



VERTEX
VIVA

4D

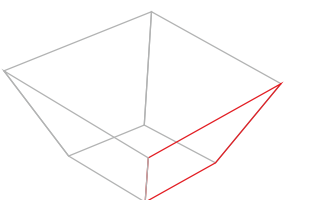
HOMES



VERTEX
FLORENZA
A project by VERTEX VIVA & KEDAR HOMES

inspiration
4th
Dimension
of living

w! **imagination**





**live the
three
dimensions
to dream
home**

made
complete
by



imagination



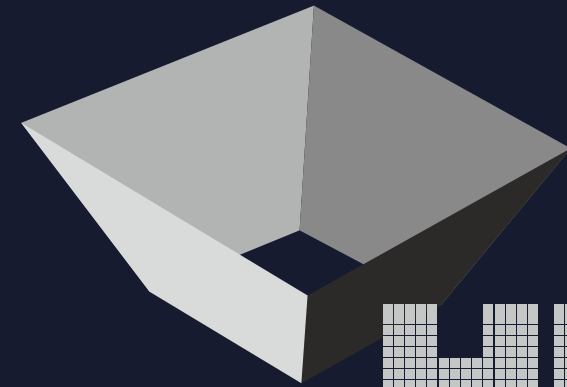








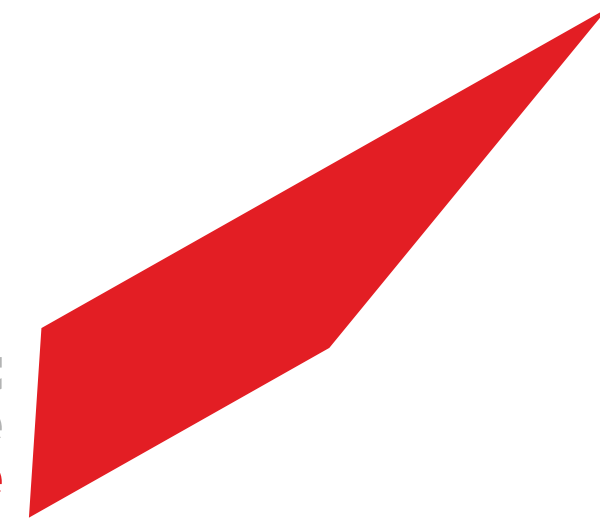
VERTEX
FLORENZA



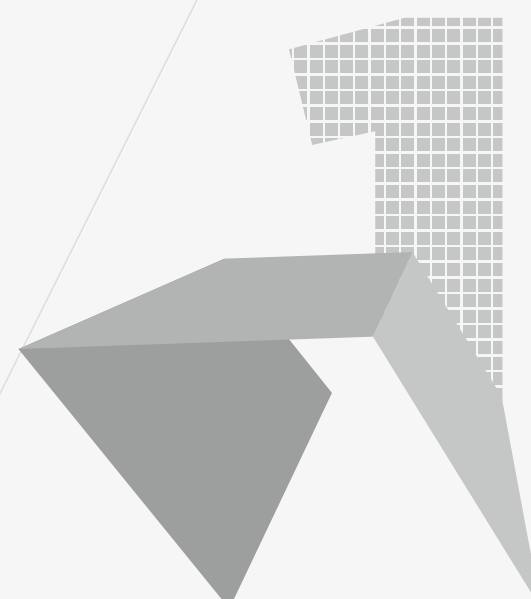
HOWEVER

so *captivating*

that
combine
the **three**
critical aspects
made complete by
YOU!



VERTEX
FLORENZA



LUXURY



f e a t u r e s

o u t d o o r s

s p a c e s

powered
by **Design**

powered
by

Design



LUXURY

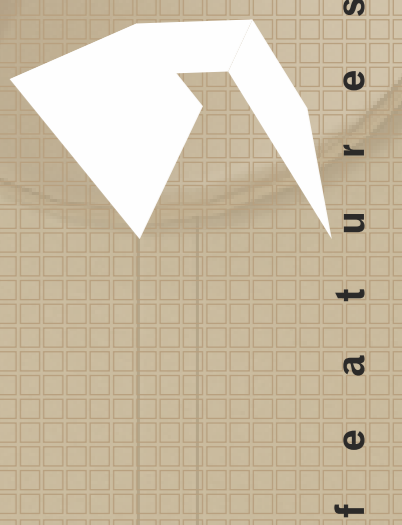


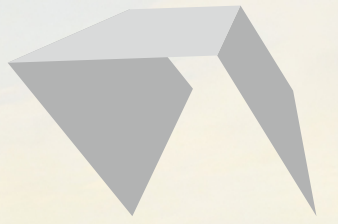
Double height



11 feet.
HEIGHT
CEILING

VOLUMES OF **SPACES** TO PLAY





o u t d o o r s



VERTEX
FLORENZA

o
u
t
d
o
o
r
s

WHEN YOU FEEL
LIKE QUITTING, THINK ABOUT
WHY YOU STARTED.

VERTEX
FLORENZA




VERTEX
FLORENZA



s p a c e s





s p a c e s



VERTEX
FLORENZA

Lifestyle



clubhouse

amenities

ambience

powered
by
goif

powered
by
GOLF

Lifestyle



walk to golf

Lifestyle

CLUBHOUSE

CLUB HOUSE

VERTEX
FLORENZA
A COMMUNITY OF LUXURY HOMES

VERTEX
FLORENZA



Lifestyle

clubhouse



Lifestyle

amenities





THE BODY
ACHIEVES
WHAT THE MIND
BELIEVES



CLUBHOUSE AMENITIES AND FACILITIES

- Grand Entrance Lobby.
- Banquet Hall.
- Creche.
- Indoor Games.
- Conference Room.
- Badminton Courts.
- Billiards.
- Gym.
- Yoga / Meditation Space.
- Swimming Pool with Seating Deck.
- Guest Suites.



Lifestyle

SPORTS ARENA AMIDST THE GREENS

Full Basketball Court

Futsal Court

Pickle Ball Court

Seating Pods

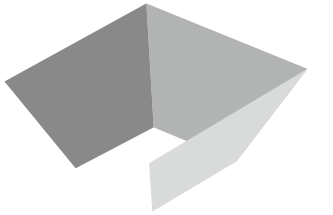
Shaded Pathways

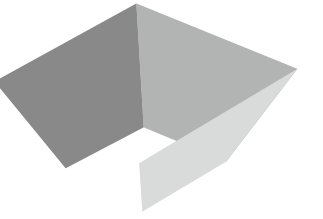
Kids Play Area Under Banyan Tree

Multipurpose Pavilion

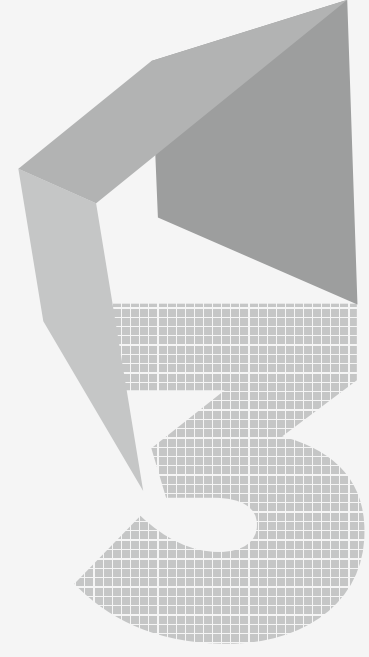
Lawn

a m e n i t i e s









Location



f o u r t h c i t y o u t e r r i n g r o a d

a e r o c i t y

powered
by

tranquility

powered
by

NATURE



Location

**the
forest
across**



FLORENZA





**the ORR
connectivity**



Location

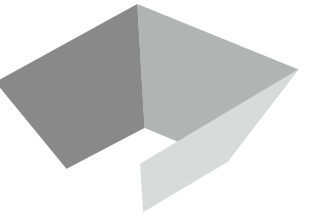


INDIA'S LARGEST AEROCITY

1500
ACRES

INTERNATIONAL
AIRPORT EXPANSION from
21 million capacity to
34 million capacity

a e r o c i t y



6 STRATEGIC
BUSINESS
PORTS



AIR



FUN



BUSINESS



HEALTH



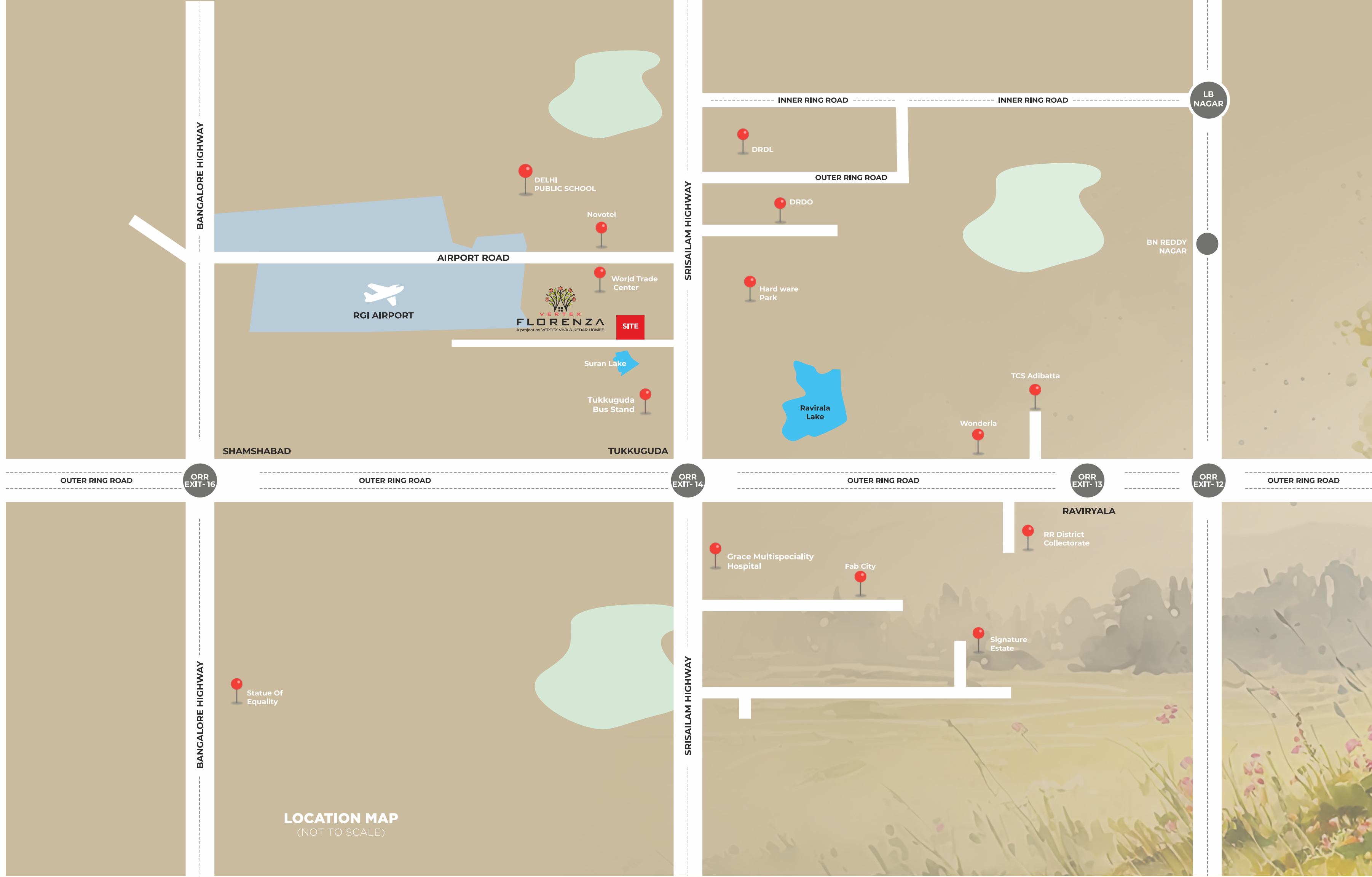
RETAIL



EDUCATION

Location

Feel pampered as your every wish is within arm's reach. Vertex Florenza, at Tukkguda, offers the perfect mix of privacy and connectivity. Close to the city, it is just 5 minutes from the international airport and 25 minutes from the IT corridor of Gachibowli and the Financial District. Schools, Colleges, entertainment centres and workplaces; everything is in close proximity



Location Highlights

03 mins
ORR

04 mins
HARDWARE PARK

05 mins
RGI AIRPORT

08 mins
FAB CITY (E-CITY)

10 mins
WONDERLA

20 mins
DRDO

30 mins
GACHIBOWLI

LOCATION MAP
(NOT TO SCALE)

**4&5 BHK VILLAS
PREMIUM GATED COMMUNITY**

**16.5
ACRES** | **105
VILLAS**





site layout

355

Sq.yds
EAST FACING

PLOT SIZE - 19.8m. X 15m. / 65'-0" X 49'-3"
PLOT AREA - 297 Sqm / 3197 Sft / 355.2 Sq.yd

GROUND FLOOR AREA	-	2154 Sft
FIRST FLOOR AREA	-	1775 Sft
SECOND FLOOR AREA	-	1473 Sft
TOTAL SALEABLE AREA	-	5402 Sft

G FLOOR

LEGEND

1. Verandah	5'-6" x 6'-1"
2. Foyer	11'-10" x 5'-11"
3. Formal Living	11'-10" x 13'-9"
4. Family Living	14'-9" x 18'-3"
5. Dining	12'-6" x 16'-9"
6. Kitchen	18'-8" x 9'-2"
7. Kitchen store	6'-7" x 5'-3"
8. Utility	9'-6" x 5'-3"
9. Powder Room	6'-9" x 5'-3"
10. G.Store	3'-7" x 18'-3"
11. Parents Bed Room	13'-0" x 18'-3"
12. Toilet	7'-1" x 10'-10"
13. Staff Room	7'-1" x 8'-4"
14. Staff Toilet	5'-5" x 5'-5"
15. North Court	15'-9" x 5'-9"
16. South Court	13'-0" x 6'-1"
P. Parking	12'-0" x 16'-5"
L. Lift	5'-5" x 5'-5"



1 FLOOR

LEGEND

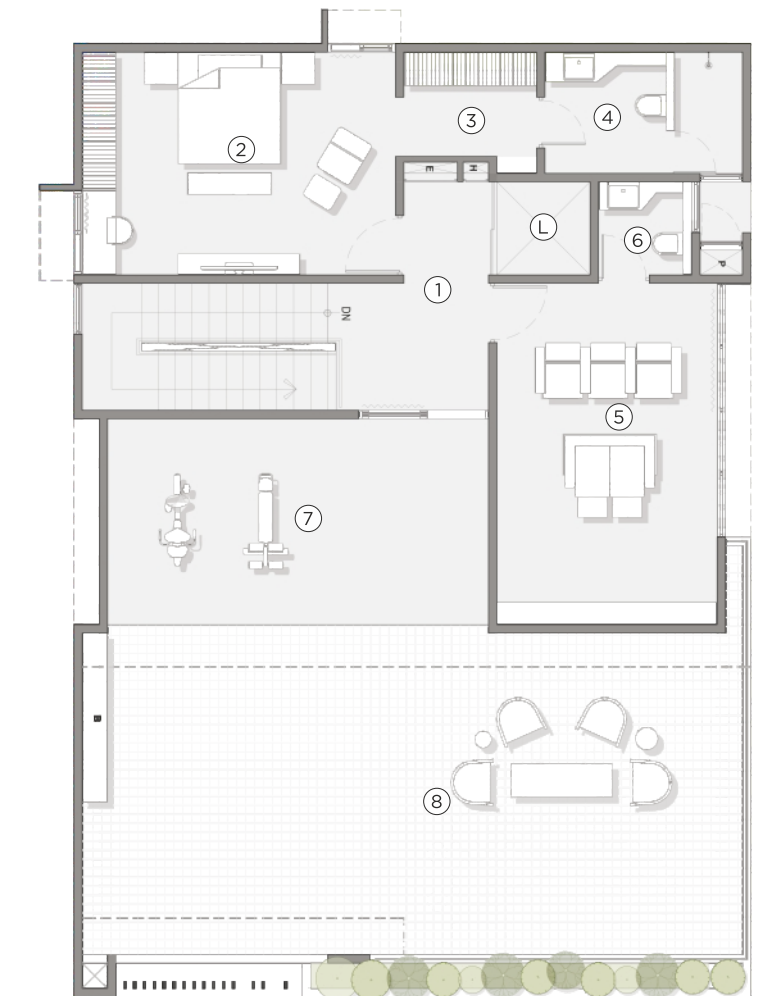
1. 4'-11"	Wide Corridor
2. Lounge	14'-3" x 12'-8"
3. Balcony	9'-0" x 18'-8"
4. Puja Room	9'-2" x 6'-7"
5. Bedroom	11'8"-8" x 12'-6"
6. Closet	5'-3" x 5'-3"
7. B1 Toilet	13'-0" x 5'-3"
8. Master Bedroom	13'-0" x 18'-3"
9. Closet	6'-1" x 10'-10"
10. MB Toilet	13'-0" x 8'-4"/5'-5"
L - Lift	5'-5" x 5'-5"



2 FLOOR

LEGEND

1. Lobby	13'-3" x 8'-10"
2. Bed Room	2 13'-0" x 18'-3"
3. Closet	6'-1" x 7'-9"
4. B2 Toilet	7'-1" x 11'-6"
5. Home Theatre	19'-10" x 12'-10"
6. Powder Room	5'-5" x 5'-5"
7. Gym	12'-0" x 22'-2"
8. Terrace	18'-8" x 38'-5"
L. Lift	5'-5" x 5'-5"



355

Sq.yds
WEST FACING

PLOT SIZE	-	19.8m. X 15m. / 65'-0" X 49'-3"
PLOT AREA	-	297 Sqm / 3197 Sft / 355.2 Sq.yd
GROUND FLOOR AREA	-	2144 Sft
FIRST FLOOR AREA	-	1840 Sft
SECOND FLOOR AREA	-	1369 Sft
TOTAL SALEABLE AREA	-	5353 Sft

G FLOOR

LEGEND

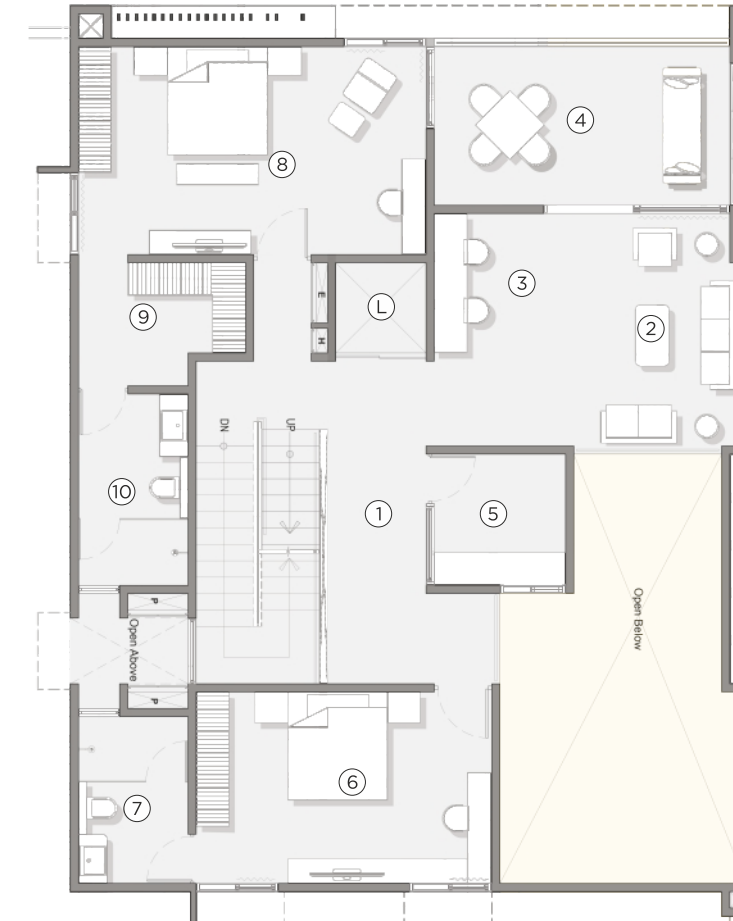
1. Verandah	6'-0" x 7'-3"
2. Foyer	11'-0" x 5'-11"
3. Formal Living	11'-0" x 12'-10"
4. Family Living	13'-9" x 24'-1"
5. Dining	11'-6" x 14'-9"
6. Kitchen	11'-6" x 13'-3"
7. Kitchen Store	6'-1" x 3'-11"
8. Utility	4'-11" x 11'-0"
9. Powder Room	5'-1" x 6'-7"
10. General Store	15'-3" x 3'-7"
11. Parents Bed Room	12'-6" x 14'-11"
12. Toilet	5'-5" x 10'-0"
13. Staff Room	7'-11" x 6'-7"
14. Staff Toilet	4'-7" x 6'-7"
15. North Court	14'-9" x 5'-9"
16. East Court	6'-11" x 16'-5"
Parking	13'-0" x 16'-5"
L - Lift	5'-5" x 5'-5"



1 FLOOR

LEGEND

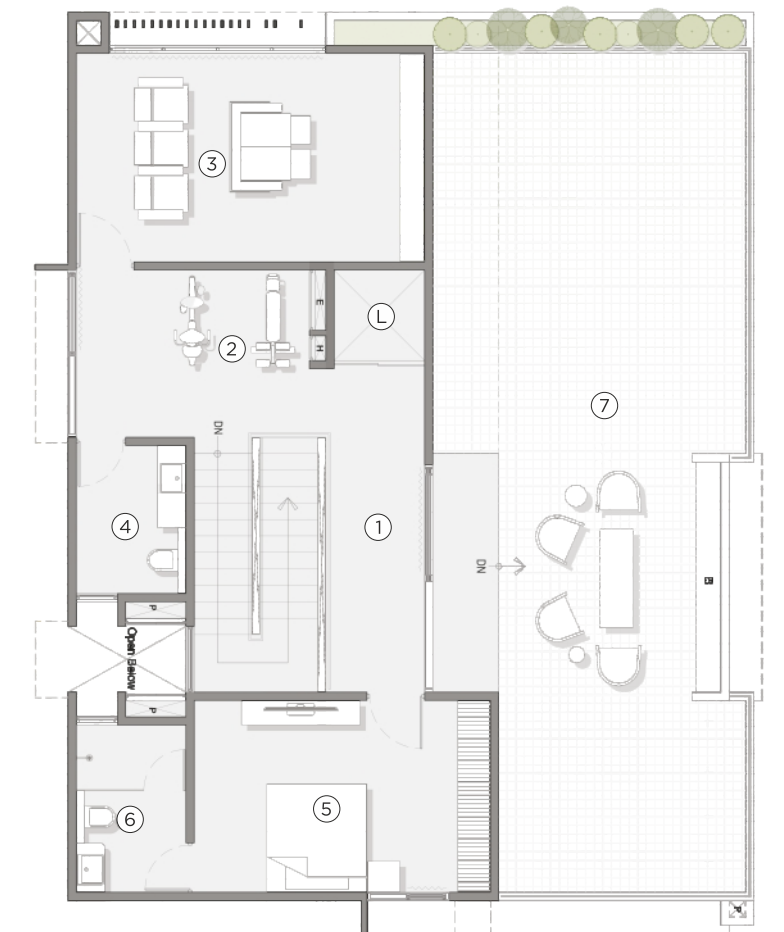
1. 5'-11"	Wide Corridor
2. Lounge	13'-11" x 12'-2"
3. Study Area	13'-11" x 6'-7"
4. Balcony	9'-6" x 17'-9"
5. Puja	7'-10" x 7'-10"
6. Bed Room-1	11'-6" x 17'-9"
7. B1 Toilet	10'-0" x 6'-7"
8. Master Bedroom	12'-6" x 20'-10"
9. Closet	7'-5" x 10'-0"
10. MB Toilet	11'-6" x 6'-7"
L - Lift	5'-5" x 5'-5"



2 FLOOR

LEGEND

1. Lobby	19'-4" x 5'-11"
2. Gym	10'-0" x 13'-11"
3. Home Theatre	12'-6" x 20'-10"
4. Powder Room	8'-10" x 6'-7"
5. Bed Room-2	11'-6" x 17'-9"
6. B2 Toilet	10'-0" x 6'-7"
7. Terrace	50'-2" x 18'-8"
L - Lift	5'-5" x 5'-5"



468

Sq.yds
EAST FACING

PLOT SIZE - 23m. X 17m. / 75.4' X 55.7'
PLOT AREA - 391Sqm / 4209Sft / 467.6Sq.yd

GROUND FLOOR AREA	-	2571 Sft
FIRST FLOOR AREA	-	2293 Sft
SECOND FLOOR AREA	-	2009 Sft
TOTAL SALEABLE AREA	-	6873 Sft

G FLOOR

LEGEND

1. Verandah	16'-11" x 11'-8"
2. Drawing Room	16'-11" x 13'-0"
3. Living Area	20'-6" x 14'-3"
4. Dining	13'-3" x 15'-7"
5. Dry Kitchen	9'-2" x 7'-5"
6. Wet Kitchen	15'-5" x 9'-2"
7. Kitchen Store	5'-5" x 4'-11"
8. Utility	6'-1" x 12'-2"
9. Powder Room	7'-1" x 3'-11"
10. General store	13'-0" x 3'-11"
11. Parents Bedroom	15'-5" x 18'-1"
12. Toilet	6'-9" x 10'-8"
13. Staff Room	8'-8" x 6'-3"
14. Staff Toilet	5'-5" x 5'-3"
15. South Court	14'-3" x 7'-5"
16. West Court	13'-7" x 20'-8"
L - Lift	5'-3" x 5'-3"
P - Parking	12'-6" x 16'-5"



1 FLOOR

LEGEND

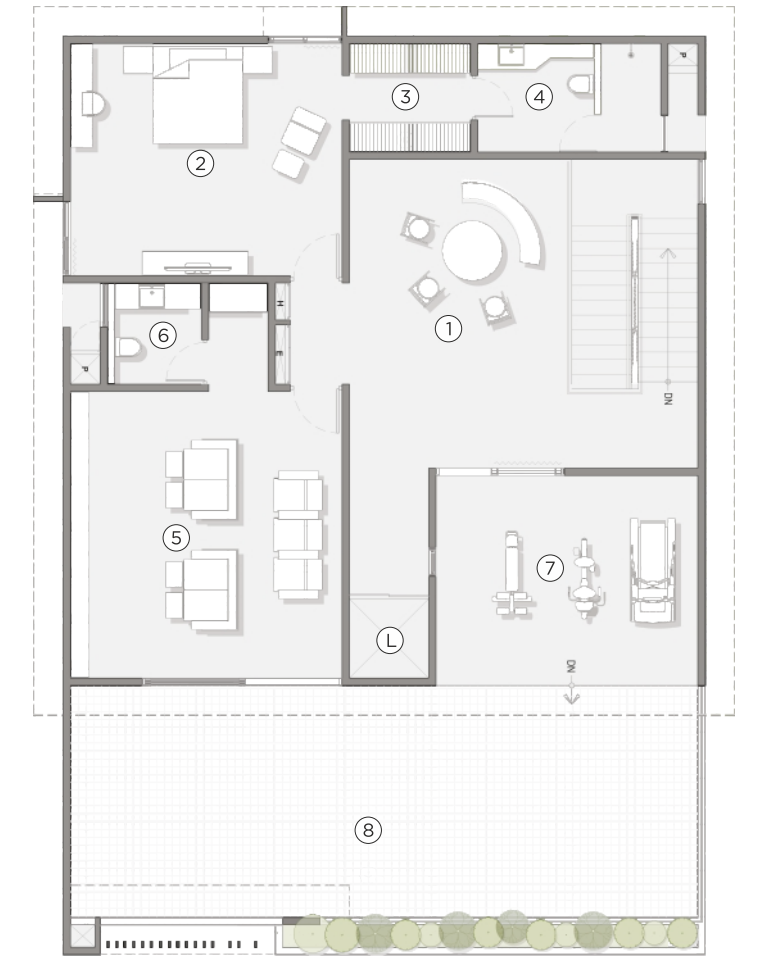
1. Lobby	13'-3" x 15'-7"
2. Family Lounge	14'-5" x 17'-5"
3. Balcony	6'-1" x 23'-2"
4. Puja	8'-10" x 5'-3"
5. Bedroom - 01	14'-7" x 18'-1"
6. B1 Toilet	6'-1" x 12'-2"
7. Bedroom - 02	13'-3" x 13'-1"
8. B2 Toilet	6'-9" x 10'-8"
9. Master Bedroom	15'-5" x 18'-1"
10. Closet	7'-3" x 8'-0"
11. MB Toilet	7'-3" x 12'-2"
L - Lift	5'-3" x 5'-3"



2 FLOOR

LEGEND

1. Lounge	20'-6" x 14'-3"
2. Bedroom - 3	15'-5" x 18'-1"
3. Closet	7'-3" x 8'-0"
4. Toilet	7'-3" x 12'-2"
5. Home Theatre	19'-0" x 18'-1"
6. Powder Room	6'-9" x 6'-3"
7. Gym	13'-11" x 17'-5"
8. Terrace	15'-5" x 41'-8"
L - Lift	5'-3" x 5'-3"



468

Sq.yds
WEST FACING

PLOT SIZE - 23m. X 17m. / 75.4' X 55.7'
PLOT AREA - 391Sqm / 4209Sft / 467.6Sq.yd

GROUND FLOOR AREA	-	2543 Sft
FIRST FLOOR AREA	-	2167 Sft
SECOND FLOOR AREA	-	1862 Sft
TOTAL SALEABLE AREA	-	6572 Sft

G FLOOR

LEGEND

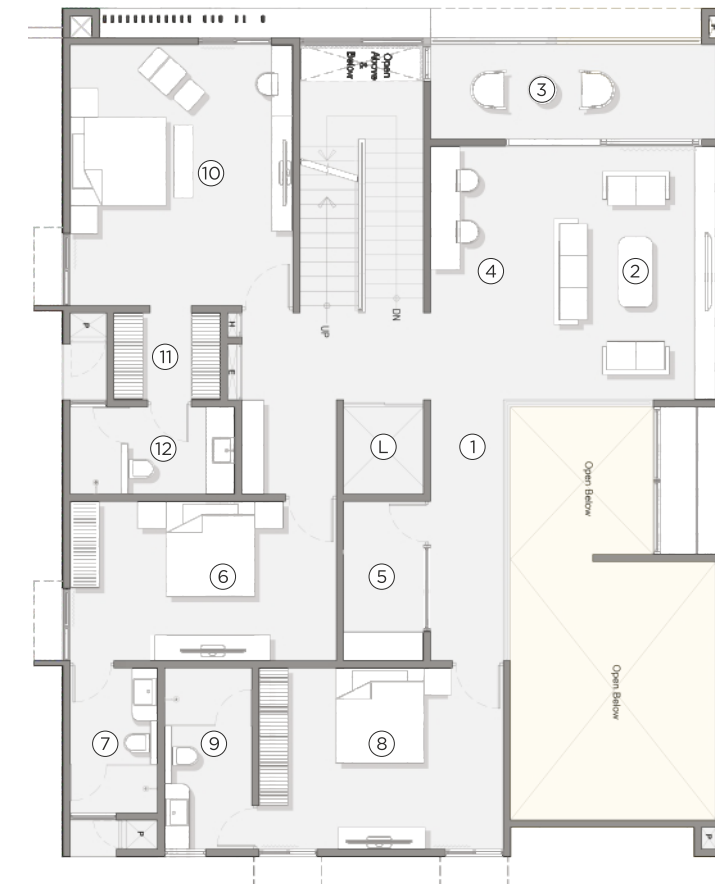
1. Verandah	21'-5" x 10'-2"
2. Drawing Room	20'-6" X 15'-1"
3. Living Area	17'-7" x 19'-4"
4. Dining	12'-4" x 17'-1"
5. Dry Kitchen	12'-4" x 5'-11"
6. Wet Kitchen	10'-10" x 18'-1"
7. Kitchen Store	8'-1" x 5'-5"
8. Utility	12'-4" x 5'-11"
9. Powder Room	5'-11" x 6'-5"
10. Parents Bedroom	13'-7" x 15'-1"
11. Toilet	5'-9" x 11'-2"
12. Staff Room	5'-11" x 8'-2"
13. Staff Toilet	3'-9" x 7'-3"
14. East Court	11'-8" X 18'-5"
L - Lift	5'-11" x 5'-5"
P - Parking	14'-1" x 18'-4"



1 FLOOR

LEGEND

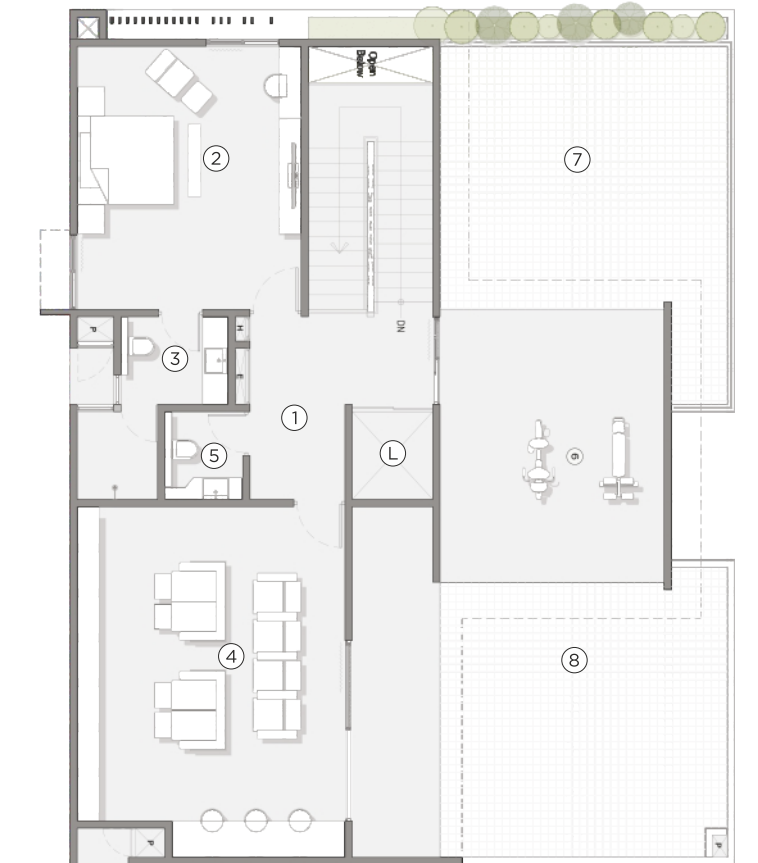
1. 4'-11"	Wide Corridor
2. Lounge	17'-3" X 14'-5"
3. Balcony	6'-5" x 19'-4"
4. Study Area	11'-4" x 4'-11"
5. Puja	10'-10 x 5'-5"
6. Bedroom - 1	10'-10 x 18'-1"
7. B1 Toilet	9'-10" x 5'-11"
8. Bedroom - 2	12'-4" x 16'-7"
9. B2 Toilet	12'-4" x 5'-11"
10. Master Bedroom	17'-9" x 15'-1"
11. Closet	5'-11" x 7'-3"
12. MB Toilet	5'-11" x 11'-2"
L - Lift	5'-11" x 5'-5"



2 FLOOR

LEGEND

1. Lobby	12'-4" x 6'-5"
2. Bedroom - 3	17'-9" x 15'-1"
3. B3 Toilet	5'-11" x 7'-3"
4. Home Theatre	23'-7" x 18'-0"
5. Powder Room	5'-11" x 5'-3"
6. Gym	18'-4" x 15'-1"
7. Terrace - 1	17'-9" x 19'-4"
8. Terrace - 2	18'-6" x 19'-4"
L - Lift	5'-11" x 5'-5"



specifications

Structure Aluminium form work as per structural design, concrete blocks for non structural members wherever needed for regular villas	Windows UPVC / aluminium shutter of reputed make.
Doors <ul style="list-style-type: none"> 8 feet height Main and Internal doors, engineer wooden frame with veneer finish on both sides. Toilet doors Hard wood frame with veneer finish on one side and laminate finish on other side. French doors: UPVC/ aluminium shutter of reputed make.	Wall Finishes <ul style="list-style-type: none"> Internal 2 coats of acrylic emulsion paint over smooth putty finish. External 2 coats of weather proof emulsion paint with texture.

Flooring <ul style="list-style-type: none"> Imported Marble for Drawing, living and dining areas. Vitrified tiles of reputed make for all other rooms. Anti skid superior quality vitrified tiles for all Toilets & Utility. 	Kitchen & utility Provision for HOB, Chimney, Refrigerator, Micro Oven, Mixer, RO purifier, Geyser, Utility dishwasher and washing machine in	Utilities & Services <ul style="list-style-type: none"> Hydropneumatic domestic water supply for entire project. Treated Water supply. Rain water harvesting facilities. Sewage treatment plant. Intercom facility for all Villas. Provision for internal elevator. Provision for EV charger.
<ul style="list-style-type: none"> Toilets: Well designed concept with vitrified tiles of premium make. Utility: Well designed concept with vitrified tiles of premium make. 	Dadoing <ul style="list-style-type: none"> Modular Electrical switches of reputed make. Concealed copper wiring in conduits. Airconditioner provision for VRV system. Power points for geysers in all bathrooms. TV points are provided in the living areas and bedrooms. 	Electricals Security cabins at main entrance and exit points.
Toilets CP & Sanitaryware <ul style="list-style-type: none"> Wall hung EWC of premium make with concealed flush tank wash basin of premium make All CP fittings of premium make kohler / grohe or equivalent make Single lever diverter with shower 	DG power 100% Power backup through Generator for villas & Common areas.	System CCTV coverage at the community entrance and common areas.



Architecture
LOCAL ORIGIN STUDIO
 ARCHITECTURE

Landscape Designers
STUDIO. CONFLUENCE
 HABITAT DESIGNERS



ONGOING PROJECTS

VERTEX KLR GIGA CITI
VERTEX KINGSTON PARK
VERTEX PRISTINE
VERTEX CAPITAL VISTA WEST
VERTEX SIRIS SIGNA
VERTEX GARDENIA
VERTEX CAPITAL COUNTY VILLAS
VERTEX VIRAAT



OUR JOURNEY

VISION

We envision revolutionizing the real estate industry by setting new benchmarks that redefine lifestyles in terms of community living and customer delight.

MISSION

At Vertex, we constantly strive to create futuristic and environment-friendly living spaces that foster vibrant communities across the country by adopting latest trends, advanced infrastructure and superior lifestyle. We aspire to foster strong relationships strengthened by the key values of unwavering trust and quality of construction.

CORE VALUES

Integrity is the primary core value we adhere to that makes us do the right thing the right way. Trust and Quality are our other core values that are earned by honesty, positive intent, strong competencies, and a proven track record of results.



VERTEX
VIVA

Vertex Viva Pvt. Ltd.

2nd Floor, Plot No. 8 & 9,
Jubilee Enclave Opp.
HITEX Entrance, Madhapur,
Hyderabad-500081,
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TG RERA NO.P02400009023

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