



VAMSIRAM | NEWMARK
INFINITE VIEWS

A JOINT VENTURE BY

 VAMSIRAM BUILDERS	 NEWMARK URBANSAPACES
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Welcome to the heart of heritage and modernity, where history seamlessly blends with innovation – Hyderabad, the charismatic city that captivates every soul that steps onto its vibrant streets. Renowned for its rich history, delectable cuisine, and warm hospitality, Hyderabad has evolved into a bustling metropolis that beautifully harmonizes historic charm and contemporary allure.

As you traverse the enchanting lanes of this city, you'll find ancient monuments narrating tales of the Nizams and pearls, juxtaposed against the towering manhattan structures of today, symbolizing the city's modern prosperity. The iconic Charminar, the majestic Golconda Fort, the T-Hub Start up Center and the serene Durgam Cheruvu Bridge are just a glimpse of the historical treasures and modernity that adorn Hyderabad.

The city's cosmopolitan culture welcomes people from diverse backgrounds, creating a melting pot of traditions, languages, and flavors. From its bustling IT hubs to serene parks, Hyderabad offers a lifestyle that seamlessly blends work, leisure, and cultural experiences.

Nestled in this vibrant city is Vamsiram Newmark's latest masterpiece – a testament to opulent living and unparalleled luxury. Located in the upscale neighbourhoods of Narsingi, Kokapet facing the front of the longest ORR stretch, Vamsiram Newmark luxury residences redefine the concept of home, offering not just a living space but an immersive experience.

Vamsiram Newmark's commitment to privacy and luxury living reflects in every facet of these residences. Each home is meticulously crafted, seamlessly integrating modern design with timeless elegance and offering utmost privacy and splendid infinite views.

Explore Vamsiram Newmark, it's a new era in private luxury.

INFINITE VIEWS





LOOK AROUND !

The visual menu changes with the turn of the head

The heart of this great city is its downtown area, and Vamsiram Newmark is downtown, redefined. VAMSIRAM NEWMARK is not just a place to live; it is a lifestyle upgrade where you can embrace the future with a range of cutting-edge, intelligent amenities that enhance every facet of your daily routine apart from offering never seen views at every turn of our head. To begin with, you can immerse yourself in lush greenery with almost 85% land area provided for theme based landscaping all around the community. Further, our spacious apartments are designed to maximize natural light and ventilation, ensuring a healthy and vibrant living environment. From high-end finishes to top-of-the-line fixtures, every aspect of VAMSIRAM NEWMARK exudes elegance and sophistication.

Enjoy the serenity of your residence while remaining intimately connected to the vibrant community. A haven where you can truly be yourself, with the world at your doorstep. Vamisram Newmark is flanked by an ample road system that leads everywhere you like, apart from giving you a world of daily comforts nearby, from international schools, multi-national hospitals, I.T hubs and entertainment zones come alive where local meets international, all with an edgy urban vibe.



SPACE YOUR PRIVACY

At VAMSIRAM NEWMARK, we understand the importance of personal space. Each home is thoughtfully designed with a generous distance of more than 100 feet between 2 towers, ensuring complete privacy and serenity.

VAMSIRAM NEWMARK residences have been designed to the highest standards of quality and craftsmanship. Flowing contemporary floor-plans with floor-to-ceiling windows showcase exceptional and dynamic city skyline views from most residences. Residences come ready for your own customization after occupancy, or luxurious designer finish packages are available.

2 TOWERS | **5200 to 6500** SQ. FT. LUXURY RESIDENCES | **Exclusive Lobby Area** FOR EVERY HOME

Main Entrance HIGH CEILING LOBBY | **12 FT.** FLOOR TO FLOOR HEIGHT | **50,000+** SQ.FT. GRAND CLUBHOUSE







INDULGE IN
INTENSIONS



Privacy. Relaxation. Fun. There are luxurious options for every intention at the VAMSIRAM NEWMARK Residences. From the main porch to the rooftop, the tower's nearly 50,000 square feet of thoughtful amenities recall the 5 star experience of modern, exclusive club life.

Our grand clubhouse is your sanctuary of leisure and relaxation. Dive into our infinity pool, unwind in our spa, or engage in a game of tennis. Your every desire is catered to, right here. Have your kith and kin stay over in the guest suites or unwind and make memories with your family at the indoor sports arena. The state of the art gymnasium, spa and salon will make sure you stay fit and fine, just the way you like.



High Ceiling Lobby

WORLDLY LUXURIES



Conversations & Coffee Lounge



Poolside Cabana

WORLDLY LUXURIES



Fitness Centre



Kids Play Zone

THOUGHTFUL COMFORTS

DANCE STUDIO



BOXING CORNER



KEY AMENITIES

Stargazing Lounge

Lounge Area

Waterbodies / Sculptures

Banquet Hall With Party Lawn

Convenience Store

House Keeping Service

Guest Rooms

Smart Bank / ATM

Coffee Lounge

Reading Lounge / TV Room

Luxury Spa/ Salon

Maids, Drives And Care Givers Lounge / On Call

Music Room

Poolside Cabana & Poolside Party Area

Card Room

Senior Citizen Corner

Hang Out Spaces

Gaming Zone

Concierge Desk

Juice Bar

Air Hockey

Art Gallery

Car Wash Facility

Smart Laundry

THOUGHTFUL COMFORTS

THEMATIC LANDSCAPES



MINI THEATER



SPORTS AMENITIES

Swimming Pool

Tennis Court

Basketball Court

Mindfulness Studio (Yoga / Meditation Centre)

Squash Court

Net Cricket

Badminton Court

Volley Ball

Jogging And Cycling Track

Fitness Centre (Gym, Crossfit)

Outdoor Gym

Aerobics Room



THOUGHTFUL COMFORTS

ART GALLERY



CIGAR LOUNGE



HEALTH AND WELLNESS

Acupressure Walk

Pharmacy

Health Clinic

Emergency Health Care Rooms / Services

BUSINESS CENTER

Co-working Stations

Business Centre (Meeting Rooms / Conference Hall)

Library

THOUGHTFUL COMFORTS

BARBEQUE AREA



PET GROOMING



PET AMENITIES

Pet Hostel

Kennel Care

Pet Grooming

KIDS AMENITIES

Digital / Smart Classroom

Creche

Kids Play Zone / Sand Play Area

School Bus Bay



TOWER 1

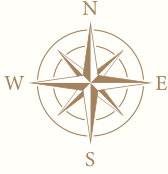
5200, 5500 SQ.FT. | 4 BHK

TOWER 2

6300, 6500 SQ.FT. | 4 BHK

MASTER SITE PLAN

SITE PLAN



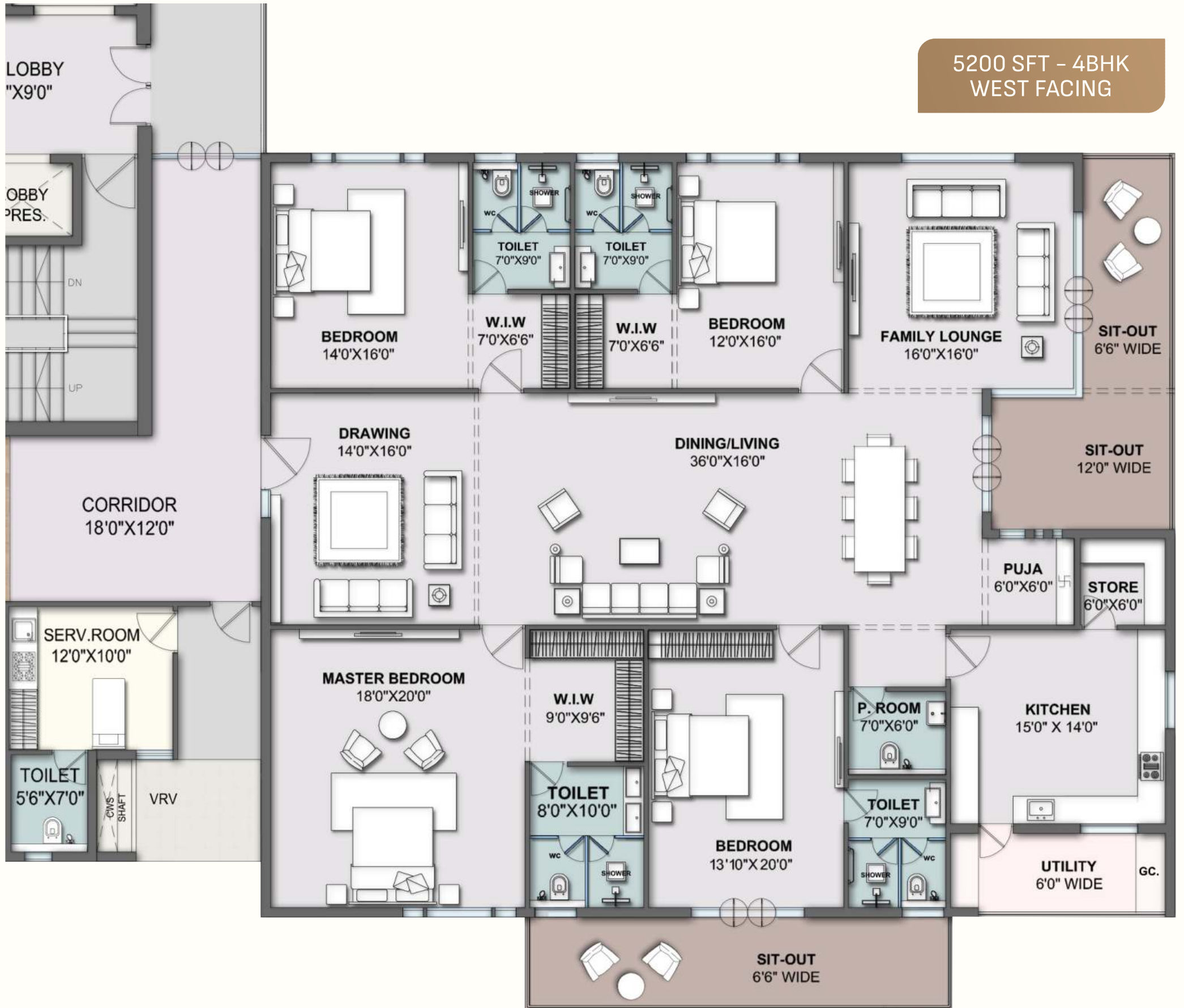
TOWER 1 UNIT PLAN

5500 SFT - 4BHK
WEST FACING



TOWER 1 UNIT PLAN

5200 SFT - 4BHK
WEST FACING

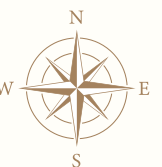


02
5200 SQ. FT.
4 BHK
WEST FACING



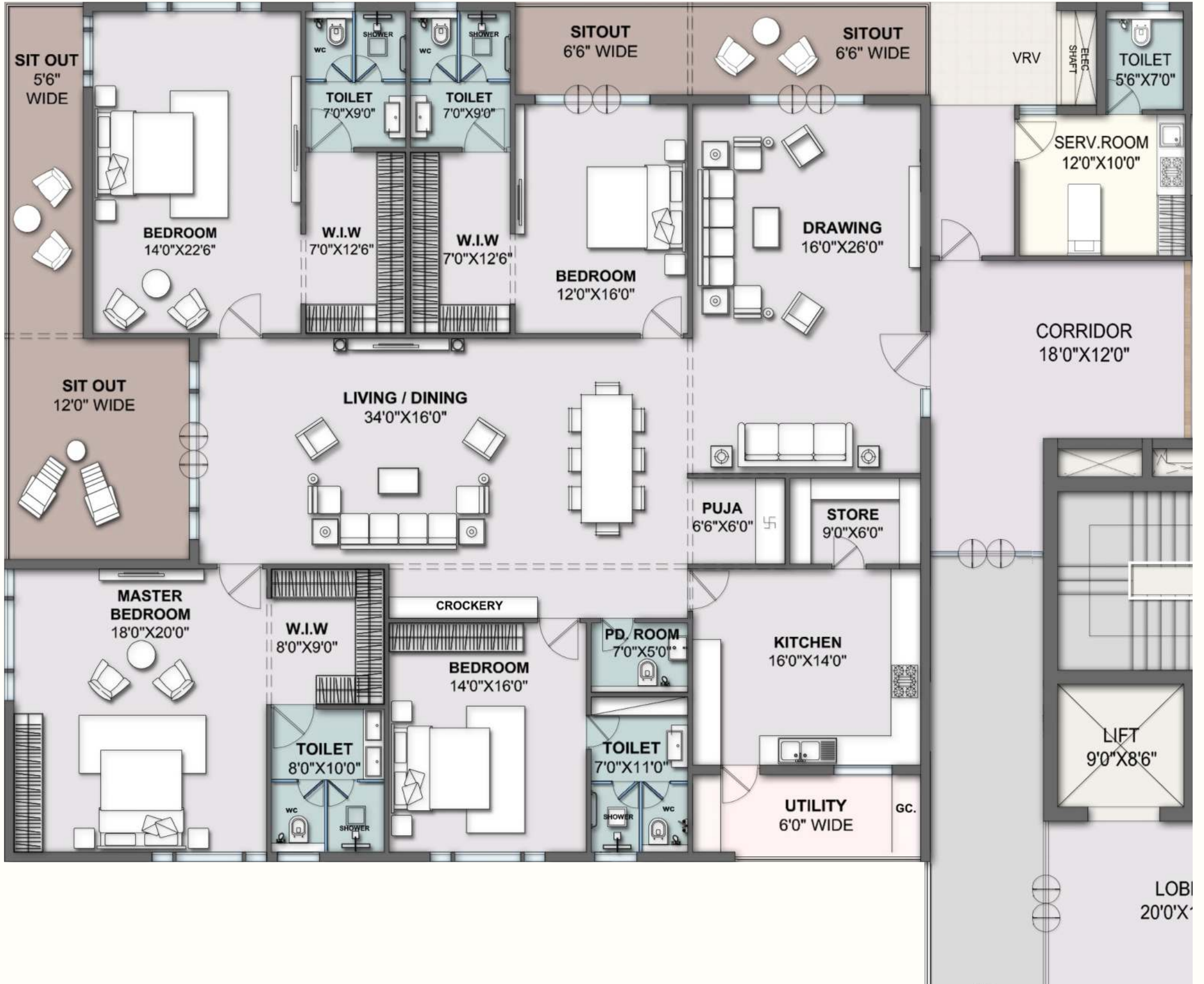
TOWER 1 UNIT PLAN

5200 SFT - 4BHK
EAST FACING



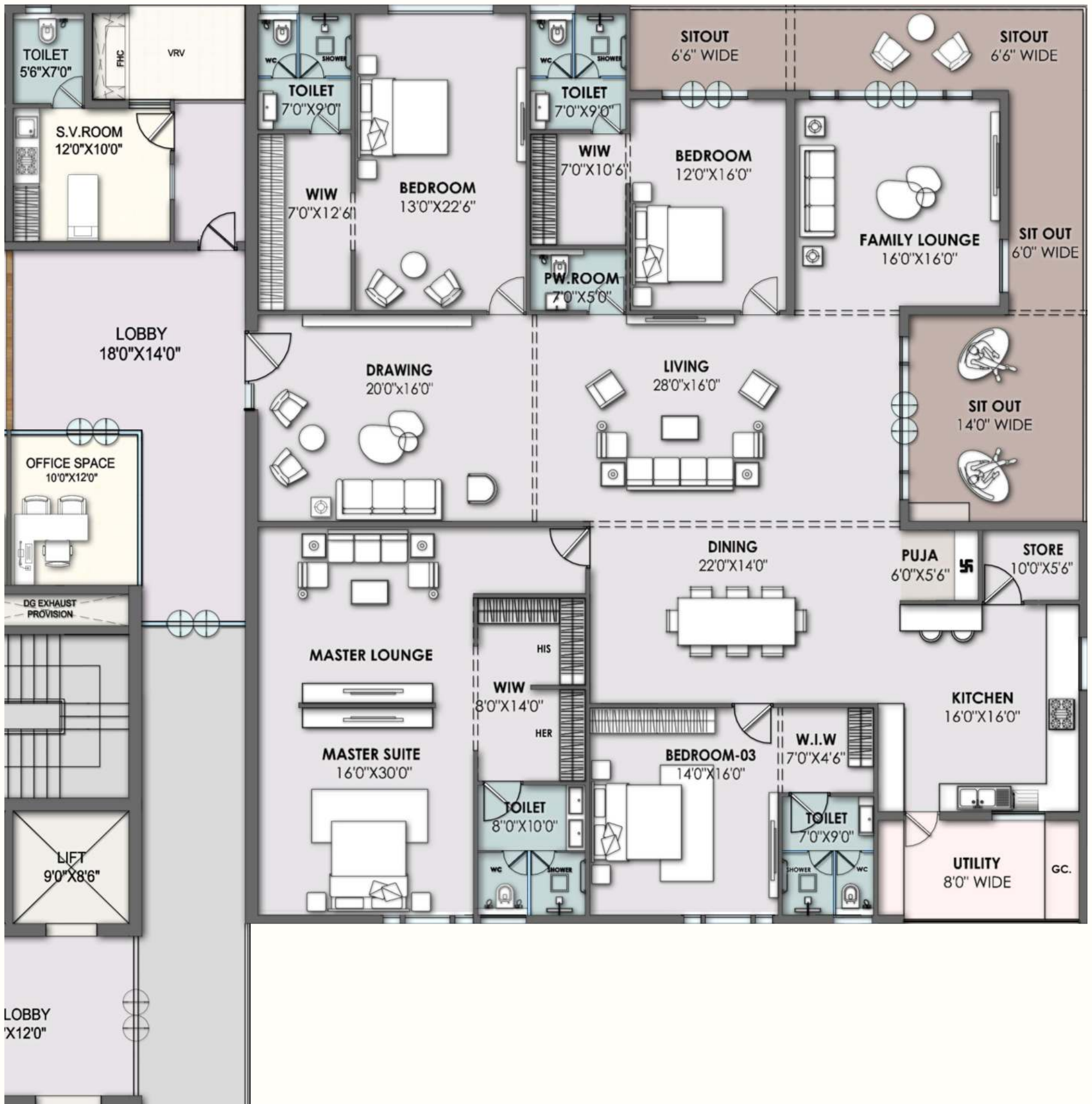
TOWER 1 UNIT PLAN

5500 SFT - 4BHK
EAST FACING



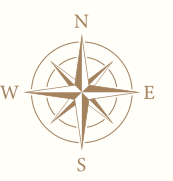
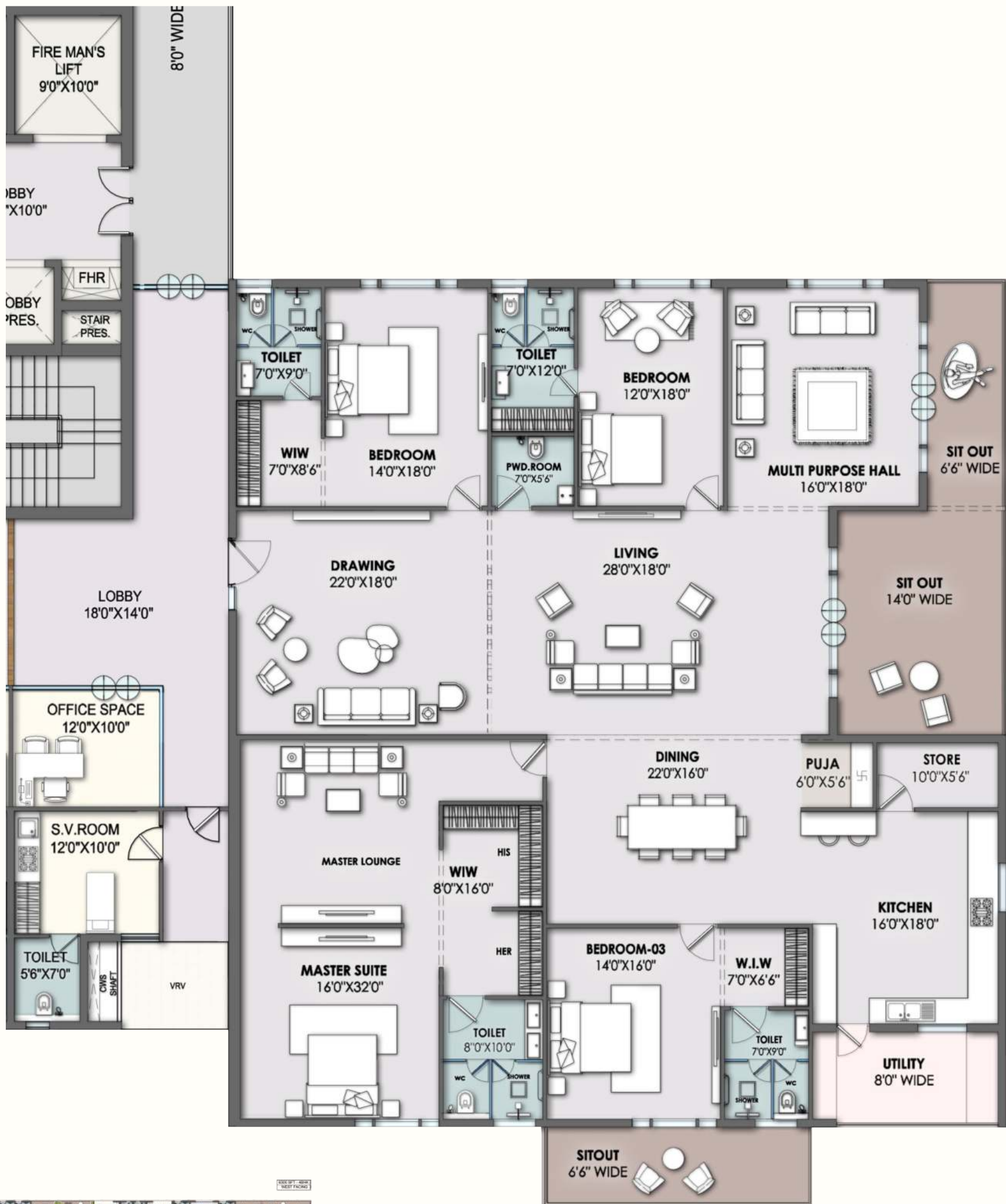
TOWER 2 UNIT PLAN

6300 SFT - 4BHK
WEST FACING



TOWER 2 UNIT PLAN

6500 SFT - 4BHK
WEST FACING

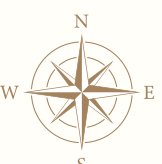


TOWER 2 UNIT PLAN

6500 SFT - 4BHK
EAST FACING



07
6500 SQ. FT.
4 BHK
EAST FACING



TOWER 2 UNIT PLAN

6300 SFT - 4BHK
EAST FACING



SPECIFICATIONS

SUPER STRUCTURE	RCC shear wall framed structure to withstand wind, seismic loads and earthquakes
WALLS	EXTERNAL WALLS: Reinforced shear walls with premium quality aluminum glass windows INTERNAL WALLS: Reinforced shear walls/ brick walls
PLASTERING AND PAINTING	INTERNAL: Putty over gypsum plastering finished with premium quality emulsion paints of reputed brand. EXTERNAL: Texture finish and two coats of premium quality exterior emulsion paint of a reputed brand.
SIT-OUTS	Weatherproof paint of reputed make-over external putty finish at utility/ sit-out walls and ceiling
BASEMENT PARKING	Waterproof cement paint over a base coat of primer for columns and one coat of putty finish for the entire ceiling roof as per the architect's design VDF flooring for all basements and floor paints as per architect's design
FLOORING	ENTRANCE LOUNGE CORRIDORS & LIFT LOBBIES: Imported Marble, Vitrified Tiles combination as per architect's design DRAWING/ FOYER/ LIVING/ DINING/ PUJA/ KITCHEN & MASTER BEDROOM: Large Format Premium Vitrified Tiles OTHER BEDROOMS Large Format Premium Vitrified Tiles TOILETS Large Format Premium Vitrified Tiles POWDER ROOM Large Format Premium Vitrified Tiles WET KITCHEN, UTILITY AREA & SERVANT ROOMS, TOILETS & BALCONIES Anti- Skid Flooring Premium Vitrified tiles of Reputed make STAIRCASE & FIRE STAIRCASE Natural Stone as per architect's design
DOORS, WINDOWS & RAILINGS	MAIN DOOR Designer main door frame & shutter of 9ft ht with premium hardware fittings INTERNAL DOOR Designer Internal door frame & shutter of 8ft ht with premium hardware fittings WINDOWS, FRENCH DOORS Anodized aluminum frame of reputed make with toughened glass (DGU) with provision of mosquito mesh for all windows (except ventilators) BALCONY RAILING Aesthetically designed glass railing with laminated toughened glass
KITCHEN	Provision for fixing of water purifier, exhaust fan, chimney, refrigerator, dishwasher & washing machine in utility area with CP fittings

SPECIFICATIONS

GAS BANK	Supply of gas from centralized gas bank to all individual flats with pre-paid gas meters
BATHROOMS	Shower cubicles in all bedroom toilets Wall mounted EWC with Flush wall/ Flush tank and Health Faucets in all bathrooms All CP fitting and sanitary fixtures of reputed brands Provision for heat pump/geyser Wash basins with vanities Diverter with shower of reputed make Exhaust fans in all Bathrooms
ELECTRICAL	Elegant designer modular electrical switches of premium make Concealed copper wiring of premium make Plug Points for TV in the drawing, living and all bathrooms Power plugs for cooking range chimney, refrigerator, microwave oven, mixers/ grinders and water purifiers Power plugs for the washing machine and dishwasher in the utility area Three- Phase power supply for each unit and individual meter boards MCB for each distribution board of reputed make
AIR CONDITIONING	VRV/VRF unit for every apartment (Extra cost)
HOME AUTOMATION	Home Automation with provision for upgradation
CAR WASH FACILITY	Car wash facility shall be provided in the parking areas
LIFTS	High Speed imported lifts with high ceilings for each block with rescue device and v3F for energy efficiency of Mitsubishi/ Schindler/ Toshiba or Equivalent make High speed imported service lifts for each block with rescue device and V3F for energy efficiency of reputed make

SPECIFICATIONS

COMMUNICATION / CABLE TV / INTERNET

TELECOM: Telephone Points in the living/drawing room

INTERCOM: Facility to all units connecting security, club house and maintenance office.
Intercom provision for the flat to servant room

CABLE: Provision for DTH/ Cable connection for TV in drawing, living, all bedrooms and maid rooms

INTERNET: Wired Internet provision

WI-FI: Connectivity within the community

WTP & STP

Fully treated bore water made available through exclusive water softening and purification plant of reputed make

Sewage treatment plant of adequate capacity as per norms will be provided.
Treated sewage water will be used for landscaping and flushing purposes

BIOMETRIC LOCK/ VIDEO DOOR PHONE

Biometric Smart lock for the main door

Video door phone to the main door

GENERATOR

100% DG set backup with dual meter for each flat

CAR PARKING

Ample space for car parking

Dedicated visitor car parking

Parking signage at required places to ease traffic flow

EV CAR CHARGING

EV charging point at Ground Floor*

CONCIERGE

Concierge and Bell desk services provided

FACILITIES FOR DIFFERENTLY ABLED

Anti- Skid access ramps at all block entrances and clubhouse entry. Appropriately designed preferred car parking, uniformity in floor level and visual warning signage

Provision of the washroom for differently abled on the ground floor of the Clubhouse

SPECIFICATIONS

SECURITY & BMS

Sophisticated round the clock security system

Intercom between security and all the flats

Video door phone and digital access for the main door for each flat

Smart boom barriers at the entry gate are fully automated

Panic buttons and an intercom are provided in the lift that is connected to the security room

Identity cards for servants

Centralized BMS controls for the gas tank, generator power and general power connection

Gas leak detector with Shut-O-Valve

All security related services connected to BMS

DRIVEWAY

Granite 30mm thick/VDF/ Interlocking pavers flooring as per Architects design

FIRE & SAFETY

Fire hydrant and fire sprinkler system on all floors and basements per Fire Departments norms

Fire alarms, and smoke detectors in all apartments per Fire Department norms

Public address system in all floors and parking areas(basements), the control panel at main security as per Fire Department norms

CCTV

CC cameras will be provided in all common areas as per the requirement

WASTE MANAGEMENT

Garbage room and chutes with separate bins to collect dry waste and wet waste are provided for better disposal.

LANDSCAPING

Aesthetically designed landscaping at the setback, podium, and tot lot area

EXTERNAL LIGHTING

LED light posts with lamp fittings, lighting at landscaping areas, staircase and corridor areas

COMPOUND WALL

Aesthetically designed compound wall with solar fencing

LANSUM ETANIA APARTMENTS

JAYABHERI THE PEAK

JAYABHERI SUMMIT

MY HOME AVATAR

RAJAPUSHPA PROVINCIA

VASAVI ATLAN

ALEKHYA RISE



MUPPA'S ALANKRITA

7 HILLS

NEHRU OUTER RING ROAD

NCC URBAN ONE

NARSINGI CIRCLE

KOKAPET CIRCLE

LOCATION MAP (Not to Scale)



EDUCATIONAL INSTITUTIONS

Rockwell Intl School	05 Mins
Phoenix Intl School	05 Mins
CBIT	08 Mins
MGIT	08 Mins
DPS Khajaguda	10 Mins
Oakridge Intl School	10 Mins
Indian School of Business	10 Mins



IT HUBS & CORPORATES

Financial District	10 Mins
Cap Gemini	08 Mins
Wipro	08 Mins
ICICI	08 Mins
Microsoft	10 Mins
Amazon	10 Mins
Google	10 Mins
Cognizant	10 Mins
Infosys	12 Mins



HOTELS & RESTAURANTS

Sandwicho Café	05 Mins
Fishermans Warf	05 Mins
Shearton Hotel	08 Mins
Hyatt	08 Mins



ACCESS/CONNECTIVITY

Neopolis	10 Mins
Mindspace	20 Mins
Outer Ring Road	05 Mins
Gachibowli IT park	10 Mins
US Consolate	10 Mins



MALLS & RESORT

Upcoming Vamsiram Mall & Multiplex	02 Mins
Golkonda Resorts	10 Mins
Sarat City Mall	20 Mins
Inorbit Mall	20 Mins



HOSPITALS

Continental Hospital	10 Mins
Care Hospital	15 Mins
AIG	15 Mins



TRANSPORTATION

Airport	25 Mins
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VAMSIRAM NEWMARK LLP: Where Opulence Meets Innovation

It gives us immense pleasure to introduce Vamsiram Newmark LLP, a harmonious collaboration of two real estate powerhouses - Vamsiram Builders and Newmark Urban Spaces who have created pathbreaking living concepts in the City and of Hyderabad and bring forth a groundbreaking venture that promises the epitome of luxury living with infinite views at Narsingi Kokapet.

Vamsiram Builders is a beacon of distinction in the real estate arena. Revered as a business leader for over 25 years now, Vamsiram Builders has adorned the skyline of Hyderabad with super luxurious homes and Grade-A commercial spaces, earning a reputation as a doyen and a name to reckon with.

With a portfolio spanning across almost the entirety of Telangana and Andhra Pradesh, Vamsiram Builders has consistently delivered unrivaled quality and luxury. Known for constructing opulent residences and cutting-edge commercial spaces, Vamsiram Builders has set benchmarks for excellence and innovation in the real estate landscape.

Complementing this partnership is **Newmark Urban Spaces**, a trusted name that has provided super luxury homes for over 3000 families for over 22 years now. Renowned for embracing innovative modern technologies in construction, Newmark Urban Spaces has been at the forefront of crafting homes that redefine the standards of uber living.

Pioneering the use of modern technologies, Newmark Urban Spaces integrates innovation seamlessly into every project, ensuring a living experience that is both contemporary and luxurious. With a commitment to excellence and a reputation for delivering on promises, Newmark Urban Spaces has become synonymous with trust in the real estate domain.

United under the banner of **Vamsiram Newmark LLP**, we now together present, Vamsiram Newmark luxury & branded residences at Kokapet. This endeavor aims to redefine opulent living, offering scenic brilliant views, utmost privacy, and large, well-laid-out spaces that make living truly unique and aspirational.

We welcome you to embark on a journey with us to redefine opulence and elevate your living standards with Vamsiram Newmark LLP – Where Opulence Meets Innovation.

25 YEARS | 90+ PROJECTS



VAMSIRAM | NEWMARK

INFINITE VIEWS

A JOINT VENTURE BY



Project: Exit 18A, ORR Service Road, Narsingi, Kokapet, Hyderabad – 500075

Vamsiram Office: Vamsiram Jyothi Lorven, Road 45, Jubilee Hills, Hyderabad–500033

Newmark Office: 501, Plot no 56, Newmark House, Patrika Nagar, Hi- Tech City, Hyderabad, TS 500081

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