

# NEW AGE OF HIGH LIVING



**VANTAGE\***

# THE DAWN OF A NEW AGE

## **VANTAGE**

A vantage point is a locus that unfolds a 360-degree view. It is where nothing escapes your sight. You have the privilege to experience life from every angle. That's what life feels like at Vantage. Complete and modish.

DEFINING HIGH LIVING FOR  
3 DECADES



On the momentous occasion of Sri Aditya crossing the 3-decade milestone, we are emerging anew with Sri Aditya Luxury, a vertical that envisions reinventing premium living spaces. Beginning on the right note - decades of experience, world-renowned architects & designers and an aspiration to build a luxurious residence the city has never seen - together gave life to the idea of Vantage.

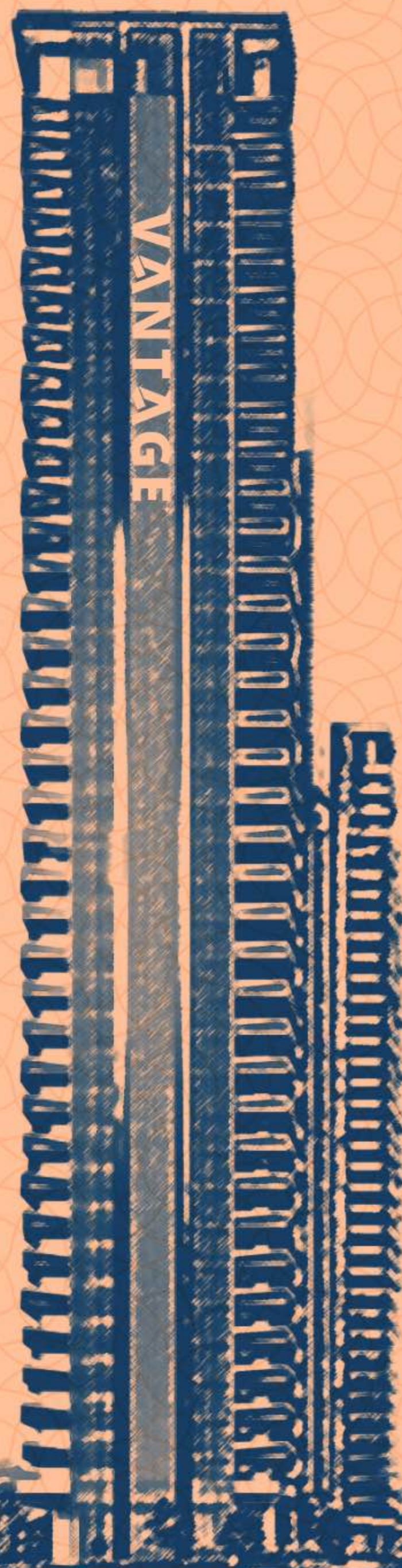




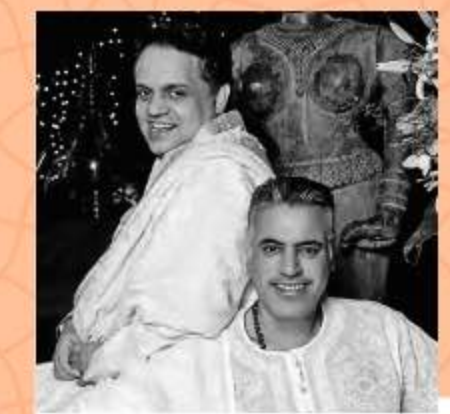
“ Vantage marks a remarkable milestone in our organisation’s journey so far. With Vantage, we took great leaps in terms of size of the project, the passion to deliver world-class living experiences to our residents and above all, elevate their identity with their home. With this project, we have redefined the word exclusivity like no other real estate company. This project is a matter of pride for us. ”

**MR. ADITYA REDDY**  
Executive Director





# MAESTROS BEHIND VANTAGE



### Abu Jani & Sandeep Khosla

Abu and Sandeep have established themselves resurrecting the best of the past and fashioning it for the future. They began with a small boutique and are now the most coveted couture label in India. They transcend the confines of fashion and are equally at home in the fields of art, architecture & interiors.



### Envelopetechnik

Envelopetechnik Consultancy LLP, is an independent building facade engineering firm based in India having projects across Asia, Middle East and Africa. They bring together highly experienced, innovative thinking, facade design, planning, structural engineers devoted to turning ambitious visions into reality.



WMKONCEPTO

### WM Koncepto

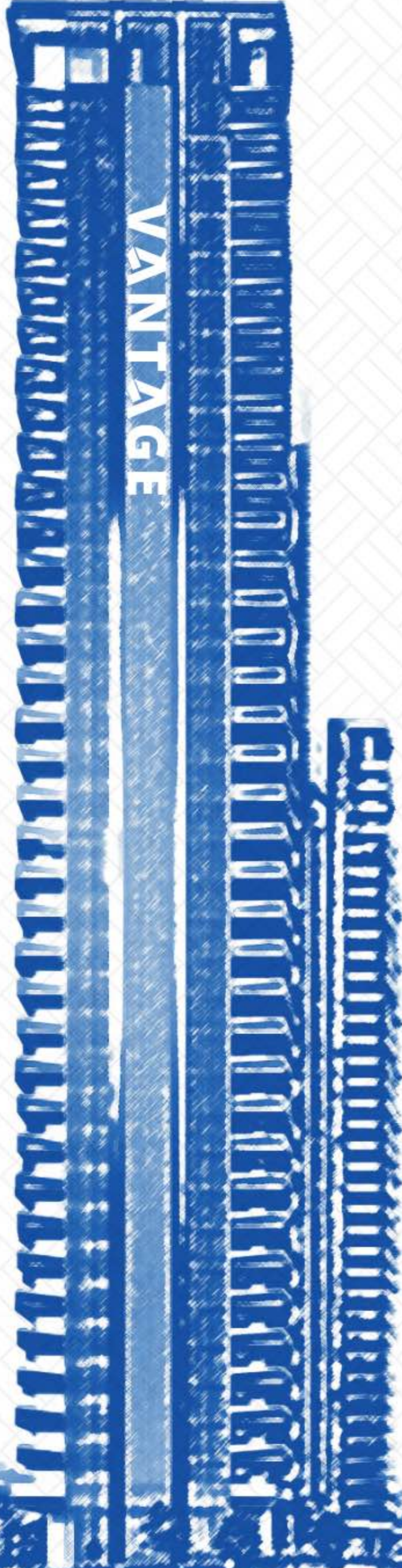
An international landscape architecture design studio led by Chansang 'Mint' Jariyasopit who has wide design experiences in leading branded residential development, hospitality development, urban design and architecture. Their projects are located globally in India, UAE, China and many countries in Asia Pacific.



### Morphogenesis

Established by Sonali and Manit Rastogi in 1996, Morphogenesis is globally recognized for its diverse work that encompasses a range of specialized practice areas - Master Planning of Residential, Commercial, Workplace and Institutional, Hospitality through in-house integrated project delivery in Sustainability, Interiors, Landscape, Digital Technologies and Design Management. The practice operates in India, Nepal, Bhutan, Bangladesh, Sri Lanka, South Africa, Afghanistan and the UAE.





### FHD

Fountain Head Design is one of the most prominent architectural and Interior design practices based out of Hyderabad. The firm excels in creating innovative and experiential spaces that blend nature and built form to cater to the unique needs of end-users. Driven by a collaborative approach, FHD works closely with clients, designers and users to understand their vision and translate it into exceptional designs. FHD is presently designing projects across various cities in India, Nepal and Middle East under the leadership of Mr. Dhamotharan (Director & Partner).



### Design Tree

A family of architects and designers dedicated to providing first-rate solutions for the built environment. They pride themselves on building personal relationships with clients, builders, and projects, putting absolute care and thought into every line they put onto paper and its translation into built form.



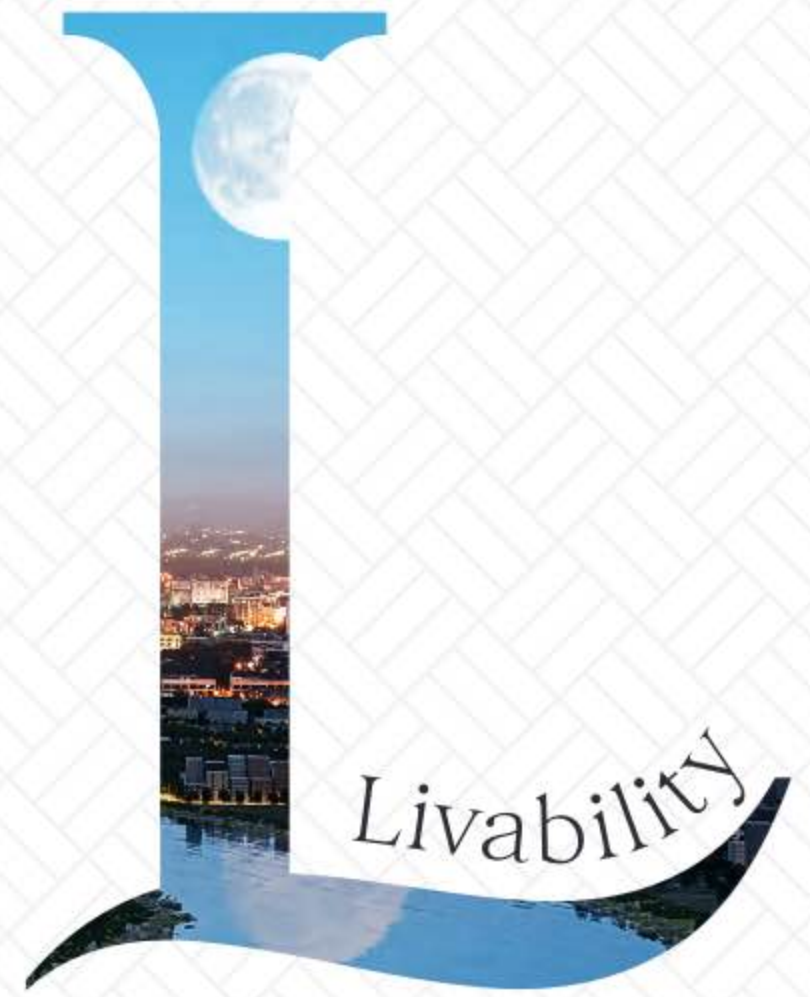
### Parkway Consultants

One of the leading parking, traffic & transportation consultants in Mumbai, India. Parkway believes in providing innovative recommendations tailored to solving their client's parking and traffic issues. Their team consists of extremely dedicated, experienced and passionate parking specialists, civil engineers, traffic and transportation engineers from IITs and other reputed universities.

Sustainability



Optimisation





## SUSTAINABILITY

**MICROCLIMATE CREATION**  
5-7° C reduction in perceptible temperatures through building orientation and wind movement.

**ENERGY**  
Distinctly designed balconies that reduce heat, enabling low energy consumption.

**WATER CONSERVATION**  
Retention ponds that enhance rainwater harvesting practices.

## OPTIMISATION

**GREEN CERTIFICATION**  
IGBC gold certified\* (Awaiting confirmation)

**DAYLIGHT PENETRATION**  
Uniquely designed façade that attracts more daylight.

**THERMAL COMFORT**  
Built with optimal opening sizes in the south-west corner to reduce thermal heat gain.

**OPTIMISED SLIDING - WINDOW SYSTEM**  
Enjoy panoramic cityscape and plenty of ventilation.

# UNIQUENESS

## IDENTITY

A façade designed with architectural brilliance that stands out like no other in the city.

## DOUBLE HEIGHT DECK

Modulated façade for double height decks with alternate balconies for each floor.

## RIVER-FACING RESIDENCES

Astute spatial design allowing 80% residences to have river-view.

## LANDSCAPE / OPEN SPACE

80% open space | 50% landscape greens | Functional landscape designed for all age groups.

# LIVABILITY

## DROP IN & DROP OFF

Enjoy effortless connectivity with a grand entrance comfortably located near all the towers and clubhouses.

## CLUB EXPERIENCE

A clubhouse spread across 1,00,000 Sft. area housing a range of indoor & outdoor amenities for leisure, lifestyle, fitness and recreation, with direct access to residences.



## DEVELOPMENT



P01 - P14

## AMENITIES



P15 - P74

## SERVICES



P75 - P82

## RESIDENCES



P83 - P106

## LOCATION



P109 - P110



# DEVELOPMENT

Ascend to the newer heights of sophistication with deftly planned architecture that accommodates an astonishing range of luxurious amenities. These are the homes of the next generation.

---

38 floors      9 towers

---

1,00,000 Sft. Clubhouse with direct access to residences

---

Two entry ways for every residence

---

Amenities spread across 3.5 acres

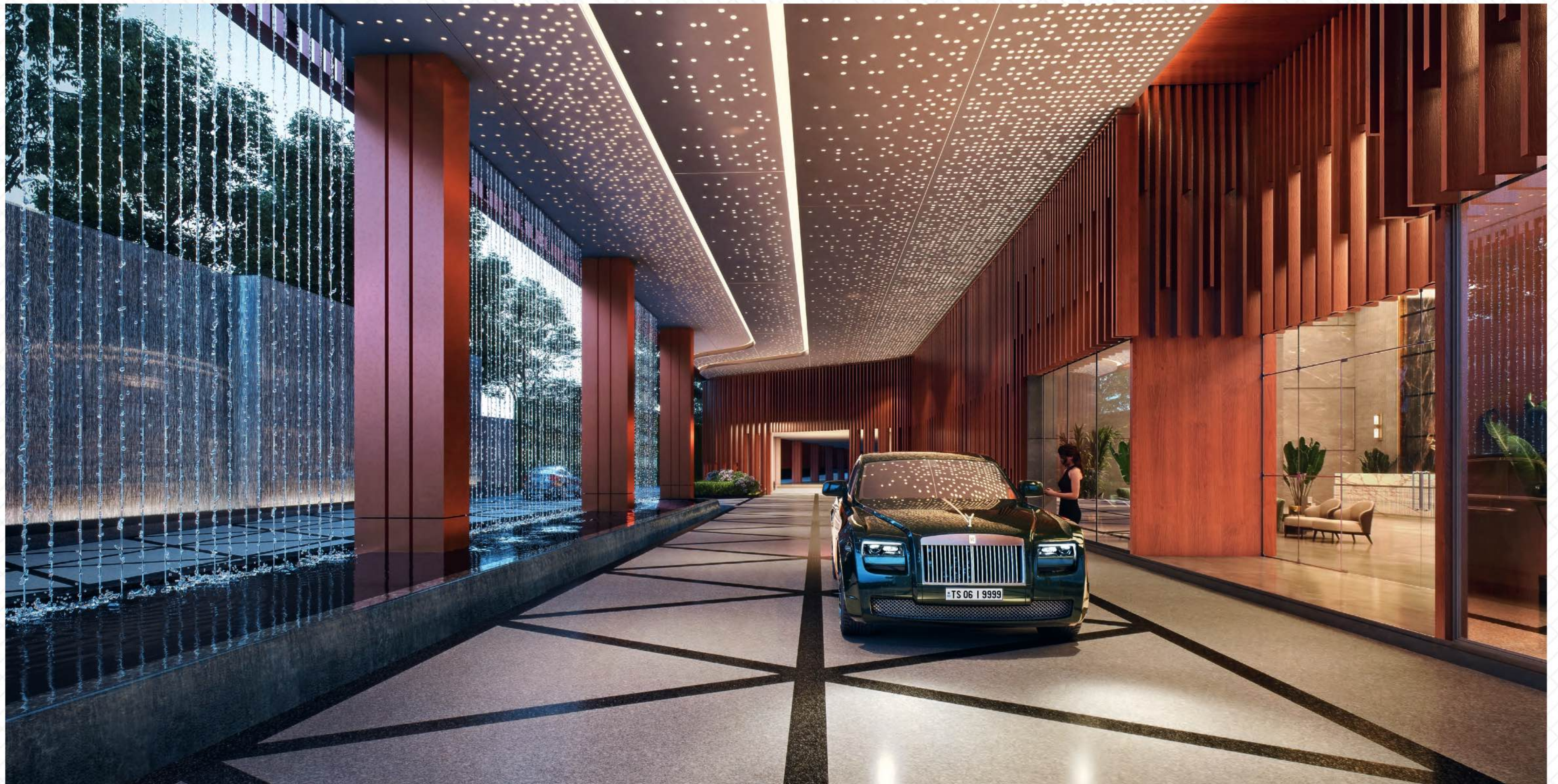
---

Exclusive drop in / drop off points for every tower

---

Distinct façade design for residence & parking levels

---



ARRIVE AT THE  
RITZIEST RESIDENCE

Exclusive arrival for every tower with assigned concierge

# THE ABYSS OF EXCLUSIVITY

Exclusive drop in / drop off points for every tower

Direct access to residences from elevators



# SWITCHING TO THE GREENER SIDE

An entire floor dedicated exclusively to EV parking  
Fast charging points for e-vehicles



A RESIDENCE FOR  
THE REGAL





FLOWING  
SUNLIGHT &  
SWEEPING  
VIEWS



## PANORAMAS THAT DON'T NEED A FILTER

Undulate balconies forming  
ripples across the façade

Sunlight to every balcony  
• Cityscape views

Extended living, dining area  
with deeper balconies

All around periphery balconies  
ranging from 5' - 12'6"

No matter which direction you look in,  
you will see nothing but the sprawling  
city skyline and realise you have  
moved up to a newer plane of fine  
living. Say hello to a new life right  
from the comfort of your balcony.



# AMENITIES

- HIGH LIVING
- HAPPY LIVING
- FINE LIVING
- TRANQUIL LIVING

# CLUB VANTAGE

A CLUBHOUSE THAT BECOMES YOUR GO-TO PLACE





# HIGH LIVING

Indulge in the rarest pleasures for a home curated just for you. Explore a swish lifestyle that surprises all your senses. A residence that is defined by sophisticated pursuits.



A WORLD THAT REVOLVES  
AROUND YOU

A resplendent lobby ushers you into the clubhouse, where you can freeze time with leisure, entertainment & wellness amenities.

Clubhouse lobby

# CHEERS TO GOOD TIMES

Conversations with friends and fellow residents over a couple of drinks often make for some great evenings. Perhaps one of the best ways to call it a day?

Bar / Cigar lounge



# NO LESS THAN A MICHELIN STAR SERVING

Enjoy exotic delicacies handmade by passionate masterchefs. Feel special with the best of hospitality services and soul-stirring flavours.





---

Indoor & outdoor gourmet restaurants

---

Ballroom with restaurant

---

Food delivery to residences

---

## FOR STAR-STUDED GALAS



Celebrate your life's milestones in our grand banquet hall. Have your guests indulge in exclusive hospitality services.

---

Banquet hall

---



WORK PRODUCTIVELY,  
FROM HOME

A multi-level business center which consists of conference rooms with both indoor and outdoor co-working spaces.

The co-working spaces at Vantage give you the exact feel of a corner office. Your workstation here has a great ambience with a view and just the right vibe to help you get your work done.

## UNPRECEDENTED EXPERIENCE FOR GUESTS



Multi-level guest suites for visitors

Whether it's a planned family gathering or you're receiving unannounced guests, you can turn host with Vantage's range of guest suites. Treat them to a taste of our high standards of service and have them enjoy the splendour.

## DAILY NEEDS AT YOUR DOORSTEP



Convenience store

Ran out of butter for tomorrow morning's toast or your fragrant hand cream? No worries. You have everything at a stone's throw away.



# HAPPY LIVING

Happiness is good health, uncompromised wellness and kicking fitness. Let your home bring you all of it. Experience a blend of fitness amenities and sophistication akin to the elegance of a resort.

# PLUNGE INTO PEACE



Soothe your tired soul with refreshing pool-time. Immerse yourself in the enlivening pools, emerge afresh and float away like a newly blossomed lotus. Grab your favorite fruit blends and sip in some energy at the smoothie bar by the pool.

- Olympic length swimming pool with wellness pool
- Pool with panoramic view
- Separate pool for kids and toddlers
- Smoothie bar



# DISCOVER THE WORLD WITHIN YOU



Yoga is music to the soul. Let your mind, body and soul dance to the rhythms of life and unite them to unleash the power in you. Go for a jog and wander in the heart of nature.

---

Multi-level gym with outdoor yoga terrace

---

Aerobics studio

---

Jogging track

---





UNLEASH THE  
FITNESS FREAK  
IN YOU!



From personalized training programs to group fitness activities, every aspect of our facility is designed to inspire and support your fitness journey. Equipped with cutting-edge machines and a motivating atmosphere.



## UP YOUR GAME



---

Indoor sports amenities including Golf simulator,  
Bowling Alley, Badminton & Squash

---

Bring out your inner champion!  
Enjoy your favourite sports in  
state-of-the-art facilities with your  
family or other residents. At  
Vantage, it's always game on!



## UNWIND AT THE INDOOR GAMES ARCADE

Step into our modern bowling alley, where entertainment and relaxation blend seamlessly for families, friends, and competitive bowlers alike. It's the ideal place to create lasting memories!



# LITTLE ONES AND BIG ADVENTURES

Play area for kids

Playtime is a kid's favourite time of the day. Let them have a great childhood with lots of fun and unending joy at the play area.





# FINE LIVING

Live a rare life that is filled with enriching experiences. Take out time for yourself and your family, laugh your heart out, unwind and loosen up. Finest amenities are awaiting to take you to a realm of sheer finesse.

# PAMPER YOUR SENSES



Health and wellness spa - indoor & outdoor

Unplug from the busy schedules and silence the noise of everyday life. Refresh in an ocean of serenity and blissful indulgence exclusively reserved for you.



# FOR ALLURING MAKEOVERS

Chop it off, leave it down, tie it up, or go for a grooming session. When you have a salon at your service, every day calls for a makeover.

Unisex salon



## TAKE A CHILL PILL

### Jacuzzi

Relax with the calming pleasure of the Jacuzzi bath. Alleviate your muscle strain and relieve your stress. Let your body take a dip in sheer joy.

# THE SHOW BEGINS AT YOUR CONVENIENCE

Luxurious mini theatre with recliners



We brought the world of imagination closer to you. Go beyond the edge of your seat and become a part of every story you watch.

# A PLACE FOR PLOT TWISTS AND PAGE TURNERS



## Library

When you open a book, you open the door to a new world. At the library, open many such doors with exciting books. Become a bibliophile and escape into a new world.

A person is practicing yoga in a lush forest. They are in a warrior II pose (Virabhadrasana II) on a dark, rocky surface. Their arms are raised straight up, and their torso is turned slightly to the right. Sunlight streams through the dense canopy of green trees, creating a hazy, ethereal atmosphere with visible light rays. The scene is framed by large, dark tree branches at the top.

# TRANQUIL LIVING

nature and falling in love  
with life every single day.  
Explore the exclusive  
amenities in the green  
buffer area.

# WIND YOUR WAY TOWARDS SERENITY

3.26 acres green buffer  
Four seasons stroll garden  
Multi-function lawn  
Forest walk

Garden walk  
Meandering path  
Serene garden walk  
Mind oasis garden



Like it takes a village to raise a child, it takes a whole lot of greenery to rejuvenate your soul. At Vantage, green could become your favourite colour with your favourite pastime being a stroll in our expansive gardens.



AN ENTOURAGE OF AMENITIES



## JOY IS IN YOUR COURT

Tennis court

Throw challenges at your opponent and smash it out. You may not have a cup to hold high after the game, but you will have many moments to cherish.

# KEEP THE BALL FLYING

Basketball court



The basketball and volleyball courts at Vantage give you a stadium-like experience with an outdoor setting. Just gather your team and jump into the game right away.



Beach volleyball



## A VERDANT VISTA

Leisure amenities amidst sprawling greenery on the riverside

# CONVERSATIONS WITH NATURE

Seating area nestled in lush greenery



SUNSETS,  
SUNRISES &  
EVERYTHING IN  
BETWEEN



Multi-purpose lawn, gathering area and garden



# AT THE TURQUOISE HORIZON

Viewing decks

This is where the sky lulls your senses and the breeze gently strokes your hair, while you bask in the warm sunlight. Experience outdoors in a whole new way.





# SERVICES

## EASY LIVING

Make more time for yourself and kick your feet up by leaving your errands and chores to us. As a resident of Vantage, you have customised services at your fingertips. All you need to do is dial us up.

## AT YOUR SERVICE



Food delivery to residence

Laundry / dry cleaning service

Place an order of your favourite dishes and get them delivered right at your residence. Keep your home clean and tidy with the on-call housekeeping service.

# YOURS FOR THE ASKING

Assigned concierge for every tower

It is rare to live a hotel-like-lifestyle at your residence. Vantage takes the weight of daily tasks off your shoulders with personalised services.





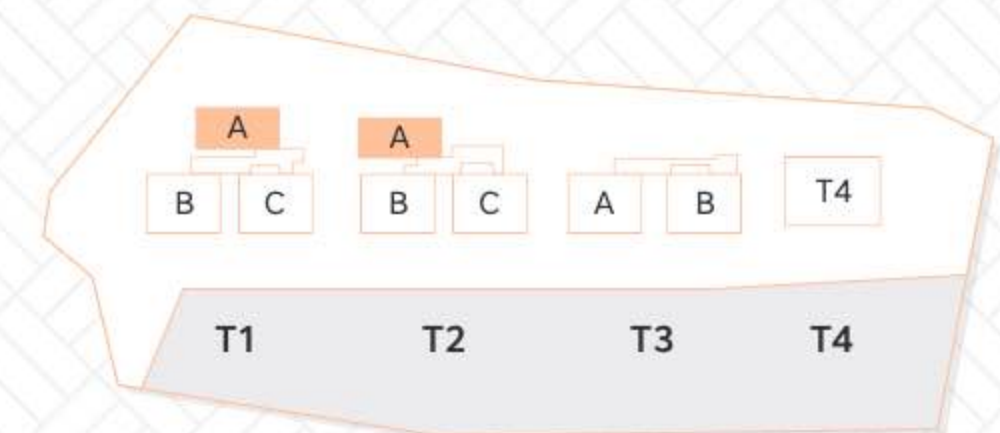
A SMALL BREAK FOR  
LEGENDARY COMEBACKS

Car spa



# RESIDENCES

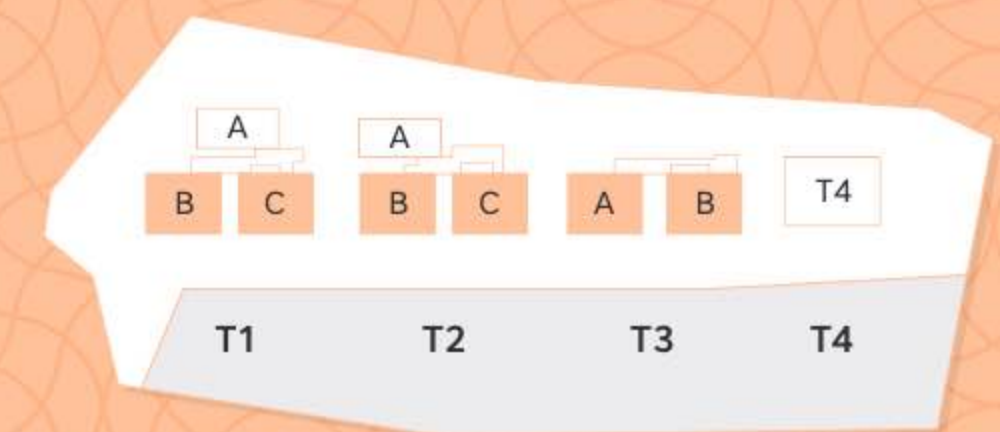
Airy homes and roomy spaces of Vantage offer you a boundless living experience. Designed to be spacious and crafted to be luxurious.



## T1, T2 - A MODULE A

2<sup>nd</sup>, 5<sup>th</sup>, 11<sup>th</sup>, 14<sup>th</sup>, 20<sup>th</sup>, 23<sup>rd</sup>, 29<sup>th</sup> & 32<sup>th</sup> Floors.

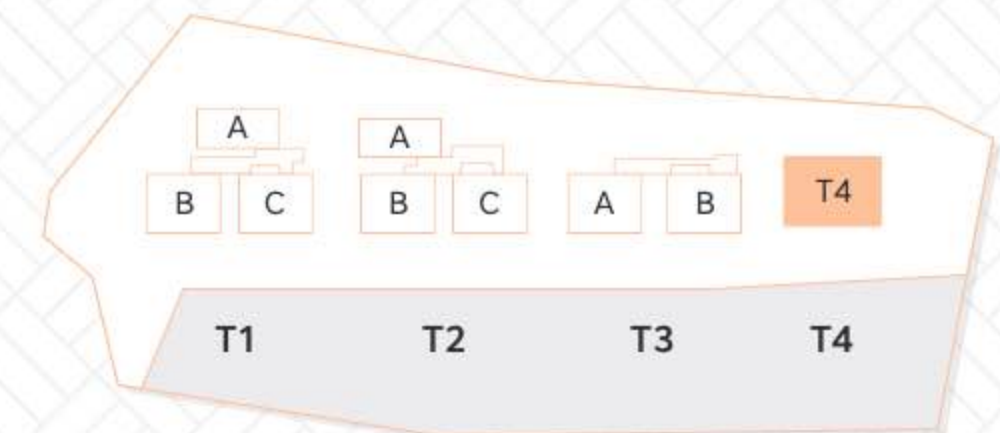
Description	Area (Sq.m)	Area (Sq.ft)
Carpet	459	4,942
Saleable Area	608	6,546



T1, T2 - BC &  
T3 - AB  
MODULE A

2<sup>nd</sup>, 5<sup>th</sup>, 11<sup>th</sup>, 14<sup>th</sup>, 20<sup>th</sup>, 23<sup>rd</sup>, 29<sup>th</sup> & 32<sup>nd</sup> Floors.

Description	Area (Sq.m)	Area (Sq.ft)
Carpet	575	6,195
Saleable Area	764	8,223



## T4 MODULE A

2<sup>nd</sup>, 5<sup>th</sup>, 11<sup>th</sup>, 14<sup>th</sup>, 20<sup>th</sup>, 23<sup>rd</sup>, 29<sup>th</sup> & 32<sup>nd</sup> Floors.

Description	Area (Sq.m)	Area (Sq.ft)
Carpets	909	9,787
Saleable Area	1,213	13,054



PERSONAL  
LIFT LOBBY  
FOR EVERY  
APARTMENT



LIVING ROOM

# LIVING & DINING





## MASTER SUITE

Our master suites are elegantly crafted with sumptuous spaces that offer the perfect combination of luxury and privacy. A great place to unwind, recharge and wake up every morning.



# BALCONY

Experience the magic of indoors and outdoors right from your apartment. Embrace the magic of sweeping views and flowing winds while you spend quality time with your family.

# GUEST SUITE



OFFICE AT HOME





## RESTROOM

Be captivated by the refreshing interiors in each washroom carefully designed from gleaming faucets to the exquisite flooring. Crafted to perfection with best materials and furnishings, these restrooms add a touch of luxury to your daily routine.



# SPECIFICATIONS



## STRUCTURE

A Structure : R.C.C Framed Structure to withstand Wind & Seismic Loads as per IS code with RCC walls (Shear wall technology) Solid cement concrete masonry



## PLASTERING

External: 2 Coats of Plastering in CM 1:6 for External Walls



## WINDOWS

Windows: Aluminium Window Frame with Plain Glass Shutters of Reputed Make. Provision for Mosquito mesh.



## PAINTING

A External Combination of Textured and luppam finish over a coat of primer and two coats of emulsion paint.



## FLOORING

A Common Area Corridors Marble / Granite / Vitrified Flooring as per design.  
 B Staircase Tandoor / Kota Stone of Export Quality.  
 C Parking & Driveways V.D.F flooring.



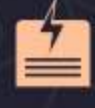
## KITCHEN

1. HMWSSB water connection, electricity connections for Hob & Chimney  
 2. Provision for Modular Kitchen



## ELECTRICAL

3 Phase Supply for each apartment & individual Pre-Paid Meter Boards



## GENERATOR

D.G. Set with 100% power backup with Acoustic enclosure & A.M.F panel



## LIFTS

1. High Speed Automatic Passenger Lifts with rescue device with V3F for energy efficiency of reputed make. Entrance with Marble / Granite / Vitrified Tiles Cladding  
 2. High Speed Automatic Passenger cum Service Lift with rescue device with V3F for energy efficiency of reputed make. Entrance with Marble / Granite / Vitrified Tiles Cladding



## WTP & STP

1. Domestic Water through an exclusive Water Softening Plant with Water Meters for Each Unit.  
 2. Sewage Treatment plant of adequate capacity with arrangement for facilitating the treated water to be used for landscaping.  
 3. Rain Water Harvesting at regular intervals provided for recharging ground water levels



FACILITIES FOR DIFFERENTLY-ABLED Access ramps at all Entrances for Differently Abled



## SECURITY / BMS

1. Sophisticated round-the-clock security / Surveillance System
2. Individual separate meters for water, electricity & gas consumption (centralised billing)
3. Panic button, C.C Cameras & Intercom in the lifts, with connection to the security room
4. Power fencing around the compound
5. Surveillance cameras at the main security & entrance areas



## CLUBHOUSE & AMENITIES (Subject to change at the discretion of the PROMOTER/DEVELOPER)

- |                         |                               |                      |
|-------------------------|-------------------------------|----------------------|
| 1. Entrance Lobby       | 2. Virtual Golf               | 3. Squash Court      |
| 4. Outdoor Fitness area | 5. Outdoor play area for kids | 6. Fitness centre    |
| 7. Gym                  | 8. Amphitheatre               | 9. Pre-function deck |
| 10. Multi-purpose hall  | 11. Cafeteria                 | 12. Swimming Pool    |
| 13. Barbeque deck       | 14. Outdoor work deck         | 15. Sculpture park   |
| 16. Bar & Cigar Lounge  | 17. Sunset deck               | 18. Open Air Jacuzzi |
| 19. Salon               | 20. Theatre                   | 21. Guestrooms       |
| 22. Library             | 23. Zen Garden                | 24. Yoga deck        |
| 25. Reflection pool     | 26. Kitchen                   | 27. Volleyball       |
| 28. Cricket Nets        | 29. Football Field            | 30. Tennis Court     |
| 31. Bowling Alley       | 32. Badminton Court           | 33. Temple           |
| 34. Business Centre     | 35. Kids Play area            | 36. Co-working space |



## PARKING MANAGEMENT

Parking signage at required places to ease driving



## UTILITIES

Gas Bank, Car Wash, Seating for Drivers with Toilets, Maintenance Office etc.



## FIRE & SAFETY

1. Fire Hydrant & Fire sprinkler system as per NBC (National Building Code) Norms
2. Fire Alarm & Public Address system as per NBC Norms



## LPG

Supply of Gas From a Centralised Gas Bank to all individual apartments with Pre-paid gas meters



## LANDSCAPE

Aesthetically Designed Landscape

## SCHEDULE 'E' COMMON AMENITIES AND FACILITIES

Bore-well, motors, pump house, sump, overhead tanks if necessary, water supply lines, drainage lines, common electricity and lighting, swimming pool, security rooms, electrical room, fire control room, STP, WTP, generators, electrical transformer, lights, foot paths & parks, children's play area.

# LOCATION



## NEAR BY LOCATIONS

- Gachibowli - 15 mins
- Wipro Circle - 15 mins
- Hitech City - 20 mins
- Financial District - 15 mins
- Kondapur - 20 mins
- Nallagandla - 10 mins
- Manikonda - 15 mins
- Madhapur - 15 mins
- Attapur - 20 Mins

## EDUCATIONAL INSTITUTIONS

- Rockwell International School - 3 mins
- CBIT - 5 mins
- Global Edge International School - 5 mins
- Vasavi Engineering College - 7 mins
- Future Kids School - 7 mins
- Delhi Public School - 6 mins
- Oakridge School - 6 mins
- Phoenix Green International School - 10 mins
- Chirec School - 15 mins
- Kairos - 3 mins
- Keystone - 8 mins

## HOSPITALS

- CARE Hospital - 10 mins
- Sunshine Hospital - 12 mins
- Continental Hospital - 12 mins
- AIG Hospital - 15 mins

## IT HUBS & CORPORATES

- Financial District - 3 mins
- Gachibowli IT Hub - 7 mins

## HOTELS & RESTAURANTS

- CCD - 1 min
- Café 21 - 1 min
- Dwaraka Vegetarian Restaurant - 1 min
- Dasara - 2 mins
- Concu - 2mins
- Kodi Kura Chitti Gaare - 2 mins
- Little Itly - 3 mins
- Haiku - 4 mins
- Starbucks - 4 mins
- Tatva - 4 mins
- Sandwicho Café - 5 mins
- Jamming Goat 3.0 - 5 mins
- Sheraton Hotel - 8 mins

## ACCESS / CONNECTIVITY

- Outer Ring Road - 5 Mins
- Neopolis - 10 Mins

## MALLS

- Kokapet Terminal - 5 mins
- Kokapet One - 5 mins
- Flyzone - 8 mins
- AMB Mall - 10 mins
- Inorbit Mall - 12 mins
- E Galleria - 20 mins
- Atrium Mall - 20 mins
- Preston Prime Mall - 20 mins
- SLN Terminus - 25 mins

## OTHERS

- Adjacent to ORR & Financial District
- Gachibowli Flyover Junction - 6 mins
- Wipro Circle - 7 mins
- Kondapur - 12 mins
- Raidurgam Metro Rail - 12 mins
- RGI Airport - 30 mins
- Botanical Garden - 18 mins



# VANTAGE\*

REGISTERED ADDRESS:

ADITYA HOUSE,

D. No. 82-332/8/A, Road No. 3, Banjara Hills, Hyderabad - 500034

PROJECT ADDRESS:

Vantage by Sri Aditya Luxury

Survey No. 476/P, Narsingi Circle, Manchirevula, Hyderabad - 500075

+91 82975 05050 | [sales@sriadityaluxury.com](mailto:sales@sriadityaluxury.com) | [www.sriadityaluxury.com](http://www.sriadityaluxury.com)

TS RERA No. P02400005533