



TIARA

The crown jewel of luxury living



KAVADIGUDA, NEAR TANK BUND



TIARA

The crown jewel of luxury living



THE CROWN JEWEL OF LUXURY LIVING

We all have an instinct to get royal treatment wherever we go and an obvious notion to live life king size. When we have a home that invokes a royal feeling with its elegant spaces, beautiful details, glorious views, affluent neighbourhood, it becomes our own castle.

Welcome to LVR Tiara, your fortress of solitude.

Experience sophisticated living in the heart of Hyderabad. Tiara, at Kavadiguda, is a vibrant community of luxury 3 BHK homes, stylish interiors, panoramic terrace and indulgent amenities. Wake up to a stunning view, luxuriate in an exclusive residence of comfort and bask in contemporary homes in the midst of a bustling metropolis.





Homage to
urban sophistication

Discover thoughtfully crafted homes with upscale amenities. Designed with devotion to detail, your new home at LVR Tiara comes with all the luxuries of modern living and has something magnificent to offer in every square foot.



Marriot Hotel

Indira Park

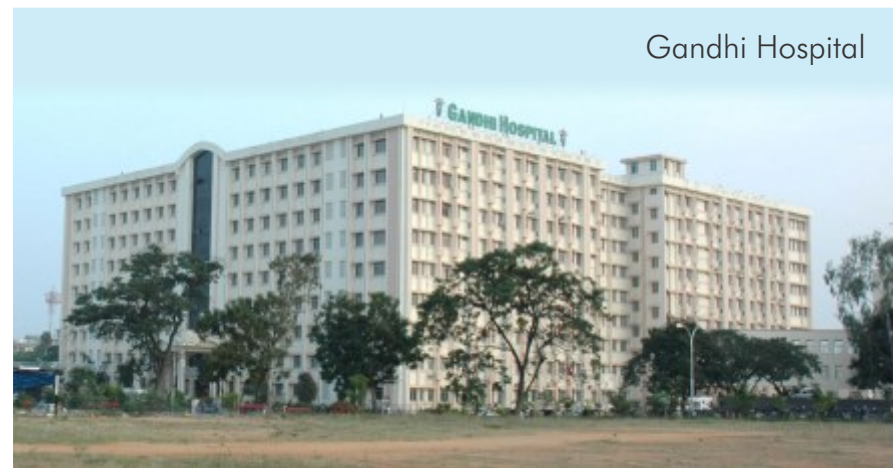
TIARA
The crown jewel of luxury living

The crowning glory
of a vibrant neighborhood

Get easy access to every corner of Hyderabad from LVR Tiara, located at Kavadiguda. Efficient and reliable public transport systems make it a life of convenience. LVR Tiara, in the heart of the city, is just off Hussain Sagar, Tank Bund and within minutes from well-established schools, star hotels, shopping malls, entertainment hubs, healthcare centers, parks and so much more.



TS Secreteriate



Gandhi Hospital



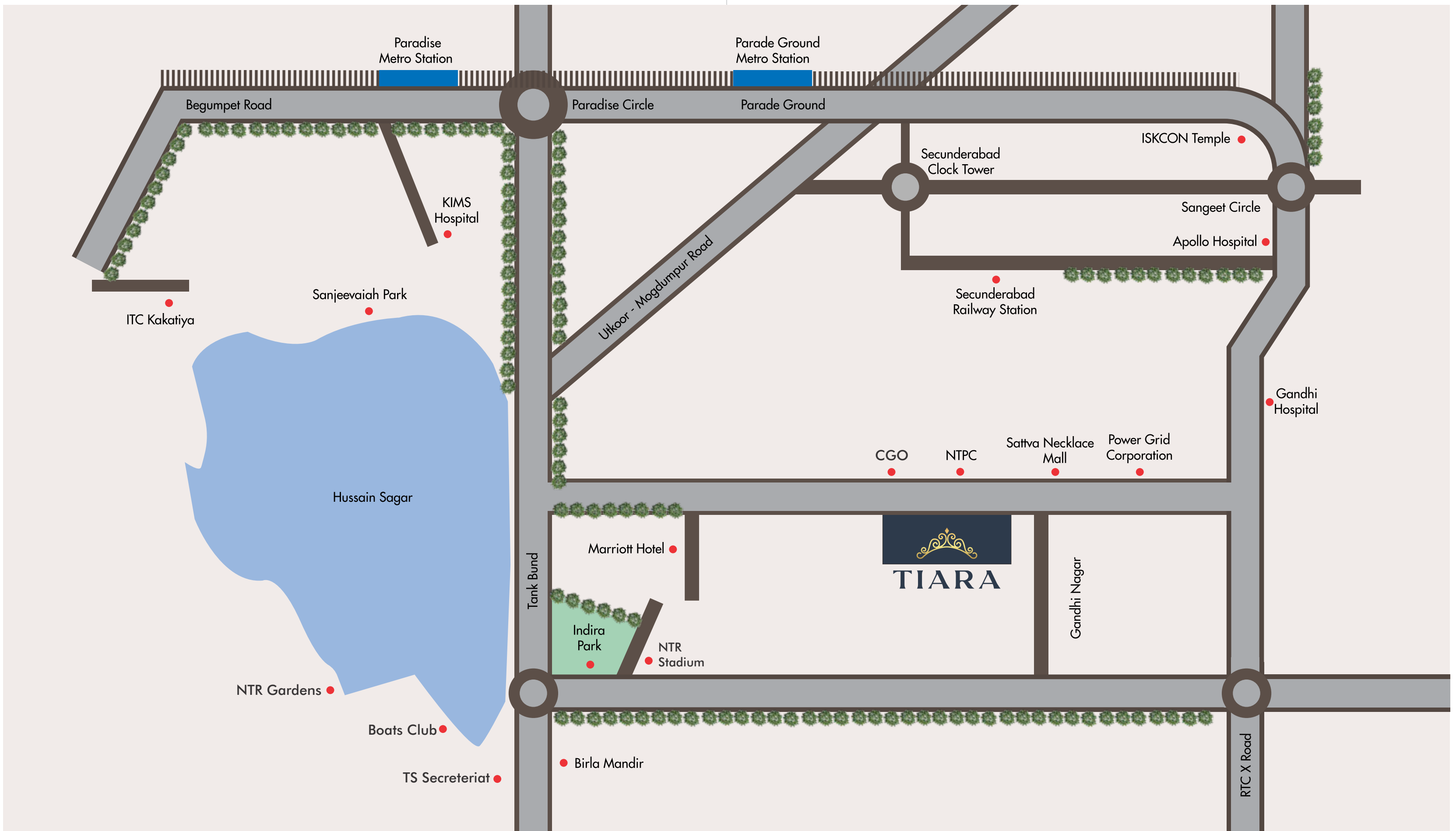
Metro Station



NTR Gardens



Secunderabad Railway Station



Stay connected with all that matters to you. Kavadi Guda with its connected network, puts you in the center of everything and provides direct access to all other major landmarks in and around Hyderabad.

Proximity

Sattva Necklace Mall	< 1 min.
Indira Park	< 5 mins.
Hussain Sagar Lake	< 5 mins.
Marriot Hotel	< 5 mins.
Birla Mandir	< 5 mins.
Gandhi Hospitals	< 5 mins.
Secunderabad Rlwy Stn.	< 10 mins.

OVERVIEW

Site Area	: 8,400 Sq. Yds.
Number of Floors	: C+G+12 Upper Floors
Number of Units	: 136
Units Type	: 3 BHK Homes
Range From	: 1995 to 3175 Sft.
Amenities	: 25,000 Sft. (Clubhouse & Terrace)



MASTER PLAN



LEGEND:

1. Entry Plaza with Security Cabin
2. Driveway
3. Pedestrian Pathway / Jogging Track
4. Temple Plaza with Informal Seating
5. Informal Seating Area with Shade Structure
6. Childrens Play Area
7. Trampoline Zone

8. Rock Climbing Wall
9. Floor Games
10. Skating Plaza
11. Reflective Pool with Sculpture
12. Graphic Art Wall
13. Outdoor Work Zone with Shade Structure and Wi-fi
14. Basketball Court

15. Cricket Practice Net
16. Outdoor Gym
17. Transformer Yard
18. Exit Plaza
19. Waterbody with Feature Wall
20. Lobby Access Plaza with Shade
21. Gas Tank



TIARA

PROJECT BY
SRI LVR
CONSTRUCTIONS

Drop-off Point



Drive Way



For a relaxing ride home

Experience the superlative life in your own lush, private neighborhood with a designated zone for pickup/drop-off. Making way for a convenient life within the community, it gives you and your visitors a grand, hassle-free experience.



For the
spiritual hearts

Start your day with devotion and find solace in enriching spaces. Wake up and get rejuvenated by the soothing sounds and pleasant scents from the temple within the community.





The foundation
of a good childhood

Keep your young ones entertained for hours in our state-of-the-art amenities. From the spacious kids play area to the exclusive skating plaza & synthetic turf, LVR Tiara has everything to better accommodate the needs of growing kids.



Children Play Area



Cricket Pitch

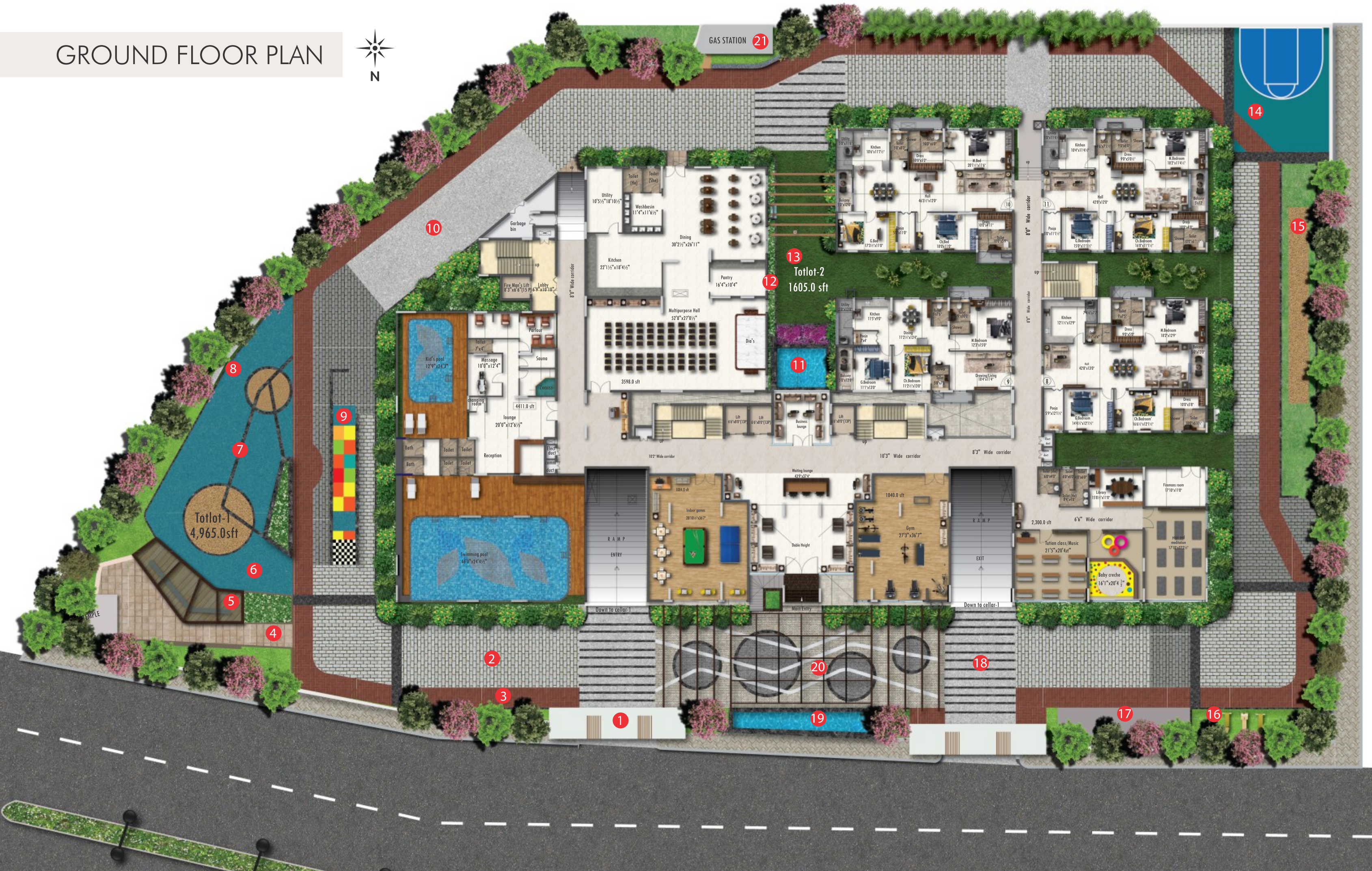


Half Basketball Court

Make
time to play

When the sun is out, the outdoor sports zone is the place to be. Join your friends, ascend to the dedicated playground and indulge in the game of your choice amidst the lush green canopies of LVR Tiara.

GROUND FLOOR PLAN



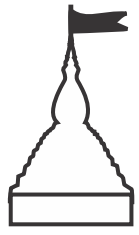
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8. Rock Climbing Wall
9. Floor Games
10. Skating Plaza
11. Reflective Pool with Sculpture
12. Graphic Art Wall
13. Outdoor Work Zone with Shade Structure and Wifi
14. Basketball Court

15. Cricket Practice Net
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AMENITIES



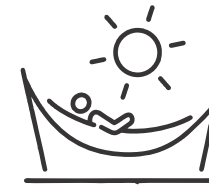
Temple



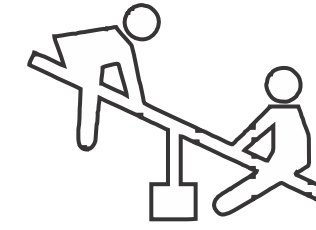
Jogging Track



Senior Citizens Plaza



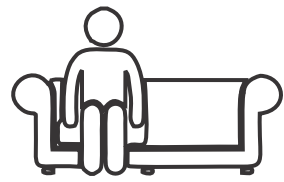
Hammocks



Children's Play Area



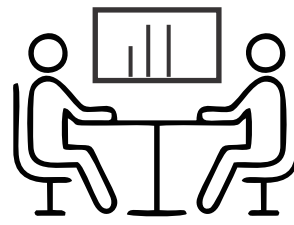
Skating Rink



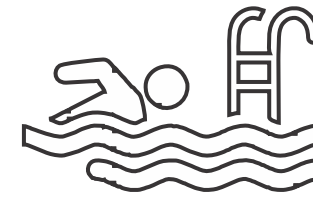
Reception and Guest Seating



Coffee Lounge



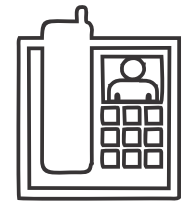
Business Lounge



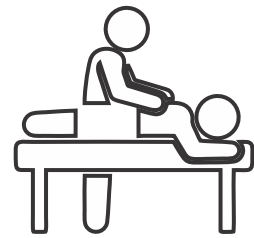
Swimming Pool for Adults



Swimming Pool for Children



Video Door Phone



Spa



Yoga / Aerobics



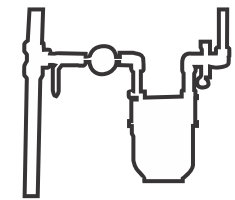
Indoor Games



Air-conditioned Gym



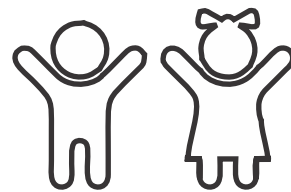
Indoor Badminton Court



Gas Bank



Reflexology Path



Creche



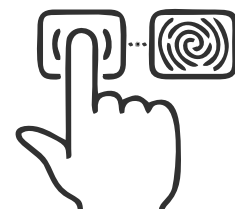
Party Lawn



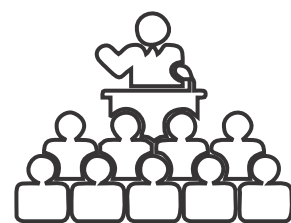
Cricket Pitch



Half -Basketball Court



Biometric Security System



Multipurpose Hall



Sky Walk



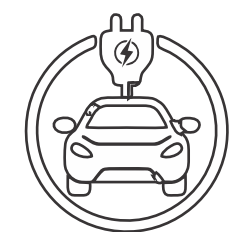
Trampoline Zone



Library



Barbeque Deck



EV Charging



CLUB
TIARA



The jewel
in the crown

Discover an array of luxurious amenities, including expansive banquet hall, an exclusive fitness center, an indoor swimming pool for pampering you at the opulent Clubhouse. With the amenities you expect and the extras you deserve, LVR Tiara has it all and you can have unlimited fun no matter how the outside weather is.



Gym - 27'3" X 36'7"



Yoga / Aerobics - 17'10" X 27'2½"



Everything
health & lifestyle

Stay motivated and maintain your active lifestyle with our state-of-the-art fitness centre and dedicated aerobics centre - the perfect place for you to recharge and feel energized.



Play
whenever you want

Pursue your favorite hobby from the comfort of your home. Stretch your muscles and unleash your skills on the indoor badminton court. Enjoy a game of badminton with your family and friends - anytime, any day.

Multipurpose Hall - 52'8" X 27'0½"



Banquet Hall / Dining Area - 30'2½" X 26'11"



Memories to last a lifetime

Step inside to find a grand banquet hall with central gathering space for friends and guests. Celebrate your special occasions and enjoy the indulgences life has to offer in a cosy setting complimented by dining spaces.



Your time,
your choice.

Head to the indoor games room to kick-start your day. Let your kids rejoice in the comfort of a safe and fun creche. Settle into your favourite chair at the library and spend hours reading your favourite book. Explore new hobbies and interests in the company of loved ones.



Indoor Games - 28'10½" X 36'7"



Library - 15'8½" X 11'0"



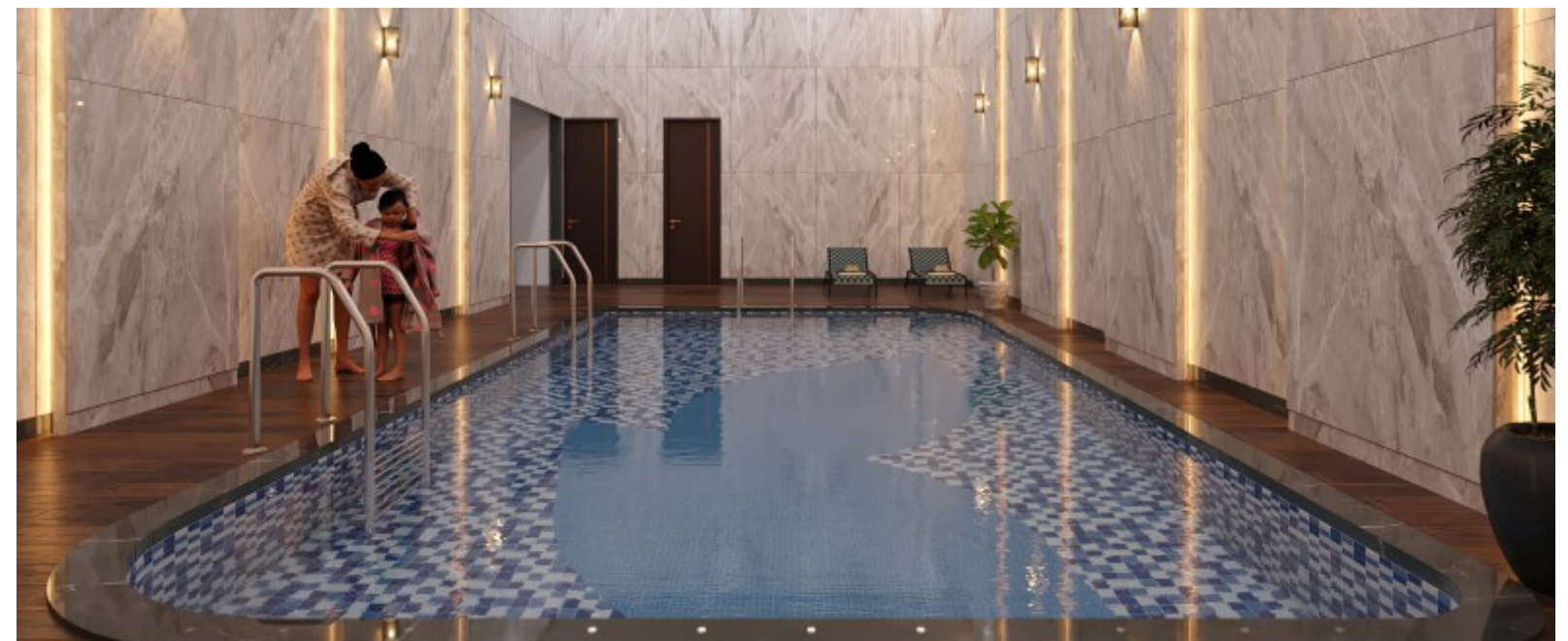
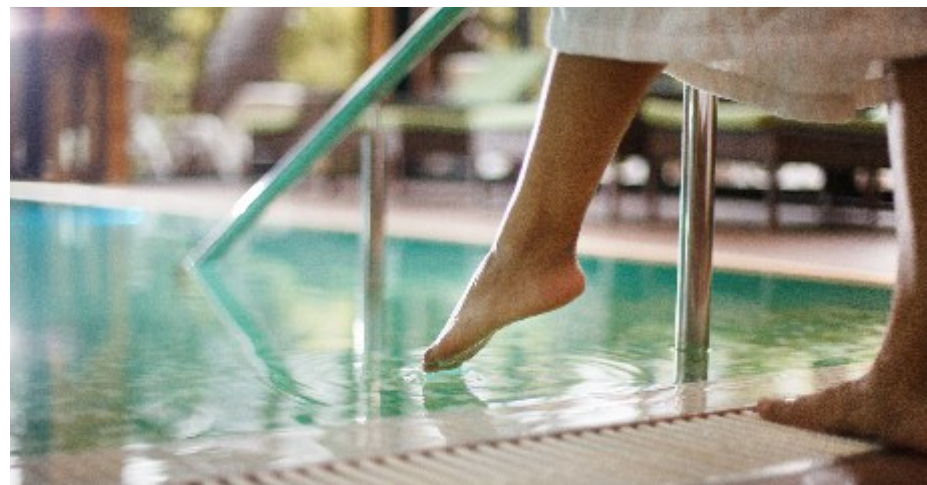
Tuition Class / Music - 21'5" X 20'4½"

Swimming Pool - 46'0" X 24'4½"



A relaxing
getaway at home

Spend the evening by the expansive pool or relax on the sprawling pool decks listening to music. Forget the world outside and embrace the weightless self inside water.

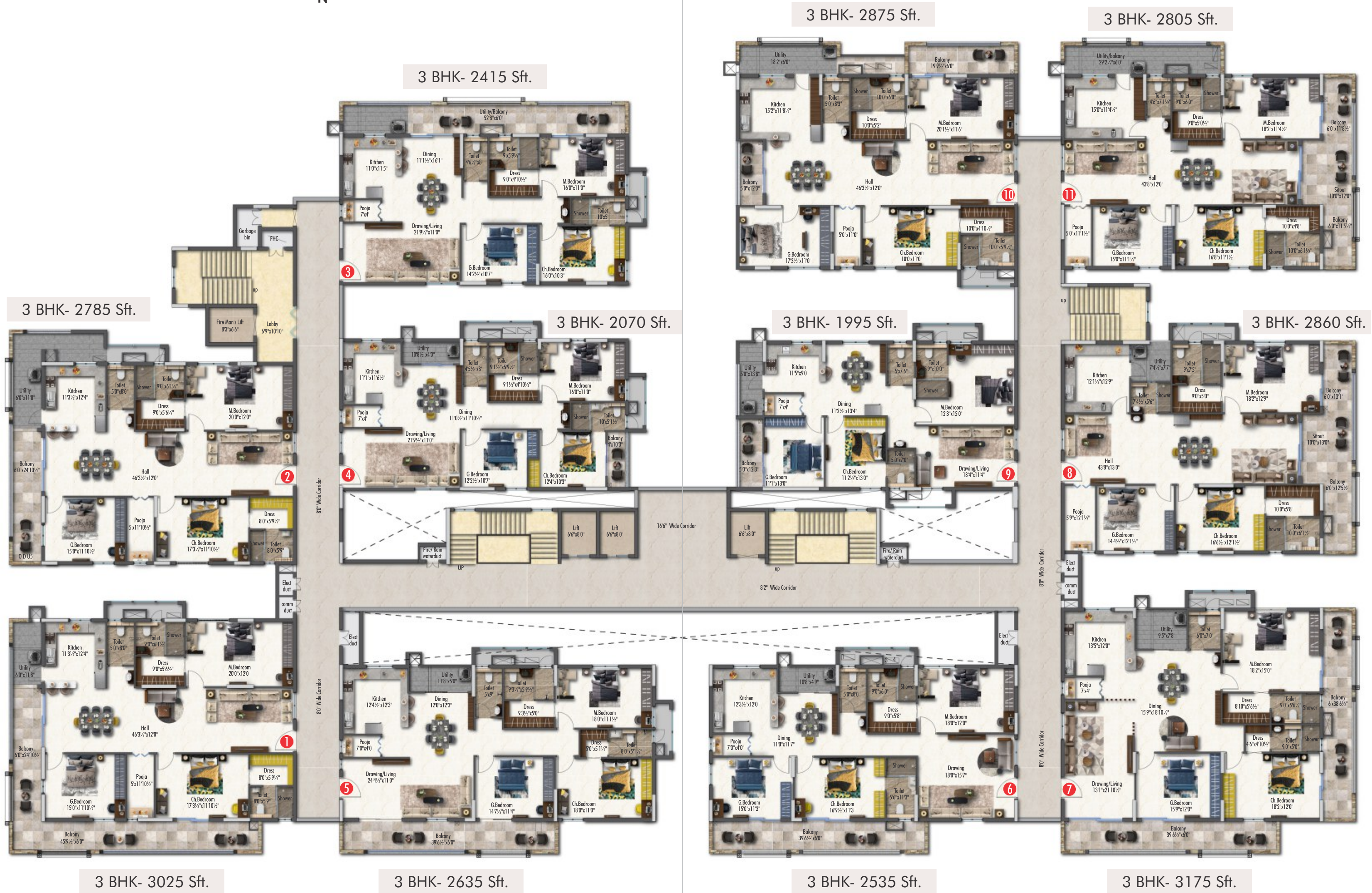


Kids Pool - 12'9" X 24'3"

FIRST FLOOR PLAN



TYPICAL FLOOR PLAN





Step inside
and be wowed

Step inside and you will realize, every minute you spend at home is a royal affair. Relax in the contemporary comforts of your living room, a bright and airy haven to uplift your body and spirit. Feel delighted in the spacious, features-rich vastu compliant homes.



Dining area - 11'2½" X 13'4" to 15'9" X 18'10½"

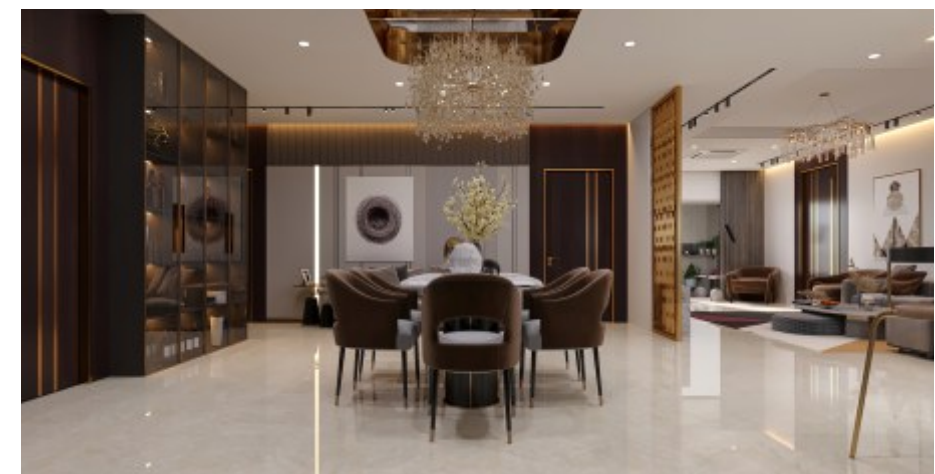


Treat yourself
to the best spaces



Kitchen - 11'5" X 9'0" to 13'5" X 12'0"

Feast your eyes on delicacies prepared in the comfortable kitchen and dining spaces that are designed to accommodate any taste. The dining area is designed to bring people together, be in the moment and enjoy the luxury of togetherness, family and loved ones.



Dining area



Reminiscent
of a private oasis

Unwind in blissful privacy and sleep like royalty after a busy day at work. Open the curtains to views of Hyderabad from the comfort of your bed. Your home at LVR Tiara has a spacious king-size bedroom, a kids bedroom and separate bedroom for accommodating your guests.



Guest Bedroom - 11'1" X 13'0" to 15'9" X 12'0"



Washroom



Children Bedroom - 11'1" X 13'0" to 18'2" X 12'0"

Balcony - 5'0" X 12'8" to 45'9½" X 6'0"



An enriched living experience

Indulge in spectacular views and take in a breath of fresh air on your private balcony. Experience convenience, comfort and satisfaction in uniquely crafted and dedicated spaces.

PICKNICKING AREA WITH
HAMMOCKS

OUTDOOR
GAMES

MOVIE SCREENING WITH
INFORMAL SEATING

OUTDOOR CLASSROOM WITH
INFORMAL SEATING AREA

ARTS &
CRAFT ZONE

BARBEQUE DECK WITH
SHADE STRUCTURE

REFLEXOLOGY
PATH

SKY WALK

YOGA/MEDITATION DECK
WITH STAGE



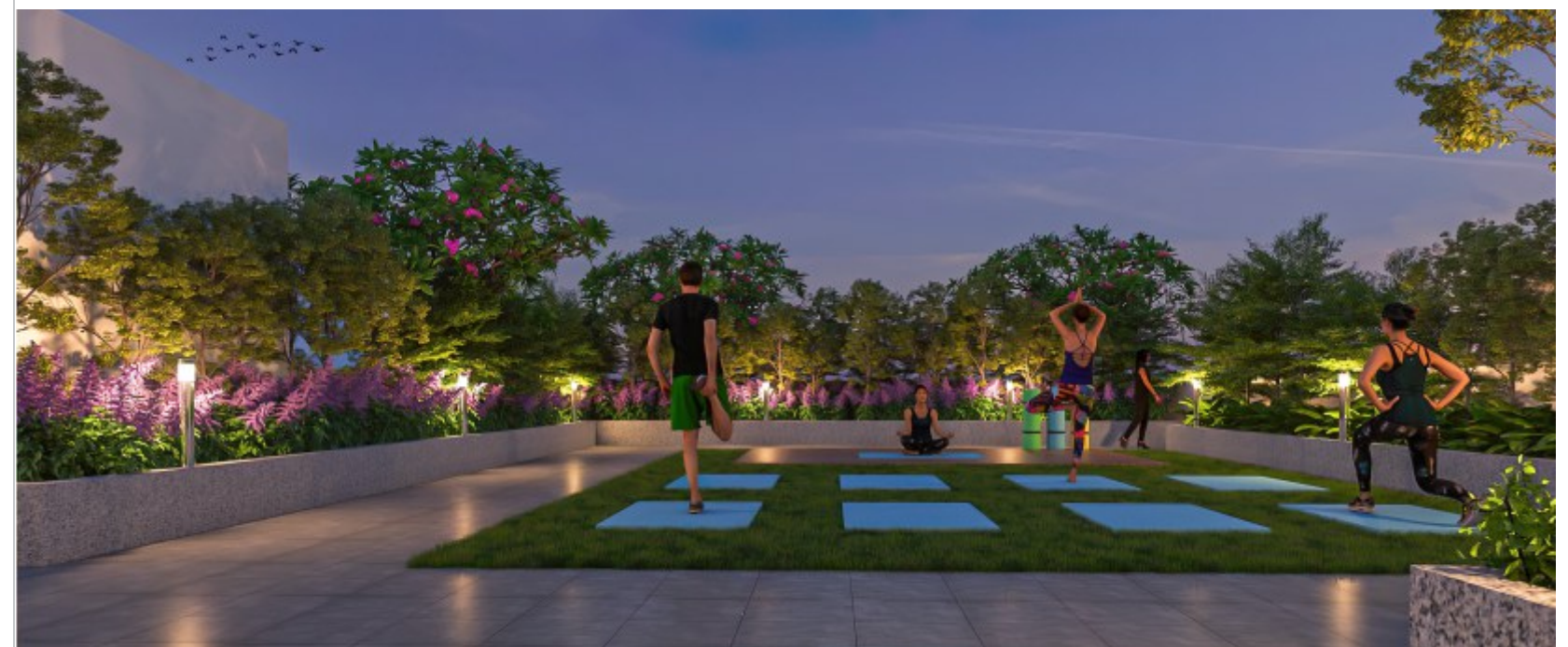
Pamper yourself,
above all else.

Embrace endless sunshine and mother nature painted in all the shades of green. Find more than you were looking for at the panoramic terrace. With elegant and relaxing spaces that adorn the expansive terrace, each feature is the foundation for a new way of thinking.



A retreat to relaxation & well-being

Take your yoga practice outside, into a calm, quiet atmosphere. Revitalise your body and feel the soothing effects of yoga & meditation under the open sky.





Moments of physical & sensory well-being

Retreat from the vibrant city and relax in the luxury of picnic area on the terrace. Savour a warm ambience, relax in hammocks, have a refreshing coffee, a leisurely breakfast under the open sky.

SPECIFICATIONS

SUPER STRUCTURE

	Earthquake resistant RCC Framed structure with light weight block masonry
Plastering	Double coat cement plastering with smooth finish for internal walls and external walls

WALL FINISHES

Internal Walls	Smooth wall finish with 2 Coats of Premium Acrylic Emulsion Paint of reputed make over a Coat of Primer and Putty.
External Walls	Textured finish and two Coats of Exterior Emulsion Paint of reputed make.

FLOORING

Drawing, Living, Dining	Imported Marble
Bedrooms	Wood Flooring / Designer Tiles
Kitchen	Premium Anti-Skid tiles
Balconies/Bathrooms/Utility	Anti-Skid tiles
Corridors	Granite / Vitrified Tiles (As per Architect Design) with 4" skirting
Staircase	Granite / designer tiles as per architect design.

WALL CLADDINGS

Bathrooms	Glazed / Matt finish Ceramic tiles of reputed make, up to false ceiling height.
Utility Area	Ceramic tile dado up-to 4 feet height.

DOORS

Main Door	Teak wood frame, with teak veneer shutter / Ready-made premium frame and doors of make NCL or equivalent
Hardware	Bio-Metric lock system with premium SS hardware of Godrej / Yale or equivalent make.
Internal Doors	Teak Wood frame with designer laminate shutter or ready-made premium frame and doors of NCL make or equivalent.
Hardware	Designer hardware of Godrej or Equivalent make.
Utility Doors	Teak Wood Frame with Combination of Tinted Float Glass & Laminated MDF Panel or ready-made premium frame & doors of NCL make or equivalent.
Hardware	Designer hardware of Godrej or Equivalent make.
Sliding Doors/Windows	2.5 track UPVC with 5mm glass & mosquito mesh (make Vitero or equivalent)

GRILLS

Window Grills	Aesthetically Designed, Mild Steel (M.S) Window grills with enamel paint finish will be provided for windows.
Balcony	SS and SS with glass railings as per Architect Design
Staircase Railings	SS/MS railing as per Architect Design

WATER MANAGEMENT SYSTEM

Hydro Pneumatic water pumping system for maintaining even water pressure in all the floors for bore water.

Municipal Water outlet provision in kitchen.

SPECIFICATIONS

CP & SANITARY FIXTURES

All C.P. Fittings and sanitary fixtures are of imported make or premium brands like Kohler/Grohe or equivalent.

Wash Basin with half-pedestal, wherever feasible.

EWC with Concealed Flush Tank.

Provision for geyser in all the bath rooms.

KITCHEN

Counter	Kitchen platform shall be provided at extra cost.
Water	Provision for separate Municipal Water and Bore well water.
Others	Electrical Provisions will be provided for fixing of Water Purifier, Exhaust Fan / Chimney, Oven, Mixer Grinder.
Utility	Electrical and plumbing provisions and accessories for Washing Machine / Dishwasher.

ELECTRICAL FIXTURES

3 phase power supply for every flat.

Concealed conduits & wires with good quality copper cables of reputed make.

Individual Electric meter will be provided for each flat

Elegant designer modular electrical switches – Legrand or equivalent

Miniature Circuit breakers (MCB) for distribution boxes of Legrand or equivalent make.

LED Light fixtures for all common area and Landscape Area Lighting.

Provision for fixing A/C outdoor units.

Plug pins for TV & audio in living, dining and master bedrooms.

SMART HOME TECHNOLOGY

Biometric main door lock.

Audio & Video Door entry system.

SOS button in all the flats.

Lighting sensors for wash rooms

TELECOMMUNICATIONS

Provision for TV points in Living room and bed-rooms.

Provision for Internet in living room.

Intercom Facility from flat to security.

POWER BACK-UP GENERATOR

100% power back up for all flats and common areas – with separate meters

LIFTS

Passenger Lifts	Three highspeed automatic passenger lifts, Schindler/Kone or equivalent make.
	Aesthetically designed Marble/Granite flooring in lifts.
	Granite/Marble/Designer Tiles cladding for lift entrance
Fire/Service Lift	One high speed automatic passenger cum service lift, Schindler/Kone or equivalent make.

SPECIFICATIONS

DOUBLE HEIGHT RECEPTION LOUNGE

Imported Marble/Granite flooring in the lounge, aesthetically designed false ceiling.

CAR PARKING

Ample car parking space with three level basements

Parking signages and equipment at required places to ease the vehicle flow.

EV Car Charging Space One Common Space for charging Electric vehicles will be provided.

FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all entrances shall be provided for Differently Abled.

SECURITY

Sophisticated round-the-clock security System.

Video door phone facility at main door & SOS button & intercom to security provided in all flats.

Panic button & intercom provided in lifts and is connected to security room.

Surveillance Cameras at main security gate, entrance to tower, Passenger lifts, children play area, common areas and reception area.

Boom barriers at entry & exit for vehicles with mechanical operating

Bio-metric lock for each flat main door.

FIRE & SAFETY

Fire hydrant and fire sprinkler system as per NBC Norms.

Fire alarm and Public Address system as per NBC Norms.

LPG / CNG

Provision of Piped Gas system from centralized gas bank to all individual flats with gas meters.

WATER TREATMENT PLANT & SEWERAGE TREATMENT PLANT

Fully treated water will be made available through a water treatment plant as per PCB norms.

A Sewage Treatment Plant of adequate capacity, inside the project.

Treated Sewage water will be used for, landscaping and flushing purposes as per PCB norms.

Adequate Rain Water Harvesting Pits provided for recharging ground water levels as per the rules of the concerned authority.

WASTE MANAGEMENT

Provision for collecting separate bins to collect dry waste and wet waste at each floor.

COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the project with solar fencing

CLUB HOUSE

- Grand double height entry plaza with reception and guest seating.
- Business Lounge
- WIFI / Internet provision in Clubhouse
- Coffee lounge
- Multipurpose hall with kitchen, dining facility
- Well-equipped air-conditioned Gym
- Space for Spa/Saloon/Physiotherapy
- Yoga / Gymnastics hall
- Swimming pool for adults
- Swimming pool for children

INDOOR AMENITIES

- Shuttle Court
- Billiards Table
- Table Tennis
- Carroms / Chess Board
- Class room for tuition / Music
- Library Room
- Creche

OUTDOOR AMENITIES

- Party Lawn
- Cricket pitch
- Half basketball court
- Jogging track
- Children's play area
- Skating rink
- Rock climbing wall
- Trampoline Zone
- Sr. Citizen plaza
- Informal seating area with shade structure
- Mini outdoor Gym

TERRACE

- Reflexology Path
- Yoga / Meditation Deck with Stage
- Sky Walk
- Mini Movie screening space with Informal Seating.
- Picnicking area with Hammocks
- Barbeque Deck with shade structure
- Art and Craft zone



Splendid Spaces,
Exceptional Value.

Sri LVR Constructions was formed in the year 2000 with a vision to develop quality residential spaces offering true value for money. Over the years, we have executed many villa projects, plotted ventures and residential complexes in & around Hyderabad. We have positioned ourselves as a trusted and transparent builder with our prompt and quality services. Conceived to elevate lifestyles with luxurious spaces and unique amenities, Tiara is our flagship project in the heart of the city.

PROJECT CONSULTANTS

ARCHITECTS



architects & engineers
NS Associates

STRUCTURAL



MEP



PMC



SRA Project management
consultancy

LANDSCAPING



NEW MEDIA



FEW OF OUR COMPLETED PROJECTS

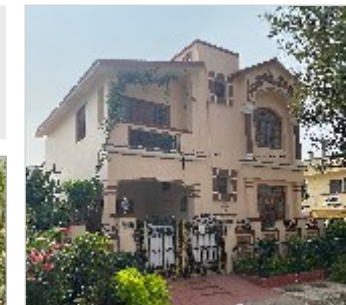
LVR's
BALAJI GARUDADRI



LVR's
BALAJI NEELADRI



LVR's RESIDENCY
Villa Community



LVR's ANJANADRI
Villa Community





Flat No. 308, H. No. 2-4-123, LVRS Balaji Neeladri APTS,
Swaroop Nagar Colony, Uppal, Hyderabad, Telangana - 500039

Ph: +91 96666 36849 | E: sales.srilvr@gmail.com

www.lvrtiara.com

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