



A Project by

**Vazhraa
Nirmaan**

Where Quality Prevails

VAZHRAA



PRATHIK

Luxury Highrise Apartments @ N I Z A M P E T

Discover
the better life style



— *—* —
WHERE LIFE GETS
better always





MASTER *layout plan*

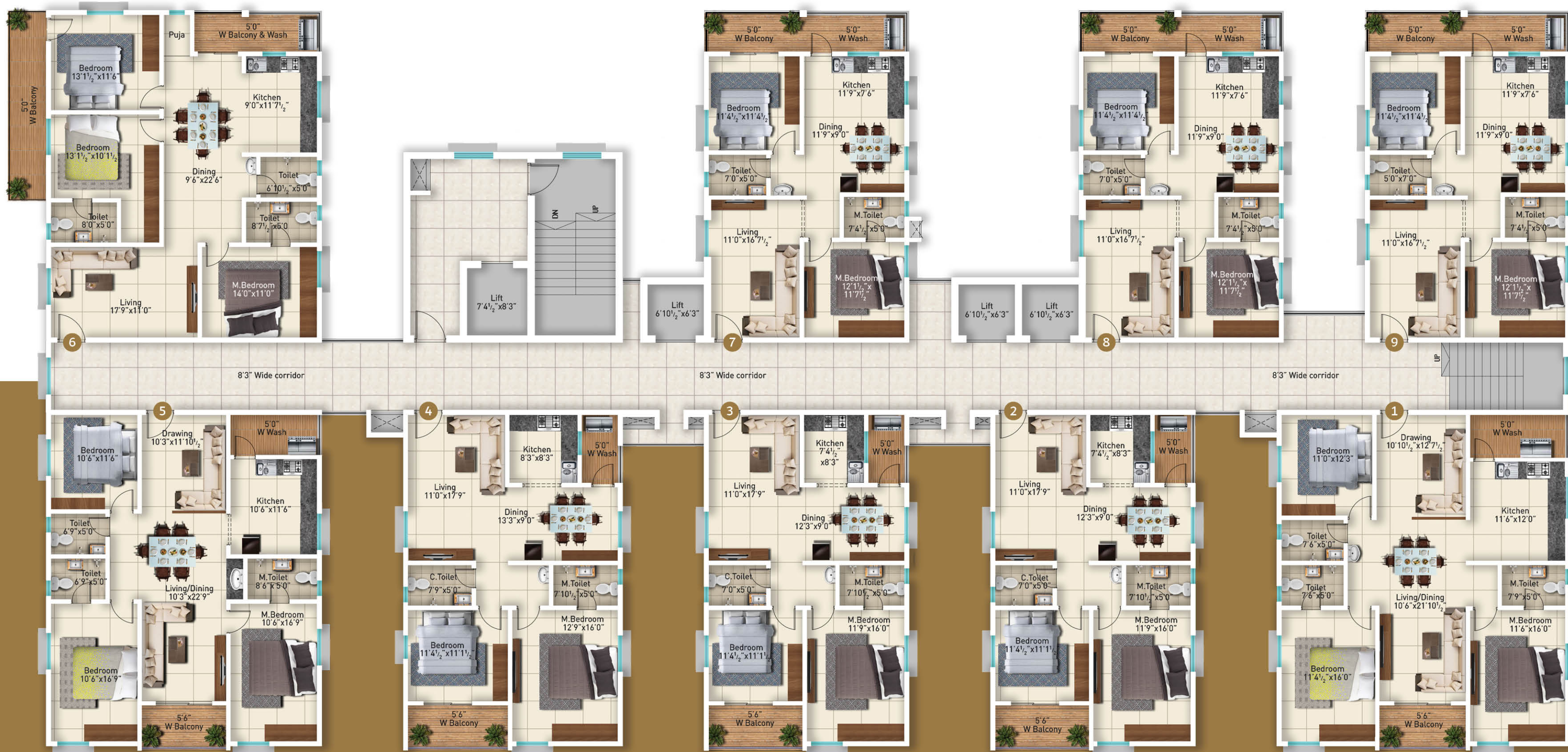
Project Highlights

- Grand Entrance Arch
- Swimming Pool
- Children's Play Area
- Shuttle Court
- Elders Sitout Area
- Box Cricket / Futsal
- Yoga / Meditation
- Lawn
- DG Setup
- Temple
- Court Yard



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BLOCK-D | TYPICAL FLOOR PLAN



ADMIRABLE IN DESIGN
and appeal

AREA STATEMENT (IN SFT.)

Flat No.	1	2	3	4	5	6	7	8	9
Unit	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	East	East	East	West	West	West	West
Carpet Area	1245	830	830	895	1150	1170	800	800	800
Wash&Balcony	95	97	97	100	105	189	123	123	123
Salable Area	1820	1270	1270	1360	1710	1835	1255	1255	1255



BLOCK-E & F | TYPICAL FLOOR PLAN



DESIGNED FOR MANY
facets of life

AREA STATEMENT (IN SFT.)

Flat No.	1	2	3	4	5	6	7	8	9
Unit	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK
Facing	East	East	East	East	East	West	West	West	West
Carpet Area	1245	830	830	895	1150	1170	800	800	800
Wash&Balcony	138	97	97	100	105	189	123	123	123
Salable Area	1870	1270	1270	1360	1710	1835	1255	1255	1255



Live Pictures at SITE Location



Live Pictures at SITE Location



Live Pictures at SITE Location



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6+2 TOWERS + AMENITIES BLOCK

807+ LUXURY APARTMENTS

G+14 LIVING

60,000 SFT CLUBHOUSE

14 GUEST ROOMS

24X7 SECURITY

FIRE FIGHTING SYSTEM

SEWAGE TREATMENT PLANT

CHILDREN PLAY AREA

LANDSCAPED GARDEN



Your home should become the most special place in your heart. Whether it is for its aesthetics, design and beauty, for the standard of amenities it provides, or just for the reason that it looks quite welcoming every time you make your way under its arch. Vazhraa Prathik has all the qualities to tick these boxes. And it starts with its wide, vast and inviting archway that welcomes you into its majestic lap, which is as endearing as a warm welcome.

AS INVITING AS A
warm welcome



EXCLUSIVE AMENITIES *at prathik*

VAZHRAA

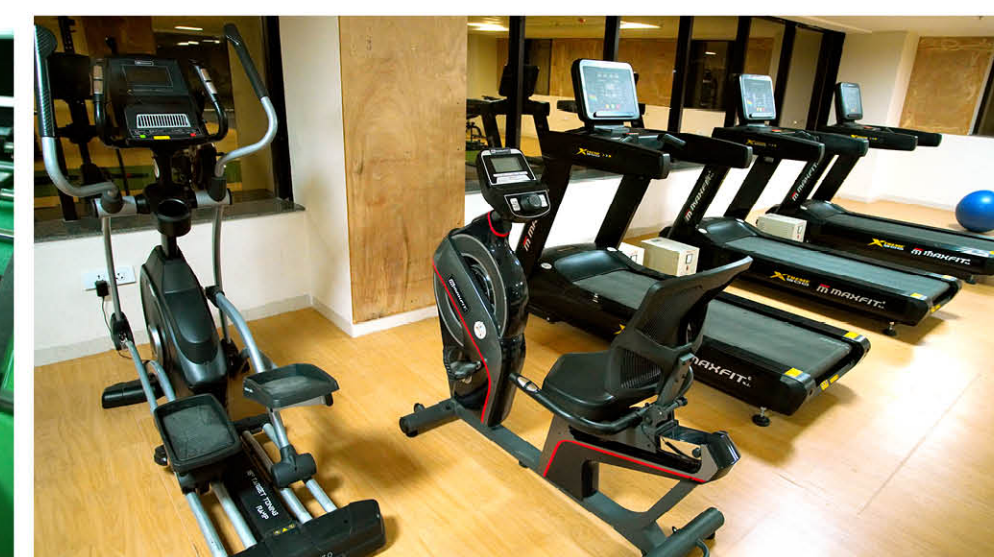
PRATHIK

If good is a norm for most, then great is the only standard for Vazhraa Prathik. Simply because the place brings to you a set of marvelous lifestyle amenities and several essential-for-a-classy-living features, that makes the place complete.

AMENITIES & FEATURES

- ◆ Table Tennis, Foos Ball
- ◆ Designer Landscape
- ◆ Swimming Pool
- ◆ 3 Shuttle Courts
- ◆ Rock Climbing
- ◆ Squash Court
- ◆ Box Cricket Net
- ◆ Kids Play Area
- ◆ A/C Gym / Yoga
- ◆ Solar powered Fencing
- ◆ 10,000 Sft. Function / Multipurpose Hall
- ◆ Super Market, Saloon / Spa, Restaurant
- ◆ 24/7 CCTV surveillance at podium and basement entrances

All Live Pictures from the SITE Location



TAKE YOUR PRIDE TO
new heights

VAZHRAA

PRATHIK





A HOME THAT MAKES
your world complete

Happiness is visible when it comes from the inside. Likewise, a home that has been built with all the heart and honesty, will have quality showing clearly. Which is why we have built Vazhraa Prathik with all the quality and goodness, using the most qualitative of raw materials, equipment and standards, with strict adherence to focus on setting benchmarks, erecting a community that will stay on for eons together.



SPECIFICATIONS

STRUCTURE

- Reinforced Cement Concrete Framed Structure designed to withstand Wind and Seismic Loads.
- AAC Blocks for Non Structural members wherever required as per plan



FLOORING & TILE DADOING

All Rooms & Balconies: 800x800mm Double Charged Vitrified Tiles of reputed make.

Wash / Toilets:

Wall Cladding : 600 x 600 mm or 600x1200mm PGVT Polished Glazed Vitrified Tiles upto full height in Toilets & upto 900mm in Wash Area.

Flooring : 600x600 mm Matt GVT Glazed Vitrified Tiles.

Staircase: Granite Flooring.

Corridors: 600 x 600mm Double Charged Vitrified Flooring.

Kitchen : 600x600mm PGVT Polished Glazed Vitrified tiles to 600mm height above kitchen platform.

Kitchen platform of Granite and Stainless steel sink with water tap.

*Granite stone can be changed based on availability.

WINDOWS & FRENCH DOORS

- Windows :** UPVC Frames & Shutter profiles of Reputed make with Tinted Glass Shutters as per Design with a Mosquito mesh for all sliding windows.
- French Door :** UPVC Frames & Door profiles of Reputed make with Toughened Tinted Glass Door as per Design with a Mosquito mesh.

ALL DOORS

Main Door: Imported Teak Wood Frame with 40mm Flush shutter with both side natural teak veneered & PU polished.

Internal Doors: Imported Teak Wood Frame with 35mm Flush shutter with both side natural teak veneered & PU polished.

Bathroom or Wash Door: Imported Teak Wood Frame with 35mm Flush shutter with one side teak veneered & PU polished and other side filmed & PU painted.

Door Hardware: Mortise locks for Main door & Bedroom doors & all other Hardware from Dorset or reputed make.

WATER SUPPLY

Adequate water supply for all flats through Hydro Pneumatic System.

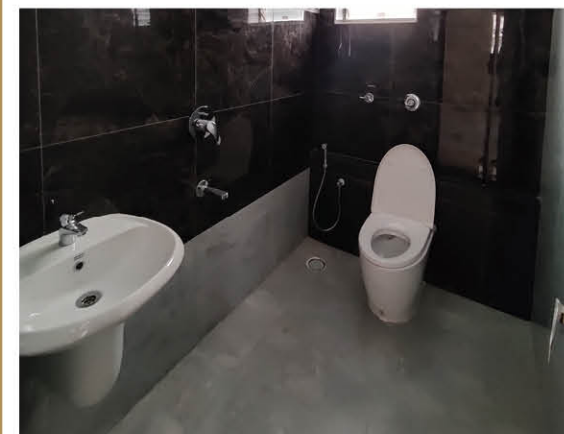


POWER BACKUP

100% Diesel Generator backup

SANITARY

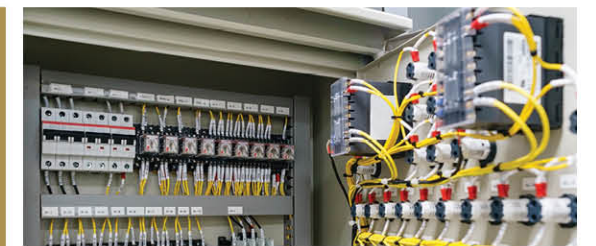
Wash basin & EWC of American Standard/ Jaquar or equivalent. CP fittings of Grohe / Jaquar or equivalent.



FINISHES

Internal: Smooth plastered surface treated with Birla Wall care, 2 coats of Premium Acrylic Emulsion of ICI Dulux or Reputed make over a coat of Primer.

External: Textured finish with 2 coats of Weather Proof Emulsion of ICI Dulux or reputed make.



ELECTRICAL

3 Phase power supply for each individual flat. Concealed copper wiring of Polycab or equivalent make.

AC points in Bed rooms/Living room with mandatory drain outlet provision.

Power points for cooking range, chimney, microwave, refrigerator, mixer, grinder in kitchen and Geyser point in Toilets. Modular switches of Schneider or equivalent make.

AMENITIES

Club house of built-up area equivalent to 3% of the total residential area as per HMDA norms.

PARKING

Adequate car parking is available.

LIFTS / ELEVATORS

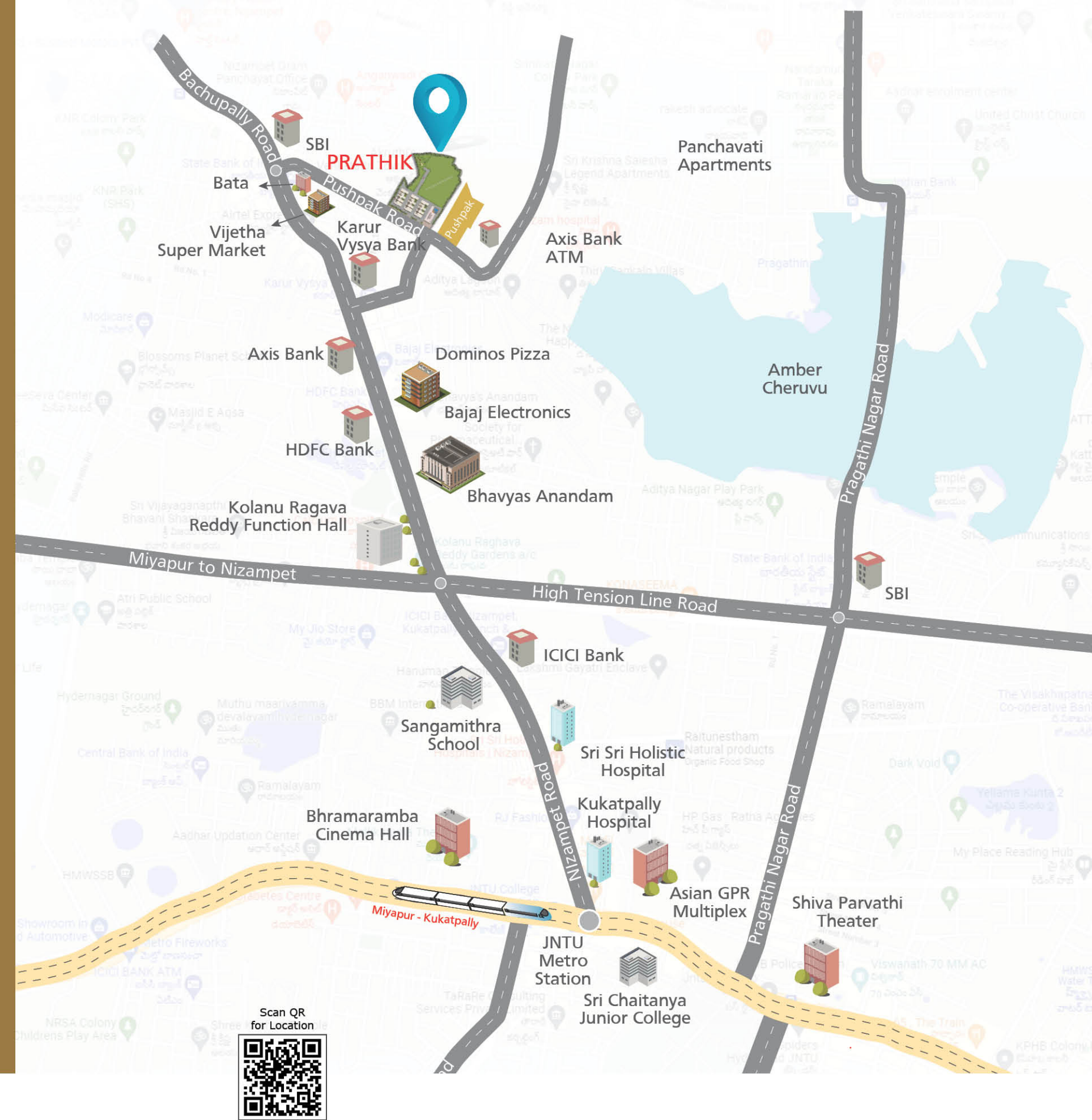
Lifts of Schindler or Equivalent make with speed & load as per design.

VAZHRAA

PRATHIK

EVOLVED, AND NEXT TO
the most happening

When you set out to build homes, it is necessary to have a certain taste and passion. And at Vazhraa Nirmaan, we are extremely passionate about our offering called Vazhraa Prathik. In this, we bring for our home-buyers the right blend of classy design and top-quality construction, benchmarks we set for ourselves. Come own a piece of the city that holds promise for everyone.



LOCATION
Highlights

COMPLETED PROJECT



Pushpak @ Nizampet

OTHER ONGOING PROJECT



Vihari @ Manikonda

Bachpan School	- 0.2 Kms	Sri Sri Holistic Hospitals	- 1.5 Kms
Dominos	- 0.5 Kms	GPR Multiplex	- 2.0 Kms
HDFC Bank	- 0.5 Kms	Nizampet 'X' Road	- 2.0 Kms
SBI Bank	- 0.5 Kms	JNTU Metro	- 2.0 Kms
Crayons Creative School	- 0.5 Kms	JNTU University	- 3.0 Kms
Bashyam School	- 1.0 Kms	Rainbow Hospital	- 3.5 Kms
Medha Intl. School	- 1.5 Kms	Lotus Hospitals	- 4.0 Kms

Approved Gated Community

Member of



Project Financed by and Mortgaged to
Bajaj Housing Finance Ltd.



www.vazhraanirmaan.com



Where Quality Prevails

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Nirmaan**

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Site Address:



Behind Karur Vysya Bank,
Nizampet, Hyderabad - 500 090.

Architects & Engineers:



Akshaya Infra
Consultants Pvt. Ltd.
Architects & Engineers

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