



VAISHNAVI
ELITE VILLAS

24 KARAT LIVING

Where life shines every moment



5 Minutes from Bonguluru ORR, Exit No 12

A proud offering from



In a world of many, only a few things hold timeless value - like gold that never rusts and homes that never lose their charm.

At Vaishnavi Elite Villas, luxury is crafted with the same purity, perfection, and rarity as 24-karat gold.

With only 24 triplex villas, this is a creation reserved for a select few - a collection so limited, it feels like owning something truly precious.

Each villa reflects the sparkle of your success, the warmth of family, and the glow of life well lived.



Pure. Precious. Perfect.



VILLAS

24 Karats of Celebrations

Every aspect represents a facet of fine living - from eco-conscious design to indulgent comfort. Together, they form 24 golden reasons to celebrate life every day.



VAISHNAVI
ELITE VILLAS



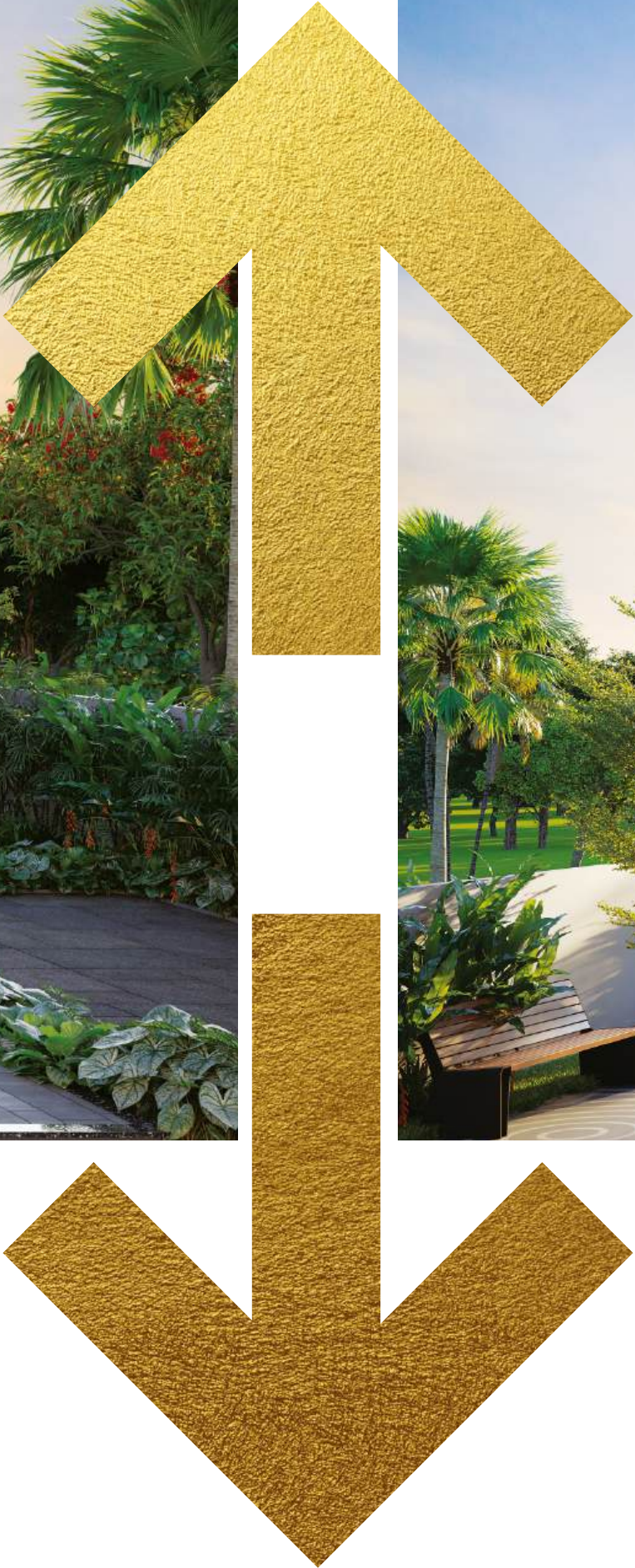


GOLDEN REASONS TO CELEBRATE LIFE

Here are 24 reasons why life shines brighter



- 01 ONLY 24 VILLAS**
Because true luxury is never crowded.
Small is great - enjoy privacy, peace, and the pride of exclusivity.
- 02 TOTAL SOLAR POWER**
Because true luxury shines on its own.
Luxury that shines on its own - every villa runs on clean solar energy, saving up to 90% on power bills.
- 03 SERENE SURROUNDINGS**
Because purity of air inspires purity of life.
With reputed educational campuses on three sides, enjoy a quiet, green, and pollution-free neighborhood.
- 04 LOW DENSITY VILLAS**
Because Small is Beautiful.
Designed as a small community for those who value exclusivity, privacy and a close-knit community.
- 05 CLOSE TO EDUCATION - KG TO PG**
Because every achievement deserves the right beginning.
Top institutions are minutes away - giving your children the best start in life.
- 06 NEARBY RESERVE FOREST**
Because Nature is the purest form of blessing.
Live near Reserve Forests, breathe pure air and embrace true eco-living with desirable AQI Rating.
- 07 24x7 RECREATION & CELEBRATION**
Because joy shouldn't wait for the weekend.
From clubhouse to outdoor courts, every hour invites joy and togetherness.
- 08 PROVISION FOR INTERNAL ELEVATOR**
Because comfort deserves convenience.
Move effortlessly across floors - comfort made convenient for all ages.
- 09 PRIVATE HOME THEATRE**
Because Entertainment belongs at home.
Enjoy cinematic experiences and family moments at your own home.
- 10 3-LEVEL AMENITIES BLOCK**
Because joy doubles when shared with others.
Three levels of leisure, wellness, and celebration - all in one exclusive space.
- 11 YOGA & MEDITATION STUDIO**
Because Inner peace is the highest blessing.
Spaces crafted for mindfulness, balance, and inner peace.
- 12 BANQUET HALL WITH KITCHEN**
Because celebrations deserve sprawling space.
Host family functions and celebrations within your own community.
- 13 KIDS' PLAY ZONE**
Because childhood memories should be golden.
Safe, joyful, and thoughtfully designed spaces for golden childhood memories.
- 14 SWIMMING POOL & FITNESS ZONE**
Because health is the real wealth.
Refresh, recharge, and stay fit - wellness comes naturally here.
- 15 CRICKET & BADMINTON COURTS**
Because play keeps you young.
Play, sweat, and stay young - sports that bring energy to life.
- 16 LANDSCAPED PARKS**
Because beauty belongs in every corner.
Walk, jog, or relax amid lush green parks and tree-lined avenues.
- 17 SENIOR CITIZENS' AREA**
Because comfort has no age.
Peaceful seating zones for elders to relax, chat and unwind.
- 18 A TEMPLE WITHIN COMMUNITY**
Because faith completes a home.
A serene space for devotion and daily calmness.
- 19 DESIGNER LIGHTING**
Because beauty shines the brightest at night.
Soft night lighting turns every evening into a celebration.
- 20 24-HR SECURITY & INTERCOM**
Because peace of mind is paramount.
Professional surveillance with close monitoring, especially at Children Play Areas to ensure total security.
- 21 24-HR WATER SUPPLY**
Because health flows in every drop.
Pure, pressurized water through advanced pneumatic systems.
- 22 100% POWER BACK-UP & STP**
Because everyone loves seamless dependability.
Smart infrastructure ensures uninterrupted comfort and sustainability.
- 23 EV CHARGING POINTS FOR EACH VILLA**
Because the Future belongs to the Green.
Future-ready villas with Electric charging points for an eco-lifestyle.
- 24 PERFECTLY CONNECTED LOCATION**
Because the best life is balanced.
Just 5 minutes from ORR, close to Adibatla SEZ and Foxconn Facility -yet blissfully peaceful near the reserve forest.



Where every view reflects elegance. From beautifully landscaped exteriors to meticulously crafted villa interiors, luxury flows seamlessly in and out - creating a lifestyle that feels expansive, refined, and effortlessly exclusive.

Luxury that lives inside. Beauty that breathes outside.

PURE LUXURY
INSIDE & OUT

THE PROPOSED

Just 5 minutes from Bonguluru ORR, smoothly connect with Adibatla SEZ, Foxconn, and premier education hubs, while imbued in tranquility and fresh air of nearby Reserve Forest.







4 KARAT LIVING

Refined spaces for elegant living



Experience expansive living with sun-lit rooms, grand living spaces, modern kitchen, a private home theatre, and spacious balconies with refreshing views. Move gracefully across three levels with your private elevator, surrounded by premium finishes and refined ambience.








Enjoy **100% solar power** support for clean energy, fabulous savings, and a sustainable lifestyle - making everyday living effortlessly luxurious.

PROJECT HIGHLIGHTS

 RERA-Approved Gated Community of Luxury Villas


 Exclusive Amenities Block


 All round Compound Wall with Solar Fencing

 24 Hr Professional Security with Audio/Video Intercom


 Grand Entrance Gate with Security Kiosk & Gateway Portal

 2 Acre Premises

 100% Vastu Compliant

 Broadband Connectivity


 Garbage Collection Point


 100% Power Back-up for all important zones and Villas


 Only 24 Triplex Villas


 Premium Quality Specifications

 Designer Landscaping

 Rainwater Harvesting


 24-Hr Treated Water Supply by Pneumatic System


 161 Sq Yds to 266 Sq Yd Plots

 Provision for Lift


 Smart Security Access


 Underground Electrical Cabling

 East & West Facing Villas


 Home Theatre in each Villa

 Sewage Treatment Plant

 Pre-fitted 5 KW Solar Panels for all Villas

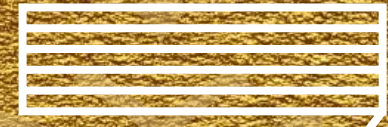
 2870 Sft to 4194 Sft Areas

 EV Charging Point for each Villa

 Underground Drainage

 No Overhead / Underground Tanks in Villas





RECREATION AND CELEBRATIONS

Your Private Realm of Leisure



Strike a Work-life Balance

The clubhouse brings the community together for workouts to weekend celebrations with every floor designed for life's golden moments.

Where Nature meets Grace

Breathe the freshness of tree-lined avenues, stroll along designer walkways, and let nature add lustre to every morning.









WHERE TIME COMES
TO A STANDSTILL





VAISHNAVI
ELITE VILLAS

EXCLUSIVE CLUBHOUSE

-  3-Level Clubhouse
-  Reception & Visitors' Lounge
-  Well-equipped Gym
-  Aerobics/ Fitness Room
-  Indoor Games Enclave
-  Yoga/ Meditation Studio
-  Multipurpose Hall
-  Banquet Hall with Kitchen

LIVE IN A DREAM LIKE
GOLDEN LANDSCAPE



OUTDOORS

- | | |
|--|---|
|  Avenue Plantation |  Temple |
|  Designer Landscaping |  Jogging Track |
|  Parks & Kids' Play Areas |  Ornamental Street Lighting |
|  Circular Park |  Pergola/Deck Area |
|  Cricket Net |  Badminton Court |
|  Swimming Pool |  Senior Citizens Seating Plaza |
|  Seating Areas |  Sand pit |







VAISHNAVI
ELITE VILLAS

AREA STATEMENT

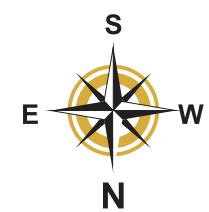
VILLA NO	SITE AREA (SQ.YDS)	VILLA FACING	TOTAL BUILT-UP AREA (SFT)
1	161.11	EAST	2950
2	161.11	EAST	2950
3	176.17	EAST	2870
4	193.43	WEST	3084
5	173.61	WEST	3084
6	173.61	WEST	3084
7	194.44	EAST	3595
8	194.44	EAST	3595
9	212.98	EAST	3665
10	221.74	WEST	3768
11	206.94	WEST	3830
12	206.94	WEST	3830
13	170.83	EAST	3132
14 & 15	170.83	EAST	3132
16	199.64	EAST	3346
17	216.29	WEST	3398
18 & 19	184.72	WEST	3315
20	184.72	WEST	3315
21	249.57	EAST	3596
22	266.22	EAST	4194
23	223.9	EAST	4070
24	227.12	EAST	3660

Site Layout Plan



LEGEND

- 1. Entrance Arch/Security
- 2. Transformer
- 3. Generator
- 4. S.T.P.
- 5. Washrooms
- 6. Changing Rooms
- 7. Pergola/Deck Area
- 8. Swimming pool
- 9. Walking area
- 10. Lawn
- 11. Temple
- 12. Yoga Enclave
- 13. Old age lessen Area/Walking Area
- 14. Sand pit Games
- 15. Kids Play Area
- 16. Walking Area
- 17. Cricket Practice Area
- 18. Seating Area
- 19. Badminton Court
- 20. Circular Park
- 21. Footpath





East Facing Triplex Villa

PLOT AREA: 194.44 Sq Yds

PLOT SIZE: 35'0" X 50'0"

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1303.20 Sft
First Floor:	1303.20 Sft
Second Floor:	988.60 Sft
Total Area:	3595.00 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





West Facing Triplex Villa

PLOT AREA: 206.94 Sq Yds

PLOT SIZE: 37'3" X 50'0"

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1400.25 Sft
First Floor:	1400.25 Sft
Second Floor:	1029.50 Sft
Total Area:	3830.00 Sft



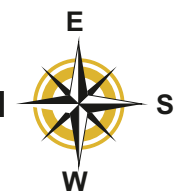
GROUND FLOOR



FIRST FLOOR



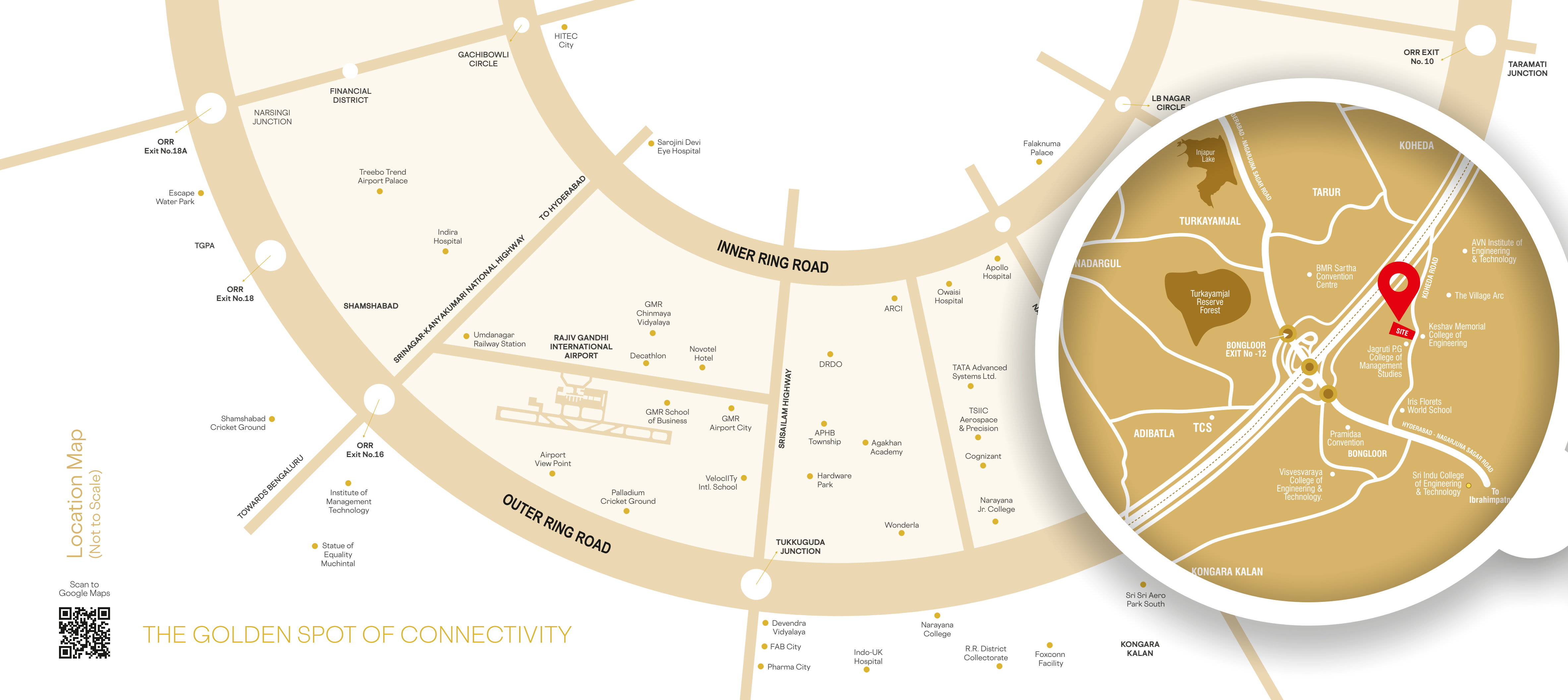
SECOND FLOOR





Distances from Site

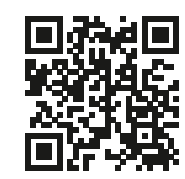
Category	Location	Distance
EDUCATION	Sloka Intl. School	10 Mins
	Narayana Jr College	15 Mins
	Delhi Public School, Nadargul	25 Mins
	Aga Khan Academy	30 Mins
	Manchester Global School	30 Mins
	GMR Chinmaya Vidyalaya	35 Mins
WORK PLACES	TCS -Adibatla	10 Mins
	Acibatla Aerospace SEZ	15 Mins
	Foxconn Facility, Kongara Kalan	20 Mins
	Fab City	23 Mins
	Hardware Park	23 Mins
	Rajiv Gandhi Intl. Airport	25 Mins
	Financial District	50 Mins
SHOPPING & RECREATION	TNR Jagadamba Mall	10 Mins
	Wonderla Amusement Park	15 Mins
	North Star Airport Boulevard	20 Mins
	Novotel Hotel, Airport	30 Mins
	GMR Aeroocity Retail Hub	30 Mins
	Statue of Equality, Muchintal	35 Mins
CONNECTIVITY	Bongluru Exit No 12, ORR	5 Mins
	Ibrahimpatnam	10 Mins
	Exit No 14, ORR	20 Mins
	Tukkuguda	20 Mins
	LB Nagar Circle	30 Mins
	DRDO Apollo Hospital	40 Mins



THE GOLDEN SPOT OF CONNECTIVITY

Location Map
(Not to Scale)

Scan to
Google Maps



Specifications



STRUCTURE

RCC structure with quality steel and M25 grade concrete.



SUPER STRUCTURE

Brick masonry with good quality Red bricks, outer wall 9", inner wall 4".
Plastering: Joint of the RCC structure and brick will be covered with mesh before internal wall plastering commences.
External: Double coat cement plastering with sponge finish.
Internal: Smooth cement plastering with sponge finish.



LIFTS

Internal 6-passenger capacity elevator provision.



FLOORING

Foyer: Living (formal/ Informal), dining, dry kitchen, Puja room, powder room, lounge, walk-in wardrobes, study room, linen room - vitrified tiles.
All Bedrooms: Vitrified tiles.
All Toilets: Anti-skid vitrified tiles.
All Balconies/Dock: Anti-skid stone finish tiles.
Wet Kitchen/Utility/Store: Premium vitrified tiles.
Servant Room/Toilet: Vitrified tiles.
Parking Area: Flamed granite.
Porch Steps: Granite (Leather finish).
Terrace-Swim Spa Deck Area: Anti-skid vitrified tiles.



KITCHEN & UTILITY

Double-bowl steel sink with CP tap. Provision for dishwasher and washing machine. Provision for exhaust fan in kitchen. Provision for RO/Water purifier. Separate Municipal water taps and domestic water through WTP.



TOILETS & FITTINGS

Sanitary: All toilets will consist of wall hung EWC, wash basin of any premium brand equipment.
Hot & Cold: Diverter with overhead shower. All CP fittings of any premium brand equipment.



PAINTING

Internal: Two coats of Acrylic emulsion over two coats of putty and primer.
External: Texture finish and two coats of exterior emulsion paints of reputed make.



RAILING

Balcony/Deck: Granite cladded parapet in 1st and 2nd floors. Additional glass railing above parapet at 1st floor.



DG BACK UP

100% DG power back-up.



EV CHARGING

One power socket per villa in the Parking area.



DOORS & WINDOWS

Main Door: 8' High Teak wood frame and flush shutters with veneer and PU polish on both sides.
Internal Doors: 7' High-engineered wood frame and flush shutters with veneer and PU polish on both sides.
Toilet Doors: 7' High-engineered wood frame and flush shutters with laminate on both sides.
Balcony Sliding Doors: 7' High quality UPVC frames and shutters with performance glass and track provision for mosquito-mesh shutters (of any premium brand).
Windows (Sliding/Operable based on Ventilation requirement): 4'3" High quality UPVC frames and shutters with performance glass (operable) of any premium brand. Ventilators UPVC frame & glass with the provision for exhaust fan.
Doors: Fittings & locks (of any premium designer brand). Main door with digital lock.



ELECTRICAL/ INTERNET/ TELEPHONE

Concealed wiring with PVC Insulated copper wires (Fire

Retardant low smoke) and modular switches. Sufficient power outlets and light points. Power outlets for exhaust fan in all bathrooms. Three-phase power supply for each villa. Premium MCBs for each distribution board. Plug for TV/Audio in Living (formal/informal), Lounges (1st & 2nd floors) all bedrooms and Home Theatre room. Internet points and Telephone points in Living (formal/informal), Lounges (1st & 2nd floors), all bedrooms and Home Theatre room.
Power Outlets for Electrical Appliances: Power plug-points for cooking range, chimney, refrigerator, microwave oven, mixer/grinder, water purifier in kitchen, washing machine/dishwasher in Utility area.



PLUMBING

Water Supply: Water lines connected with pneumatic pressure pumps of ISI standard.
Drainage: ISI Mark standard PVC/SWR sanitary pipes of Prince/ Sudhakar or equivalent.
Sewage Treatment Plant: Waste water treated by STP and reused for gardening.
Rain Water Disposal: Well-planned rain water harvesting system.



SECURITY SYSTEM

Security cabin at project entrance and exit with peripheral CCTV coverage. CCTVs at vantage points. Access control system (provision) for clubhouse/ Main entry and exit passages. Boom barriers proposed.

OWN A VILLA AS PURE AS 24-KARAT GOLD

When exclusivity meets perfection, it creates something rare and precious - a home that shines your aspirations, celebrates your achievements and the love for finer things in life.

24 KARAT LIVING - Where life shines every moment.



Elite by Nature. Exclusive by Choice.

PROMOTERS



Vaishnavi Global Builders and Developers LLP

Corporate Office

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 Mangalpally Village, Adibatla, Ranga Reddy District



NO: P02400009548

ARCHITECTS



Hyderabad

3D VISUALIZATION



Hyderabad

BRANDING



Amitha Designs
 Hyderabad

Note: This brochure is purely a conceptual presentation and not a legal offering. The Developers reserve the right to make changes in elevations, specifications and plans as deemed fit.



VAISHNAVI GLOBAL
BUILDERS AND DEVELOPERS LLP

Crafting Dream Homes