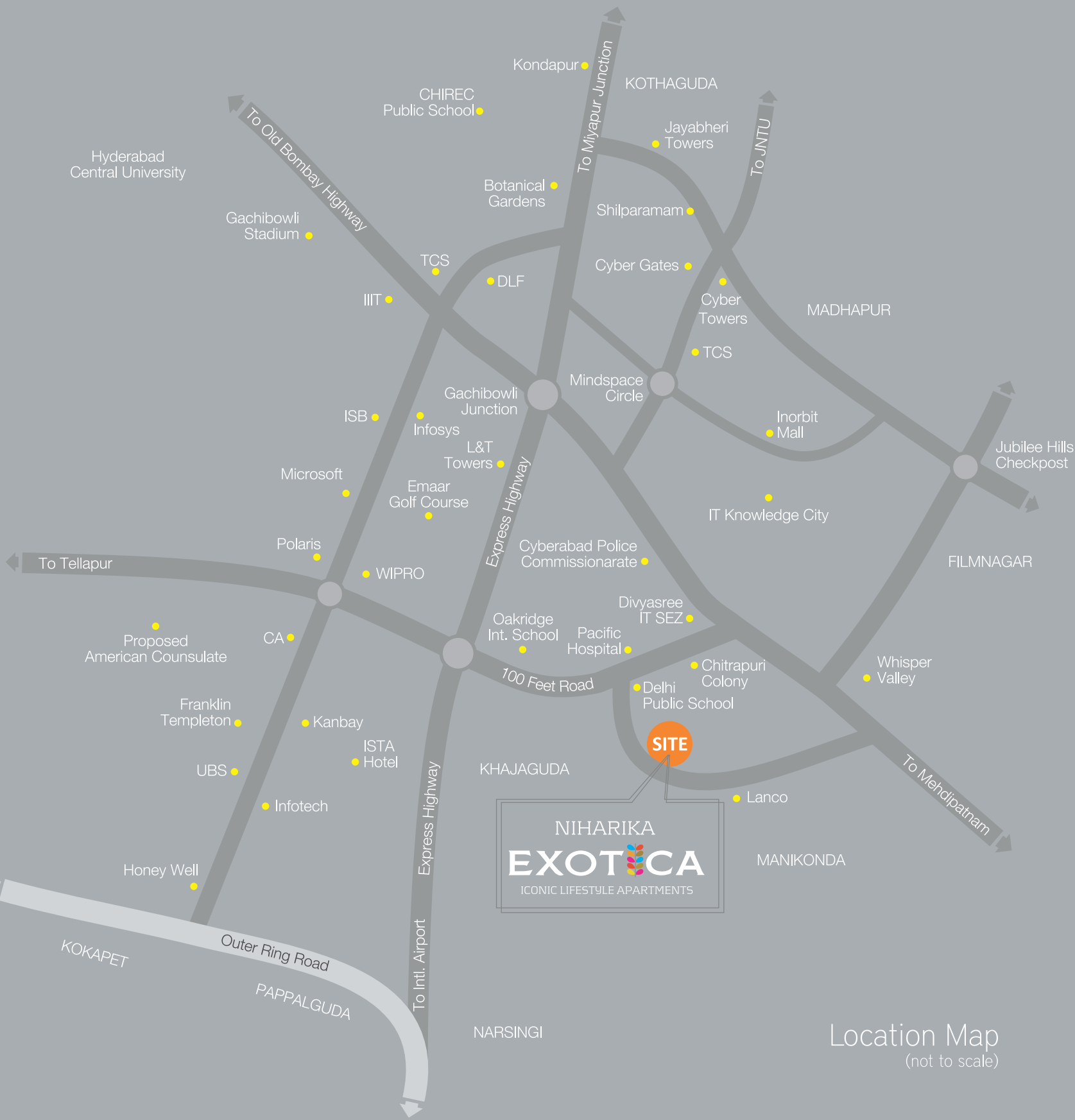
Hitec City takes centre stage and forms the nucleus of this new knowledge centre. A few other prominent institutions and landmark developments lend an air of eminence to Cyberabad, including the Indian Institute of Information Technology (IIIT), ISB, Golf course, Shilpakala Vedika, HITEC exhibition centre, Botanical gardens, Night safari, Engineering Staff College of India, University of Hyderabad and many more.

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IT'S THE PLACE TO BE. TODAY. AND TOMORROW.

Cyberabad has long been regarded as one of the most desirable residential locations and its easy to see why. With IT offices, Educational Institutes and Health Care close by Cyberabad is a dream destination for any property investor. And with Exotica in centre of cyberabad and its close proximity to Jubilee Hills, Hitec City, Gachi Bowli and Express highway, nowhere else is as ideal when it comes to living and investment.



Location Map
(not to scale)

WELCOME TO EXOTICA

A Prestigious project in prestigious location from Niharika Projects. Spread across 3.5 acres with 11 floors, Its distinctive architecture adds a touch of urban modernity to this distinguished neighbourhood. In addition our uncompromising commitment to quality makes EXOTICA a rare gem in a coveted location.



IF YOU'VE ALWAYS ENVISIONED YOURSELF LIVING IN UNPARALLELED LUXURY,
IT WILL BE EASY TO IMAGINE YOURSELF HERE.

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FRESH AIR, LARGE OPEN AREAS AND PLENTY OF AMENITIES.
LIVING THE BEST OF NATURE



THE SPACE. THE LUXURIES.
FROM INSIDE OUT

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THE RELAXATION. THE REJUVENATION.
COMING HOME IS A JOY



Put your feet up. Sit on the deck and watch the world go by.
Hit the court, take a dive or grab a quiet drink by the pool.

The space is yours, enjoy.

CLUB PRIVILEGES

Convenience store

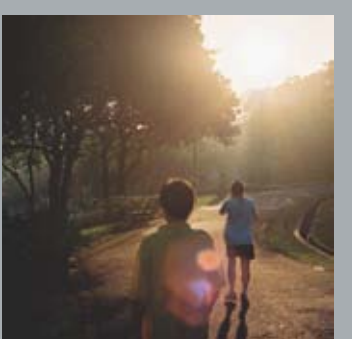
Fully equipped gym

Multi Purpose Room

Visitors Lounge

Indoor Games

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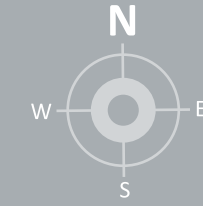


AMENITIES

- Intercom to all flats & security
- Water softeners & STP
- Swimming Pool
- Outdoor Sports
- Piped Gas connection
- Solar Lighting for landscaped areas
- Fire protection
- Children Play Area
- Earthquake Resistant Structure
- Hi-Speed passenger automatic lifts
- Power backup for common areas and flats (Excluding Acs and Geysers)
- 2 level podium car parking
- CC Cameras in required areas
- Round the clock security

SPECIFICATIONS

STRUCTURE	:	● RCC framed structure with earth quake resistant design ● Cement Blocks/AAC/Light weight red bricks for the walls ● Two Coat Cement plastering. ● POP Cornices in living and dining area with CFL fittings.	PLUMBING & SANITARY	:	● Cascade type EWCs and Wash Basins in all toilets (Parryware/Jaquar/Cera or Equivalent) ● CP fittings of Jaguar or Equivalent make in all bath rooms. Hot and cold water mixer for all showers. ● Shower cubicle will be provided in Master Bath room. ● CPVC pipes for plumbing of Astral or Equivalent. ● Provison for Exhaust Fan.
FLOORING & DADO	:	● Granite / Marble / Vitrified tile flooring in lounge and passages. ● Vitrified tile (600mm X 600mm) flooring in living / Drawing / Dining and Bed rooms (RAK / Johnson / Kajaria or Equivalent). ● Premium quality anti skid ceramic tile flooring in toilets, balconies and utility. (RAK / Johnson / Kajaria or Equivalent) ● Premium quality ceramic tile dado upto 7' height in toilets (RAK / Johnson / Kajaria or Equivalent). ● Dadoing in passages upto 6' height as per architectural drawings. ● Ceramic tile dado upto 4' height in utility areas. (RAK / Johnson / Kajaria or Equivalent).	ELECTRICAL	:	● PVC Insulated wires of premium make (Finolex / Havells or Equivalent) ● Distribution Boards and MCBs of premium make (Legrand or Equivalent) ● Modular Electrical Switches of premium make (MK / MDS / CrabTree or Equivalent) ● Provision for Television and telephone points in living, Dining, Drawing and all Bedrooms ● Provison for Split ACs in all Bedrooms.
KITCHEN	:	● Granite platform with Stainless Steel sink (Nirali / Franke or Equivalent) ● Provision for water inlet near kitchen sink for water purifier ● Ceramic tile dado upto 2' height above kitchen granite platform. ● Provison for Chimney, Refrigerator, Microwave and Exhaust Fan.	PAINTS	:	● Premium Emulsion with Luppum finish for Interior walls and Ceiling (Asian/Dulux paints or Equivalent) ● Premium Emulsion or Emulsion with luppum or Textured finish for Exteriors as per architectural specs. ● Polish for Main Door and Enamel paint for all other doors
DOORS & WINDOWS	:	● Teak wood frame with Designer shutter for main door. ● Teak wood frames with designer flush shutters for bedroom, Toilet and Utility Doors. ● UPVC Windows of Fenesta or Equivalent make. ● Powder coated adjustable louvers with a provision for exhaust fan for toilet ventilators	LIFTS	:	● Lifts of sufficient numbers of Schindler / Kone or Equivalent make.
HARDWARE	:	● Premium quality Locks for all doors (Dorset/Qwicset or Equivalent) and premium quality Brass hardware.			



A1 | B1

2075 sft.

2075 sft. ➤



A7 | B8



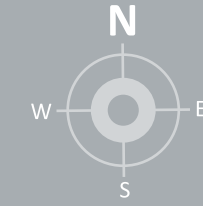
A4 | B5

2075 sft.

2075 sft. ➤



A11



A2 | A3 | B2 | B4 | B17

1775 sft.



A8 | A9 | A10 | B9 | B10 | B11 | B15

1815 sft.



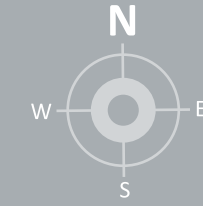
B 16

1775 sft.



A6

2700 sft.



B 7

◀ 1350 sft.

1350 sft. ▶



B 6

1350 sft. ▶



B 12 | B 13 | B 14

◀ 1350 sft.



B 3

FRESH AIR, LARGE OPEN AREAS AND PLENTY OF AMENITIES
LIVING THE BEST OF NATURE



Niharika Projects is a reputed property developer focusing on developing luxurious flats with the best of amenities. Established in the year 2002, Niharika Projects has developed numerous luxury apartments, villas at prime locations in Hyderabad. Over the years, Niharika Projects has earned the reputation for quality and innovation. All its projects come with ample greenery, spacious and modern design and the best of amenities. The company takes particular care in ensuring that its projects feature perfect vaasthu and a clear title so as to give buyers a hassle-free and happy ownership. Today, owning our Property is associated with prestige as virtually every project we have developed till date has become a landmark in its respective surroundings.



Niharika Projects is
Recipient of CNBC Award
for Best Project in Hyderabad
for Niharika Signature

ARCHITECTS



PINNACLE ASSOCIATES
2nd Floor, Plot no. 27, Road no.3,
Banjara Hills, Hyderabad-500034.

signs
architects & interior designers

Plot no. 33, UBI Colony, Road no. 3,
Banjara Hills, Hyderabad.

STRUCTURAL CONSULTANTS



Flat no. 4 Shilpa Apartment,
Erramanzil Colony, Hyderabad-500004.

INFRASTRUCTURE DEVELOPERS



Plot no. 33, UBI Colony, Road no. 3,
Banjara Hills, Hyderabad.



NIHARIKA

NIHARIKA PROJECTS

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*In the interest of maintaining high standards, all floor plans, layout plans, areas, dimensions and specifications are indicative and are subject to change as decided by the company or by any competent authority.

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