

Nivasan Swarnapuraa

A PROJECT BY

NIVASAN HOMES

SCAN FOR MORE DETAILS

YOUR DREAM Home AWAITS.

Nestled amidst the vibrant locale of Coimbatore, near the bustling Broadway Mall and a short drive from Coimbatore Airport, Nivasan Swarnapuraa presents an exclusive collection of villas that epitomize luxury and convenience. This prestigious new project by Nivasan Homes offers residents beautifully designed homes that blend modern architecture with functional aesthetics. With its prime location, Swarnapuraa ensures that everything you need for a sophisticated lifestyle is just moments away. Revel in the tranquility of thoughtfully landscaped environments and the ease of access to urban amenities, making Swarnapuraa a perfect sanctuary for those who seek the best in life.

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Swarnapuraa





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SITE PLAN



1.Gate & Security cabin
2.Recreational Area
3.Office
4.Gym
5.Club House
6.Trabsformer yard

Welcome to a place where every corner whispers stories of elegance and every space promises a caress of luxury. At Nivasan Swarnapuraa, our villas are more than just homes; they are sanctuaries of tranquility and beacons of sophisticated living. Crafted with love and an eye for detail, each villa combines the finesse of modern design with the warmth of a family home. Large windows invite the golden sunlight, bathing interiors in warmth while offering views of the verdant landscapes that surround each residence. Here, comfort intertwines with luxury to create spaces that are not only visually stunning but soulfully enriching. Revel in the opulence of bespoke amenities and personalized spaces that are tailored to give you a living experience that is truly your own. Embrace the lifestyle you deserve at Nivasan Swarnapuraa, where every day is a celebration of finer living.

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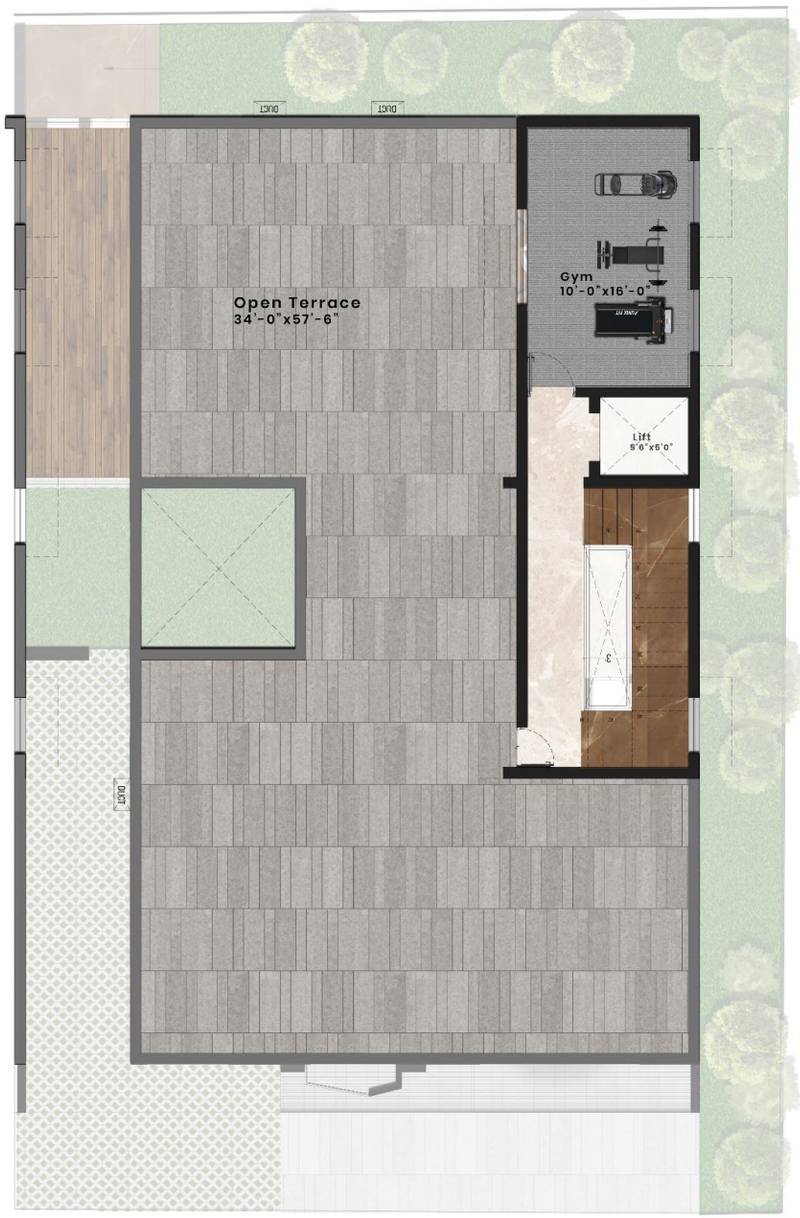
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GROUND FLOOR PLAN



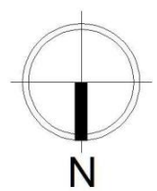
FIRST FLOOR PLAN



SECOND FLOOR PLAN

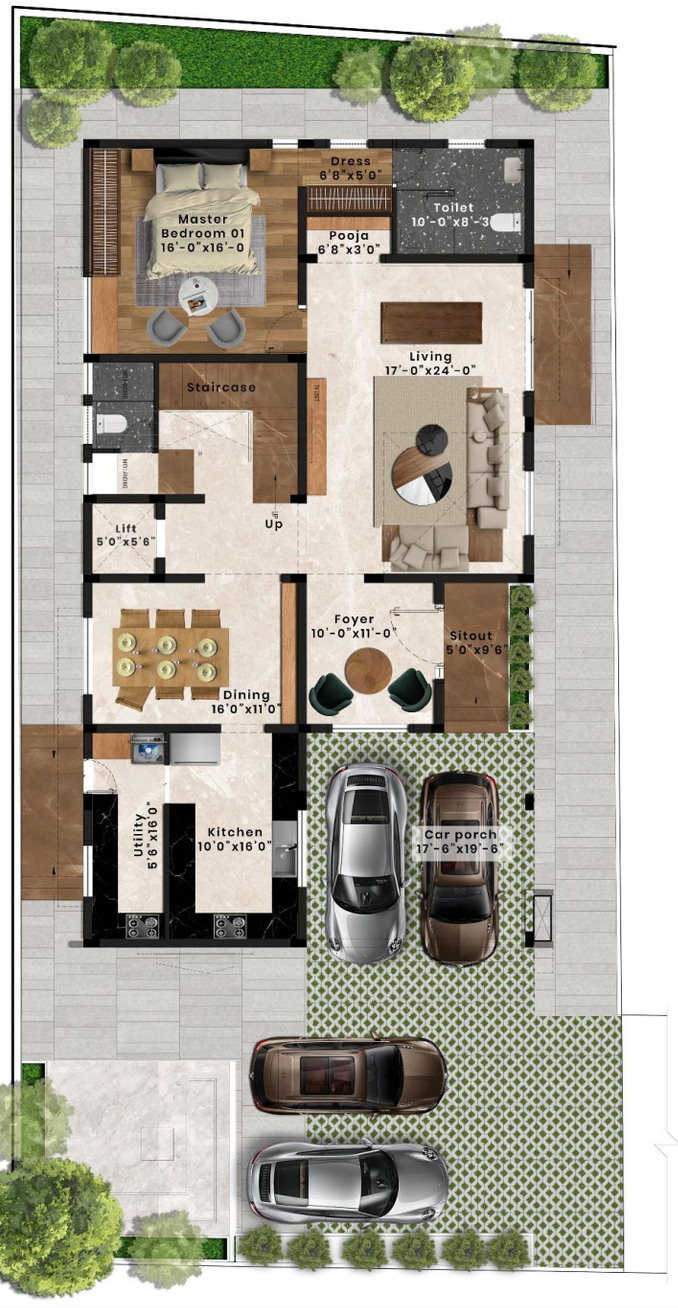
TYPE A

Type	A1	A2	A3	A4
Super Built-up Area	5253.68 Sq.Ft.	5262.50 Sq.Ft.	5262.50 Sq.Ft.	5253.68 Sq.Ft.
UDS Area	5624 Sq.Ft.	4833 Sq.Ft.	4841 Sq.Ft.	5487 Sq.Ft.



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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TYPE B1

AREA STATEMENT :

BUILTUP AREA : 6635.15 SQ.FT.
UDS : 7141 SQ.FT

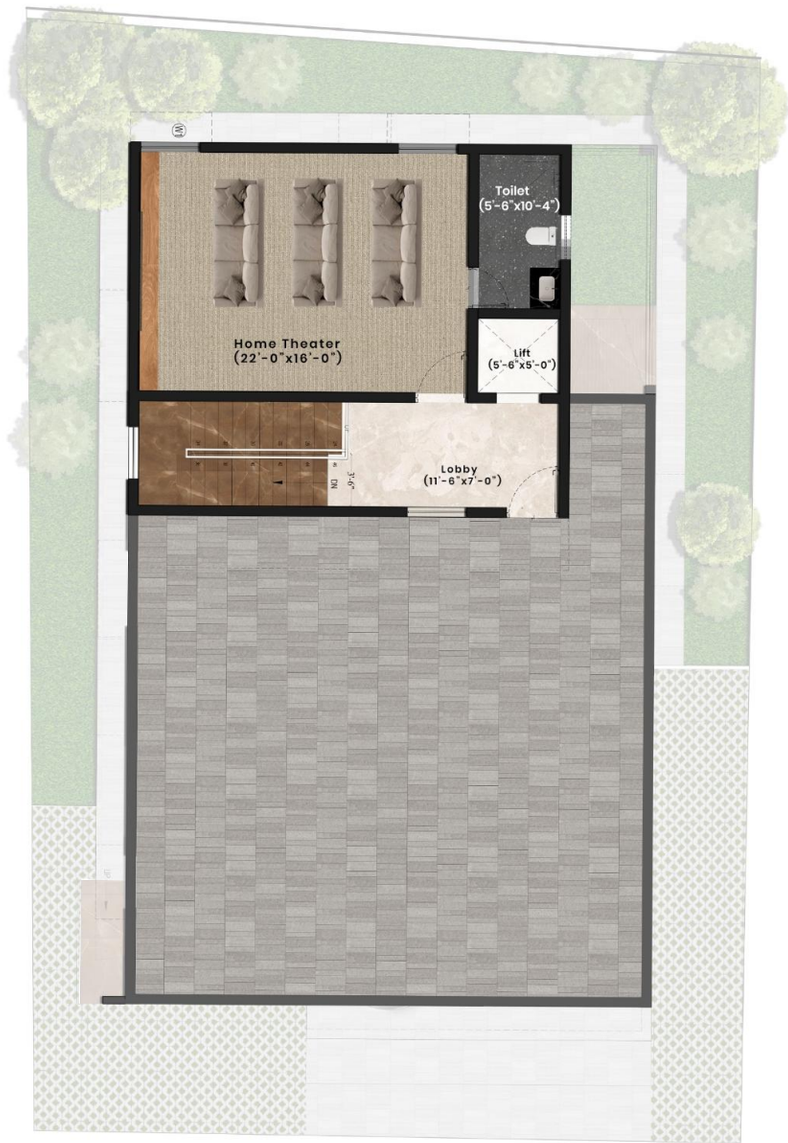
N



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TYPE C1

Area Statement

Built-up area: 5295 sq.ft.
UDS: 5538 sq.ft.

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GROUND FLOOR PLAN



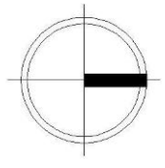
FIRST FLOOR PLAN



SECOND FLOOR PLAN

TYPE D

Type	D1	D2
Super Built-up Area	4210.70 Sq.Ft.	4210.70 Sq.Ft.
UDS Area	3892 Sq.Ft.	3886 Sq.Ft.



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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

TYPE E 1

Area Statement

Built-up area: 5797 sq.ft.
UDS: 6910 sq.ft.

N



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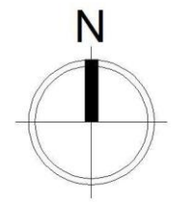
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TYPE F

Type	F1	F2	F3	F4	F5	F6
Super Built-up Area	4566.97 Sq.Ft.	4542.44 Sq.Ft.	4542.44 Sq.Ft.	4542.44 Sq.Ft.	4542.44 Sq.Ft.	4542.76 Sq.Ft.
UDS Area	4502 Sq.Ft.	3772 Sq.Ft.	3772 Sq.Ft.	3772 Sq.Ft.	3772 Sq.Ft.	4451 Sq.Ft.

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GROUND FLOOR PLAN



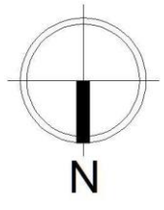
FIRST FLOOR PLAN



SECOND FLOOR PLAN

TYPE G

Type	G1	G2
Super Built-up Area	4179.51 Sq.Ft.	4190.27 Sq.Ft.
UDS Area	4005 Sq.Ft.	3823 Sq.Ft.



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GROUND FLOOR PLAN



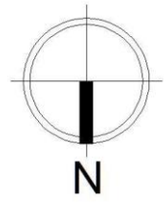
FIRST FLOOR PLAN



SECOND FLOOR PLAN

TYPE H

Type	H1	H2
Super Built-up Area	4304.75 Sq.Ft.	4351 Sq.Ft.
UDS Area	3512 Sq.Ft.	4183 Sq.Ft.



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DESCRIPTION	SPECIFICATIONS
Structure	
Frame and Walls	RCC Framed Structure / Porotherm Bricks for External and internal Wa
Plastering	
Internal Walls	Cement Plas-
External Ceilings & Walls	Plastered surface
Flooring	
Ground floor Entrance Foyer/ Living/Dining/ Kitchen	Marble Flooring
Utility and Balcony	Vitrified Tiles 600x600mm
First Floor living / Lobby and Other Bedrooms	Vitrified Tiles 600x1200mm
Master Bedroom	Laminated Wooden Flooring as per design
Home Theatre	Vitrified Tiles 600x1200mm
All Toilets	Anti-skid Vitrified Tiles 600x600mm
Staircase	Marble
Terrace	Cool Roof Tile
Dadoing	
Kitchen & Utility	Client Scope
Toilets	Vitrified Tiles 600x1200mm up to Lintel level
Table top & Sink	
Kitchen & Utility	Client scope
Doors and Fittings	
Main Entrance Door	Teak Wood frame with teak paneled shutters
All Bedrooms	Hard Wood frame with Textured Laminated Flush doors
Toilets	Hard Wood frame with Laminated Flush Doors
Hardware	Premium quality ironmongery
Door, Window and Ventilators	
Door	UPVC Door for Balcony
Windows	UPVC Windows
Ventilators	UPVC Ventilator

DESCRIPTION	SPECIFICATIONS
Railings	
Internal Staircase & Balcony	Glass Railings with teak wood top as per design
Painting	
Interior Ceilings & Walls	Premium Emulsion Paint
External Ceilings & Walls	External Emulsion Paint
Main Door	Melamine Polish
Other Doors	PU Lacquer Finish
MS Grills & Railings	Enamel Paint
Plumbing & Sanitary Fittings	
Sanitaryware	Toto / kolher / Equivalent
Bath Fittings	Jaquar / Equivalent
Concealed Cistern for all Toilets	Geberit/viega/ equivalant
Electrical	
Power for Each Villa	As per standard
DG Backup	As per standard for All Villas / 100% for Common Areas
Wires & Switches	Concealed Wiring with PVC insulated Copper Wires with Modular Switches
Switch Plates / Switches	Legrand / Anchor/Equivalent
TV points	TV outlets in living, family room and Ground floor M.Bedroom
Telephone points	Telephone points in living room, family room
Internet points	Internet provision in Living area
AC points	A/c points in Living, family, Dining and bedrooms
Sockets	Standard points for villas
Others	CCTV for Common Areas
Vertical Transportation	
Lift	4 Passenger Home Lift
Landscape	
Landscape Works	Client Hardscape / Softscape only Road sides
Solar Heating	200 LPD Solar Water Heater


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About Us

At Nivasan Homes, it’s not just about building houses; for us, it’s about creating homes that people can truly connect with. We started with a simple goal—to bring luxury and comfort into everyday living. Each project is a reflection of our passion, and we pour our hearts into every detail to ensure our homes stand out and feel special to those who live in them.

We’re a close-knit team of professionals from top engineering and business schools, but more than that, we’re people who care deeply about the spaces we create. Whether it's collaborating with the best architects or focusing on environmentally friendly practices, we’re always thinking about how to make each home both functional and beautiful.

For us, it’s about more than just the walls and floors—it’s about creating a space that feels like yours the moment you step in. Every project we take on is a personal promise from us to deliver a home that’s designed with care and crafted with integrity.

We look forward to welcoming you into one of our communities soon.

SCAN FOR MORE DETAILS

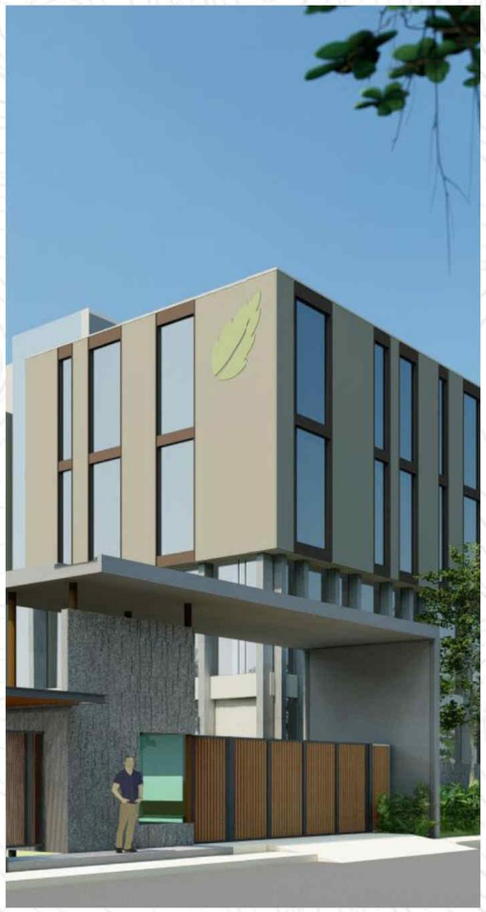
Our Projects



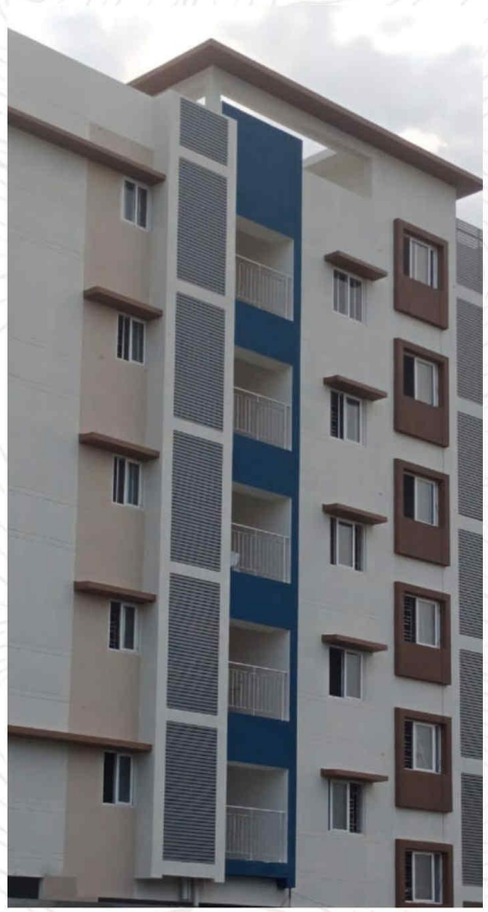
ECHO POINT



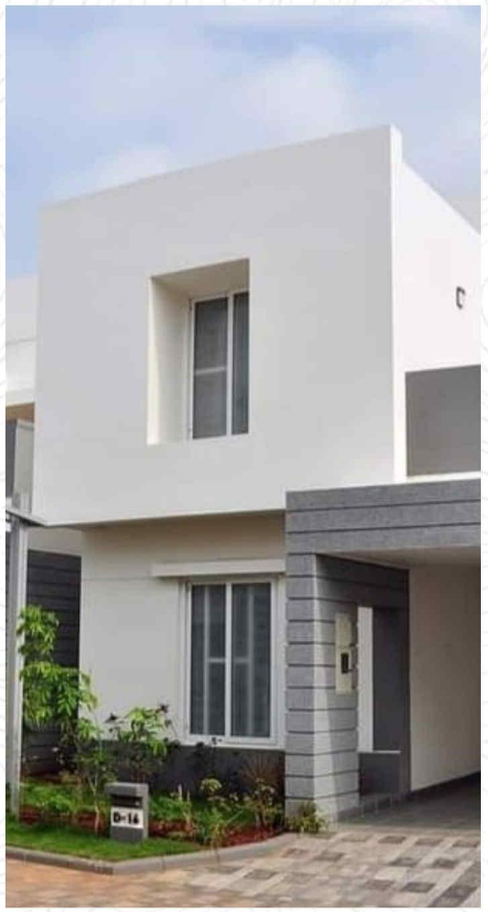
RAMAAS



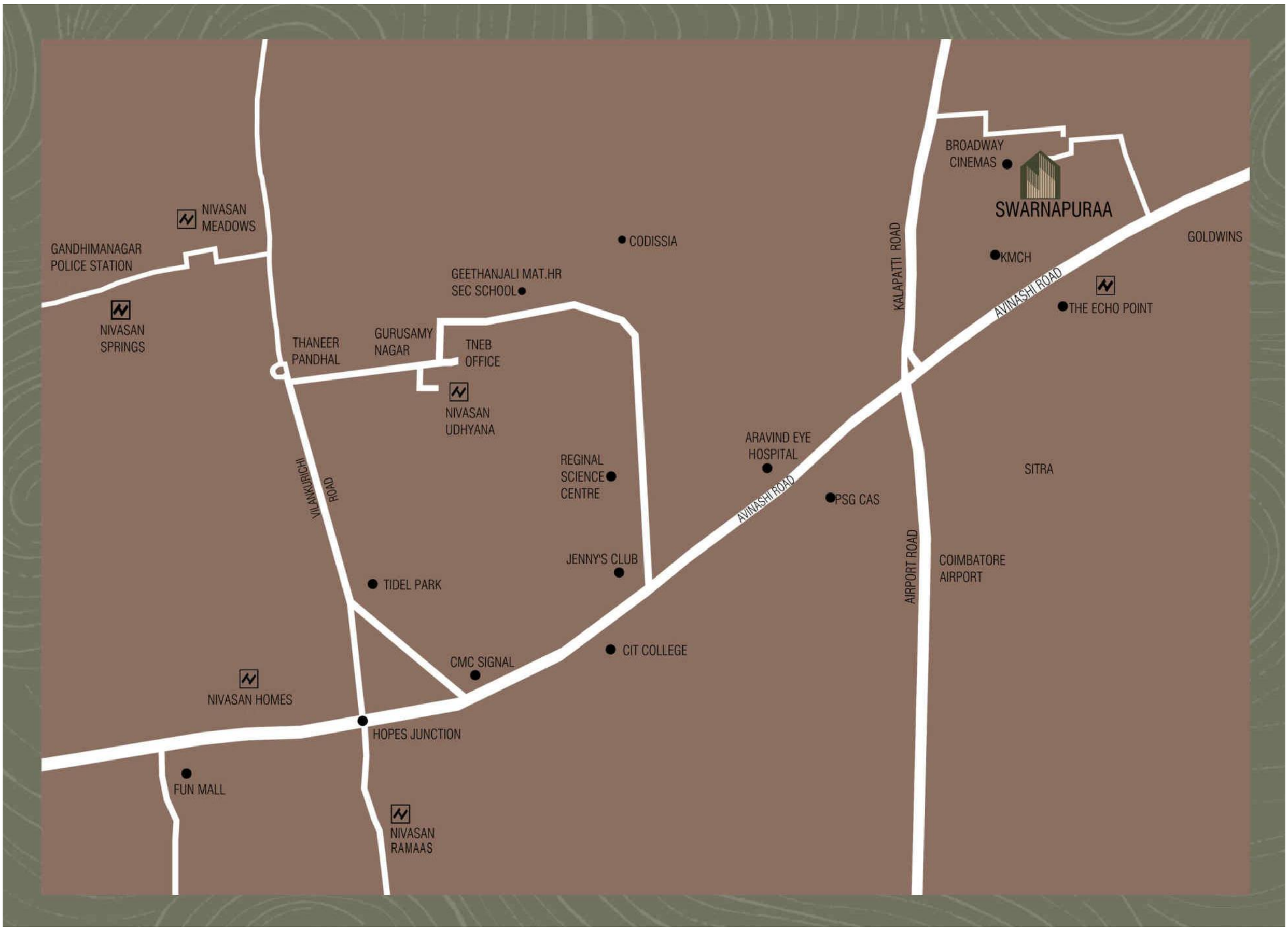
UDHYANA



BLISS



VIVEKA ENCLAVE


NIVASAN MEADOWS
GANDHIMANAGAR POLICE STATION
NIVASAN SPRINGS
CODISSIA
GEETHANJALI MAT.HR SEC SCHOOL
THANEER PANDHAL
GURUSAMY NAGAR
TNEB OFFICE
NIVASAN UDHYANA
VILANKURICHI ROAD
REGINAL SCIENCE CENTRE
JENNY'S CLUB
TIDEL PARK
CMC SIGNAL
CIT COLLEGE
NIVASAN HOMES
HOPES JUNCTION
FUN MALL
NIVASAN RAMAAS
KALAPATTI ROAD
BROADWAY CINEMAS
SWARNAPURAA
GOLDWINS
KMCH
AVINASHI ROAD
THE ECHO POINT
ARAVIND EYE HOSPITAL
PSG CAS
SITRA
AIRPORT ROAD
COIMBATORE AIRPORT

NIVASAN HOMES

Project Architect

vesta architects

CONTACT

Nivasan Homes Pvt.Ltd
252,Avinashi Road,Peelamedu
Coimbatore-641062
Tamil Nadu,India
Tel: +91 422 495 9992 | Mobile: +91 98423 23071
info@nivasanhomes.com | www.nivasanhomes.

Project Architects

Vesta Architects

TN RERA
RERA NO: TN/11/Building 0467/2024
DATE: 20/09/2024

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