



VAMSIRAM BUILDERS
PASSION | PEOPLE | PERFORMANCE



JYOTHI
VALENCIA
INSPIRED BY LUXURY

Banjara Hills, Road No 2



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—INSPIRED BY LUXURY—

Jyothi Valencia is an integrated township of ultra-premium residential apartments at Banjara Hills. Sitting on a high street shopping lane, diagonally opposite to Park Hyatt, Jyothi Valencia is in close proximity to KBR park, multi-cuisine restaurants, drive-ins, entertainment hubs, international healthcare centers, and shopping malls. Offering world-class amenities, the project is spread around 5 lakh sft including space for commercial properties.



Walkable Urbanism at its best

Walk to dine



Walk to shop



Walk to leisure



Walk to hospitals

Walk to hypermarket



Walk to kbr park



Walk to work

Immersed in rich green foilage

Banjara Hills, a place that reflects prosperity and is surrounded by the gentle spirit of nature. Located at Road no. 2 and tucked into a graceful environment close to a 390-acre National park, Jyothi Valencia offers all the seclusion, simplicity and space, balanced by aesthetic pleasure of architecture and design.

PROXIMITY
 KBR Park < 05 mins. | Park Hyatt < 05 mins. | LV Prasad Eye < 05 mins.
 PVR Cinemas < 05 mins. | Taj Krishna < 10 mins. | GVK Mall < 10 min. | Apollo Hospita l< 10 mins



KBR Park



Park Hyatt



LV Prasad Eye Hospital



Cinemax



Puri jagannath Temple



GVK Mall



Taj Krishna



Apollo Hospitals

MASTER PLAN



RESIDENTIAL BLOCK

COMMERCIAL BLOCK

DRIVEWAY

DRIVEWAY

SERVICE/ FIRE ENTRY & EXIT

COMMERCIAL EXIT

COMMERCIAL ENTRY

RESIDENTIAL EXIT

RESIDENTIAL ENTRY

BASEMENT
EXHAUST AIR SHAFT

KIDS' PLAY AREA

SEATING DECK

PARTY LAWN

CABANA

BASEMENT 2
EXHAUST AIR SHAFT



Stay Elevated

Each residence at Jyothi Valencia celebrates luxury space ranging from 6799-7369 Sft. The iconic project features 4 residences in each of the 10 floors. Spotted in 4 corners, every flat will have natural light and ventilation.



A paradigm of plush living

Amid the chaos of daily life, residence owners experience a sense of belonging and peace at their homes designed to welcome and instill a sense of seclusion. Palatial interiors, vibrant living room, master's suite, dry and wet kitchen - all created with personalization in mind.



Arrive in style,
every single time

The entrance at Jyothi Valencia is designed to reflect an abundance of comfort and serenity proffered by meticulously planned landscaping - the very kind that embraces your entrance every single time.



The luxury of eternal memories

Seamlessly interwoven with nature, the living room provides access to a comfortable sit-out area that unveils lush green landscapes. Creating everlasting memories with kin and living life to the fullest is what residence owners would embrace at Jyothi Valencia.

Drawing room



Living area



Dining area

Elevating the art of cooking

The separate dry and wet kitchen make the art of cooking easy and joyful with your loved ones. Savor your special dishes and fulfill your food cravings whenever desired.

Wet kitchen



Dry kitchen

The master touch of affluence

The master's suite sends residence owners to a state of complete relaxation and rejuvenation. Encompassing a seating area and a wide balcony overlooking the splendid landscapes, the suite is a haven of seclusion.

Bed room



Master bedroom



For a flourishing state of mind

The capacious balconies, equipped with DGU glass slidings are ideal to spend time with your loved ones and entertain guests. Revel in the true harmony of aesthetically pleasing landscaping and urban panoramic views.

Redefined rest and recreation

Home theatre guarantees a gala time with your family and friends. A perfect entertainment zone that uplifts your body, mind, and spirit after a long day.



UNIT FLOOR PLAN

FLAT - 1



UNIT FLOOR PLAN

FLAT - 2



UNIT FLOOR PLAN

FLAT - 3



UNIT FLOOR PLAN

FLAT - 4



OUTDOOR AMENITIES



Swimming Pool



Half Basketball Court



Children Play Area



Seating Spaces



Cabana



Guiding the world to you

A medley of desired amenities, the clubhouse at Jyothi Valencia extends an always-open invitation to drive movement, muscle, and mindfulness. Residence owners can thrive and benefit from the amenities of the clubhouse whenever desired.

CLUBHOUSE AMENITIES

- Grand Entrance Lounge
- Waiting Lounge
- Swimming Pool with Deck Area
- Baby Pool
- Jacuzzi
- Party Lawn
- Multipurpose Hall
- Indoor Games
- Spa
- Yoga / Mediation Room
- Gymnasium
- Conference Room
- Maintenance / Association Room
- Drivers Room

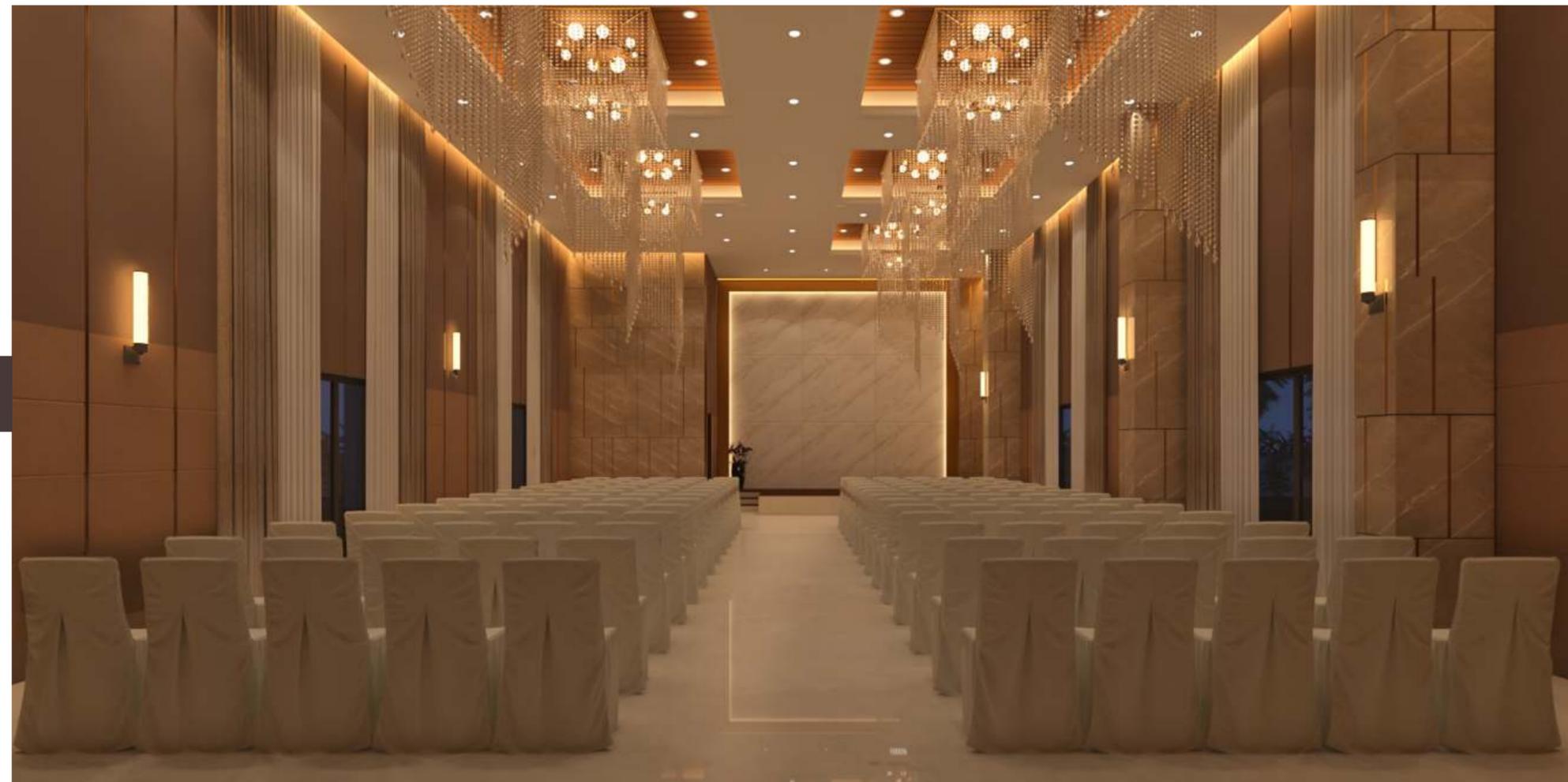


FITNESS CENTER

The state of the art fitness center ensures robustness and is equipped with up to the minute stationary cycles, treadmills, and assorted machines.

A great celebration is always within your reach with seamless access to the capacious multipurpose hall. Go on, blame the place for the extra time spent celebrating.

MULTIPURPOSE HALL





INDOOR GAMES

The clubhouse features a floor for indoor games - a perfect setting to make the most out of your day and fine-tune your focus and fitness regimes.

The Yoga/meditation room ensures a flourishing state of mind and mood all day. Embrace the zen state of mind and discover the peace within you.

YOGA / MEDITATION



SPECIFICATIONS

Structure

RCC FRAMED STRUCTURE: RCC framed structure to withstand wind & seismic loads

SUPER STRUCTURE: Walls construction with AAC cement blocks / red bricks

Plastering

INTERNAL WALL PLASTERING: Cement plaster with sponge finishing excluding ceiling

EXTERNAL WALLS: Sand faced cement plastering

Wall Putty

Internal: Gypsum punning, over and above putty finish.

Doors & Windows

Designer door frame & shutter of 8' height with premium designer hardware fittings.

Windows & French door frame & shutter:

French Doors: Anodised Aluminium frame / premium UPVC with double glass (DGU) & mosquito mesh.

Windows: Anodised Aluminium frame for windows with double glass (DGU) & mosquito mesh.

Ventilator: Anodized Aluminium frame with glass at all toilets, store, wet kitchen, servant room & servant toilets.

Painting

External: Textured finish with 2 coats of Asian paint or equivalent.

Internal: Putty finishing with 2 coats of Royal Aspire of Asian paint or equivalent.

Ceiling: Putty finish within the flat. False ceiling for entire flat with recessed lighting.

Parking area: water proof cement paint and oil paint over a base coat of primer.

Flooring

Drawing / Foyer / Living / Dining / Dry kitchen / Bedrooms / Pooja: Italian marble with 3" skirting (Rs. 500/- Per SFT. including laying & polishing).

Master bedroom / Home theatre: Engineered wooden flooring.

All Toilets: Combination of premium precious stone & Italian marble and tiles combination.

Corridors: Italian marble with Inlay work.

Balconies: Granite / Anti skid designer tiles.

Staircase: Granite as per architect design & fire norms.

Store / Wash area / Wet kitchen / Utilities / Servant room & Servant toilet: Matt finish tiles.

Kitchen / Utility

Separate municipal water tap (drinking water) and bore well water through softener plant.

Provision for dish washer, washing machine and wet area for washing utensils with CP fittings.

Exhaust fans in kitchen.

Bathrooms

Rain shower, body jets with steam generator in master bathrooms.

Shower cubicles in all bath rooms.

Wash basins with vanities and mirrors.

Wall mounted EWC with flush valves / I Flush.

Thermostat / single lever diverter with shower of reputed make.

All CP fittings & sanitary Fixtures of Dombracht / Artceram / Villory Boschi / Artiz or equivalent make.

Exhaust in all bath rooms.

Electrical

Concealed copper wiring of Havells / Finolex or equivalent make.

Heat Pumps with centralised hot water solution for all flats.

Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Aqua Water in kitchen adequately.

Power plugs for washing machine and dish washer in utility area.

Three phase power supply for each unit.

Miniature circuit breakers (MCB) for each distribution board of best brands.

Elegant designer modular electrical Switches of reputed make.

Home Automation

Automation for lights and fans with provision for upgradation & occupancy sensor in all bathrooms.

Biometric Lock

Biometric Lock for main door.

Telecom

Telephone points in all bedrooms, living room, drawing room & home theatre with facility to connect with security reception.

Intercom

Intercom facility connecting to all the flats and security, reception, concierge within the community.

Cable TV

Provision for cable connection in all bedrooms, living room & servant room.

Internet

100% Wi-Fi internet within the community.

Video Door Phone

Video door phone at main door.

Lifts

Private elevator for each flat with access control system.

Premium passenger lifts of Mitsubishi / Schindler / Toshiba or equivalent make.

WTP

Bore water fully treated water made available through an exclusive water softening and purification plant of reputed make.

Car Wash Facility

Provision for car wash facility in each cellar.

Generator

100% D.G. Set backup with dual meter for each flat.

Car Parking

Each flat will have 4 car parking. Visitor's car parking as per norms.

Parking Management

Entire parking is well designed to suit the number of car parks with parking signages and equipment at strategic locations for the ease of driving.

Facilities For Physically

Access and non slippery ramps at all entrances shall be provided for physically challenged, appropriately designed preferred car park, uniformity in floor level and visual warning signages.

CCTV

CC cameras will be provided at strategic locations entrance gate, parking areas, lifts and common areas.

Security

Sophisticated round-the-clock security system.

Video phone facility at main door.

Intercom between security and to all flats.

Solar power fencing around the compound.

Identity cards for servants with biometric control.

Boom barriers at entry for vehicles with mechanical operation.

Panic button and intercom is provided in the lift that is connected to security room.

Bms Fire & Safety

Fire systems will be provided at common areas and cellars with fire hydrant system, fire safety equipment & water sprinkler system as per fire department norms.

Air Conditioning

VRV / VRF system of reputed make.

Landscaping

Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape.

Water Bodies

Water bodies in the set back areas and in tot lot areas wherever feasible as per design of landscape consultant.

Water Supply

Pneumatic pumps will be used for supply of fresh water, & treated water to individual flats.

Rainwater Harvesting

Rainwater harvesting through recharge wells onsite to improve ground water level.

External Lighting

LED Light posts with lamp fittings at set back and landscaping areas and lights in staircase & corridor areas.

Boom Barriers

Boom Barriers at entry for vehicles with mechanical operation.

Drive Way

Granite 30mm thick / Inter locking pavers.

Compound Wall

Compound Wall shall be constructed all around the plot with Solar fencing.

Luxury at a Glance

FIRST CLASS CONVENIENCE

- Drop Off Plaza
- Car Wash Stations
- Driver Dormitory
- Welcome Lounge
- Washing Room
- Wi-Fi Connectivity
- Concierge Desk
- Visitors Car Parking
- Administrative office
- Business Lounge and Conference Area
- Centralised Security Control

INCREDIBLE ENTERTAINMENT

- Half-Court Basketball
- Indoor Games
- Children's Hobby Room
- Pool/Snooker
- Table Tennis

REMARKABLE RELAXATION

- Kids Pool
- Spa & Sauna
- Jogging Track
- Swimming Pool with temperature & Changing Rooms
- Library
- Open Deck
- Utility Area
- Aerobics
- Gym

TRANQUIL RESIDENCE

- Electric Car Charging
- Key Card Security Access
- Centralized Gas Supply Bank
- Feature Wall
- Signposts
- Landscaped Areas
- Lightening Restrictor

ONGOING PROJECTS



JYOTHI GRANULES
at Kondapur



VAMSIRAM ESTATES
at Road no. 2, Banjara Hills



JYOTHI TECH PARK
at Financial District (Nanakramguda)



JYOTHI GALAXY
at Kavuri Hills



BSR TECH PARK BLOCK -1
at Financial District (Nanakramguda)



BSR TECH PARK BLOCK -2
at Financial District (Nanakramguda)



VAMSIRAM SD TECH PARK
at Financial District (Nanakramguda)



JYOTHI LORVEN
at Road No. 45, Jubilee Hills



VAMSIRAM BUILDERS

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At Vamsiram Builders, innovation is at the forefront with some of the brightest minds working together to rebuild Hyderabad.

A leading construction company spanning works across residential, retail & commercial spaces with experience over 25 years and 80+ completed projects, our group has built for itself an unshakable reputation in terms of quality, efficiency, trust, meticulous planning and superlative design.

We believe that our job is not just to execute great projects but also to establish long lasting relationships with our clients, partners and major stakeholders. That is and has been the ethos of everyone who is part of the Vamsiram family.

VAMSIRAM BUILDERS

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