

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



U B E R L U X U R Y V I L L A S



ADDRESS

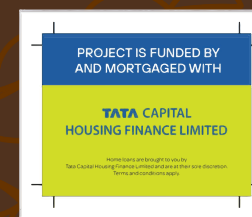
1st Floor, East Block,
Cyber Meadows, Kondapur,
Hyderabad - 500 084. T.S. India.

CALL

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www.vessellawoods.com



Design - www.ccwggroup.com / 9666265693

Note : This brochure and all the floor plans are purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.



WE'VE DESIGNED FINELY
CRAFTED VILLAS FOR YOUR LIFESTYLE



An environment that embraces natural elements to
create a relaxing and calming atmosphere

We all dream of owning a beautiful home. Somewhere central to friends and family, close to amenity and the action of the city, part of an established gated community - and all at an affordable price. Vessella Group envisaged homes with style and functional design, set in a lush and prestigious landscape. A contemporary home for the urbane, that promises to provide for a flourishing way of life.

Vessella Group delivers a sophisticated and modern 3BHK and 4 BHK Villas of 82 villas in 9.1 Acres land, living with the versatility to meet growing needs. All homes have living areas connected seamlessly to the balcony, while landscaped front yards offer the perfect space for outdoor entertaining and the security of a private garden.



285 SQ.YRD | EAST FACING VILLA

A REFLECTION OF DESIGN

Defines bold modernism with great comfort, luxury, and beauty



Ground Floor - 1, 317 Sft

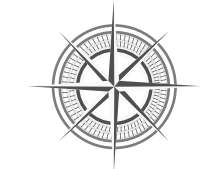


First Floor - 1,317 Sft



Second Floor - 1,012 Sft

Villa total Sft | 3, 646 Sft





285 SQ.YRD | WEST FACING VILLA



Villa total Sft | 3,693 Sft





320 SQ.YRD | EAST FACING VILLA

A REFLECTION OF QUALITY
Enjoying life in the moment is the real luxury in life



Ground Floor - 1,507 Sft

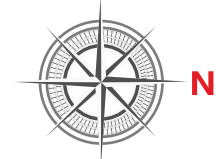


First Floor - 1,507 Sft



Second Floor - 1,132 Sft

Villa total Sft | 4,146 Sft





320 SQ.YRD | WEST FACING VILLA




Ground Floor - 1, 516 Sft



First Floor - 1, 516 Sft



Second Floor - 1, 208 Sft

Villa total Sft | 4, 240 Sft 



Living is easy at VESSELLA WOODS.

As a villa development designed to offer an unequalled lifestyle, VESSELLA WOODS 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.



SPECIFICATIONS

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/ fixed 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 NETWORK

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



CLUB HOUSE VIEW

EXCEPTIONAL AMENITIES

Indoor amenities

- + Banquet hall + Gym / indoor sports + High speed wireless internet in social spaces
- + 24 hour reception desk and on-site monitoring + Gym / aerobics and yoga studio
- + Terrace garden + Squash court + spa and salon + guest Bedrooms + Terrace party area

Outdoor amenities

- + Swimming pool + Central park with huge open spaces + Beautifully landscaped with outdoor party area
- + Children's play area (all age groups) + Paved garden pathways + Gazebos + Tennis court + Basket ball court



A NEW LEVEL OF LUXURY
A place should smile at you and create fantasy



Villa No.	Facing	Sqydrs.	Built up area
1	West	256	3584
2	west	320	4240
3	west	320	4240
4	west	320	4240
5	west	320	4240
6	west	320	4240
7	west	325	4240
8	west	325	4240
9	west	325	4240
10	west	325	4240
11	west	316	4259
12	west	316	4259
13	west	316	4259
14	west	316	4259
15	west	316	4259
16	East	285	3646
17	East	285	3646
18	East	285	3646
19	East	285	3646
20	East	285	3646
21	East	285	3646
22	East	285	3646
23	East	285	3646
24	East	285	3646
25	East	285	3646
26	East	285	3646
27	East	228	3243
28	West	260	3610
29	West	256	3584
30	West	320	4240
31	West	320	4240
32	West	320	4240
33	West	320	4240
34	West	320	4240
35	West	320	4240
36	West	320	4240
37	West	320	4240
38	West	320	4240
39	West	320	4240
40	West	320	4240
41	East	320	4146

Villa No.	Facing	Sqydrs.	Built up area
42	East	320	4146
43	East	320	4146
44	East	320	4146
45	East	320	4146
46	East	320	4146
47	East	320	4146
48	East	320	4146
49	East	320	4146
50	East	320	4146
51	East	320	4146
52	East	238	3302
53	East	244	3390
54	West	240	3262
55	West	238	3271
56	West	285	3693
57	West	285	3693
58	West	285	3693
59	West	285	3693
60	West	285	3693
61	West	285	3693
62	West	285	3693
63	West	285	3693
64	West	285	3693
65	West	285	3693
66	West	285	3693
67	East	316	4090
68	East	316	4090
69	East	316	4090
70	East	319	4146
71	East	319	4146
72	East	319	4146
73	East	319	4146
74	East	319	4146
75	East	319	4146
76	East	330	4146
77	East	330	4146
78	East	330	4146
79	East	340	4467
80	East	340	4467
81	East	266	3664
82	East	265	3632

- Legend**
- 1 Splendid Main Entrance with Gate
 - 2 Club House
 - 3 Basket Ball Court
 - 4 Tennis Court
 - 5 Tot-Lot
 - 6 Children's Play Area
 - 7 Swimming Pool



LANDSCAPE VIEWS

Best of both worlds
Luxury living and nature living

- OUTDOOR AMENITIES
- + Swimming pool
 - + Central park with huge open spaces
 - + Beautifully landscaped with outdoor party area
 - + Children's play area (all age groups)
 - + Paved garden pathways
 - + Gazebos
 - + Tennis court
 - + Basket ball court



AERIAL VIEW NIGHT



BLISS IS A STATE OF LIVING
A splendid garden in the middle of your residence,
a true luxury of living



Completed Projects



Cyber Meadows

Placed in the verdant heart of city's major IT hub and financial district - Kondapur, 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. A gated community of 97 villas, it is beautifully spread over a sprawling 10.5 acres. 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.

Vessella Meadows

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. A gated community of 289 villas, it is splendidly spread over a sprawling 38 acres. 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 located in the prime area of Hyderabad, Vessella Meadows intends to deliver a perfect home for you.

Ongoing Project



Team

Architect

TEAM 01
TEAM ONE INDIA PVT. LTD
 5th Floor, Anvi's ECO Grand, Sy. No. 135 & 136,
 Near Wipro Lake, Financial District, Nanakramguda,
 Hyderabad, Telangana 500008, India

Landscape Designers

INTEGRAL DESIGNS
INTERNATIONAL STUDIO PVT. LTD
 New Delhi, India

EVERYTHING NEED IS JUST 15 MINUTES AWAY. YOU CAN DRIVE TO WORK, DROP YOUR CHILDREN AT SCHOOL ON THE WAY THERE AND FINISH YOUR DAILY SHOPPING ON THE WAY BACK. RECREATION FOR THE WEEKEND TOO HAS OPTIONS GALORE - REVEL IN A LIFE OF UNBELIEVABLE CONVENIENCE.

You know a locale is right, when you know its location

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 Woods away from all the rugged locations and it is the only Place that opens its arms unconditionally at the end of a long day. Located in the prime area of Hyderabad. Vessella Woods 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.

USP'S

- + Work : Financial District and Hitex
- + Education : Chirec, Jain heritage
- + Leisure and Entertainment : City mall and inorbit mall
- + Travel: Chandanagar MMTS and airport
- + Health: Kims and Apollo

DISTANCES

- 5 mins to chirec school and Jain Heritage
- 10 mins to financial district
- 10 mins to hitex city
- 5 mins to kims and apollo
- 5 mins to upcoming city mall

