

# HOMES THAT HELP YOU ESCAPE YOUR EVERYDAY.



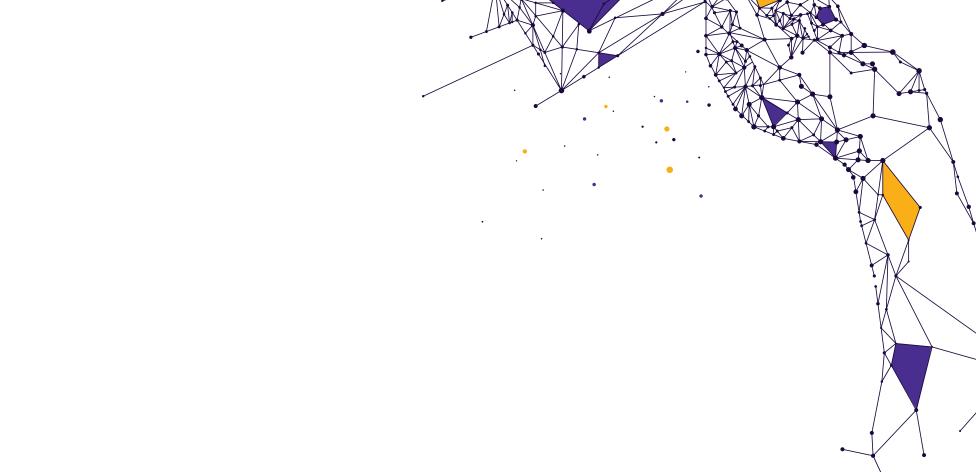




# We have always wanted to create a desirable home.

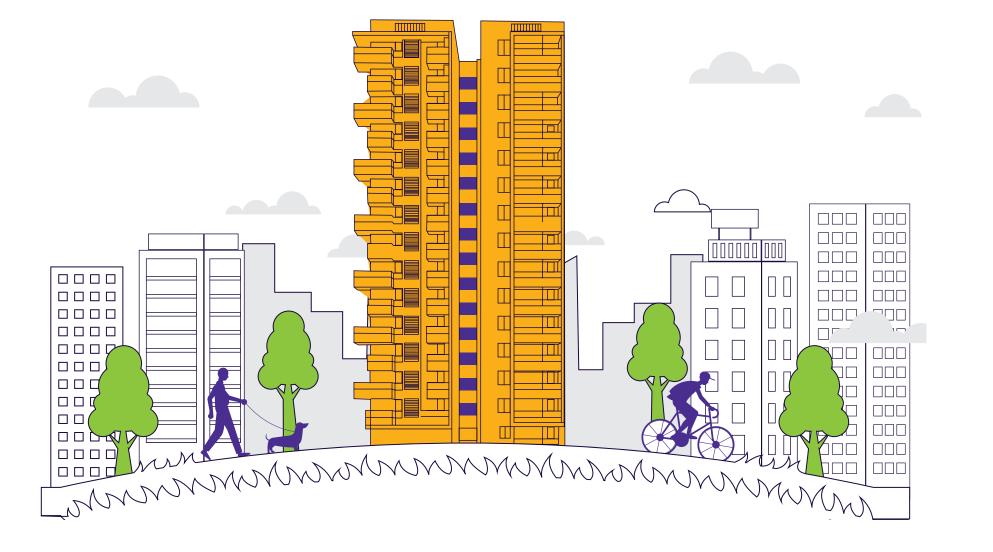
At Vaishnavi Infracon, we believe in aligning our vision with our clients' dreams. For 20 years, we have always achieved this by going that extra mile.





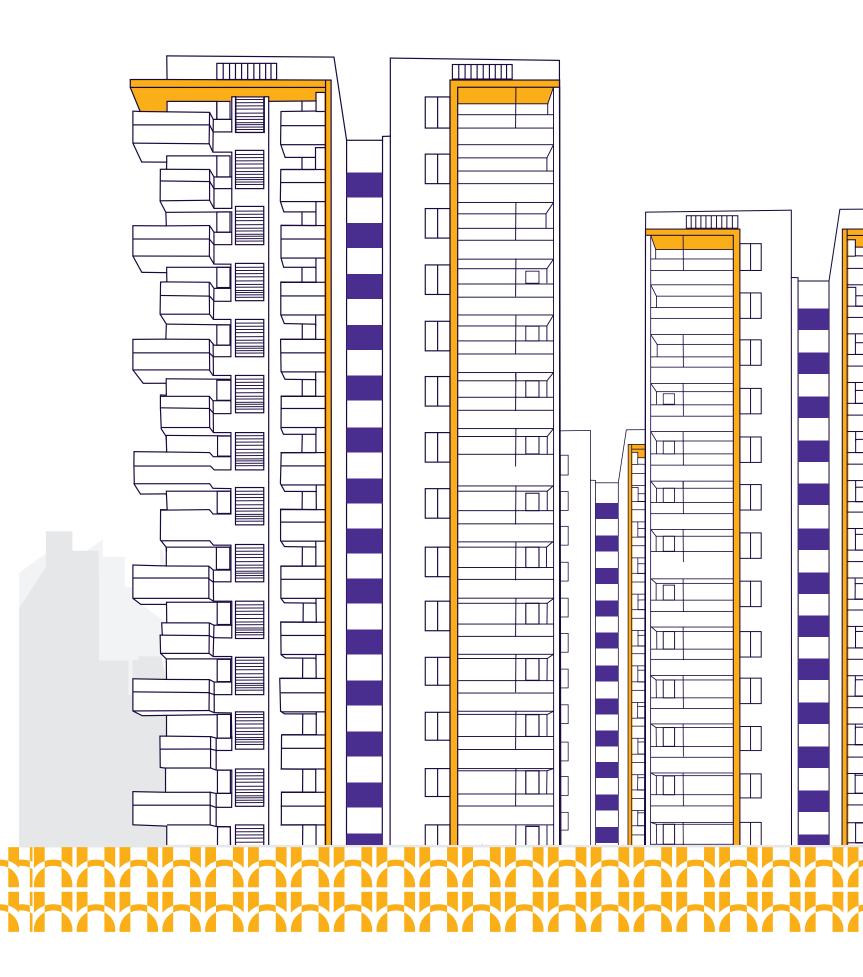
# Casting a spell for 2 decades over the City of Pearls.

Vaishnavi Group is one of the pioneers in property developments that has been making trends in the atmosphere for the last 20 years. Founded in 1999 by Mr. Panduranga Reddy, Vaishnavi Group has extended its wings in residential and commercial sectors. We firmly believe in enjoying a lasting relationship with our clients by delivering projects on time and by going that extra mile. For us, your trust is the only ingredient that has kept us going for years. The only way we achieve our goal is to help you visualize how you deserve to live. Vaishnavi Infracon has earned its reputation because of impeccable values such as Punctuality, Quality, Reliability along with Speed, Transparency and Superior Execution Capabilities.



# Home is an eight-lettered word called Paradise.

Imagine a life where everything is at your hand's reach. Anything that you have ever dreamt of is in front of you, waiting for you. A lifestyle that gives you an opportunity to reconnect and discover yourself. Sounds like a dream right? Well, it's not anymore because we read your mind.



# Are you ready to get spellbound?

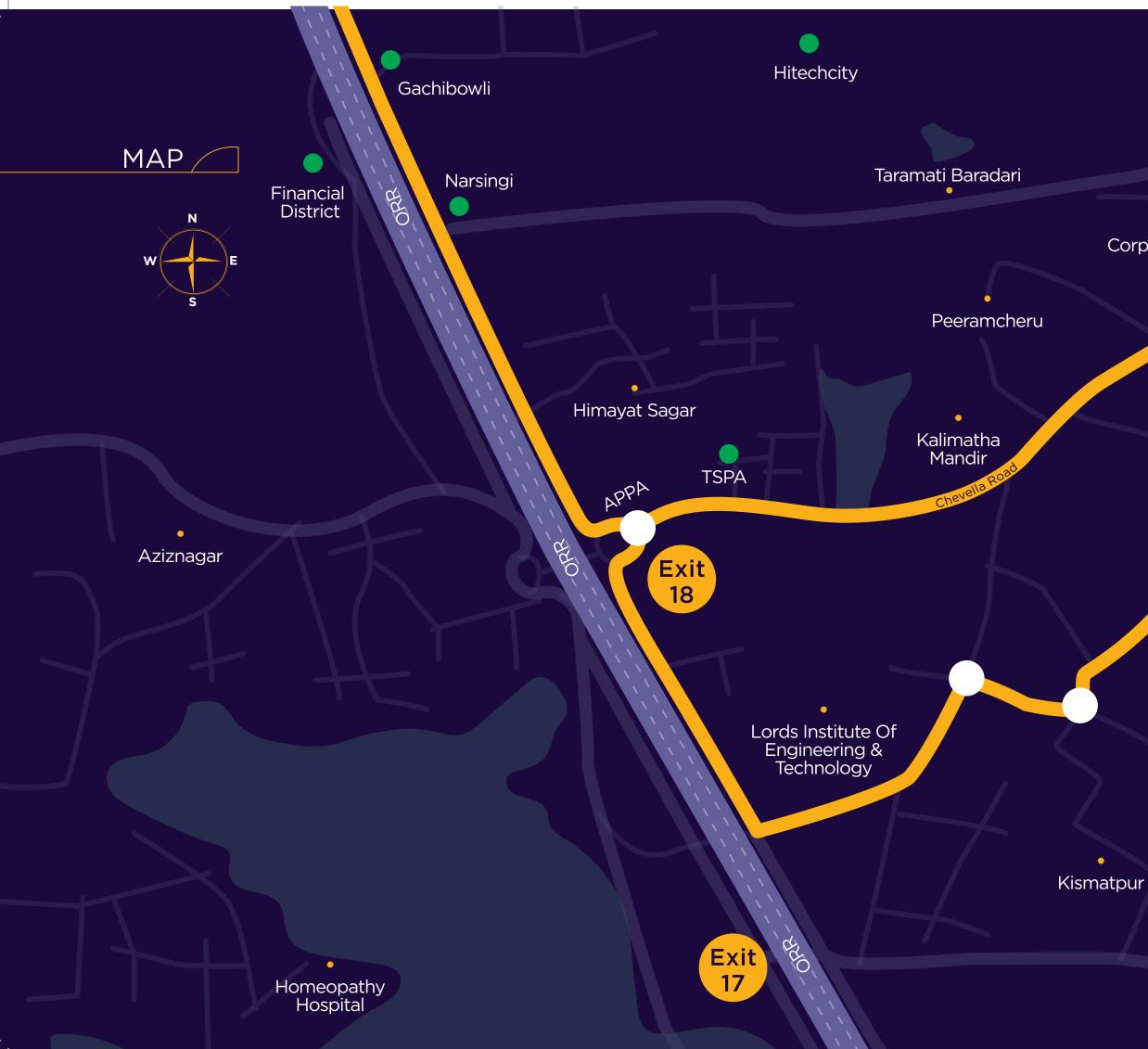
Home is the cosiest place on Earth. A place where you can let go and unwind. A place where you can reconnect with your innerself. We understand that life takes a toll every day and all you want at the end of the day is some quality time. Your loved ones do understand but what if your house understands it as well? Be it your wish or your command, we have it all for you. Because we read your mind.



# HOUDINI BY VAISHNAVI We Read Your Mind

#### Welcome to Houdini by Vaishnavi Infracon.

You are just one step away from your paradise. All of it has been specifically curated to fit your desire. Are you ready to get a glance? Go on, turn the page and all you see can be yours!





#### Golconda Fort

Suncity

HP Petroleum Corporation Limited

HOUDINI BY VAISHNAVI

• Bandlaguda Jagir

Kalyani Cloth Store

Vaishnavi Oasis

OASIS

Bhagavatguda

•

Langar Houz

# WHERE REEL MEETS REAL

Everything that you are looking for is just minutes away from your dream home.

Live a life that feels like magic.

#### **Hospitals:**

Shadan Hospital	5 Mins
Sunshine Hospital	25 Mins
AIG Hospital	25 Mins
Care Hospital	20 Mins

#### **Entertainment:**

Inorbit Mall		25 Mins
Ikea		25 Mins
Golkonda Fort		10 Mins
Gandipet Lake		20 Mins

#### Schools:

T.I.M.E.S School	5 Mins
Glendale Academy	8 Mins
Srividyadharini International	2 Mins

• Budwel

•

#### **Daily Needs & Essentials:**

Reliance Fresh : 5 Mins Supraja Supermarket : 2 Mins

#### **Communications:**

Airport	: 25 Mins
Metro station	: 25 Mins
Railway station	: 33 Mins
Bus station	: 10 Mins

#### Kishan Bagh

#### Nehru Zoological Park



# EAST FACING A.C.





- Full Size Supermarket
- Sitting Lobby
- Luxury Guest Suite Rooms
- Gym [Lockers |Changing Rooms]
- Steam Bath
- Oxygen Deck
- Zumba
- Vaishnavi Cinemas [Home Theatre]

- Social Deck
- Badminton Court
- Spa
- Indoor Game Zone
  [Computer Game Zone]
- Snooker Lounge
- Table Tennis
  - Carrom
  - Entrance Lobby [Double Deck]
- Multi Utility Area
- Chess
- Foosball
- Party Hall
- Media Room

- Creche
- Business Lounge
- Terrace Garden
- Swimming Pool
- Elders' Park

# HIGHLIGHTS

- Open Yoga Deck
- Kids' Play Area
- Half Basketball
- Cricket Net
- Open Barbeque

- Water Gardens
- Urban Farming
- Cycle Parking Area
- Smart Security Access Each
  Tower
- Skating Rink
- Outdoor Badminton Court
- Entrance Guest Lobby
- Rain Harvesting Pits Injected to bore wells



- Jogging Track [Mud Track]
- Solar Power Backup
- Pet Park
- Landscaping
- Open Gym

- Water Softener
- Sewerage Treatment Plant [STP]
- EV Charging Points
- Centralized Gas Connection
- Car Wash Points

- 24\*7 Security
- Smart Security Access
- Party Lawn
- Co-working Space
- Mini Soccer













1437 Sqft 2BHK-North









# TOWER TRINKET 1963 Sqft | 3BHK-West





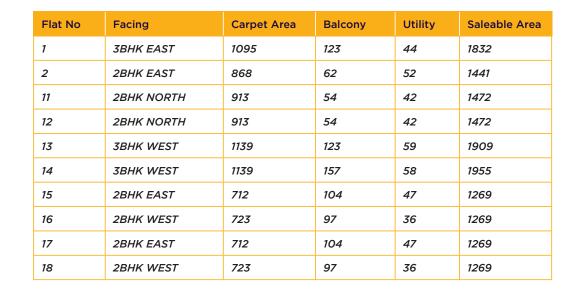


# TOWER AMULET

	Carpet Area	Balcony	Utility	Saleable Area
EAST	1051	44	44	1675
EAST	822	44	52	1361
EAST	798	42	52	1326
EAST	798	42	52	1326
EAST	798	42	52	1326
NORTH	1011	40	41	1607
NORTH	1011	40	42	1608
VEST	806	42	44	1321
VEST	806	42	44	1321
VEST	1191	42	44	1875
NORTH	841	40	32	1351
NORTH	841	40	32	1351
VEST	1052	44	43	1676
VEST	1039	56	43	1673
EAST	671	44	44	1136
VEST	679	44	36	1148
EAST	671	44	44	1136
WEST	679	44	36	1148











TOWER AMULET

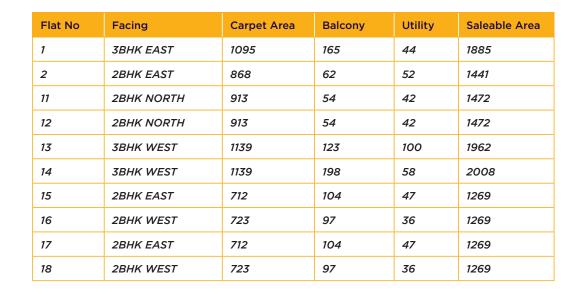
2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 10<sup>TH</sup>, 12<sup>TH</sup> & 14<sup>TH</sup> FLOOR

Flat No	Facing	Carpet Area	Balcony	Utility	Saleable Area
3	2BHK EAST	840	60	52	1403
4	2BHK EAST	840	60	52	1403
5	2BHK EAST	840	60	52	1403
6	3BHK NORTH	1091	153	52	1875
7	3BHK NORTH	1091	119	52	1834
8	2BHK WEST	892	56	61	1472
9	2BHK WEST	892	56	61	1472
10	3BHK WEST	1277	56	61	2026













TOWER AMULET

3<sup>rd</sup>, 5<sup>th</sup>, 7<sup>th</sup>, 9<sup>th</sup>, 11<sup>th</sup>, 13<sup>th</sup>, & 15<sup>th</sup> FLOORS

Flat No	Facing	Carpet Area	Balcony	Utility	Saleable Area
3	2BHK EAST	840	60	52	1403
4	2BHK EAST	840	60	52	1403
5	2BHK EAST	840	60	52	1403
6	3BHK NORTH	1091	194	52	1928
7	3BHK NORTH	1091	119	93	1887
8	2BHK WEST	892	56	61	1472
9	2BHK WEST	892	56	61	1472
10	3BHK WEST	1277	56	61	2026





Flat No	Facing	Carpet Area	Balcony
1	3BHK EAST	1011	44
2	3BHK EAST	1011	44
3	2BHK EAST	639	42
4	3BHK WEST	1011	44
5	3BHK WEST	1011	44
6	2BHK EAST	683	-

Flat No	Utility	Saleable Area
1	50	1635
2	50	1633
3	28	1067
4	50	1630
5	50	1635
6	26	1068





Flat No	Facing	Carpet Area	Balcony
1	3BHK EAST	1056	135
2	3BHK EAST	1056	151
3	2BHK EAST	709	55
4	3BHK WEST	1105	99
5	3BHK WEST	1055	135
6	2BHK EAST	683	101

Flat No	Utility	Saleable Area
1	50	1804
2	50	1825
3	40	1193
4	53	1814
5	50	1808
6	26	1193

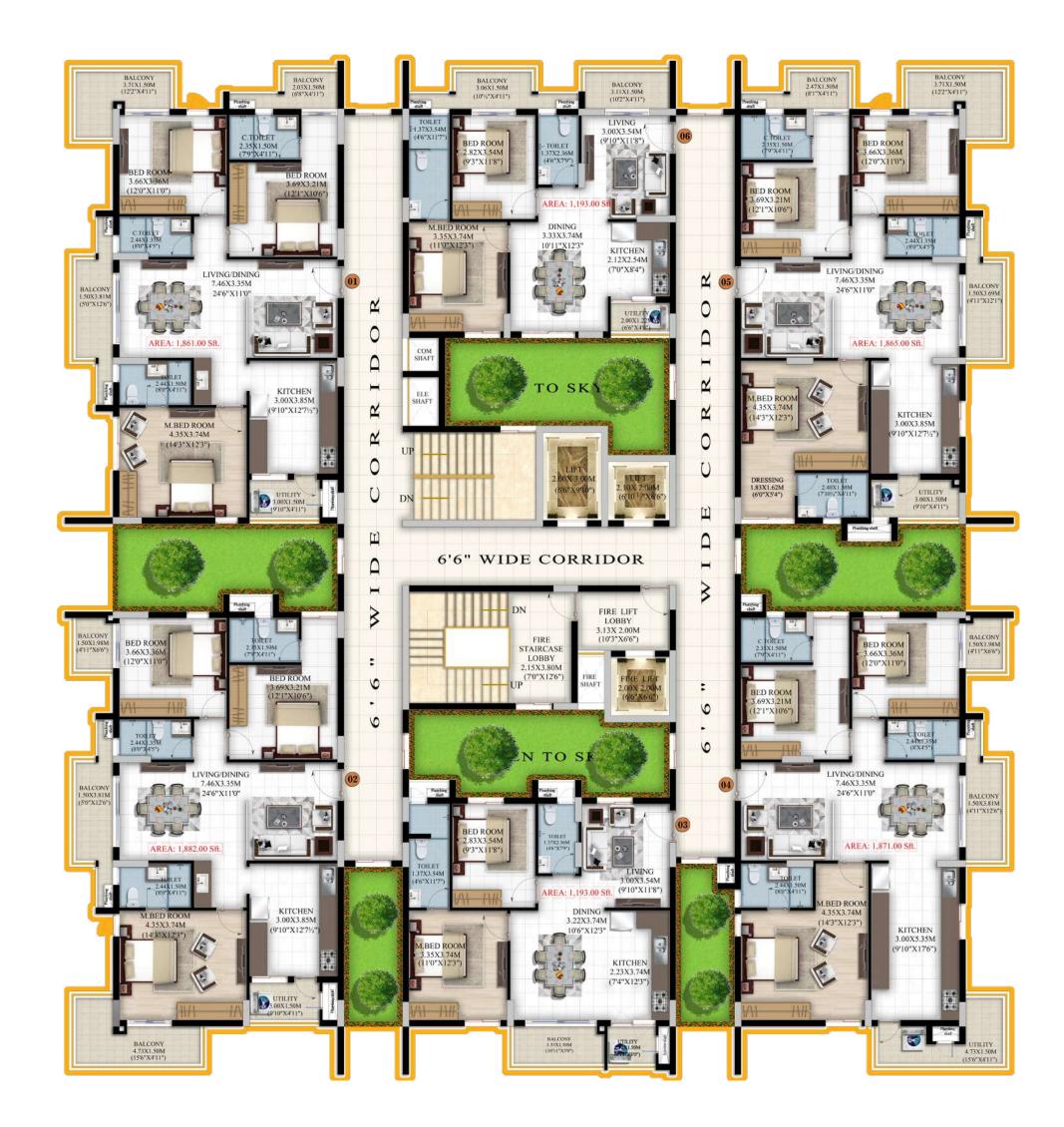






Flat No	Facing	Carpet Area	Balcony
1	3BHK EAST	1056	179
2	3BHK EAST	1056	195
3	2BHK EAST	709	55
4	3BHK WEST	1105	99
5	3BHK WEST	1055	179
6	2BHK EAST	683	101

Flat No	Utility	Saleable Area
1	50	1861
2	50	1882
3	40	1193
4	97	1871
5	50	1865
6	26	1193





**TOWER TRINKET** FIRST FLOOR PLAN

Flat No	Facing	Carpet Area	Balcony	Utility	Saleable Area
1	3BHK EAST	1086	42	44	1725
2	3BHK EAST	1084	44	44	1728
3	2BHK NORTH	823	40	27	1317
4	2BHK NORTH	823	40	27	1317
5	2BHK NORTH	823	40	27	1317
6	2BHK NORTH	823	40	27	1317
7	2BHK NORTH	823	40	27	1317
8	3BHK WEST	1086	44	42	1728



Flat No	Facing	Carpet Area	Balcony	Utility	Saleable Area
9	3BHK WEST	1086	42	44	1725
10	2BHK EAST	813	47	47	1344
11	2BHK WEST	814	47	46	1353
12	2BHK EAST	813	47	47	1344
13	2BHK WEST	814	47	46	1353
14	2BHK EAST	813	47	47	1344
15	2BHK WEST	814	47	46	1353



# **TOWER TRINKET**

2<sup>ND</sup>, 4<sup>TH</sup>, 6<sup>TH</sup>, 8<sup>TH</sup>, 10<sup>TH</sup>, 12<sup>TH</sup> & 14<sup>TH</sup> FLOORS

Flat No	Facing	Carpet Area	Balcony	Utility	Saleable Area
1	3BHK EAST	1128	142	44	1921
2	3BHK EAST	1172	141	42	1978
3	2BHK NORTH	891	53	40	1437
4	2BHK NORTH	891	53	40	1437
5	2BHK NORTH	891	53	40	1437
6	2BHK NORTH	891	53	40	1437
7	2BHK NORTH	891	53	40	1437
8	3BHK WEST	1172	97	42	1913

Flat No	Facing	Carpet Area	Balcony
9	3BHK WEST	1128	140
10	2BHK EAST	860	103
11	2BHK WEST	860	96
12	2BHK EAST	860	103
13	2BHK WEST	860	96
14	2BHK EAST	860	103
15	2BHK WEST	860	96





Utility	Saleable Area
44	1901
46	1476
46	1474
46	1476
46	1474
46	1476
46	1474

ODD FLOOR

3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 11<sup>TH</sup>,1 3<sup>TH</sup> & 15<sup>TH</sup> FLOORS

Flat No	Facing	Carpet Area	Balcony	Utility	Saleable Area
1	3BHK EAST	1128	181	44	1972
2	3BHK EAST	1172	180	42	2028
3	2BHK NORTH	891	53	40	1437
4	2BHK NORTH	891	53	40	1437
5	2BHK NORTH	891	53	40	1437
6	2BHK NORTH	891	53	40	1437
7	2BHK NORTH	891	53	40	1437
8	3BHK WEST	1172	97	81	1963



Flat No	Facing	Carpet Area	Balcony	Utility	Saleable Area
9	3BHK WEST	1128	179	44	1952
10	2BHK EAST	860	103	46	1476
11	2BHK WEST	860	96	46	1474
12	2BHK EAST	860	103	46	1476
13	2BHK WEST	860	96	46	1474
14	2BHK EAST	860	103	46	1476
15	2BHK WEST	860	96	46	1474



"At Vaishnavi, it's not just about the quality of the built or the interiors, it's about the quality of living. I have been able to give my family a better life."

"Buying my own home has been a dream. Vaishnavi not only fulfilled my dream, but it's actually so much better than I had dreamt of."



"When I bought my Vaishnavi home I was worried about the handover time. But their commitment, loyalty & timely delivery has made me even happier."



## 🗋 CLUB HOUSE

#### 27000 sqft of utilities exclusively for you!

- Multipurpose Hall
- Express Supermarket
- Media room
- Open Swimming Pool
- Foosball & Carrom Board
  Spa
- Luxury Guest Suite Rooms
- Steam Bath
- Business Lounge
- Terrace Garden





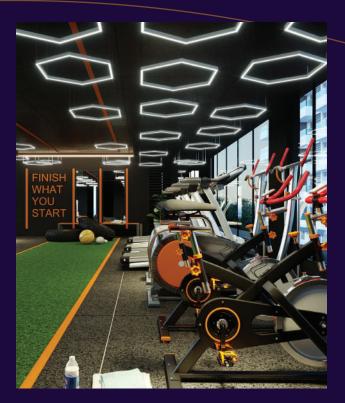
Grand Entrance Lobby



Billiards Lounge



#### Vaishnavi Cinemas



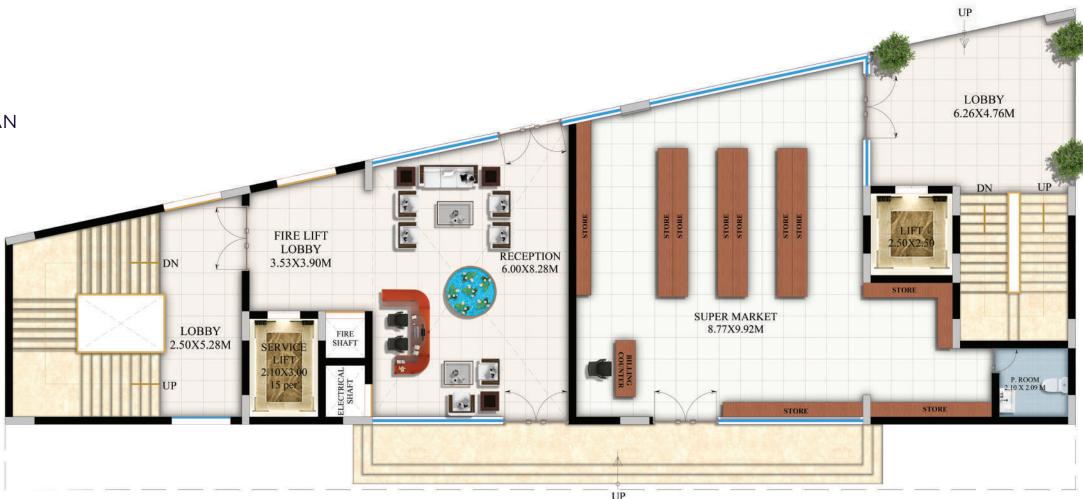


Hitech Modern GYM

Aerobics/Zumba









# AMENITIES 1 SUPERMARKET 2 LOBBY 3 RECEPTION 4 GUEST SUITES 5 SOCIAL DECK

1<sup>ST</sup> FLOOR PLAN

#### **CLUB HOUSE** SECOND & THIRD FLOOR PLAN





	AMENITIES
1	GYM & STEAM BATH
2	ZUMBA
3	HOME THEATER
4	LOBBY
5	SOCIAL & REFRESHMENT DECK



#### 3<sup>RD</sup> FLOOR PLAN

#### 5<sup>TH</sup> FLOOR PLAN



	AMENITIES
1	BADMINTON COURT
2	SPA
3	VIDEO GAME ZONE

4 LOBBY







#### **CLUB HOUSE** SIXTH & TERRACE FLOOR PLAN





	AMENITIES			
1	PARTY HALL			
2	OUTDOOR SEATING			
3	LOBBY			
4	PARTY LAWN & TERRACE GARDEN			



#### TERRACE FLOOR PLAN

# LOBBY 6.26X3.79M PARTY HALL -2 15.00X9.25M CHANGE ROOM 2,50X1.88M **H**

#### **INDOOR SPORTS** FACILITIES

As they say, 'all work and no play makes Jack a dull boy' and we are surely not going to make your life dull! For all the sports fanatics out there, we have our indoor sports facilities, fully equipped, where you can explore your skills!



Sports Lounge



Table Tennis Courts



For the ones willing to participate in an extended gameplay, we have our outdoor facilities for you. Just name it and we have it ready for you!



Badminton Courts



Foosball & Carrom Board



Billiards Table



Kids' Play Court

# OTHER FACILITIES



Mid-Size Cricket Net



Senior Citizen Seating Area



Jogging Track



Basketball Court



Pet Park



**Bicycle Parking** 



Barbeque



Urban Farming



Skating Rink



Yoga Deck

#### Property specifications at a glance



2 levels of cellars, 1 stilt and 15 upper floors of RCC framed structure to with stand wind & seismic loads



#### SUPER STRUCTURE

9" red clay moulded brick for external walls, 4.5" red clay moulded brick for internal walls.

#### ELEVATORS / LIFTS

High Speed automatic passenger Lifts with ARD system of Kone/OTIS/Schindler or equivalent make with group duplex & V3F efficiency. Granite/vitrified tiles cladding at the lift lobby.

Intercom will be provided in the lifts connected to the security room.



Internal: 2 coats of smooth cement plastering in CM 1:6 for walls.

External: 2 coats of smooth cement plastering in CM 1:6 for external walls.





Design combination of granite flooring. Granite flooring for all floors of regular staircase and prepolished kota stone for fire staircase



Provision for aesthetically designed bright rod MS grills with enamel paint finish, provided at extra cost.

#### 😭 CAR PARKING

3 BHK - Two Car Parkings 2 BHK - One Car Parkings EV Car Charging Points. Car Parking shall be in 3 levels.

Car Washing Facility for each parking floor.

#### INTERNAL ELECTRICAL FIXTURES

Concealed copper wiring with PVC insulated wires of reputed make. Power plug for cooking essentials, such as, chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen. Washing machine/dishwasher in utility area. Provision of TV points in hall & all bedrooms. 3 Phase supply for each unit with prepaid energy meter miniature circuit breakers (MCB) for each distribution boards of reputed make, modular switches of reputed make. LED light fixtures for all common areas & landscape area lighting.



CP Fittings: Reputed make like Jaquar or equivalent make.

Table top wash basin with pillar cock in hall provisior (jaquar or equivalent make)

Provisions for geysers in all bathrooms.

EWC with flush value of reputed make.

Grid ceiling in all bathrooms.



UPVC window glazing system with sliding/ casement shutters with 5mm clear glass make of MODI-GUARD or SAINT-GOBAIN provision for Mosquito mesh and hardware of reputed make DNV or KINGLONG. (ROH) Approved) or equivalent make

#### 

Walls: 600mm x 600mm vitrified tiles up to ceiling level. Floor: 300mmx300mm anti-skid and acid resistant ceramic tiles.

Utility: 450mmx300mm vitrified tiles up to sill level. Floor: 300mmx300mm anti-skid and acid resistant ceramic tiles.

#### 5 FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.

#### TELECOMMUNICATIONS, CABLE TV & JTERNET

Telephone Points in Living room & Master Bedroom.

Intercom facility for all the units connecting to the security & neighbourhood.

Provision for Cable Connection in Living room and all Bedrooms.

Provision for high speed internet connection in Living room and all Bedrooms



Black granite on counter top with single bowl stainless steel sink. Water provision for separate Municipal Water tap & treated hardness bore well water. Dado upto 2' height.





Flooring: 600mmx600mm vitrified wooden finish tiles flooring.



Domestic Water made available through an exclusive Water Softening Plant (Not RO Plant). A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project; treated sewage water will be used for the landscaping and flushing purpose. Rain Water Harvesting, at regular intervals, shall be provided for recharging ground water levels as per the Injected borewells norms





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.

passenger lift of reputed

make with ARD & V3F

French Doors:

UPVC door frames with

float glass paneled sliding

shutters with provision for

mosquito mesh track.

for energy efficiency.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided parking signage's and equipment at required places to ease the traffic flow.



#### 

Granite frame with premium quality WPC doors shutters fixed with reputed make of hardware of SS of godrej, europa, doorset or equivalen make.



## 

(125mmx75mm) with border & outside teak frame with veneer Shutter with premium finishes and reputed make hardware of SS of Godrej, doorset or equivalent make Internal Doors: 7' height teakwood (GMT) door frame (100mmx75mm) & with both side laminated flush shutter The door is fixed with reputed make hardware of SS of

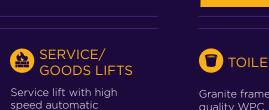
#### 💾 POWER BACK UP

100% DG Set backup except 16 amps with acoustic enclosure & Auto Change Over.



Sophisticated round-the-clock security / Surveillance system. Solar power fencing all-round the boundary. Surveillance cameras at the main security, in open areas as per design and entrance of each block and inside the lifts to

Access card reader in Lobby areas.





Main Door: 7' Height designer teakwood (BT) frame Godrej, Europa, doorset or equivalent make.

#### SOLAR POWER

Solar Power is provided and is connected to common area grid for optimisation of common area power consumption.



🕂 LPG

gas meters.

Flooring.

Supply of gas from

FLOORING

Flooring: 800mmx800mm

double charge vitrified tiles

WATER-SUPPLY

Gravity system with

for hardness removal;

supply to kitchens.

separate municipal water

centralized Gas banks to all

individual flats with pre-paid

# COMPLETED PROJECTS



Vaishnavi Enclave

#### KOTHAPET

Vaishnavi Emerald Vaishnavi Residency Vaishnavi Krishnaveni Vaishnavi Meadows

ALKAPURI COLONY Vaishnavi Castle Vaishnavi Heavens Vaishnavi Pinnacle

CHAMPAPET Vaishnavi Arcade

DILSUKHNAGAR Vaishnavi Nest

KONDAPUR Vaishnavi Heights

#### 0 2009 - 2011

ALKAPURI COLONY

Vaishnavi Mahal

SNEHAPURI COLONY Vaishnavi Orchids

#### **Q 2008 - 2012**

KONDAPUR Vaishnavi Classic

LB NAGAR Vaishnavi Empire

KOTHAPET Vaishnavi Signature

ALKAPURI COLONY Vaishnavi Kuteer

VANASTHALIPURAM Vaishnavi PSRJ

Internal Putty over plastering, finished with premium Birla /JK wall putty quality of plastic emulsion paints like ASIAN / BERGER or equivalent makeover with a coat of primer. External Textured finish and two

Area: 2 Coats of OBD paint.

coats of exterior emulsion

paint of Asian / Berger

equivalent make. Parking

#### 0 2010 -2012

VIJAYAPURI COLONY

Vaishnavi Residencia

**GREENHILLS COLONY** 

Vaishnavi Chittipolu Nilayam

#### NAGOLE

Vaishnavi Lakshml Sudha

## 0 2011 - 2013

**R.K.PURAM** Vaishnavi SG Marvel

**KACHEGUDA** Vaishnavi Chitrakoot



### 0 2012 -2014

#### MARUTHI NAGAR

Vaishnavi Moukthika Vaishnavi Ram Enclave Vaishnavi Shyam Enclave

#### MOOSARAM BAGH

Vaishnavi Sri Simha

#### FILM NAGAR

Vaishnavi Oak

BANJARAHIILS Vaishnavi Srimaar

#### GADDIANNARAM

Vaishnavi SV Dvived

## 0 2013 -2015

HIMAYATH NAGAR Vaishnavi Abode

GAYATRINAGAR Vaishnavi Narsimha Pleasure

NAGOLE /aishnavi Plaza

Chikkadpally Vaishnavi Naren's Residency

#### **O** 2014 -2016

**R.K.PURAM** Vaishnavi Elegance Vaishnavi Aditya Pride

CHITRA LAYOUT Vaishnavi Xanadu

## 0 2016 - 2021

Bandlaguda Jagir Vaishnavi Oasis

#### KOTHAPET

Vaishnavi Onyx 1 Vaishnavi Onyx 2

#### KARMANGHAT Vaishnavi Padma Nilayam

Vaishnavi Soudha

#### GAYATRINAGAR

Vaishnani Elite



Spread the charm to grant hundreds of wishes.

The Magic we create.



+91 96979 89999

## WE'D LOVE TO HEAR FROM YOU GET IN TOUCH WITH US

🖂 sales@vaishanaviinfracon.in | 😚 www.vaishnaviinfracon.in







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