

VAISHNAVI
ELITE VILLAS

24 KARAT LIVING

Where life shines every moment



📍 5 Minutes from Bonguluru ORR, Exit No 12

A proud offering from



In a world of many, only a few things hold timeless value - like gold that never rusts and homes that never lose their charm.

At Vaishnavi Elite Villas, luxury is crafted with the same purity, perfection, and rarity as 24-karat gold.

With only 24 triplex villas, this is a creation reserved for a select few - a collection so limited, it feels like owning something truly precious.

Each villa reflects the sparkle of your success, the warmth of family, and the glow of life well lived.



Pure. Precious. Perfect.



VILLAS

24 Karats of Celebrations

Every aspect represents a facet of fine living - from eco-conscious design to indulgent comfort. Together, they form 24 golden reasons to celebrate life every day.



VAISHNAVI
ELITE VILLAS





GOLDEN REASONS TO CELEBRATE LIFE

Here are 24 reasons why life shines brighter



01

ONLY 24 VILLAS

Because true luxury is never crowded.

Small is great - enjoy privacy, peace, and the pride of exclusivity.



02

TOTAL SOLAR POWER

Because true luxury shines on its own.

Luxury that shines on its own - every villa runs on clean solar energy, saving up to 90% on power bills.



03

SERENE SURROUNDINGS

Because purity of air inspires purity of life.

With reputed educational campuses on three sides, enjoy a quiet, green, and pollution-free neighborhood.

04

LOW DENSITY VILLAS

Because Small is Beautiful.

Designed as a small community for those who value exclusivity, privacy and a close-knit community.

05

CLOSE TO EDUCATION - KG TO PG

Because every achievement deserves the right beginning.

Top institutions are minutes away - giving your children the best start in life.

06

NEARBY RESERVE FOREST

Because Nature is the purest form of blessing.

Live near Reserve Forests, breathe pure air and embrace true eco-living with desirable AQI Rating.



07

24x7 RECREATION & CELEBRATION

Because joy shouldn't wait for the weekend.

From clubhouse to outdoor courts, every hour invites joy and togetherness.

08

PROVISION FOR INTERNAL ELEVATOR

Because comfort deserves convenience.

Move effortlessly across floors - comfort made convenient for all ages.

09

PRIVATE HOME THEATRE

Because Entertainment belongs at home.

Enjoy cinematic experiences and family moments at your own home.

10

3-LEVEL AMENITIES BLOCK

Because joy doubles when shared with others.

Three levels of leisure, wellness, and celebration - all in one exclusive space.

11

YOGA & MEDITATION STUDIO

Because Inner peace is the highest blessing.

Spaces crafted for mindfulness, balance, and inner peace.

12

BANQUET HALL WITH KITCHEN

Because celebrations deserve sprawling space.

Host family functions and celebrations within your own community.



13

KIDS' PLAY ZONE

Because childhood memories should be golden.

Safe, joyful, and thoughtfully designed spaces for golden childhood memories.

14

SWIMMING POOL & FITNESS ZONE

Because health is the real wealth.

Refresh, recharge, and stay fit - wellness comes naturally here.

15

CRICKET & BADMINTON COURTS

Because play keeps you young.

Play, sweat, and stay young - sports that bring energy to life.

16

LANDSCAPED PARKS

Because beauty belongs in every corner.

Walk, jog, or relax amid lush green parks and tree-lined avenues.

17

SENIOR CITIZENS' AREA

Because comfort has no age.

Peaceful seating zones for elders to relax, chat and unwind.

18

A TEMPLE WITHIN COMMUNITY

Because faith completes a home.

A serene space for devotion and daily calmness.

19

DESIGNER LIGHTING

Because beauty shines the brightest at night.

Soft night lighting turns every evening into a celebration.

20

24-HR SECURITY & INTERCOM

Because peace of mind is paramount.

Professional surveillance with close monitoring, especially at Children Play Areas to ensure total security.

21

24-HR WATER SUPPLY

Because health flows in every drop.

Pure, pressurized water through advanced pneumatic systems.

22

100% POWER BACK-UP & STP

Because everyone loves seamless dependability.

Smart infrastructure ensures uninterrupted comfort and sustainability.

23

EV CHARGING POINTS FOR EACH VILLA

Because the Future belongs to the Green.

Future-ready villas with Electric charging points for an eco-lifestyle.

24

PERFECTLY CONNECTED LOCATION

Because the best life is balanced.

Just 5 minutes from ORR, close to Adibatla SEZ and Foxconn Facility -yet blissfully peaceful near the reserve forest.



Where every view reflects elegance. From beautifully landscaped exteriors to meticulously crafted villa interiors, luxury flows seamlessly in and out - creating a lifestyle that feels expansive, refined, and effortlessly exclusive.

Luxury that lives inside. Beauty that breathes outside.

PURE LUXURY
INSIDE & OUT

THE PROPOSED

Just 5 minutes from Bonguluru ORR, smoothly connect with Adibatla SEZ, Foxconn, and premier education hubs, while imbued in tranquility and fresh air of nearby Reserve Forest.





24 KARAT LIVING

Refined spaces for elegant living


VAISHNAVI
ELITE VILLAS

Experience expansive living with sun-lit rooms, grand living spaces, modern kitchen, a private home theatre, and spacious balconies with refreshing views. Move gracefully across three levels with your private elevator, surrounded by premium finishes and refined ambience.





Enjoy **100% solar power** support for clean energy, fabulous savings, and a sustainable lifestyle - making everyday living effortlessly luxurious.

PROJECT HIGHLIGHTS



RERA-Approved Gated Community of Luxury Villas



2 Acre Premises



Only 24 Triplex Villas



161 Sq Yds to 266 Sq Yd Plots



East & West Facing Villas



2870 Sft to 4194 Sft Areas



Exclusive Amenities Block



100% Vastu Compliant



Premium Quality Specifications



Provision for Lift



Home Theatre in each Villa



EV Charging Point for each Villa



All round Compound Wall with Solar Fencing



Broadband Connectivity



Designer Landscaping



Smart Security Access



Sewage Treatment Plant



Underground Drainage



24 Hr Professional Security with Audio/Video Intercom



Garbage Collection Point



Rainwater Harvesting



Underground Electrical Cabling



Pre-fitted 5 KW Solar Panels for all Villas



Grand Entrance Gate with Security Kiosk & Gateway Portal



100% Power Back-up for all important zones and Villas



24-Hr Treated Water Supply by Pneumatic System



No Overhead / Underground Tanks in Villas





RECREATION AND CELEBRATIONS

Your Private Realm of Leisure



Strike a Work-life Balance

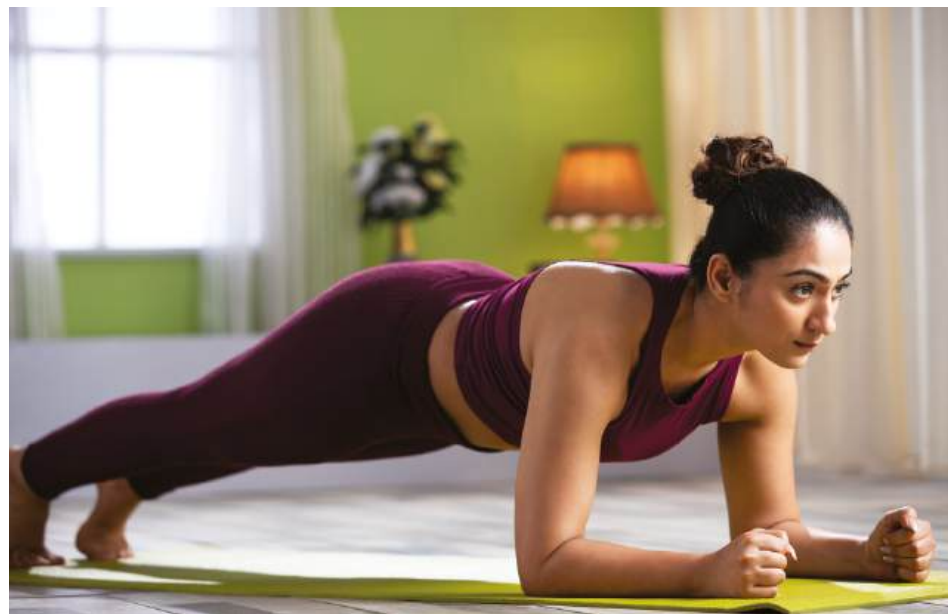
The clubhouse brings the community together for workouts to weekend celebrations with every floor designed for life's golden moments.

Where Nature meets Grace

Breathe the freshness of tree-lined avenues, stroll along designer walkways, and let nature add lustre to every morning.

WHERE TIME COMES
TO A STANDSTILL





EXCLUSIVE CLUBHOUSE

-  3-Level Clubhouse
-  Reception & Visitors' Lounge
-  Well-equipped Gym
-  Aerobics/ Fitness Room
-  Indoor Games Enclave
-  Yoga/ Meditation Studio
-  Multipurpose Hall
-  Banquet Hall with Kitchen

LIVE IN A DREAM LIKE
GOLDEN LANDSCAPE



OUTDOORS

- | | |
|---|---|
|  Avenue Plantation |  Temple |
|  Designer Landscaping |  Jogging Track |
|  Parks & Kids' Play Areas |  Ornamental Street Lighting |
|  Circular Park |  Pergola/Deck Area |
|  Cricket Net |  Badminton Court |
|  Swimming Pool |  Senior Citizens Seating Plaza |
|  Seating Areas |  Sand pit |







AREA STATEMENT

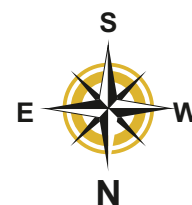
VILLA NO	SITE AREA (SQ.YDS)	VILLA FACING	TOTAL SLAB AREA IN SFT
1	161.11	EAST	2950
2	161.11	EAST	2950
3	176.17	EAST	2870
4	193.43	WEST	3084
5	173.61	WEST	3084
6	173.61	WEST	3084
7	194.44	EAST	3595
8	194.44	EAST	3595
9	212.98	EAST	3665
10	221.74	WEST	3768
11	206.94	WEST	3830
12	206.94	WEST	3830
13	170.83	EAST	3132
14 & 15	170.83	EAST	3132
16	199.64	EAST	3346
17	216.29	WEST	3398
18 & 19	184.72	WEST	3315
20	184.72	WEST	3315
21	249.57	EAST	3596
22	266.22	EAST	4194
23	223.9	EAST	4070
24	227.12	EAST	3660

Site Layout Plan



LEGEND

1. Entrance Arch /Security
2. Transformer
3. Generator
4. S.T.P.
5. Washrooms
6. Changing Rooms
7. Pergola/Deck Area
8. Swimming pool
9. Walking area
10. Lawn
11. Temple
12. Yoga Enclave
13. Old age lessen Area/Walking Area
14. Sand pit Games
15. Kids Play Area
16. Walking Area
17. Cricket Practice Area
18. Seating Area
19. Badminton Court
20. Circular Park
21. Footpath





East Facing
Triplex Villa

PLOT AREA: 194.44 Sq Yds

PLOT SIZE: 35'0" X 50'0"

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1303.20 Sft
First Floor:	1303.20 Sft
Second Floor:	988.60 Sft
Total Area:	3595.00 Sft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





West Facing
Triplex Villa

PLOT AREA: 206.94 Sq Yds

PLOT SIZE: 37'3" X 50'0"

AREA STATEMENT >>

No of Floors:	G+2
Ground Floor:	1400.25 Sft
First Floor:	1400.25 Sft
Second Floor:	1029.50 Sft
Total Area:	3830.00 Sft



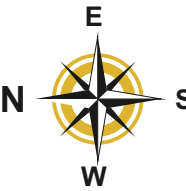
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

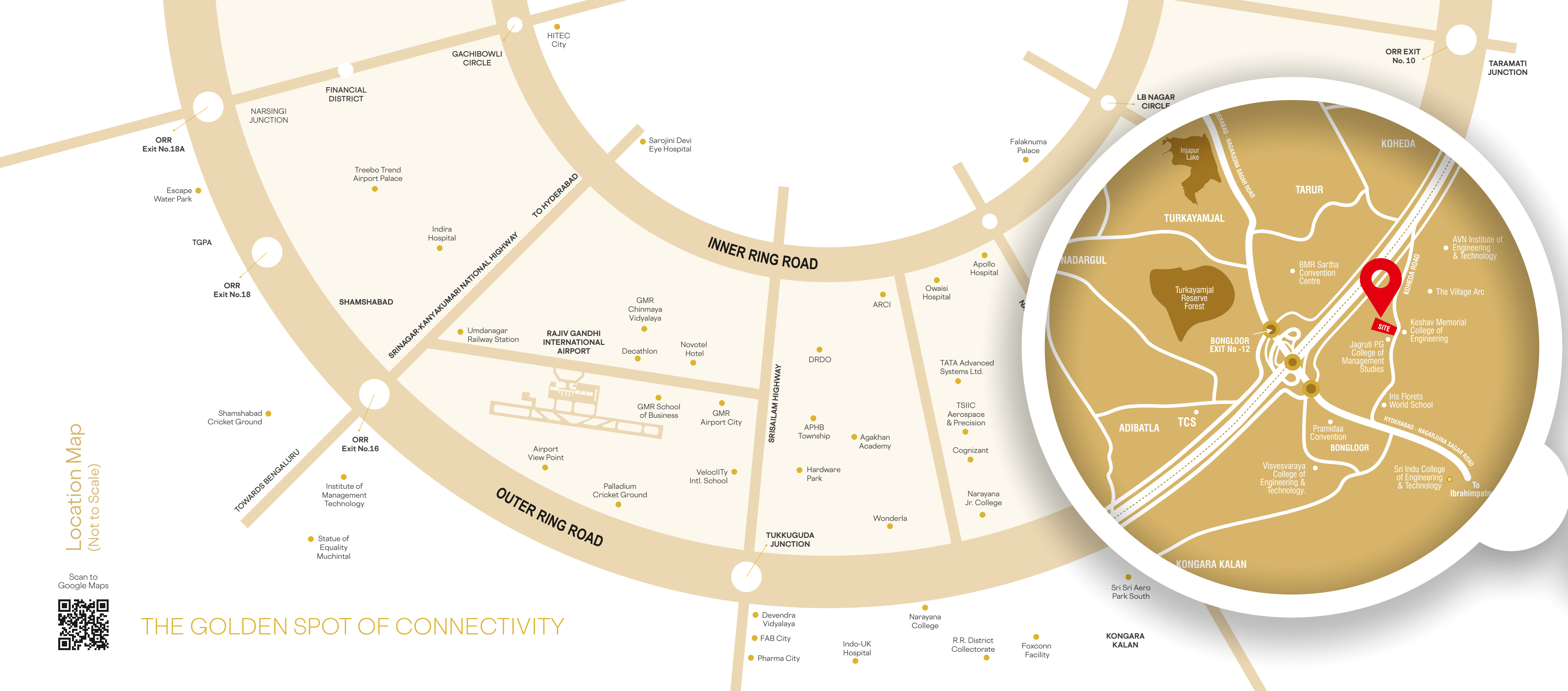


Location Map
(Not to Scale)

Scan to
Google Maps



THE GOLDEN SPOT OF CONNECTIVITY



Distances from Site

EDUCATION		
Sloka Intl. School	-	10 Mins
Narayana Jr College	-	15 Mins
Delhi Public School, Nadargul	-	25 Mins
Aga Khan Academy	-	30 Mins
Manchester Global School	-	30 Mins
GMR Chinmaya Vidyalaya	-	35 Mins

WORK PLACES		
TCS -Adibatla	-	10 Mins
Adibatla Aerospace SEZ	-	15 Mins
Foxconn Facility, Kongara Kalan	-	20 Mins
Fab City	-	23 Mins
Hardware Park	-	23 Mins
Rajiv Gandhi Intl. Airport	-	25 Mins
Financial District	-	50 Mins

SHOPPING & RECREATION		
TNR Jagadamba Mall	-	10 Mins
Wonderla Amusement Park	-	15 Mins
North Star Airport Boulevard	-	20 Mins
Novotel Hotel, Airport	-	30 Mins
GMR Aerocity Retail Hub	-	30 Mins
Statue of Equality, Muchintal	-	35 Mins

CONNECTIVITY		
Bongluru Exit No 12, ORR	-	5 Mins
Ibrahimpatnam	-	10 Mins
Exit No 14, ORR	-	20 Mins
Tukkuguda	-	20 Mins
LB Nagar Circle	-	30 Mins
DRDO Apollo Hospital	-	40 Mins

Specifications

STRUCTURE
RCC structure with quality steel and M25 grade concrete.

SUPER STRUCTURE
Brick masonry with good quality Red bricks, outer wall 9", inner wall 4".
Plastering: Joint of the RCC structure and brick will be covered with mesh before internal wall plastering commences.
External: Double coat cement plastering with sponge finish.
Internal: Smooth cement plastering with sponge finish.

LIFTS
Internal 6-passenger capacity elevator provision.

FLOORING
Foyer: Living (formal/ Informal), dining, dry kitchen, Puja room, powder room, lounge, walk-in wardrobes, study room, linen room - vitrified tiles.
All Bedrooms: Vitrified tiles.
All Toilets: Anti-skid vitrified tiles.
All Balconies/Dock: Anti-skid stone finish tiles.
Wet Kitchen/Utility/Store: Premium vitrified tiles.
Servant Room/Toilet: Vitrified tiles.
Parking Area: Flamed granite.
Porch Steps: Granite (Leather finish).
Terrace-Swim Spa Deck Area: Anti-skid vitrified tiles.

KITCHEN & UTILITY
Double-bowl steel sink with CP tap. Provision for dishwasher and washing machine. Provision for exhaust fan in kitchen. Provision for RO/Water purifier. Separate Municipal water taps and domestic water through WTP.

TOILETS & FITTINGS
Sanitary: All toilets will consist of wall hung EWC, wash basin of any premium brand equipment.
Hot & Cold: Diverter with overhead shower. All CP fittings of any premium brand equipment.

PAINTING
Internal: Two coats of Acrylic emulsion over two coats of putty and primer.
External: Texture finish and two coats of exterior emulsion paints of reputed make.

RAILING
Balcony/Deck: Granite cladded parapet in 1st and 2nd floors. Additional glass railing above parapet at 1st floor.

DG BACK UP
100% DG power back-up.

EV CHARGING
One power socket per villa in the Parking area.

DOORS & WINDOWS
Main Door: 8' High Teak wood frame and flush shutters with veneer and PU polish on both sides.
Internal Doors: 7' High-engineered wood frame and flush shutters with veneer and PU polish on both sides.
Toilet Doors: 7' High-engineered wood frame and flush shutters with laminate on both sides.
Balcony Sliding Doors: 7' High quality UPVC frames and shutters with performance glass and track provision for mosquito-mesh shutters (of any premium brand).
Windows (Sliding/Operable based on Ventilation requirement): 4'3" High quality UPVC frames and shutters with performance glass and track provision for mosquito-mesh shutters (of any premium brand).
Kitchen to Utility Door: 7' High quality UPVC frames and shutters with performance glass (operable) of any premium brand.
Ventilators UPVC frame & glass with the provision for exhaust fan.
Doors: Fittings & locks (of any premium designer brand). Main door with digital lock.

ELECTRICAL/ INTERNET/ TELEPHONE
Concealed wiring with PVC Insulated copper wires (Fire

Retardant low smoke) and modular switches. Sufficient power outlets and light points. Power outlets for exhaust fan in all bathrooms. Three-phase power supply for each villa. Premium MCBs for each distribution board. Plug for TV/Audio in Living (formal/informal), Lounges (1st & 2nd floors) all bedrooms and Home Theatre room. Internet points and Telephone points in Living (formal/informal), Lounges (1st & 2nd floors), all bedrooms and Home Theatre room.
Power Outlets for Electrical Appliances: Power plug-points for cooking range, chimney, refrigerator, microwave oven, mixer /grinder, water purifier in kitchen, washing machine/dishwasher in Utility area.

PLUMBING
Water Supply: Water lines connected with pneumatic pressure pumps of ISI standard.
Drainage: ISI Mark standard PVC/SWR sanitary pipes of Prince/ Sudhakar or equivalent.
Sewage Treatment Plant: Waste water treated by STP and reused for gardening.
Rain Water Disposal: Well-planned rain water harvesting system.

SECURITY SYSTEM
Security cabin at project entrance and exit with peripheral CCTV coverage. CCTVs at vantage points. Access control system (provision) for clubhouse/ Main entry and exit passages. Boom barriers proposed.

OWN A VILLA AS PURE AS 24-KARAT GOLD

When exclusivity meets perfection, it creates something rare and precious - a home that shines your aspirations, celebrates your achievements and the love for finer things in life.

24 KARAT LIVING - Where life shines every moment.



Elite by Nature. Exclusive by Choice.

PROMOTERS



Vaishnavi Global Builders and Developers LLP

Corporate Office

Flat # 202, Mythri Apartments
Opp BSNL Office, ECIL, Secunderabad, Telangana

98480 62499 / 98480 62599

support@vaishnaviglobal.com

Site Office

Vaishnavi Elite Villas

Mangalpally Village, Adibatla, Ranga Reddy District



NO: P02400009548



Note: This brochure is purely a conceptual presentation and not a legal offering. The Developers reserve the right to make changes in elevations, specifications and plans as deemed fit.



VAISHNAVI GLOBAL
BUILDERS AND DEVELOPERS LLP

Crafting Dream Homes