



VAISHNAVI
BUPARA

You Are The Fortune One



—◆—

WE ARE CREATING
SOMETHING TRULY
EXCITING FOR HYDERABAD -
A WORLD CLASS
RESIDENTIAL TOWER
THAT WILL SHAPE THE
FUTURE OF MODERN
LUXURY LIVING IN
THE EAST OF HYDERABAD.

—◆—

BUSIREDDY PANDURANGA REDDY

Chairman & Managing Director
Vaishnavi Infracon India Pvt. Ltd.

FOR THE
SELECT FEW
WITH THE
MOST
DISCERNING
OF TASTES,

NOW
THERE'S
SOMETHING
TO LOOK
UP TO.

Meet the abode for those who refuse to settle for anything less than exceptional. Start with the coveted address in prime location of East Hyderabad. Add a rare vantage point, overlooking city skyline. Then there's the matter of pedigree, courtesy of our world class partners, and IGBC certification.

It all makes for so much more than a home. Meet the newest landmark in town — Vaishnavi Bupara.



Inspired by
the idea of living
in the clouds,

We designed

EAST
HYDERABAD'S
TALLEST
RESIDENTIAL
TOWER

that is majestic
and ethereal,
offering
a truly elevated
lifestyle.



A prized collection of
built for the discerning

contemporary residences,
few who live extraordinarily.

1 40

TOWER STANDING TALL

TOWERING FLOORS

68 5

SUPERLATIVE SIGNATURE RESIDENCES

THOUSAND SFT
RESIDENCE WITH ENVIABLE SPECIFICATIONS

2 3.26

METERS

RESIDENCES PER FLOOR

FLOOR TO FLOOR HEIGHT

20 50

THOUSAND SFT

PLUS

AMENITY RICH CLUBHOUSE

CURATED AMENITIES



5 STAR ENTRANCE LOBBY



EAST FACING FLATS



5 HIGH SPEED ELEVATORS



DIRECT ENTRY FROM THE ELEVATOR
INTO THE PRIVATE FOYER OF EACH RESIDENCE



PRE CERTIFIED IGBC
PLATINUM RATING



24X7 CCTV SURVEILLANCE



8 LEVELS OF PARKING



3 CAR PARKS PER RESIDENCE



ROOF-TOP AMENITIES
WITH PARTY LAWN



270 DEGREE PANORAMIC
VIEWS



INFINITY TERRACE POOL



PLAY AREAS & GARDENS



VAISHNAVI
BUPARA

THE MAKING OF AN ICON

THE DESIGN

A stunning new addition to the Hyderabad's skyline, and a symbol of East Hyderabad's dynamic, sophisticated future, Vaishnavi Bupara sets a new precedent for luxury living.

The elevation of the project showcases building that seamlessly blends in with its surroundings, featuring curvilinear bands and an abundance of flora. The design creates a connected green oasis that blurs the lines between indoor and outdoor living spaces, harnessing the surrounding environment.

THE SKY TERRACE
INFINITY POOL AND COMMUNITY AREA

FLOOR 7 - 40
68 BESPOKE RESIDENCES

REFUGE FLOORS
14, 23 & 32

2 LEVEL
CLUBHOUSE

CAR PARKING
8 LEVELS (4 CELLAR+4 STILT)

GRAND LOBBY
& RECEPTION



PLATINUM STANDARDS OF ECO-FRIENDLINESS

Vaishnavi Bupara is Pre-Certified IGBC Platinum Residential Project. This ensures that you can take pleasure in a home that not only provides the best of modern comforts, but does so with your interest - and that of the environment.

The benefits of living in a IGBC Green building include:
A reduction in water and energy bills,
An improvement in indoor environmental quality for healthy living, and
A reduction in potential negative impact on the environment

Arrive and step
into a world
of
sophistication

Experience a realm of luxury beyond the ordinary, with exceptional architectural design and a grand entrance that leaves a lasting impression. Welcome to a world of unparalleled elegance.





Come home
to grandeur

From the moment of arrival, the scene is set for elevated living. Sleekly detailed with luxe verdant accents, the arrival courtyard is a tantalising hint of what awaits within.



A LANDMARK
COMES TO LIFE



THE ULTIMATE IN BESPOKE LIVING

Combining a clean, modern sensibility with design values, this is a residential tower in which every detail has been lovingly considered and crafted.



Luxuriate in
lavish spaces

Designed for the most discerning, these residences set the standard for contemporary luxury living. With only 68 bespoke residences, privileged residents get to enjoy – generous living spaces, high ceilings, extra wide balconies and high-spec interiors.

Find peace and tranquillity in the luxuriously appointed bedrooms, with balconies to expand the flow of space & bring the outdoors in.



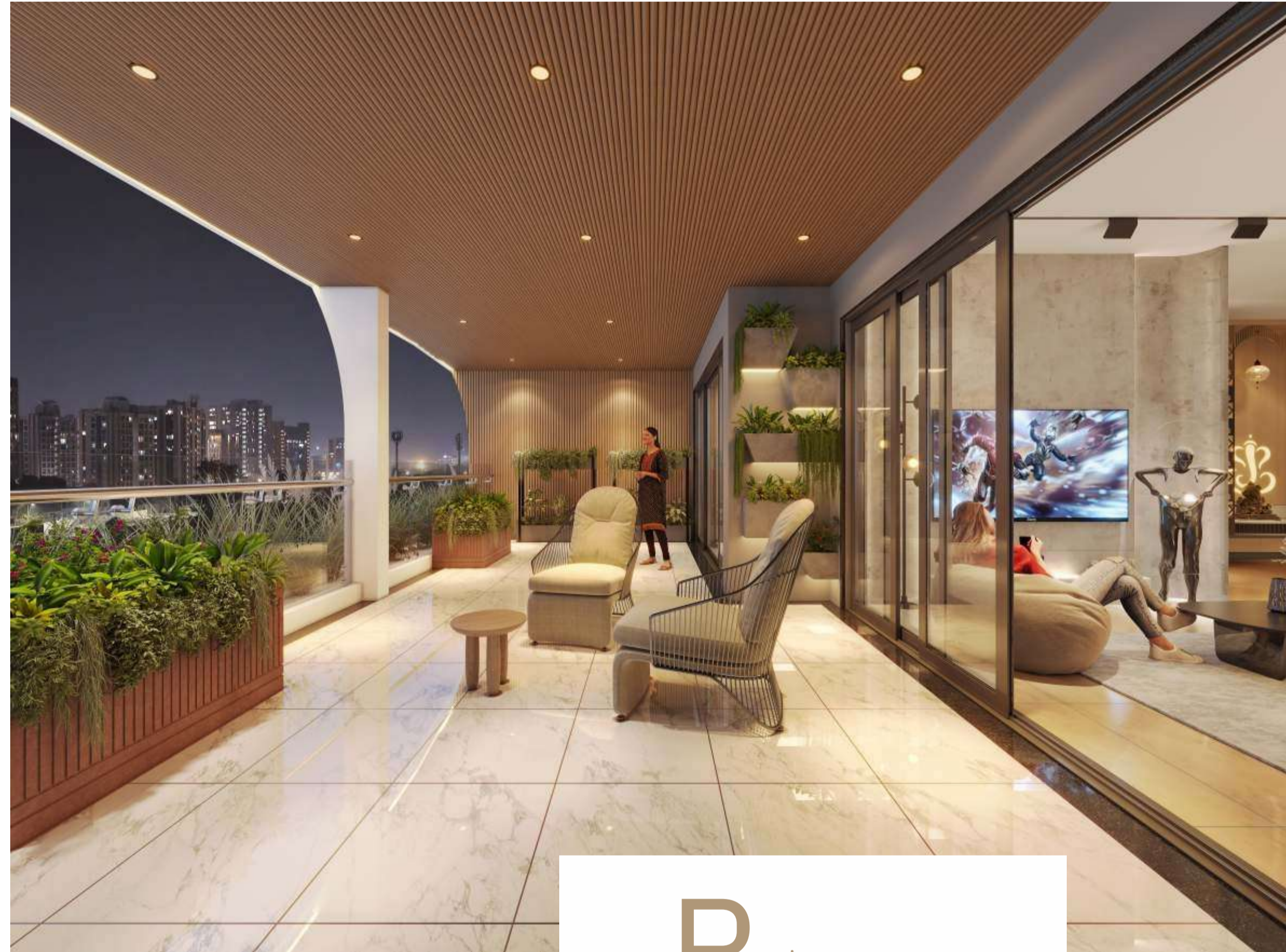


Your home is designed to complement every aspect of your lifestyle through carefully arranged areas, open-plan spaces, and functional yet inviting layouts.

Balconies are configured to make the most of the extraordinary views.



Relish a spacious landscaped balcony, so you can slip out and unwind, whenever.



Premium as standard

Across each residence, you'll find finishes of the highest quality. Everything has been expertly considered, yet there's plenty of scope for you to add your personal touches and make Vaishnavi Bupara truly yours.

A HOME
ABOVE ALL
ELSE





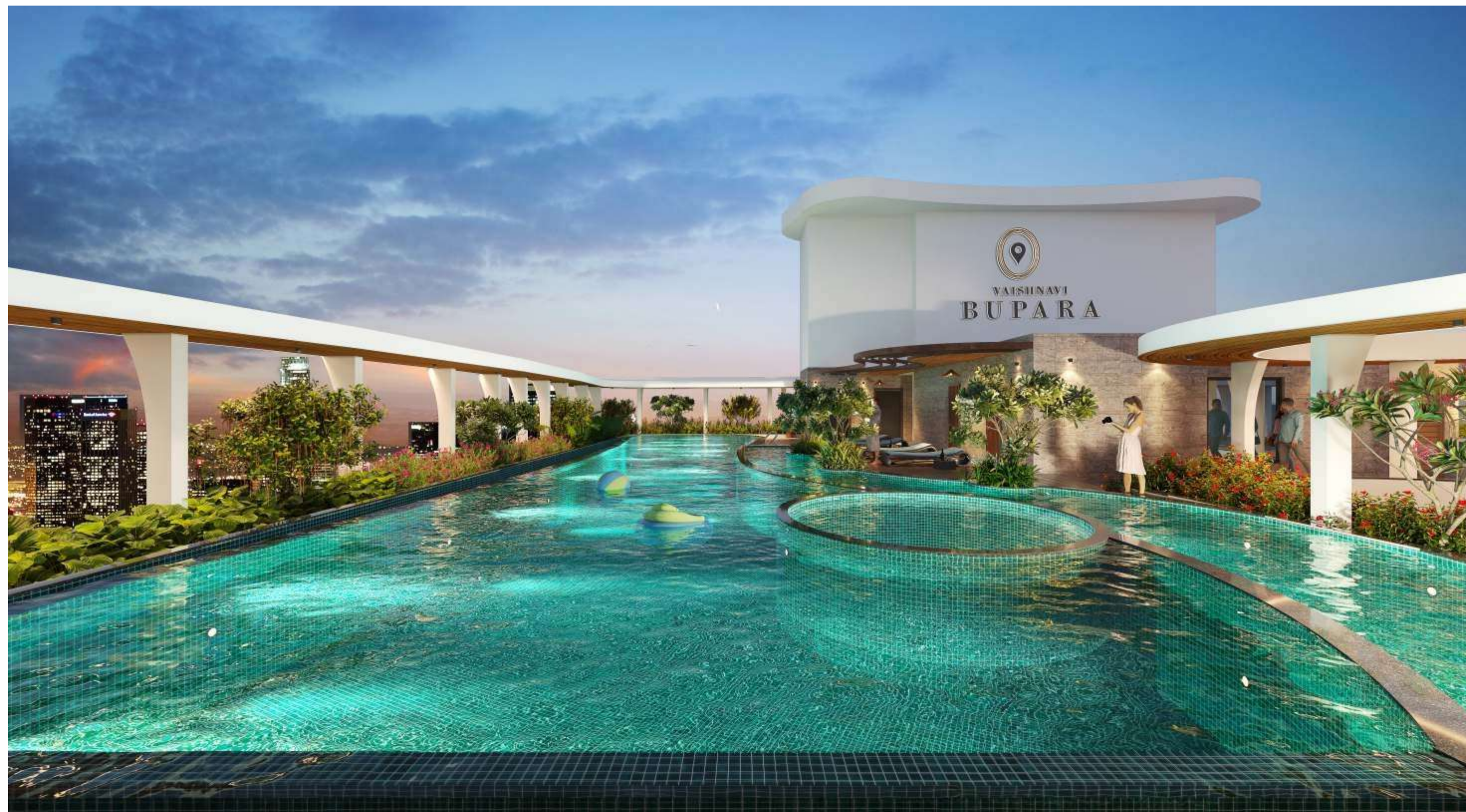
Yours to enjoy 40 storeys up from everyone else is the centrepiece The Sky Terrace.

Treat it as your personal oasis, your urban back yard or your place to get away – at your leisure seven days a week, all year round.

SPLENDOR IN THE SKY
THE SKY TERRACE



Host a party or gather your friends and family for a casual cookout



Immerse yourself in the waters of the pool to wash away the strains of your day

- Infinity Pool
- Baby Pool
- Party Deck
- Party Lawn

Set high above the world below, residents have the opportunity to share the space with friends or retire to the grounds to unwind.

A lazy dip, the lap pool and sundeck is an inviting space. Gather for celebrations at the party lawns, enjoy a casual get together, while basking in the sweeping views of the city.



EXQUISITE
FACILITIES THAT
ELEVATE EVERYDAY
ENCHANTMENT.

With multiple levels
of amenities, there is
something for everyone at
Vaishnavi Bupara.

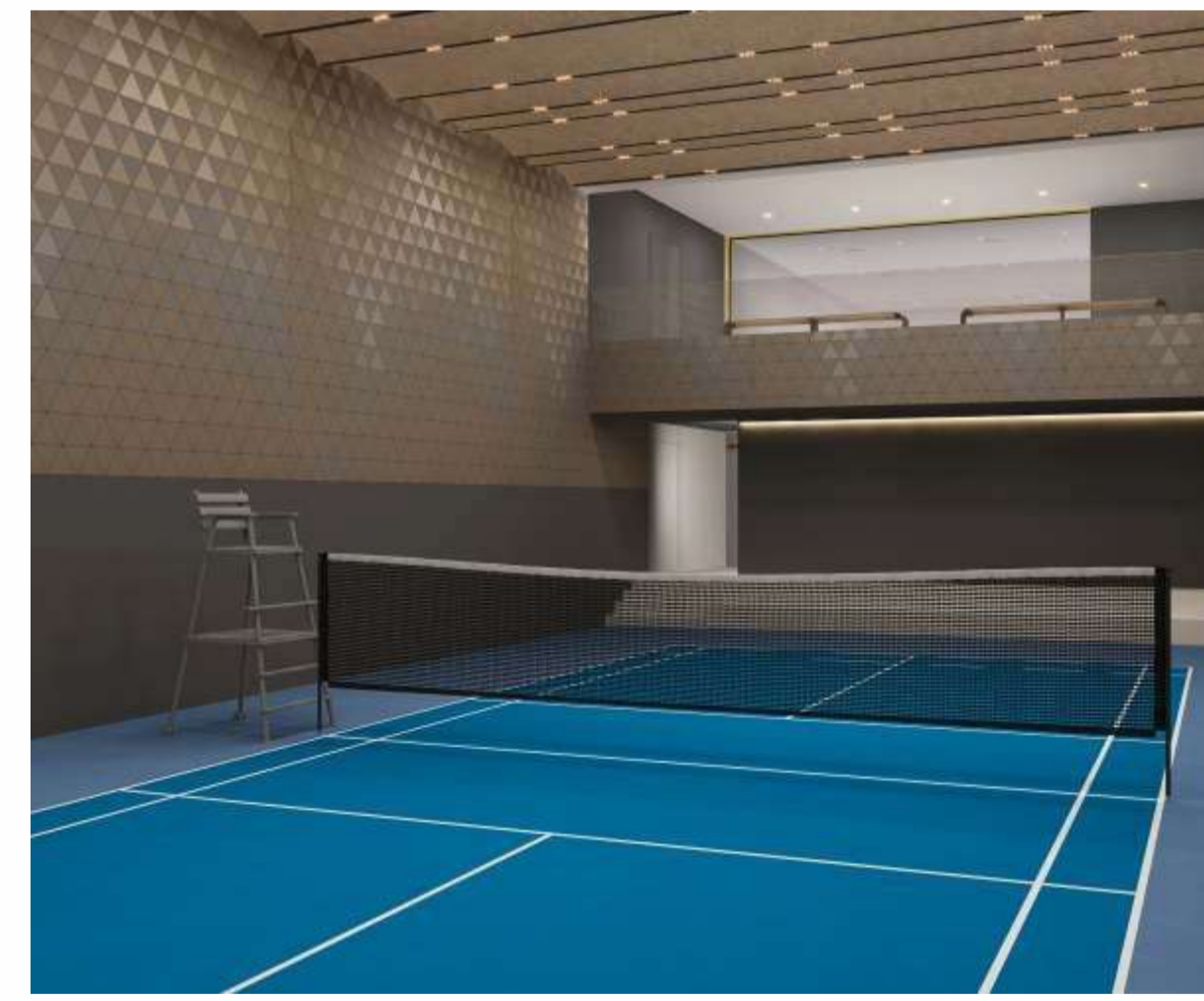
Exceptional, high-quality
offerings allow residents to
entertain, keep active or simply
enjoy some quiet time.



Dip, Sip,
Unwind And
Relax Until
The Water
Calls
You Again



Double height Fitness club with state-of-the-art equipments



Ace a few serves at the indoor badminton court or squash court

Spend some time at the exclusive fitness club, where you can play, unwind and relax in a space carefully designed to help you clear your head after a busy day.



Fitness

Whether it's yoga you fancy or aerobics that's more your speed, our studio can be adapted to almost every fitness need.



Well being

With spa room, steam room & more, relaxation and wellness are a celebrated part of life at Vaishnavi Bupara.

Banquet Hall

Celebrate in a lavish and sophisticated setting, a place to enjoy the company of your guests and make lasting memories. Guest rooms will make your friends' stay even more comfortable.



Cafeteria

Reserve a table at the cafeteria, invite friends to a coffee, enjoy a bite together in a beautiful setting.



TRANQUILITY

From the elegantly-appointed library and intimate seating areas to the private spaces and outdoors, Vaishnavi Bupara is brimming with quiet places for time alone.



Gaming

Private gaming areas make gathering friends for a game of snooker, chess, table tennis or squash easier than ever.



Immerse yourself
a green
sanctuary

Immerse in nature, and step into a world where social spaces, greenery and facilities serve one primary purpose – giving you a holistic lifestyle, while enhancing your relationships with the ones who matter most.

Escape to this tranquil spot when you need respite from the world,

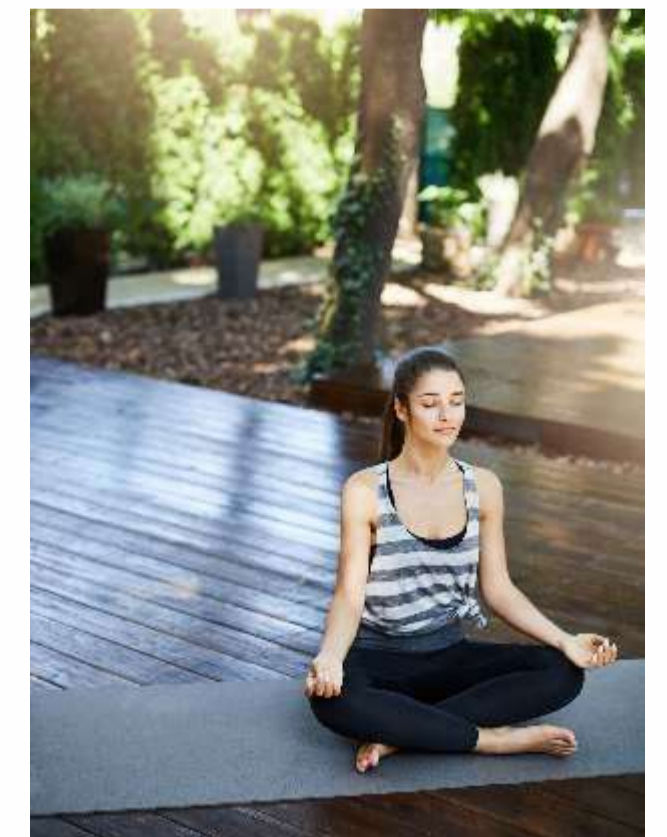


U nmatched amenity for a rich lifestyle

Vaishnavi Bupara's premium facilities will ensure an unsurpassed outdoor lifestyle. From outdoor tennis court, basket ball court, jogging tracks and thoughtfully positioned intimate pocket parks - this is a place to get out and at it.



- Badminton Court
- Basket Ball Court
- Skating Rink
- Children Play Area
- Jogging Track
- Seating Areas
- Elderly Seating
- Stepped Seating
- Water Body





VASISHTI
RIPARA

THE NEW HEIGHT

OF LUXURY LIVING

Exceptional in every form

With innovative design at the core of the vision for Vaishnavi Bupara, each of the residences are uniquely considered for spacious and sophisticated living.

Legend

- | | | |
|------------------------------------|-------------------------|---------------|
| 1 Staggered Circular Paving | 6 Linear Seating Arena | 11 Infinity |
| 2 Arrival Court with Water Feature | 7 Badminton Court | Pool 12 Pool |
| 3 Grass Pavers | 8 Half Basketball Court | Deck 13 |
| 4 Jogging Track | 9 Stepped Seating | Pavilion |
| 5 Childrens Play Area | 10 Skating Rink | 14 Party Lawn |
| | | 15 Party Deck |

The Sky Terrace

- | |
|---------------|
| 11 Infinity |
| Pool 12 Pool |
| Deck 13 |
| Pavilion |
| 14 Party Lawn |
| 15 Party Deck |

MASTER PLAN



TYPICAL FLOOR PLAN





PRESTIGIO - 5000 SFT

3 BHK RESIDENCES + HOME THEATRE + HOME OFFICE + LANDSCAPED COURT

CARPET AREA 2614 SFT	BALCONY AREA 947 SFT	UTILITY AREA 74 SFT	EXTERNAL WALL 205 SFT	COMMON AREA 1160 SFT	TOTAL BUILT-UP AREA 5000 SFT
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TESORO - 5000 SFT

3 BHK RESIDENCES + HOME THEATRE + HOME OFFICE + LANDSCAPED COURT

CARPET AREA	BALCONY AREA	UTILITY AREA	EXTERNAL WALL	COMMON AREA	TOTAL BUILT-UP AREA
2687 SFT	788 SFT	170 SFT	195 SFT	1160 SFT	5000 SFT



ROAD

Embrace the pleasures of convenience and connectivity with Vaishnavi Bupara's prime location in the heart of east Hyderabad, Chintalkunta - LB Nagar. This is where the comfort of home meets the dynamic energies of tomorrow's prospects.

Here everything you want and everything you possibly need is at your finger tips from esteemed educational institutions, shopping malls, entertainment hubs, hospitals and other essentials.

Far from ordinary yet close to everything



ANYWHERE WITHIN MINUTES
Whether by car, metro or public transport – you're never far away from all that City has to offer.



EDUCATION
From top-performing schools to highly sought-after educational institutions are all within close proximity to home.



VAISHNAVI
BUPARA

WORK
Your home is superbly positioned within easy reach of commercial and office establishments.



SHOPPING & ENTERTAINMENT
Indulge in premium shopping and exquisite dining within minutes of your home.



Please scan QR code for location map



LB NAGAR CIRCLE

1 km / 3 mins

METRO STATION

2 kms / 5 mins

NAGOLE / UPPAL

5 kms / 10 mins

DILSUKHNAGAR

10 kms / 15 mins

ADIBATLA SEZ

15 kms / 20 mins

RGI AIRPORT

20 kms / 30 mins

STRUCTURE

BASEMENTS & STILT FLOORS:
RCC PT / RCC moment resistant frame structure to withstand wind and seismic loads

WALLS

RCC Monolithic structure with shear wall technology in line with the applicable codes to withstand seismic and dynamic wind loads and clear floor height of 3.265m.

PAINTING

EXTERNAL: Textured finish and two coats of exterior emulsion paint of Asian / Berger / equivalent make

INTERNAL : Putty over Gypsum plastering finished with premium quality of acrylic emulsion paints like ASIAN / BERGER or equivalent make over a coat of primer



DOORS & WINDOWS

MAIN DOOR: 9'0" height Rhodesian teak / BT teak wood door frame or equivalent, finished with PU Italian brand with solid core fresh door with solid wood on rail and stiles with both side veneers and hardware of Hafele / Yale or equivalent make

INTERNAL DOORS: High end imported engineered wooden door Frame & Shutter with premium finishes and hardware of Hafele / Yale or equivalent make

FRENCH DOORS: Premium aluminum frames with energy efficient glass paneled shutters sliding / sliding folding with provision of mosquito track and designer hardware of Schuco / Alutech or equivalent make

WINDOWS & RAILINGS

WINDOWS: Premium aluminum frames, DGU with energy efficient glass sliding / casement with provision of mosquito track and designer hardware of Schuco/Alutech or equivalent make.

BALCONY RAILINGS: Aesthetically designed laminated glass railing systems with high-quality handrails, cap rails and railing base of reputed make.

STAIRCASE RAILINGS: SS / MS railing finish of reputed make



FLOORINGS & CLADDING

DRAWING, LIVING, DINING, BED ROOMS, KITCHEN & OFFICE ROOM : Imported Italian marble flooring / Premium vitrified tiles.

MASTER BED ROOM: Wooden flooring of reputed make

TOILETS FLOORING: Anti skid premium vitrified tiles.

TOILET DADO: Premium vitrified tiles up to false ceiling level

BALCONY: Anti Skid Vitrified tiles of reputed make

KITCHEN DADO: Vitrified tiles dado up to 2' height above the kitchen counter

UTILITY FLOORING: Anti Skid vitrified tiles of reputed make

UTILITY DADO: Vitrified tiles up to 4' height

CORRIDORS: Imported Italian marble Flooring / Premium vitrified tiles with designer false ceiling.

ENTRANCE LOBBIES: Imported Italian marble flooring / Premium vitrified tiles with designer false ceiling

LIFT LOUNGE FLOORING: Imported Italian marble flooring / Premium vitrified tiles with designer false ceiling

STAIRCASE: Granite / Kota stone / Tandoor stone for riser & tread



CP & SANITARY FIXTURES:

TOILETS:
Vanity type wash basin / Granite top wash basin

EWC with concealed flush tank of reputed make of Catalano / Flaminia / Villeroy & Boch equivalent

Single lever fixtures with wall mixer cum shower of reputed makes

Wash Basin: Monolithic imported counter with wash basin of Reputed make like Catalano / Flaminia / Villeroy & Boch equivalent.

All C.P. fittings are of reputed make of Fantini, Gessi, Grohe equivalent.

Mirror: Mirror with built in LED lights like IKEA / equivalent

PVC false ceiling in all toilets

Shower Partition: Designer shower partitions like Jaquar / Kohler / equivalent

KITCHEN:
High end modular kitchen of reputed make along with tile dadoing (shall be provided at extra cost)

Provision for separate municipal water provided by GHMC along with bore well water. Provision for wet & dry kitchen

UTILITY:
Provision for washing machine & dish washer & wet area for vessel washing

ELEVATORS/ LIFTS:

PASSENGER LIFTS: High speed automatic passenger lifts with rescue device with V3F for energy efficiency of Schindler/TK or equivalent make with CCTVs inside the lifts with group control

FLOORING & CAR INTERNAL FINISH:
Flooring with granite and the car internal finish with SS vandal proof finish

FIRE / GOODS LIFT: High speed automatic passenger / goods lift of Schindler/TK or equivalent make with ARD with V3F for energy efficiency



ELECTRICAL FIXTURES

Provision for geysers in all toilets

Providing silent exhaust at ceiling in all Toilets

Power outlets for air conditioners in all bed rooms, drawing, living, dining, home theater & office

Power outlets for TV in drawing, living, all bed rooms & home theater

3 phase supply for each unit with individual meter board

Miniature circuit breakers (MCB) for each distribution board of reputed make

Modular Switches of reputed make of Legrand / Schneider / equivalent

Power plug for cooking range, chimney, refrigerator, micro wave, mixer / grinder in kitchen. Washing machine / dish washer provision in utility

Power outlet for trimmer in all toilets

LPG Gas

Provision of centralized gas system to all individual apartments

EV CHARGING

Provision for one charging point for electric cars for each apartment



TELECOMMUNICATIONS, CABLE TV & INTERNET:

Telephone points in drawing / living and all bedrooms

Intercom facility to all the units connecting security

Provision for cable connection in drawing, living, dining and all bedrooms

One internet connection provision drawing, living and all bedrooms

CAR WASHING FACILITY

Car washing facility shall be provided as per the vendor's specifications

POWER BACKUP

100% DG back up with acoustic enclosure & A.M.F

SECURITY / BMS:

Sophisticated round the clock security / surveillance system

Surveillance cameras at the main security and entrance of tower & inside lifts of each block to monitor

Panic button and intercom is provided in the lifts connected to the security

Solar power fencing all around the compound

Boom barriers at entry and exit levels.

CENTRALIZED BILLING

Billing shall be done for consumption of electricity, water & LPG with prepaid meters system

WSP & WTP:

Domestic water made available through an exclusive water softening plant

A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping flushing purpose

Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms through injected bore wells.



HOME AUTOMATION

Smart Homes with Digital Pad and Voice Control assistant to help with lighting control, fan control, AC control, geyser control and video access control.

Other facilities include Motion Sensor for toilet lighting, Panic Button and Gas Leak detectors.

FIRE & SAFETY

Fire hydrant and fire sprinkler system in all floors and basements.

Fire alarm and Public Address system in all floors and parking areas (basements).

Control panel will be kept at main security.

SOLAR POWER

50 KW Solar Power is provided and is connected to Common Area Grid for Optimization of Common Area Power Consumption.



An award-winning and reputable developer, Vaishnavi Infracon has successfully launched more than 45 commercial & residential projects over the last 23 years in Hyderabad.

At Vaishnavi Infracon, we pride ourselves in creating homes that epitomise quality and excellence. From a simple two bedroom apartment to the ultra-luxurious residences of Vaishnavi Bupara, we approach every project with the sole aim of delivering beyond expectation.



10+
Million Sq. Ft.
Built

5000+
Happy
Families

45
Commercial &
Residential Projects

23
Years of Trust
& Excellence

ET Excellence Award 2021
For Excellence in Delivering High-Quality Construction

CREDAI Realty Awards 2019
For Best Quality Commercial - Vaishnavi Onyx-1

Our Partners

LEAD ARCHITECT



STRUCTURAL ENGINEERS



MEP CONSULTANTS



INTERIORS



LANDSCAPE CONSULTANTS



GREEN BUILDING CONSULTANTS



PROJECT MANAGEMENT CONSULTANTS





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INFRACON INDIA PVT LTD

www.vaishnaviinfracon.in
TS RERA REGN. NO. : P02500006831

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