

ASHOKA

LIVIANO

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LIVE LIFE  
NOW





LIVIANO EXTERIOR AERIAL VIEW

LIVE LIFE NOW

LIVIANO MAKES YOU FEEL THE DIFFERENCE AND EXPERIENCE THE EXCLUSIVITY

Innovative architecture. Crisp angles. Liviano is defined by its stunning architecture and contemporary design. It's clean, uncluttered and bold, creating a new landmark.

This 15-storey condominium offers a fashionable and modern lifestyle set amidst upcoming and exciting parts of Hyderabad - Nanakram guda, while Gachibowli is mere stone's throw from here.

Designed for the connoisseurs who appreciate the finer things in life and who understand what truly matters. At Liviano, little touches of indulgence have been thoughtfully and subtly put together for your exclusive pleasure.



PLAN OVERVIEW

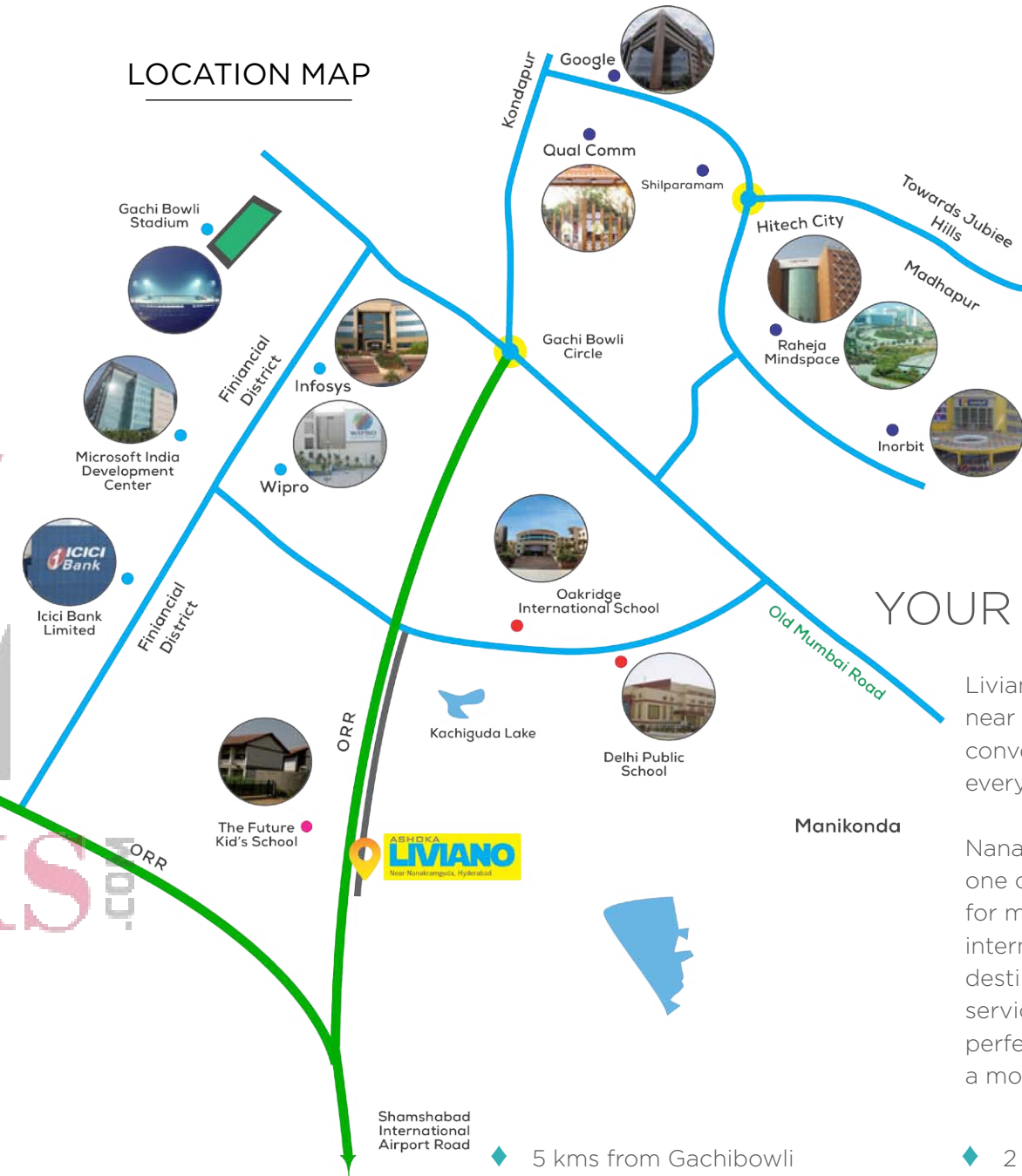
MASTER SITE PLAN

Welcome to design details and thoughtful layouts. Every space, every inch, is treated with whimsy, making inspiring and engaging spaces you'll want to use, everyday.



LIVIANO EXTERIOR MASTER PLAN

LOCATION MAP



YOUR NEW ADDRESS

Liviano is strategically located near Nanakramguda to keep you conveniently close to everything and everyone that you hold dear.

Nanakramguda is already the city's one of the most preferred locations for many ambitious projects. With international schools, lifestyle destinations, hospitals and other services in close proximity; it offers a perfect balance of work and play for a modern, urban lifestyle.

- ◆ 5 kms from Gachibowli
- ◆ 3 kms from Microsoft
- ◆ 3 kms from Wipro X roads
- ◆ 2 kms from Oakridge School, Delhi Public School
- ◆ 2 kms from Continental Hospital
- ◆ 5 kms from Apollo Hospital
- ◆ 7 kms from HITEC City & Shilparamam







# LIVIANO

## CLUB HOUSE

Your living spaces extend far beyond the four walls of your own residence and include amenities and personal services found only in the most lavish home or luxurious hotel.

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LIVIANO CLUB HOUSE - ENTERANCE

CLUB HOUSE

LAVISH HOME OR A LUXURIOUS HOTEL



GYM



SQUASH COURT

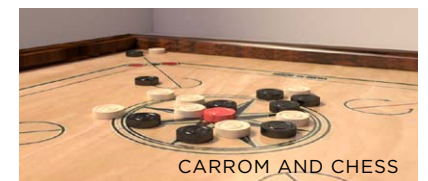
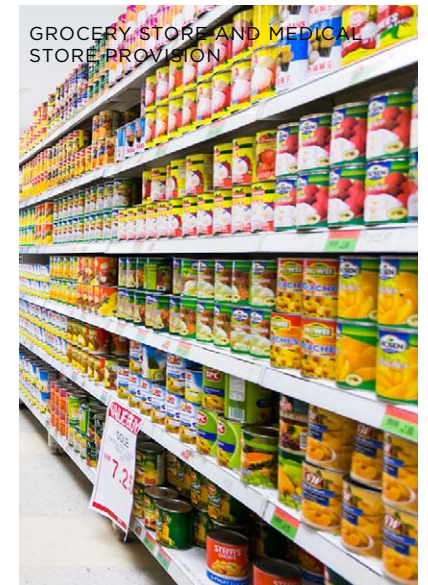
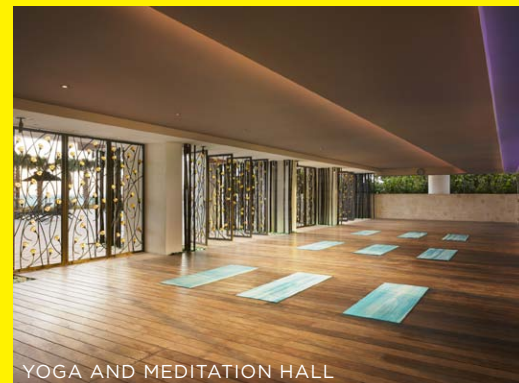
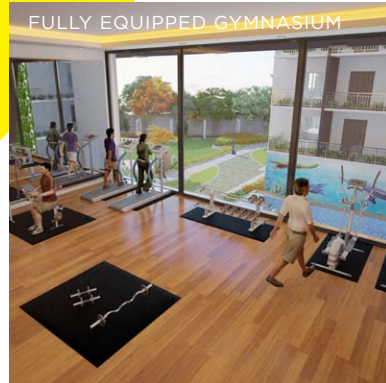
Experience the new height of indulgence in LIVIANO's comprehensive suite of recreational facilities. Comprising of 2 levels, the clubhouse is planned to give shape to pure pleasure, it lights up every moment with delightful amenities and unique design.

From the cascading pool fringed by lush greenery to the meticulously landscaped gardens and fully-equipped gymnasium, the Club Liviano characterises the space of contemporary living.

- ◆ Lappool
- ◆ Gymnasium
- ◆ Library
- ◆ Lounge
- ◆ Multipurpose hall



# CLUBHOUSE AMENITIES





# EFFICIENT LIVING AT LIVIANO

YOUR HOME  
EQUIPPED WITH  
PREPAID REMOTE METERING  
FOR WATER, GAS AND ELECTRICITY



**PAY ONLY  
FOR  
WHAT  
YOU USE**

## BUILDING MANAGEMENT SYSTEMS

A well designed and managed, Building Management System (BMS) exclusively featured in Ashoka Liviano provides great opportunities for improvements in energy efficiency and avoids wastage of resources thereby making life at Liviano efficient.

We provide prepaid and remote metering for water, gas and electricity, for all apartments, to centralize the meter billing. There are so many advantages of Building Management System (BMS)

## ADVANTAGES OF BMS

- CONTACTLESS PREPAID ENERGY METER SOLUTION
- OPTIMAL WORKING ENVIRONMENT
- EARLY IDENTIFICATION OF EQUIPMENT FAILURE.
- IDENTIFICATION OF UNUSUAL PATTERNS OF ENERGY USAGE
- MONITORING EFFECTIVENESS OF ENERGY MANAGEMENT PLANS.
- PREPAID METERING FOR GAS/WATER/ELECTRICITY
- CENTRALIZE THE METER BILLING.
- REMOTE DISPLAY UNIT FOR RECHARGE AND MONITOR CONSUMPTION

INTEGRATION OF GAS AND WATER WITH THE ELECTRICAL PARAMETERS THEREBY, EXTENDING THE FLEXIBILITY FOR THE USER TO BUDGET EXPENSES

TRIPPING OF EB OR DG CONSUMPTION AT PRE-DETERMINED SET POINT FOR PROTECTION AND EFFECTIVE USE OF ENERGY

HISTORY OF CONSUMPTION FOR ANALYSIS

DIRECT CURRENT MEASUREMENT UP TO 60A FOR SINGLE OR THREE PHASE MEASUREMENTS

CHARGING THE METER WITH CREDIT REVENUE THROUGH SECURED ENCRYPTED SMART CARD

ACCURATE BILLING

AVOID WASTAGE OF RESOURCES

OBTAIN SAVINGS FROM REMOTE READING

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**NO MORE  
MAINTENANCE  
OVERDUE**





# LIVIANO

## FLOOR PLAN

Welcome to design details and thoughtful layouts. Every space, every inch, is treated with whimsy, making inspiring and engaging spaces you'll want to use, everyday.

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# 2BHK

1350 SQFT  
FLOOR PLAN



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## YOUR HOME

### 2BHK - 1350 SQFT EAST FACING FLOOR PLAN

Innovative architecture. Crisp angles. Liviano is defined by its stunning architecture and contemporary design. It's clean, uncluttered and bold, creating a new landmark.



- 2BHK
- 1350 SQFT
- EAST FACING

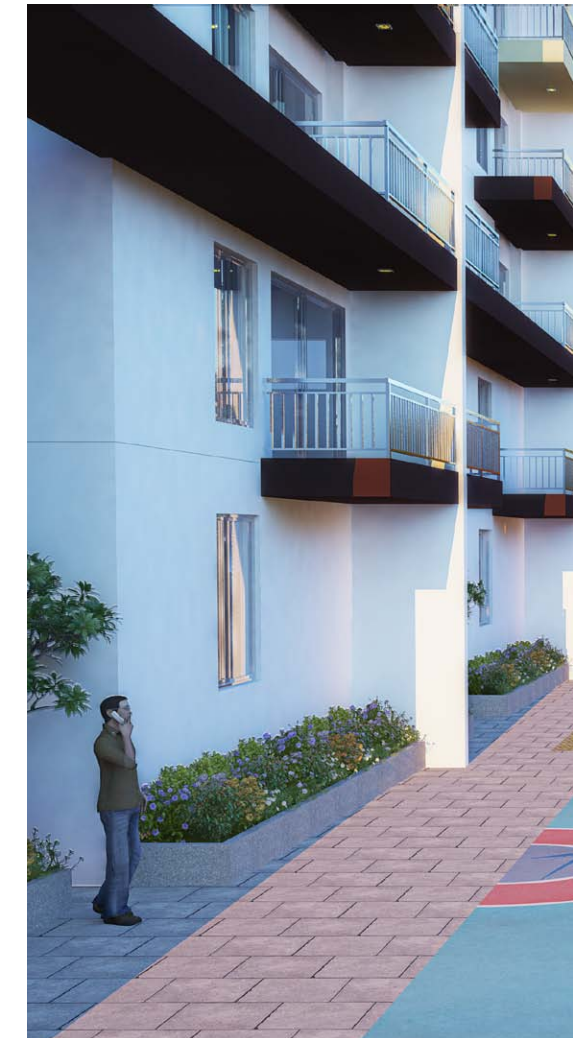
## FLOOR PLAN



LIVIANO EAST FACING 2 BHK



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## FLOOR PLAN



LIVIANO WEST FACING 2 BHK



## YOUR HOME

### 2BHK - 1350 SQFT WEST FACING FLOOR PLAN

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- 2BHK ○
- 1350 SQFT ○
- WEST FACING ○

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# 3BHK

1650 SQFT - 2155 SQFT  
FLOOR PLAN





## YOUR HOME

3BHK - 1650 SQFT  
EAST FACING FLOOR PLAN

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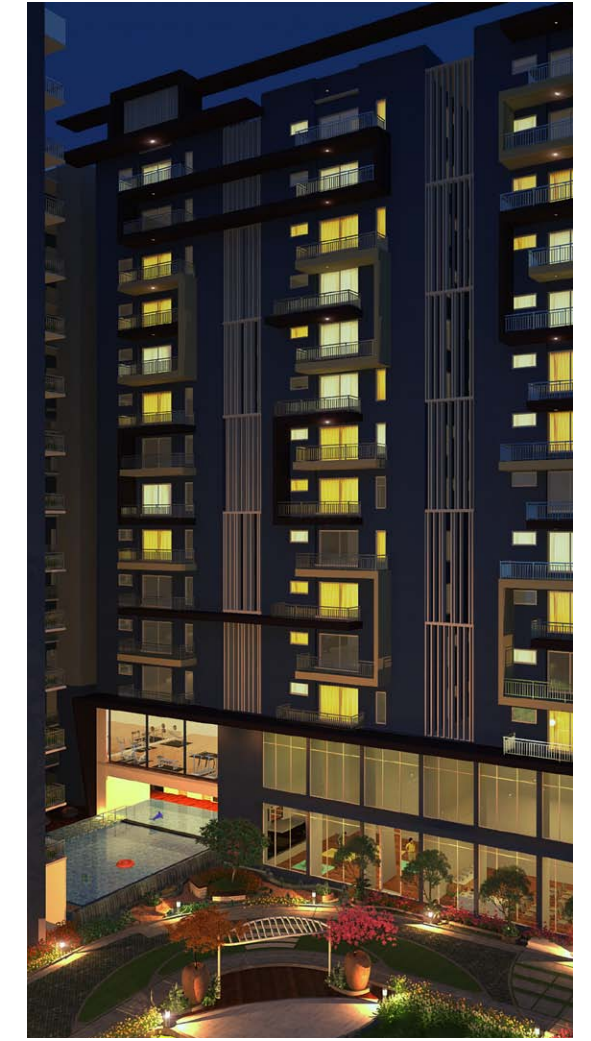


- 3BHK
- 1650 SQFT
- EAST FACING

## FLOOR PLAN



LIVIANO EAST FACING 3 BHK







**FLOOR PLAN**



LIVIANO WEST FACING 3 BHK



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**YOUR HOME**  
**3BHK - 1650 SQFT**  
**WEST FACING FLOOR PLAN**

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- 3BHK ○
- 1650 SQFT ○
- WEST FACING ○



## YOUR HOME

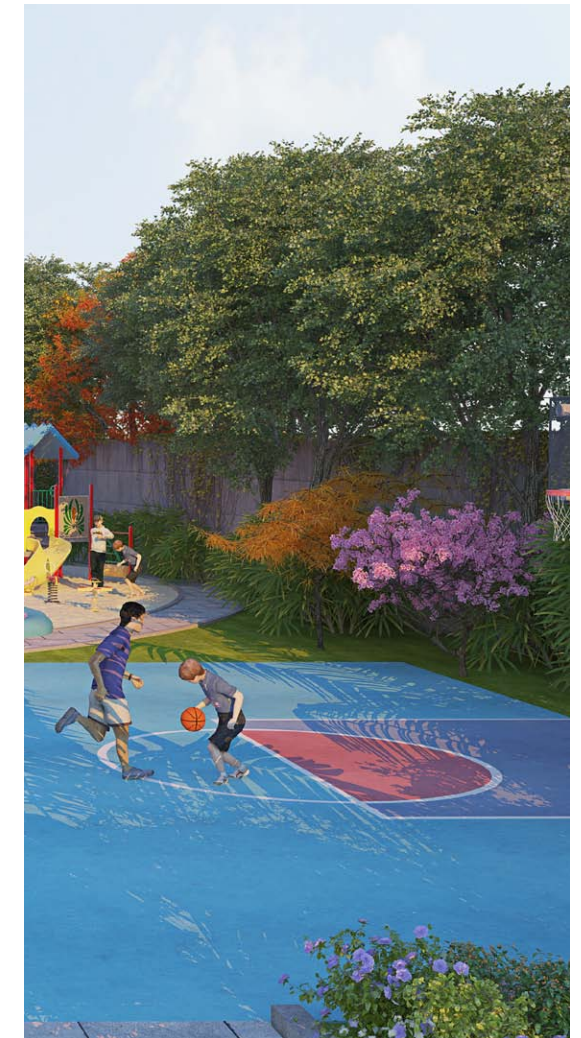
### 3BHK - 1905 SQFT NORTH FACING FLOOR PLAN

Innovative architecture. Crisp angles. Liviano is defined by its stunning architecture and contemporary design. It's clean, uncluttered and bold, creating a new landmark.



- 3BHK ○
- 1905 SQFT ○
- NORTH FACING ○

## FLOOR PLAN





## YOUR HOME

### 3BHK - 2155 SQFT EAST FACING FLOOR PLAN

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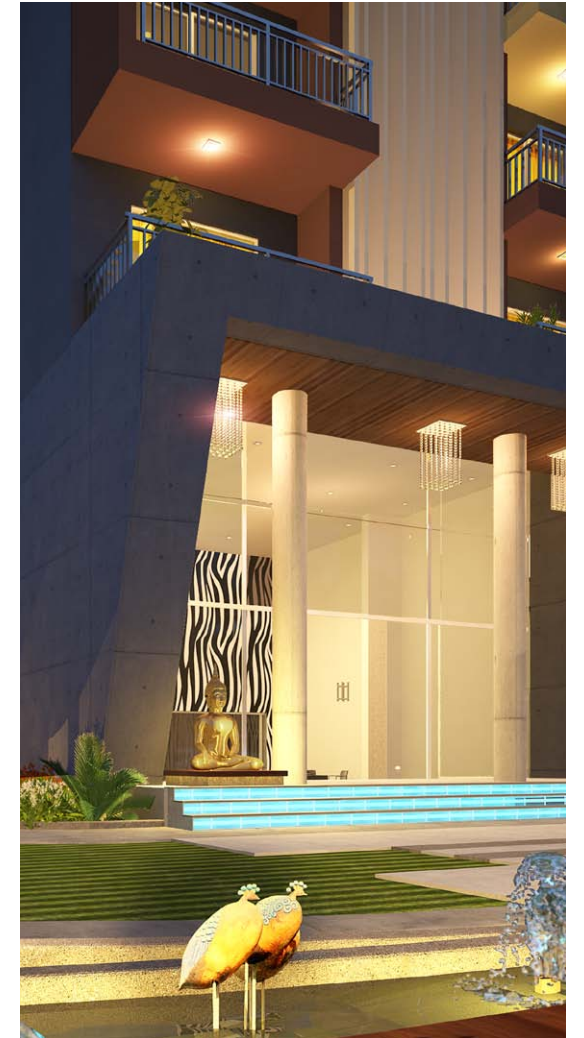
- 3BHK
- 2155 SQFT
- EAST FACING

# ZRICK

## FLOOR PLAN



LIVIANO EAST FACING 3 BHK







## FLOOR PLAN



LIVIANO WEST FACING 3 BHK



## YOUR HOME

### 3BHK - 2155 SQFT WEST FACING FLOOR PLAN

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3BHK  
2155 SQFT  
WEST FACING





# 4BHK

2540 SQFT - 2675 SQFT  
FLOOR PLAN



ZIRCKS



## YOUR HOME

### 4BHK - 2540 SQFT EAST FACING FLOOR PLAN

Innovative architecture. Crisp angles. Liviano is defined by its stunning architecture and contemporary design. It's clean, uncluttered and bold, creating a new landmark.



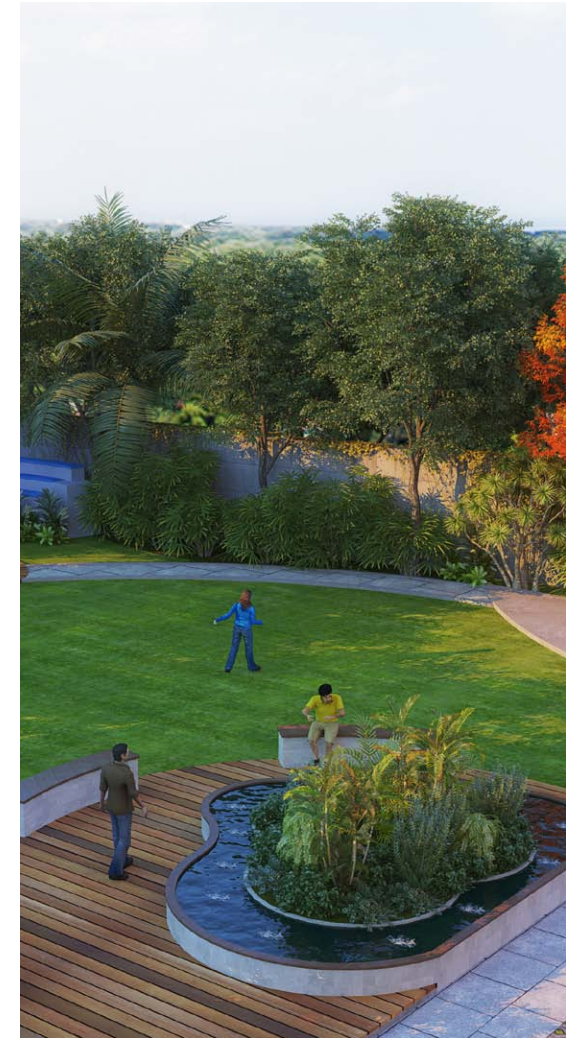
- 4BHK
- 2540 SQFT
- EAST FACING

## FLOOR PLAN



LIVIANO EAST FACING  
4 BHK

# ZRICKS







## FLOOR PLAN



LIVIANO WEST FACING  
4 BHK

## YOUR HOME

### 4BHK - 2540 SQFT WEST FACING FLOOR PLAN

Innovative architecture. Crisp angles. Liviano is defined by its stunning architecture and contemporary design. It's clean, uncluttered and bold, creating a new landmark.



4BHK  
2540 SQFT  
WEST FACING

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## FLOOR PLAN



LIVIANO WEST FACING  
4 BHK



## YOUR HOME 4BHK - 2675 SQFT WEST FACING FLOOR PLAN

Innovative architecture. Crisp angles. Liviano is defined by its stunning architecture and contemporary design. It's clean, uncluttered and bold, creating a new landmark.



- 4BHK ○
- 2675 SQFT ○
- WEST FACING ○

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## SPECIFICATIONS

### **STRUCTURE**

R.C.C Framed Structure Superstructure R.C.C framed Structure.  
8" thick AAC & CC blocks for external wall & 4" thick AAC& CC blocks for internal walls.

### **PLASTERING**

Internal POP Punning.  
External 2 coats of plastering for walls.

### **PAINTINGS**

External walls Textured / Smooth finish with two coats of Exterior Emulsion Paint of reputed make.  
Internal Walls Smooth putty finish with two coats of Acrylic emulsion Paint of reputed make over a coat of primer.

### **DOORS**

Main Door Teak Wood door frame and shutters with melamine polish on both sides. Brass / SS hardware with night latch, safety chain of superior brands.  
Internal doors Engineered wooden frames with flushed shutters.  
French doors (if any) UPVC door frames with tinted glass shutters

### **WINDOWS**

UPVC window system with tinted glass as per design.

### **FLOORING**

Living, Dining, Bedrooms Vitrified tiles of size 800mm X 800mm in Living & Dining, Tile of size 600 mm X 600mm in bedrooms of reputed brand.  
Balconies & Utility Anti-skid ceramic tiles of size 450mm X 450mm in balconies & utilities of reputed brand

### **KITCHEN**

Granite platform with stainless steel sink  
Provision of points for fixing of water purifier, exhaust fan & chimney.

### **UTILITIES/ WASH**

Provision of points for dish washer and washing machine

### **BATHROOMS**

Washbasin with pillar cock.  
Wall Hung EWC with flush tank.  
Single lever fixtures with wall mixer cum shower.  
Provision for geysers in all bathrooms.  
All C.P. fittings are chrome plated.  
All Sanitary Fixtures of brand Kohler (or) equivalent.

### **DADOOING**

In Kitchen: Glazed ceramic tiles dado of reputed make up to 2'-0" height above kitchen platform.  
Bathroom: Glazed ceramic tile dado of size 450 X 450 of reputed make up to 7'-4" in wet area & up to 4'5" in dry area.  
Utility: Tiles dado of reputed make up to 3' height.

### **ELECTRICAL**

Concealed copper wiring.  
Power point for air conditioners in all rooms.  
Power point for cooking range chimney, refrigerator, microwave oven, grinders in kitchen.  
Miniature circuit breakers (MCB) for each room in distribution board.  
Three phase supply for each unit and individual meter boards.

### **TELECOM/ INTERNET/ CABLE TV**

FTH to internet, DTH, telephone & intercom.

### **LIFTS**

4 High-speed automatic passenger lifts (10 passengers' capacity) with rescue device and V3F for energy efficiency.  
One Service lift (15 passengers' capacity)with V3F for energy efficiency.

### **WTP & STP**

In case of bore well water, water would be fully Treated Water made available through exclusive water softening and purification plant.  
A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose.

### **GENERATOR**

D.G set backup with Acoustic enclosure & A.M.F

### **FACILITIES - PHYSICALLY CHALLENGED**

Access ramps at all entrances shall be provided for physically challenged.

### **SECURITY**

Surveillance cameras at the Main Entrance and all Entrances to the Block  
Boom barrier for efficient traffic management.  
Sophisticated round the clock security system.

### **PARKING**

Parking will be provided in two levels i.e., basement 1 & 2.  
Entire parking is well designed to suit the number of car parks, provision of parking signage's at required places for ease of driving.

### **FIRE & SAFETY**

Fire hydrant and fire sprinkler system in basements.  
Fire hydrant in all floors.  
Fire alarm and public address system in all floors and basements.

### **LPG**

Supply of gas from centralized gas bank to all individual flats with pre-paid gas meters.

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