



—
A LANDMARK OF
ICONIC GRACE.
—



GREEN LEAVES
AURA

Gateway to a refreshing lifestyle

2, 3 & 4 BHK

**LUXURY HIGH-RISE APARTMENTS
IN A CONTEMPORARY GATED-COMMUNITY**



LB NAGAR





GREEN LEAVES

AURA

Gateway to a refreshing lifestyle

LET TRANQUILITY ECHO
EVERYWHERE.

TRANQUILITY IS WHAT WE SEEK IN OUR LIFE WHEN WE WISH TO MOVE AWAY FROM BUSY SCHEDULES. WE LIKE TO REWARD OURSELVES FOR THE HARD WORK WE PUT IN – TO EARN A LIFE WE'VE ALWAYS ASPIRED FOR. PRESENTING GREEN LEAVES AURA IN LB NAGAR, A GATED-COMMUNITY THAT ACCOMMODATES THE MOOD AND CHARACTER OF YOUR LIFE THE WAY YOU WANT IT, EVERYDAY.

24 HOUR
SECURITY

20 PLUS
AMENITIES

2 ACRE
VASTNESS

12 FLOORS
2 BASEMENTS

216
APARTMENTS

15,000 SFT
CLUBHOUSE

SPACES SO MANY,
WITH STORIES SO
UNIQUE.

Though every house from the outside is stunning with an alluring facade surrounded by lush greenery — no two abodes narrate the same tale inside. With around 12 floors of pure luxury, at Green Leaves Aura you'll have your private, well-spaced, and beautifully planned home that's going to echo all the wonderful vibes about you and your loved ones. So, get set to be welcomed by a magnificent elevation.





LEGEND

MAIN ENTRANCE
CLUBHOUSE
MULTIPURPOSE HALL
BADMINTON COURT
SWIMMING POOL
SKATING RINK

JOGGING TRACK
ELDERS' SEATING AREA
LAWN AREAS
CHILDREN'S PLAY AREAS
JOGGING TRACK
TOT-LOT



SEVERAL FEET APART, YET IN HARMONY.

Set in a 2-acre vastness, Green Leaves Aura is a sophisticated real-estate choice that emphasises on privacy with its focus on design, open spaces, modern amenities, and safe surroundings. Here, you'll be connected by heart and not just by bricks. Come enjoy an environment with people like you.

MASTER PLAN



KEY PLAN



BLOCK-A

TYPICAL FLOOR PLAN (2ND TO 12TH)

Area Statement

Flat No.	1	2	3	4	5	6
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	4 BHK
Area in Sqft.	2770	2285	2665	2830	2480	3420



MODERN NESTS FOR NEW AGE LIVING.

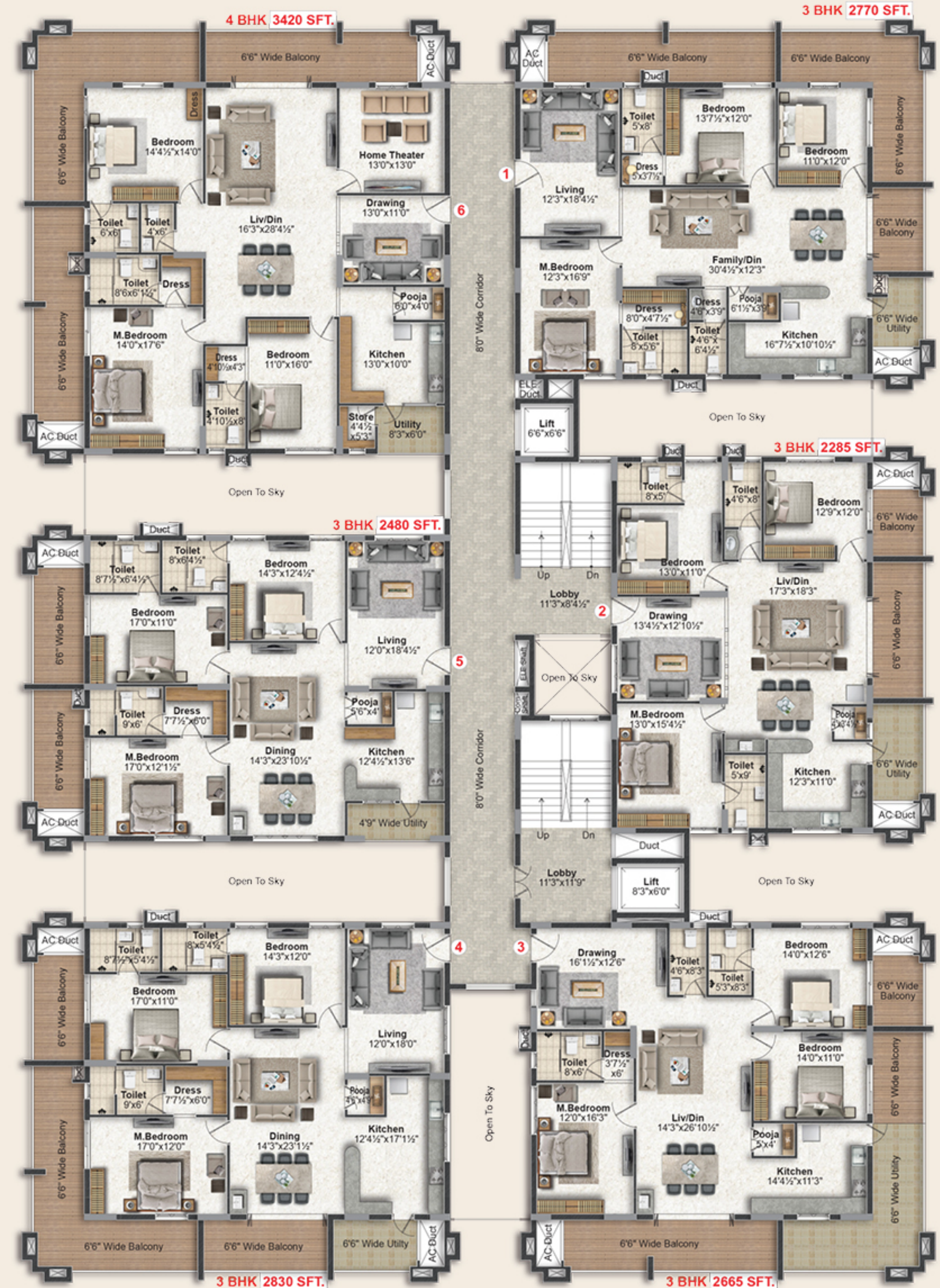
Green Leaves Aura is a group of 2 BHK, 3 BHK and 4 BHK apartments facilitated with features par excellence. When it comes to Block A, it hosts six homes on each floor created on an area spanning 2285 sft to 3420 sft. Pick the nest that best suits your aspirations and budget.

3 D VIEW



4 BHK

FLAT NO. 6
3420 Sft





SAVOUR
NEW HEIGHTS
OF DELIGHTS.

Green Leaves Aura is a residence that'll raise the bar of living and leisure. That's not all, there is greenery so much, views so mesmerizing, breeze so chilling, and homes so delightful. Relish in this aesthetic wonder you'll love cherishing being a part of.

Shining like a sky of lights against the background of the sky, Green Leaves Aura is sure to traverse you into a world of awe with its enchanting view and a view that will fill your heart with serene joy.



GREEN LEAVES
INFRA



TAKE A BREAK
FROM WORK
AND BOREDOM.

For every time you plan to take a break from your work schedule, sweat out in a sport of your choice or just enjoy watching a game as a spectator. Green Leaves Aura brings to you, top-notch amenities inside its smartly planned environment. From play areas to an electric car charging station, you'll find facilities for all your expectations.

AMENITIES & FEATURES

 Badminton Court	 Children's Play Area	 Lush Green Landscaping	 Vaastu-compliant	 All-round Walkway	 Skating Rink
 Electric Car Charging Station	 Intercom facility	 Premium Quality Construction	 Elders' Sitting Area & Decks with Seating	 Party Lawn	 Cricket Net



COMFORT OF A CLUBHOUSE

GROUND FLOOR



Multipurpose Hall-1

FIRST FLOOR



Multipurpose Hall-2

SECOND FLOOR



Indoor Games

THIRD FLOOR



GYM Room



Yoga/Meditation



Library



Association

TERRACE FLOOR



Swimming Pool



Baby Pool



Deck Area



Sit-Out

FOR ALL THE
CHEER THAT
CELEBRATES LIFE.

Memories are addictions that make life interesting and let the past stay fresh in our minds. Experience engaging moments as you hang out to make friends, dive through leisure, host parties, or be a part of easy-breezy competitions with your neighbours at the Clubhouse that measures a vast 15,000. It's fully-resourced with sports centers, swimming pool, and lots more for entertainment.



SPACES
THAT YOU CAN
DEFINE.



STRUCTURE

RCC-framed structure.



BRICKWORK & PLASTERING

External Walls: With 9" thick AAC blocks and double-coat cement plastering with sponge finish.

Internal Walls: With 4" thick AAC blocks and single-coat cement plastering with sponge finish.



PAINTING

External: Texture / Putty finish with 2 coats of exterior emulsion paint of Asian / Berger or equivalent make, over a coat of primer.

Internal: Smooth luppam finish with 2 coats of premium emulsion paint of Asian / Berger or equivalent make, over a coat of primer.



DOORS

All doors are of engineered wood frames with designer veneer flush shutters, finished with melamine polish and fitted with reputed make hardware.



WINDOWS

Windows: UPVC sliding shutters with mosquito mesh and designer MS painted grills.



TILE CLADDING

Bathrooms: 600 x 600 mm size GVT tile dado of up to 7' height.

Utilities: 300 x 600 mm size glazed ceramic tile dado up to 3' height.



FLOORING

2'x4' vitrified tile flooring for hall, bedrooms, dining and kitchen with rustic ceramic tiles in balconies and anti-skid tiles in toilets.



KITCHEN

- No platform or dado will be provided.
- Provision for municipal water and treated water.
- Provision for RO system, exhaust fan and chimney.



UTILITY

Provision for washing machine. one tap in wet area for washing utensils.



ELECTRICAL

Wires: Fire-retardant copper wires of Polycab / V-Guard or equivalent make.

Switches: Modular switches and Sockets of Legrand / Schneider or equivalent make.

Power Plugs:

- For AC in all bedrooms, living
- For TV in Drawing, Living and Master Bedroom with provision for cable / dish TV
- For geyser in all bathrooms
- For chimney, refrigerator, microwave oven, mixer / grinder in kitchen
- For washing machine in utility

Three-phase supply for each flat.

Legrand / Schneider make distribution board with MCBs in all flats.

Power Backup: 100% generator backup for common areas.



GENERAL

Hydro-Pneumatic System for even pressure water supply at all floors.

Sewage Treatment Plant of adequate capacity.



NOTE

1) Registration Charges, GST or any other taxes applicable as per government norms, to be borne by customers only.

2) Corpus fund and maintenance charges shall be payable at the time of Registration.

3) User charges for Amenities, DG power, Water, LPG shall be payable on monthly basis after handing over the project in addition to general maintenance charges.

LOCATION MAP

(NOT TO SCALE)



NEARBY LANDMARKS



SCHOOLS & COLLEGES

St Patrick's & Little Flower High Schools
Sri Chaitanya & Narayana Colleges



HOSPITALS

Rainbow Children's Hospital
Kamineni Hospitals



SHOPPING MALL

Galleria Metro Mall



PUBLIC TRANSPORTATION

LB Nagar Metro Station

LIVE LIFE IN ALL ITS DIVERSE MOODS.

Find yourself in the blend of nature and a luxurious lifestyle at Green Leaves Aura in LB Nagar. Located in a cusp of commercial pool and residential hub of the city, you'll be surrounded by top schools, hospitals, metro station for easy navigation, and also the Galleria Shopping Mall for fashion upgrade and leisure. There's so much to live life here.







No. P02500003355



Behind LPT Market, LB Nagar,
Hyderabad-500 074
Cell: 72 888 08 777, 9704 777 777
Website: greenleavesgroup.in
Email: greenleavesinfra@gmail.com



SCAN FOR WEBSITE

TEAM			
<p>Architects</p>  <p>Contact : 040 - 40071 888, 99 499 499 55</p>	<p>MEP Consultants</p>  <p>Ph : +91 98497 11682</p>	<p>Landscape Architects</p>  <p>Ph : +91 98498 37951</p>	<p>Interior Solutions</p>  <p>Ph : +91 92000 35000</p>

Disclaimer : This booklet is conceptual and not a legal offering. The promoter reserves the right to change, alter, add, or delete any of the specifications mentioned herein without prior permission or notice. The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering. Further, the dimensions mentioned do not consider the plastering thickness.

Artifice +91 9885253570