

VILLAS  
FOR GENERATIONS TO KEEP



**VESSELLA MEADOWS**

LUXURIOUS LIFESTYLE VILLAS

PRESTIGIOUS GATED COMMUNITY BY VESSELLA GROUP

# DISCOVER OPENNESS THAT'S CLOSE TO YOUR HEART

EVERY VILLA AT THE GRAND VIEWS COMES WITH  
THE MOST LUXURIOUS OF ALL CONVENIENCES – AN IN-BUILT

Introducing a luxurious ensemble of stately 3 BHK, 4 BHK and 5 BHK villas of 285 villas in 37 acres land planned, designed and crafted to take relaxed living to the next level. Sited in a setting that's distinctly authentic - located at Narsingi, in the imperial shadow of Taramathi Baradhari, Premavathi and Golconda Fort, it is simply an address that reflects your unique sense of personal style. Nestled within a harmonic meadow, the gated community features large open areas with plenty of verdant greenery, to give rise to a tranquil and personally satisfying lifestyle. Quite simply an address to live the way you always wanted to, and a destination that reflects your unique sense of personal style. With unrestricted more than 50% open spaces throughout, it pays homage to countryside living too.

A stunning, entrance welcomes you, at the entrance before heading to the parking in the basement. Exquisite sculptures and works of art from around adorn, the huge green space will enchant you. Prepare to enter an experience like none else when you enter into a heaven.





VILLA TYPE  
308 SQ.YRD  
EAST FACING



VILLA TYPE  
308 SQ.YRD  
WEST FACING

Ground Floor : 1,537 sqft

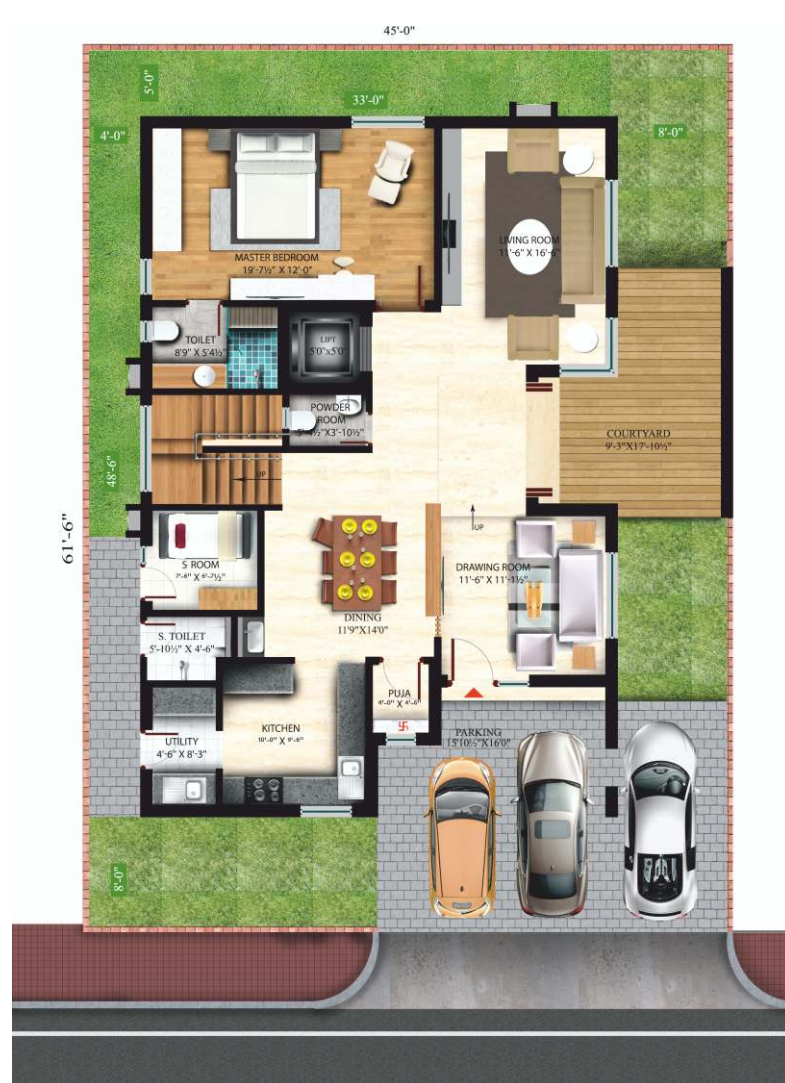
First Floor : 1,601 sqft

Second Floor : 429 sqft

Ground Floor : 1,539 sqft

First Floor : 1,592 sqft

Second Floor : 429 sqft



TOTAL AREA  
3,567 SQFT



TOTAL AREA  
3,560 SQFT



VILLA TYPE  
358 SQ.YRD  
EAST FACING

E-358



VILLA TYPE  
358 SQ.YRD  
WEST FACING

W-358

Ground Floor : 1,802 sqft

First Floor : 1,910 sqft

Second Floor : 732 sqft

Ground Floor : 1,832 sqft

First Floor : 1,923 sqft

Second Floor : 709 sqft



TOTAL AREA  
4,444 SQFT



TOTAL AREA  
4,464 SQFT



VILLA TYPE  
408 SQ.YRD  
EAST FACING

VILLA TYPE  
408 SQ.YRD  
WEST FACING

Ground Floor : 1,832 sqft

First Floor : 2,056 sqft

Second Floor : 1,334 sqft

Ground Floor : 1,880 sqft

First Floor : 2,116 sqft

Second Floor : 1,375 sqft



TOTAL AREA  
5,222 SQFT



TOTAL AREA  
5,371 SQFT



**VILLA TYPE**  
780 SQ.YRD  
EAST FACING

Ground Floor : 2,715 sqft

First Floor : 3,225 sqft

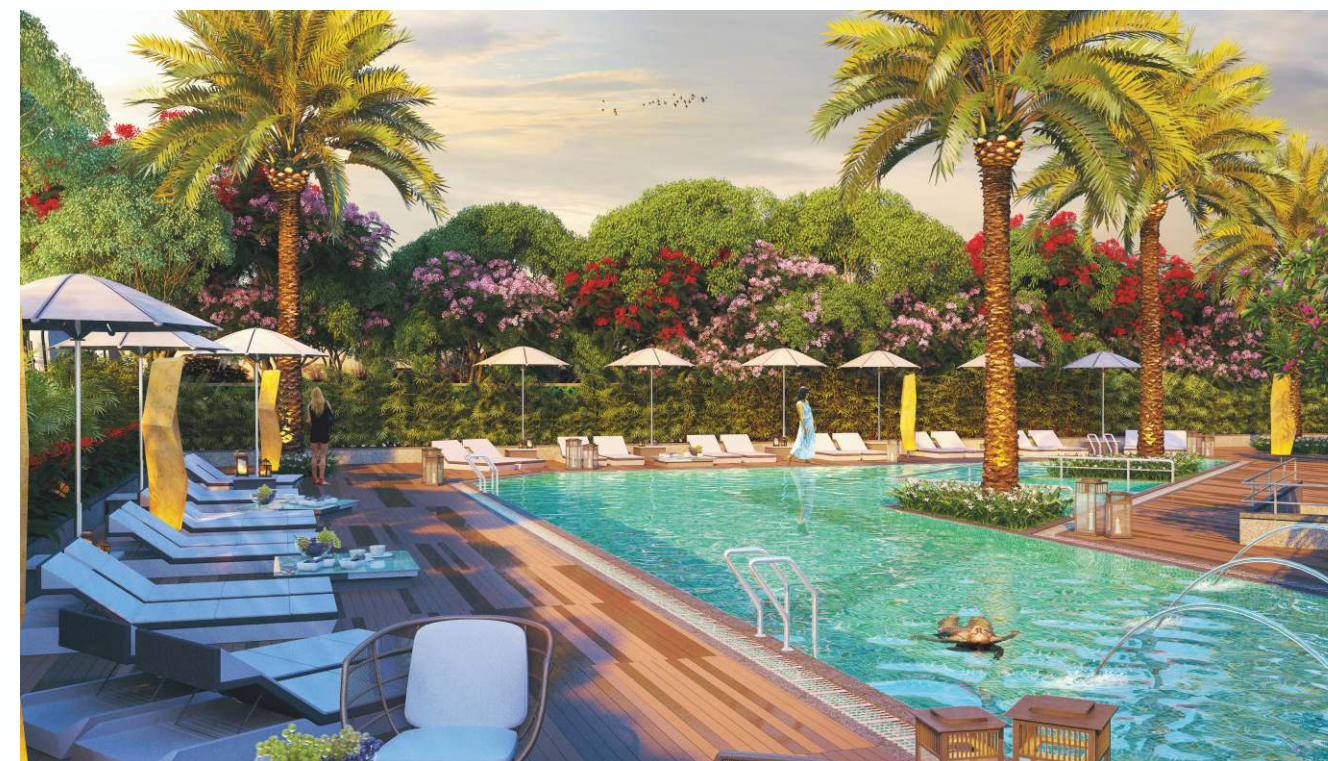
Second Floor : 2,030 sqft



# SPECIFICATIONS

Living is easy at VESSELLA MEADOWS. As a villa development designed to offer an unequalled lifestyle, Vessella Meadows ensures that life goes on uninterrupted. A slew of services assure stress-free living, from smart home technologies right down to thoughtful little features like smoke alarms.

- **FOUNDATION & STRUCTURE**  
RCC Framed structure with red brick/aerocon block /fly ash/ solid block masonry.
- **PLASTERING**  
Internal : Sand faced cement plaster finish  
External : Double coat cement plastering
- **FLOORING**  
Vitrified tile in foyer, living, family and dining area  
Laminated flooring in bed rooms and Home theatre  
Vitrified/Ceramic tiles for toilet floor and walls up to lintel height  
Anti-skid flooring for balconies  
Ceramic tile flooring with dado for domestic staff room
- **TOILETS**  
Pressure tested CPVC Piping for internal water lines ,PVC piping for internal Drain/ sewage line and shaft plumbing systems  
Water efficient sanitary ware and CP fittings of premium make like Grohe/Duravit/Kohler/Vitra or equivalent to ensure saving in potable water  
Provision for exhaust fans in toilets and kitchen  
Granite counter for wash basin in all toilets
- **PLUMBING SYSTEM**  
Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure  
External Sewage plumbing lines and rain water piping in PVC  
Water treatment plant and solid waste management  
Rain water recharge system  
R.O. water provision for each villa separately
- **DOORS & WINDOWS**  
Main Door : Teak wood frame and shutter with polyurethane finish as per approved design  
Internal Door : Hard wood frame and flush shutter with polyurethane finish as per approved design  
Door Hardware : Hafele/Yele/Dorma or equivalent.  
Windows and French doors : UPVC frame with toughened glass sliding/casement/fixd shutters  
Magnetic/concealed door stoppers for main door and all bed rooms
- **PAINT**  
External : Two coats of acrylic exterior emulsion paint with texture finish as per approved design  
Internal : Two coats of acrylic premium emulsion paint over smooth putty finish
- **ELECTRICAL FIXTURE**  
Wires : Fire retardant low smoke wire of reputed make(Finolex/RR kable/Lapp or equivalent )  
Switches : Modular switches of reputed make( Legrand /Schneider/Panasonic or equivalent )  
Power distribution : Through underground cabling  
Power quality : Regulated power to the entire complex along with surge suppressors  
Backup power : 100% back up with DG sets  
Individual earthing system for villas  
Metering : Both normal and DG power metered through energy meter. other systems viz. water metering system for water usage
- **SECURITY NETWORK**  
CC TV cameras in identified common areas and club house with monitoring and recording from security/maintenance room  
Boom barriers with long range readers at entry and exit for tenant's unobstructed movement  
Solar powered security fence on compound wall
- **COMMUNICATION NET WORK**  
Telephone points in all bed rooms and living area  
Intercom facility throughout the property  
Broadband connectivity to all bed rooms/living area  
TV Provision in all bed rooms and living area with DTH connectivity  
Wi-Fi connectivity in Club house
- **LANDSCAPING**  
Professionally planned executed landscape.
- **ELEVATOR**  
Provision for MRL/Hydraulic lift will be made



### CLUBHOUSE FEATURES

- Outdoor swimming pool, Pool side lawns
- Gym
- Aerobic/Yoga and meditation Hall
- Spa/sauna facility
- Integrated library and study lounge
- Banquet Halls
- Party lawns
- Guest Room
- Indoor Games
- Squash Courts
- Snooker Tables
- Indoor shuttle courts
- Table tennis
- Outdoor Games
- Basketball court
- Cricket nets
- Tennis courts
- Walking track



# KEYPLAN

## VILLA TYPE

-  258 sq.yrd Villas
-  308 sq.yrd Villas
-  318 sq.yrd Villas
-  336 sq.yrd Villas
-  358 sq.yrd Villas
-  408 sq.yrd Villas
-  515 sq.yrd Villas
-  780 sq.yrd Villas

MORE THAN **50%** OPEN SPACE



China Cheru Pedda Cheru.  
Ibrahim bagh.

## LEGEND

- 1 Main entrance & exit gate
- 2 CC / Interlocking pavers
- 3 C. C flooring
- 4 Stone bands
- 5 Foot path
- 6 Main entrance water body
- 7 Lawn
- 8 Sloped mound
- 9 Children's play area
- 10 Entrance deck under pergola
- 11 Mound with specimen tree
- 12 Water body with main bubblers
- 13 Seating with sloped mound
- 14 Amphitheater
- 15 Amphitheater stage
- 16 Fitness station
- 17 Seating deck under pergola
- 18 Tennis court
- 19 Multi purpose court ( Basket ball & Volley ball court )
- 20 Pathway
- 21 Pool deck
- 22 Kid's pool
- 23 Club house entrance water body





# COMPLETED PROJECTS

## CYBER MEADOWS



Placed in the verdant heart of city's major IT hub and financial district - Gachibowli, Cyber Meadows is a lush residential haven that brims with sumptuous greenery. It offers great choices and resplendent ambience for living an exalted lifestyle. A gated community of 84 villas, it is majestically spread over a sprawling 10 acres. Simply drive into the splendour of this breathtaking enclave and there is no doubt its charm will catch you.

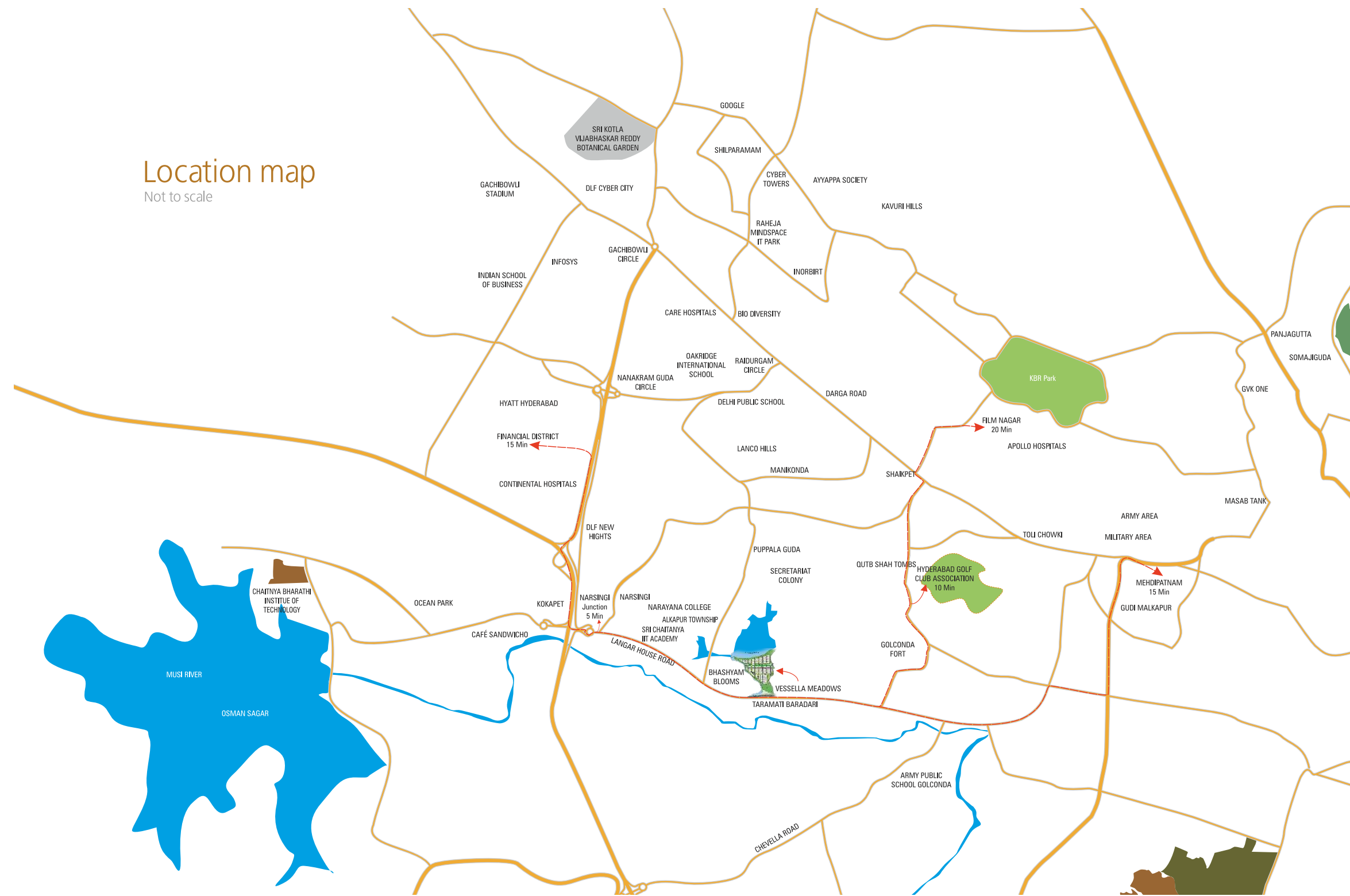
## VESSELLA VILLAS



Set in one of the major IT and financial hubs of the city - Kondapur, Vessella Villas veritably reverberates with business activity as well as all urban comforts. While the people here are part of the distinguished strata of the society, the air here is as fresh and pristine you can get. The basic infrastructure including wide roads, civic amenities and transportation facilities are designed to elevate the status of Hyderabad into one of the major metropolitan cities of the world.

## Location map

Not to scale



## YOU KNOW A LOCALE IS RIGHT, WHEN YOU KNOW ITS LOCATION

Situated in the midst of the ageless wonder of Taramati Baradari and the celebrated grandeur of Golconda fort, the fully gated community glows like a modern monument.

The location empowers the residents to have a great lifestyle with its quick access to essential needs, urban amenities, entertainment, educational institutions and shopping malls.

Vessella Meadows away from all the rugged locations and it is the only Place that opens its arms unconditionally at the end of a long day. It is the only place that enjoy with your loving family, Located in the prime area of Hyderabad.

Vessella Meadows is passionately crafting for true connoisseurs of an opulent lifestyle. From the finest architectural and design teams, leading home decor brands, from a lavish use of space to state of the art technology,

The delightful open areas create a community atmosphere. With a large landscaped garden, apart from ample green area dedicated to each villa, Vessella Meadows intends to deliver a perfect home for you.

### LOCATION USP'S

- Work - Financial District & Hitech City
- Education - Delhi Public School(DPS), Oakridge, Phoenix Greens and Rockwell International School
- Leisure & Entertainment - Jubilee Hills, Gachibowli, Inorbit Mall & GVK One
- Travel - Rajiv Gandhi Int. airport
- Health - Continental Hospital & Citizens Hospitals

### DISTANCES

- 5 MIN NARSINGI JUNCTION
- 15 MIN FINANCIAL DISTRICT
- 10 MIN HYDERABAD GOLF CLUB ASSOCIATION
- 15 MIN MEHDIPATNAM
- 20 MIN FILM NAGAR

# LANDSCAPE VIEWS

## DISCOVER AND EXPERIENCE THE FREEDOM OF THOUGHT IN LIVING AT VESSELLA MEADOWS

The visually delightful project, cuddled within congruous grassland, proud of vast open grounds with luxuriant vegetation, to bring about a serene and self-satisfying mode of living. A go to place to live the life you've always dreamed of, and a destined community that vibrates with your individualized sense of your very own style. Lets you feel hinterland living with its open grounds throughout the project.



## WHY VESSELLA ?

VESSELLA GROUP FOCUSES ON DELIVERING IMMACULATE SERVICE, EXCEPTIONAL QUALITY, PRISTINE DESIGNS AND SUPERIOR VALUE - WITH THE DEFINITIVE OBJECTIVE OF ENABLING THE BEST LIFESTYLE EXPERIENCES.

- + VESSELLA GROUP IS A PROFESSIONALLY MANAGED AND TRUSTWORTHY COMPANY
- + IT HAS BEEN FOUNDED ON CORE VALUES LIKE HONESTY, INTEGRITY AND TRANSPARENCY
- + ALL ITS PROJECTS ARE PLANNED, DESIGNED AND ENGINEERED BY EXPERIENCED PROFESSIONALS
- + THE GATED COMMUNITIES ARE BUILT WITH AN EXTRAORDINARILY HIGH LEVEL OF QUALITY AND ATTENTION TO EVERY DETAIL
- + IT ENSURES THAT THE RAW MATERIALS AND FINISHING ARE SECOND TO NONE
- + HAVING PERFECTED ITS PROCESSES, THE COMPANY KNOWS HOW TO COMPLETE THE PROJECTS SMOOTHLY AND ON TIME

## TEAM

### SOFO

Architect:

2nd Floor, Venkat Sai, Plot No. 57, Kavuri Hills, Phase - I, Madhapur, Hyderabad - 500081



Landscape Designers

**Naveen Associates**  
First Floor, Plot No.57, Kavuri Hills,Phase-I,  
Madhapur, Hyderabad-81,  
Telangana - India  
Ph: 9849041999, 9866933669



Plumbing Engineer

**Tameer Consulting Associates**  
8-2-316/6, Road No:14, Banjara Hills  
Hyderabad - 500034, Telangana - India  
Ph: 040-23545412, 9866105022.



Electrical Engineer

**Hyderabad Consulting Engineers**  
10-2-175, Flat No:2, Plot No:22,  
Meghana Apartments,opp Om Shanti Foods,  
West Marredpally, Secunderabad - 500026. Telangana - India  
Ph: 040-27801862, 40177078.

PROJECT IS FUNDED BY  
AND MORTGAGED WITH

**TATA CAPITAL**  
**HOUSING FINANCE LIMITED**

Home loans are brought to you by  
Tata Capital Housing Finance Limited and are at their sole discretion.  
Terms and conditions apply.



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