VESSELLA

serene

THINK VILLA LIVING.
THINK VESSELLA SERENE.



Vessella Group brings to you an exclusive selection of villas in the most charming locations in Hyderabad, each an epitome of refined luxury and elegance. These aren't merely homes; they are masterfully crafted sanctuaries, designed to enhance and elevate your lifestyle to new heights. Discover your dream villa with Vessella Group, where every detail reflects an unparalleled commitment to excellence.

VESSELLA
GROUP

Peace and charm without being far from vibrant life.

A refreshing break from the city's clamour, providing a soothing escape from daily distractions.

From the curve of a beam to the finish of a tile, each element is thoughtfully chosen to bring quiet sophistication and timeless charm.

Each space is shaped with care- to feel cozy, look beautiful, and stay close to nature.

Beyond generous square footage, they offer room for relaxation, connection, and reflection.

With open-plan living, spacious lounges, and sunlit courtyards, each villa becomes a sanctuary where privacy and time are yours to command.

While nature and privacy set the tone, the amenities seal the indulgence.

Villas are the ultimate backdrop for life's most treasured celebrations.



CLEANER AIR & GREENER ENVIRONS

With perhaps the lowest AQI in the city, SERENE ensures breathing in crisp, clean air isn't a luxury — it's simply how life should be.





BIRD SONGS & STARGAZING

Every moment here is shaped by the gentle embrace of the greens around and the serenity it inspires.



An Arrival Reimagined.

A welcoming gateway that blends contemporary design with calm, curated landscapes where every arrival feels unhurried and reassuring. It's the first promise of a home that values elegance, security, and a slower, more meaningful way of living.



12 acres

82 villas

Narsingi location

4&5 BHKs

A thoughtfully planned enclave set amidst abundant greenery, where contemporary homes are gently woven into the natural landscape. Designed for privacy, harmony, and connection, it's a community that feels both expansive and deeply personal every day.



welcome to serene living

Embodying the ethos of 'The Canvas of Nature,' Vessella Serene epitomises luxury living. Each residence is a meticulously designed masterpiece, seamlessly integrating with the lush surroundings.

East Villa 477 square yards 7339.05 sft





FLOOR PLANS

East Villa

477 square yards

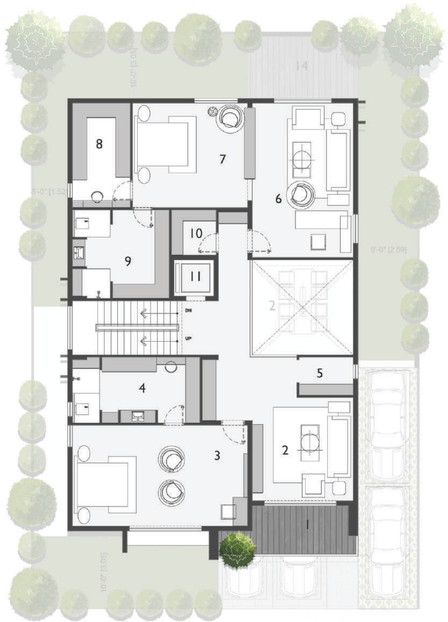
7339.05 sft



GROUND FLOOR

LEGEND :

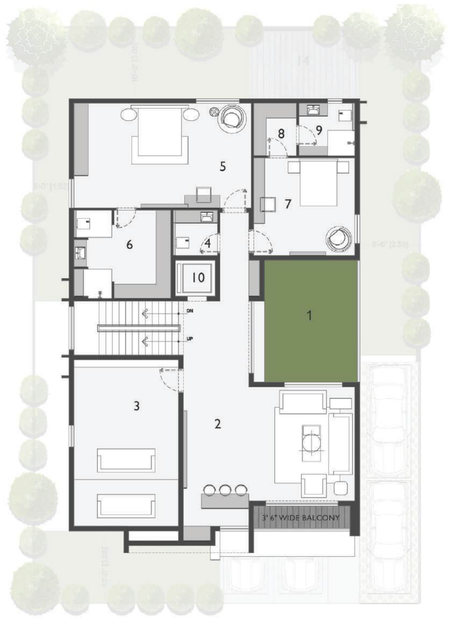
1. DRAWING HALL	- 14' 0" x 16' 3"	9. ELEC. ROOM	- 4' 11" x 7' 6"
2. DINING HALL	- 18' 8" x 13' 2"	10. PARENTS BEDROOM	- 15' 11" x 14' 6"
3. FAMILY HALL	- 14' 4" x 21' 9"	11. W.I.C	- 8' 0" x 14' 6"
4. DRY KITCHEN	- 16' 5" x 15' 7"	12. DRESS / TOILET	- 13' 5" x 12' 3"
5. STORE	- 4' 9" x 7' 2"	13. LOO	- 6' 2" x 6' 3"
6. WET KITCHEN	- 14' 6" x 9' 2"	14. DECK	- 15' 4" x 9' 4"
7. SERVANT RM.	- 7' 6" x 9' 7"	15. PARKING	- 27' 6" x 17' 6"
8. SER. TOILET	- 7' 6" x 4' 0"	16. LIFT	- 5' 6" x 5' 0"



FIRTST FLOOR

LEGEND :

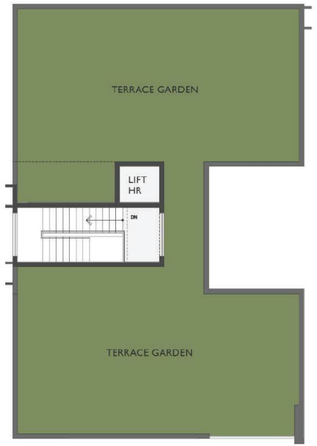
1. SIT-OUT	- 13' 4" x 7' 0"	7. MASTER BEDROOM	- 15' 11" x 14' 6"
2. LOUNGE	- 14' 0" x 14' 4"	8. W.I.C	- 8' 0" x 14' 6"
3. KIDS BEDROOM-1	- 24' 3" x 14' 0"	9. DRESS / TOILET	- 13' 5" x 12' 3"
4. DRESS / TOILET	- 17' 8" x 9' 1"	10. STORE	- 6' 2" x 6' 3"
5. PUJA ROOM	- 7' 6" x 5' 3"	11. LIFT	- 5' 6" x 5' 0"
6. MASTER LIVING	- 14' 0" x 21' 5"		



SECOND FLOOR

LEGEND :

1. GARDEN	- 13' 2" x 16' 11"	6. DRESS / TOILET	- 13' 5" x 12' 3"
2. BAR / LOUNGE	- 23' 9" x 15' 10"	7. GUEST BEDROOM	- 14' 0" x 13' 6"
3. MEDIA ROOM	- 14' 6" x 23' 1"	8. DRESS	- 5' 11" x 7' 3"
4. LOO	- 6' 2" x 6' 3"	9. TOILET	- 7' 9" x 7' 3"
5. KIDS BEDROOM-2	- 24' 7" x 14' 6"	10. LIFT	- 5' 6" x 5' 0"



TERRACE GARDEN

West Villa 477 square yards 7357.06 sft





FLOOR PLANS

West Villa

477 square yards

7357.06 sft



LEGEND :

GROUND FLOOR

1. DRAWING HALL	- 14' 0" x 14' 11"	9. ELEC. ROOM	- 4' 11" x 7' 6"
2. DINING HALL	- 18' 8" x 14' 6"	10. PARENTS BEDROOM	- 19' 7" x 14' 6"
3. FAMILY HALL	- 14' 4" x 21' 9"	11. DRESS / TOILET	- 13' 5" x 12' 3"
4. DRY KITCHEN	- 16' 5" x 15' 7"	12. LOO	- 6' 2" x 6' 3"
5. PUJA	- 6' 10" x 7' 2"	13. DECK	- 27' 6" x 9' 4"
6. WET KITCHEN	- 17' 1" x 9' 2"	14. PARKING	- 27' 6" x 17' 6"
7. QUARTERS	- 7' 6" x 9' 10"	15. LIFT	- 5' 6" x 5' 0"
8. SERVANT TOILET	- 7" 6" x 3' 9"		



LEGEND :

FIRTST FLOOR

1. SIT-OUT	- 13' 4" x 7' 6"	6. MASTER SEATING	- 14' 0" x 19' 5"
2. FAMILY LOUNGE	- 14' 0" x 21' 9"	7.MASTER BEDROOM	- 15' 11" x 14' 6"
3. KIDS BEDROOM-1	- 24' 3" x 14' 0"	8.W.I.C	- 8' 0" x 14' 6"
4. DRESS / TOILET	- 17' 8" x 9' 1"	9. DRESS / TOILET	- 13' 5" x 12' 3"
5. STORE	- 6' 2" x 6' 3"	10. LIFT	- 5' 6" x 5' 0"



LEGEND :

SECOND FLOOR

1. GARDEN	- 12' 6" x 16' 7"	6. DRESS / TOILET	- 13' 5" x 12' 3"
2. LOUNGE	- 14' 0" x 22' 9"	7. GUEST BEDROOM	- 14' 6" x 14' 0"
3. MEDIA ROOM	- 23' 9" x 14' 0"	8. DRESS / TOILET	- 9' 5" x 9' 0"
4. LOO	- 6' 2" x 6' 3"	9. BALCONY	- 13' 4" x 4' 0"
5. KIDS BEDROOM-2	- 24' 3" x 14' 6"	10. LIFT	- 5' 6" x 5' 0"



TERRACE GARDEN

East Villa 423 square yards 6706.44 sft





FLOOR PLANS

East Villa

423 square yards 6706.44 sft



Ground Floor plan

LEGEND :

1. DRAWING HALL	- 17' 8" x 13' 0"	10. STORE	- 6' 2" x 6' 11"
2. PUJA	- 8' 0" x 5' 7"	11. LOO	- 6' 2" x 5' 1"
3. FAMILY HALL	- 14' 6" x 18' 8"	12. PARENTS BEDROOM	- 13' 6" x 18' 0"
4. DINING HALL	- 15' 11" x 15' 0"	13. DRESS	- 8' 1" x 4' 8"
5. DRY KITCHEN	- 15' 11" x 10' 5"	14. TOILET	- 9' 7" x 5' 9"
6. WET KITCHEN	- 9' 7" x 7' 6"	15. DECK	- 7' 6" x 15' 3"
7. QUARTER	- 8' 1" x 7' 2"	16. PARKING	- 26' 3" x 16' 6"
8. SER. TOILET	- 8' 1" x 3' 9"	17. LIFT	- 5' 6" x 5' 0"
9. ELEC. ROOM	- 7' 6" x 3' 6"		



First Floor plan

LEGEND :

1. FAMILY LOUNGE / HOME OFFICE	- 15' 8" x 30' 0"	7. TOILET	- 7' 11" x 9' 1"
2. KIDS BEDROOM-1	- 12' 6" x 20' 0"	8. HIS DRESS	- 7' 11" x 6' 9"
3. W. I. C	- 11' 0" x 12' 4"	9. HER DRESS	- 13' 6" x 6' 9"
4. TOILET	- 9' 8" x 8' 6"	10. SIT OUT	- 13' 10" x 5' 0"
5. MASTER BEDROOM	- 13' 6" x 21' 5"	11. SIT OUT	- 11' 10" x 10' 0"
6. LOBBY	- 5' 3" x 14' 6"	12. LIFT	- 5' 6" x 5' 0"



Second Floor plan

LEGEND :

1. MEDIA ROOM	- 29' 6" x 13' 3"	6. KIDS BEDROOM-2	- 13' 6" x 18' 8"
2. LOUNGE	- 13' 8" x 16' 1"	7. W. I. C	- 13' 6" x 6' 9"
3. GUEST BEDROOM	- 14' 6" x 14' 1"	8. TOILET	- 7' 11" x 9' 0"
4. W. I. C	- 11' 0" x 12' 4"	9. LANDSCAPE GARDEN	- 12' 6" x 25' 9"
5. TOILET	- 9' 8" x 8' 6"	10. LIFT	- 5' 6" x 5' 0"



Roof Floor plan

West Villa 428 square yards 6668.83 sft





FLOOR PLANS

West Villa

428 square yards | 6668.83 sft



Ground Floor plan

LEGEND :

1. DRAWING HALL	- 17' 5" x 14' 4"	9. PARENTS BEDROOM	- 18' 1" x 15' 2"
2. LIVING & DINING	- 29' 4" x 25' 2"	10. DRESS	- 8' 0" x 13' 1"
3. DRY KITCHEN	- 8' 0" x 11' 0"	11. TOILET	- 8' 0" x 8' 3"
4. WET KITCHEN	- 14' 10" x 8' 0"	12. CAR PARKING	- 26' 10" x 17' 0"
5. MAID ROOM	- 6' 6" x 9' 0"	13. DECK	- 8' 2" X 30' 8"
6. SERVANT TOILET	- 4' 1" x 7' 6"		
7. LOO	- 5' 2" x 6' 2"		
8. LIFT	- 5' 6" x 5' 6"		



First Floor plan

LEGEND :

1. MASTER SUITE	- 15' 0" x 17' 4"	7. STORE	- 8' 9" x 6' 2"
2. FAMILY LOUNGE	- 13' 2" x 18' 0"	8. LIFT	- 5' 6" x 5' 6"
3. PUJA	- 12' 10" x 6' 6"	9. MASTER BEDROOM	- 20' 6" x 15' 2"
4. BEDROOM	- 14' 7" x 17' 4"	10. W.I.C	- 8' 0" x 13' 1"
5. DRESS	- 7' 0" x 9' 3"	11. DRESS/TOILET	- 14' 6" X 8' 3"
6. TOILET	- 7' 0" x 7' 9"	12. MASTER SIT-OUT	- 13' 9" X 7' 6"



Second Floor plan

LEGEND :

1. HOME THEATRE	- 15' 0" x 22' 0"	7. BEDROOM	- 13' 6" x 17' 4"
2. SIT-OUT	- 13' 9" X 4' 0"	8. DRESS	- 7' 0" x 9' 3"
3. LIFT	- 5' 6" x 5' 6"	9. TOILET	- 7' 0" x 7' 9"
4. MASTER BEDROOM	- 20' 6" x 15' 2"	10. LOBBY	- 6' 8" X 5'0"
5. DRESS / TOILET	- 13' 7" x 8' 3"	11. LOO	- 8' 0" X 5' 0"
6. W.I.C	- 8' 0" x 13' 1"	12. OPEN TERRACE	- 23' 0" x 15' 6"



Terrace Floor plan

East Villa 357 square yards 5514.63 sft





FLOOR PLANS

East Villa

357 square yards 5514.63 sft



GROUND FLOOR

LEGEND :

1. DRAWING HALL	- 13' 3" x 13' 0"	8.PARENTS BEDROOM	- 16' 2" x 12' 6"
2. DINING HALL	- 15' 1" x 12' 11"	9.TOILET	- 10' 6" x 5' 8"
3. FAMILY HALL	- 18' 4" x 18' 10"	10. LOO	- 4' 10" x 4' 8"
4. KITCHEN	- 16' 2" x 11' 5"	11. PARKING	- 26' 8" x 16' 6"
5. QUARTER	- 6' 6" x 8' 2"	12. DECK	- 7' 4" x 11' 0"
6. S.TOILET	- 5' 4" x 3' 9"	13. LIFT	- 5' 0" x 5' 0"
7. ELE. ROOM	- 3' 6" x 7' 6"		



FIRTST FLOOR

LEGEND :

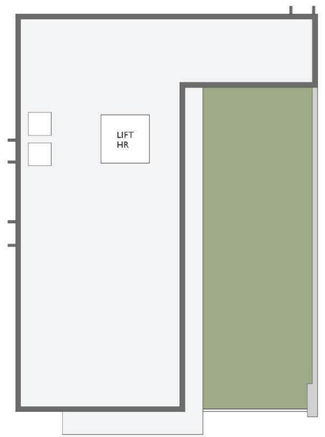
1. SIT-OUT	- 16' 0" x 6' 6"	6. MASTER BEDROOM	- 25' 4" x 18' 6"
2. FAMILY LOUNGE	- 17' 0" x 15' 5"	7.W.I.C	- 12' 6" x 8' 9"
3. KIDS BEDROOM-1	- 20' 10" x 13' 0"	8.TOILET	- 10' 6" x 9' 5"
4. DRESS / TOILET	- 14' 10" x 9' 2"	9. LIFT	- 5' 0" x 5' 0"
5. PUJA ROOM	- 8' 8" x 5' 3"		



SECOND FLOOR

LEGEND :

1. OPEN TERRACE	- 14' 4" x 42' 5"	5. BAR AREA	- 10' 6" x 6' 0"
2. KIDS BEDROM-2	- 23' 2" x 13' 0"	6. LOBBY	- 8' 10" x 8' 3"
3. DRESS /TOILET	- 14' 10" x 9' 2"	7. LOO	- 5' 2" x 8' 3"
4. MEDIA ROOM	- 23' 2" x 12' 6"	8. LIFT	- 5' 0" x 5' 0"



UPPER TERRACE &
LOWER TERRACE

West Villa 357 square yards 5343.11 sft





FLOOR PLANS

West Villa

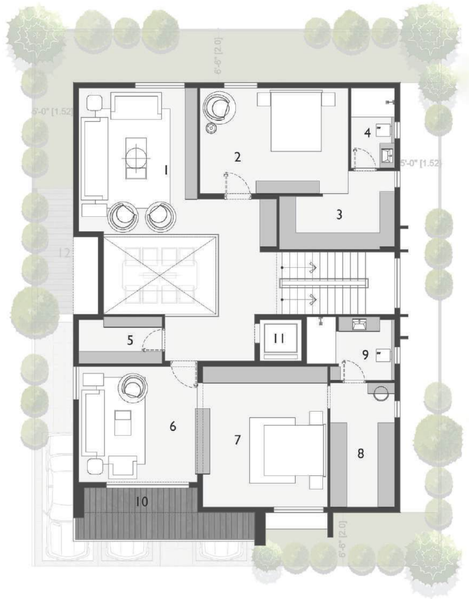
357 square yards 5343.11 sft



GROUND FLOOR

LEGEND :

1. DRAWING HALL	- 13' 7" x 12' 4"	8. LOBBY	- 10' 0" x 7' 0"
2. LIVING / DINING HALL	- 15' 4" x 27' 4"	9. PARENTS BEDROOM	- 16' 3" x 12' 0"
3. KITCHEN	- 19' 6" x 11' 1"	10. DRESS	- 4' 11" x 5' 7"
4. PUJA	- 6' 7" x 6' 1"	11. TOILET	- 5' 4" x 10' 8"
5. SERVANT QUARTER	- 7' 0" x 8' 4"	12. DECK	- 7' 4" x 15' 3"
6. SERVANT TOILET	- 3' 6" x 7' 6"	13. PARKING	- 26' 7" x 16' 6"
7. LOO	- 5' 3" x 4' 9"	14. LIFT	- 5' 0" x 5' 0"



FIRTST FLOOR

LEGEND :

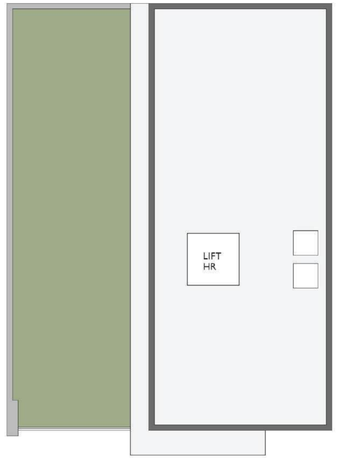
1. LOUNGE	- 14' 4" x 17' 4"	7. MASTER BEDROOM	- 15' 1" x 17' 0"
2. KIDS BEDROOM-1	- 17' 11" x 12' 9"	8. W.I.C	- 7' 9" x 15' 0"
3. DRESS / W.I.C	- 13' 11" x 9' 6"	9. TOILET	- 10' 7" x 7' 8"
4. TOILET	- 5' 3" x 9' 8"	10. SIT OUT	- 13' 8" x 6' 6"
5. STORE	- 10' 1" x 5' 8"	11. LIFT	- 5' 0" x 5' 0"
6. MASTER SEATING	- 14' 4" x 14' 0"		



SECOND FLOOR

LEGEND :

1. KIDS BEDROOM-2	- 15' 1" x 17' 0"	6. BAR	- 10' 8" x 6' 9"
2. W.I.C	- 7' 9" x 15' 0"	7. LOO	- 5' 7" x 6' 1"
3. TOILET	- 10' 7" x 7' 8"	8. LANDSCAPE TERRACE	- 14' 4" x 51' 4"
4. LOBBY	- 8' 0" x 7' 6"	9. LIFT	- 5' 0" x 5' 0"
5. MEDIA ROOM	- 23' 2" x 12' 9"		



UPPER TERRACE &
LOWER TERRACE

East Villa 321 square yards 4821.96 sft





FLOOR PLANS

East Villa

321 square yards 4821.96 sft



LEGEND :

GROUND FLOOR

1. VARENDAH	- 12' 2" x 9' 6"	8. PARENTS BEDROOM	- 12' 5" x 13' 6"
2. DRAWING HALL	- 11' 6" x 16' 6"	9. DRESS	- 5' 3" x 5' 5"
3. DINING HALL	- 11' 6" x 15' 10"	10. TOILET	- 5' 3" x 9' 3"
4. FAMILY HALL	- 11' 6" x 15' 4"	11. LOO	- 5' 3" x 4' 8"
5. KITCHEN	- 18' 0" x 11' 6"	12. PARKING	- 16' 6" x 16' 6"
6. QUARTER	- 8' 0" x 7' 8"	13. DECK	- 7' 4" x 14' 6"
7. TOILET	- 3' 3" x 7' 6"	14. LIFT	- 5' 0" x 5' 0"



LEGEND :

FIRTST FLOOR

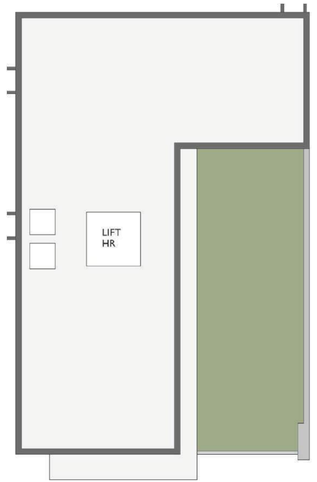
1. SIT-OUT	- 13' 10" x 6' 6"	6. MASTER BEDROOM	- 18' 0" x 15' 0"
2. FAMILY LOUNGE	- 14' 10" x 13' 5"	7. W.I.C	- 14' 10" x 6' 10"
3. KIDS BEDROOM-1	- 18' 0" x 13' 2"	8. TOILET	- 14' 10" x 7' 10"
4. W.I.C	- 13' 4" x 8' 0"	9. PUJA ROOM	- 7' 6" x 5' 1"
5. TOILET	- 8' 0" x 7' 8"	10. LIFT	- 5' 0" x 5' 0"



LEGEND :

SECOND FLOOR

1. OPEN TERRACE	- 12' 6" x 36' 0"	6. KIDS BEDROOM-2	- 18' 0" x 15' 0"
2. MEDIA ROOM	- 20' 0" x 14' 3"	7. DRESS /TOILET	- 14' 10" x 7' 10"
3. PANTRY	- 8' 9" x 5' 2"	8. W.I.C	- 14' 10" x 6' 6"
4. POWDER ROOM	- 7' 8" x 5' 8"	9. LIFT	- 5' 0" x 5' 0"
5. STORE	- 4' 3" x 6' 11"		



UPPER TERRACE &
LOWER TERRACE

West Villa 321 square yards 4572.06 sft





FLOOR PLANS

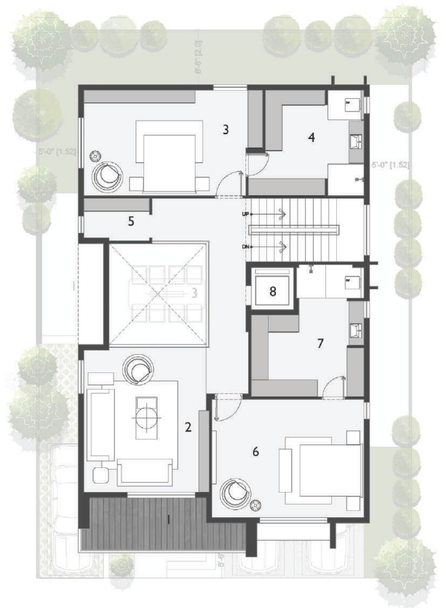
West Villa 321 square yards 4572.06 sft



GROUND FLOOR

LEGEND :

1. VARENDAH	- 12' 2" x 9' 6"	7. PARENTS BEDROOM	- 13' 4" x 14' 0"
2. DRAWING HALL	- 13' 0" x 15' 8"	8. TOILET	- 8' 0" x 5' 8"
3. DINING HALL	- 16' 2" x 13' 10"	9. LOO	- 6' 9" x 4' 8"
4. FAMILY HALL	- 13' 0" x 18' 2"	10. PARKING	- 16' 6" x 16' 6"
5. KITCHEN	- 16' 10" x 12' 6"	11. DECK	- 7' 4" x 14' 6"
6. SER. TOILET	- 3' 3" x 7' 6"	12. LIFT	- 5' 0" x 5' 0"



FIRTST FLOOR

LEGEND :

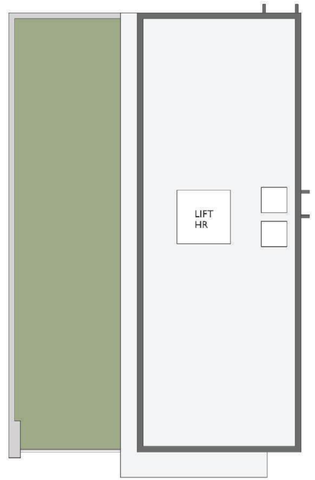
1. SIT-OUT	- 13' 10" x 6' 6"	5. PUJA ROOM	- 7' 9" x 5' 0"
2. FAMILY LOUNGE	- 14' 10" x 16' 10"	6. MASTER BEDROOM	- 18' 0" x 14' 0"
3. KIDS BEDROOM-1	- 21' 2" x 12' 6"	7. DRESS / TOILET	- 13' 4" x 15' 8"
4. DRESS / TOILET	- 11' 8" x 12' 6"	8. LIFT	- 5' 0" x 5' 0"



SECOND FLOOR

LEGEND :

1. OPEN TERRACE	- 12' 6" x 51' 4"	4. DRESS / TOILET	- 8' 0" x 15' 8"
2. MEDIA ROOM	- 20' 0" x 12' 6"	5. LOO	- 5' 0" x 7' 8"
3. KIDS BEDROOM-2	- 20' 0" x 16' 0"	6. LIFT	- 5' 0" x 5' 0"



UPPER TERRACE &
LOWER TERRACE

Master Plan



Legend

1. Entrance Water Feature
2. Driveway
3. Boundary Plantation
4. Footpath
5. Main Entrance Water Body
6. Entrance Gateway
7. Aqua Vista
8. Tree Grove
9. Pergola with Sculpture
10. Gravel
11. Seating
12. Planter Boxes
13. Pylons
14. Pergola
15. Lawn
16. Pathway
17. Water Body
18. Amphitheater
19. Steps
20. Pergola with Seating
21. Multipurpose Court
22. Climbing Wall
23. EPDM Children's Play Area
24. Mound
25. Deck
26. Water Body with Bubbles
27. Pickleball Court
28. Cricket Pitch
29. Water Body with Sculpture

VESSELLA GROUP

The Gathering Green.

A tranquil, thoughtfully designed green amphitheatre where mornings begin with quiet reflection and unfold in shared moments surrounded by nature, yet crafted for community. This is a space where families evenings gather, conversations linger, and everyday life feels effortlessly elevated.





A Playground of Growing Smiles.

A nature inspired play space where laughter echoes under shaded trees and childhood unfolds freely. Designed for safe exploration and joyful moments, it's where little adventures begin and family bonds grow stronger.

An Avenue of Calm.

A sculptural water feature nestled within verdant avenues, where art, nature, and movement come together in quiet harmony. Every drive through becomes a calming pause an elegant transition from the outside world to the comfort of home.





The Threshold of Tranquility.

grand arrival experience marked by flowing water, lush landscaping, and refined architecture setting the tone the moment you enter. More than just an entrance, it's a daily reminder that you're coming home to calm, care, and understated luxury.

Club Vessella Serene



Upscale and luxurious

Overlooking acres of verdant green space, the VESSELLA SERENE Clubhouse offers residents an upscale lifestyle destination, where world-class amenities meet serene surroundings.

Designed by a renowned architect, the clubhouse exemplifies luxury and community living. The multi-level structure features a collection of lifestyle amenities, created for relaxation and leisure. There's something for everyone.

The clubhouse boasts top-notch infrastructure, guaranteeing residents a professional and enjoyable set-up to indulge in a wide range of sports activities, all within the inclusive community of Vessella Serene.

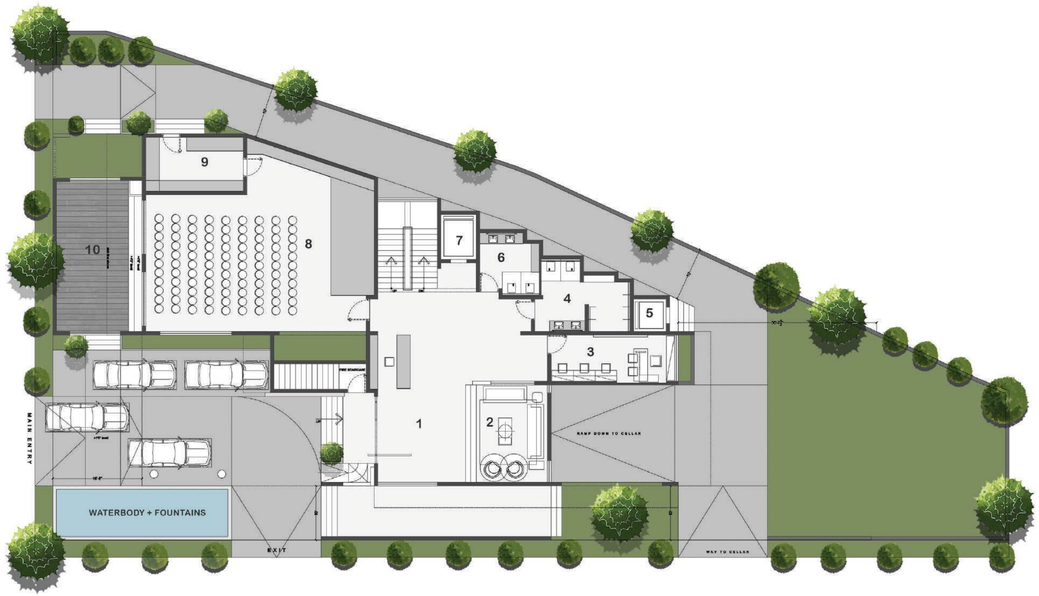
The idyllic clubhouse is a great place for residents to unwind and enjoy the amenities, while fostering interactions and connections within the community.

The ultra-modern facilities are designed to promote health and wellness, allowing residents to appreciate the luxury of leisure.

A diverse range of activities to choose from, based on your interests and preferences await you.

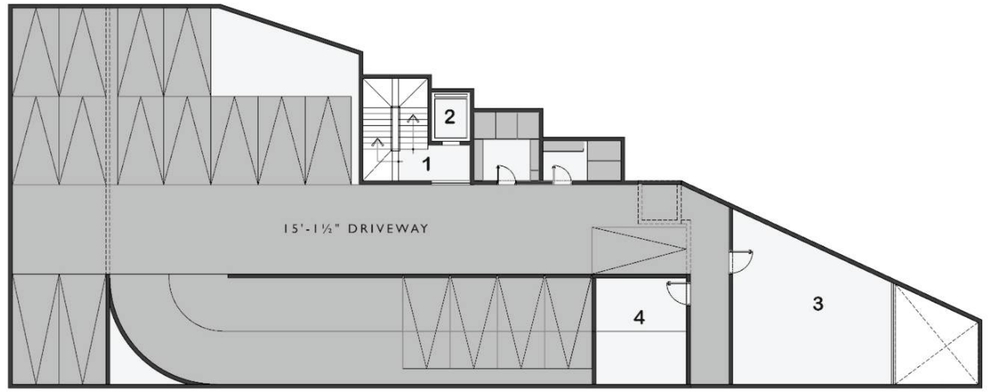
- Badminton Court
- Ping Pong
- Swimming Pool
- Billiards Zone
- Air Hockey Zone
- Spa & Wellness Rooms
- Landscape / Garden
- Meeting Room
- Yoga / Meditation
- Meeting Room
- Conference Room
- Banquet Hall
- Gymnasium
- Multipurpose Hall

Club Vessella Serene Floor Plans



Ground Floor

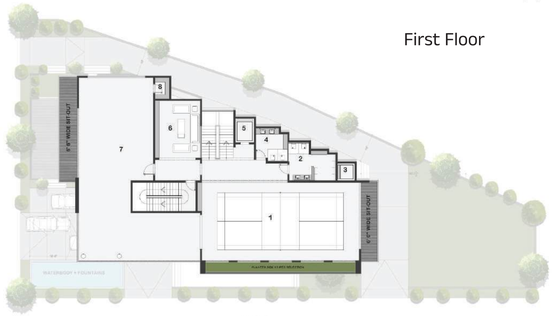
1. GRAND RECEPTION HALL	- 18' 2 " X 35' 2"	6. LADIES WASHROOM	- 11' 0 " X 11' 7"
2. GRAND LOUNGE	- 13' 2 " X 18' 0"	7.LIFT	- 6' 6 " X 8' 3"
3. ADMIN ROOM	- 22'10" X 8' 6"	8. BANQUET HALL	- 42' 2" X 25' 3"
4. GENTS WASHROOM	- 16' 5" X 13' 4"	9. KITCHEN	- 18' 0" X 9' 11"
5. SERVICE LIFT	- 6' 0" X 6' 0"	10 .DECK	- 13' 4" X 27' 8"



Cellar floor plan

1. LOBBY - 12' 3 " X 5' 3" | 2. LIFT - 6' 6" X 8' 3" | 3.WORKERS REST ROOM - 26' 10" X 17' 3" | 4.DRIVERS WAITING ROOM -15' 4" X 18' 0"

First Floor



LEGEND

1.BADMINTON COURT	- 54' 10 " X 27' 2"	5. LIFT	- 6' 6" X 8' 3"
2.GENTS WASHROOM	- 16' 5 " X 13' 4"	6. LOUNGE	- 15' 8" X 19' 10"
3. SERVICE LIFT	- 6' 0" X 6' 0"	7. GYMNASIUM 1	- 25' 10" X 63' 8"
4. LADIES WASHROOM	- 11' 0" X 11' 7"	8.STORE	- 5' 0" X 7' 4"

Second Floor



LEGEND

1. GYMNASIUM	- 42' 2" X 46' 6"	4. CONFERENCE ROOM	- 22' 7 " X 16' 0"
2. LANDSCAPE GARDEN	- 44' 10" X 17' 2"	5. SERVICE LIFT	- 6' 0 " X 6' 0"
3. DOCTORS ROOM	- 11' 0" X 10' 8"	6. LIFT	- 6' 6" X 8' 3"

Third Floor



LEGEND

1. GUEST ROOM 1	- 20' 3 " X 14' 0"	9. LIFT	- 6' 6 " X 8' 3"	17. TABLE TENNIS	- 15' 0" X 27' 2"
2. GUEST ROOM 2	- 13' 4 " X 21' 6"	10. LOUNGE	- 11' 0" X 10' 3"	18. SERVICE LIFT	- 6' 0" X 6' 0"
3. GUEST ROOM 3	- 20' 0" X 13' 6"	11. LOBBY	- 10' 0" X 5' 1"		
4. TOILET -2	- 11' 8" X 6' 5"	12. TOILET	- 10' 0" X 4'9"		
5. TOILET-1	- 10' 11" X 6' 2"	13. MASSAGE 2	- 8' 7" X 10' 2"		
6. TOILET-3	- 11' 8" X 6' 3"	14. MASSAGE 1	- 11' 4" X 9' 4"		
7. LOUNGE	- 11' 0" X 21' 7"	15. TOILET	- 4' 9" X 9' 4"		
8. MULTIPURPOSE HALL	- 16' 6" X 21' 9"	16.INDOOR GAMES	- 39' 2" X 29' 6"		

Roof Floor



LEGEND

1. KIDS POOL	- 18' 6 " X 16' 6"	7.LIFT	- 6' 6 " X 8' 3"
2. MAIN POOL	- 18' 0" X 63' 8"	8. MULTI PURPOSE HALL	- 33' 1" X 20' 6"
3. SEATING DECK	- 17' 10" X 11' 3"	9. SERVICE LIFT	- 6' 0" X 6' 0"
4. LADIES WASHROOM	- 12' 10" X 12' 1"	10 .TERRACE GARDEN	- 53' 9" X 26' 6"
5. GENTS WASHROOM	- 10' 0" X 15' 11"	11. STORE	- 11' 0" X 4' 5"
6. LOBBY	- 18' 10 " X 15' 8"		

Location: Best of both worlds

Proximity

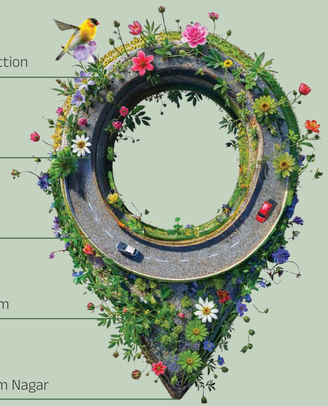
05 min. Narsingi Junction

15 min. Financial District

10 min. Hyderabad Golf Club Association

15 min. Mehdipatnam

20 min. Film Nagar





VESSELLA serene

A Location Steeped in Heritage, Connected to the Future

Nestled amidst Hyderabad's rich cultural tapestry, Vessella Serene stands gracefully near the historic Taramati Baradari and the majestic Golconda Fort landmarks that echo the city's glorious past. While the surroundings whisper stories of heritage and grandeur, the neighborhood itself thrives with modern conveniences. From reputed educational institutions and urban amenities to premium shopping malls and fine dining destinations, everything you need is just a short drive away. With seamless connectivity to the airport and major city hubs, Vessella Serene offers you the rare privilege of living where timeless charm meets contemporary comfort -- a sanctuary that truly brings the best of Hyderabad to your doorstep.

Top-notch Specifications

1. Structure:

R C C Framed Structure
• R. C. C. framed structure to with stand Wind & Seismic Loads. (ZONE-II)
• 8" thick Solid / Porotherm blocks for external walls and 4" thick Solid / Porotherm blocks for internal walls.

2. Plastering:

Internal Walls
• Coat of Plastering in CM (1:6).
External Walls
• Coats of plastering in CM (1:6) for 1st coat and CM (1:4) for 2nd coat.

3. Painting / Cladding

External Cladding
• Tiles / Marble / Soft marble stone or equivalent, as per design.
• External Paint Finish
• Textured finish with two coats of premium exterior emulsion paint.
• Aluminium louvers as per design.
• Exterior-grade HPL or equivalent as per design / premium exterior-grade paint, as per design.

Internal
Internal Walls
• Putty over punning / gypsum plastering finished with premium-quality paint of reputed make over a coat of primer.
Internal Ceiling
• Only primer coat provided. False ceiling is in the customer's scope.
Internal – Utility / Laundry
• Two coats of exterior-grade paint of reputed make over a coat of primer.

4. Doors, Windows & Railings:

• **Main Door**
High-end Hard Wood Door Frame & Shutter with veneer finish on both sides with PU coat and reputed make Designer Hardware with smart lock.

• **Internal Doors**
High end Hard Wood Door Frame & Flush Shutter with veneer finish on both sides with PU coat and reputed make Designer Hardware.

• **French Doors, If Any**
Aluminium frames with DGU glass panelled sliding shutters and hardware of reputed make. Provision for mosquito track only. Mosquito mesh if needed shall be provided at extra cost.

• **Toilet Door**
High-end hardwood Door frame and flush shutter with veneer finish on one side, finished with PU coat, and Laminate on the other side.

• **Utility / Maid Room / Maid Toilet Doors**
High end hardwood Door frame & shutter with veneer finish on one side finished with PU coat and Laminate on other side.

• **Windows**
Aluminium frames with DGU toughened glass sliding / casement. Provision of Mosquito track only for sliding windows not for casement windows .and designer hardware of reputed make. Mosquito mesh if needed shall be provided at extra cost.

• **Ventilators**
Aluminium ventilators with premium hardware.

• **Sit-Out / Front Railing / Staircase**
Aesthetically designed glass railing as per design.

5. Flooring:

• **Foyer I Drawing / Living / Dining / Lounge / Study / Pooja / Lobby / Children Bedrooms / Study Room / Other Bed Rooms / Dress Room / Home Theatre**
Imported Marble flooring / Engineered Wooden Flooring / Glazed Vitrified Tiles flooring / Skirting as per design.

• **Master Bed Room / M. B_Walk - In Closet**
Imported Marble Flooring.

• **Master / Other Bed Room Toilet / Powder Room**
Tiles / Skirting as per design.

• **Kitchen**
Imported Marble Flooring / Skirting as per design.

• **Maid Room**
Matt finish Double charged Vitrified Tiles of Reputed Make.

• **Utility**
Matt finish Double Charged Vitrified Tiles of Reputed Make.

• **Maid Room Toilet**
Glazed Vitrified Tiles of Reputed Make.

• **Store, Balcony**
Matt finish Double charged Vitrified Tiles of Reputed Make.

• **Deck Area**
WPC deck / Tiles as per design.

• **Car Porch**
Cobble stone / concrete pavers / Granite as per design.

• **Staircase**
Imported Marble Flooring / Skirting as per design.

6. Dadoing:

• **Master Bed Room Toilet**
Glazed Vitrified Tiles Dadoing as per design.

• **Other Bed Room Toilet / Powder Room**
Glazed Vitrified Tiles Dadoing as per design.

• **Wet Kitchen / Utility**
Wall Cladding up to 3' height with glazed vitrified tiles and exterior grade paint above.
• **Maid Room Toilet**
Vitrified Tile Dado up to lintel height

7 .Kitchen:

• **Counter**
No Counter top. Open for Modular Kitchen under Customer Scope.

• **Water Provision**
Separate municipal water tap (Manjeera or any other water provided by GHMC along with Borewell water)

• **Other Accessories**
Provision for fixing of water purifier / RO, exhaust fan / chimney.
Drain pipe for Refrigerator area. Provision for hot water near the sink.

8. CP & Sanitary Fixtures:

Bathrooms
• Premium Collection All C. P. Fittings are of reputed make.
• Sanitary fixture of reputed make.
• Shower cubicle with openable / sliding doors of reputed make @ an extra cost.
• Heat pump of suitable capacity of reputed make shall be provided for hot water for all toilets and kitchen @ an extra cost.

9. Electrical Fixtures:

• 3 phase Supply for each Villa with individual meter boards
• Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
• Fire retardant low smoke wires of reputed make.
• Modular switches of reputed make.
• 100% backup with DG sets.
• Both normal & DG power metered through energy meter.

Kitchen / Utility Area
• Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and dish washer in Utility Area.

10. Air Conditioning Works:

Power provision will be provided in all the rooms for Air conditioning Units.
Copper Piping, AC Units, VRV System with Cassette completely client scope.

11. Telecommunications, Cable TV & Internet:

• **Telephone / Data**
Telephone / Data Points in all bedrooms and living area and Home Theatre.

• **Intercom Facility**
One point in each bungalow (One at Ground Floor).

• **Cable TV**
Provision for Cable Connection in Drawing / Living & Bed Rooms and Home Theatre.

• **Internet**
Provision for FTTH (Fiber to Home) - internet.

• **VDP (Video Door Phone)**
VDP facility will be provided at Main Door.

12. Lifts:

Passenger Lifts
• Elevator shaft will be provided as per architect design. Lift client scope.

Top-notch Specifications

13. WSP & STP:

• 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.
• Rain Water Harvesting pits in each bungalow provided for recharging ground water levels as per the norms.
• Water meters for each unit for domestic & municipal water.

14. Charging Points For Electric Cars:

• Provision for charging point for Electric Cars shall be provided in each bungalow as per vendor's specifications (subject to Govt Guidelines).

15. Power Backup:

• 100% DG Set backup with acoustic enclosure & A. M. F.

16. Security / BMS:

• Sophisticated round - the - clock security / Surveillance System.
• Surveillance cameras at the main security, in open areas as per design and Common areas to monitor.
• Solar power fencing around the site boundary compound wall. Access Control.
• Boom Barriers as per design.

17. Centralized Billing:

• Billing shall be done for Consumption of Electricity and Water with prepaid meters system.

18. Centralized Water Supply:

• Centralised under Ground Sump will be provided for entire community. The Water shall be then supplied to individual Bungalows by means of Hydro pneumatic System.

19. Main Landscaping Works:

• Beautifully Designed Landscaping with exclusive footpath, Activity Areas, Children Play Area etc. is provided for the community.
• Multipurpose court
• Cricket Pitch
• Kids Play Area
• Outdoor Fitness Area
• Amphitheatre with lawn mound
• Senior citizens corner Lawn

20. Other Landscape Amenities:

• Seaters
• Interactive water feature
• Sculpture
• Seating pavilion
• Dense planting

21. Clubhouse & Amenities:

Well Designed Club House with Facilities like
• Multipurpose Hall
• Pre-Function / Holding Area
• Admin / Utility Office
• Indoor Games
• Table Tennis
• Billiards Lounge
• Badminton Court
• Gym
• Yoga / Aerobics
• Guest Rooms (3Nos)
• Spa
• Temperature Pool @ Club Terrace
• Party Lawn @ Club Terrace

Our Completed Projects



Vessella Meadows
Location Narsingi



Vessella Woods
Location Kondapur



Vessella Villas
Location Kondapur



Cyber Meadows
Location Kondapur

Layout / Building Permission No. 0849/HMDA/SWDL/2025
TG RERA Registration No. P02500010441
https://rera.telangana.gov.in

Our Consultants

Architect consultant	Landscape consultant	Structural consultants	Electrical consultants	Plumbing consultants

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VESSELLA GROUP

VESSELLA serene

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