



# Where Comfort Meets Care

Advaya Community Living, a premier senior living community, is designed to provide a secure, enriching, and independent lifestyle for seniors. Our exclusively lease based model ensures long-term stability without the stress of ownership, giving residents and their families complete peace of mind.

With a focus on holistic well-being, we combine modern amenities, personalized healthcare, and engaging community experiences to create a vibrant and supportive senior-friendly environment. Whether it's healthcare, recreation, or dining, Advaya is more than just a home it's a lifestyle







# About Nivasan Hospitality

## **From the House of Nivasan Homes Redefining Senior Living**

Nivasan Hospitality, services a division of Nivasan Homes, is redefining community living by merging hospitality expertise with thoughtfully designed real estate.

Backed by a legacy of excellence, we focus on delivering quality-driven, emotionally supportive, and secure senior living spaces.



## Our Mission

Our core mission is to provide affordable luxury, emotional well-being, and a sense of community for seniors through a fully managed, lease-based model. Every detail, from senior-friendly infrastructure to professional medical partnerships, is aligned with evolving lifestyle needs



**Affordable  
Luxury**



**Senior-Friendly  
Infrastructure**



**Emotional  
Well-being**



**Professional Medical  
Partnerships**

# What Makes Us Different?

- 🍃 No ownership pressure - just the comfort of long-term, secure leasing
- 🍃 Barrier-free design and accessible infrastructure
- 🍃 24/7 medical & concierge support for peace of mind
- 🍃 Curated community events that celebrate life every day in senior co - living space







# Core Philosophy

At Advaya Co Living, we believe that aging should be joyful, independent, and purposeful. Our guiding values include

## Holistic Well-Being

Integrated focus on physical, emotional, and mental wellness

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## Safety & Security

Gated entry, and emergency call systems

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## Community - Driven Living

Celebrating companionship through clubs, festivals, and shared routine

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## Freedom from Ownership

100% lease-based residency for flexibility and comfort

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## Senior - First Design

Wide doorways, anti-skid flooring, accessible bathrooms, and motion-sensor lighting

# Why Choose Advaya?

Individual space in a co-living



## Exclusively Lease-Based Model

Lease-Based Flats Hassle-free, long-term stability



## Senior-Optimized Living Spaces

Fully furnished 1BHKs with efficient layouts



## 24/7 Medical Services

On-site doctor, emergency response, and pharmacy



## Kitchen and dining area

A well-designed space, seamless cooking functionality





# What we Offer?



Curated Dining  
Experience

Nutritious, vegetarian meals  
by expert chefs



Eco Conscious  
Infrastructure

Rainwater harvesting &  
energy-efficient lighting



Enriching Lifestyle  
Activity

Events, hobby clubs,  
volunteering opportunities



Inclusive Spiritual  
Zone

Meditation hall, mindfulness  
sessions and guest lectures





# Apartment Features & Specifications

We offer thoughtfully crafted apartment layouts



TYPE 01

608.00 SQ.FT

- Spacious, private balcony
- Large bathroom
- Accessible kitchen design

TYPE 02

602.00 SQ.FT

- Open-plan layout.
- Natural lighting
- Comfortable seating zone



# Key Features



Anti skid flooring & safety rails in bathrooms



Emergency pull cords & intercom



Modular kitchens with  
RO water system  
Wheelchair accessibility  
throughout the unit



24/7 Power Supply





# Healthcare & Wellness

At Advaya, health is priority:

## 24/7 On-Site Clinic

Regular checkups, chronic care management

## Guided Meditation & Yoga

Mental clarity and balance

## Emergency Support

Ambulance access, emergency panic buttons

## Fitness Center

Customized senior routines & physiotherapy support

## Pharmacy Access

Medicine delivery and monitoring

## Tie - ups

With Leading Hospitals for extended care (Coming Soon)





# Dining & Culinary Experience

## Wholesome Meals

Pure vegetarian menus curated by nutritionists

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## Senior Café Lounge

Social space for casual interactions

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## Room Service Available

For convenience & comfort







# Social, Cultural & Spiritual Life

Festival Celebrations & Events

Clubhouse with Hobby Zones - Music, painting, storytelling, pottery speeches of workshops

Prayer & meditation rooms

Volunteering Opportunities - Mentoring youth, charity involvement

Movie Nights & Talks with Experts (Weekly)



# Thank You

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