

The term **EPC** in our name encapsulates our core essence, representing
Engineering, Procurement, and Construction.

**Engineering
Excellence:**

Our top-tier engineers and consultants prioritize engineering excellence, safety standards, and creativity while making use of technology efficiently.

**Procurement
Process:**

We source construction materials directly from original manufacturers, ensuring high quality and cost-efficiency.

**Customer-oriented
Construction:**

We manage key components ourselves in order to control quality, timelines and exceed the customer expectations. We outsource the rest to local contractors for accountability and integrity.

These three pillars synergize to make Edvenswa EPC a unique, reliable construction company aspiring to become a trustworthy leader in the construction industry, entirely focused on customer satisfaction.

Developer:



Survey No: 1324, Near Gundu Hanuman Temple,
DMart Back Side, Vavilapalli, Karimnagar – 505001.

For Sales Enquiry:

+91 91000 52968

Architects:



HARISH ARCHITECTS

Ar. Harish Kandula, Ph: 9848590012

414, 4th Floor, Lingapur Complex, Amrutha Estates
Himayathnagar, Hyderabad, T.S. Ph: 040-35881837
e-mail: info@harisharchitects.com

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.

EMBRACE CHANGE

Designed by **HNW** (+91- 9246542471)

A Premium Apartments Project @ **Karimnagar** by **Edvenswa EPC Private Limited**

A CHANGE FOR THE BETTER

Experience life at ‘**Edvenswa Century**’, a tranquil oasis, providing an extraordinary daily beginning. Here, luxury enhances both your body and mind, creating a haven for a splendid future. This exclusive enclave doesn’t just offer opulent living; it revitalizes your spirit and well-being in the conclave of abundance, assuring you a remarkable start to each day and a rewarding life ahead.

Welcome to
KARIMNAGAR'S
new
BENCHMARK
at it's very best



ECO-FRIENDLY LUXURY & CONVENIENCE UNITE FOR VIBRANT LIVING



THE GATEWAY TO
PRESTIGE & LUXURY LIVING

ELEVATE
YOUR PERSPECTIVE



GREEN TODAY,
GREENER TOMORROW!!

Edvenswa Century is an elite eco-friendly gated community that seamlessly blends luxury with sustainability, fostering a harmonious coexistence between residents and nature. The location has been meticulously chosen to minimize its ecological footprint, preserving natural features like green spaces and gardens. Sustainable construction materials, including recycled wood and concrete, take centre stage, complemented by the integration of renewable energy sources such as solar panels.

The landscape design prioritizes lush greenery, with parks, gardens, bicycle paths, walking trails, and jogging tracks, offering residents a scenic environment. The community promotes an efficient recycling program and eco-friendly waste management system to reduce waste generation and promote material reuse.

Water conservation is a top priority, with rainwater harvesting, advanced filtration, and low-flow fixtures ensuring responsible water usage. The community emphasizes indoor and outdoor air quality, harnessing natural light and ventilation to minimize reliance on artificial lighting and air conditioning.

In addition to its sustainable ethos, **Edvenswa Century** offers an array of upscale amenities, including an exclusive clubhouse, sports facilities, gyms, and wellness centers. The development is designed to provide an elite living experience that encourages communal living in harmony with nature, while preserving cultural heritage and promoting a socially responsible lifestyle.



ENERGY EFFICIENCY
Our buildings feature high-quality insulation, energy-efficient appliances to reduce energy consumption, supplemented by solar panels.



WATER CONSERVATION
We employ efficient plumbing, greywater recycling, and rainwater harvesting to minimize water usage and dependency on external sources.



SUSTAINABLE BUILDING MATERIALS
We prioritize recycled and non-toxic materials, enhancing both environmental sustainability and indoor air quality.



WASTE REDUCTION
Comprehensive recycling, efficient construction waste management, and designs for longevity minimize waste generation.



INDOOR AIR QUALITY
Effective ventilation, low-VOC materials, and indoor plants ensure superior indoor air quality.



GREEN SPACES
Native plant landscaping, green roofs, and terraces contribute to environmental preservation and energy-efficient insulation.



TRANSPORTATION
Proximity to public transport and amenities like bike storage promote eco-friendly commuting.



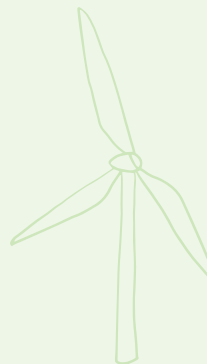
RESOURCE MANAGEMENT
Centralized systems optimize energy and water use, reducing inefficiencies.



LOCAL SOURCING
Using local materials and labor supports the community and reduces transportation-related environmental impact.



LOW-IMPACT DEVELOPMENT
Our construction practices minimize disruption to the natural environment, preserving the ecosystem's harmony.



In the final reckoning, **Edvenswa Century** embodies a commitment to responsible living, seamlessly blending modernity with nature to safeguard our environment for future generations.



All amenities mentioned in the Brochure,
are meant for both the Block Residents.

ELEGANCE SOARS WITH
EVERY IMAGINABLE AMENITY



DISCOVER A GATED
COMMUNITY WITH
SEPARATE ENTRY AND
EXIT POINTS

MINI THEATRE

DEDICATED SPACES
FOR BOTH KIDS
AND SENIORS

REFINED
LEISURE FEATURES

SPORTS COURTS
AND LAND
SCAPING WITH
WATER FOUNTAIN

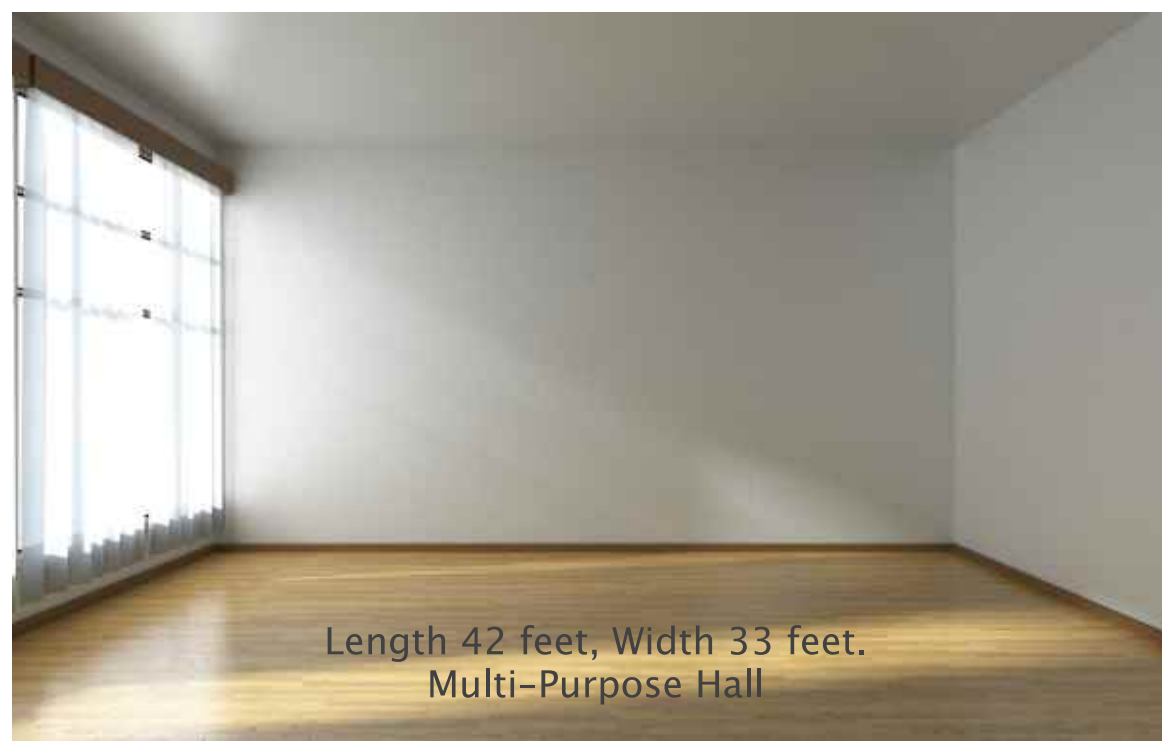
SCENIC
AMPHITHEATRE,
WALKWAYS, AND
BROAD DRIVEWAYS

- Lounge Area
- Multi-Purpose Hall
- Coworking Space
- Half Basketball Court

- Badminton Court
- Indoor Games
- A/C Gymnasium
- Mini Theatre

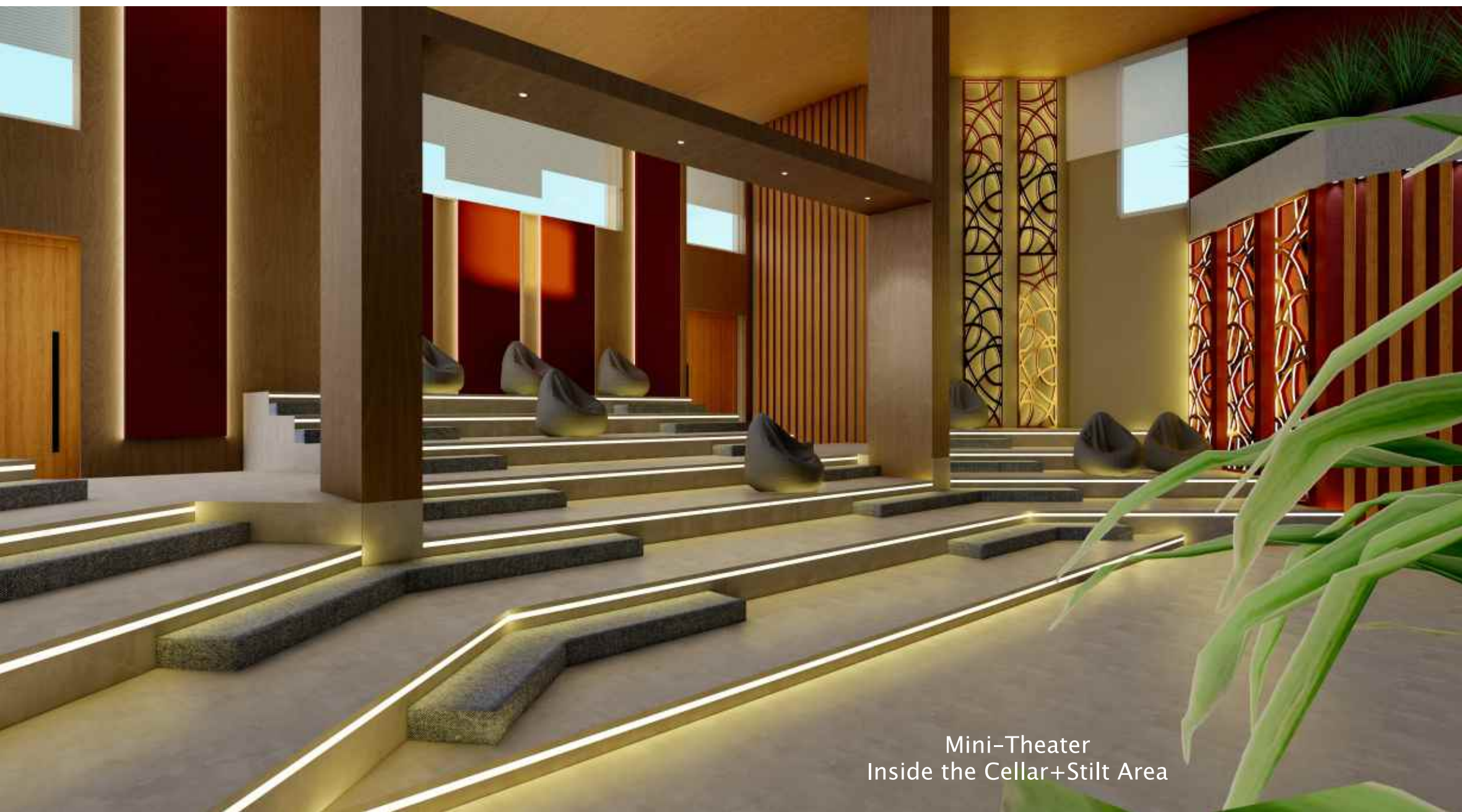
- Yoga & Meditation Area
- Toddlers' Play Area
- Guest Rooms & Parking
- Sports Courts
- Landscaping with Fountains







Landscape Views



Mini-Theater
Inside the Cellar+Stilt Area





LAYOUT PLAN



‘Edvenswa Century’ stands as a testament to thoughtful design and meticulous planning. Seamless blend of aesthetics and functionality mark its layout, where every element has been honed to enhance the urban living experience. Amidst its architectural grandeur, one can discover well-marked open spaces and landscape architecture incorporating abundant greenery that invites residents to connect and socialize. Set apart, ‘Edvenswa Century’ is truly committed to tranquil living.





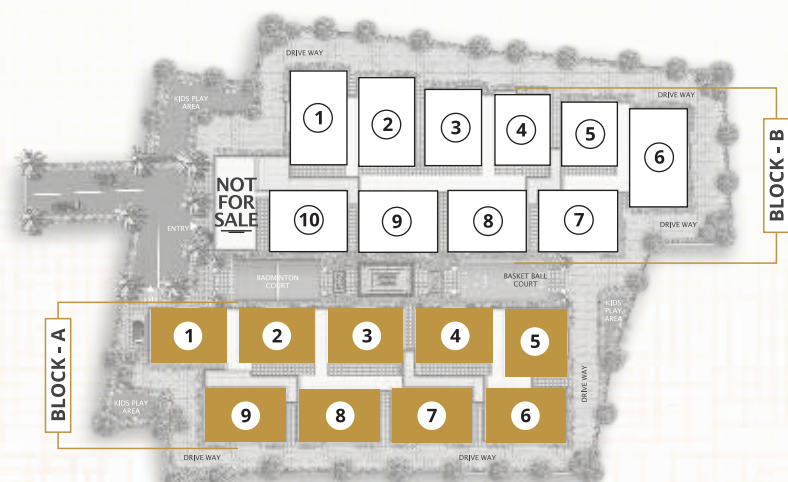
TYPICAL FLOOR PLAN

BLOCK - A

AREA STATEMENT

FLAT NO	FLAT TYPE	PLINTH AREA SFT	SALEABLE AREA @ 27%	FACING
A101	2BHK	1055	1340	East
A102	2BHK	1055	1340	East
A103	2BHK	1055	1340	West
A104	2BHK	1055	1340	East
A105	3BHK	1060	1346	West
A106	3BHK	1120	1422	North
A107	3BHK	1120	1422	North
A108	3BHK	1120	1422	North
A109	3BHK	1120	1422	North

KEY PLAN



AN ALLIANCE OF
COMFORT & DESIGN



Registration Number:
P02700005285



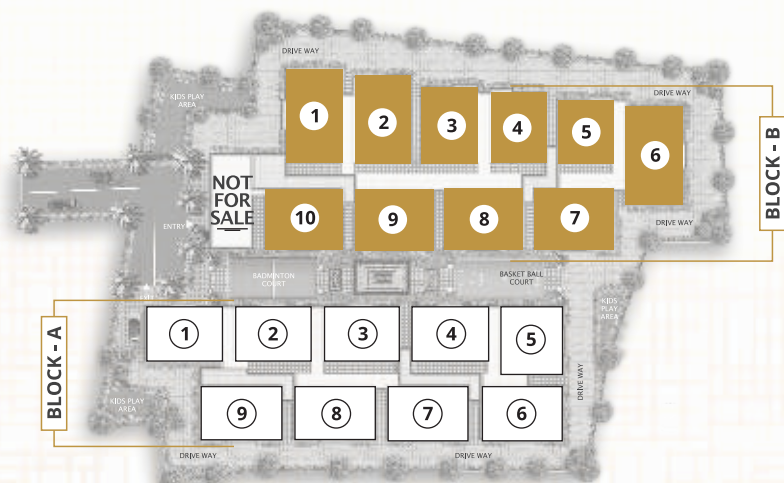
TYPICAL FLOOR PLAN

BLOCK - B

AREA STATEMENT

FLAT NO	FLAT TYPE	PLINTH AREA SFT	SALEABLE AREA @ 27%	FACING
B101	3BHK	1358	1725	East
B102	3BHK	1235	1568	West
B103	2BHK	1102	1399	East
B104	2BHK	1014	1288	West
B105	2BHK	915	1162	East
B106	3BHK	1426	1811	West
B107	3BHK	1196	1519	North
B108	3BHK	1196	1519	North
B109	3BHK	1196	1519	North
B110	3BHK	1196	1519	North

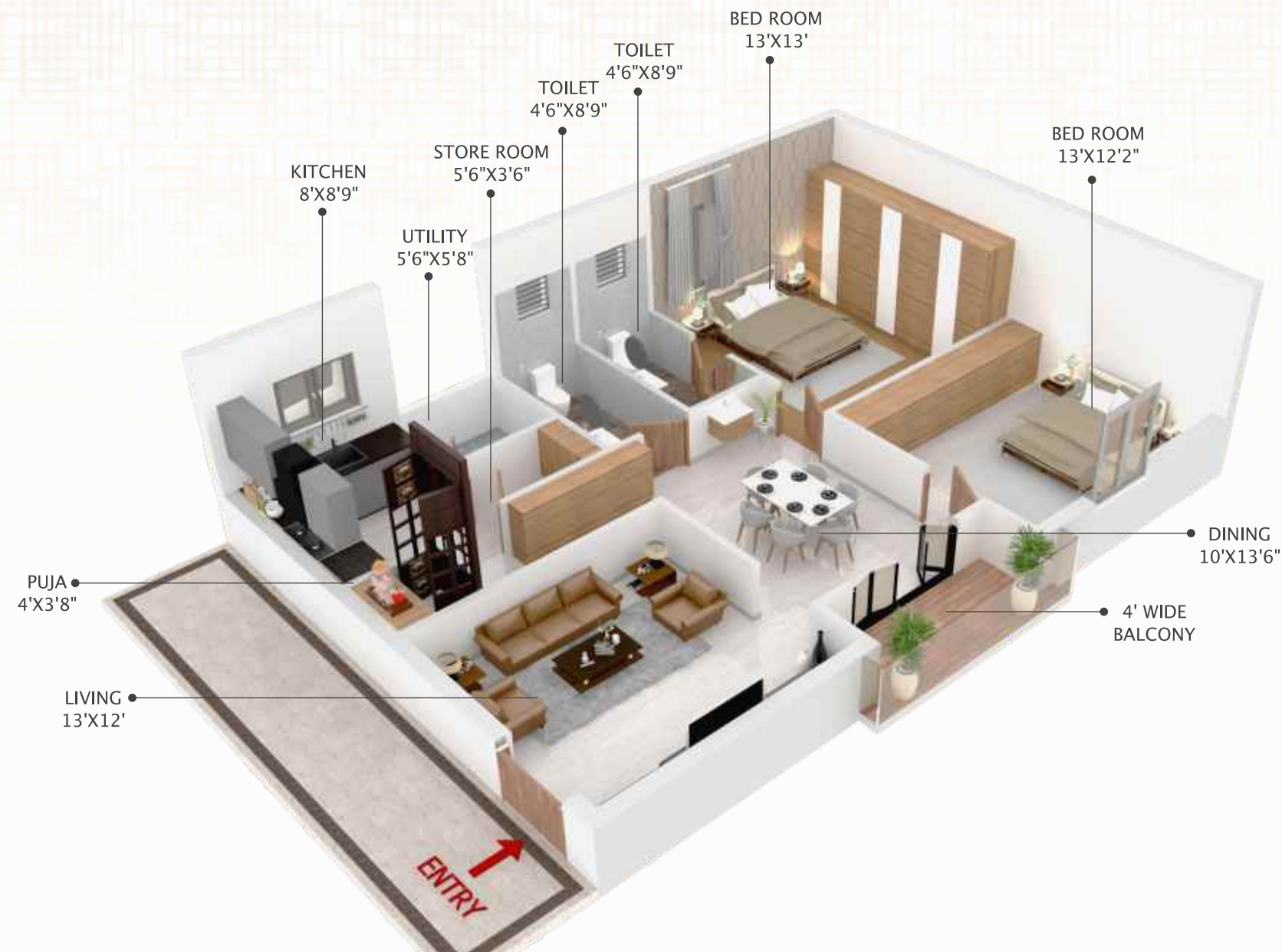
KEY PLAN



EXPERIENCE
SPACIOUS LUXURY



Registration Number:
P02700006270



BLOCK - A

FLAT NO. 1, 2 & 4

ISO VIEW

1340 SFT

EAST FACING

2 BHK

BLOCK - A

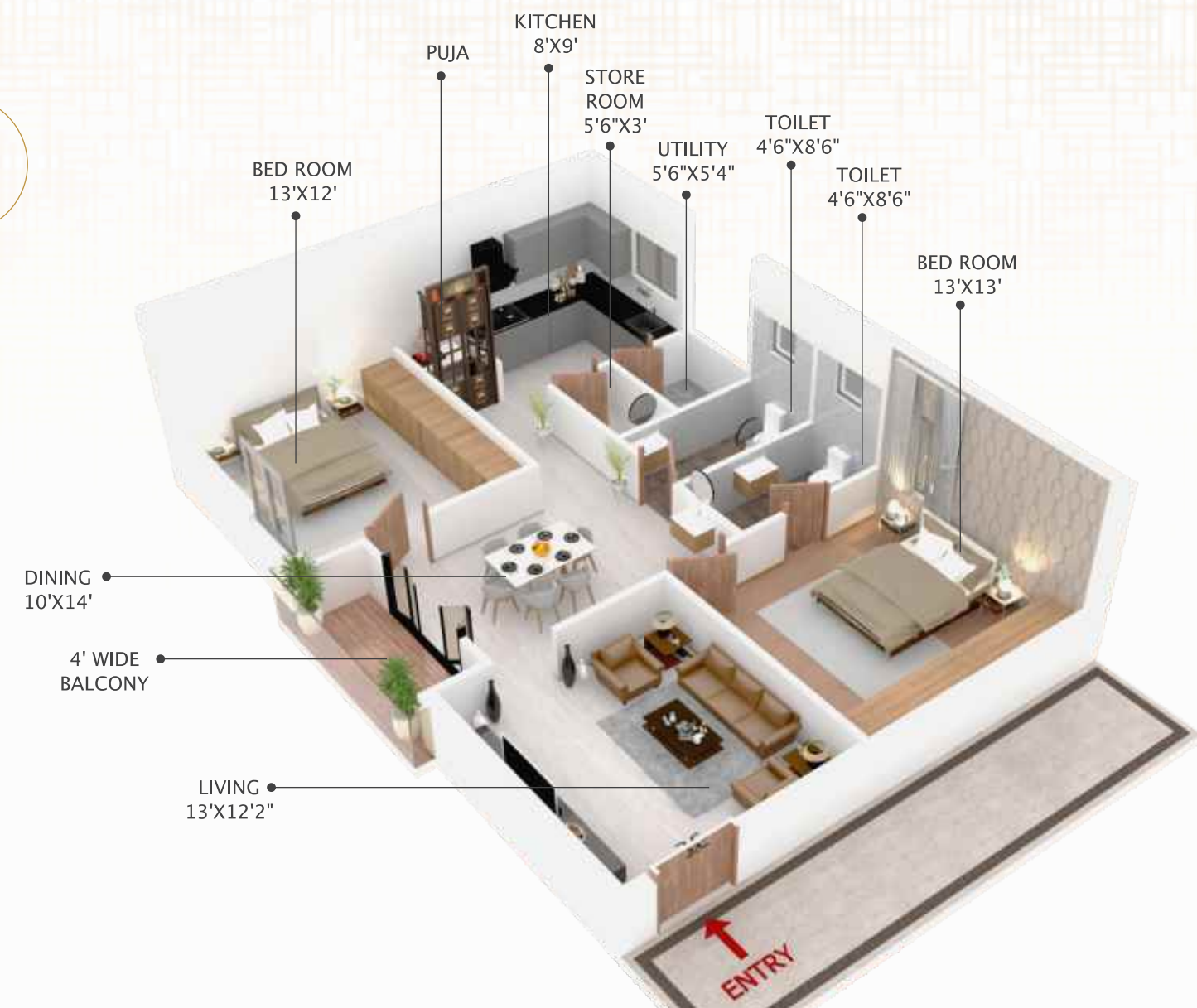
FLAT NO. 3

ISO VIEW

1340 SFT

WEST FACING

2 BHK



BLOCK - A

FLAT NO. 1, 2 & 4

FLOOR PLAN

1340 SFT

EAST FACING

2 BHK



BLOCK - A

FLAT NO. 3

FLOOR PLAN

1340 SFT

WEST FACING

2 BHK





TOILET
4'2"X6'8"

TOILET
4'2"X6'8"

BED ROOM
9'X10'4"

BALCONY
6'X6'10"

PUJA
4'8"X3'8"

KITCHEN
8'5"X10'4"

STORE
ROOM
3'8"X3'8"

3'8" WIDE
UTILITY

TOILET
4'X8'

BED ROOM
12'5"X10'4"

LIVING/DINING
24'11"X10'10"

BED ROOM
11'X10'4"

BLOCK - A

FLAT NO. 5
ISO VIEW

1346 SFT
WEST FACING
3 BHK

BLOCK - A
FLAT NO. 6, 7, 8 & 9
ISO VIEW

1422 SFT
NORTH FACING
3 BHK

LIVING/DINING
12'X22'10"



BED ROOM
13'9"X10'

6'9" WIDE
UTILITY

STORE
ROOM
4'X4'

PUJA
3'5"X4'

KITCHEN
8'5"X10'8"

TOILET
5'X7'8"

4' WIDE
BALCONY

BED ROOM
13'X12'

TOILET
4'X8'

STUDY/CH.BED ROOM
13'X8'8"



BLOCK - A

FLAT NO. 5
FLOOR PLAN

1346 SFT
WEST FACING
3 BHK



6'6" WIDE CORRIDOR

BED ROOM
11'X10'4"

TOILET
4'2"X6'8"

TOILET
4'2"X6'8"

BED ROOM
9'X10'4"

LIVING/DINING
24'11"X10'10"

BALCONY
6'X6'10"

PUJA
4'8"X3'8"

BED ROOM
12'5"X10'4"

TOILET
4'X8'

STORE
ROOM
3'8"X3'8"

3'8" WIDE
UTILITY

KITCHEN
8'5"X10'4"

BLOCK - A
FLAT NO. 6, 7, 8 & 9
FLOOR PLAN

1422 SFT
NORTH FACING
3 BHK



6'6" WIDE CORRIDOR

STUDY/CH.BED ROOM
13'X8'8"

TOILET
4'X8'

BED ROOM
13'X12'

LIVING/DINING
12'X22'10"

PUJA
3'5"X4'

STORE
ROOM
4'X4'

6'9" WIDE
UTILITY

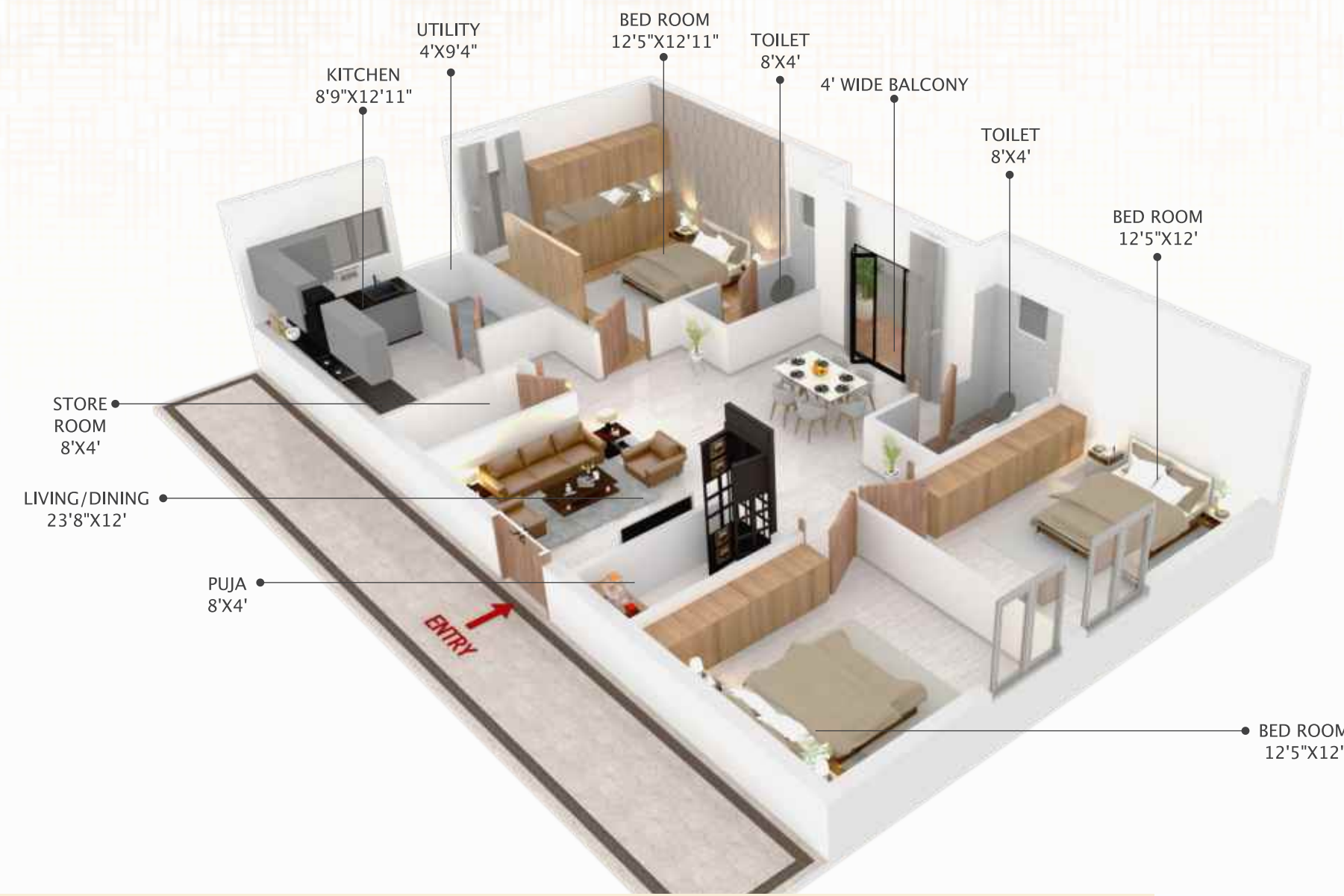
KITCHEN
8'5"X10'8"

TOILET
5'X7'8"

4' WIDE
BALCONY

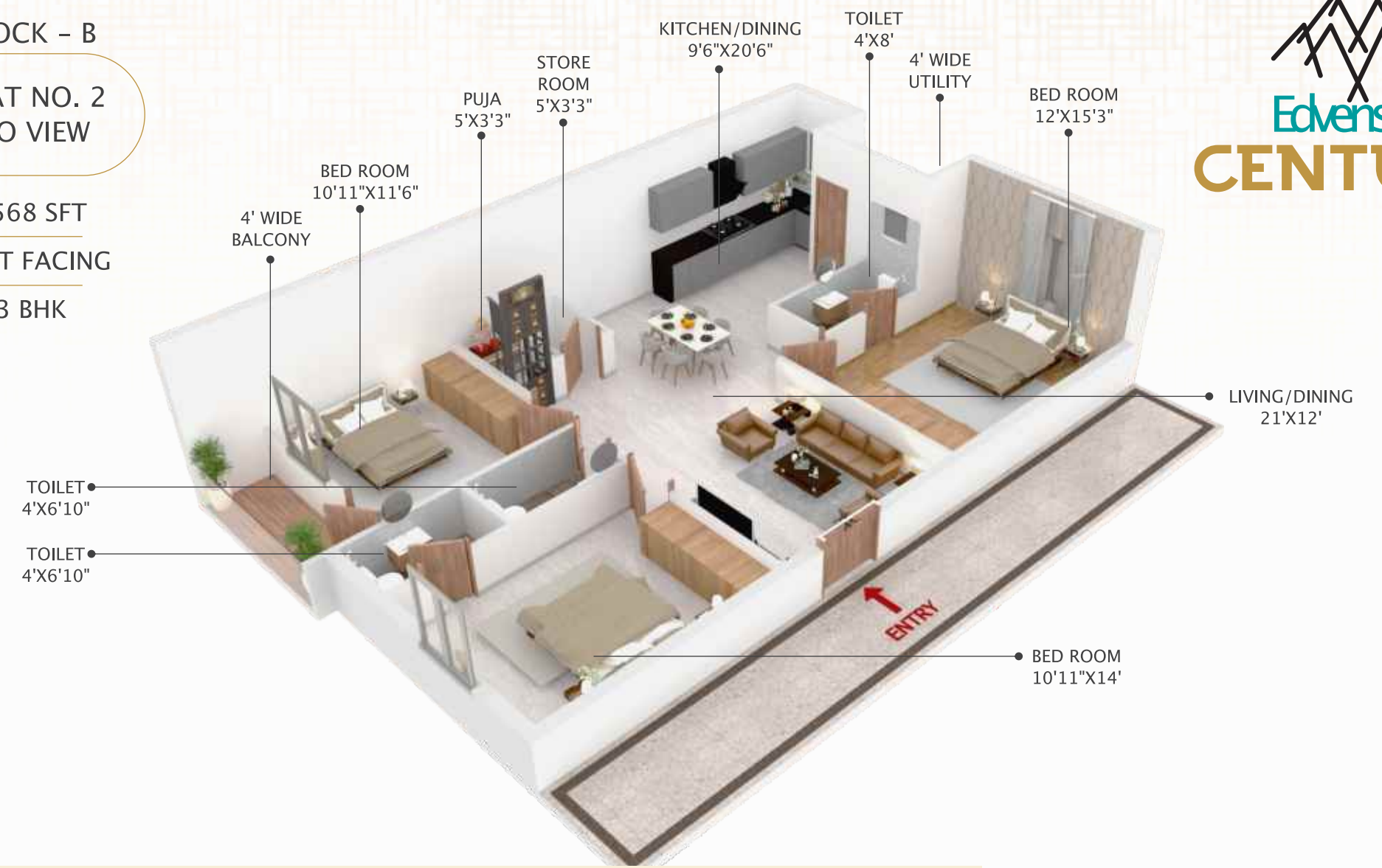
BED ROOM
13'9"X10'

LIFT



BLOCK - B
FLAT NO. 1
ISO VIEW
1725 SFT
EAST FACING
3 BHK

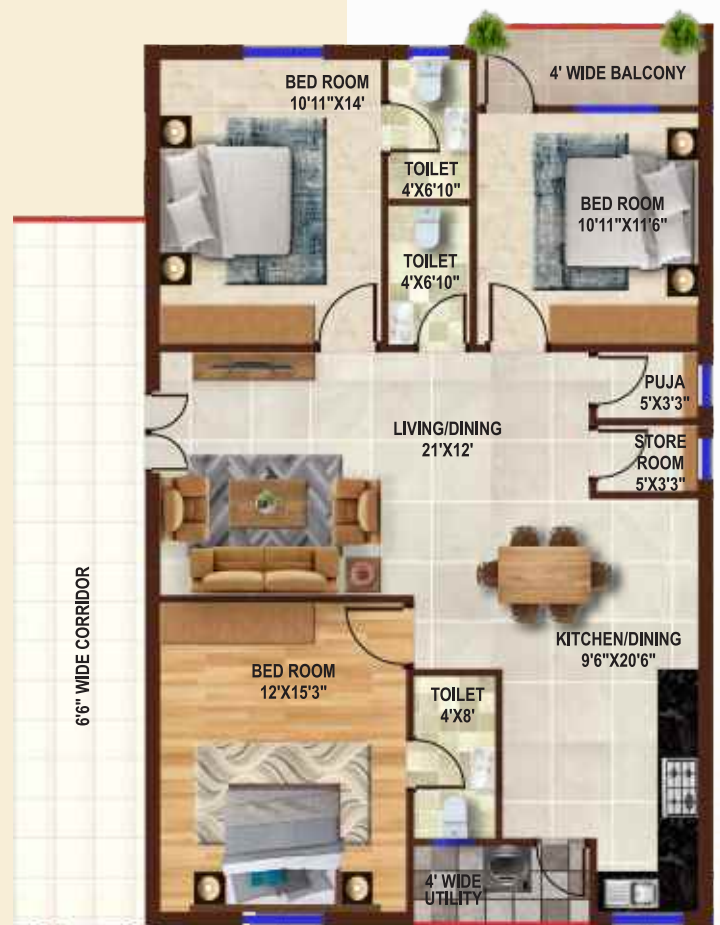
BLOCK - B
FLAT NO. 2
ISO VIEW
1568 SFT
WEST FACING
3 BHK



BLOCK - B
FLAT NO. 1
FLOOR PLAN
1725 SFT
EAST FACING
3 BHK



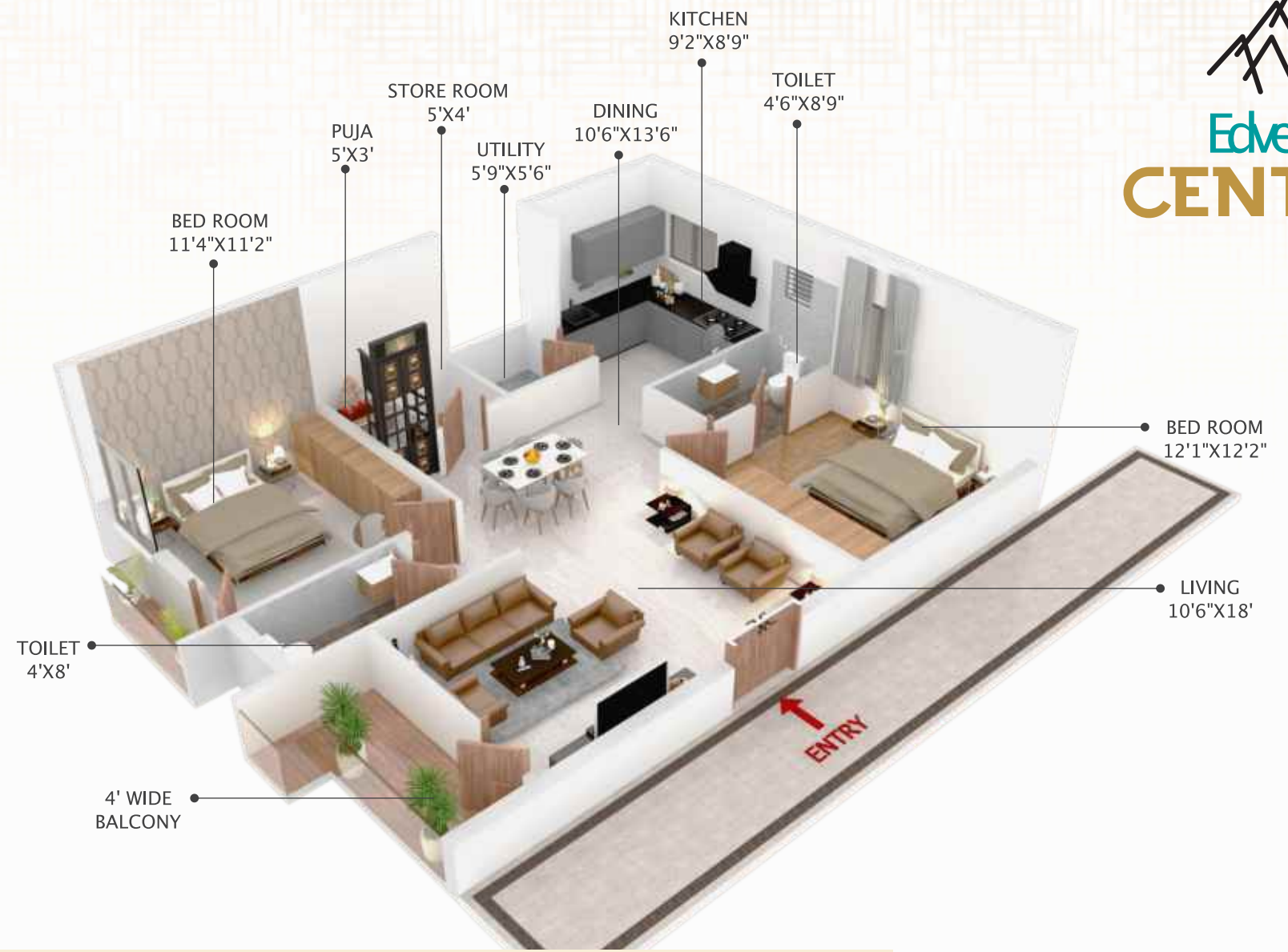
BLOCK - B
FLAT NO. 2
FLOOR PLAN
1568 SFT
WEST FACING
3 BHK





BLOCK - B
FLAT NO. 3
ISO VIEW
1399 SFT
EAST FACING
2 BHK

BLOCK - B
FLAT NO. 4
ISO VIEW
1288 SFT
WEST FACING
2 BHK

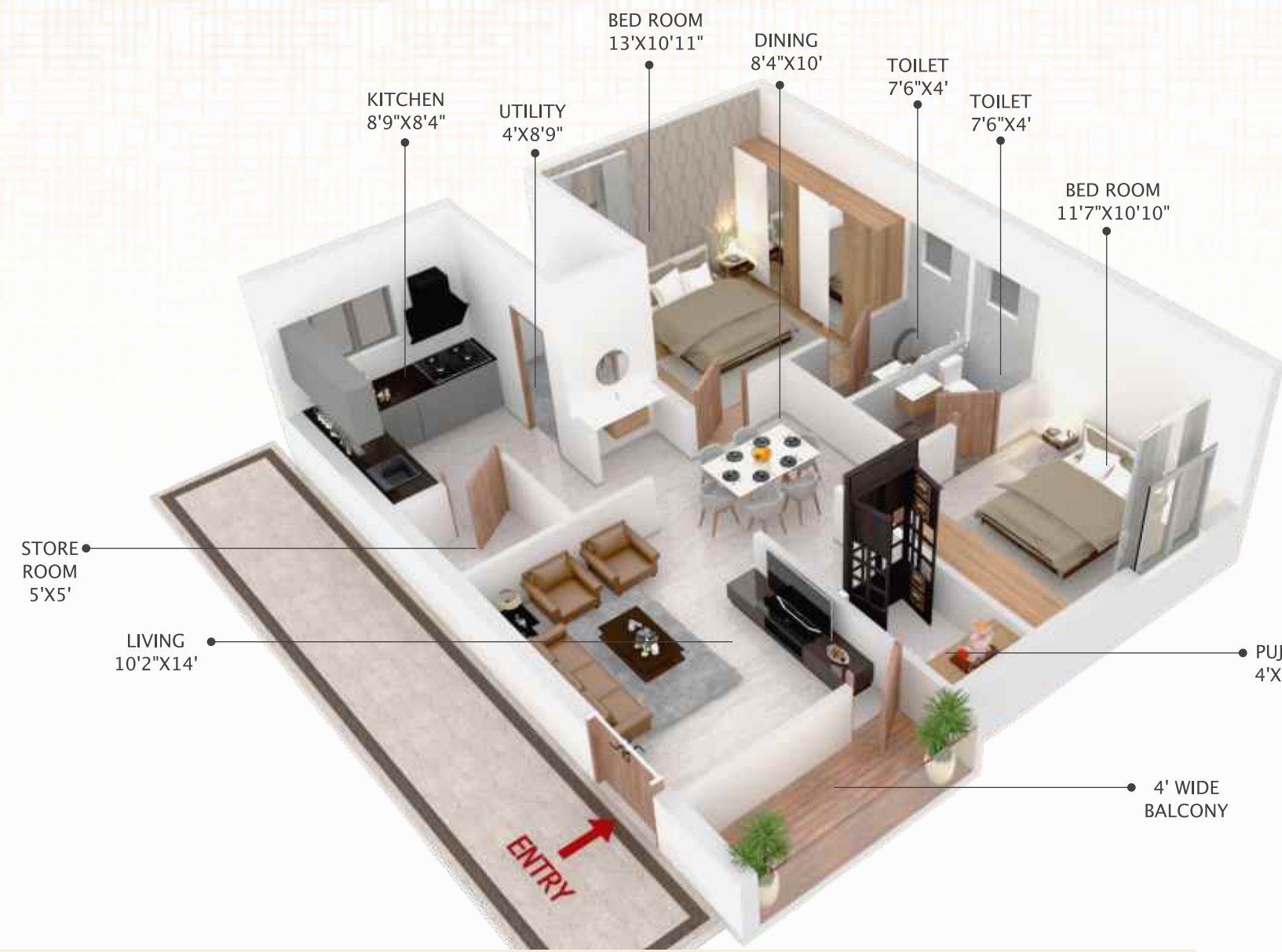


BLOCK - B
FLAT NO. 3
FLOOR PLAN
1399 SFT
EAST FACING
2 BHK



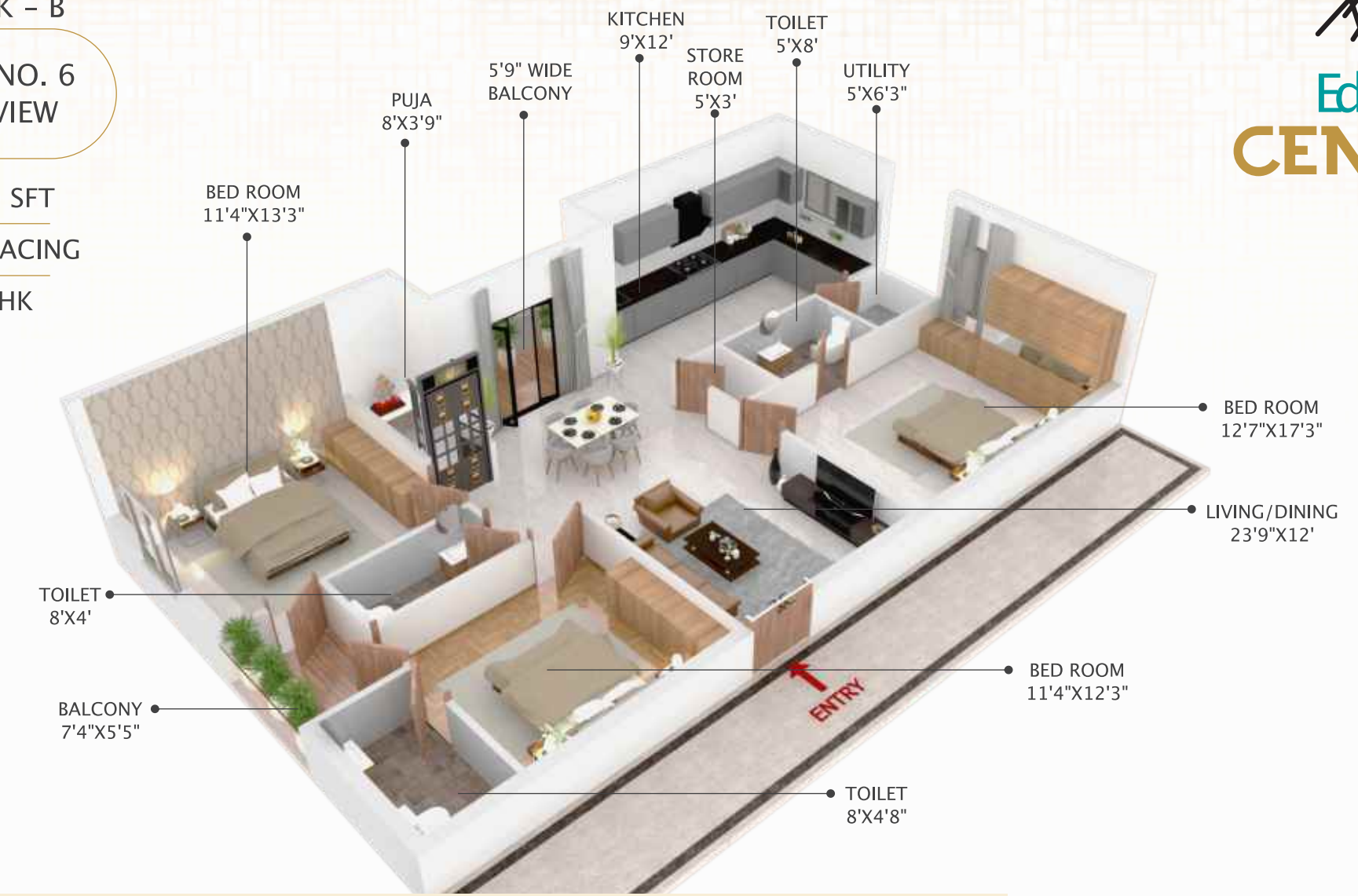
BLOCK - B
FLAT NO. 4
FLOOR PLAN
1288 SFT
WEST FACING
2 BHK



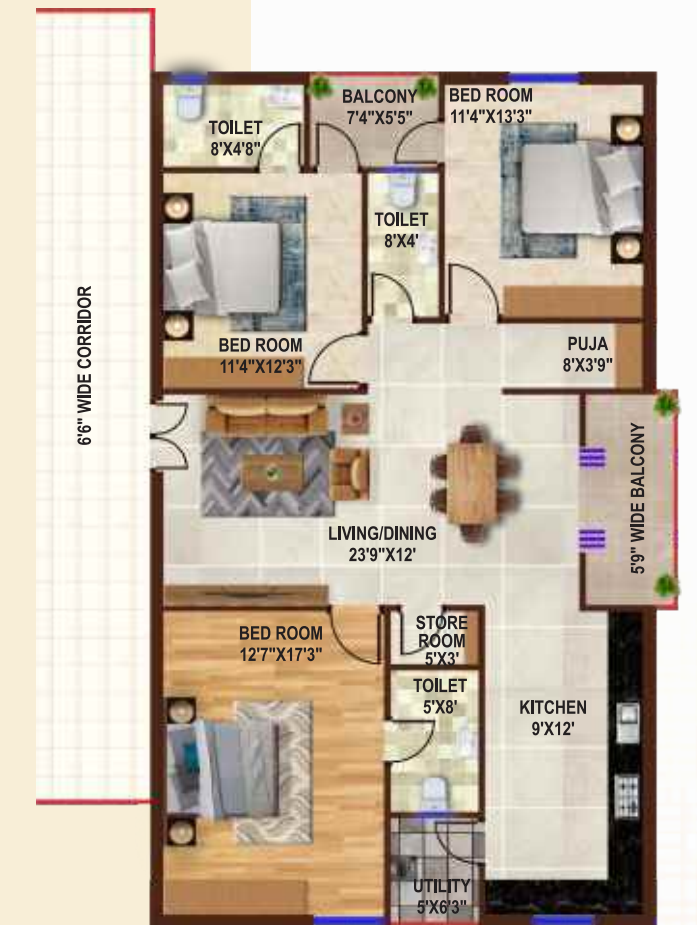


BLOCK - B
FLAT NO. 5
ISO VIEW
1162 SFT
EAST FACING
2 BHK

BLOCK - B
FLAT NO. 6
ISO VIEW
1811 SFT
WEST FACING
3 BHK

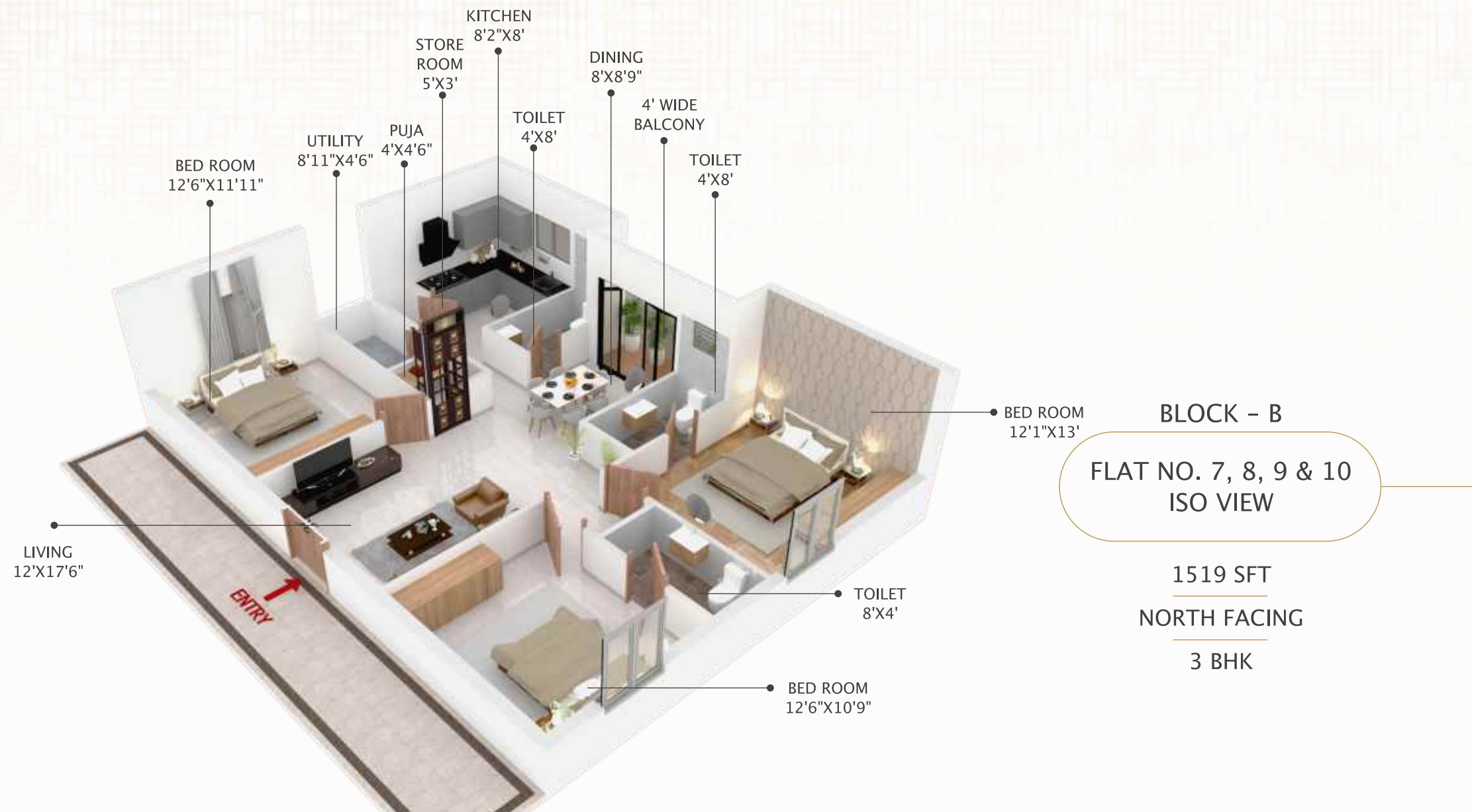


BLOCK - B
FLAT NO. 6
FLOOR PLAN
1811 SFT
WEST FACING
3 BHK



BLOCK - B
FLAT NO. 5
FLOOR PLAN
1162 SFT
EAST FACING
2 BHK

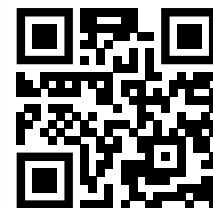




LOCATION MAP

(Google Maps)

QR Code



For Location



**YOUR KEY TO
EFFORTLESS LIVING**

CONNECT	Jagtial-Karimnagar Rd	1 km
	Hyderabad-Mancherial Highway	4.5 km
SHOPPING MALLS	DMart	300 metres
	Reliance Mall	1 km
	Al Barkath City Center Complex	2.3 km
	Mangalya Shopping Mall	3 km
	South India Shopping Mall	2.9 km
HOSPITALS	Apollo Reach Hospital	2.1 km
	Sunshine Hospitals:	1.5 km
	Renee Best Multispeciality Hospital	1.5 km
	Meenakshi Hospital	1.5 km
COLLEGES	SR Junior College for Girls	650 metres
	Alphores Educational Society	750 metres
	Vivekananda PG & Degree College	850 metres
	Trinity College of Engineering & Technology	5 km
	Akshaya Degree College	1.9 km
SCHOOLS	SVP High School	1.1 km
	Vidyadhar High School	550 metres
	St. Paul's High School	500 metres
	Alphores High School	1 km
	St. Peters High School	1.4 km
Bus Stand - 2.5 km Railway Station - 3.5 km Ramagundam Airport - 48 km		



BLOCK - B
FLAT NO. 7, 8, 9 & 10
FLOOR PLAN

1519 SFT
NORTH FACING
3 BHK



'Edvenswa Century' is strategically situated along Jagtial-Karimnagar Road, offering seamless connectivity to Choppadandi, Sircilla, Peddapalli, and Hyderabad. Nearby, you'll discover essential amenities, schools, hospitals, and shopping centers, enhancing daily convenience. This bustling location also hosts a variety of retail, educational, and commercial establishments. Renowned retailers like DMart, Tata Croma, Reliance Digital, Reliance Smart Point, and Spencers' Mart are a stone's throw away, catering to your shopping needs. Plus, top-notch educational institutions like Alphores Institutions and SR Educational Institutions ensure quality learning opportunities for residents.



Green Views



Half Basketball Court



Children's Play Area



SPECIFICATIONS:

STRUCTURE

R.C.C framed structure with earthquake resistance design.

SUPER STRUCTURE

Light weight red bricks with 9 inches external thickness and 4.5 inches internal.

PLASTERING

Double coat cement plastering with sponge finish on all internal walls and ceiling. Double coat cement plastering with sponge finish or single coat cement plastering with texture paint finish.

FLOORING

- Flat interior flooring with double charged vitrified tiles of size 2'x2' or 2'x4' or 4'x4' of Kajaria or Johnson or Bandhan or Navin or equivalent.

- All external staircases with granite flooring and corridors with 2'x2' double charged vitrified tiles of same make as in point no.1 above.
- All service staircases and services lift lobbies with kota stone flooring.
- All main entrance lobbies with 4'x4' double charged vitrified tiles of same make as in point no.1 above.
- Skirting:** 4" skirting of same make as point no.1 in flooring.

TOILET

- Anti-skid ceramic flooring of size 1'x2' tiles.
- Tile dado up to lintel level of size 1'x2' tiles.

UTILITY

- Anti-skid ceramic flooring.
- Tile dado up to sill level.

KITCHEN

- Provision for water purifier, chimney hub, separate water connection for raw water and drinking water near sink.
- Black granite top kitchen platform as per design (L shape or straight counter).
- Glazed ceramic tile dado up to 2' height above kitchen platform.

RAILING

- SS railing for the external staircase up to first two floors and MS railing from thereafter.
- MS railing for all service staircases.

ELECTRICAL

Concealed copper wire of Polycab, Finolex, RR Kabel and equivalent switches of Legrand, Schneider, Hafele, Salzer, Anchor or equivalent provision.

LIFTS

12-passenger capacity 'OTIS' Lifts.

PAINTING

- All internal walls and ceiling** with double coat putty and finished with two coats of Tractor emulsion or Asian Royale emulsion or Techno paints.
- All external walls:** Texture or putty finish with two coats of exterior emulsion paint of Asian make or Techno paints.

SECURITY

All common areas will be provided with CC cameras and intercom at main entrance security room.

WINDOWS

All windows, French windows, and French doors will be in uPVC of Aparna, Kommerling, Fenesta, Prominace, Veka, NCL Wintech etc.

DOORS

- Main door of size 4'x7' or 4'x8', Indian teak wood frame and shutters with architrave.
- All bedroom doors size 3'3"x7'0" or 3'3"x8'0", frame with Indian teak and flush door shutters.

GRILLS

MS grills for all windows.

SANITARY

CP fittings – Grohe, Kohler, Moen, Hindware, Delta, Jaguar. Sanitary fittings–Parryware, Kohler, Hindware, Cera.

PARKING TILES

Interlocking tiles or VDF, or cobblestones as per landscape designs.

INTERNAL RAILING BALCONIES

Full MS railing or partially glass railing.