

THE NICHE

BY VAMSIRAM HOMES

ONE OF A KIND

T.S. RERA: P02500006592

Since the time of Nizams, the city of PEARLS - Hyderabad was on the global map. Nawab Mir Yousuf Ali Khan popularly known as Salar Jung III, a noble man travelled extensively across the world to collect niche artefacts over a period of 35 years to setup Salar Jung Museum, a tourist attraction for millions across the globe.

Today, we endeavor to pursue the rich tradition by introducing a niche and stunning new project to this iconic city, Hyderabad.

Vamsiram Homes introduces a new development, handcrafted with meticulous attention to detail and total commitment to the finest finishing. We now invite you to experience the wonder within your own beautifully refined and luxurious apartment.

Live Lux. Live **The Niche**.



**VAMSIRAM
HOMES**
peace of mind



THE NICHE
BY VAMSIRAM HOMES

ONE OF A KIND!

CREATING POSITIVE LEGACIES

Vamsiram Homes, one of the pioneers in Real Estate sector is motivated by traditional ethics of precision, responsibility, resilience and trust, to develop properties that will be as valuable & monumental tomorrow as the day they were released.

Vamsiram Group boasts 25 years of experience in Residential & Commercial developments and the Group Founder has additional 15 years experience of the industry, leads by example through absolute dedication to deliver value at every stage of the development process. We are committed to creating properties that combine high quality & affordability and maintain full control over every stage of the development, from land acquisition, through design and construction.

Thus creating positive legacies in all that we do.

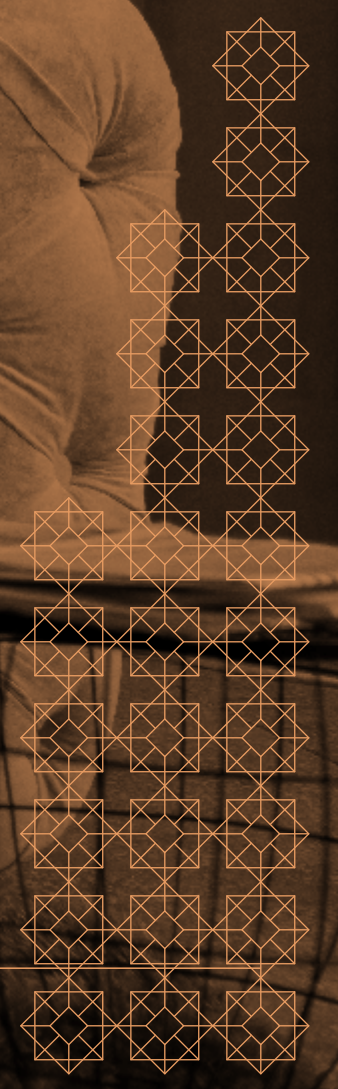
96 Exquisitely Crafted Residences

THE NICHE

Taking Hyderabad living to a next level

FOR THE DISCERNING FEW

*It is often said, best things in life come to those who wait.
It's time to celebrate your success.
And what better celebration than the perfect home?
A home you'll be proud to call your own: The Niche.
An address that resonates your success –
in the heart of Shaikpet, Hyderabad, yet above it all.
A contemporary project with sun kissed homes and
a lifestyle others can only dream of.*





THE NICHE



Inspired by architecture & creativity

DESIGNED TO PERFECTION

From the outset, design has been taken care to create a balance between the landscaped areas, public spaces and building elevations. Sensitivity to materials is on display throughout the structure. Cool and bright tones emanate a sense of intimacy within the project.

**2 ACRE
RESIDENTIAL
COMMUNITY**

THE NICHE

The ultimate in architectural elegance

THE NICHE: HYDERABAD'S STYLISH, MODERN LANDMARK

The Niche, graceful project gleam with radiance as they step up to their full 10-floor height to enhance the skyline at Shaikpet.

Inspired by the most happening location and leading-edge design, this is architecture that respects its setting and sits in perfect harmony with the surroundings. Each home comes with spacious 4 BHK.

3 STILTS
10 FLOORS
96 EXCLUSIVE UNITS



THE NICHE

Space in harmony with life

RHYTHM & BEAUTY

The outdoor spaces have been carefully aligned to capture the beauty, and make the most of the open vistas all around.

The design of this exclusive green space complements the lines of the surrounding architecture. Incorporating soft and hard landscaping and using water features to delineate its separate areas to provide year-round fragrance and celebrates the colours of the seasons.

THE PROJECT

- + 60% Open Spaces
- + 96 Units
- + 3 Stilts, 10 floors
- + Club House
- + Health Club
- + Gym Yoga Room
- + Indoor Games
- + Crèche Provision
- + Mini-plex provision
- + Party Hall
- + Guest Rooms
- + Unisex Parlour
- + All round Landscaping
- + Excellent Ventilation
- + BBQ Corner
- + Elderly Sitting Area
- + Walking Path



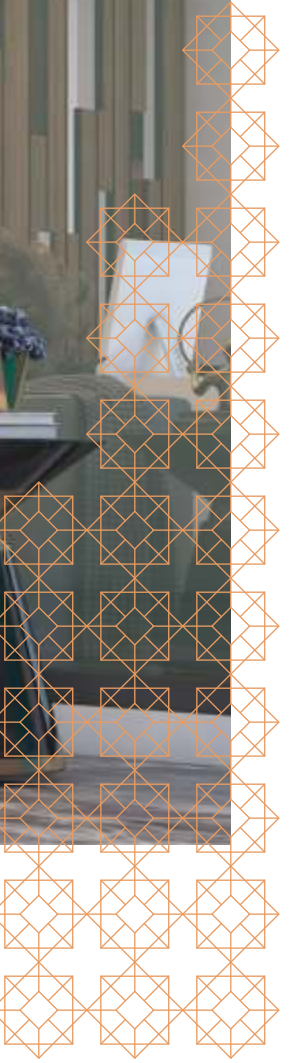
THE NICHE

Lobby with a real sense of opulence

MAKING AN ENTRANCE

The Niche's double-height lobby opens onto road side to form a light-filled transition to the green spaces.

An impressive and elegant overture to the world inside, this is a place to enjoy. Like the foyer of a boutique hotel, it offers an invitation to sit and relax, a stylish welcome for you and to meet friends and neighbours.



THE NICHE



Stunning residences worth living at

WELL LIT AND SPACIOUS ROOMS

Designed for higher living, The Niche offers elegant 4 Bedroom apartments. Large size french windows invite in natural light, while offering you views outdoor. Impeccable standards of design and finishing throughout, make each apartment a treat for the senses.

SIZES: 3666 sft TO 3942 sft



THE NICHE



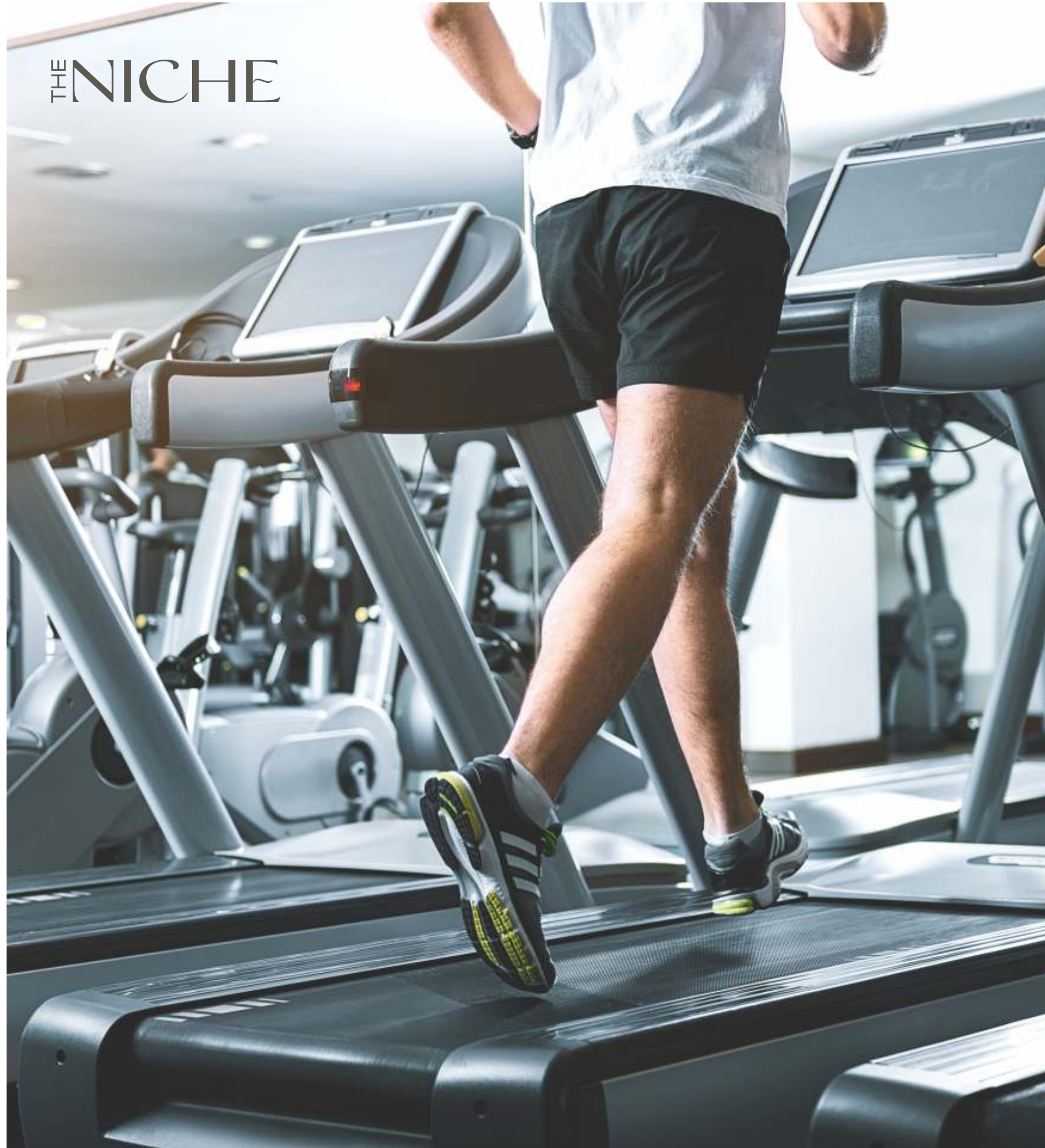
Get out and about without going far

RELAX, EXPLORE & ENJOY AT YOUR LEISURE

Arrive at The Niche and leave the stresses of the day behind. Alluring amenities are reminiscent of a resort, with elements of nature and water to soothe your senses.

Rediscover the restorative setting at pristine pool. Reconnect with yourself, and those around you, in an edenesque, serene setting. A thoughtfully curated range of facilities at The Niche not only lets you re-centre, rejuvenate, and regain clarity, but makes for special moments to spend with your loved ones and nourish relationships.

THE NICHE



Sweat it out at state-of-the-art Gymnasium

Living the life you want to live

FIT FOR EVERY PURPOSE

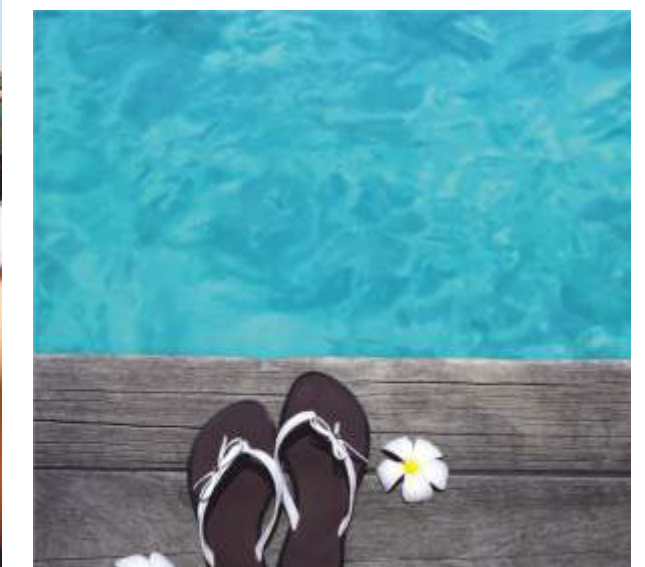
The Niche isn't simply just about providing superior spaces in which to live, it's about enabling a better quality of life.

This is 21st century living at its best. The exclusive green spaces are there for you to enjoy on your own or with friends. Alternatively, relax and unwind in The Niche Spa or if you fancy something more energetic, you can always head to the superbly equipped, residents' gym.

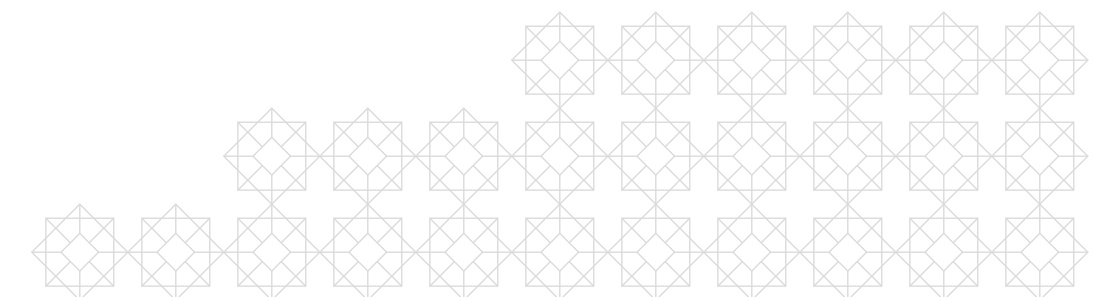


Keep your Kids active and healthy at Kids Play Area

Relax your Mind, Body and Soul at Spa therapy center

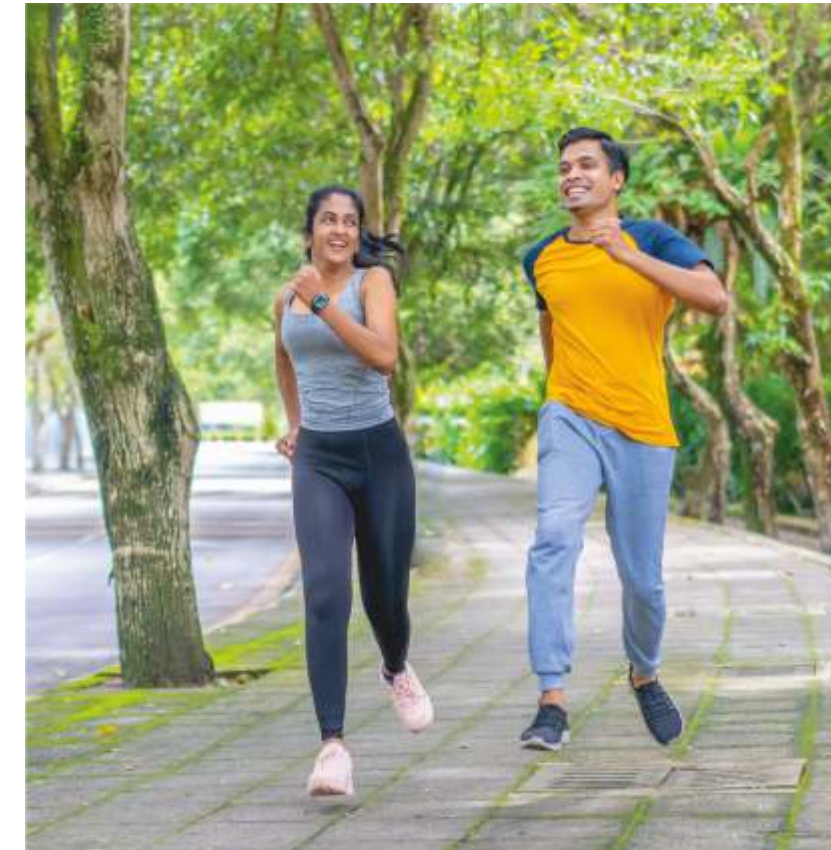


Swim your owes away at Pristine Pool



THE NICHE

Jogging Track to keep you healthy

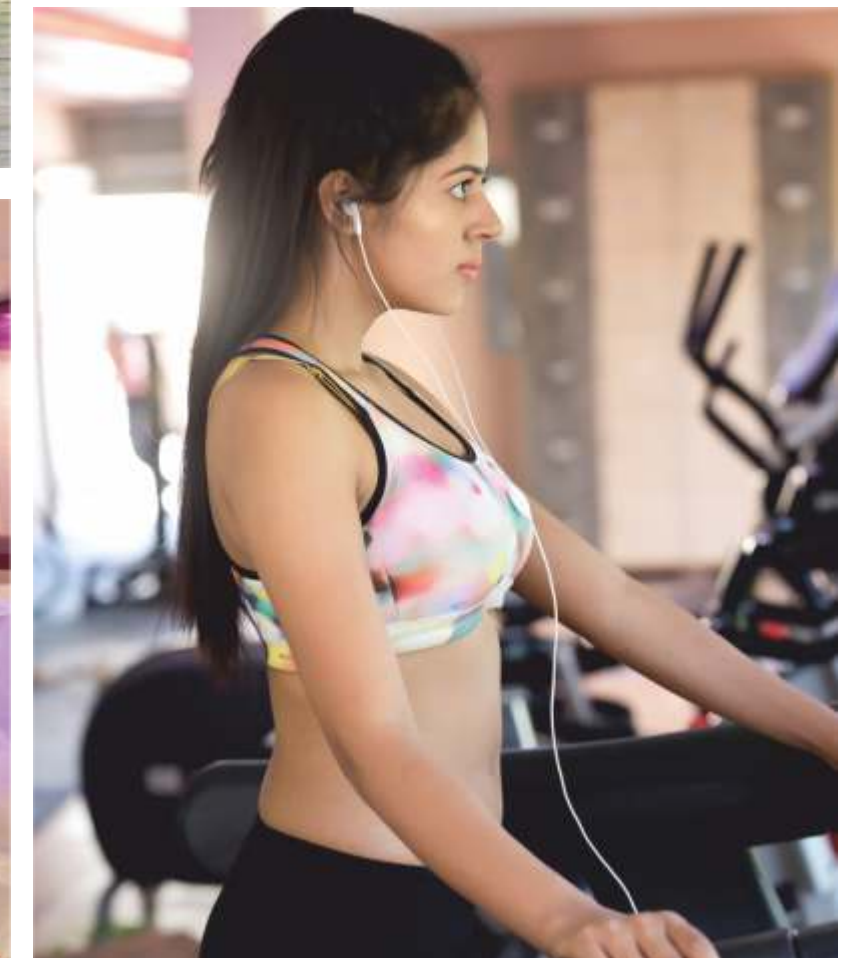


CLUB HOUSE AMENITIES

- + Creche
- + Multipurpose Hall
- + Library
- + Preview Theatre Provision
- + GYM
- + Yoga/Meditation Room
- + SPA Provision
- + Guest Rooms
- + Indoor Games
 - > Carroms
 - > Billiards
 - > Chess
- + Kids Play Area
- + Walking Track
- + BBQ Corner
- + Swimming Pool

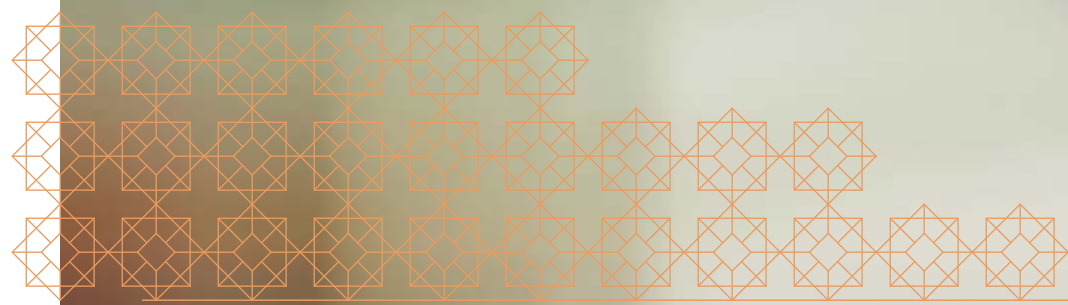


Celebrate an event called life at Multi-functional Party Hall



Ultra modern Gymnasium to keep you in perfect shape

Entertaining Indoor Games





Pool with deck



A Wonderland For Kids

THE NICHE

Unique green spaces that are yours to enjoy

LIFE AND VITALITY

At The Niche, open green space is not a luxury, it's an absolute necessity, and the alluring landscape designs have risen to the challenge.

You will never have to go far to savour the finer things in life. With lavish landscaped greens, blooming trees, picturesque walkways and relaxing zones, gazebos and swimming pool await the select few who have acquired the transcendent world.



Games & Sports, Open Parks for entertainment



Seating areas



Gazebos creating a comfortable & relaxing mood



Half basketball court



Areas to socialize



Beautifully laid Drive Ways

60'-0" WIDE EXISTING ROAD



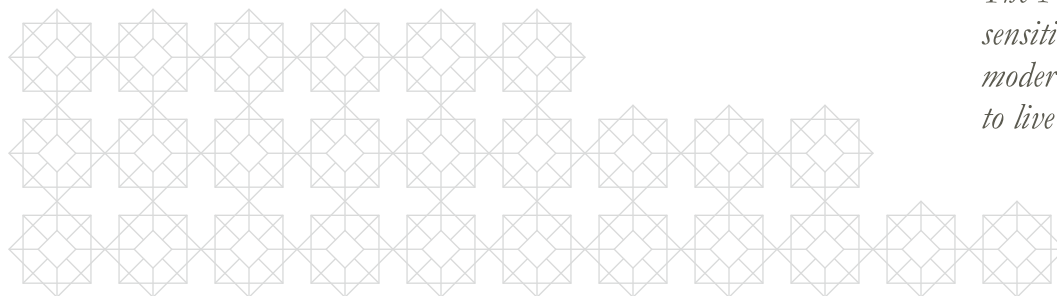
The perfect place to live

THE NICHE

The Niche is combined with sensitive design with well-considered modern touches to create the perfect place to live at the heart of Hyderabad.

LEGEND

- | | |
|--------------------|-------------------------|
| 1 ENTRANCE GATEWAY | 13 PUMP ROOM |
| 2 ARRIVAL LAWN | 14 MULTIPURPOSE LAWN |
| 3 DRIVEWAY | 15 DECK |
| 4 VISITOR PARKING | 16 SKATING RINK |
| 5 FEATURE PAVING 1 | 17 CONNECTING PATHWAY |
| 6 FEATURE PAVING 2 | 18 BADMINTON COURT |
| 7 PATHWAY | 19 STAGE |
| 8 SWIMMING POOL | 20 ELDERLY SEATING ZONE |
| 9 BABY POOL | 21 BASKET BALL COURT |
| 10 POOL DECK | 22 CHILDREN PLAY AREA |
| 11 CHANGING ROOM | 23 GRASS PAVERS |
| 12 TOILET | |



60'-0" WIDE EXISTING ROAD



THE NICHE

Finding your apartment at The Niche

AREA STATEMENT

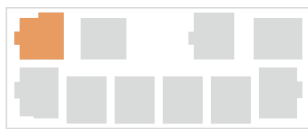
SITE AREA:	TOTAL AREA:	CLUB HOUSE AREA:
2 acres	3,63,705 sft	15,325 sft

THE NICHE

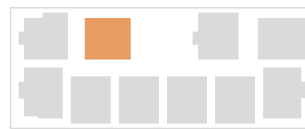
FLOOR PLANS



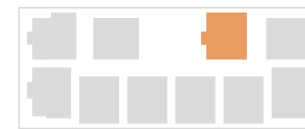
TYPE A
TYPICAL FLOOR 01:
3942 sft - East Facing



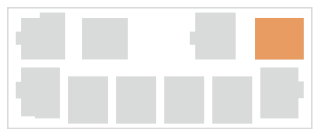
TYPE B
TYPICAL FLOOR 02:
3683 sft - West Facing



TYPE C
TYPICAL FLOOR 10:
3808 sft - East Facing



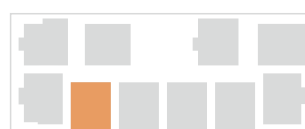
TYPE D
TYPICAL FLOOR 09:
3916 sft - West Facing



TYPE E
TYPICAL FLOOR 03:
3939 sft - East Facing



TYPE F
TYPICAL FLOOR 04:
3666 sft - North Facing



TYPE G
TYPICAL FLOOR 05, 06, 07:
3674 sft - North Facing



TYPE H
TYPICAL FLOOR 08:
3927 sft - West Facing





THE NICHE

A comfortable place to live

COMMUNITY HIGHLIGHTS

ENTRANCE ARCADE
DAIKIN VRV AIR CONDITIONERS
VITRIFIED TILES
PEST CONTROL TREATMENT
ALUMINUM FRENCH DOORS
100% POWER BACKUP
AESTHETICALLY DESIGNED FALSE CEILING
WATER TREATMENT PLANT
ITALIAN MARBLE
24/7 ROUND THE CLOCK SECURITY
HOME AUTOMATION
EV CHARGING STATIONS

The Niche project

AT A GLANCE

3 STILTS

10 FLOORS

96 EXCLUSIVE UNITS

CLUB HOUSE

HEALTH CLUB

SIZES:
3666 sft TO 3942 sft

MULTI FUNCTIONAL
PARTY HALL

2 ACRE RESIDENTIAL
COMMUNITY



THE NICHE

Adding the ultimate seal of quality

THE FINISHING TOUCHES

It's the details that make the difference and The Niche has specified it at the very best



FOUNDATION & STRUCTURE:

RCC Framed Structure to Withstand Wind and Seismic Loads for Zone – II.

SUPERSTRUCTURE:

Clay Brick or Fly Ash Brick or AAC Work in Cement Motor.

PLASTERING:

Internal: Double Coat Cement Plastering of 18 mm thick Finished with Lappam.

External: Double Coat Sand Faced Cement Plastering 18 mm Thick.

Ceiling: Aesthetically Designed False Ceiling with POP Gypsum Sheets will be provided in all rooms.

JOINERY WORKS:

Main Door: High-end Engineered Wooden Door Frame Shutter with premium finishing & hardware of reputed make along with digital lock.

Internal Doors: High-end Engineered Wooden Door Frame Shutter with premium finishing & hardware reputed make

French Doors: Aluminum French Doors with DGV Glass sliding/casement with provision of mosquito track of Alteza or equivalent make.

Windows: Aluminium Frames with glass sliding/casement with provision of mosquito track of Alteza or equivalent make.

Balcony Railings: Aesthetically designed laminated glass railings with high quality hand rails, base railings.

PAINTING:

Internal: Two Coats of Premium Quality Plastic Emulsion Paint Over Two Coats of Lappam. Make: ICI/Asian

External: Premium Quality Painting.

Parking Areas: Oil Bound Distemper over two coats of Lappam, Water-Proof.

FLOORING:

Dining & Living / Drawing: Imported Marble Flooring and Skirting Cost Rs.400/- including Polishing and Finishing.

Master Bedroom: Laminated Wooden Flooring of reputed make will be provided.

All Bedrooms:

Vitrified Tiles (800 x 800mm) Kajaria / Vitero or equivalent will be provided.

Kitchen: Vitrified first quality Tiles Kajaria / Vitero or equivalent make will be provided.

Toilets: Best quality Acid Resistant, Anti-skid Designer Tiles, Make: Kazaria/Johnson/RAK.

Parking: Cement based designer VDF Flooring.

Staircase: Granite based flooring.

Lift Cladding: Italian Marble/Granite Cladding or equivalent

Corridor: Aesthetically designed granite or marble flooring.

TILE CLADDING & DADOING

Toilets: Best quality Acid Resistant designer tiles dado up to ceiling height.

Kitchen: High-end Modular Kitchen will be provided (at extra cost).

Utility/Wash Area: Glazed Ceramic Tiles dado up to 4 ft height Cost Rs. 40/- including laying and finishing.

KITCHEN:

Provision for Cabinets and Exhaust Fan & Chimney.

TOILETS (all toilets to consists of)

> Sanitary fittings of Catalano or equivalent.

> Wall mount water closet with flush tank Grohe or equivalent.

> Hot & Cold Wall Mixer with Shower.

> All fixtures are C.P. Coated from Grohe or Fantini or equivalent.

> Master Bedroom bathroom wash basin with vanity counter of Catalano or equivalent make will be provided.

> Other Bathrooms wall hung wash basins of Catalano or equivalent make will be provided.

ELECTRICAL

> Power outlets for A/c's in hall & bedrooms. Power outlets for geysers in all bathrooms. Power plug for cooking range chimney, refrigerator, micro-oven mixer grinders in kitchen.

> Plug points for TV and Audio System etc.,

> 3-phase supply for each unit and individual meter board miniature circuit breakers (MCB) for each distribution board.

> Daikin or equivalent make with VRV AC's of adequate capacity will be provided in all bedrooms, living, dining (4-way cassette or high wall split according to design).

TELEPHONE / BROADBAND

> Telephone provision in drawing area.

> Provision for internet connection in each flat.

CABLE TV

Cable provision for all bedrooms and living room

LIFTS

V3F technology lifts of Shidler/Thyssenkrupp/Mitsubishi or equivalent make will be provided of adequate capacity SS finish or equivalent.

HOME AUTOMATION

Automation for lighting will be provided. System can be augmented further by owners also to include Curtain Control, Fan Control and AC Controls.

GENERATOR

100% Generator back-up will be provided including AC's and Geysers.

24/7 ROUND THE CLOCK SECURITY

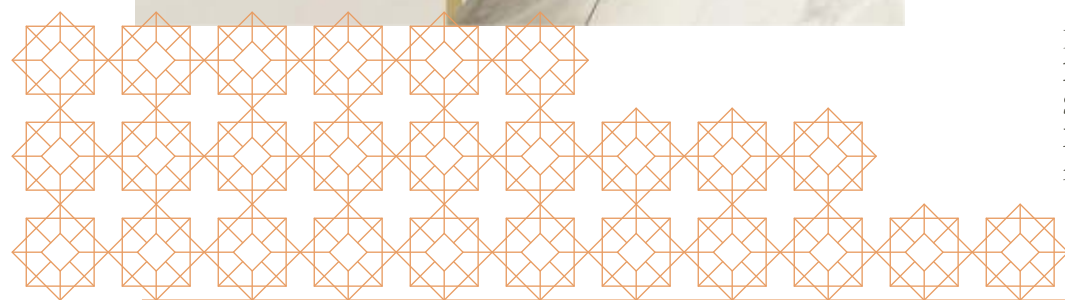
Complete coverage of all areas such as entry/exit points, common areas like lobbies, all floor corridors, parking drive ways, club houses and play areas

WSP & STP

> Domestic water make available through an exclusive water softening plant. (No R.O. Plant)

> STP of adequate capacity shall be provided & treated water to be used for gardening and flushing purpose.

> Rain water harvesting shall be provided for recharging of ground water.





Living in the heart of a vibrant locality
Shaikpet offers a neighborhood that is bubbling with life. The area is packed with high-end residential apartments, food joints, shopping malls and a great connectivity to all parts of Hyderabad in minutes.

City at your feet to access your favorite areas

LOCATION MEETS INSPIRATION

The Niche is conveniently located at Shaikpet in the heart of an established quiet residential neighbourhood yet minutes to the exceptional variety of shops, food joints and restaurants. Project enjoys proximity to Financial District, Wipro Circle, Knowledge City, Raheja Mindspace, Cyber Towers, many more IT Hubs, Corporate Houses, Malls, Entertainment places etc.

EDUCATION

- + Delhi Public School
- + Oakridge International School
- + Jubilee Hills Public School
- + Narayanamma Institute of Technology
- + IGNOU
- + IIIT Hyderabad
- + Indian School of Business

HEALTH CARE

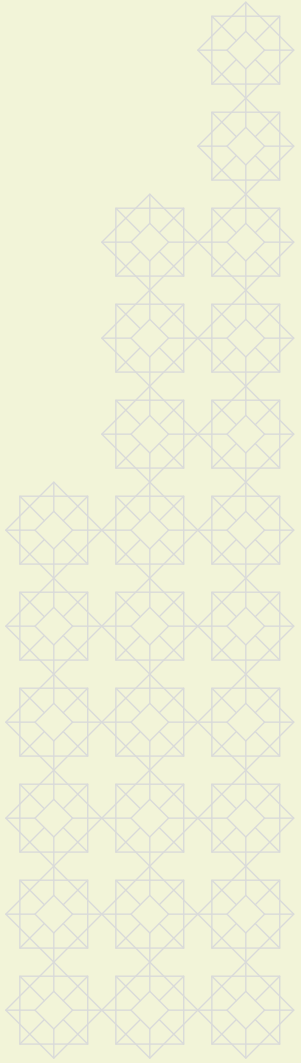
- + KIMS Hospital, Gachibowli
- + Care Hospital
- + Apollo Hospital
- + Continental Hospital

OFFICES

- + Knowledge City
- + Raheja Mindspace
- + Cyber Towers
- + Financial District
- + T HUB
- + Deloitte Towers

ENTERTAINMENT

- + Inorbit Mall
- + Shilparamam
- + Sarath City Capital Mall
- + PVR Prestone Prime





**VAMSIRAM
HOMES**

peace of mind

www.vamsiramhomes.com

VAMSIRAM HOMES

Vamsirams Jubilee Casa
Plot No 1246, Level 3,
Road Number: 62
Jubilee Hills, Hyderabad
Telangana 500033



For more information, Call:

707 500 3969
707 571 3969
964 232 0008
sales@vamsiramhomes.in



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