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Plot No. 54 Part, Vivekananda Nagar Colony
Rd No. 4, Mansoorabad, LB Nagar, Hyderabad - 500068

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A Project by LAXMI GANESHA DEVELOPERS



SUMERU —NIVAS—

3 BHK Luxury Apartments
@LB Nagar



OUR HISTORY REFLECTS
OUR PRESENT, WITH
LANDMARKS BUILT ON TRUST.

With over 15 years of experience, we have set new standards in quality, customer focus, and environmental responsibility. Whether we are developing premium plotted projects, commercial spaces, or residential communities, we consistently deliver a combination of innovation, integrity, and excellence in every project we undertake.

FROM THE
DIRECTOR'S MESSAGE

Laxmi Ganesha Developers has embraced the mission to become one of the most innovative and successful property developers in Hyderabad, by creating urban living environments which exceed expectations in every way.

As a leading infrastructure developing company. We are committed to create sustainable solutions for all sectors. Our Expert team deliver quality projects on time and with in budget.

A PEACEFUL ADDRESS IN THE HEART OF THE CITY

Sumeru Nivas Apartments features 25 thoughtfully designed flats in a spacious, light-filled setting with modern aesthetics and high-end amenities. It is perfect for families and professionals seeking a quality lifestyle in a lively neighborhood.





CRAFTED FOR A SUPERIOR LIFESTYLE

Every 3 BHK dream home at Sumeru Nivas provides a spacious environment perfect for the entire family. Discover how the serene surroundings of this luxurious gated community can enhance your children's development, enrich the lives of older generations, and revitalize you and your partner. You can rest assured that only the highest quality materials and craftsmanship have been used in the creation of your new home.





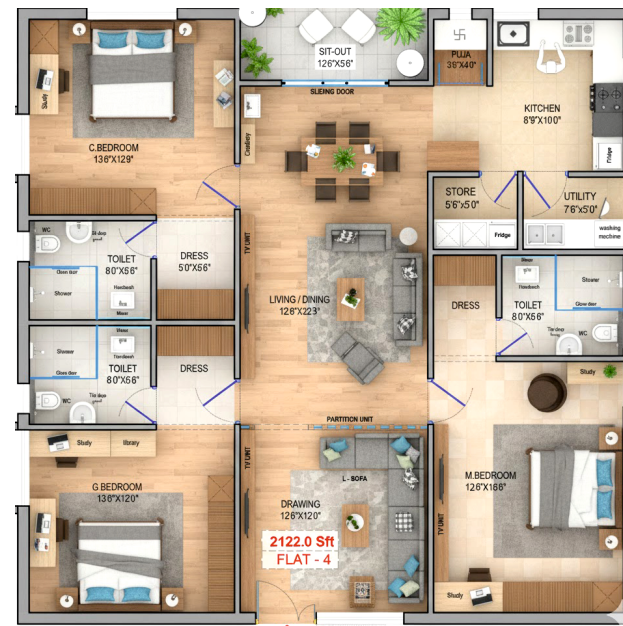
SUMERU
NIVAS

URBAN COMFORT
TIMELESS DESIGN

FLAT - 1 - 2084.0 Sft



FLAT - 2,3&4 - 2122.0 Sft



FLAT - 5 - 2084.0 Sft



FLAT - 6,7&8 - 2122.0 Sft



TYPES OF FLAT TYPICAL FLOOR PLANS

TYPICAL FLOOR PLAN

30'-0" WIDE EAST ROAD

30'-0" WIDE WEST ROAD



SUMERU —NIVAS—

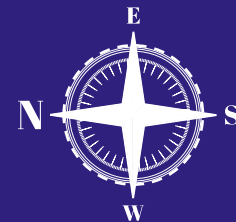
Developer: Laxmi Ganesha Developers

Location: Mansoorabad

Type of Apartments: 3BHK Luxury Apartments

FLOOR AREA STATEMENT

Flat No.	Type	Facing	Area
1	3BHK	East	2084
2-3-4	3BHK	West	2122
5	3BHK	East	2084
6-7-8	3BHK	East	2122





NIGHT VIEW



SPECIFICATIONS

STRUCTURE

Rcc Framed Structure.

SUPER STRUCTURE

Good Quality Red Bricks, Outer Walls 9' Thickness and Internal Walls 4½' Thickness with Cement Mortar.

FINISHING

Two Coat Cement Mortar Plastering with Sponge Finishing for Both Internal and External Walls.

MAIN DOOR

Main Door (7'.6" Height) With Teak Wood Door Frame and Veneered Shutters With Reputed Hardware Fittings Finished PU Polish with Lock.

INTERNAL DOORS

Internal Teakwood Frames with Best Quality Laminated Doors with Lock.

WINDOWS

Upvc Windows with Mesh & Safety Grills

PAINTING

A) Internal: Birla Putty Finishing With Asian Paints (Premium Emulsion or Equivalent)
B) External: Two Coats of Asian Weather Coat Paint (Apex or Equivalent)

FLOORING

Vitrified (1600mm X 800mm Size) Flooring With Skirting, Staircase and Corridor: Granite Flooring with SS Railing

TOILETS

All Toilets With Antiskid Ceramic Tiles Wall Cladding (600mm X 1200mm) Size & Flooring (600mm X 600mm) Size. Wall Mounted EWC Concealed Flush Tank in All Toilets - Standard Make And All C.P, and Bath Fittings Jaquar or Equivalent

ELECTRICAL

Concealed Copper Wiring Either Isi (VGuard or Equivalent) Quality with Adequate Points with Modular Switches (Legrand or Gold Medal or Equivalent) & Power Plugs, 3 Phase Power Supply.

PLUMBING

Concealed Cpvc and SWR Piping with Good Quality (Ashirvad or Equivalent)

LIFT

8 Pasengers Capacity Lift Standard Make of Johnson Or Kone with SS Body With V3f Drive Double Lift's.

GENERATOR

Generator will be Provided Each Flat 4 Point's and Common Area's & Lift's.

SECURITY

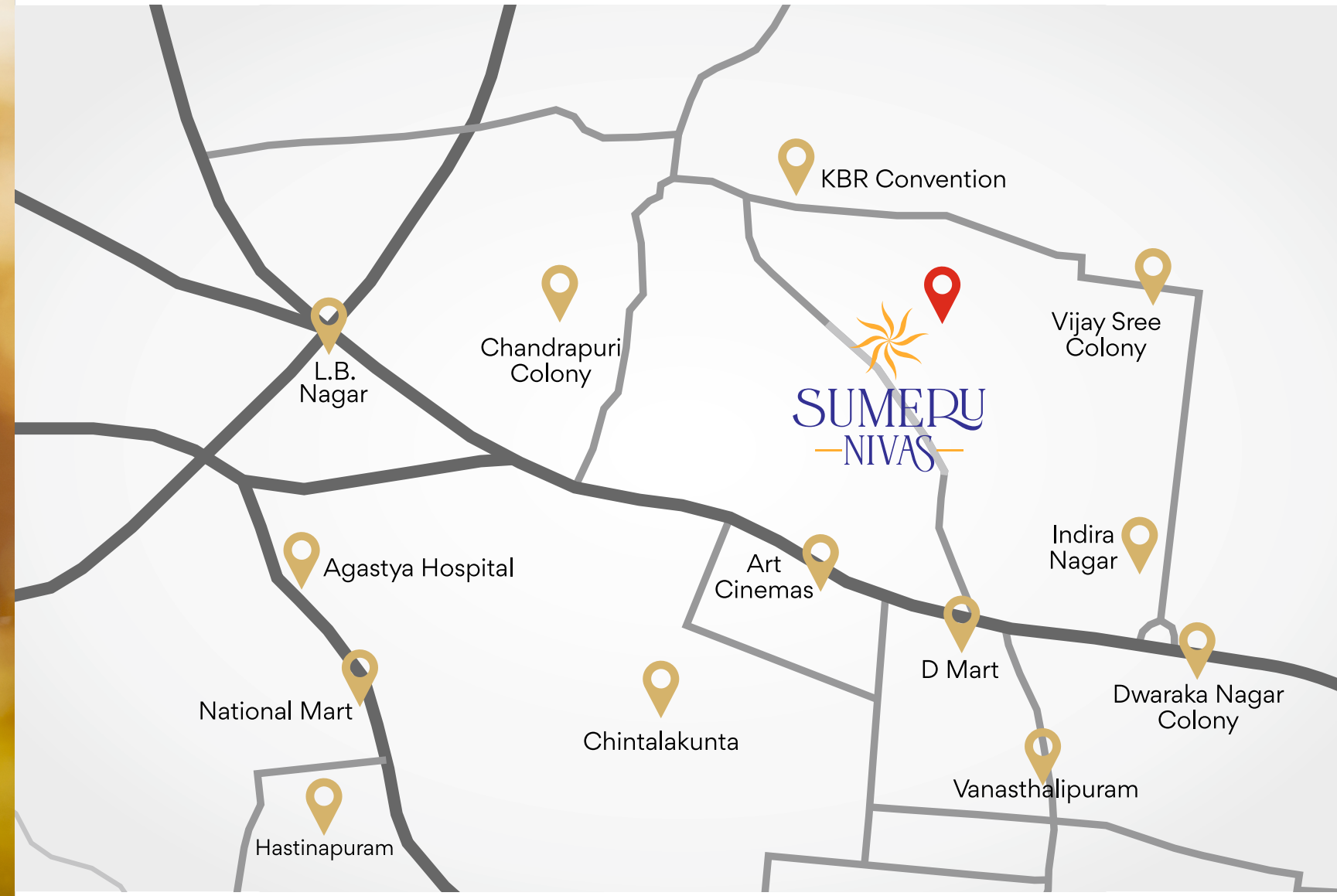
To Provide CC Camera Footage to All Corridors & Staircase Areas of All Floors.




SUMERU
-NIVAS-

LOCATION MAP

(Not to Scale)



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