



[www.cozyessence.com](http://www.cozyessence.com)

COZY ESSENCE  
**EKATHIVA**

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@Kompally

A TAPESTRY  
OF TRANQUILITY

# ABOUT



Cozy Essence Builders is a visionary residential developer committed to redefining standards of living. With a steadfast dedication to quality, space, and elegance, we have transformed concepts into reality through projects like the completed 'Elite' and ongoing 'Abhikhya', 'Ekathva', and 'Elysium'. Our team brings a wealth of experience, honed over 7+ years in the industry across Hyderabad and the USA.

Guided by our mission of exceptional construction, timely delivery, and unparalleled service, we strive to build not just homes, but loved spaces that stand as testaments to our commitment to customer satisfaction and community enrichment.



# VISION

We strive to be the most trusted name in the industry, committed to customer satisfaction, employee happiness, and community enrichment.

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# MISSION

To create spacious, luxurious, and high-quality homes. We are committed to exceptional construction, timely delivery, and comprehensive after-sales service.



# ELEGANCE REFINED

Ekathva, meaning "**one and only**" or "unity," embodies the essence of sophisticated living. Nestled in the serene location of Kompally, Ekathva offers a haven of tranquility away from the bustle of the city, while remaining close to all your everyday's essential conveniences.





01

CELLAR

02

STILT FLOORS

09

FLOORS

104

FLATS

30+

AMENITIES

2BHK

1450 SQ.FT

3BHK

2150 SQ.FT



# EXPERIENCE THE DIFFERENCE

Ekathva boasts expansive 2BHK (1450 sqft) and 3BHK (2150 sqft) residences, meticulously designed to prioritize your comfort.

With 104 flats spread across a single tower, Ekathva offers a unique sense of exclusivity and privacy, unlike densely populated complexes.

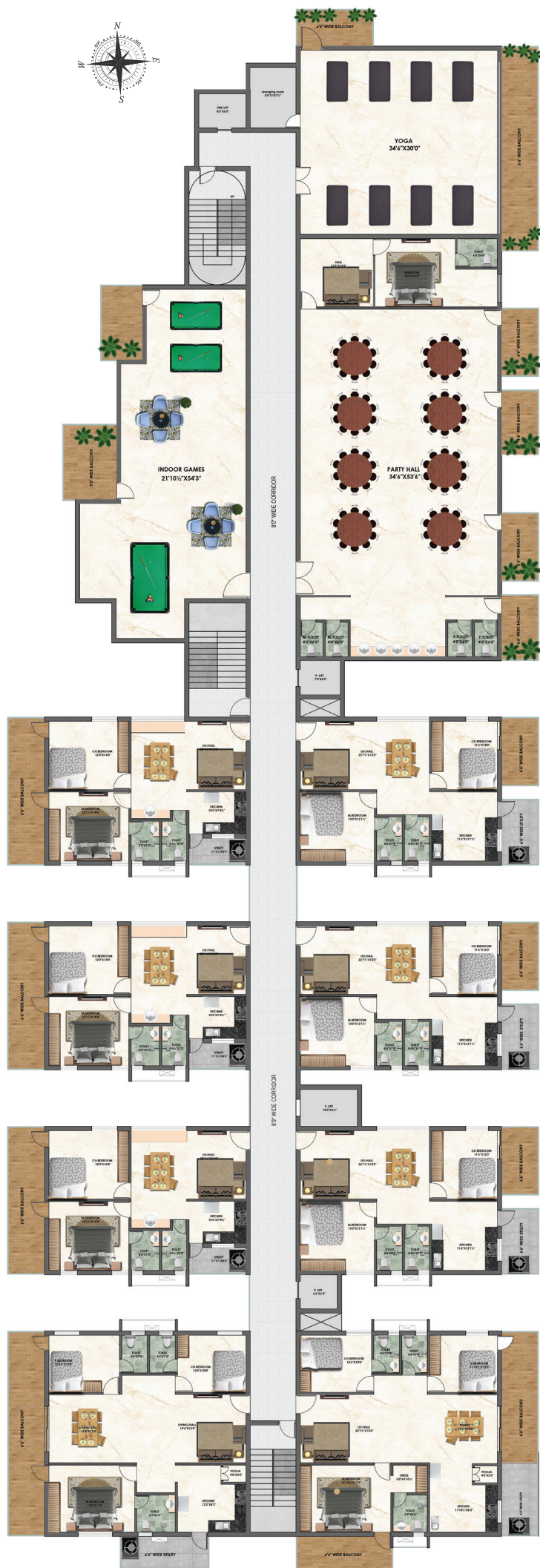
Indulge in a world-class array of amenities, including a rooftop infinity pool, a fully-equipped gym, a spacious party hall, a dedicated kid's play area, and landscaped gardens, all designed to elevate your lifestyle.

Experience the future of living with smart home features that offer unparalleled convenience and control.









2-9 Floors



| FLAT No | TYPE | FACING | CARPET AREA | BALCONY AREA | UTILITY AREA | BUILT UP AREA | COMMON AREA | SALABLE AREA |
|---------|------|--------|-------------|--------------|--------------|---------------|-------------|--------------|
| 1       | 3BHK | WEST   | 1190.00     | 235.00       | 115.00       | 1650.00       | 500.00      | 2150.00      |
| 2       | 2BHK | WEST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 3       | 2BHK | WEST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 4       | 2BHK | WEST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 5       | 3BHK | WEST   | 1267.00     | 205.00       | 90.00        | 1650.00       | 500.00      | 2150.00      |
| 6       | 3BHK | WEST   | 1190.00     | 240.00       | 82.00        | 1650.00       | 500.00      | 2150.00      |
| 7       | 2BHK | EAST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 8       | 2BHK | EAST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 9       | 2BHK | EAST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 10      | 2BHK | EAST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 11      | 2BHK | EAST   | 936.00      | 85.00        | 86.00        | 1110.00       | 340.00      | 1450.00      |
| 12      | 3BHK | EAST   | 1190.00     | 240.00       | 82.00        | 1650.00       | 500.00      | 2150.00      |



# TERRACE FLOOR

- Rooftop Infinity Pool with Changing Rooms
- BBQ Station and Seating
- Pool Bar and Changing Rooms
- Amphitheater with Stepped Seating
- Common Terrace Gardens
- Sit-Out Area







## STILT LEVEL - 1

### Ground Level or Road Level

- Kid's Play Area
- Office Room & Store Room
- Outdoor Sit-Out Area with Ample Green Spaces Gazebo
- Walking Track
- Badminton Court

- Supermarket/Multi-Purpose Room
- Waiting Lobby/Customer Lounge
- Baby Care Room
- Grand Entrance with 24/7 Security
- Visitor Parking Area

## STILT LEVEL - 2

- Gym

## FIRST FLOOR

- Party Hall with Additional Room
- Indoor Games Area
- Yoga Room



# Specifications:

## Foundation and Structure:

RCC framed structure designed to withstand wind and seismic loads.

## Super Structure:

External Walls: 9" Red Bricks.

Internal Walls: 4" Red Bricks.

## Doors & Windows:

Main door with Teak wood frame with designer and branded hardware (Open for options).

Internal doors Architrave Frame and Doors and branded hardware.

Toilet doors Architrave Frame and Doors and branded hardware.

UPVC sliding glazed doors in the balcony with branded hardware (French doors and windows).

SS Glass railings and MS/ Aluminum Enamel painted grills as per design.

## Kitchen & Utility Area:

Anti-skid vitrified tiles Kajaria, Somany ceramics or equivalent make.

Granite Top Kitchen Platform with steel sink of branded make and provision for separate drinking water and bore water taps

Wall cladding up to 2' inches in height above the kitchen Platform

Provision for electrical chimney exhaust in kitchen with provision for plug points

Provision for ample plug points for fridge, and other kitchen equipment.

Utility-Area: Anti-skid vitrified tiles Kajaria, somany ceramics or equivalent make. and 4'.0" height cladding in Utility/Wash.

## Fire safety system:

Fire safety systems as per norms.

## Wall Finishes & Painting:

Two coats of smooth plastering for internal walls

Internal walls (2 coats putti or gypsum finish with Primer and branded painting internal & external walls). (ASIAN / NCL/ BERGER)

External Walls: Texture Finish & two coats of exterior Emulsion paint of reputed brands with Architectural Features (Option 1)

External Walls: Exterior wall putty and two coats of exterior emulsion paint of reputed brands with Architectural Features (Arrow Texture/ Asian Paints/ Berger Paints) (Option 2)

## Flooring:

Best grade quality vitrified Tiles of 3'x3' and above size from Kajaria, somany or equivalent make. (Living, Dining and Bedrooms).

Granite cladding for the lift areas and granite/Vitrified Tiles flooring Corridors.

Granite flooring for staircases.

Cladding of tiles up to 3' height in the corridor area.

VDF flooring in cellar and driveways as per design.

## Bathrooms

Acid-resistant, anti-skid ceramics Tiles for flooring in washrooms from Kajaria, somany or equivalent make.

Concept tiles for cladding 2 Feet \* 4 Feet size to full height. (Bathrooms)

Toilets with wall-mounted EWC (commodes), Wash Basin with Necessary Fittings. Sanitary Fittings of Parryware, Somany, Jaguar or Equivalent

Single lever wall mixtures/ Diverter to be provided in the bathroom, taps, and wall mixtures and all of Parryware, Somany, Jaquar or equivalent make.

Water lines for geysers in each Bathroom will be provided with Electrical Points

Plumbing lines with CPVC and PVC are of astral, supreme, Hindware or equivalent make.



### **Centralized Pest control and Waste Management:**

Anti-termite treatment for all flats.

Individual bins to collect all kinds of waste.

### **Electricals**

Standard ISI wiring and switches (GM, HAVELLS, POLYCAB, PANASONIC or equivalent).

Sufficient ceiling points, lighting points, switches, and plug points with 5 amps and 15 amps shall be provided in living, dining, bedrooms, kitchen, bathrooms and in required areas with branded make. (GM, HAVELLS, POLYCAB, PANASONIC or equivalent)

Every Flat shall be provided with 5 KVA of power Supply.

Every flat shall be provided with ample points for equipment in the kitchen, Points for Air conditioner in all Rooms.

Equipment points and points for exhaust fans in bathrooms.

Every Apartment shall be provided with Ample internet points, cable TV Points and Telephone points.

Transformers with ample capacity as suggested by the MEP consultant shall be erected in the designated areas as specified in the sanctioned plan.

### **WTP/STP/Water Supply:**

HMWSSB and Bore water will be treated through an exclusive water softening plant of reputed make.

A separate drinking water pipeline will be provided to each flat with a single connection in the kitchen.

Treated Bore water will be supplied to the rest of the areas in the apartment including washrooms, wash basins, utility areas and kitchen

A sufficient underground tank with the required capacity as specified by the architect/consultant shall be constructed. Pressure booster pumps will be provided to maintain the water pressure in each apartment.

A sewage treatment plant of required capacity as per norms and design.

Leftover water will be used for landscaping and other common usage

### **Generator/ Inverter**

Generator Power Supply shall be provided to Lifts, Common Area Lighting, Amenities Lighting, Utility Area Lighting, Fan points, motor and other equipment being provided in the utility areas and common areas.

Each flat power supply from the generator shall be provided to all the lights & fans.

### **Elevators:**

Premium passenger lifts of Schindler or equivalent make and service lift if required. (Number of lifts will be mentioned in detailed sanctioned plans of HMDA.)

### **Car parking and Visitors Parking:**

Each 2Bhk flat will have one car parking space and a 3Bhk flat will have two Car parking spaces (as per design) and visitors parking as per norms.

### **LPG BANK:**

Provision of supply of gas from a centralized gas bank to all individual flats in the kitchen with gas meters.

### **Landscape:**

Architectural landscape will be planned in all common spaces and for terrace gardening.

### **Rainwater harvesting:**

Rainwater harvesting through recharge pits on-site to improve groundwater levels.

### **Security Surveillance CCTV Intercom:**

Access control at the main gate with boom barriers.

Round-the-clock security system.

Alert system button and intercom provided in the lift.

CCTV cameras as per requirements.



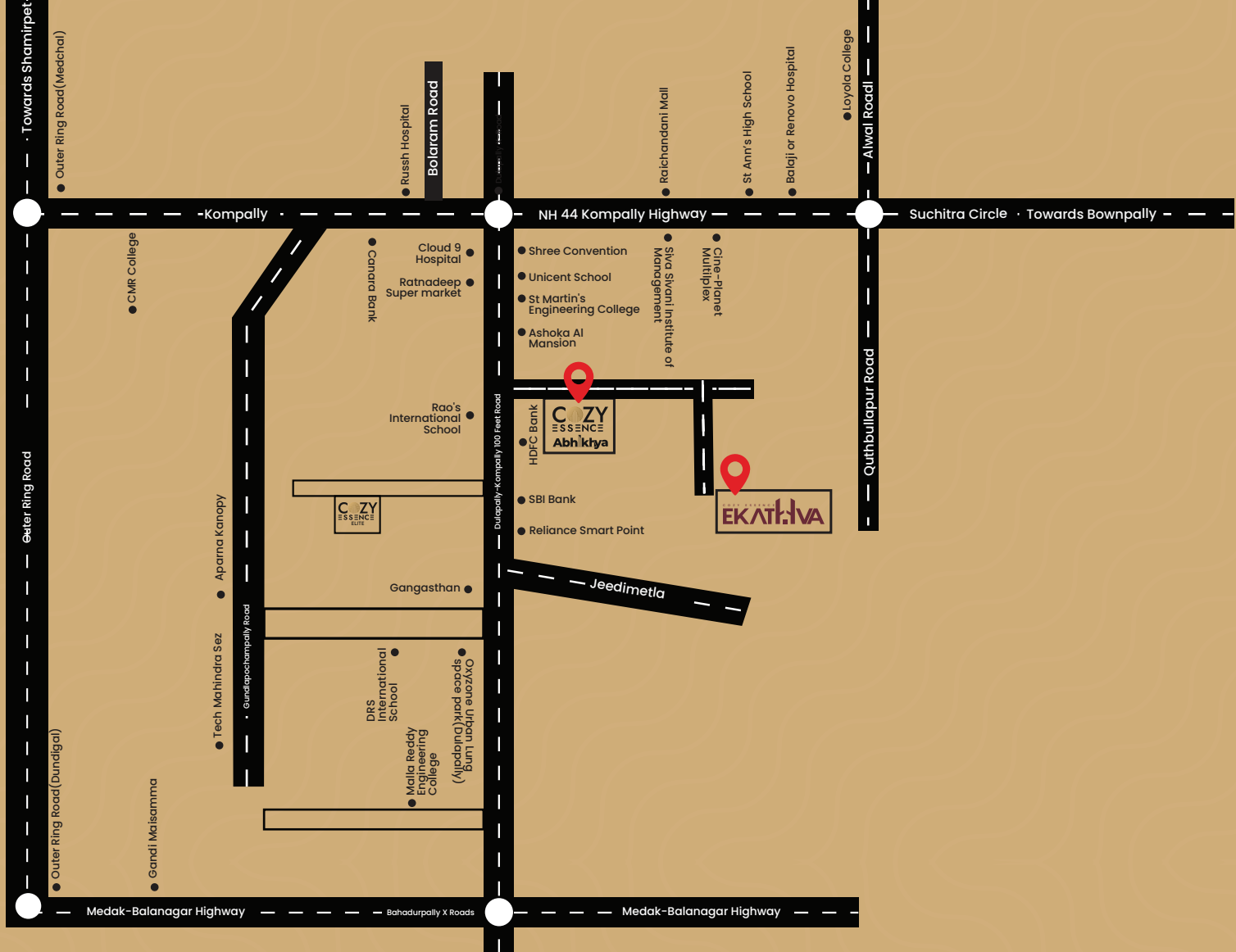








\*Distances indicated are approximate.



## Location Highlights

### Educational Institutions:

|                                     |         |
|-------------------------------------|---------|
| St Martin's Engineering College     | 03 Mins |
| Unicent School                      | 04 Mins |
| DRS International School            | 05 Mins |
| Malla Reddy Engineering College     | 06 Mins |
| Siva Sivani Institute of Management | 08 Mins |
| St Ann's High School                | 10 Mins |

### Health Care

|                           |         |
|---------------------------|---------|
| Cloud 9 Hospital          | 05 Mins |
| Suraksha Hospital         | 07 Mins |
| Rush Hospital             | 09 Mins |
| Balaji or Renovo Hospital | 10 Mins |

### Entertainment & Leisure Hub

|                                           |         |
|-------------------------------------------|---------|
| Oxyzone Urban Lung Space Park (Dulapally) | 03 Mins |
| Cineplanet Multiplex                      | 09 Mins |
| Raichandani Mall                          | 09 Mins |

### Connectivity

|                          |         |
|--------------------------|---------|
| NH 44 Kompally Highway   | 05 Mins |
| Bahadurpally X Roads     | 10 Mins |
| Outer Ring Road(Medchal) | 15 Mins |
| Secunderabad Station     | 35 Mins |

### Banks

|             |         |
|-------------|---------|
| HDFC Bank   | 01 Min  |
| SBI         | 01 Min  |
| Canara Bank | 05 Mins |

### Industrial Hubs

|                         |         |
|-------------------------|---------|
| Jeedimetla              | 07 Mins |
| Medchal                 | 20 Mins |
| Genome Valley Shamirpet | 40 Mins |



## Other Projects

**Elite**

Dulapally,Kompally

**Elysium**

Dulapally,Kompally

**Abhikhya**

Dulapally,Kompally

To Experience The Ekathva, Please Call



97054 27741 / 99666 66755  
93080 89999 / 94942 90808

**Project Address :**

Sy.No:143, Maha Laxmi Layout Rd, Dulapally, behind HDFC Bank,  
Kompally,Hyderabad,500014

**Office Address :**

2nd Floor, Mallikarjuna Complex, Dulapally Rd, Above HDFC Bank,  
Beside SBI, Kompally, Hyderabad, Telangana-14



Scan for Location