

VIAN

ONE 80

Premium living, elevated



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ABOUT

Vian Properties is actively working towards designing landmarks that live up to global standards and exemplify the principles of building a better Life.

VISION

Our vision is to be the leading provider of world-class, sustainable homes that enhance the lives of our residents and leave a positive impact on the community.



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LOCATION

Our project in the burgeoning province of Kollur is a realisation of the dream of luxury living. With the aim to enhance every aspect of life, our houses are designed to take your living experience to new heights.

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Kollur, Hyderabad
Total site Area - 1.34 Acres

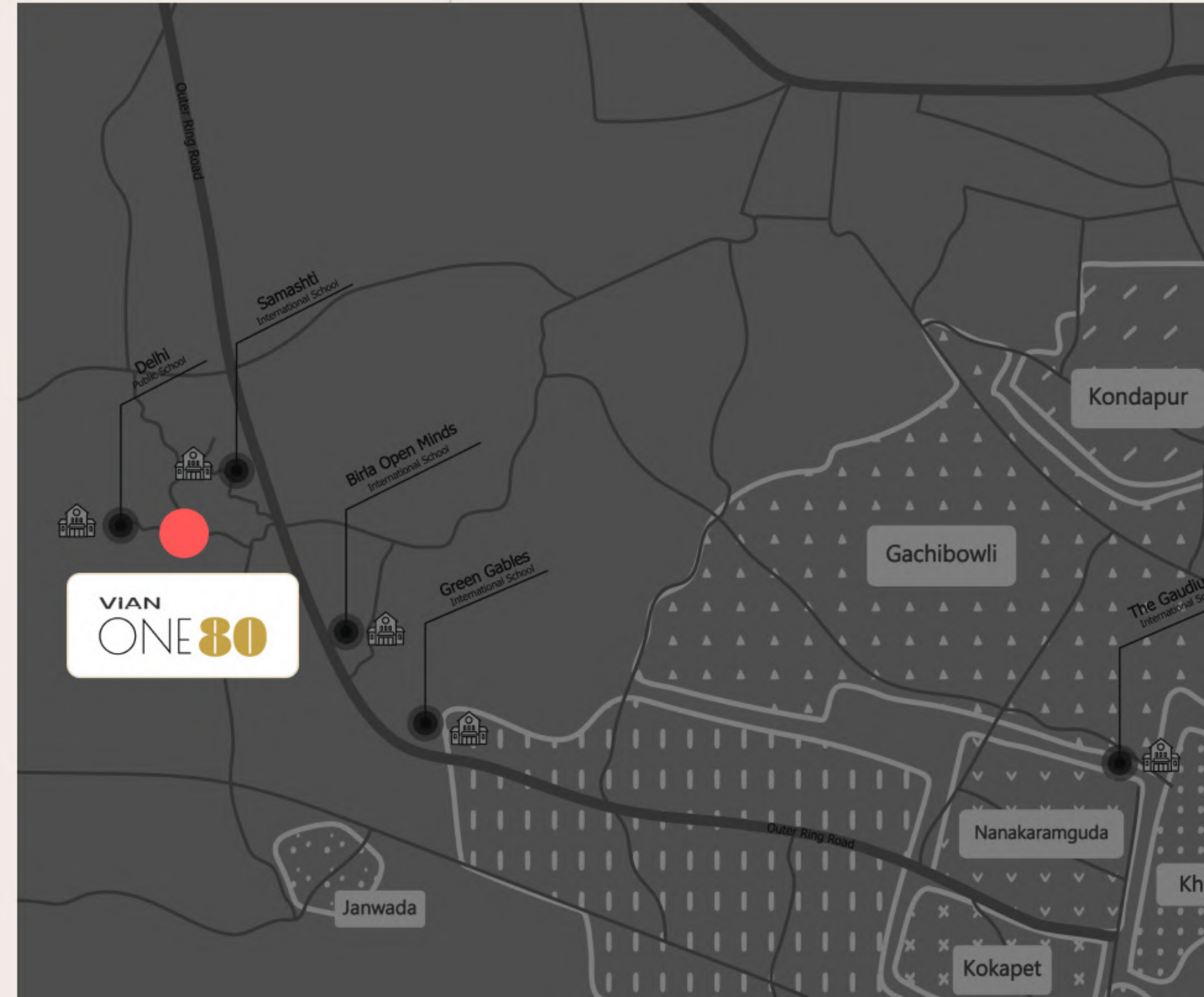
- 30 MIN away from Nehru Outer Ring Road
- 45 MIN away from RGI Airport
- 25 MIN away from Financial Distt.

CONVENIENT CONNECTIVITY

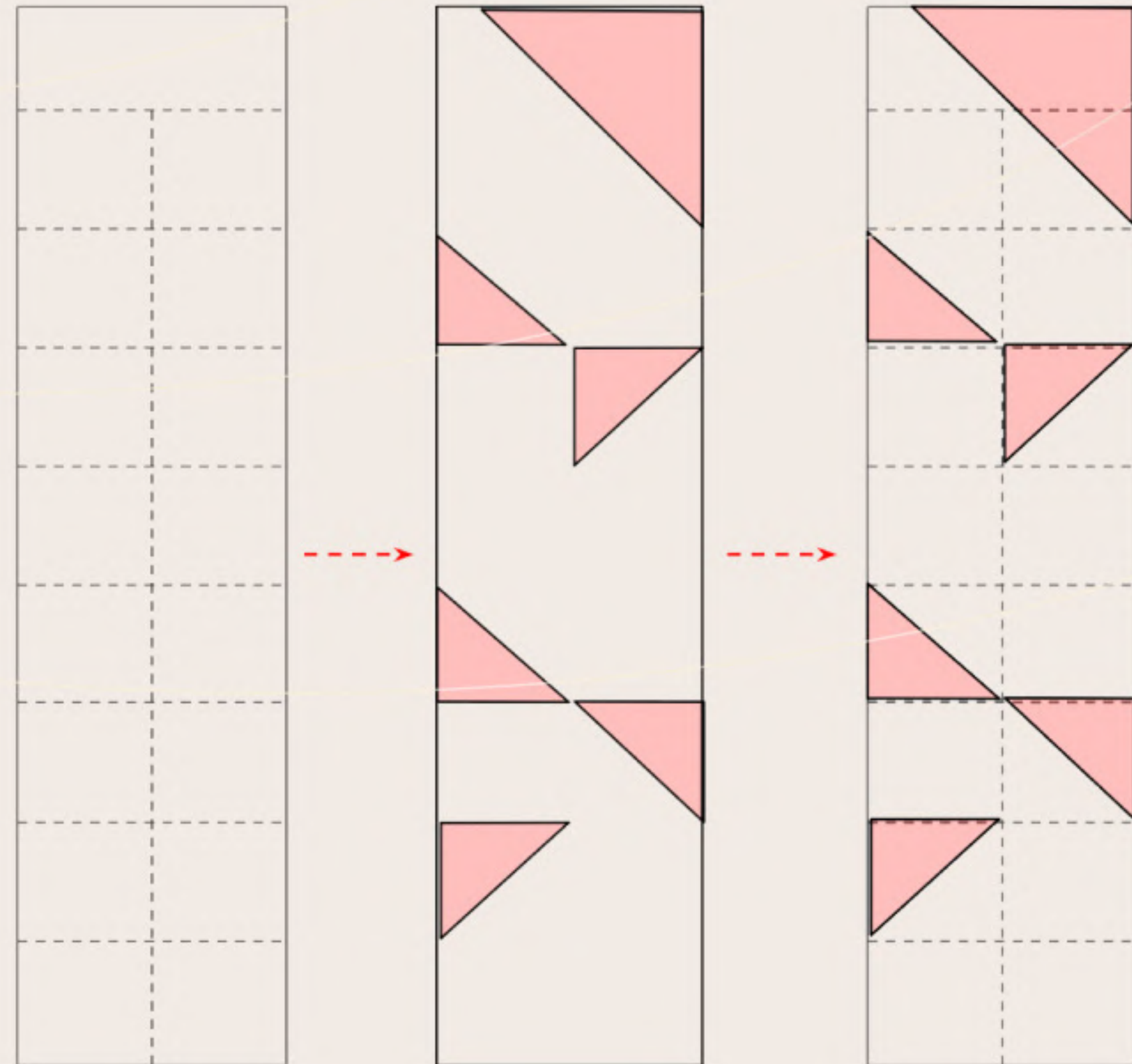


DISTANCE FROM ONE80

- Kondapur 40 MIN
- Nanakramguda 25 MIN
- Gandipet 10 MIN
- Narsingi 40 MIN
- ORO Sports Village 25 MIN
- Kokapet 25 MIN
- Gachibowli 30 MIN



VISUALISATION



Plain
Elevation

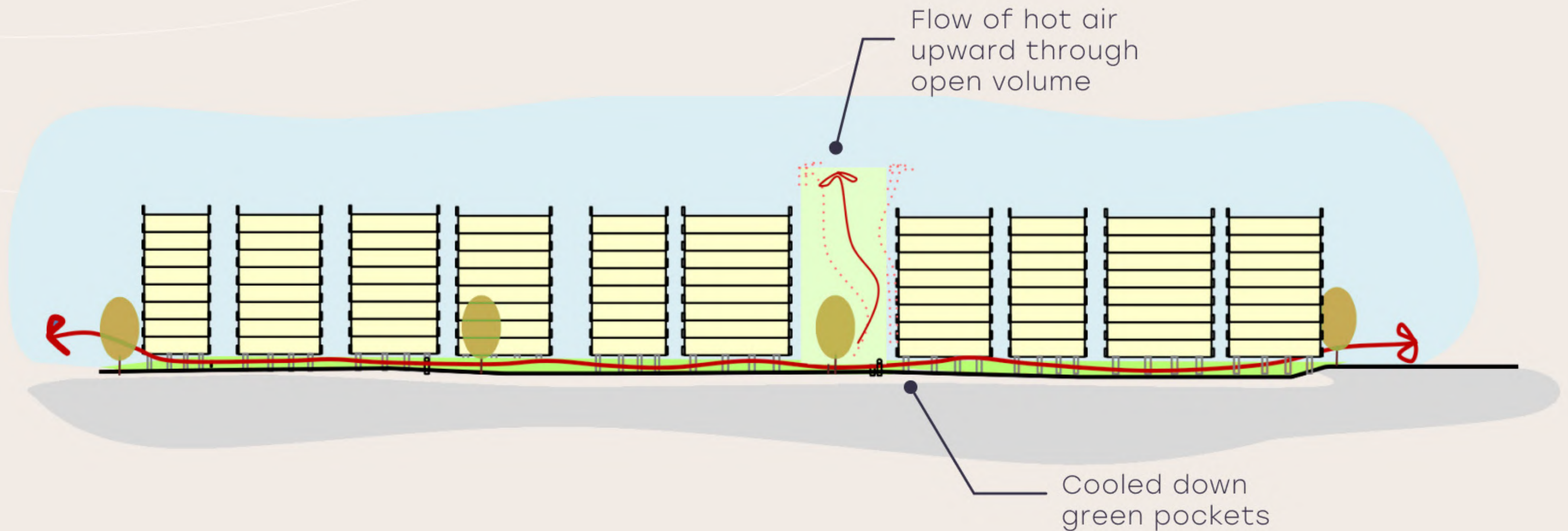
Triangular
Double Skin

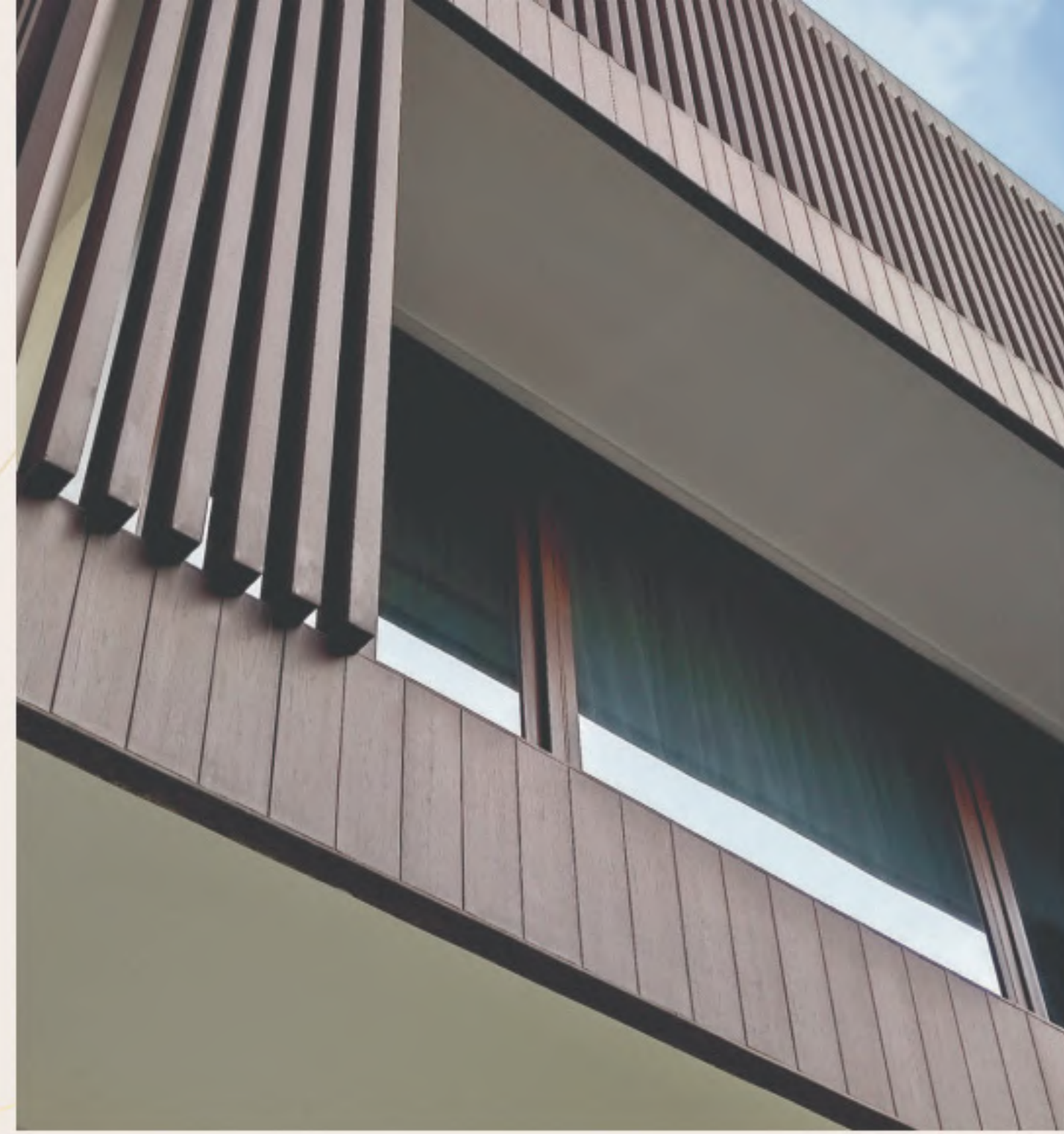
Dynamic
Facade



DESIGN STRATEGY

Experience premium living in our corner units with expansive views of landscaped surroundings. Uninterrupted air flow & landscaped zones at the stilt level create a serene atmosphere for you to relax and unwind.





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WPC (Wood Plaster Composite)

Experience the ultimate in energy efficiency and comfort with our louvered windows. Designed to provide free passage of air and ample light even when closed, the louvers can be opened to nearly the full width of the window for maximum air flow.

The blades can be angled to control the flow and reduce your heating and cooling costs. With the ability to customise the window to your specific needs, you can have complete control over your indoor environment.



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GLASS RAILING

Experience the ultimate in sustainable living with our green spaces, including hanging and vertical gardens, balcony gardens, vertical farms, green roofs and eco-friendly buildings, all designed to increase biodiversity, improve air quality and enhance the physical and social well-being of our residents.

TERRACE GARDENS

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The One80 project includes serene terrace gardens on the building's terraces, offering residents a peaceful green space to connect with nature. The gardens feature versatile areas for gardening, relaxation, and socializing, adding value to the project's appeal and residents' quality of life.





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ROOFTOP SWIMMING POOL

The One80 project features a stunning rooftop swimming pool that provides a luxurious and relaxing experience for residents. The modern design and comfortable loungers create an ideal spot for sunbathing or socializing, and the fitness center and lounge area offer a complete wellness experience.

With breathtaking views of the surrounding area, the rooftop swimming pool adds to the overall value of the One80 project, making it an attractive option for potential buyers and investors.

KIDS PLAY AREA

The kids play area at One80 Property is designed to provide a safe and fun environment for children to play and explore. Featuring swings, slides, and climbing structures, it encourages active play and social interaction. Parents can also relax and supervise their children comfortably. With its colourful and attractive design, it's a great spot for children to have fun and make new friends.



24/7 GYM

Imagine having access to a fully-equipped gym, available 24/7, right in your own community. At One 80, we understand the importance of staying active and healthy, and that's why we provide residents with access to a gym that caters to all fitness levels and is open around the clock.



DRIBBLE COURT

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Experience the thrill of the game on our state-of-the-art Dribble Court. Perfectly designed for basketball enthusiasts, our court features professional-grade surfaces and modern amenities that provide an unparalleled playing experience. Whether you're looking to perfect your skills or compete with friends, our court is the ideal destination for all your basketball needs. Come and experience the thrill of the game at our Dribble Court.



INTERIOR SPACES

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WOODEN BED ROOM FLOORS

The natural beauty of wooden flooring can bring a sense of luxury to a room, while its practicality can be perfect for those who wish to have a timeless and classic style without worrying about regular cleaning and maintenance.

Not only is it a great choice for any bedroom, but it can also give the entire apartment a more homely and inviting ambiance.



AMENITIES

Our amenities are designed to enhance your living experience and cater to your every need. From state-of-the-art fitness centres to Loop jogging area, we have something for everyone. We also offer services such as 24-hour security and maintenance, so you can relax and enjoy your home to the fullest."



Jogging Loop



CCTV Security



Generator Backup



WIFI Internet



Flower Garden



Gym Area



Centralised Water supply



Parking Spaces



AREA OVERVIEW

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- Total site area: **58435 sqft**
- Flat areas: **133280 sq ft**
- Parking area: **29322 sqft**

TOWER 1

6 flats (Mix of 2 BHKs and 3BHKs)

8 floors, 6 units per floor (4 east facing, 2 west facing)

TOWER 2

4 flats (3BHKs only)

8 floors, 4 units per floor (2 east facing, 2 west facing)

- Total units: **80**



INDIVIDUAL FLOOR PLANNING

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PROPOSED RESIDENTIAL DEVELOPMENT

- **Typology 1:** 3BHK (1885 sqft) 4 units
- **Typology 2:** 3BHK (1600 sqft) 4 units
- **Typology 3:** 2BHK (1360 sqft) 2 units, 2:1 ratio
- Total number of units: **80**

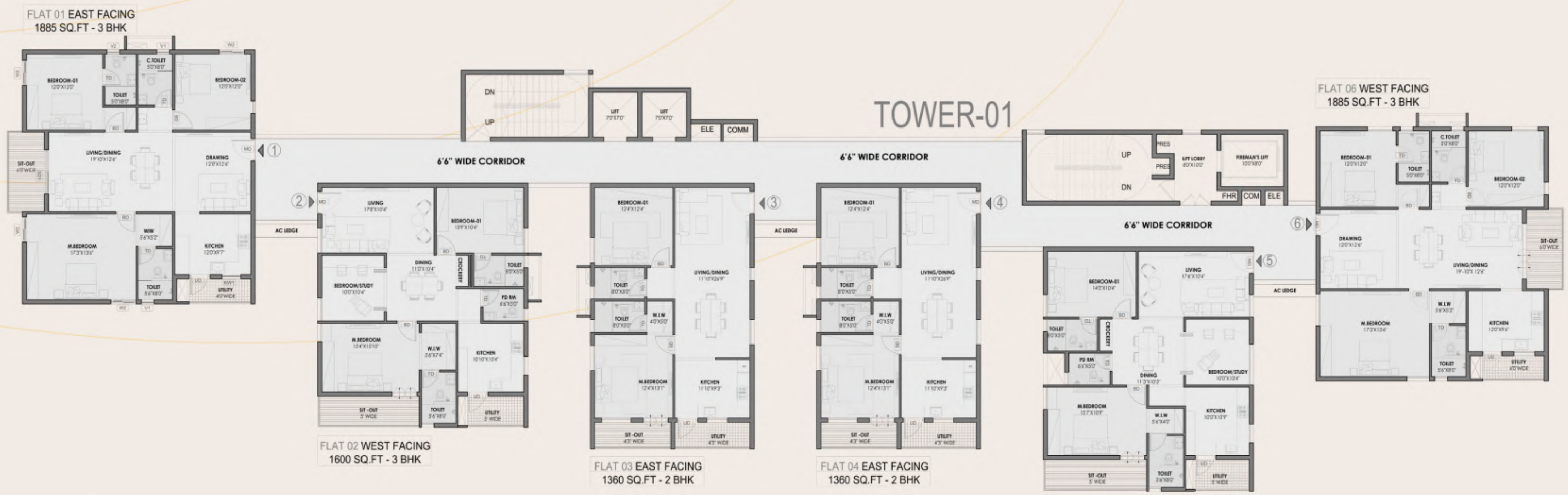
PARKING SPACE

- Total number of parking spots: **179**
- Required number of parking spots: **144 (for residents)**
- Guest parking spots: **35**



FLOOR PLANNING (TOWER 1)

TOWER-01



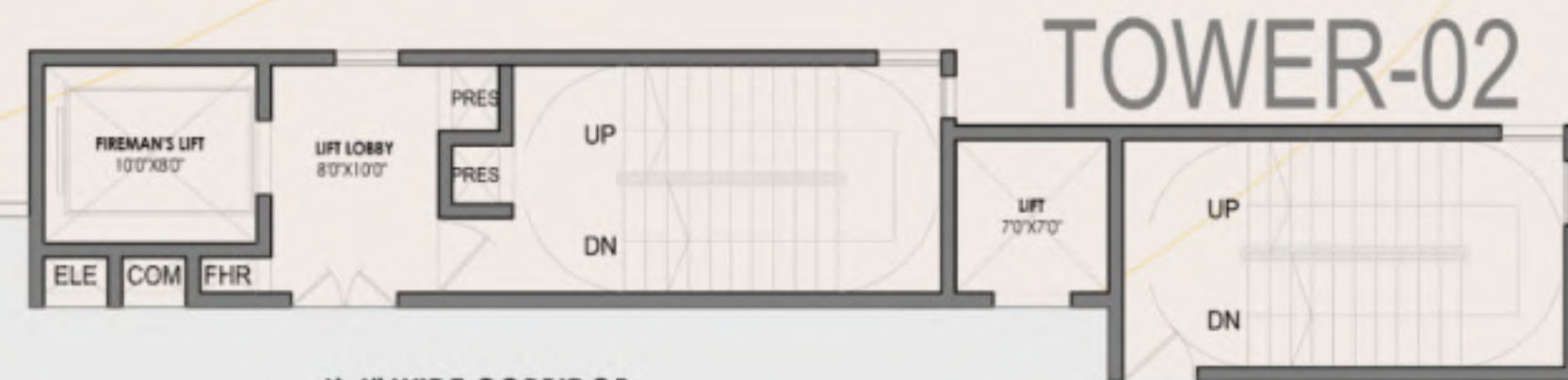
TOWER 1

TOWER 2



FLOOR PLANNING (TOWER 2)

FLAT 01 EAST FACING
1885 SQ.FT - 3 BHK



TOWER-02

FLAT 04 WEST FACING
1885 SQ.FT - 3 BHK



6'-6" WIDE CORRIDOR

6'-6" WIDE CORRIDOR



FLAT 02 WEST FACING
1600 SQ.FT - 3 BHK

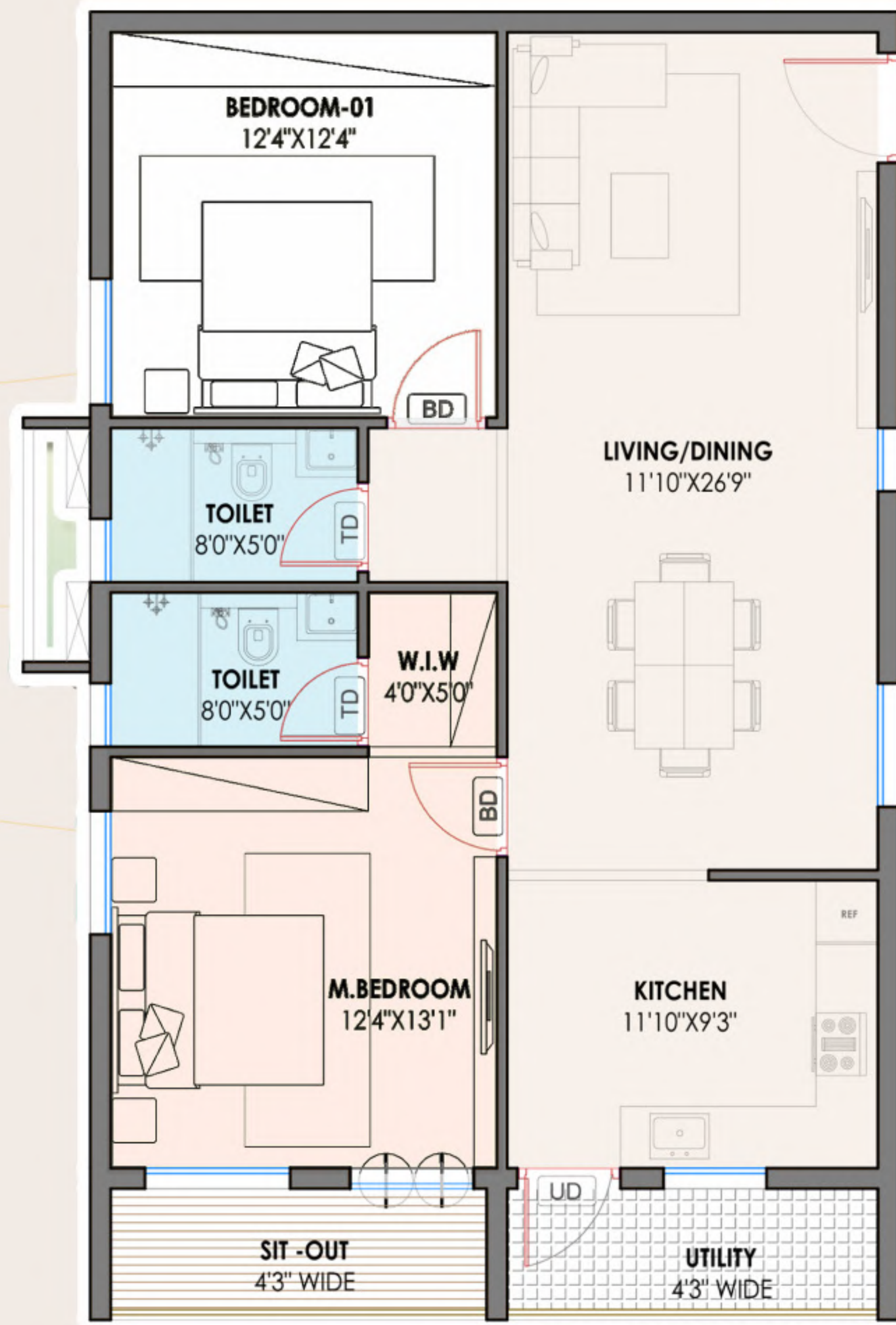


FLAT 03 EAST FACING
1600 SQ.FT - 3 BHK

TOWER 1

TOWER 2





Residence : 2 BHK EAST
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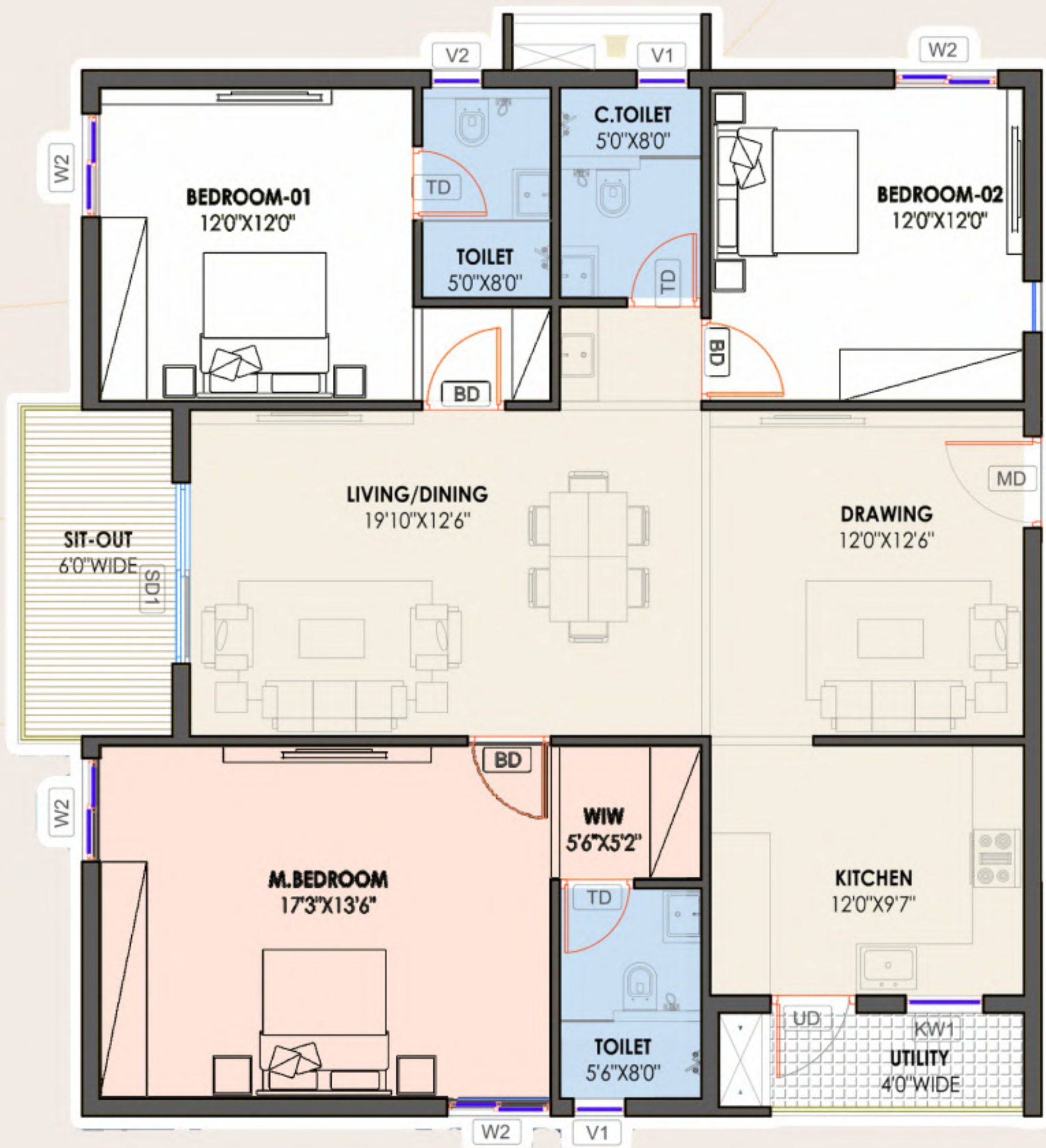
Super Built up area : **1360** square feet | **126.35** Square meters
Carpet Area : **939.3** square feet | **87.26** square meters
Balcony Area : **47.36** square feet | **4.40** square meters



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2 BHK EAST
1360 SFT



Residence : 3 BHK EAST

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Super Built up area : **1885** square feet | **175.12** Square meters

Carpet Area : **1319.9** square feet | **122.62** square meters

Balcony Area : **70.29** square feet | **6.53** square meters

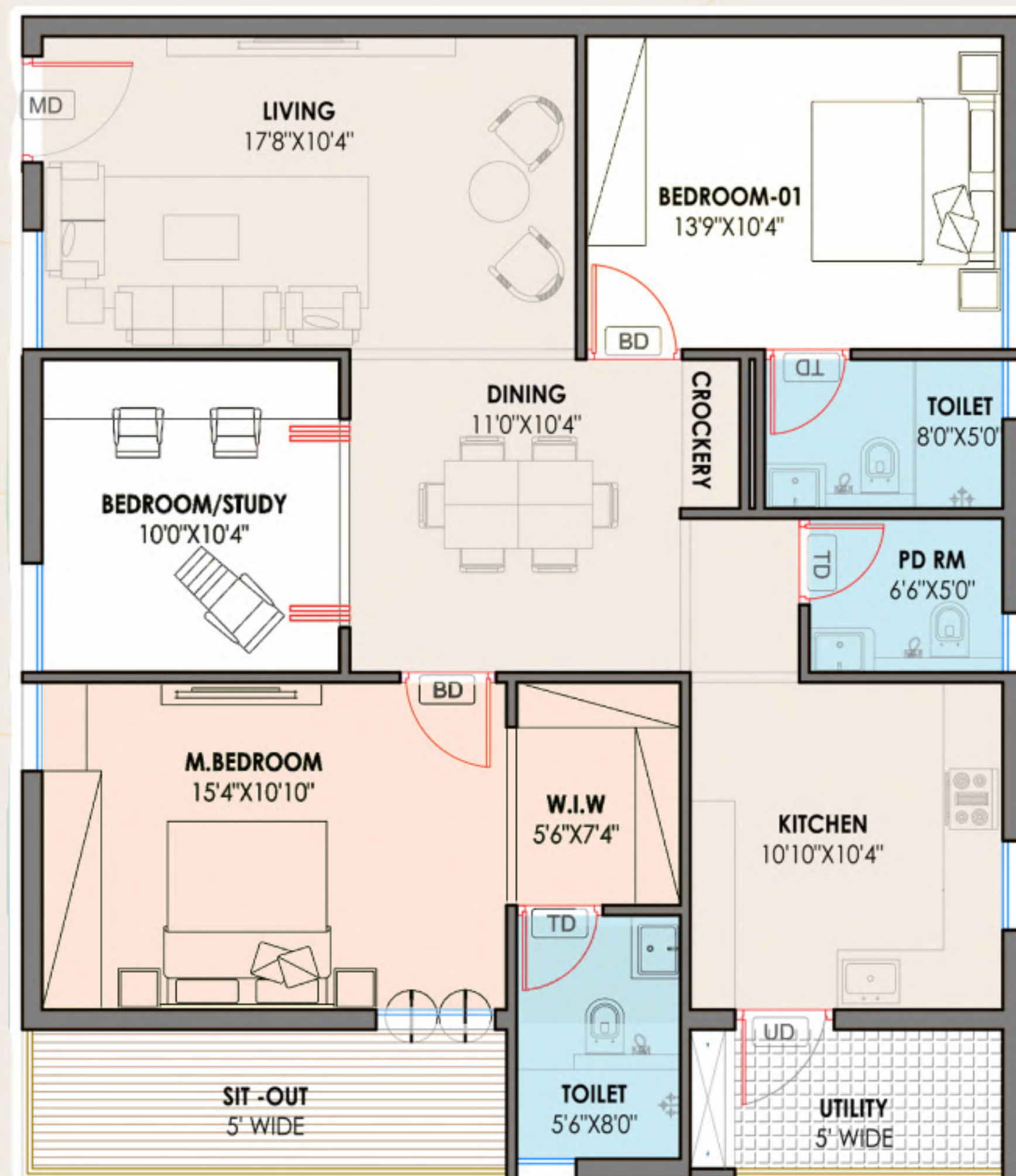


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3 BHK EAST

1880 SFT



Residence : 3BHK WEST

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Super Builtup area : **1600** square feet | **148.64** Square meters

Carpet Area : **1102.9** square feet | **102.46** square meters

Balcony Area : **72.01** square feet | **6.69** square meters

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3 BHK EAST

1600 SFT





SCAN HERE
TO KNOW MORE



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