



#### ADDRESS

1st Floor, East Block,  
Cyber Meadows, Kondapur,  
Hyderabad - 500 084. T.S. India.

#### CALL

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#### EMAIL

info@vessella.in  
www.vessella.in  
www.vessellawoods.com

### Why vessella ?

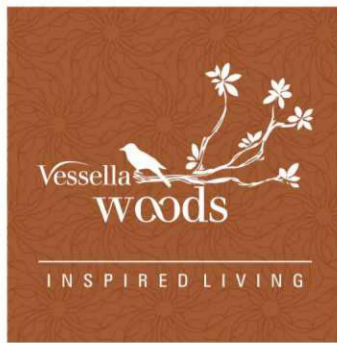
Vessella group focuses on delivering immaculate service, exceptional quality, pristine designs and superior value - with the definitive objective of enabling the best lifestyle experiences.

- + Vessella group is a professionally managed and trustworthy company
- + It has been founded on core values like honesty, integrity and transparency
- + All its projects are planned, designed and engineered by experienced professionals
- + The gated communities are built with an extraordinarily high level of quality and attention to every detail
- + It ensures that the raw materials and finishing are second to none
- + Having perfected its processes, the company knows how to complete the projects smoothly and on time



Design - www.ccwdgroup.com / 9666065693

U B E R | L U X U R Y | V I L L A S



## We've designed finely crafted villas for your lifestyle

An environment that embraces natural elements to create a relaxing and calming atmosphere

We all dream of owning a beautiful home. Somewhere central to friends and family, close to amenity and the action of the city, part of an established gated community - and all at an affordable price. Vessella Group envisaged homes with style and functional design, set in a lush and prestigious landscape. A contemporary home for the urbane, that promises to provide for a flourishing way of life.

Vessella Group delivers a sophisticated and modern 3BHK and 4 BHK Villas of 82 villas in 9.1 Acres land, living with the versatility to meet growing needs. All homes have living areas connected seamlessly to the balcony, while landscaped front yards offer the perfect space for outdoor entertaining and the security of a private garden.



# A reflection of design

Defines bold modernism with great comfort, luxury, and beauty

285 SQ.YRD  
EAST FACING  
VILLA



Ground Floor  
1,316 sft



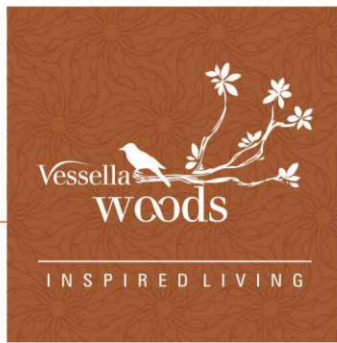
First Floor  
1,316 sft



Second Floor  
1,011 sft



Villa total sft  
3,643 SFT



285 SQ.YRD  
WEST FACING VILLA



Ground Floor  
1,319 sft



First Floor  
1,316 sft



Second Floor  
1,052 sft



Villa total sft  
3,687 SFT

# A reflection of quality

Enjoying life in the moment is the real luxury in life

320 SQ.YRD  
EAST FACING  
VILLA



Ground Floor  
1,506 sft



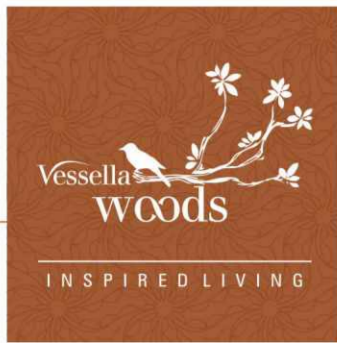
First Floor  
1,506 sft



Second Floor  
1,131 sft



Villa total sft  
4,143 SFT



320 SQ.YRD  
WEST FACING VILLA



Ground Floor  
1,515 sft



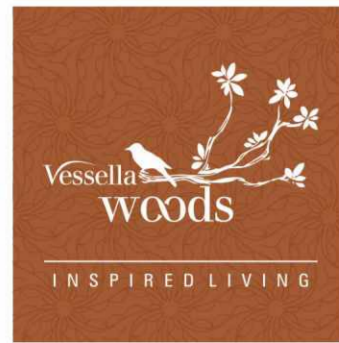
First Floor  
1,515 sft



Second Floor  
1,207 sft



Villa total sft  
4,237 SFT



## Specifications

Living is easy at VESSELLA WOODS. As a villa development designed to offer an unequalled lifestyle, Vessella WOODS ensures that life goes on uninterrupted. A slew of services assure stress-free living, from smart home technologies right down to thoughtful little features like smoke alarms.

### FOUNDATION & STRUCTURE

RCC Framed structure with red brick/aerocon block /fly ash/ solid block masonry.

### PLASTERING

**Internal :** Sand faced cement plaster finish

**External :** Double coat cement plastering

### FLOORING

Vitrified tile in foyer, living, family and dining area laminated flooring in bed rooms and Home theatre

Vitrified / Ceramic tiles for toilet floor and walls up to lintel height anti-skid flooring for balconies

Ceramic tile flooring with dado for domestic staff room

### TOILETS

Pressure tested CPVC Piping for internal water lines ,PVC piping for internal Drain/ sewage line and shaft plumbing systems  
Water efficient sanitary ware and CP fittings of premium make like Grohe / Duravit / Kohler / Vitra or equivalent to ensure saving in potable water provision for exhaust fans in toilets and kitchen granite counter for wash basin in all toilets

### PLUMBING SYSTEM

Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure external Sewage plumbing lines and rain water piping in PVC water treatment plant and solid waste management rain water recharge system

R.O. water provision for each villa separately

### DOORS & WINDOWS

**Main Door :** Teak wood frame and shutter with polyurethane finish as per approved design

**Internal Door :** Hard wood frame and flush shutter with polyurethane finish as per approved design

**Door Hardware :** Hafele / Yale / Dorma or equivalent.

**Windows and French doors :** UPVC frame with toughened glass sliding/casement/ fixed shutters Magnetic / concealed door stoppers for main door and all bed rooms

### PAINT

**External :** Two coats of acrylic exterior emulsion paint with texture finish as per approved design

**Internal :** Two coats of acrylic premium emulsion paint over smooth putty finish

### ELECTRICAL FIXTURE

**Wires :** Fire retardant low smoke wire of reputed make(Finolex/RR kable/Lapp or equivalent )

**Switches :** Modular switches of reputed make( Legrand /Schneider/Panasonic or equivalent )

**Power distribution :** Through underground cabling

**Power quality :** Regulated power to the entire complex along with surge suppressors

**Backup power :** 100% back up with DG sets Individual earthing system for villas

**Metering :** Both normal and DG power metered through energy meter. other systems viz. water metering system for water usage

### SECURITY NETWORK

CC TV cameras in identified common areas and club house with monitoring and recording from security/maintenance room

Boom barriers with long range readers at entry and exit for tenant's unobstructed movement solar powered security fence on compound wall

### COMMUNICATION NETWORK

Telephone points in all bed rooms and living area Intercom facility throughout the property broadband connectivity to all bed rooms / living area

TV Provision in all bed rooms and living area with DTH connectivity Wi-Fi connectivity in Club house

### LANDSCAPING

Professionally planned executed landscape.

### ELEVATOR

Provision for MRL/Hydraulic lift will be made





Club House View

### Indoor amenities

- + Banquet hall
- + Gym / indoor sports
- + High speed wireless internet in social spaces
- + 24 hour reception desk and on-site monitoring
- + Gym / aerobics and yoga studio
- + Terrace garden
- + Squash court
- + spa and salon
- + guest Bedrooms
- + Terrace party area

### Outdoor amenities

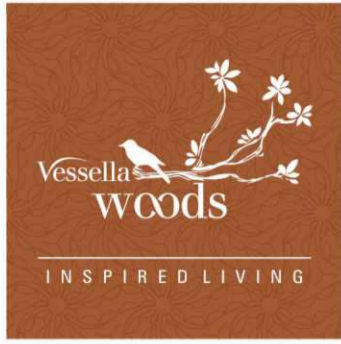
- + Swimming pool
- + Central park with huge open spaces
- + Beautifully landscaped with outdoor party area
- + Children's play area ( all age groups )
- + Paved garden pathways
- + Gazebos
- + Tennis court
- + Basket ball court



## Exceptional Amenities







### Legends

- ① Splendid Main Entrance with Gate
- ② Club House
- ③ Basket Ball Court
- ④ Tennis Court
- ⑤ Tot-Lot
- ⑥ Children's Play Area
- ⑦ Swimming Pool

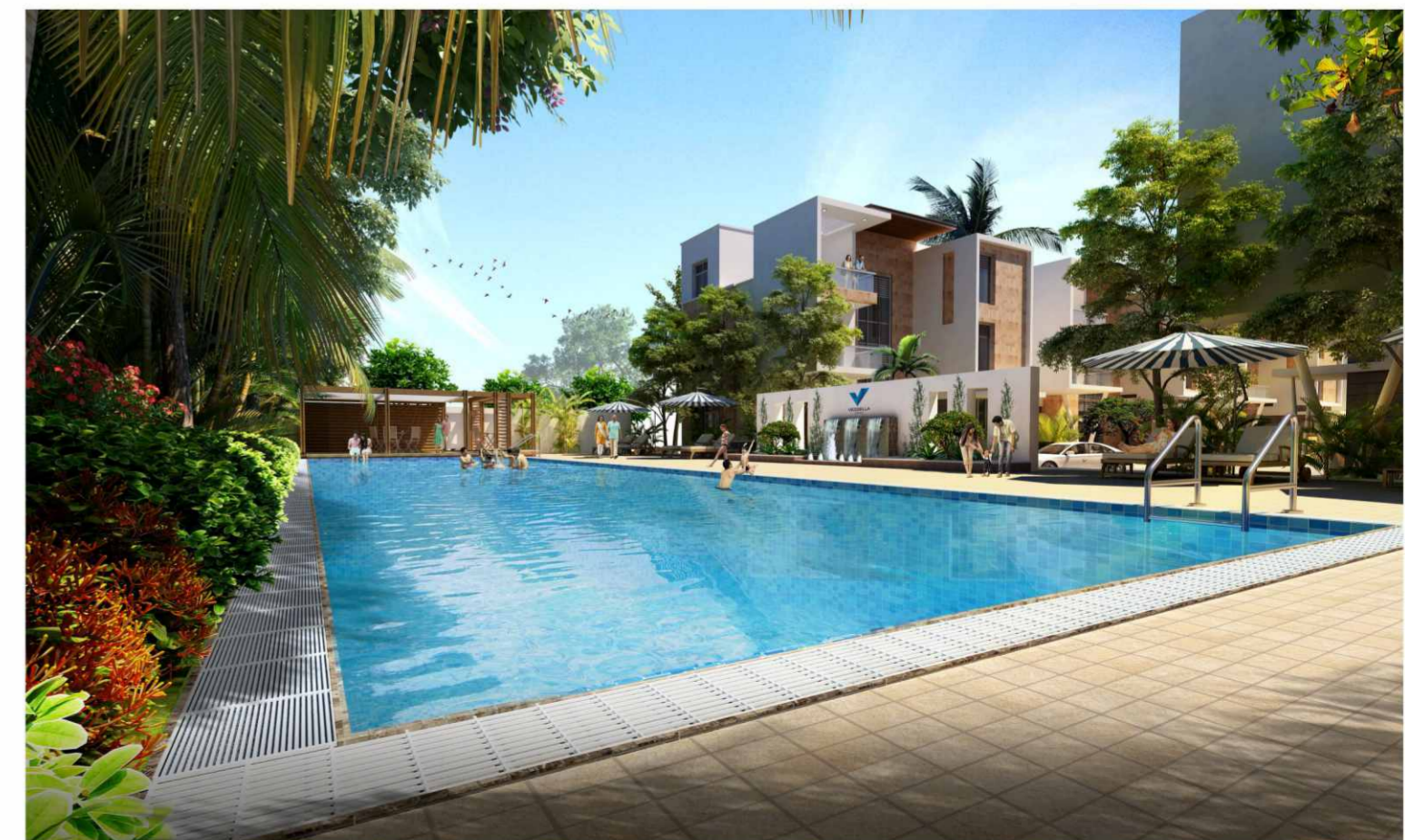
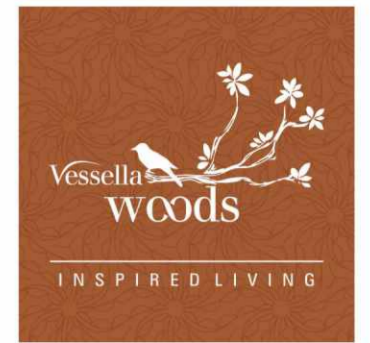
## A new level of luxury

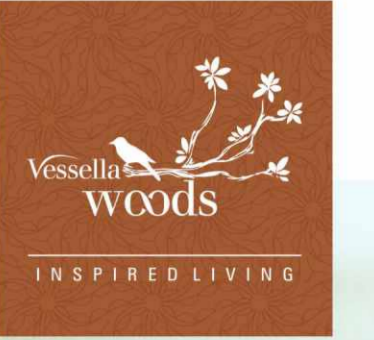
A place should smile at you and create fantasy





# Landscape Views





# Completed Projects



## Cyber Meadows

Placed in the verdant heart of city's major IT hub and financial district - Kondapur, Cyber Meadows is a lush residential haven that brims with sumptuous greenery. It offers great choices and resplendent ambience for living an exalted lifestyle. A gated community of 84 villas, it is majestically spread over a sprawling 10 acres. Simply drive into the splendour of this breathtaking enclave and there is no doubt its charm will catch you.



## Vessella Villas

Set in one of the major IT and financial hubs of the city - Kondapur, Vessella Villas veritably reverberates with business activity as well as all urban comforts. A gated community of 97 villas, it is beautifully spread over a sprawling 10.5 acres. While the people here are part of the distinguished strata of the society, the air here is as fresh and pristine you can get. The basic infrastructure including wide roads, civic amenities and transportation facilities are designed to elevate the status of Hyderabad into one of the major metropolitan cities of the world.

# Ongoing Project



## Vessella Meadows

Situated in the midst of the ageless wonder of Taramati Baradari and the celebrated grandeur of Golconda fort, the fully gated community glows like a modern monument. A gated community of 289 villas, it is splendidly spread over a sprawling 38 acres. The location empowers the residents to have a great lifestyle with its quick access to essential needs, urban amenities, entertainment, educational institutions and shopping malls. Vessella Meadows located in the prime area of Hyderabad, Vessella Meadows intends to deliver a perfect home for you.



Everything you need is just 15 minutes away. You can drive to work, drop your children at school on the way there and finish your daily shopping on the way back. Recreation for the weekend too has options galore – Revel in a life of unbelievable convenience.

USP'S	DISTANCES
<ul style="list-style-type: none"> <li>+ Work : Financial District and Hitex</li> <li>+ Education : Chirec, Jain heritage</li> <li>+ Leisure and Entertainment : City mall and inorbit mall</li> <li>+ Travel: Chandanagar MMTS and airport</li> <li>+ Health: Kims and Apollo</li> </ul>	<ul style="list-style-type: none"> <li>5 mins to chirec school and Jain Heritage</li> <li>10 mins to financial district</li> <li>10 mins to hitex city</li> <li>5 mins to kims and apollo</li> <li>5 mins to upcoming city mall</li> </ul>

## You know a locale is right, when you know its location

The location empowers the residents to have a great lifestyle with its quick access to essential needs, urban amenities, entertainment, educational institutions and shopping malls. Vessella Woods away from all the rugged locations and it is the only Place that opens its arms unconditionally at the end of a long day. Located in the prime area of Hyderabad. Vessella Woods is passionately crafting for true connoisseurs of an opulent lifestyle. From the finest architectural and design teams, leading home decor brands, from a lavish use of space to state of the art technology, the delightful open areas create a community atmosphere.

## Team

### Architect

**TEAM ONE**

**01**

**TEAM ONE INDIA PVT. LTD**  
5th Floor, Anvi's ECO Grand, Sy. No. 135 & 136,  
Near Wipro Lake, Financial District, Nanakramguda,  
Hyderabad, Telangana 500008, India

### Landscape Designers

**INTEGRAL DESIGNS**  
**INTERNATIONAL STUDIO PVT.LTD**  
New Delhi, India