



PERFECT BALANCE *of* FINE SERENE LIVING



PREMIUM VILLA COMMUNITY @ BOWRAMPET, HYDERABAD

Tranquility Amidst Urban Vibrance

Welcome to a gateway that offers a perfect life you have always dreamt of. A community that is situated in an unrivalled eco friendly environment, offers contemporary lifestyle features and coziest spaces adding warmth to life.

Vertex Homes presents Bougainvillea, a Premium Villa Gated Community to cherish life in the serene locale of Bowrampet, a flourishing neighbourhood that is exclusive and tranquil. Yet connected well and convenient. The villas are crafted to the highest degree of perfection. The community assures an incredible experience for the residents with a host of amenities, sprawling Club House, 24X7 security and a peaceful life within a secured development.

Bougainvillea offers 65 exclusive villas surrounded by open spaces with abundance of nature, inviting greens and refreshing expenses equipped with play zones, walking paths, water bodies... all for your comfort.





WEST FACING UNIT
PLOT SIZE: 208 syds

Ground Floor Built-up Area : 1,149 sft
 First Floor Built-up Area : 1,149 sft
 Second Floor Built-up Area : 684 sft
TOTAL AREA: 2,982 sft

Vacations have a way of happening at home. Indulge in the 18,520 sft imposing Club House of 4 levels for pure leisure and entertainment. Celebrate life with family and friends at multi-purpose hall and cherish every moment!



A plethora of leisure facilities provide residents to meet and mingle, all in an amazing natural haven. Soothe away the stress of everyday life and relax at the inviting pool, bask in the sun at the poolside deck or sweat it out at a modern gym or rediscover yourself at yoga studio or spa.



CLUBHOUSE FEATURES

- › Swimming pool
- › Changing Rooms
- › Spa
- › Meditation/Yoga Room
- › Indoor Games
- › Gym
- › Library
- › Grocery Store
- › Multipurpose Hall
- › Crèche
- › Party Lawn
- › Squash Court
- › Badminton
- › Cricket Practice Net
- › Half Basketball

COMMUNITY FEATURES

- › Tot-lot
- › Amphitheatre
- › Water Bodies
- › Stage
- › Boulders with Planting
- › Outdoor Fitness Station
- › Walking Pathways
- › Seating Deck
- › Jogging Track
- › Deck under Pergolas
- › Gazebos

INFRASTRUCTURE

- › Grand Entry Gate
- › BT Roads
- › Paved Areas
- › 24X7 Security
- › CCTV Surveillance

SPECIFICATIONS

STRUCTURE: RCC Framed Structure

R.C.C framed structure to withstand wind & Seismic Loads

SUPER STRUCTURE: 8" thick solid / AAC blocks for external walls and 4" thick solid / AAC blocks for internal Walls

PLASTERING: Internal: One coat of plastering in CM 1:6 for walls and Ceiling.
External: Two coats of plastering in CM 1:6 for External Walls

DOORS

Main Door: Main door frame & Shutter Engineered Wooden door frame and flush board Shutter finished in Melamine polish over veneer fitted with reputed make hardware.

Internal Doors: Door frames for internal doors Engineered wooden door frame and flush board shutter finished in Melamine polish over veneer fitted with reputed make hardware.

French Doors: Sliding UPVC doors of reputed make with Mosquito mesh provision.

Windows: UPVC Windows of reputed make with Mosquito mesh provision.

PAINTINGS

External: Weather shield paint over textured surface

Internal: Premium Acrylic Emulsion paint over smooth finished putty

FLOORING

- > Drawing, Living, Kitchen and Dining Area 800X800mm size vitrified Tiles of reputed make
- > Bedrooms 800X800 mm size vitrified Tiles of reputed make
- > Master Bedroom Laminated Wooden Flooring
- > Balconies Rustic Vitrified/Ceramic Tiles of reputed make
- > Staircase Marble/Granite flooring

TILE CLADDING: Dadoing in kitchen Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make

Bathrooms: Anti-skid Vitrified Tiles and Glazed Ceramic Tiles dado up to 7' height of reputed make

Utility: Vitrified Tiles/Anti-skid Ceramic tile of reputed make (including servant quarters)

Kitchen: Provision for fixing of water purifier, Exhaust fan & Chimney. Provision for Geyser for hot water

Utilities / Wash area washing machine provision on the Terrace Area. Provision for Solar Water Heater Tank on the Terrace

BATHROOMS (All C.P Fittings are Chrome plated of reputed make):

- > Wash Basin of reputed brand
- > EWC with Cistern of reputed make
- > Power plug for geysers in all bathrooms
- > Single lever Diverter with shower of reputed make
- > Provision for Geysers in all bathrooms

ELECTRICAL

- > Concealed copper wiring of reputed make.
- > Power outlets for Air Conditioners in living and bedrooms and for geysers in all bathrooms
- > Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen,
- > Washing machine/dish washer in utility area.
- > Three phase supply for each unit
- > Miniature Circuit Breakers (MCB) for each distribution boards are of reputed make
- > Elegant designer modular Electrical Switches



LPG: Supply of gas from Centralized gas bank to all Villas with pre-paid gas Metres.

CABLING:

Telecom: Intercom facility to all the units connecting security

Cable TV: Provision for cable connection in all Bedrooms and Living room

Internet: One internet provision in Drawing Room & Master Bedroom

SECURITY:

- > Sophisticated round-the-clock security
- > Solar power fencing around the compound
- > Boom Barriers for efficient traffic management
- > Surveillance cameras at the main security

GENERATOR: 100% D.G. Set Backup Acoustic enclosure & A.M.F

WTP & STP:

- > Domestic Water made available through an exclusive water softening plant with water metres for each unit (Not RO plant)
- > A Sewage treatment plant of adequate capacity as per norms will be provided inside the project treated sewage water will be used for the landscaping & flushing purpose

EV CHARGING:

- > Provision for EV Charging at each Villa

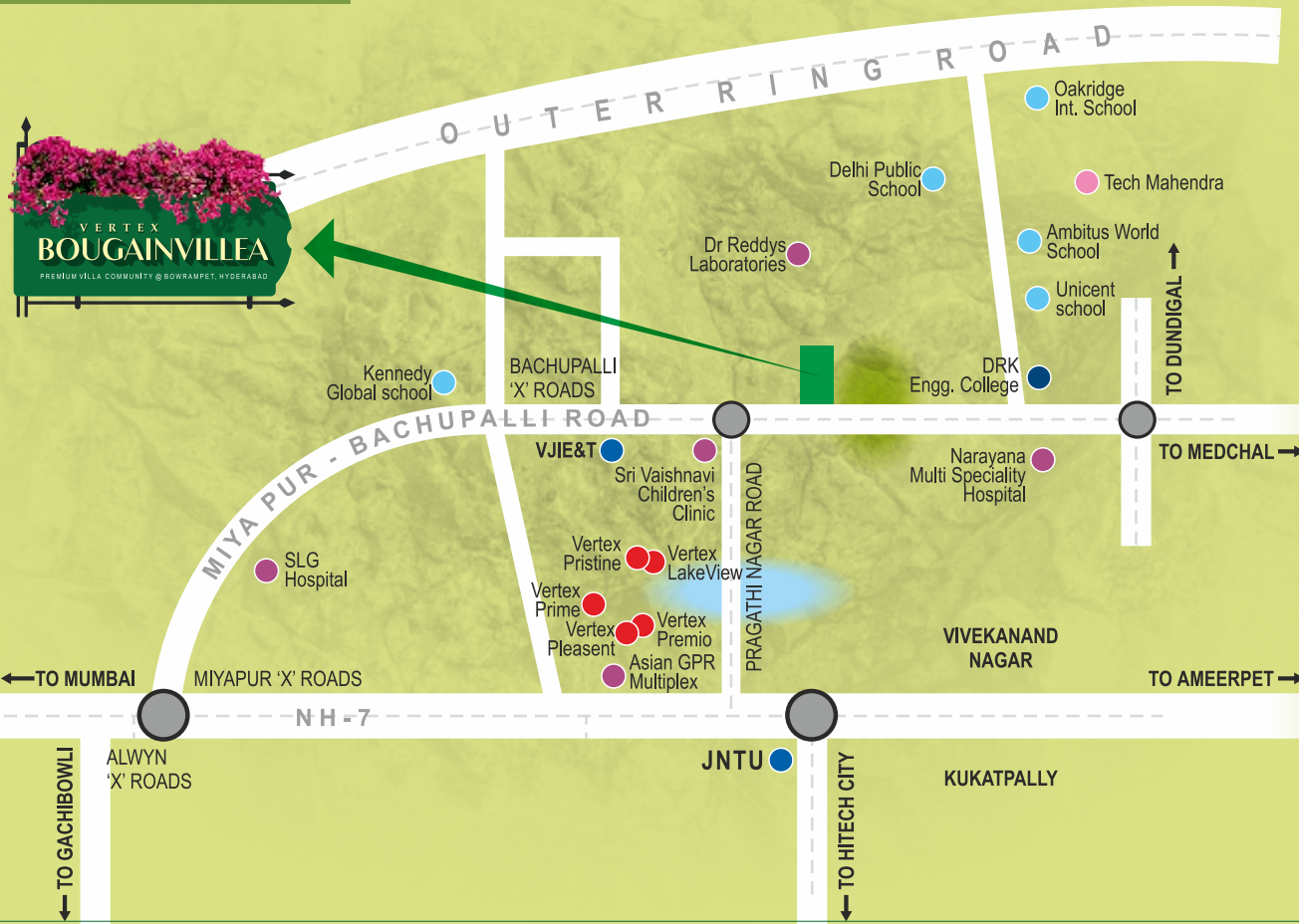
An amazing life awaits with open arms



LEGEND

- | | |
|----------------------------|----------------------------------|
| 01 ENTRY GATE | 14 LAWN |
| 02 JUNCTION AREA PAVING | 15 ROCK BOULDERS WITH PLANTING |
| 03 BT ROAD | 16 FITNESS STATION |
| 04 TOT-LOT (EPDM FLOORING) | 17 CRICKET NET PRACTICE |
| 05 TOT-LOT (SAND BED) | 18 WATER BODY |
| 06 AMPHITHEATRE | 19 SWIMMING POOL |
| 07 HALF BASKETBALL COURT | 20 CLUBHOUSE ENTRANCE WATER BODY |
| 08 STAGE | 21 PATHWAY |
| 09 SEATING DECK | 22 VOLLEY BALL/BADMINTON COURT |
| 10 CNC ELEMENT | 23 ENTRANCE AREA ISLAND |
| 11 JOGGING TRACK | 24 GAZEBO |
| 12 DECK UNDER PERGOLA | 25 MICRO FOREST PLANTING |
| 13 ENTRANCE PAVED AREAS | 26 PLANTER WALL WITH SEATING |

Location Map (NOT TO SCALE)



Exclusive and Tranquil. Yet connected and convenient. At Bougainvillea you don't have to trade ease of comfort and seclusion. Stay connected to host of destinations.

EDUCATIONAL INSTITUTES

- + VNRVJIT 750 mtrs
- + Delhi Public School 2.4 kms
- + Ambitus World School 2.4 kms
- + The Creek Planet school 2.4 kms
- + Sri Chaitanya Jr. College 3.1 kms
- + DRK Engg. College 3.1 kms
- + Oakridge Int. School 4.0 kms
- + Silver Oaks Int. School 5 kms

OFFICES

- + Miyapur 15 mins
- + KPHB Metro Stn. 15 mins
- + Cyber Towers 22 mins
- + Gachibowli 25 mins
- + Financial Dist. 30 mins
- + RGI Airport 45 mins

HEALTHCARE

- + MAMS Hospital 4.5 kms
- + SLG Hospitals 4.5 kms
- + Usha Mullapudi Cardiac Centre 5.0 kms
- + Narayana Multispeciality Hospital 6.5 kms
- + OMNI Hospital 9.0 kms



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