



An Epic Living Awaits

Epic *Design.*
Masterful *Craftsmanship.*

Imagine waking up to the sound of birds, stepping out into lush green spaces, and then heading to your favorite café or office in minutes. It's not just about owning a home; it's about owning a lifestyle that's effortless and fulfilling.

Shamshabad is where Garuda comes to life, sitting in a sweet spot where convenience and serenity meet. This is what epic living looks like: your personal oasis that's as connected to the world as it is to the people in it.

2&3 Bhk

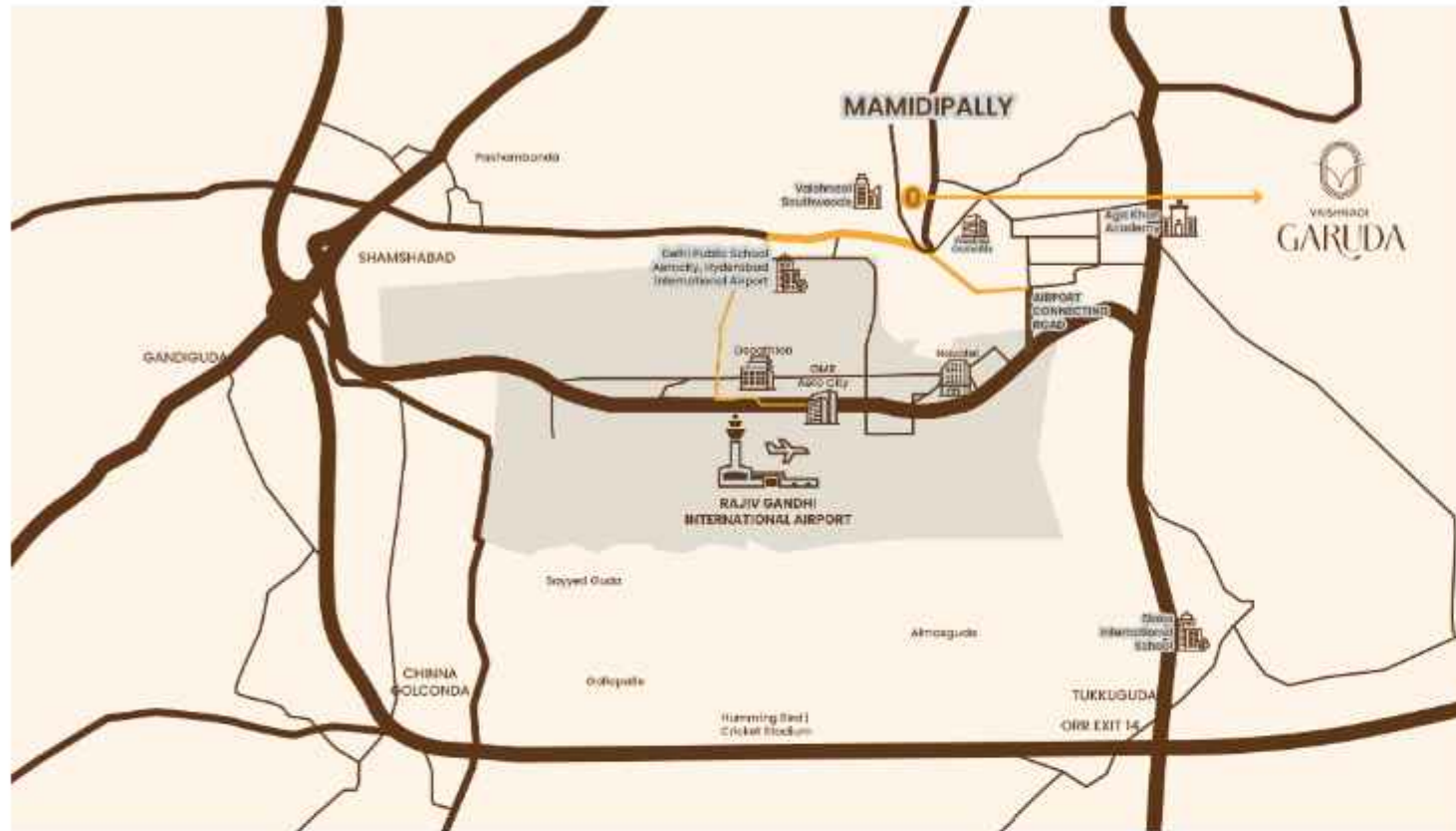
11 Floors

330 Units

Amenities
40,000 Sq.ft.

What really makes Garuda Epic?

Location @ Shamshabad, Mamidipally



5 Mins Drive to
RGI Airport



10 Mins Drive to International
Schools - Delhi Public School
Aga Khan, and Sancta Maria



5 Mins Drive to Outer
Ring Road



10 Mins Drive to the Proposed
New High Court Building in
Rajendra Nagar



5 Mins drive to proposed
High Street Mall of
GMR (Interchange)



15 Mins Drive to
Multispeciality Hospitals



8 Mins Drive to the
Proposed Metro Station



30 Mins Drive to Gachibowli



10 Mins Drive to Proposed
World Trade Center (WTC),
Shamshabad

Create. Celebrate. Connect.



Live the story you want to tell. A community where every neighbour is your pal.
Shared spaces for working, playing, and living. At Garuda, you're not just
buying a house but gaining a family.

So, welcome to a place where life isn't just comfortable, it's meaningful.

A Master Plan *for* Elevated Living

- | | |
|---|--|
| 1. Entry Gate | 20. Pet Corner |
| 2. Grand Sculpture Court At Arrival | 21. Transformer Yard |
| 3. Seating Gallery | 22. Stage |
| 4. Multi-Purpose Court: (Mini Soccer / Box Cricket) | 23. Tower B Dropoff / Lobby |
| 5. Basketball Practice Court | 24. Lounge Seating |
| 6. Driveway | 25. Skate Plaza |
| 7. Rock Climbing Wall | 26. Zen Garden |
| 8. Sand Pit Area | 27. Chess On Floor |
| 9. Children's Play Area | 28. Tower A Dropoff / Lobby |
| 10. Gazebo | 29. Kids Tree Bench |
| 11. Gas Bank | 30. Senior Citizen Seating |
| 12. Jogging Track | 31. Fresco Wall |
| 13. Outdoor Gym | 32. Exit |
| 14. Security | 33. Yoga Deck |
| 15. Flea Market | 34. BBQ Lawn |
| 16. Tower C Dropoff / Lobby | 35. Rooftop Dining |
| 17. Bus Dropoff & Pickup | 36. Synthetic Lawn with FlexiSeating |
| 18. Multi-Purpose Lawn | 37. Social Gathering Space with Cube Seating |
| 19. Aromatic Garden | 38. Movie Screen |





Lifestyle Amenities Designed to Make Every Moment Epic

Home at Garuda means more than just four walls; it's a life filled with laughter, togetherness, and joyful moments. Discover a world where curated amenities support your ambitions and soothe your senses; from tranquil reading corners and artfully landscaped gardens to dynamic spaces for fitness, collaboration, and celebration. Here, each day offers the opportunity to connect deeply, live fully, and celebrate the moments that matter most.





Amenities that
dial up *the* joy,
every day.

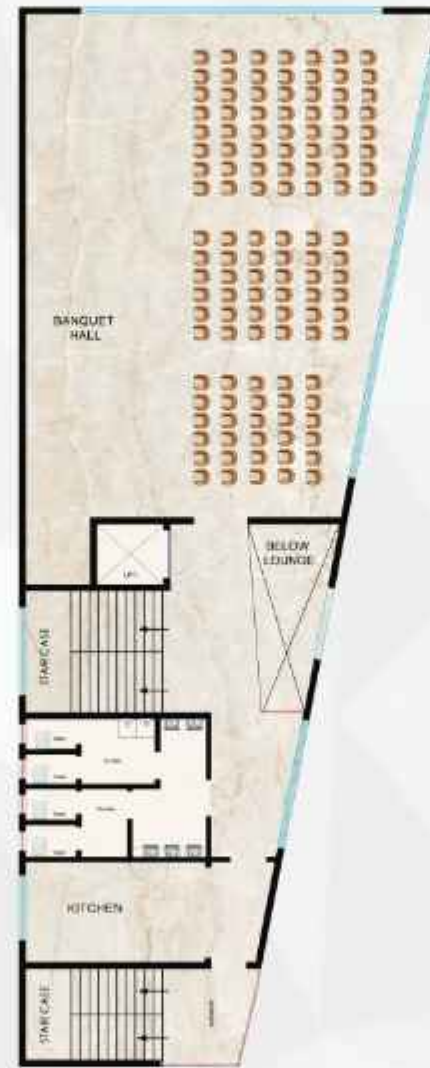
Celebrate life every day at Garuda, where world-class amenities meet a lifestyle of ease and elegance. Children laugh in safe play areas, wellness seekers find peace in green open spaces, and every corner invites you to live well. At Garuda, it's not just about where you live, but how you live - connected, fulfilled, and always inspired.



Where Every
Square Foot
Serves *a* Purpose



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR

Clubhouse
Floor plan



Live Large. Live Smart . Live Epice.

UNIT TYPE				SALEABLE AREA	TOWERS
TYPE	COLOR	NO OF BED	FACING	SFT	
A		3 BED PLUS	EAST	2026	A & B
B		2 BED	EAST	1342	A & B
C		3 BED PLUS	EAST	2041	A & B
D		3 BED PLUS	WEST	2113	A & B
E		2 BED	WEST	1345	A & B
F		3 BED SMART	EAST	1574	C
G		2 BED	EAST	1355	C
H		3 BED SMART	EAST	1578	C
I		3 BED PRIMA	WEST	1937	C
J		2 BED	WEST	1303	C
K		3 BED PRIMA	WEST	1892	C





Typical Floor Plan
- Tower A&B



Typical Floor Plan
- Tower C



TYPE - A
3 BED PLUS - EAST FACING

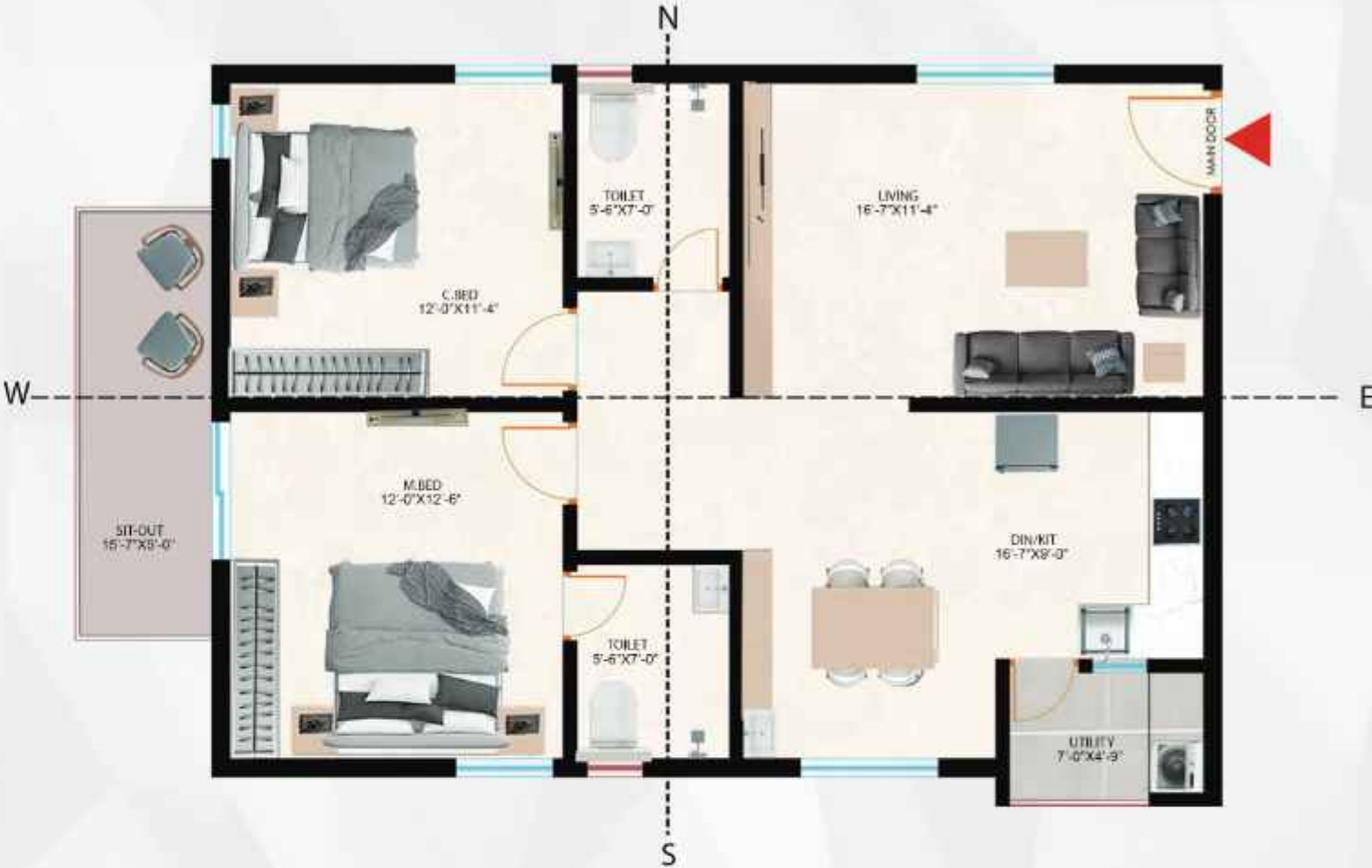


	SQ.FT.
Carpets Area	1222
Balcony & utility Area	162.1
Saleable Area	2026
Total Units	20



KEY PLAN

TYPE - B
2 BED - EAST FACING



	SQ.FT.
Carpets Area	801
Balcony & utility Area	105
Saleable Area	1342
Total Units	60



KEY PLAN

TYPE - C
3 BED PLUS - EAST FACING



	SQ.FT.
Carpet Area	1181
Balcony & utility Area	216
Saleable Area	2042
Total Units	20



KEY PLAN

TYPE - D
3 BED PLUS - WEST FACING



	SQ.FT.
Carpet Area	1232
Balcony & utility Area	212
Saleable Area	2113
Total Units	20



KEY PLAN

TYPE - E
2 BED - WEST FACING



	SQ.FT.
Carpet Area	826
Balcony & utility Area	81
Saleable Area	1345
Total Units	60



KEY PLAN

TYPE - F
3 BED SMART - EAST FACING



	SQ.FT.
Carpet Area	952
Balcony & utility Area	123
Saleable Area	1574
Total Units	10



KEY PLAN

TYPE - G

2 BED - EAST FACING



	SQ.FT.
Carpet Area	813
Balcony & utility Area	103
Saleable Area	1355
Total Units	30



KEY PLAN

TYPE - H

3 BED SMART - EAST FACING



	SQ.FT.
Carpet Area	910
Balcony & utility Area	172
Saleable Area	1578
Total Units	10



KEY PLAN

TYPE - I
3 BED PRIMA - WEST FACING



	SQ.FT.
Carpet Area	1127
Balcony & utility Area	193
Saleable Area	1937
Total Units	10

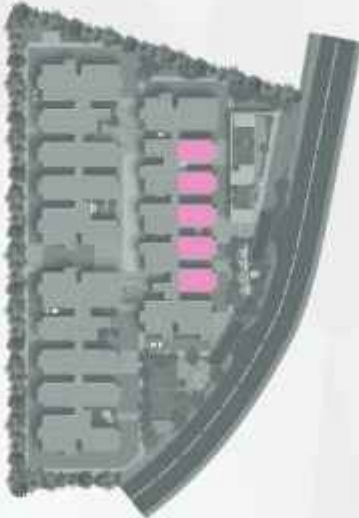


KEY PLAN

TYPE - J
2 BED - WEST FACING

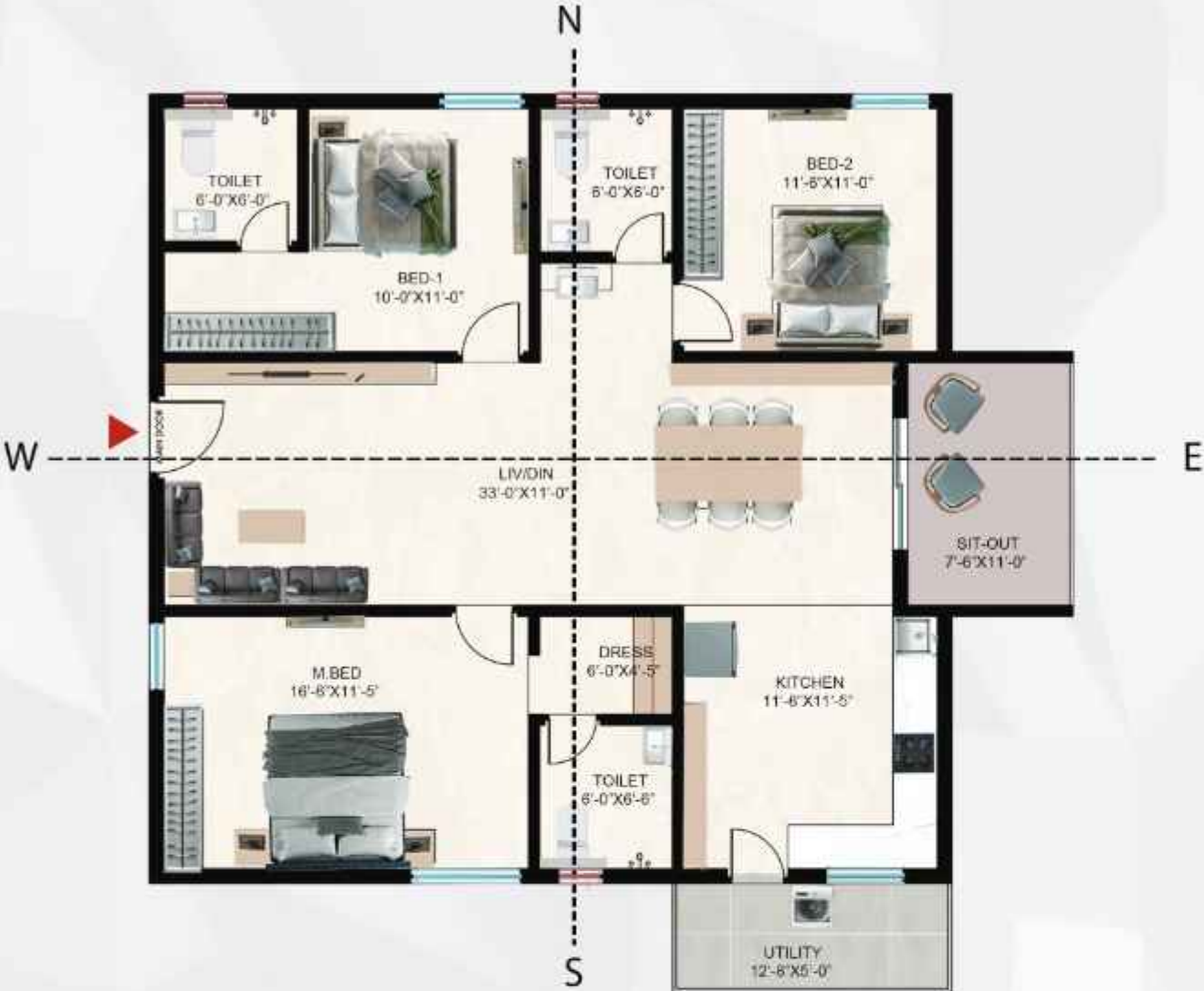


	SQ.FT.
Carpet Area	799
Balcony & utility Area	77
Saleable Area	1303
Total Units	50



KEY PLAN

TYPE - K
3 BED PRIMA - WEST FACING



KEY PLAN

	SQ.FT.
Carpet Area	1140
Balcony & utility Area	144
Saleable Area	1892
Total Units	10



Specifications *that* Define Elevated Living

STRUCTURE

- RCC framed structure

LIFTS

- High-speed Lifts of reputed make with all necessary safety and emergency aspects
- One Lift lobby cladding with vitrified tiles /granite

FLOORING

- Drawing, living, dining, bedrooms : premium quality Vitrified flooring of reputed make
- Bathrooms/Utility Premium quality : Anti skid vitrified tiles of reputed make
- Kitchen: Premium quality anti skid vitrified tiles of reputed make
- Balconies: Anti skid Vitrified tiles with wooden finish of reputed make
- Corridors: Granite flooring
- Staircase: Natural stone/Granite flooring

DADOING

- Bathrooms: Premium quality vitrified tiles dado upto false ceiling height
- Utility: Premium quality vitrified tiles dado upto 3 feet height

RAILING

- Staircase / Balcony: MS railing as per design intent

KITCHEN

- Provision of plumbing points for sink and water purifier (Granite platform, sink and dado tiles are not under the scope of builder)

DOORS & WINDOWS

- Main door: 8 feet factory made teak Venerred Door frame and shutter with premium finish as per architectural design with reputed hardware
- Internal doors/ toilet doors : 7 feet height door with engineered wooden frame with both sides laminated flush shutters with reputed hardware
- Balconies: UPVC glazed French sliding doors with mosquito mesh provision.
- Windows UPVC glazed sliding/ openable shutters with EPDM gaskets with provision of mosquito mesh shutter

WALL FINISHES

- Exterior - Texture finish with two coats of exterior emulsion paint of reputed make
- Interior - smoothly finished with two coats putty and emulsion paint of reputed make

TOILETS

- Wash basin with chrome plated fittings
- EWC with chrome plated tap with shower mixer
- Provision of exhaust and geyser in all toilets
- Suspended pipe lines in all toilets with concealed false ceiling

ELECTRICAL

- Miniature Circuit breakers (MCB) for each distribution board of reputed make.
- Concealed electrical wiring with copper wire and Modular switchboard of the reputed brand.
- Cable TV: Provision for cable connection in all bedrooms and living
- Internet: provision for internet connection
- Telephone points: power outlets in living area
- Provision for washing machine in utility
- Provision for copper piping and power outlets for air conditioning in all bedrooms and living rooms
- Power outlets for chimney, hob, refrigerator, oven, mixer, grinder and water purifier
- Three phase supply for each unit with individual meters

DG POWER

- Generator will be provided for all common areas

ADDITIONAL COST

- 100% backup for all apartments at additional cost (Dg backup)

SECURITY SYSTEM

- Round the clock security with CCTV surveillance
- Surveillance cameras at main security and exit
- Intercom facility for all units with any application
- Panic button and intercom provided in lifts with connected to security room

LPG

- Supply of gas from centralised Gas bank to all individual flats

WTP/STP

- Domestic water through an exclusive water softening plant
- Rain water harvesting at regular intervals as per norms
- STP with adequate capacity as per norms

CENTRALISED BILLING

- Billing shall be for consumption of Electricity, Water, DG and LPG with prepaid metering systems



VAISHNAOI GARUDA

TG RERA No. P02400009380
www.rera.telangana.gov.in



Corporate Offices :

Plot No. 11 & 12, Flat No.1, Amar Society,
Amar Co-Operative Society,
Guttala Begumpet, Kavuri Hills,
Madhapur, Hyderabad, Telangana 500033.

Project Location:

Mamidipally Road, Shamshabad,
Hyderabad, Telangana - 501218.

Scan For Project Location



Scan For Website



Website: www.vaishnaoigroup.com

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The furniture shown in the plans is only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All Apartment interior views do not depict the standard wall, color & ceiling finishes and are not part of the offering.

Further, the dimensions mentioned do not consider the plastering thickness and there could be marginal variation in carpet areas.