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BOUTIQUE LUXURY LIVING
IN TELLAPUR

Rera No. : P01100007446



Amidst 2.5 pristine acres, stands a distinctive boutique community. Vaibhavi's Vihaan Shikhara, unlike neighboring congested complexes, offers exclusivity with just 220 expansive apartments and premium amenities. In a world of uniformity, this is the haven for those who savor life with a dash of sophistication.





LIKE A CANVAS OF COLOURS

It's time to rise and shine. Secure and enclosed with 2 imposing blocks and a clubhouse in the centre, Vihaan Shikhara is a triumph of minimalist architecture. The sleek lines of the edifice are in harmony with the greenery all around.

The skies are a clear blue, the lawns are a deeper shade of green and the stars twinkle brighter in the unpolluted environs of your exquisite abode.





LIKE
AN ISLAND
OF FANTASY

2.5
ACRES GATED
COMMUNITY

2
BLOCKS

STILT+
10
FLOORS

220
UNITS

ALL 3
BHK UNITS





LIKE A JEWEL IN THE CROWN

Vihaan Shikhara is for a select circle of like-minded people who value community life as much as their privacy. The facade of the building exudes the sophistication and persona of the residents – you will love the design of the apartments and the beauty of the landscaped grounds.

- HUGE CANTILEVER BALCONIES**
- HMDA APPROVED**
- POWER BACK UP**
- TERRACE POOL WITH SEATING DECK**
- SAFETY & SECURITY**
- 24/7 SECURITY SERVICES**
CCTV SURVEILLANCE
AUTOMATIC ENTRY & EXIT SYSTEM
- 2 COVERED CAR PARKING'S PER FLAT
- WALKING AND JOGGING AREAS
- ACCESS RAMPS AT ALL ENTRANCES FOR DISABILITY-FRIENDLY ACCESS
- 100% VASTU**
- EXPERIENCE **3 SIDE ROADS**
- ALL FLATS FACING GREENERY**
- CENTRALISED GAS SUPPLY
- DOMESTIC WATER AVAILABLE
- AMPHITHEATRE
- KIDS PLAY AREA
- PETS AREA
- STP PROVIDED FOR LANDSCAPING AND FLUSHING PURPOSE ONLY



LIKE A COCKTAIL OF JOYS

Vihaan Shikhara is all about the extra sparkle. The apartment is an intoxicating blend of sun-kissed interiors, private corners, cozy bedrooms and huge balconies, where every family member feels at home. The sit-outs overlook the lush landscaped grounds and the greenery beyond.





THE CLUB HOUSE



AN ARRAY OF CLUB LUXURIES

- DOUBLE HEIGHT IN RECEPTION AND LOUNGE
- TERRACE SWIMMING POOL
- KIDS POOL
- POOL SIDE SEATING DECK
- PROVISION FOR COFFEE SHOP
- WORK SPACE WITH WI-FI
- MULTIPURPOSE HALL
- INDOOR GAMES
- MINI THEATER
- EQUIPPED GYM
- PARTY LAWN
- MEDITATION/ YOGA HALL
- GUEST ROOMS
- INDOOR SHUTTLE COURT
- PROVISION FOR LIBRARY
- PROVISION FOR UNI SEX SALOON & SPA

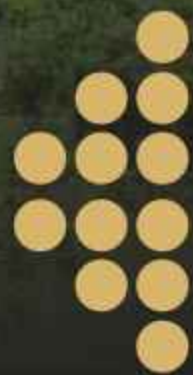


LIKE A BED OF ROSES

What's a home if it doesn't pamper you?
What's life if it doesn't nurture
togetherness and love?
Give your children the childhood they deserve.
Let them run and cycle, let them make friends
and glow in the secure and oxygen-rich
surroundings of Vihaan Shikhara.



VAIBHAVI'S
**VIHAAN
SHIKHARA**



THE RESIDENTIAL COMPLEX IS SURROUNDED BY SPACIOUS ROADS ON THREE SIDES AND FEATURES A VILLA LAYOUT ON THE FOURTH, OFFERING UNOBSTRUCTED VISTAS OF VERDANT LANDSCAPES AND OPEN EXPANSES IN EVERY DIRECTION

We've created inviting and artistically designed seating spots, perfect for families to unwind, connect with neighbors, and enjoy the beauty of sunrise and sunset



LIKE A MATCH MADE IN HEAVEN

We have meticulously designed the grounds to encourage outdoor sports and physical well-being. Explore the variety of options at your fingertips!

Apart from the popular badminton court, there are designated half basketball courts and cricket nets. The walking tracks are cool and inviting for enthusiastic joggers.

And for the elders, the shaded seating area is a welcome relief.





Thoughtful and aesthetic seating areas are provided for families to relax in, greet neighbours, and watch the sunset and sunrise. **A PLACE TO RELAX**



The colourful playpen has it all - from slides and swings to monkey bars and seesaws for the little ones. It's a safe and happy spot, where childhood comes alive! **A PLACE TO PLAY**



**OUT DOOR
SPORTS
& ACTIVITIES**
CRICKET NETS
ELDERLY SEATING ZONES
CHILDREN'S PLAY AREAS
JOGGING TRACK
HALF BASKET- BALL COURT



MASTER PLAN



LEGEND

- | | |
|------------------------|-------------------------|
| 1 ENTRY | 7 CRICKET NET |
| 2 SECURITY | 8 CLUBHOUSE |
| 3 ELDERLY SEATING AREA | 9 TERRACE SWIMMING POOL |
| 4 CHILDREN'S PLAY AREA | 10 JOGGERS TRACK |
| 5 TEMPLE | 11 EXIT |
| 6 PARTY LAWN | |



VAIBHAVI

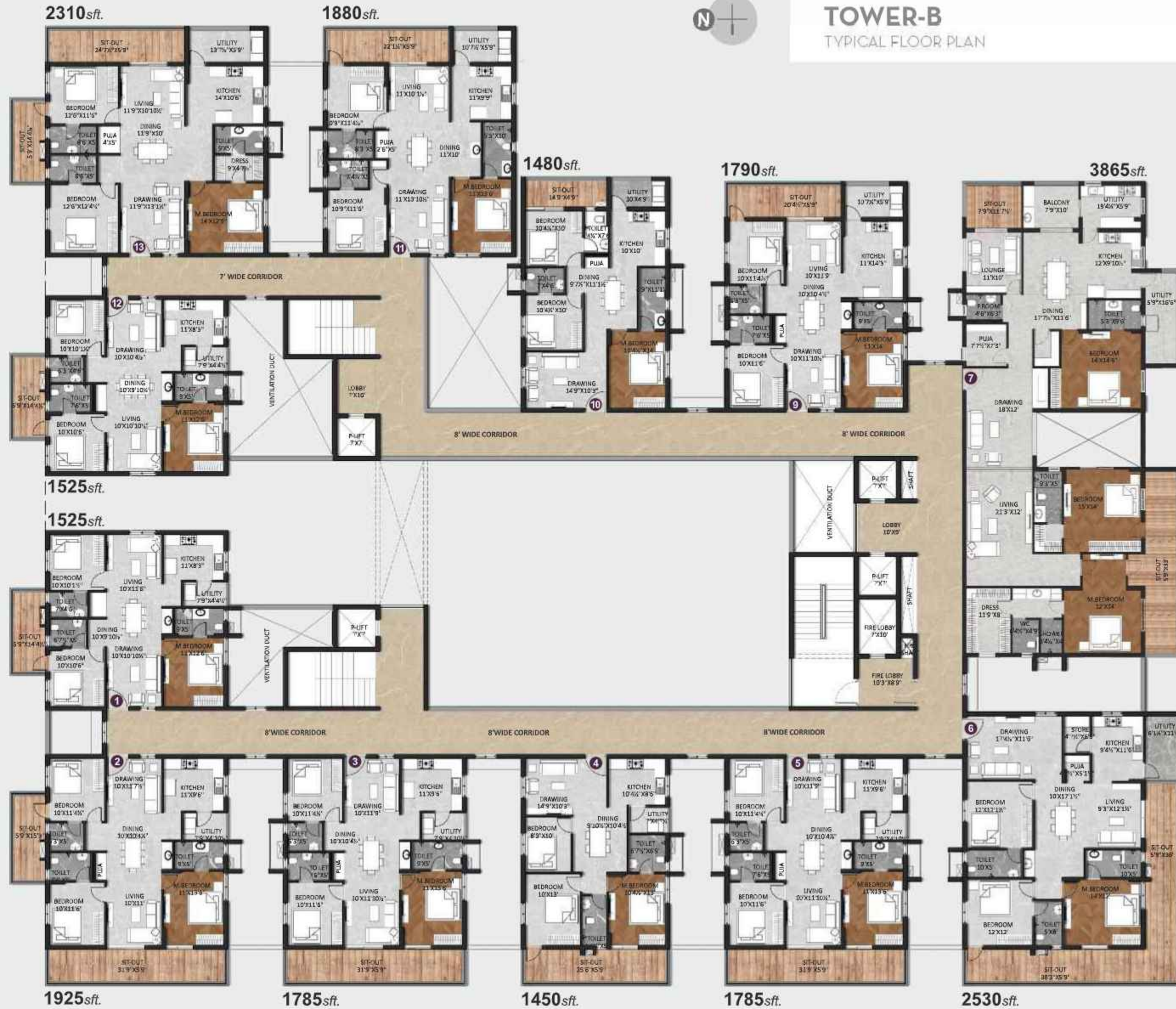


TOWER-A
TYPICAL FLOOR PLAN





TOWER-B
TYPICAL FLOOR PLAN



**FOUNDATION**

RCC Framed Structure

WALLS

9" thick CC/AAC blocks for External Walls.
4" and 6" CC/AAC blocks for Internal Walls

PLASTERING

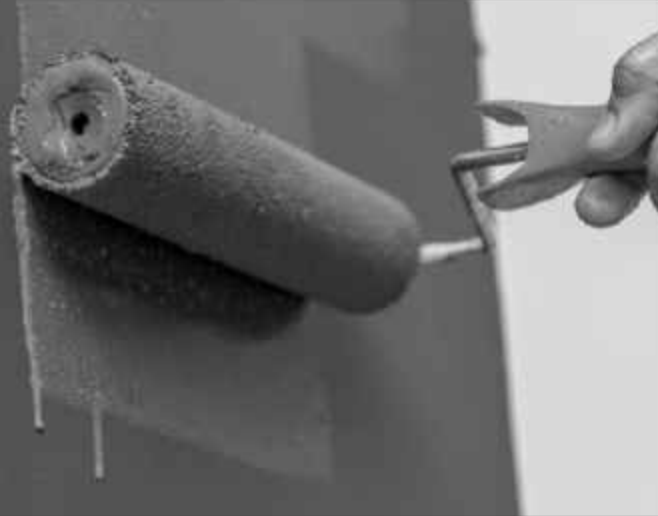
Cement Plastering with Smooth Finish

**LIFT**

Lift of reputed make (Johnson/ Kone or equivalent).
Lift lobby cladding with vitrified tiles/ granite

ELECTRICAL

Power plugs for cooking range, chimney, refrigerator, microwave oven, water purifier, mixer/grinders in kitchen, washing machine and dish washer in utility area.

**DOORS**

Main Door : Hardwood frame and designer veneered flush shutter finished with Melamine spray polish

Internal Doors : Factory made wooden frame and both side laminated/Veneer flush shutters with reputed hardware

Balconies : Aluminium/UPVC glazed French sliding doors with mosquito mesh provision

**INTERNET/TV**

- Provision for Internet and DTH
- Provision for TV points in All bedrooms and living

SECURITY

- Intercom facility to all units connecting to security
- Security System with surveillance cameras at appropriate locations
- Delivery packages drop off area

PAINTING

Interior Painting : Smooth finish with putty and two coats of emulsion paint over a coat of primer (Asian or equivalent).

Exterior Painting : Combination of branded putty and surface texture as per architecture specs 2 coats of exterior paint over a coat of primer (Asian or equivalent)

FLOORING

1600/800 MM or 800/800 MM double charged vitrified tiles of reputed make

Balcony/Utility : Anti-skid vitrified tiles

Bathroom : Anti-skid vitrified/ceramic tiles of reputed make

Windows : UPVC frames and shutters fitted with glass and mosquito mesh, necessary hardware

KITCHEN

Granite platform, stainless steel sink and dado upto 2' level above the platform

TOILET

Wall-mounted EWC in all bathrooms. Glazed wall tiling upto lintel level. Single lever bath and shower mixer. All sanitary fittings of Hindware/ Jaquar or equivalent make.

Utility & Wash : Glazed tile dado up to 3 feet height wherever possible

PLUMBING

Superior quality IS specified CPVC & PVC piping for water supply and sanitary/sewages respectively

WATER PROOFING

For all toilets, wash areas and terrace

POWER BACKUP

Common : Power backup for lift, water pumps and lights

Flats : All lights and fans in the flat

FIRE SAFETY

Fire Alarms, Hydrants and sprinklers as per norms

PNG/LPG

Centralized gas bank with piped gas to all flats

STP

STP treated water for flushing and landscaping

THE FINEST SPECIFICATIONS FOR THE FINEST LIFESTYLE

SPECIFICATIONS

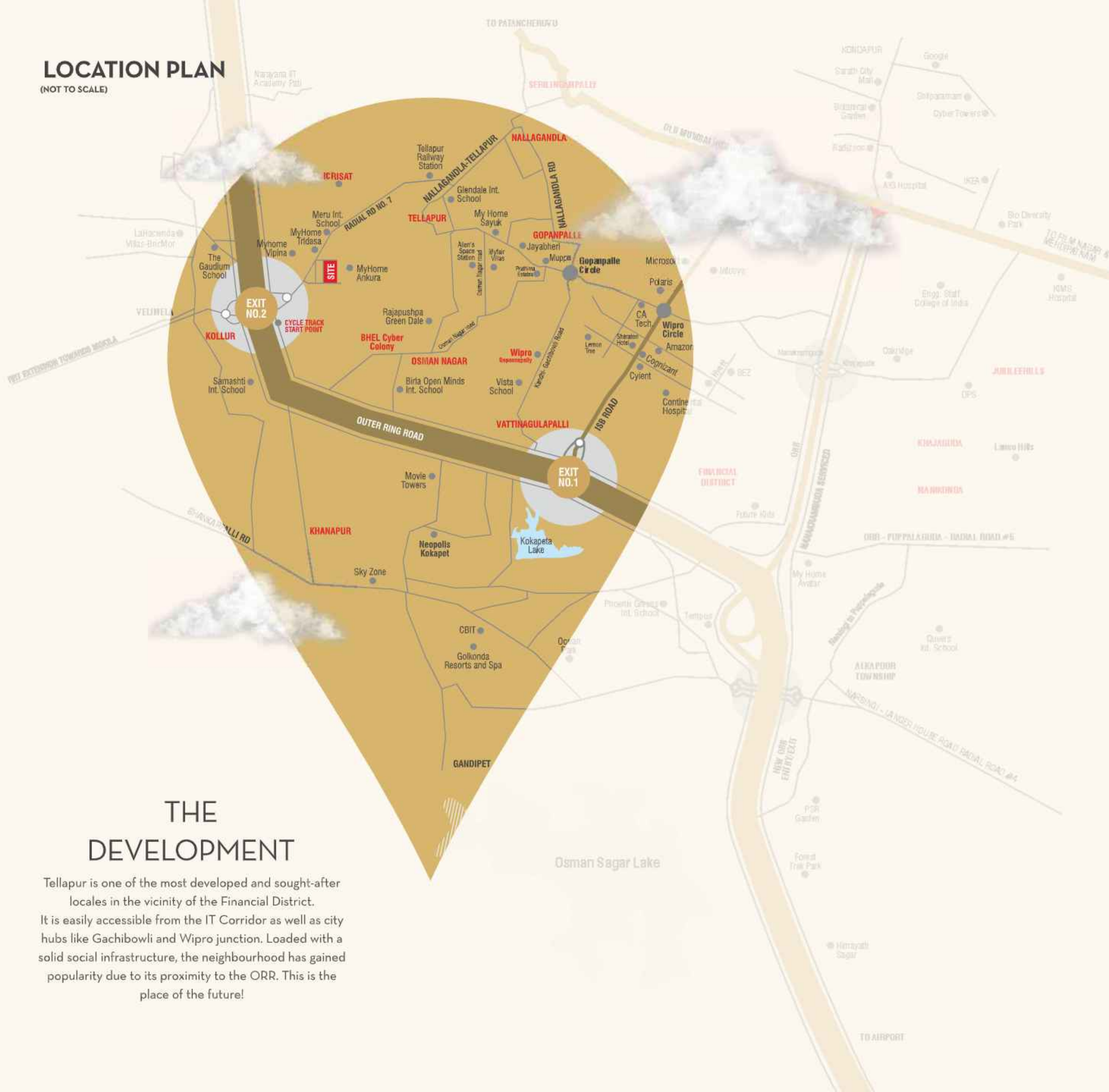


LOCATION PLAN

(NOT TO SCALE)



LOCATION QR CODE



EDUCATION

- Meru International School - 1 mins.
- Samshti International School - 4mins.
- Gaudium International School - 5 mins.
- Glendale International School - 5 mins.
- Narayana Junior College - 5 mins.
- Birla open Minds School - 8 mins.
- Delhi Public School - 10 mins.
- ICFAI business school - 15mins.
- CBIT - 20 mins.

TRAVEL

- Kollur ORR Exit - 3 mins.
- Tellapur railway station - 4 mins.
- Lingampally Railway station - 15mins.
- International Airport - 30mins.

ENTERTAINMENT

- My home mall (proposed) - 1mins.
- Aparna Mall - 10mins.
- Skyzone - 15mins.
- Golkonda resorts - 20 mins.
- Sarath City Mall - 20mins.

WORK

- Kollur IT Park (Proposed) - 8 mins.
- Neopolis Kokapet SEZ - 13mins.
- Financial District - 14mins.
- Cyber towers - 25 mins.

HEALTH

- Citizen Hospital - 9 mins.
- Continental Hospitals - 15mins.
- AIG Hospitals - 20mins.

THE DEVELOPMENT

Tellapur is one of the most developed and sought-after locales in the vicinity of the Financial District. It is easily accessible from the IT Corridor as well as city hubs like Gachibowli and Wipro junction. Loaded with a solid social infrastructure, the neighbourhood has gained popularity due to its proximity to the ORR. This is the place of the future!





WEB QR CODE



VAIBHAVI GROUP - CREATING AN ENHANCED LIVING EXPERIENCE

As one of the foremost builders in the twin cities, the Vaibhavi Group has been conquering every terrain in the sphere of contemporary urban lifestyle. Encouraging community living, we have always built projects with facilities and amenities for larger, versatile, metro & cosmo cultures. Technology integrated and stunningly designed, our projects have earned the trust of investors far and wide.

Vihaan Shikhara is a spectacular offering from the Vaibhavi Group.

UPCOMING PROJECTS



The Retailer's Mall



Premium Space



Commercial Space

COMPLETED PROJECTS



Vaibhavi Valero



Vaibhavi Vibe



Vaibhavi Gayathri Vistas



Vaibhavi Gardenia



Vaibhavi Vishista

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Corporate Office

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TEAM

Architects



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Structural Enigneers



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