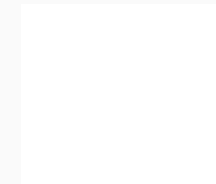


ADDOWN REALTY

— Connecting You To Your Perfect Property —

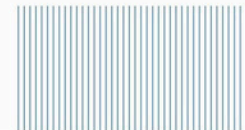
CRAFTING
A SANCTUARY OF
PEACE
& SECURITY



Introducing KAUTILYA NILAY,

An exclusive enclave of luxurious 3 & 4 BHK homes. This residential project is a rare gem that transforms living into a grand experience with the intimacy of a close-knit community.

Embrace the pinnacle of luxury living at KAUTILYA NILAY, where every detail is crafted for imperial elegance.



WHERE
URBAN PULSE MEETS

SERENE LIVING

Kautilya Nilay Offering exclusive 3 & 4 BHK units in an elegant 10-storey building, designed for just 40 families. Experience unparalleled luxury and comfort, nestled right at the city's heart.

ONLY FOR **40** FAMILIES

10
STOREY

SINGLE TOWER
RESIDENCE

40
UNITS

20 UNITS OF 3 BHK
20 UNITS OF 4 BHK



Kautilya Nilay offers a unique vista where each day is greeted by the vast open sky. Here your moments are framed by the beauty of the horizon, turning your balcony into a sanctuary of peace and inspiration.

11' FLOOR HEIGHT



WHERE HORIZON EXPANDS AND
EMBRACES THE SKY



Our commitment to green living goes beyond looks; it's woven into every part of our community. Enjoy a serene environment with eco-friendly features, energy-efficient amenities, waste reduction, and green building practices.

WHERE
ECO-FRIENDLY
CHOICES
THRIVE!



PLENTY OF DAYLIGHT
& AIR VENTILATION



SOLAR PANELS
FOR COMMON AREAS



WATER EFFICIENT
PLUMBING FIXTURES



HIGHLY EFFICIENT
MOTOR & PUMP

3314sq.ft
FRONT GARDEN APPROACH

WHERE
GREENERY
EMBRACES
LIVING

Approx 3314 Sq. Ft. Garden situated on the main approach front side of the building. Experience the tranquility of lush landscapes right at your doorstep. In a place where greenery embraces living, every moment is a breath of fresh air, inviting you to a life harmoniously balanced with nature.



LANDSCAPE
GARDEN



SENIOR
CITIZEN
SEATING



CHILDREN
PLAY AREA

 **13'** FOYER HEIGHT



WELL EQUIPPED
GYMNASIUM



INDOOR
GAME ZONE



MULTI-PURPOSE
HALL



2 AUTOMATIC
ELEVATORS



ATTRACTIVE
ENTRANCE



2/3 ALLOTTED
CAR PARKING



BEAUTIFUL
PLANTATION

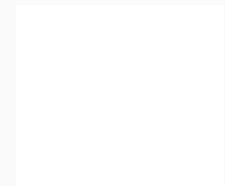


24 X 7 CCTV
SURVEILLANCE



WHERE ELEGANCE
RISES TO 13 FEET
OF GRANDEUR

Discover where wellness meets grace: a perfect blend of fitness, fun, and elegance designed for an enriched life. A place where 13' foyer height elevates your daily experience. Welcome home.



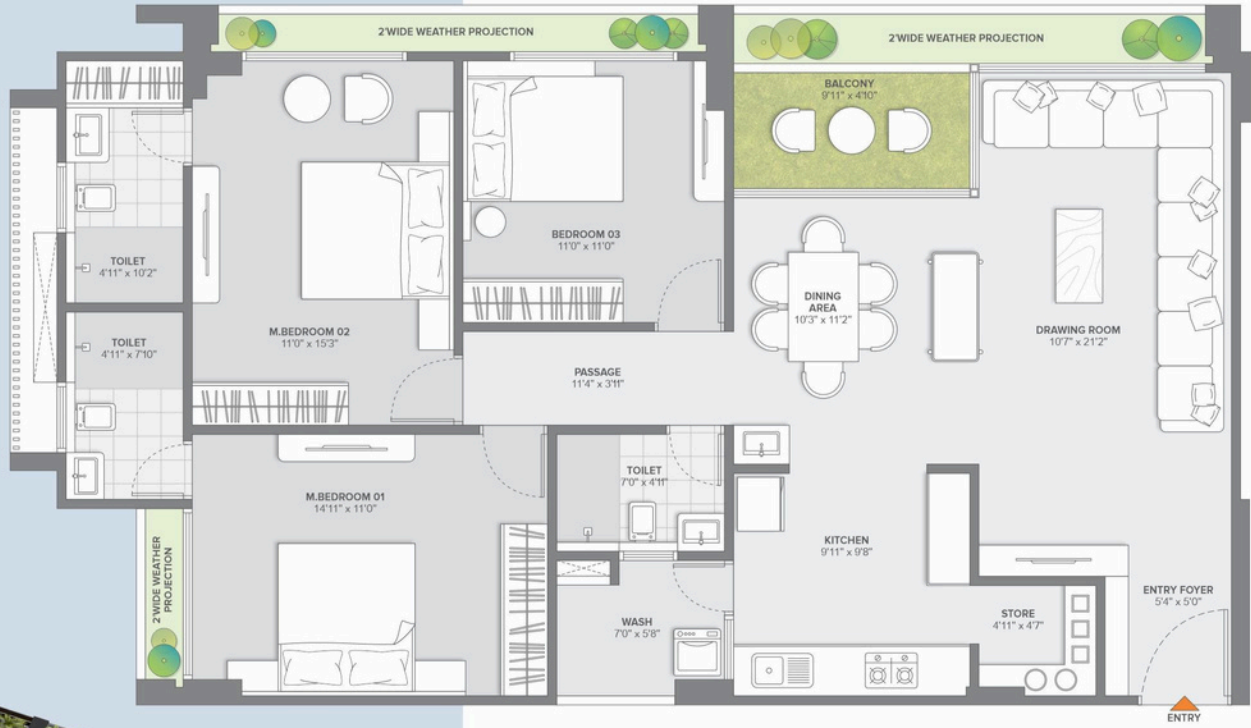



60' WIDE MAIN ROAD

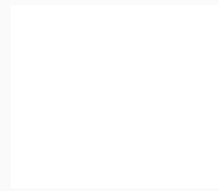


60' WIDE MAIN ROAD

3 BHK UNIT FLOOR PLAN



UNIT NO. 
 101 to 1001
 103 to 1003

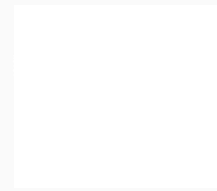


4 BHK UNIT FLOOR PLAN



UNIT NO. ➔

102 to 1002
104 to 1004





ENTRY / EXIT

60' WIDE MAIN ROAD

WHERE
MODERN LIVING

FINDS ITS HEIGHTS!

Step into a world where modern living takes flight on our open terrace. With contemporary amenities and a touch of tranquility, it's the perfect blend of comfort and style. Elevate your lifestyle at our terrace oasis.



ELEGANT
GAZEBO



GARDEN
LAWN



SEATING
SPACES



WALKING
TRACK



PAVED AREA
WITH PLANTERS

