



ABOVE
IT ALL.

33
VERTEX
WEST

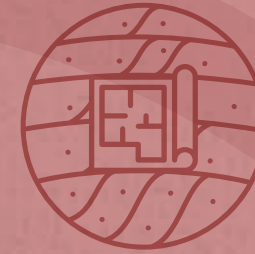




THE PROJECT



THE LOCATION



THE MASTER PLAN



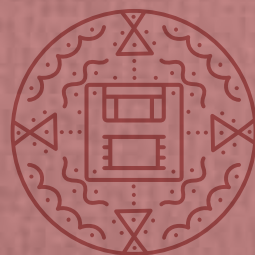
THE OPEN SPACES



THE CLUBHOUSE



COMMUNITY



THE HOMES



THE PLANS



THE SPECIFICATIONS

The greatest joys in life are the ones that you make time for.

Like for the song a bird brings on its wings.

The incessant chatter of the breeze, and all its stories.

Like unbridled laughter. Or the unstoppable run of little feet.

For all the mischief. For quiet smiles. And for memories.

Like for that quiet moment for yourself.

To see how high you've come. And who you stand amongst.

The greatest joys in life are the ones that you make time for.

Welcome to home that makes it for you.

Welcome to 33 West.



THE
PROJECT

RISE ABOVE. AND LIVE LIKE IT.

You've always known you'd rise. That you'd soar. That you'd find a place higher than equals. Better than equals. Welcome to that place. Welcome to 33 West.

Located in Nallagandla, the two towers of 33 West rise from a sea of green, 33 floors into the sky. Impeccably designed, intuitively planned, every corner of the property is built to make this an address like no other. Luxurious, rich and replete with all you need and all you desire, including an immaculate clubhouse and a podium full of amenities. 33 West is indeed a home that deserves you.





**PROJECT
FEATURES**

3

acres

70%

open space

2

exclusive towers

33

floors

524

homes

2&3

BHK residences

33,000

sft clubhouse

15,000

**sft podium-level
amenities**



THE LOCATION

WHEN EVERYTHING IS CLOSE, THERE'S NO PLACE TOO FAR.

20 KM

15 KM

10 KM

7 KM

5 KM

3 KM

Schools

Sancta Maria	5 mins
Eurokids	5 mins
Narayana	5 mins
Chirec	15 mins
University of Hyderabad	10 mins
IIIT	15 mins
ISB	20 mins

Hospitals

Citizen Speciality	5 mins
PRK Hospital	15 mins
AIG	25 mins
Care	25 mins
KIMS	25 mins
Yashoda	30 mins

Entertainment and Shopping

Sarath City Mall	20 mins
Ikea	20 mins
Miraj Cinemas	15 mins
Inorbit Mall	30 mins
Forum Mall	30 mins

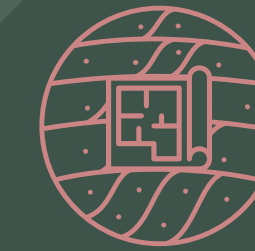
Workplaces

TCS	20 mins
DLF	20 mins
Financial Dist.	25 mins
Wipro	25 mins
Mindspace	25 mins

Travel

Lingampally Station	5 mins
Outer Ring Road	10 mins
Miyapur Metro	30 mins
Raiduram Metro	23 mins
Airport	45 mins





THE MASTER PLAN

SOMETIMES, YOU CAN TRULY HAVE IT ALL.

- | | | | | | |
|----|--------------------------------------------|----|-------------------------|----|---------------------------|
| 1 | ENTRY/EXIT | 14 | FOOD | 27 | BASKETBALL COURT |
| 2 | BUS BAY | 15 | INFORMAL SEATING | 28 | PERGOLA SEATING DECK |
| 3 | SECURITY CABIN | 16 | BANQUET OUTDOOR PLAZA | 29 | KIDS ADVENTURE PLAY |
| 4 | PEDESTRIAN ENTRY PERGOLA | 17 | DROP OFF ZONE | 30 | OUTDOOR PLAY EQUIPMENT |
| 5 | ENTRY FEATURE ELEMENT | 18 | ENTRY RAMP TO BASEMENT | 31 | OPEN PLAY AREA |
| 6 | PERGOLA DECK SEATING | 19 | EXIT RAMP FROM BASEMENT | 32 | MULTIPURPOSE COURT |
| 7 | FEATURE ELEMENT | 20 | AMPHITHEATRE | 33 | FOOTBALL PLAY PAD |
| 8 | LAWN | 21 | OUTDOOR SEATING | 34 | ARRIVAL WATER FEATURE |
| 9 | DECK | 22 | OUTDOOR GYM | 35 | PEBBLES WITH URN PLANTING |
| 10 | PLANTING NEAR THE TOWER BLOCK 11. DROP OFF | 23 | OPEN ACTIVITY DECKS | 36 | CRICKET PRACTICE PITCH |
| 12 | CLUB HOUSE | 24 | TABLE TENNIS | 37 | BUS BAY |
| 13 | CAFE SHOP STEP OUT SEATING | 25 | TOTLOT PLAY AREA | | |
| | | 26 | YOGA | | |





THE
OPEN SPACES

WALK, RUN, LIVE. THERE'S SPACE FOR IT ALL.

Life thrives here. Just step in to all the wide open spaces, and you'll see. There is a peace. A stillness. In gentle breezes. In the intoxicating fragrances. In all those sounds that lull you to listen to your own breathing. And to the voice within. There's something here that feels like home. Here at 33 West.

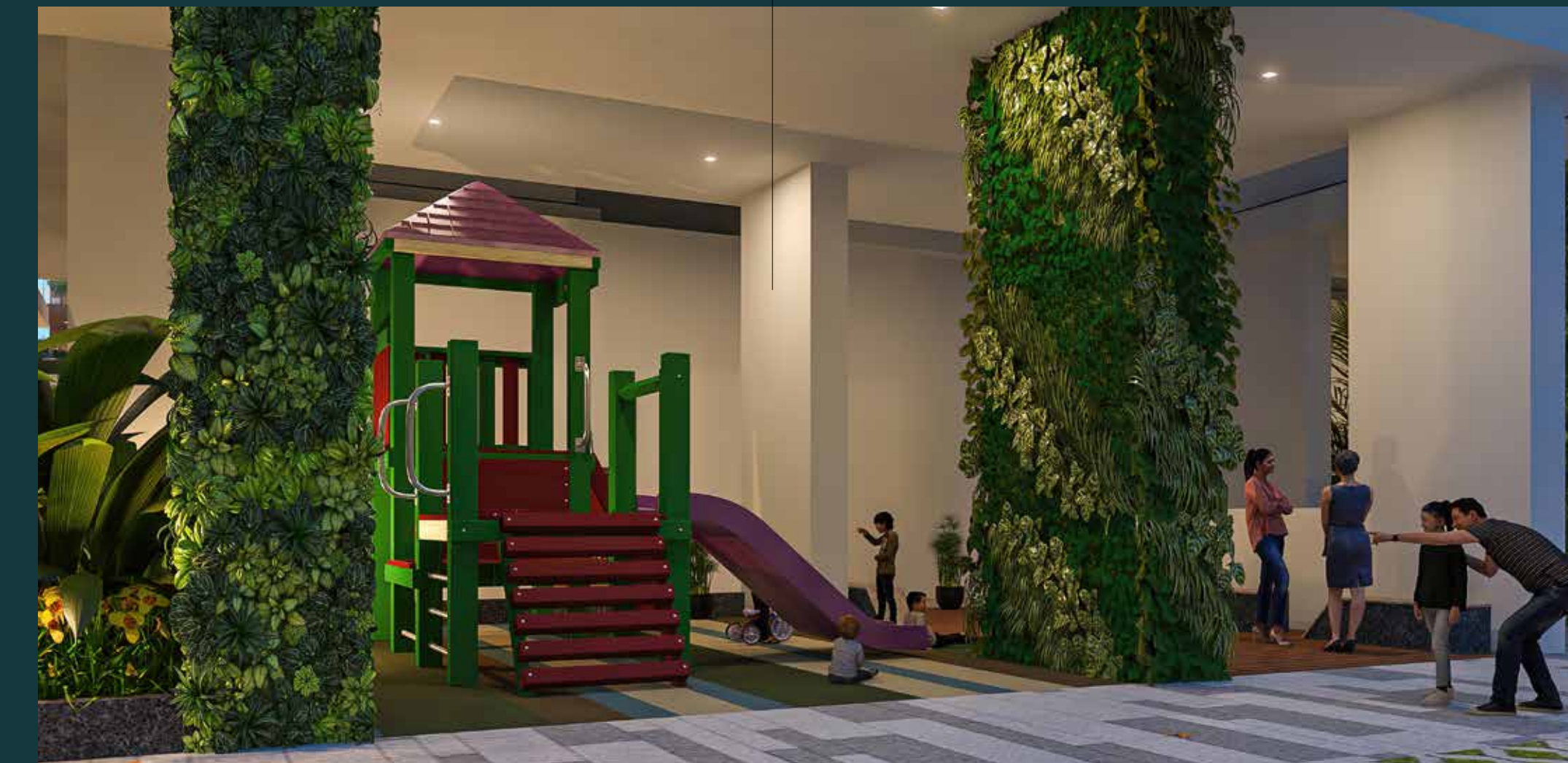






**OPEN.
FOR FRIENDS,
FOR FAMILY.
FOR THE KIDS,
AND FOR YOU.**

Get together with friends. Make new ones. Bring your kids. Let them have all the fun. Get active, get healthy, with a game on the courts. Or just spend some time with a book on the decks. At 33 West, every corner is made to inspire great memories. Come, have it all.

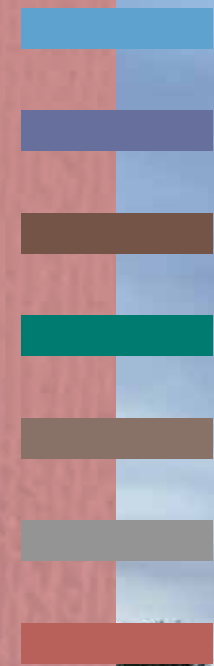




THE
CLUBHOUSE

6 FLOORS. OF ALL YOU NEED, AND ALL YOU DESIRE.

It's almost like the jewel at the heart of 33 West. Built in 5 floors, across 33,000 sft, the Clubhouse carries the elevated living experience that the towers begin. Socialise, relax, revel or get fit. You can do it all, right at home, in your very own clubhouse.



THE GROUND FLOOR.

LIKE ALL GREAT THINGS, IT BEGINS WITH A GREAT IMPRESSION.

A grand lobby, intimate coffee shop, and banquet halls to party.



THE FIRST FLOOR.

HERE, YOU COME FIRST.

Spa and salon for me-time.
Games room for playtime.



THE SECOND FLOOR.

TAKE A SECOND. FOR THE MIND, BODY, AND SPIRIT.

A fully equipped gym, rooms for yoga,
meditation & aerobics, to stay fit.



A gym, fully-equipped,
to keep you fit.



Move, and have some fun with aerobics.



Find your balance, with some yoga.



A fun game, or a little competition. Take it to the badminton courts.



A crèche, for the kids to run free, and their imagination too.

THE THIRD FLOOR.

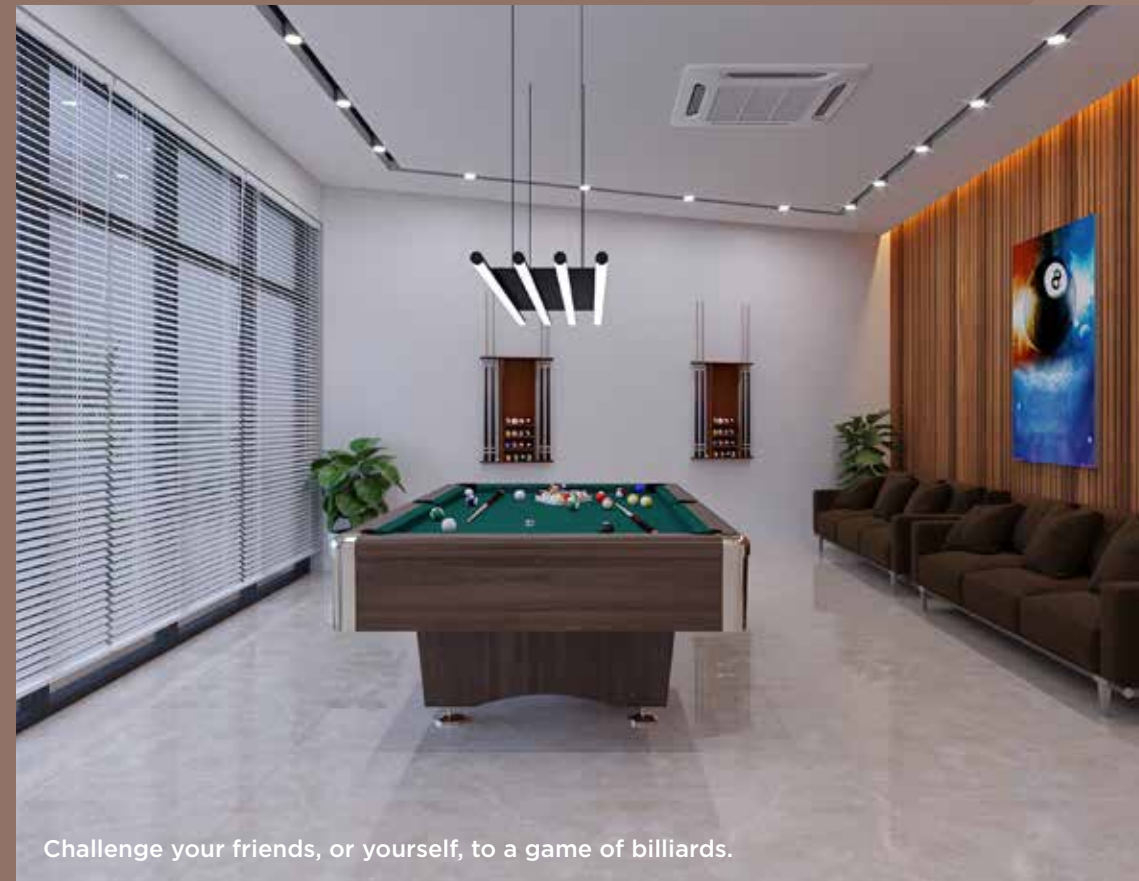
PLAYTIME, GAMETIME, GOOD TIMES. IT'S THREE TIMES THE FUN.

Toddler area & crèche for the kids.
Badminton courts for everyone.

THE FOURTH FLOOR.

THREE ACTS IN THE THEATRE. AND THE FOURTH, BILLIARDS.

A mini theatre and a billiards room. Take your pick.



Challenge your friends, or yourself, to a game of billiards.

THE FIFTH FLOOR.

WHERE EVERYTHING COMES FIVE-STAR.

Conference rooms & guest rooms that come with all you could ask for.



Guest rooms, to give them a taste of your life.



Have your friends and family over, for a private screening at the mini theatre.




Conference rooms with all that you need to break new ground.



THE TERRACE.

AND THEN THE BEST, RIGHT AT THE TOP.

Be within the lap of luxury, at the highest level of Club 33. The terrace. Come, find an immaculate pool to dive into. We have one for the kids too. Here, every corner is made for great memories. A party area, a barbeque spot, a deck. All enveloped in bliss and breeze. All here for you.



Swimming pools for you and the kids. A view, you can't resist.



Bring your friends to the party deck, they won't want to leave.

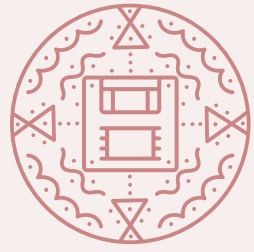


COMMUNITY

THERE ARE A PRECIOUS FEW LIKE YOU. A LOT OF THEM, RIGHT HERE.

The world's so much better when there are more like you. Driven, discerning, sophisticated. Knock on a door, any door, at 33 West. And you'll find one. Someone you can relate to, connect with. For an evening or a lifetime.

33 West is a community for people like you. It fosters these precious connections, in all the spaces, in nooks and activities. Join in, and find the right people. Your people.



THE
HOMES

YOUR CENTRE. YOUR UNIVERSE. YOUR PRIDE.

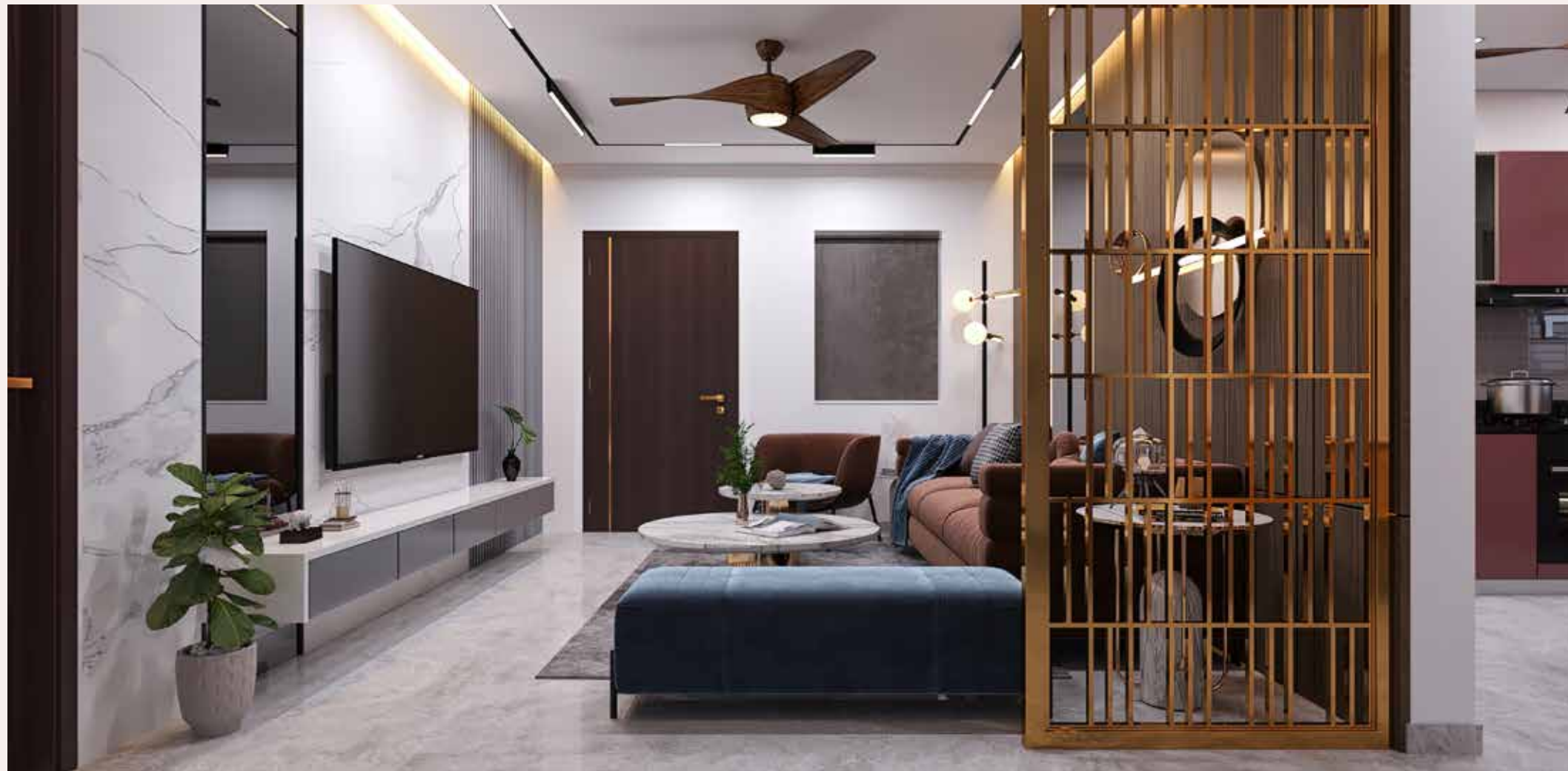
Elegant, airy, warm and wonderful, there's something about homes at 33 West. Where every little corner has a character of its own. And nestled in there, are all the luxuries of premium living. Come, bask in the luxury, in homes that rise into the sky, and exude happiness.





**FOR FRIENDS,
FOR FAMILY,
FOR YOURSELF.
THERE'S
NO PLACE SO
PERFECT.**

An evening with company, around the dining table. A family movie night, in the living room. Or just a quiet night in by yourselves, with a home cooked meal. There's nothing quite like home at 33 West. Spacious, uplifting, every nook is made for you.



HOME IS TRULY WHERE THE HEART IS.

At 33 West, we make room, for your story. Every corner of every room comes with a character of its own. Thoughtfully designed, elegant, sophisticated, enveloped in luxury. Comforting, and intimate. Home is truly where the heart is. And yours will fall in love with this one.





THE
PLANS

THE BEST
LAID PLANS.
LAID OUT
FOR YOU.



BLOCK - A





THE SPECIFICATIONS

WHEN EVERYTHING COMES TOGETHER, IT'S CLOSE TO PERFECT.

RCC FRAMED STRUCTURE

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

PLASTERING

Internal 2 coats of plastering in CM 1:6 for walls and Ceiling.
2 coats of plastering in
External CM 1:6 for External walls

DOORS

Main door 7'-6" height Designer teak Wood frame with flush shutter of melamine Matt polish fixed with reputed make hardware of SS of Haffie, Hettich, Ozone or Equivalent make.

Internal Doors 7'-6" height Designer teak Wood frame with flush shutter of melamine Matt polish fixed with reputed make hardware of SS of Haffie, Hettich, Ozone or Equivalent make.

French Doors Premium Aluminium open able / Sliding door of Double glazed unit (6mm Outer Glass + 12mm Air gap + 6mm Clear Glass) complete with toughening/ Heat strengthening at vision panel system with designer hardware of reputed make and fly proof shutter..

Windows Premium Aluminium Window of Double glazed unit (6mm Outer Glass + 12mm Air gap + 6mm Clear Glass) complete with toughening/ Heat strengthening at vision panel system , with mosquito mesh shutter.

Grills Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish.

PAINTING

Internal Smooth putty finish with 2 Coats of premium Acrylic emulsion paint of reputed make over a coat of primer.

External Textured finish & Two coats of Exterior Emulsion paint of reputed make.

Parking area OBD paint over one coat of luppum.

FLOORING

Living/Dining Imported Marble flooring

Master bedroom Premium Wooden flooring of reputed make

Other bedrooms 800 X 800 mm size double charged Vitrified tiles

Kitchen 800 X 800 mm size double charged Vitrified tiles

Staircase Granite flooring

Corridors Imported Marble flooring

KITCHEN

Modular Kitchen Well designed Modular kitchen of international repute make to later detail.

Utility area Dish washer and washing machine provision in the utility area.

BATHROOMS

Vanity type wash basin / Counter Top.

EWC with concealed flush tank / valve of Reputed Make
Single lever fixtures with wall mixer cum shower.

Provision for Geysers in all Bathrooms.

All C.P. fittings are chrome plated of reputed make equivalent to toto / Villeroy etc.

ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine & dish washer in utility area.

3 phase supply for each unit and individual Meter Boards.

Elegant designer Modular Electrical switches.

DADOING

Toilets Well designed concept with designer tiles and partly with imported marble for walls and floor.

Utility Glazed Designer ceramic tiles up to 5'-0" near the was area

Handwash area Glazed Designer ceramic tiles up to 3'-0" above wash basin

TELECOM/INTERNET/ CABLE TV

FTH with WiFi internet DTH, Telephone & Intercom

FALSE CEILING

Toilet Grid ceiling of reputed make

Other areas Gypsum ceiling for Entire flat and corridors

AIR CONDITIONING

Centralised VRV system of approved make for all rooms as per the requirement

HOME AUTOMATION WITH FACILITY

Camera at Entry at apartments.

Door sensor/Access card reader/ Pin Pad for Main Door.

LCD Display screen with in apartment

Home automation Gate way

Remote Controlled Lights/ Fans for all Rooms including Toilets/ Kitchen Air Conditioners/ Geysers operation with Remote control.

Wired Panic Button in Hall.

Gas leak detector with shutoff valve

Society wide communication with Telephone

Connection of Motion sensors.

Provision to install Wi-Fi within Home

LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Schindlers / Mistubhishi / Thyson krup/ Honda, Entrance with Granite/marble cladding.

SECURITY , SURVEILLANCE & BMS

Paragraph locked by Hari Vedala

Solar Powered Security Fence

Access Control at main Gate with Access card reader

Boom Barrier operated with Access card readers

Boom Barrier near entry to basements to allow only Owners Vehicles

Separate Entry Barrier for Visitors

CC Cameras around the Campus for surveillance during night

Video door phone for each apartment connected to security for screening of the visitors.

The Complete building shall be provided Building Management System with all facilities.

CAR WASH FACILITY

Car Wash facility will be provided in the parking floors level.



WEST

Vertex Vega Developers LLP.,

4th Floor, Plot No. 8 & 9,

Jubilee Enclave, Opp. HITEX Entrance,

Madhapur, Hyderabad-500081.

 www.vertexhomes.com

RERA: P02400006931



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