



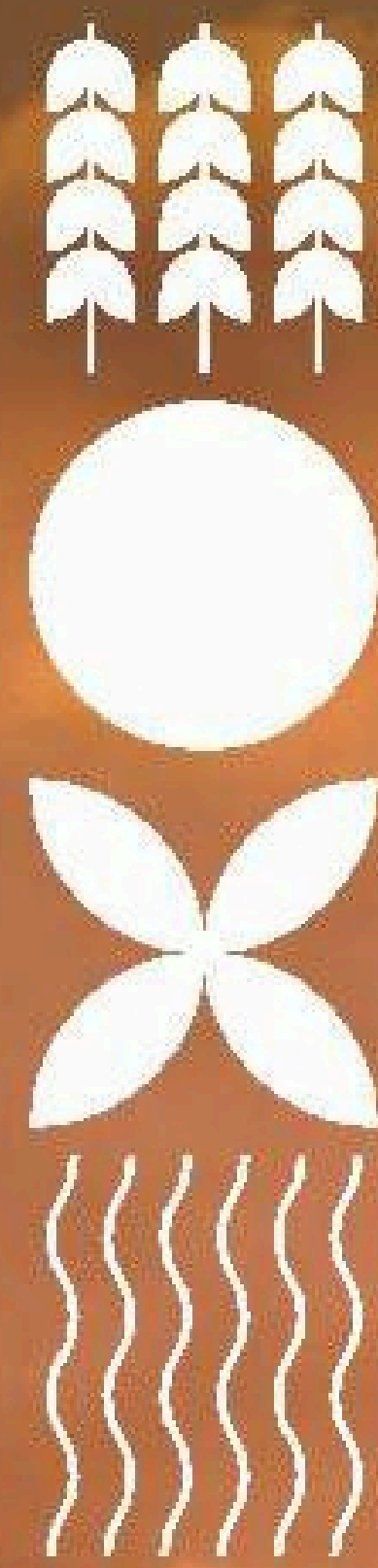
TANGA DEVELOPER
YOUR REAL ESTATE PARTNER



+91 95021 79931



www.tangadeveloper.com



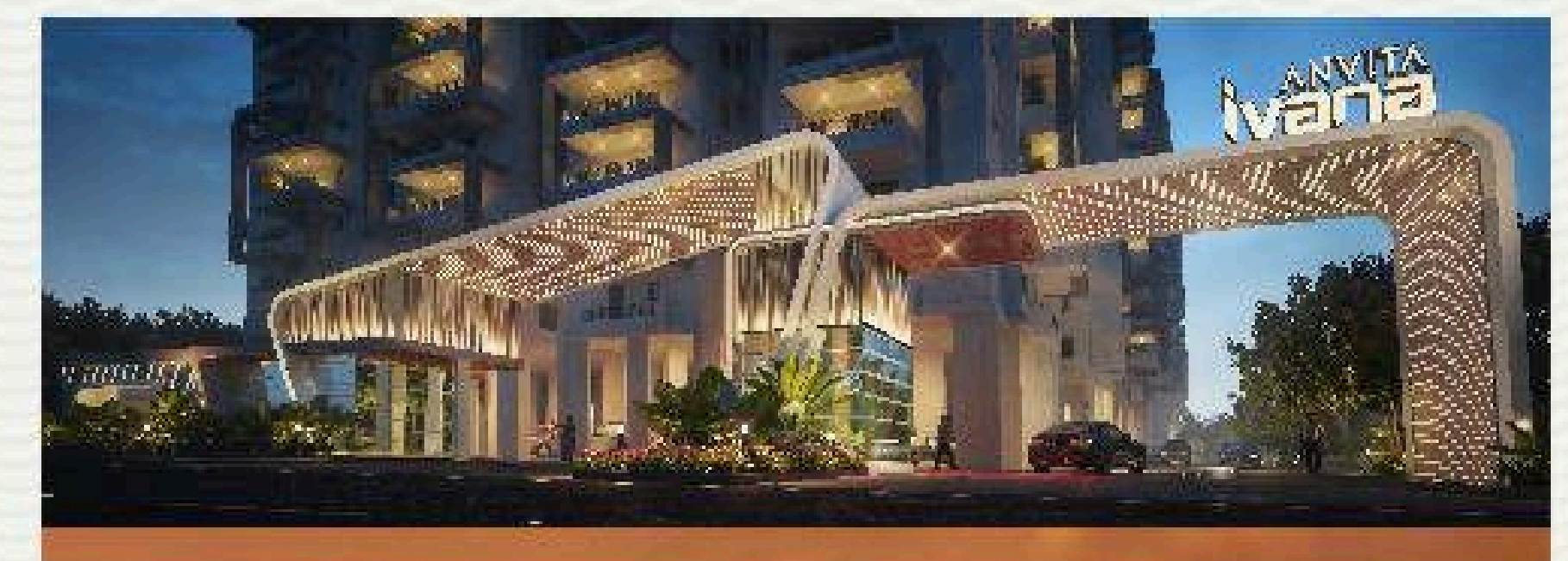
IVANA MEANS 'GIFT FROM NATURE.'

LIFE UNDER THE VIVID SKIES



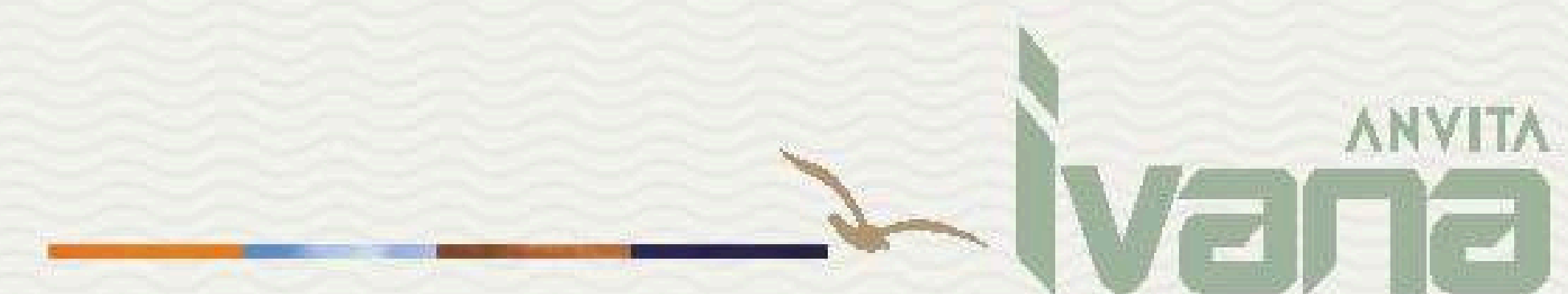


THE GATEWAY TO KOLLUR



LIVE THE ELEMENTS OF LIFE IN...

As you enter the most talked about residential high rise belt, Kollur, pulsating with development, experience a grand welcome by a project that defines the true essence of luxurious and wholesome living.

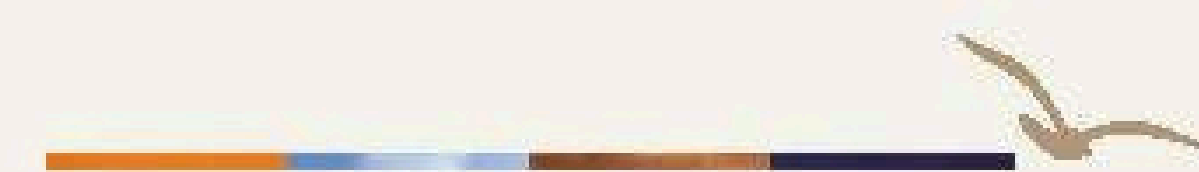




12.9 ACRES

6 TOWERS

TOWER A, B 418 UNITS 15 FLOORS



TOWER C, D, E, F 1392 UNITS 36 FLOORS



C, D, E & F TOWERS

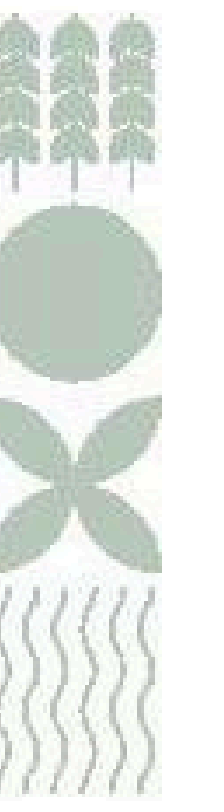
1392^{UNITS}

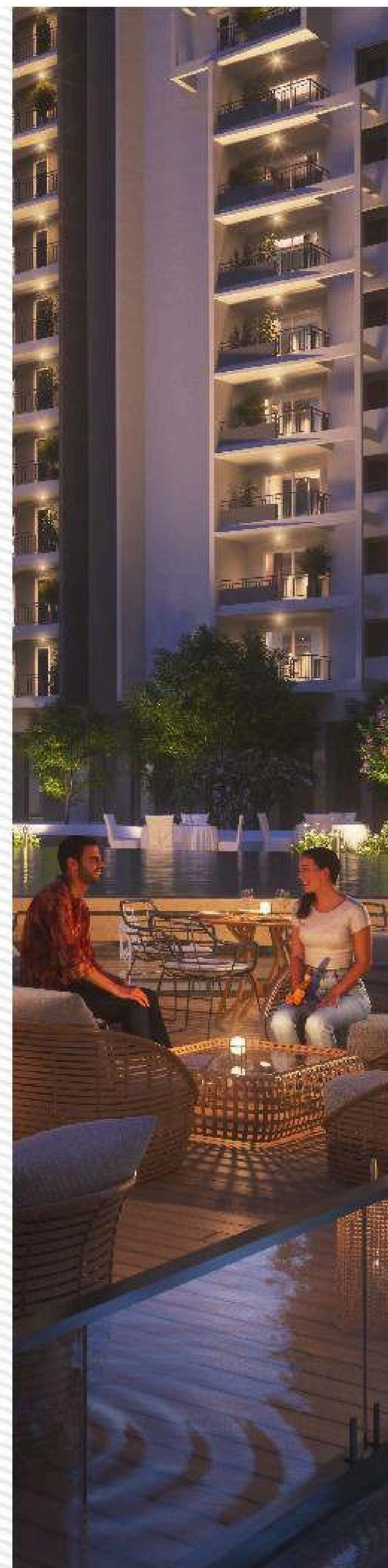
2&3 BHK

1360^{SFT.}
TO 2580^{SFT.}

4 BHK

2915^{SFT.}
TO 5070^{SFT.}
CLOUD VILLAS
(35 & 36 FLOORS)





Live the elements
of life scattered
through ground podium
lifestyles & terraces.



FOUR DIMENSIONS OF WORLD WITHIN

LOCATION
RESORT LIFE
ENJOYMENT
ARCHITECTURE



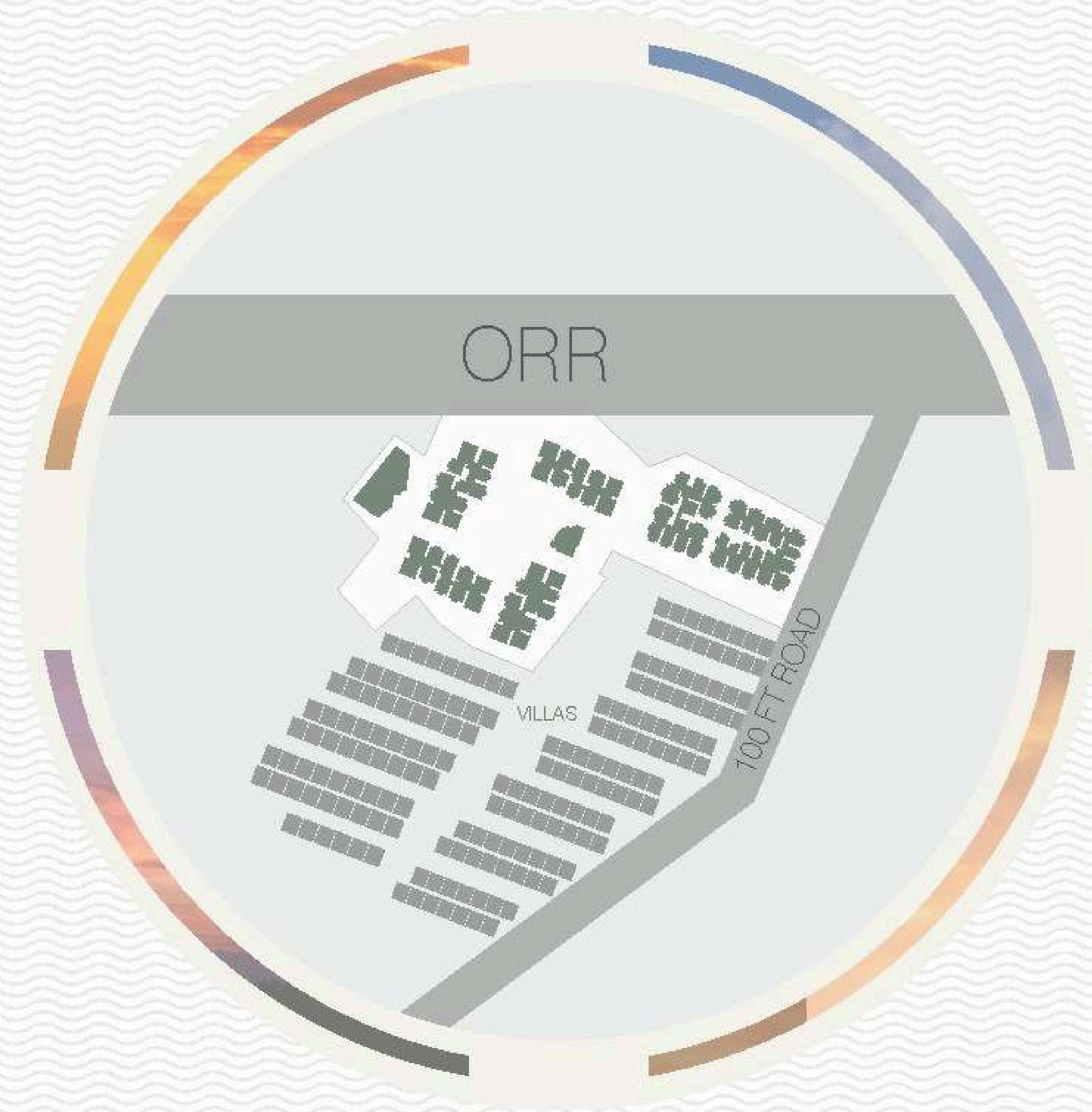
DIMENSION

01

LOCATION

ORR FACING
NEXT TO
NEOPOLIS

Just a stone's throw away
from ORR, Ivana is conveniently
located and has direct access
from the Highway

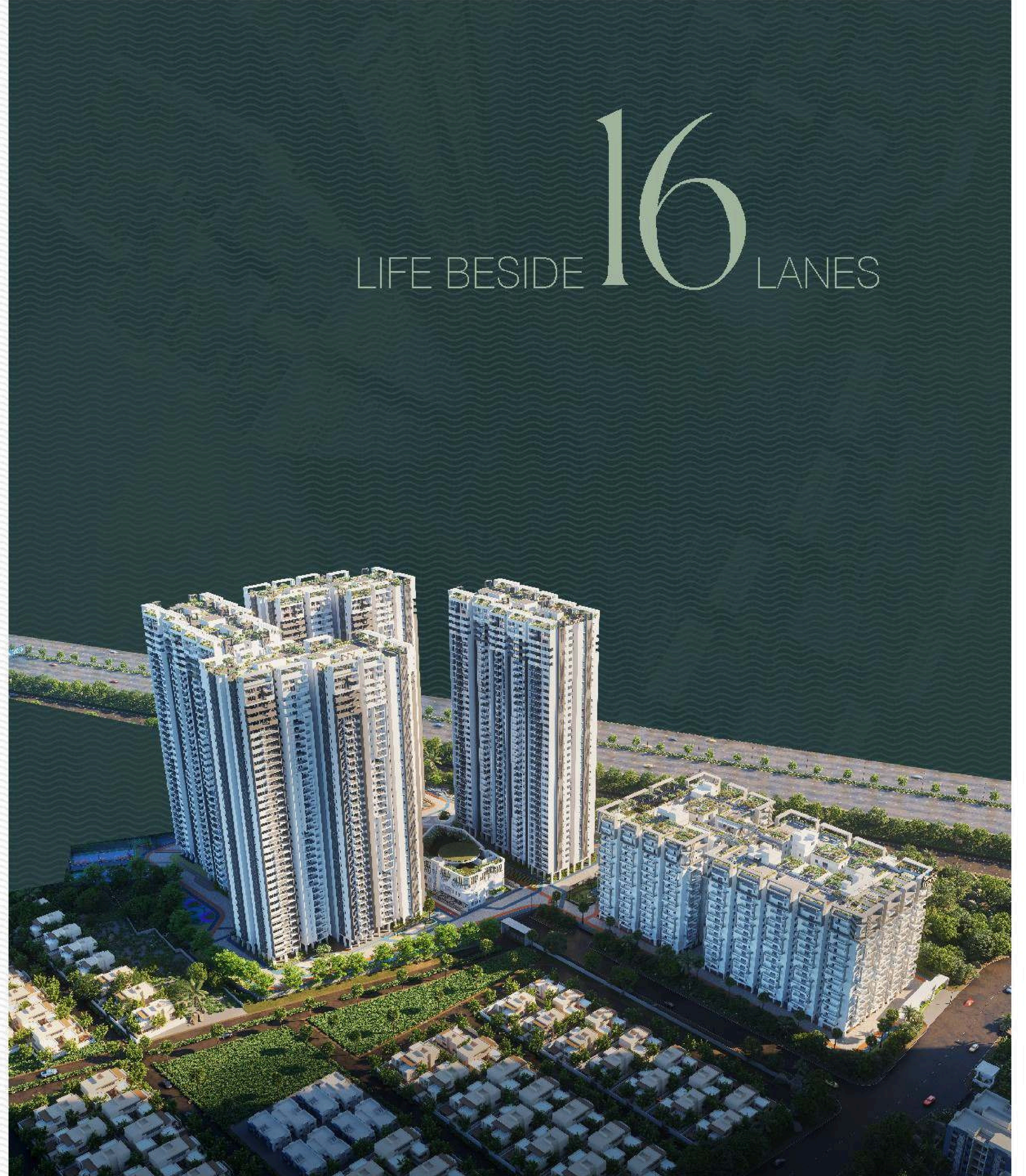


WHERE
ELEMENTS
OF LIGHT &
BREEZE
EMBRACE
YOU FOREVER.

With wide open
spaces and
extensive lush
green covers
offering a grand
spectacle,
experience the
magic of nature and
the elevated
essence of a
majestic lifestyle.

ANVITA
ivana

LIFE BESIDE 16 LANES





POOL DINING

DIMENSION 02

RESORT LIVING



Life at Ivana is nothing short of a resort. The extensive array of amenities that come in tandem with strong aesthetics of greenery brings that opulent delight. It is where you know you have reached home.

3 ACRE
CENTRAL PARK

02 RESORT
LIVING



A PERSONAL RETREAT UNDER THE IVANA SKIES

DIMENSION

03

ENJOYMENT



GROUPS
(stilt + podium)

1,00,000 • SFT

CLUB

1,00,000 • SFT

TERRACE

1,00,000 • SFT

3,00,000⁺ SFT

A world created inside a world!
Yes, that's the significantly
special feature from Ivana. What
makes it better is the grand and
lavish space reserved only and
only for entertainment,
recreation and enjoyment. Can
life get better than this?

GROUNDS

Security Plaza
Seating with Plantation
Lawn
Bicycle Parking
Aquatic Plaza
Rock Seating
Fish Pond
Specimen Trees
Pool Spillover Area
Restaurant Lounge Deck in Water Body
Pool Deck
Lap Pool (30' X 100')

Kids Pool (18' X 27')
Sunken Court
Infinity pool Edge
Stage
Amphitheatre
Seating at Party Lawn Area
Party Lawn
Reflexology Garden
Shallow Water Feature with
Lotus Pots
Skating Rink
Pet Park

Tennis Court
Basketball Court
Volleyball Court
Cycle Track
Jogging Track
Sonic Park with EPDM Flooring
Water Feature
Floating Deck with Seating
Outdoor Fitness Stations
Childrens' Play Area with Sand Pit
Cricket Practicing Nets - 2
Slate Wall Feature

Futsal Play Court
Bicycle Traffic Park
Miniature Golf Park
Golf Park Seating Plaza
Outdoor Seating with Mound
Sloped Mound with Specimen Trees
Temple
Dog Walking Area
Aquatic Plants
Foam Bubbler with Water Feature
Pooja Plants & Aroma Garden
Seating Decks with Pergola Shade
Boundary Tree Planting

1,00,000+
SFT





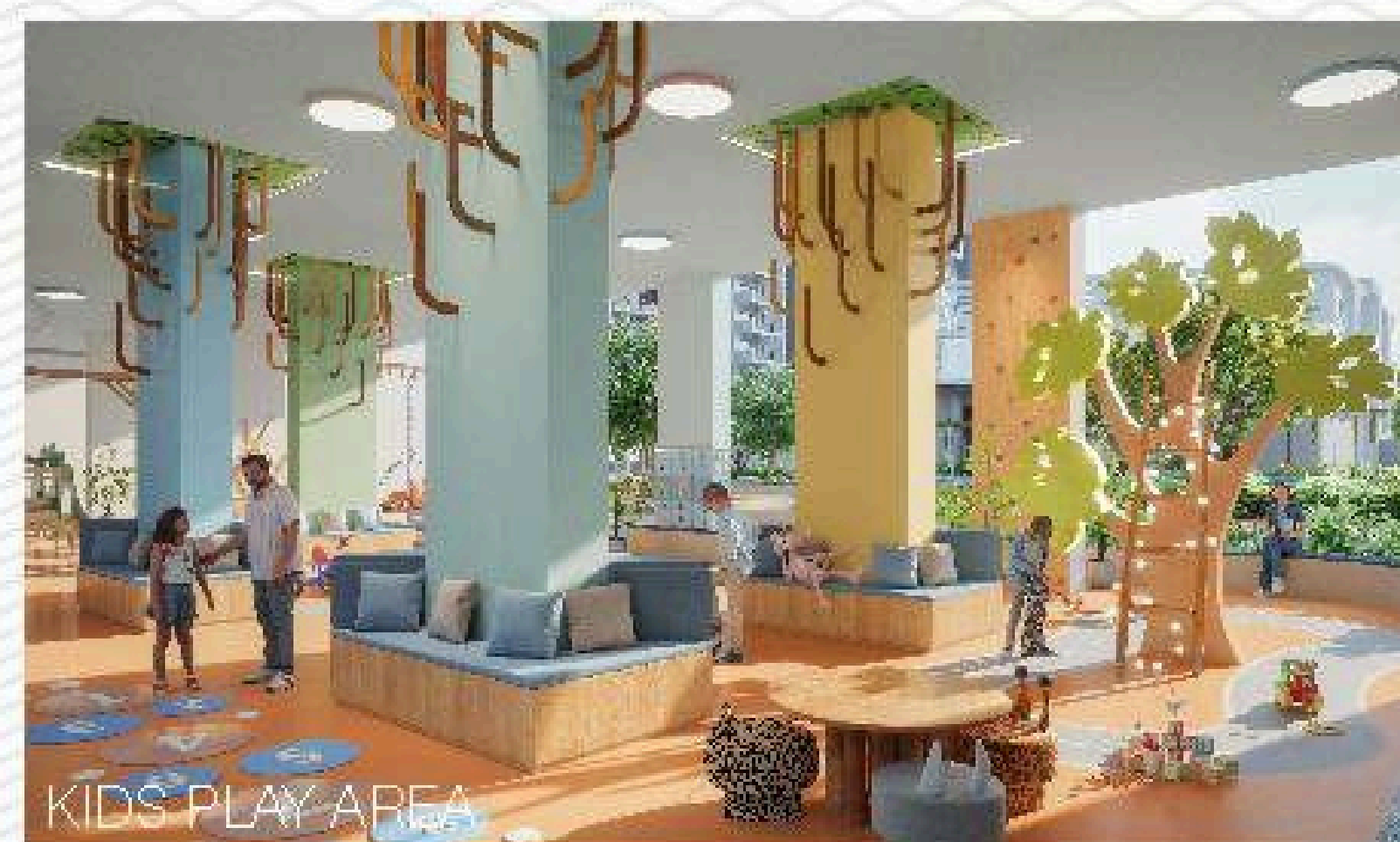
GREENS



SKATING RINK



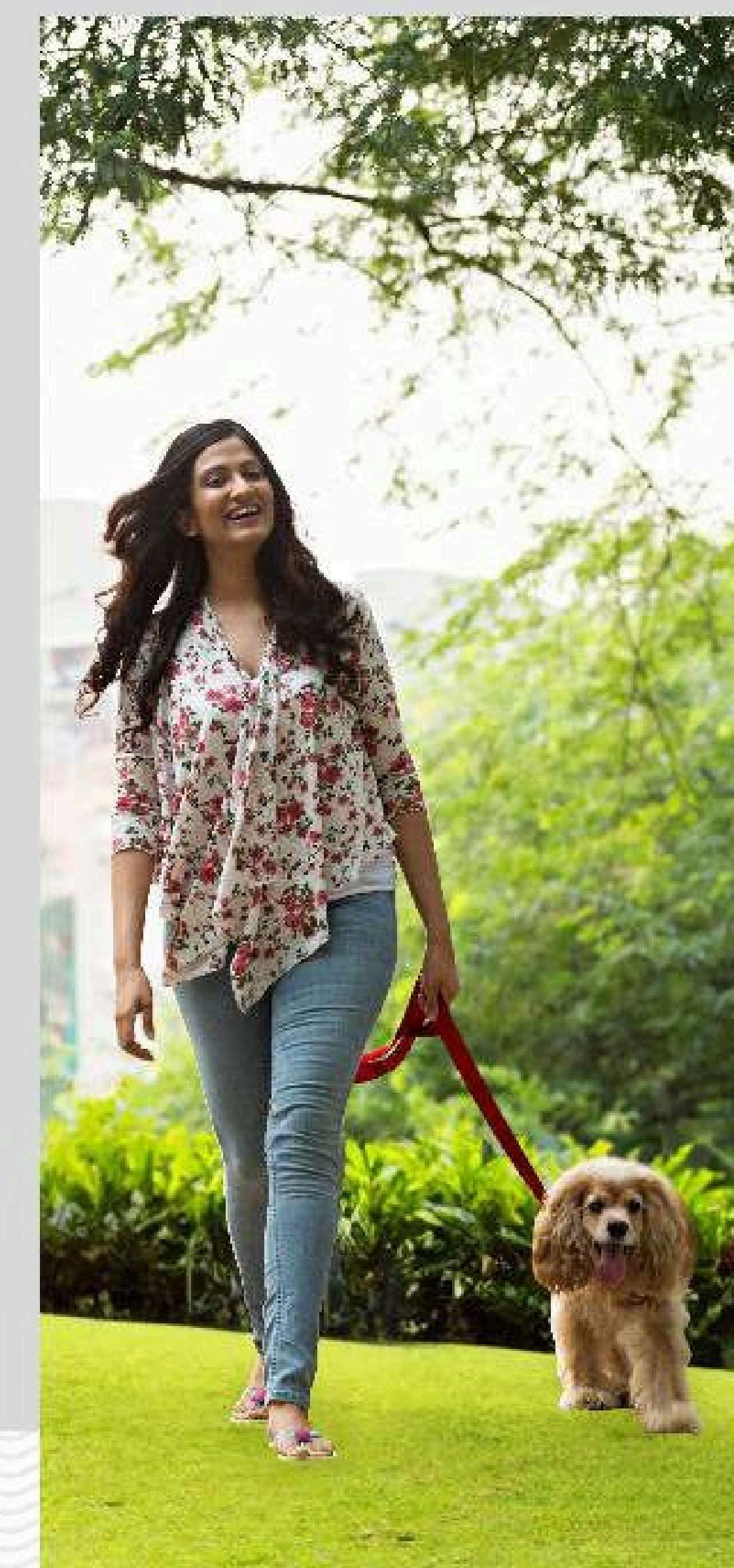
LIBRARY



KIDS PLAY AREA

100%

PEDESTRIAN FRIENDLY



STILT/PODIUM

Alfresco work stations
Kids play area with EPDM flooring
Swing suspending from ceiling
Hopscotch
Kids play equipment
Elderly seating area
Chessboard play area
Table tennis at stilt level
Pottery / clay mould play area
Wall climbing with EPDM
Carrom board play area
Seating alcoves
Foosball game box

Shaded planting clusters
Dog entrance access
Snookers
Billiards
Turf lawn
Amphitheatre
Seating
EPDM mounds
Play equipment
Wall climbing - EPDM finish
Sculpture
Outdoor chess play area
Flea Market area

FEATURES





TWO
MEGA
CLUBHOUSES

TERRACE POOL

CLUBHOUSES
1,00,000⁺ SFT

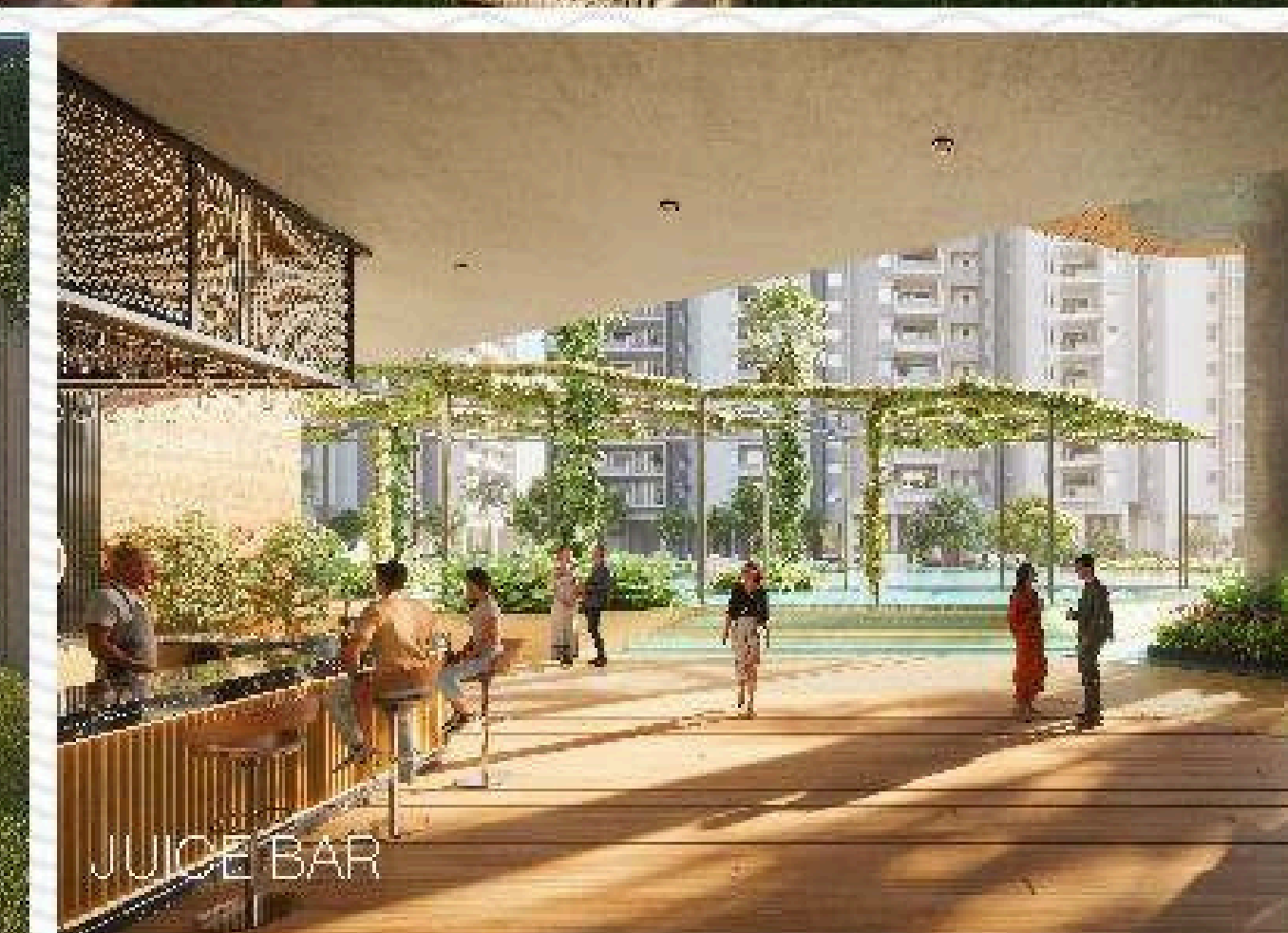
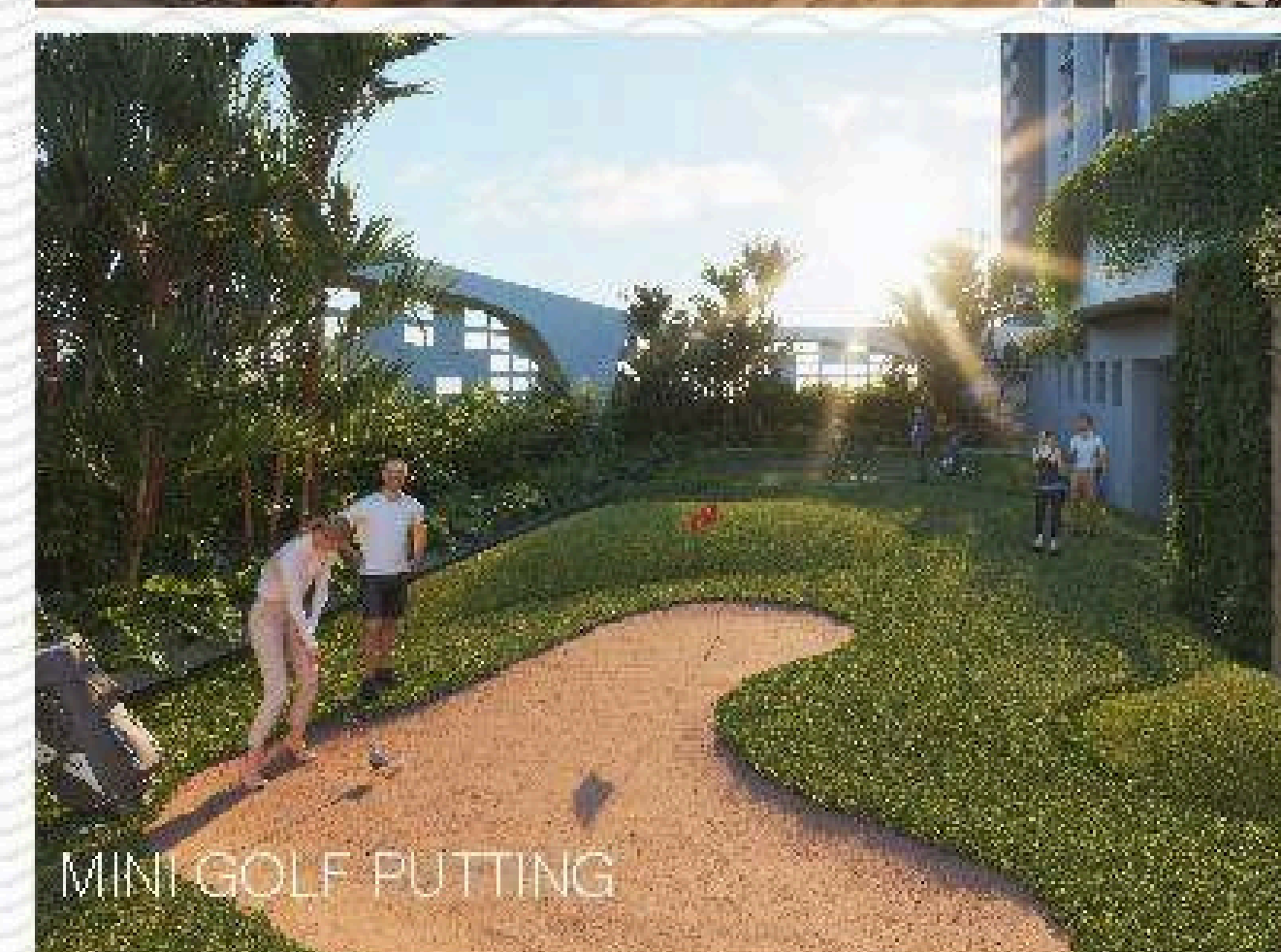


Become the esteemed spectator to the dazzle of the night relaxing right in the terrace pool.

CLUBHOUSE TWO

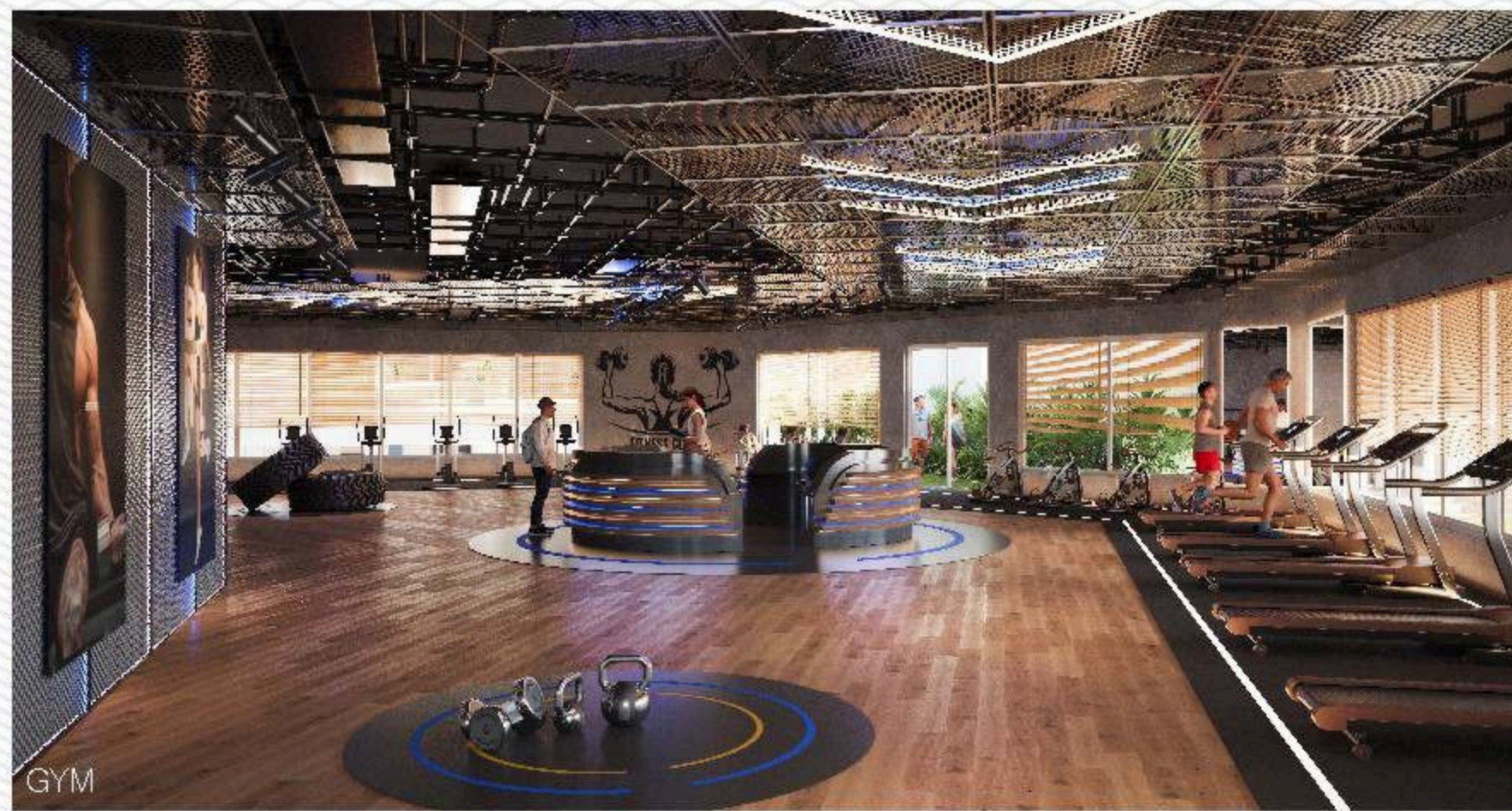


CLUB AMENITIES



CLUBHOUSE ONE

- Entrance foyer
- Reception & lounge
- Seating and waiting area
- Business lounge
- Multi-purpose hall - 1
- Swimming pool
- Kids' pool
- Deck area
- Shower area
- Juice bar & counter
- Outdoor lawn area
- Library
- Spa
- Salon
- Massage
- Steam
- Sauna
- Jacuzzi
- Gymnasium
- Aerobics
- Indoor games
- Supermarket
- Multi activity space/hobby room
- Meditation
- Home theatre
- Mini banquet hall
- Terrace floor
- Mini golf putting
- Party lawn
- Sky light
- Feature pool
- Terrace seating lawn
- Deck/courtyard seating



GYM



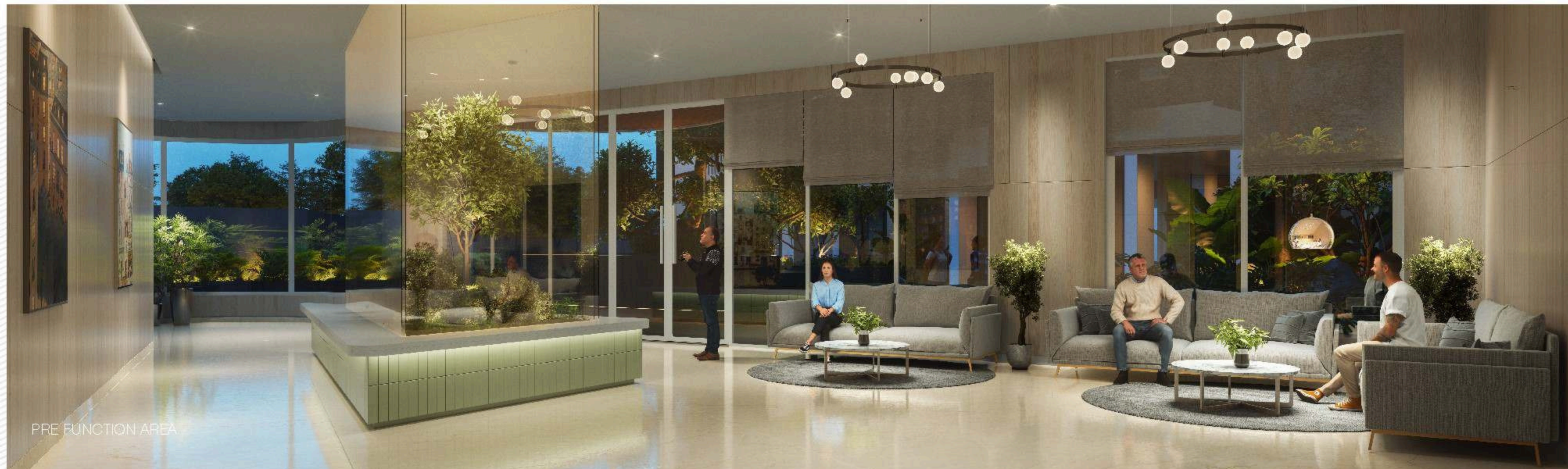
INDOOR GAMES



BADMINTON COURT



ENTRANCE LOUNGE



PRE FUNCTION AREA

CLUBHOUSE TWO

- Entrance foyer with reception & security
- Multi-purpose hall - 2
- Bank facility
- Creche
- Doctors clinic
- Co-working spaces
- Suite rooms
- Cafeteria
- Swimming pool
- Kids' pool



MULTIPURPOSE HALL



SALON



CRECHE

CLUB

Multipurpose Lawn (Yoga Pavilion)
Meditation Plaza
Medicinal Planting
Sculpture with Ledge
Zodiac Sign Plants Garden
Bonsai Garden with Pots
Aroma Planting with Elderly Seating
Potted Planting
Elderly Seating Pocket
Connecting Bridges
Outdoor Fitness Station
Barbeque Counter
Urban Farming Zone
Specimen Plants with Pots
Seating Deck with Turf Lawn
Walking Track
Raised Deck Seating
Pergola with Seating Cube
Elderly Seating Plaza
Aroma Planting
Tropical Planting



TERRACE **1,00,000⁺** SFT

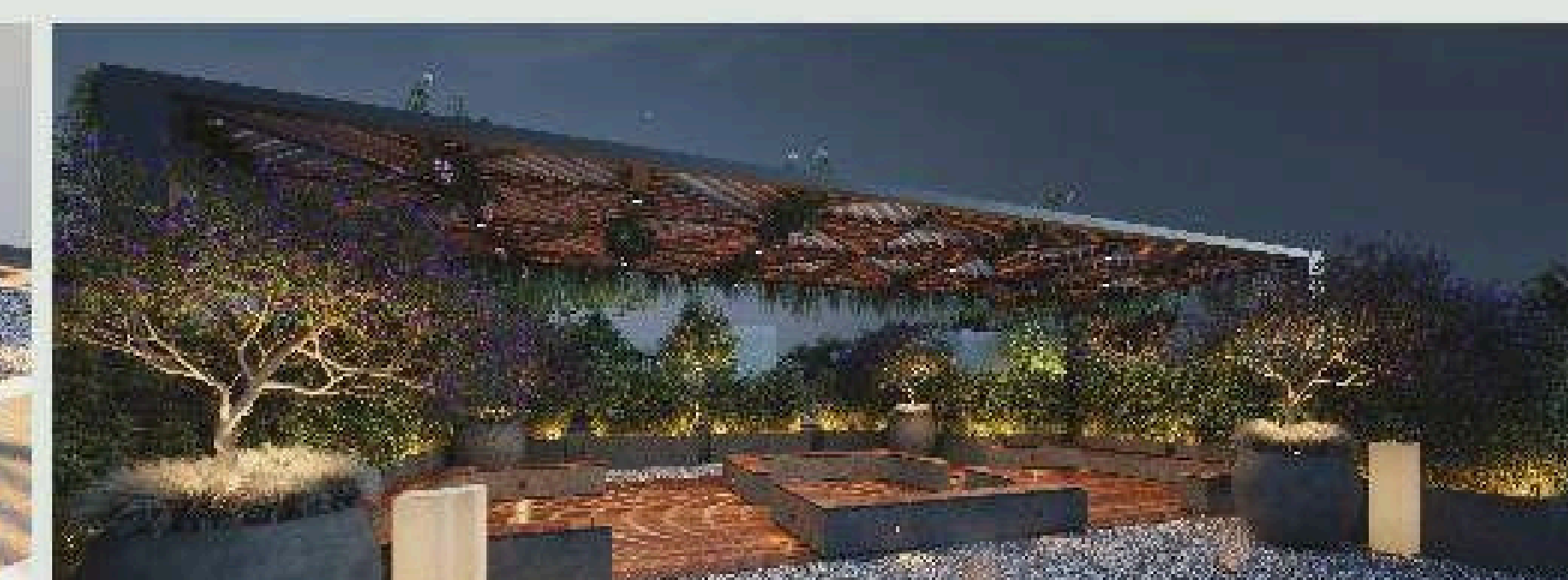
03

TERRACES



365 DAYS OF
LEISURE AND
HOLIDAY AT
TERRACES OF
IVANA

When calmness takes over, you just surrender to its power. That's exactly what happens when you step into the terrace gardens at Ivana.





DIMENSION

04

ARCHITECTURE

A WORLD PLANNED AROUND YOU

The beauty of the inside is when it matches to
what you want and caters to what you need.

DESIGN MAKES THE DIFFERENCE

Meticulous planning and
deep research has gone
behind the creation of the
inside. It is a one-of-its-kind
creation that has the power to
cater to different lifestyles.



HUGE
CENTRAL
SPACE

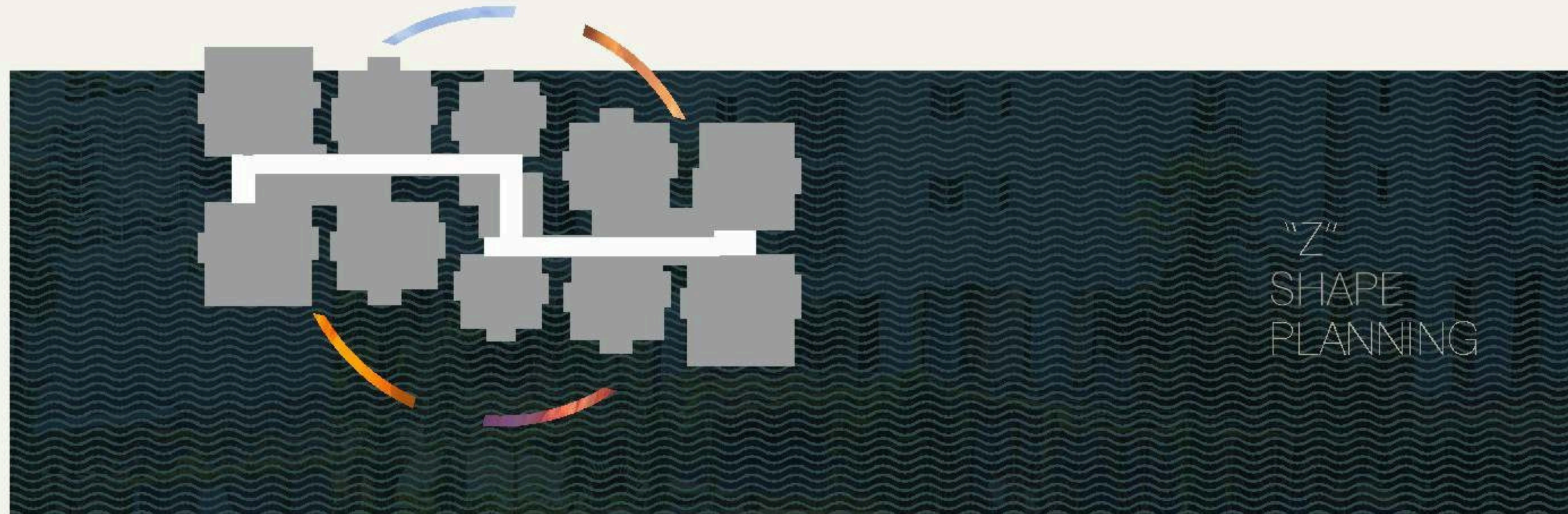
A low-density development project conceived with 4 towers on four corners leaving a very large central open space

4 towers planned
around central space

TOWERS
PLANNED
AROUND
THE
CENTRAL
AREA TO
OPTIMIZE
LIGHT,
VENTILATION
& VIEWS

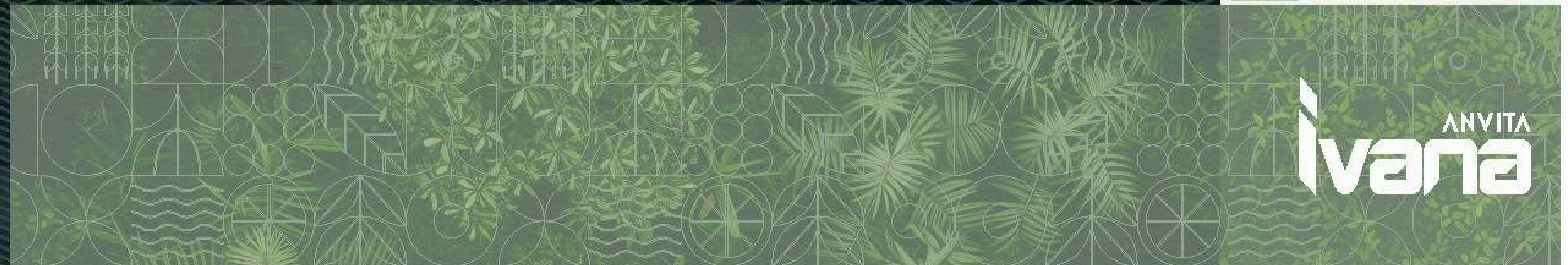
04

CONCEPTS

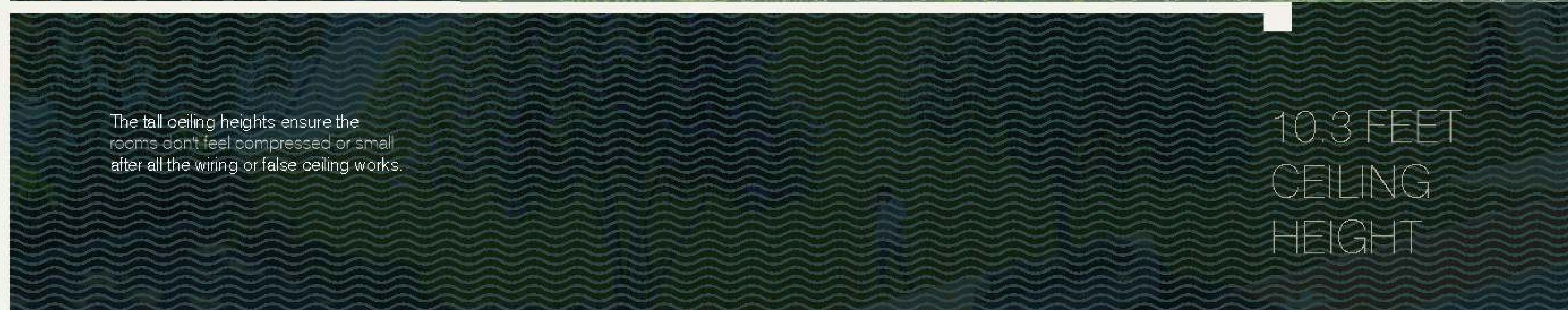


"Z"
SHAPE
PLANNING

The 'Z' design enables the residents to enjoy an ample share of privacy, cross ventilation and experience the free flow of elements that Nature has to offer.



more light more ventilation



The tall ceiling heights ensure the rooms don't feel compressed or small after all the wiring or false ceiling works.

10.3 FEET
CEILING
HEIGHT

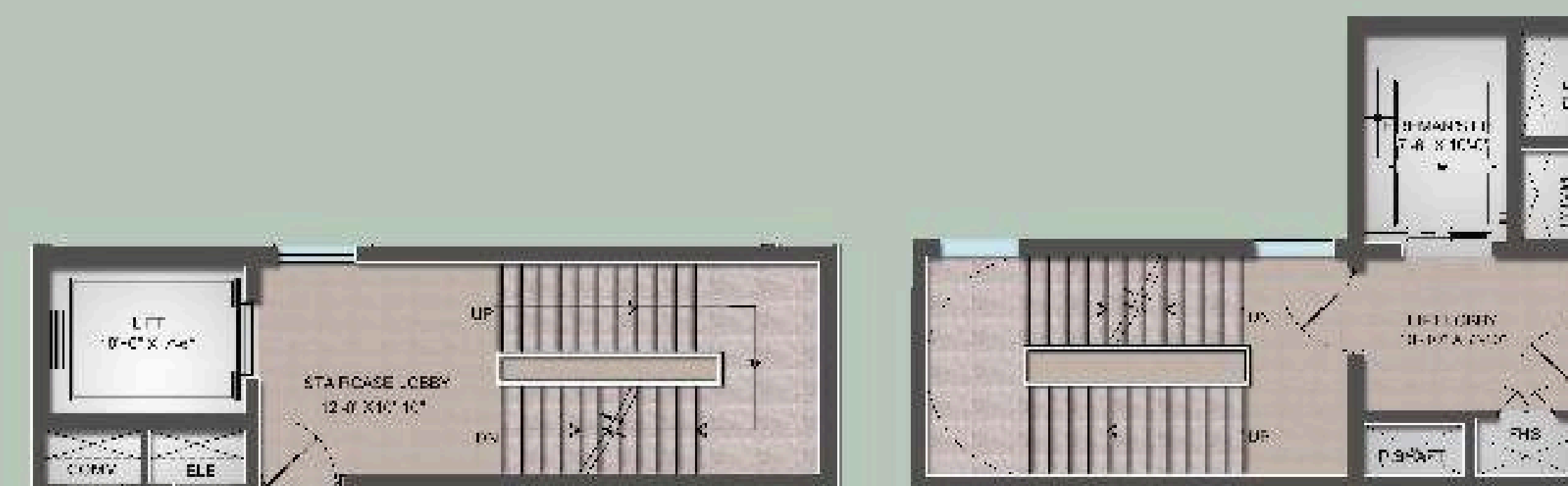
more floor height



8 LIFTS

6 FOR PASSENGERS
2 FOR SERVICES

The provision of 8 lifts to service 10 units on a floor is a high flat to lift ratio and ensures your time is saved through speed, promptness and quick availability.



less waiting time



PRIVATE
HOME THEATRE

04

GRAND DUPLEX CLOUD VILLAS

A VILLA IN THE SKY WITH VIEWS, VENTILATION & STYLE

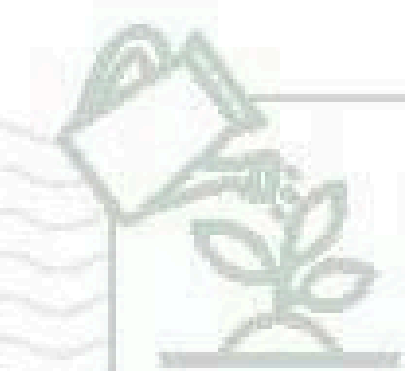
Your dream of standing apart from the rest becomes a reality here. Owning a duplex cloud villa at Ivana gives you the pleasure of enjoying large sit-outs, designer spaces and of course, the grand view of the sky and land alike.



EMBRACE THE DIVINITY



A PLACE TO
CONNECT
WITH THE
SUPREME
POWER
AS YOU
RESIDE IN
YOUR
HOME OF
HAPPINESS!



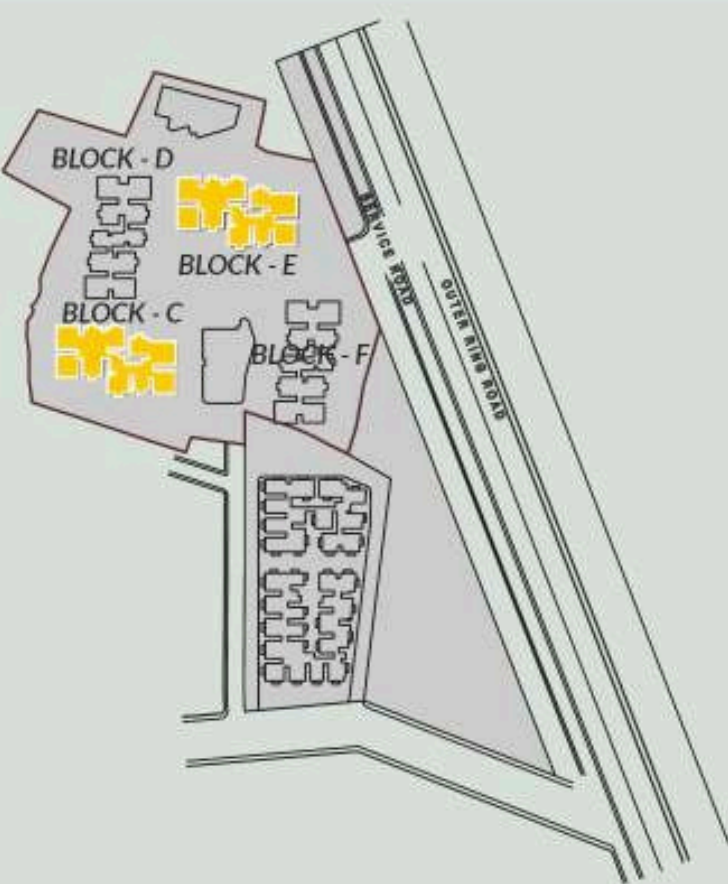
FRESH WATER

- Only fresh water used for watering of the temple plants.
- No recycled water for temple usage.

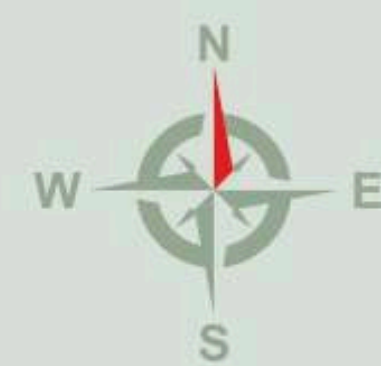


LEGEND

01. Main entrance & exit with security plaza
02. Block A entrance lounge
03. Drop off area
04. 11.00 m wide driveway
05. Boundary tree planting
06. Sculpture at Block-A
07. Seating with plantation
08. Lawn
09. Seating plaza with gravel path
10. Gas bank entrance paving
11. Bicycle parking
12. Block area planting
13. Aquatic plaza
14. Rock seating
15. Fish pond
16. Specimen trees
17. Sculpture at Clubhouse entrance
18. Pool spill over area
19. Restaurant lounge deck in water body
20. Pool entrance
21. Pool deck
22. Lap pool (30' x 100')
23. Kids' pool (18' x 27')
24. Sunken seating
25. Infinity edge
26. Pool water feature with bubblers
27. Stepped planter
28. Stage
29. Amphitheatre
30. Seating at party lawn area
31. Party lawn
32. Party lawn entrance deck
33. Reflexology garden
34. Shallow water feature with lotus pots
35. Sculpture under specimen tree
36. Fire tender driveway with grass pavers
37. Skating rink
38. Skating area seating alcove
39. Pet park
40. Tennis court
41. Basketball court
42. Volleyball court
43. Cycle track
44. Jogging track
45. Sonic park with EPDM flooring
46. Clubhouse II entrance feature
47. Clubhouse II entrance paving
48. Clubhouse II water feature
49. Floating deck with seating
50. Outdoor fitness stations
51. Clubhouse II area seating plaza
52. Childrens' play area with sand pit
53. 2 Cricket net practising nets
54. Cricket nets deck with seating
55. Slate wall feature
56. Futsal play court
57. Bicycle traffic park
58. Miniature golf park
59. Golf park seating plaza
60. Seating decks with pergola shade
61. Outdoor seating with mound
62. Golf entrance walking path with EPDM flooring
63. Sloped mound with specimen trees
64. Temple
65. Dog walking area
66. Aquatic plants
67. Foam bubblers with water feature
68. Specimen palm trees
69. Ramp with climbing creeper and hedge plantation
70. Pooja plants & aroma garden

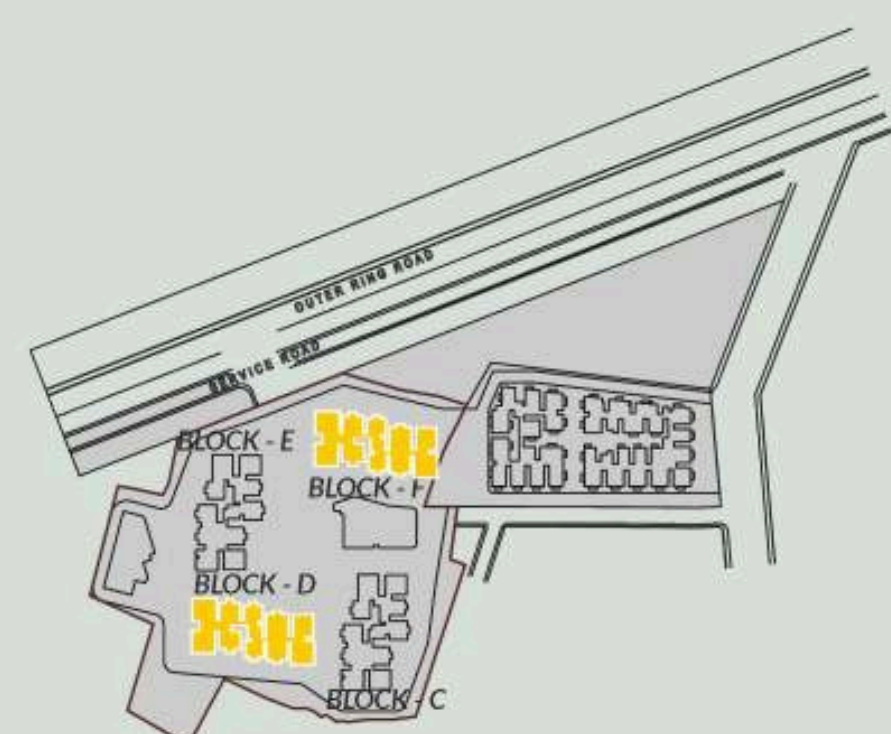


BLOCK C&E TYPICAL FLOOR PLAN



UNIT NO.	1	2	3	4	5	6	7	8	9	10
FACING	EAST	WEST	WEST	NORTH	NORTH	WEST	EAST	NORTH	EAST	EAST
TYPE	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	3 BHK
SALEABLE AREA	1720	2390	2250	1360	1900	1890	1360	1785	2210	2390



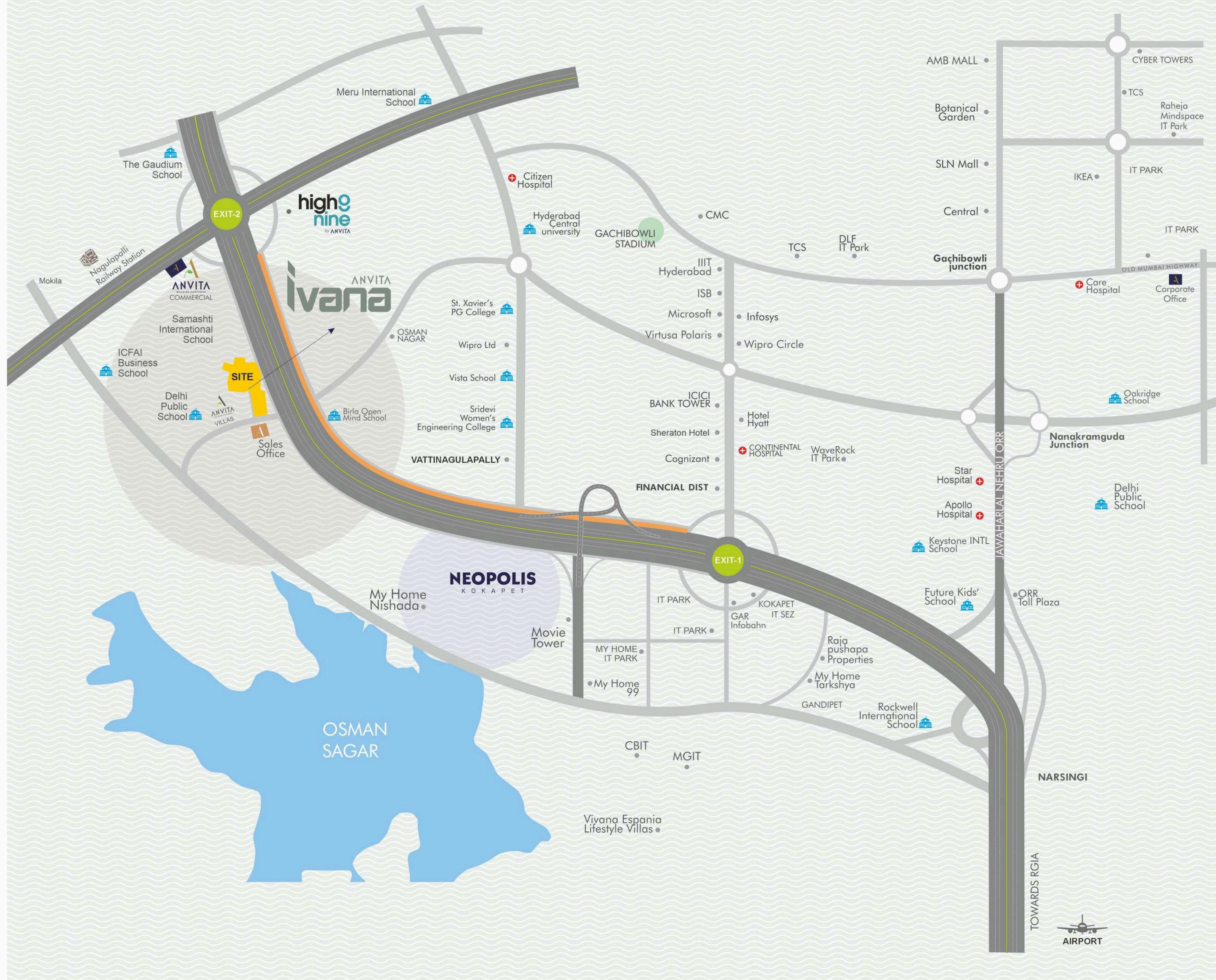


BLOCK D&F TYPICAL FLOOR PLAN



UNIT NO.	1	2	3	4	5	6	7	8	9	10
FACING	EAST	WEST	WEST	EAST	WEST	EAST	EAST	WEST	EAST	WEST
TYPE	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK
SALEABLE AREA	2395	2580	1805	1995	1360	1360	1800	1995	2580	2210





LOCATION PLAN

ORR
FACING

6
MIN. FROM
NEOPOLIS

8
MIN. FROM
KOKAPET

SCAN FOR LOCATION



*Not to scale

SPECIFICATIONS

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.



STRUCTURE

- R.C.C. framed structure to withstand wind & seismic loads.
- Super Structure: All internal and external walls are RCC Shear walls.
- Cement Block masonry walls for non-structural walls (Wherever required)

Living & Dining: 800 x 800 mm size Vitrified tiles of reputed make with spacer joints

Bedrooms & Kitchen: 800 x 800 mm size Vitrified tiles of reputed make with spacer joints

All Balconies: Anti-skid ceramic tiles of reputed make

Bathrooms: Acid Resistant, Anti-skid ceramic tiles of reputed make

Corridors: Vitrified tiles of reputed make with spacer joints

Staircase: Tandur / Kota stone

Internal Walls: Smooth putty finish with 2 Coats of Premium Acrylic Emulsion paint of reputed make over a coat of Primer.

External Walls: Textured finish and two coats of Exterior Emulsion paint of reputed make.

Bathrooms: Glazed / Matte finish ceramic tiles dado.

Utility Area: Ceramic tile dado up-to 4 feet height and Flooring w/ Matte finish.

Kitchen: Provision for municipal water connection. Tap & Drain provision for sink.

Utility / Wash Area: Provision for washing machine, dishwasher & wet area for washing utensils

Main Door: Sustainable wood frame finished with melamine sp/ finish on veneered flush shutters with reputed hardware.

Internal Doors: Sustainable wood door Frame & Lamina/ shutter and Hardware of reputed make.

Toilet Doors: WPC/ Sustainable wood door frame & WPC /water resistant laminated flush shutter with hardware of reputed make.

French Doors: UPVC door frames with float glass panelled sliding shutters with provision for mosquito mesh track.

Windows: UPVC window glazing system with sliding / casement shutters with provision for mosquito mesh track.

Window Grills: MS Grills provided to ground floor flats only.

Standard design Window Grills for upper floors will be provided at extra cost.

BATHROOMS

- Premium quality ceramic wash basins of reputed make
- Premium quality wall mounted EWC with flush tank/ flush valve of reputed make
- Premium quality single lever C.P fittings of reputed make
- Premium quality diverter with shower head of reputed make
- Provision for geysers in all bathrooms
- Metered water supply to all flats

CABLE TV

Provision for cable connection in drawing room, living room and in all bedrooms

INTERNET

Provision for high-speed internet connection in living or drawing

LPG/PNG

Supply of LPG/ PNG with piped gas system

GENERATOR

100% D. G backup with acoustic enclosure

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car Parks provided parking signage's and equipment installed at required places to ease the driving

FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all block entrances for differently-abled.

SECURITY / BMS

- Sophisticated round-the-clock security / Surveillance System
- BMS for electricity consumption with prepaid card system
- Surveillance cameras at the main security and entrance of each block to monitor and CCTV camera inside the lifts
- Panic button and intercom facility in the lifts connected to the security room.

ELECTRICAL

- Power outlets for air conditioners in living, dining and bedrooms
- Power outlet for geysers in all bathrooms
- Power outlet for hob, chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer / grinder in kitchen, washing machine/dishwasher in utility area
- Three phase supply for each unit and individual prepaid metres
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make
- Modular switches of reputed make

TELECOM

- Telephone points in drawing room
- Intercom facility to all the units connecting security and neighbourhood

FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements
- Fire alarm and Public Address system in all floors and basements
- Fire extinguishers placed in common areas as per norms.

LIFTS

- 6 High speed automatic elevators per block of reputed make with rescue device and with V3F for energy efficiency with granite / tile cladding for lift entrance.
- 2 Service elevators for each block of reputed make with rescue device and with V3F for energy efficiency, entrance with granite / tile cladding on lift entrance

WTP & STP

- Fully treated water will be made available through an exclusive water softening plant
- Hydro-pneumatic system for even pressure water supply at all floors
- A Sewage Treatment plant of adequate capacity inside the project, treated sewage water will be used for the landscaping and flushing purpose.
- Rain Water Harvesting at regular intervals provided for recharging ground water levels

BILLING SYSTEM

Automated billing system for Water, Power & LPG / CNG supply

PRINCIPAL ARCHITECT



PROJECT MANAGEMENT CONSULTANCY



LANDSCAPE CONSULTANT



STRUCTURAL CONSULTANT



MA Consulting Services Pvt. Ltd.

STRUCTURAL PEER REVIEW



MEP CONSULTANT



TRAFFIC AND PARKING ANALYSIS CONSULTANTS

VERTICAL TRANSPORTATION CONSULTANT

IGBC CONSULTANT

INTERIORS CONSULTANT



CGI



BRANDING PARTNER

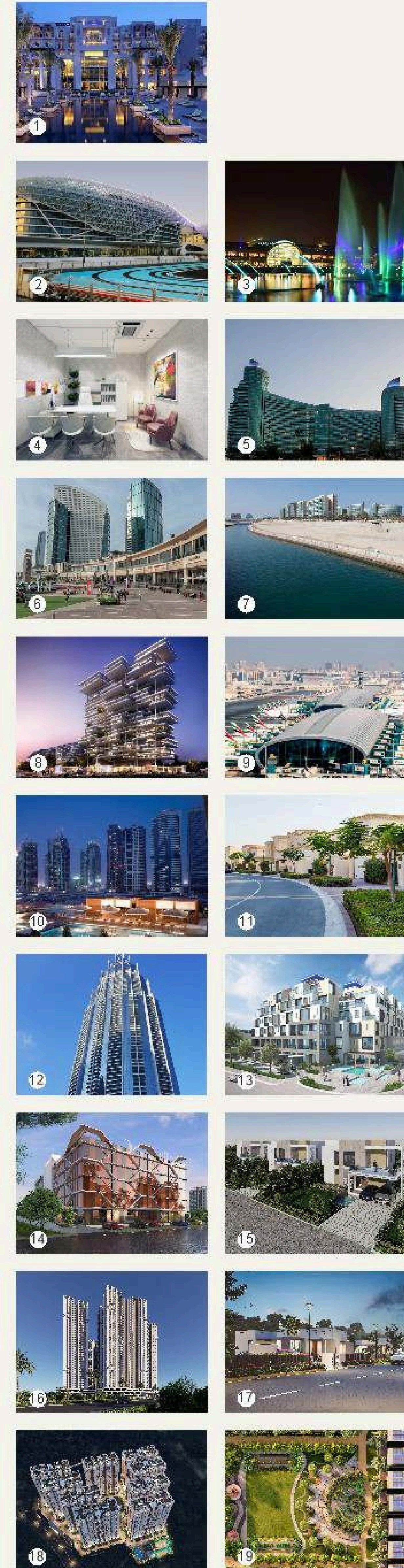


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CREATING SKYLINES IN DUBAI, DALLAS & HYDERABAD

Anvita Group was founded in 2005 with a vision to create niche addresses that define the finest lifestyle. Backed by the extensive experience and expertise of the promoters in creating super-luxurious, iconic landmarks in Dubai, Anvita Group is all set to benchmark the industry standards in Hyderabad by delivering world-class homes that become a defining standard. With footprints across Dubai and India, Anvita is ready to launch 3 lifestyle villa projects in Dallas, US.



1. ANANTARA EASTERN MANGROVES HOTEL, ABU DHABI
2. YAS MARINA HOTEL, ABU DHABI
3. DUBAI FESTIVAL CITY
4. ANVITA OFFICE
5. MARSA PLAZA AT FESTIVAL CITY, DUBAI
6. HOTEL INTERCONTINENTAL, FESTIVAL CITY DUBAI
7. AL RAHA AL MUNEERA, DUBAI
8. ONE AT PALM
9. DUBAI AIRPORT
10. RADISSON BLUE RESIDENCE DUBAI MARINA
11. ARABIAN RANCHES
12. ADDRESS BOULEVARD HOTEL, DUBAI
13. UNION PROPERTIES, DUBAI
14. ANVITA COMMERCIAL SPACE, KOLLUR, EXIT-2
15. MAGNOLIA, AZIZNAGAR
16. HI RISE PROJECT (UPCOMING), KOLLUR
17. ANVITA PRESERVE, SHANKARPALLY
18. HIGH NINE (UPCOMING), KOLLUR
19. ANVITA PARKSIDE, MEDCHAL