



Live in the comfort of nature

Few villas are ready to occupy

Imagine living in a luxury villa, set in a calm serene space, amidst lush green.
Imagine living a world away from the maddening chaos of the city, yet close to its best comforts.
Imagine gifting your family ample space for recreation.
Imagine living the beautiful life.

**MANICURED LANDSCAPES, ELEGANT INTERIORS,
COMBINED IN PERFECT HARMONY**







Where life is well planed

A perfect residence is one that has every element of space at home well-planned and well designed. Which is precisely what you will discover at Vishal Sanjivini as well. Be it the living spaces, aspects that facilitate ventilation, the elements of vastu, and places to unwind, like balconies, living rooms, bedrooms and more...

– You'll discover the place to be a paradise.

- ◆ **4 Bhk + Home Theater Luxury Villas**
- ◆ **338 Villas**
- ◆ **Spread Across 34 Acres**
- ◆ **3 Acres Landscape Garden**
- ◆ **Recreational Facilities Spread Across 35000 Sft**
- ◆ **Vaastu Compliance**
- ◆ **Premium Quality Construction**
- ◆ **24 Hours Security**
- ◆ **60', 40' & 30' Wide Bt Roads**
- ◆ **Pathways Open Walkways & Jogging Tracks**
- ◆ **Beside e-City / Fab City Entrance**
- ◆ **5 Min Drive From ORR**
- ◆ **15 Min Drive From Airport**
- ◆ **30 Min Drive From Gachibowli / Financial District**

- ◆ Hydro Pneumatic water systems
- ◆ Sewage treatment plant
- ◆ Water softener plant
- ◆ Avenue plantation
- ◆ Fibre to home for internet and telephone
- ◆ Generator backup for common amenities
- ◆ Third Party Quality management
- ◆ Special Medicinal plantation
- ◆ Surrounded by Acres of greenery



*Peaceful living, not just a state of mind.
It is now a way of living. Strong yet calm. Simple yet elegant.*

Live in Harmony



Villa No. & Plot Sizes

Villa No	Plot Areas in Sqyds
1 to 3	357
4 to 6	327
7	352
8	371
9 to 11	327
12	352
13	365
14 to 16	327
17	352
18	371
19 to 21	327
22	352
23	387
24 to 29	327
30	352
31 to 32	357
33 to 37	327
38	352
39	224
40 to 46	222
47	224
48 to 54	222
55	224
56 to 62	222
63	224
64 to 70	222
71	224
72 to 75	222
76	273
77	224

Villa No	Plot Areas in Sqyds
78 to 81	222
82	273
83, 84	313
85	253
86	249
87	350
88 to 92	239
93, 94	350
95 to 99	239
100	350
101	350
102 to 106	239
107 to 108	350
109 to 113	239
114 to 115	350
116 to 120	239
121 to 122	350
123 to 127	239
128 to 129	350
130 to 134	239
135 to 136	350
137 to 141	239
142	350
143	327
144 to 158	327
159 to 166	350
167	362
168 to 235	222
236	390
237	298

Villa No	Plot Areas in Sqyds
238	253
238 A	151
239	225
241 A	304
240 to 288	222
289	304
290 to 291	221
292	348
293	257
294	212
295	441
296 to 299	222
300	296
301 to 308	222
309	359
310	305
311	347
312 to 325	327
326	224
327	238
328	270
329	296
330	280
331	239
332	463
333	816
334	477
335	447
336	685



Brighter Homes. Livelier Lives.

AMENITIES



Central Park



Childrens Play Area



Jogging Track



Tennis Court



Basketball Court



222 SQ. YDS. EAST FACING
TOTAL AREA: 3222 SQ.FT



GROUND FLOOR

TOTAL AREA : 1027 SQ.FT



FIRST FLOOR

TOTAL AREA : 1143 SQ.FT.



SECOND FLOOR

TOTAL AREA : 1052 SQ.FT





222
SQ. YDS.
EAST FACING

222
SQ. YDS.
WEST FACING

TOTAL AREA:
3212 SQ.FT



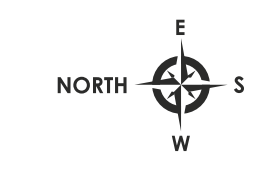
GROUND FLOOR

TOTAL AREA : 1032 SQ.FT.



FIRST FLOOR

TOTAL AREA : 1143 SQ.FT.



SECOND FLOOR

TOTAL AREA : 1037 SQ.FT.



222
SQ. YDS.
WEST FACING



325
SQ. YDS.
EAST FACING

TOTAL AREA:
4239 SQ.FT



GROUND FLOOR

TOTAL AREA : 1356 SQ.FT.



FIRST FLOOR

TOTAL AREA : 1483 SQ.FT.



SECOND FLOOR

TOTAL AREA : 1400 SQ.FT.



325
SQ. YDS.
EAST FACING



325
SQ. YDS.
WEST FACING

TOTAL AREA:
4297 SQ.FT



GROUND FLOOR

TOTAL AREA : 1374 SQ.FT



FIRST FLOOR

TOTAL AREA : 1521 SQ.FT.



SECOND FLOOR

TOTAL AREA : 1402 SQ.FT.



325
SQ. YDS.
WEST FACING



Specifications



Raising the standards

RCC Framed Structure

Earthquake resistance structure with RCC M20 Grade concrete

Superstructure

8"/6" first class masonry with good quality cement fly ash bricks in cement motor. All Villas are termites treated at plinth level.

Plastering

Internal single coat cement plaster with smooth finish / External - Double coat cement plaster with sponge finish.

Windows

UPVC windows with glass shutters with mosquito mesh and standard hardware

Flooring

Internal flooring with 800 x 800 MM vitrified tiles of reputed brand and staircase with granite.

Bathrooms

Glazed ceramic tiles dado upto door height and anti skid ceramic tiles for flooring of reputed brand.

Elevation

Exterior paint and cladding as per design

Covered Terrace & Balconies

Rustic series Vitrified tiles of reputed Brand

Cable TV

Provisions for cable connection in the living room and bedroom.

Electrical

Concealed copper wiring of ISI standard brand or equivalent makes in pvc conduits with essential power outlets. MCB and ELCB with ISI mark brands.

Painting

External weatherproof paint with texture in front elevation / Internal - Smooth finish with good quality putty over a coat of primer with two coats of premium emulsion paint

Sanitary

All bathrooms consist of wash basin with hot and cold valve mixer with shower. All CP fittings are of reputed make. All ceramic fixtures are of reputed make

Utilities / Wash

Glazed ceramic tiles dado upto 3 ft height and anti-skid ceramic tiles for flooring of reputed make. Provision for washing and wet area for washing utensils etc.

Kitchen

Glazed ceramic tiles dado upto 2 ft height above kitchen platform. Granite platform with stainless steel sink with mixer tap and provision for water purifier

Doors

Main Door and Internal door frame made of best teak wood and shutter Aesthetically designed with veneer finish and Designer hardware.

Telecom

Telephone points in living room, all bedrooms and dining areas. Provisions for internet connection

Parking Area

Flooring with tiles

Uniquely designed villas enveloped amidst nature ensuring abundance of Natural Light and Fresh air with blend of contemporary and modern design.

High quality vitrified tiles, reputed make windows, bathroom accessories, tactile switches glazed/anti-skid tiles and all other specifications are best in class, sourced from reputed manufacturers of best quality.

Why Choose Vishal Sanjivini

Best construction processes implemented that include multi stages of waterproofing, surface treatment, monitored curing process, use of specialized plaster with river sand and robotic sand for plastering and strongly monitored QC systems.

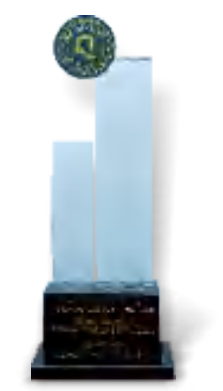
Located close to the hub of activities with vicinity to top educational institutions, work places like TCS Adibatla, Pharma City, Fab City, Amazon Data Center Etc. and very close to Hyderabad's renowned work places - Financial District,HITEC City & Gachibowli.



VISHAL SANJIVINI RECOGNISED AS BEST LUXURY VILLAS (ONGOING) BY TIMES BUSINESS AWARDS HYDERABAD 2018



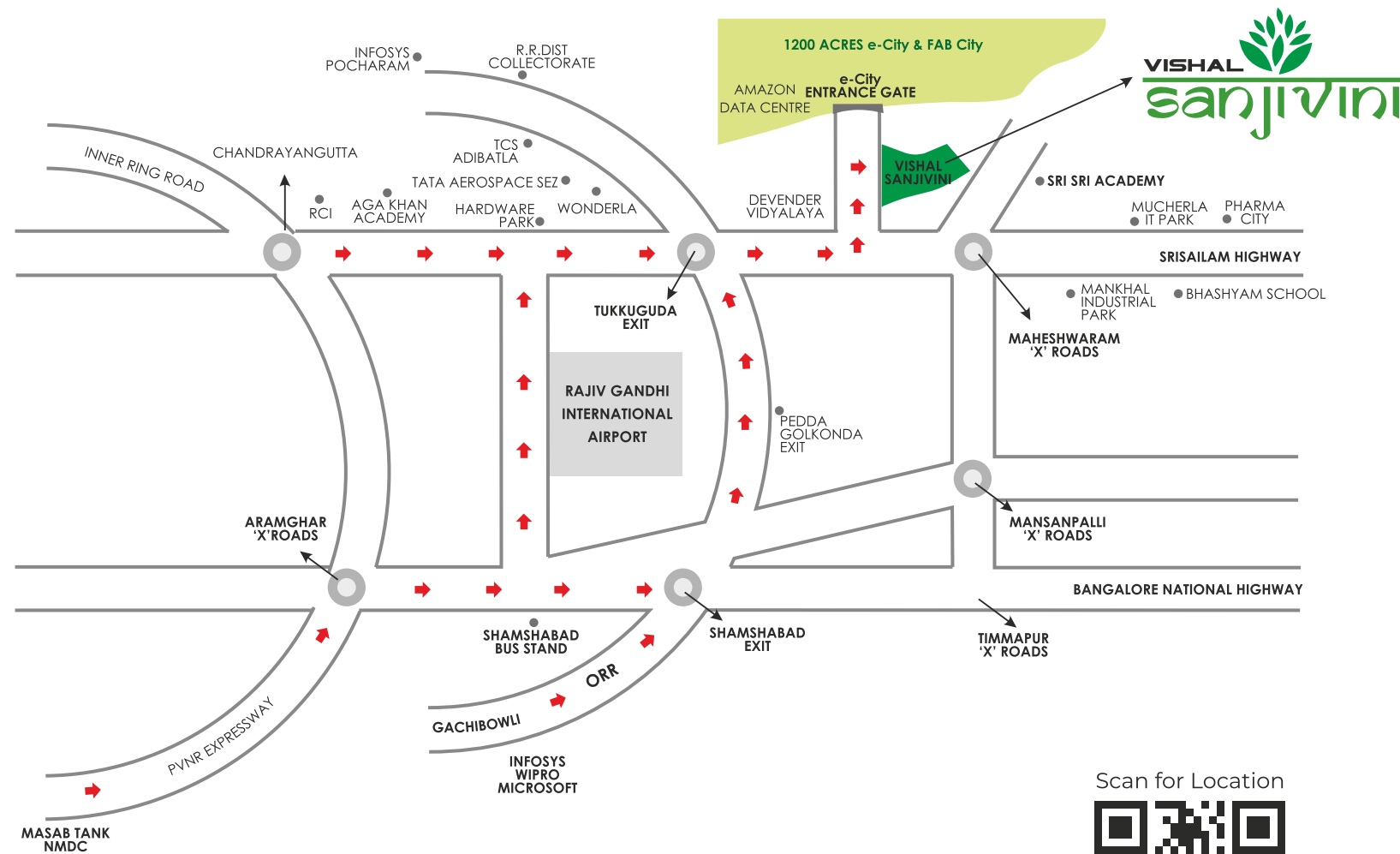
VISHAL SANJIVINI RECOGNISED AS BEST LUXURY VILLAS (ONGOING) BY TIMES BUSINESS AWARDS HYDERABAD 2019



VISHAL SANJIVINI RECOGNISED AS MOST LUXURIOUS VILLA PROJECT BY QUIKRHOMES REALTY AWARDS 2019



Location Map



(NOT TO SCALE)

Scan for Location



Flawlessly Connected Majesty

Vishal Sanjivini is located at Tukkuguda, Shamshabad, one of Hyderabad's most upmarket addresses. Its close proximity to ORR and International Airport makes it a choice destination for a better life.



5 Min.
from ORR Junction
(Exit No.14)



15 Min.
from International Airport
TCS Adibatla



30 Min.
from Financial Dist.
& Gachibowli



- Next to e-city (Fab City) & Amazon Data Centre
- ◆ 5 Min-Wonderla ◆ 10 Min Sri Sri Academy ◆ 10 Min TCS Adibatla
 - ◆ 10 Min Aga Khan Academy ◆ 15 Min from Pharma City
 - ◆ 35 Min Infosys Pocharam ◆ TATA Aerospace Project ◆ Cognizant
 - ◆ Hardware Park ◆ Institute of Management Technology ◆ Pragathi Printers etc.,



A flagship company of the 'Vishal Group', Vishal Projects Pvt Ltd is committed for quality construction, and is a well known developer and builder. With the accent always being on style, the group's projects are specifically designed and built at strategic locations with uncompromising standards of quality of construction and matchless aesthetic beauty. This is one of the major reasons for the customer base to grow on par with company's growth.

With an industry experience of over 26 years, Vishal Projects focuses on building aesthetically and structurally remarkable projects. With a vast portfolio of Residential projects, Vishal Projects has emerged as Hyderabad's most trusted developer. Whether it's for a luxury apartment or an ultra luxury villas, Vishal Projects has the best matching options for your dream home.



Message from Managing Director

OM,

VISHAL in my language perspective is infinite, beyond large, heartfully open & includes all. **SANJIVINI** means immortal nature, eternal green & creation of selfless love for Mother Nature. Aiming our best to include these attributes, a team of senior architects including me have designed this township. I am sure life at **VISHAL SANJIVINI** shall be more healthy, blissful, and enlightening!!!

The location of our project is expected to be free from all city contamination, but still be a profitable investment due to the pollution free growth through E-city (Fab City), Aadibatla software zone, Airport proximity, ORR nearest access, on the way to the world's best effluent free Pharma City & many such development features around.

Your decision to buy a villa in **VISHAL SANJIVINI** will lead to an inspiring and motivating life ahead! Wishing you all the best in deciding for positivity and peace.



Sridhar Rao G
Managing Director
Vishal Projects Private Limited

Few of our Completed Projects

All our completed projects carry a stamp of reliability and trust. Few of the prestigious projects include:



Prakruti Nivas



Srinivasa Krupa



Neela Vishal at Trimulgherry



Mount Meru at Banjara Hills

To schedule your exclusive site visit / for bookings call

 **85 86 960 970**

 sales@vishalprojects.com



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VISHAL
sanjivini
NEW-AGE PREMIUM VILLAS

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Tukkuguda, Hyderabad - 501 359.

CORPORATE OFFICE:
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