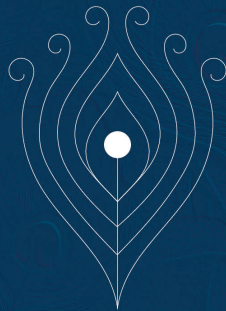


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INFRA REALITY LLP
Sunshine Your Dream

www.abinandanainfra.com

Concepts by **kreadz** 9989 11 9900



VRINDA VILLAS

COSMIC BEAUTY.
WOVEN IN LUXURY.

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PREMIUM RESIDENTIAL VILLAS
@VELIMELA, HYDERABAD.



SHEER ELEGANCE. PURE MAGNIFICENCE

Surrounded by nature's beauty, Vrinda Villas in Kollur brings you a life of unparalleled luxury and serenity. Designed with meticulous attention to detail, each villa is a masterpiece of comfort, aesthetics and functionality. From expansive living spaces to top-tier amenities, everything is tailored to enhance your everyday life.

Take a look at these standout features that make Vrinda Villas truly a class apart.



PROJECT

Developed By Abinandana Infra
More Than 65% Open Space
Vastu Compliant Homes
24 Hours Security With CC Camera
50000 Sft. Built-Up Area
Excellent Landscaping
Underground Cabling
State-of-the-art Street Lighting

HIGHLIGHTS

Ample Parking Space
Solar Fencing
Rain Water Harvesting
Sewage Treatment Plant
Waste Disposal Area
Generator Backup
Intercom Facilities
Pneumatic Water Supply Systems

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VRINDA VILLAS

Welcome to a vision of

TRANQUILITY, BEAUTY AND HARMONY

The lush greenery that surrounds the villas provides a soothing contrast to the noise and rush of urban life. Here, nature is not just a backdrop but an integral part of daily living. The meticulously designed gardens, the gentle sway of trees in the breeze, and the harmonious sounds of birds create an environment that rejuvenates both body and soul. This is not just a place to live, it is a place to thrive.

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16
ACRES

186
VILLAS

100%
POWER BACK-UP



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VRINDA
LUXURY

Masterplan



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A VISION DESIGNED TO PERFECTION

A well-designed community is more than a collection of homes. It is a carefully orchestrated environment where every avenue, amenity and open space contributes to a superior living experience. The masterplan is thoughtfully crafted to deliver harmony, connectivity and a lifestyle designed for generations to come.

LEGEND

- | | | |
|------------------------|-------------------------|------------------------|
| 1. Entrance Arch | 6. Pathway | 11. Volleyball Court |
| 2. Electrical Services | 7. Recreation Lawn | 12. Cricket Net |
| 3. Amphitheatre | 8. Lawn | 13. Multipurpose Court |
| 4. Clubhouse | 9. Children's Play Area | |
| 5. Water Body | 10. Gazebo | |



➤ **EAST 188** Sq.Yds.
30'2"X56'10"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR
1,160 Sft.

FIRST FLOOR
1,160 Sft.

SECOND FLOOR
830 Sft.

TOTAL SLAB AREA
3,150 Sft.

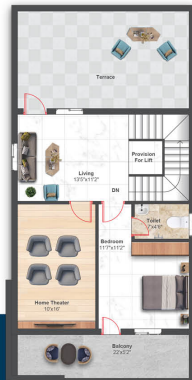
N **WEST 188** Sq.Yds.
30'2"X56'10"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR
1,160 Sft.

FIRST FLOOR
1,160 Sft.

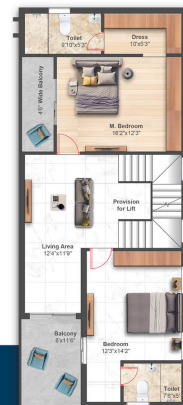
SECOND FLOOR
830 Sft.

TOTAL SLAB AREA
3,150 Sft.

N **NORTH 188** Sq.Yds.
28'3"X60'



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR
1,190 Sft.

FIRST FLOOR
1,190 Sft.

SECOND FLOOR
820 Sft.

TOTAL SLAB AREA
3,200 Sft.



THOUGHTFULLY DESIGNED, BEAUTIFULLY LIVED.

Step into spaces where elegance and functionality come together effortlessly. Thoughtfully designed interiors, refined finishes and spacious layouts create an atmosphere of warmth, comfort and sophistication. Every detail is carefully considered to offer a living experience that is both beautiful and timeless.

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A HOME THAT BRINGS HEARTS CLOSER

A home is more than walls and spaces, it is where relationships deepen, memories unfold and generations grow together. Thoughtfully designed with comfort, elegance and functionality, Vrinda Villas offer the perfect setting for every stage of life. From peaceful mornings to cherished family moments, every corner is crafted to create a lifetime of happiness.



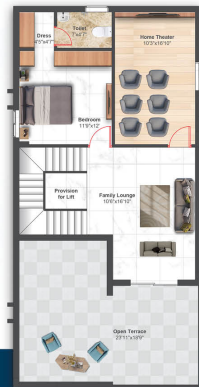
EAST 191 Sq.Yds.
30'5"X56'6"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1,190 Sft.	1,190 Sft.	820 Sft.	3,200 Sft.

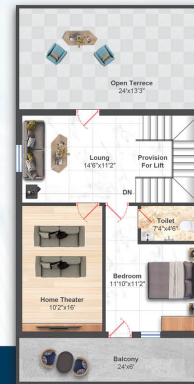
WEST 191 Sq.Yds.
30'5"X56'6"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



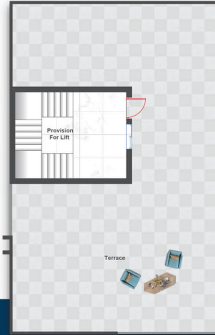
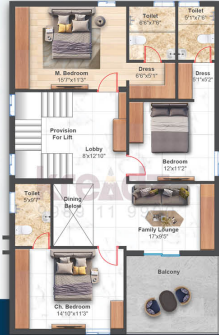
SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	TOTAL SLAB AREA
1,190 Sft.	1,190 Sft.	820 Sft.	3,200 Sft.



EAST 220 Sq.Yds.
36'X55'



FIRST FLOOR PLAN

SECOND FLOOR PLAN

GROUND FLOOR PLAN

AREA STATEMENT

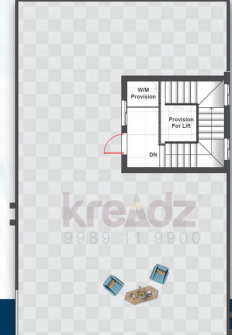
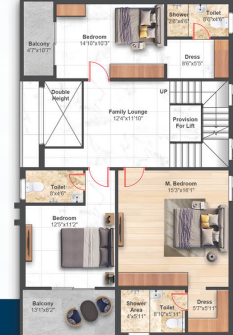
GROUND FLOOR
1,380 Sft.

FIRST FLOOR
1,380 Sft.

SECOND FLOOR
280 Sft.

TOTAL SLAB AREA
3,040 Sft.

WEST 220 Sq.Yds.
36'X55'



FIRST FLOOR PLAN

SECOND FLOOR PLAN

GROUND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR
1,380 Sft.

FIRST FLOOR
1,380 Sft.

SECOND FLOOR
280 Sft.

TOTAL SLAB AREA
3,040 Sft.



VRINDA VILLAS

Choose a home that embodies

DIVINE BEAUTY

Grand entrances, expansive windows that welcome natural light, and intricate designs that add a touch of timeless charm—each villa is a masterpiece, built for those who appreciate sophistication and grace. The interiors are just as mesmerizing, with thoughtfully planned spaces that maximize both functionality and aesthetic appeal.

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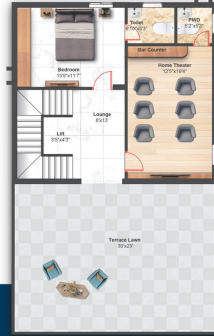
EAST 230 Sq.Yds.
 36'6"X56'9"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GROUND FLOOR
1,455 Sft.

FIRST FLOOR
1,455 Sft.

SECOND FLOOR
975 Sft.

TOTAL SLAB AREA
3,885 Sft.

AREA STATEMENT

WEST 230 Sq.Yds.
 36'6"X56'9"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

GROUND FLOOR
1,455 Sft.

FIRST FLOOR
1,455 Sft.

SECOND FLOOR
975 Sft.

TOTAL SLAB AREA
3,885 Sft.

AREA STATEMENT



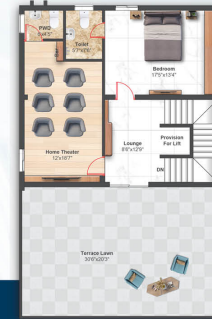
NORTH 238 Sq.Yds.
37'9"X56'6"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR
1,510 Sft.

FIRST FLOOR
1,510 Sft.

SECOND FLOOR
1,060 Sft.

TOTAL SLAB AREA
4,080 Sft.

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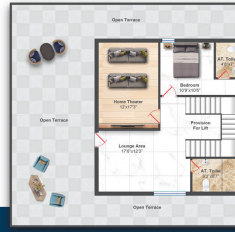
N **WEST 354** Sq.Yds.
56'6"X56'6"



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AREA STATEMENT

GROUND FLOOR
2,125 Sft.

FIRST FLOOR
2,125 Sft.

SECOND FLOOR
1,228 Sft.

TOTAL SLAB AREA
5,478 Sft.





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VILLAS

YOUR
PLACE - VIBE - CLUB

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A place where conversations begin, celebrations unfold and communities come together. The clubhouse serves as a vibrant destination where residents can unwind, socialize and enjoy a wide range of recreational experiences in a setting crafted for comfort and elegance.

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CLUBHOUSE
FLOOR PLANS



GROUND FLOOR PLAN
14,650 Sft.



FIRST FLOOR PLAN
14,500 Sft.



SECOND FLOOR PLAN
14,500 Sft.

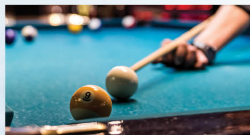


THIRD FLOOR PLAN
14,500 Sft.

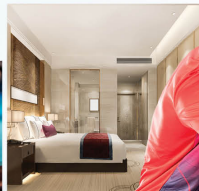


CAR PARKING FLOOR AREA
14,500 Sft.

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INDOOR
AMENITIES

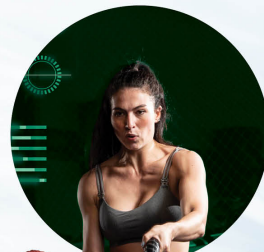


DESIGNED FOR
RELAXATION,
BUILT FOR
U



VRINDA
VILLAS

Beyond the beauty of the homes themselves, Vrinda Villas offers a lifestyle that celebrates well-being, community, and harmony. The exclusive clubhouse stands as the heart of the community, a space where neighbors become friends and where families come together to create lifelong memories. Here, one can unwind in luxury, host gatherings, or simply enjoy quiet moments in an environment that fosters a sense of belonging.



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Outdoor
AMENITIES

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CRICKET NET



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VILLAS

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Where Every Day is Game Day
LIVE ACTIVE. LIVE BETTER.

Step outdoors and embrace a lifestyle filled with energy, recreation and wellness. Thoughtfully designed outdoor sports amenities provide spaces for every age to play, connect and stay active. Whether it is a friendly game, a morning workout, or an evening spent outdoors with family, every moment becomes an opportunity to live healthier and happier.

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VRINDA VILLAS

CHOOSE A HOME THAT EMBODIES DIVINE BEAUTY

At Vrinda Villas, leisure is an art. The infinity swimming pool offers a refreshing retreat, inviting residents to immerse themselves in crystal-clear waters that reflect the sky above. Whether it is a rejuvenating morning swim or a peaceful evening by the water, this luxurious feature enhances the overall experience of living at Vrinda Villas.

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SPECIFICATIONS



The details, that drive
EXCELLENCE



	STRUCTURE:
	R.C.C frame structure is designed to the standard specification of "Bureau of Indian Standards" with due provision of for earthquake force and self-bearing capacity of strata.

	SUPER STRUCTURE:
	Machine made cement solid bricks in cement mortar; 9" thick bricks for external walls and 4.5" thick bricks for internal walls.

	DOORS:
	♦ MAIN DOOR: Teak wood door frame and Teak wood shutter with polish and designer hardware fittings. ♦ INTERNAL DOORS: Teak wood doorframe with moulded shutter with hardware fittings. ♦ FRENCH DOORS, IF ANY: UPVC Door frames with float glass with provision for mosquito mesh ♦ WINDOWS: UPVC sliding Windows with glass panels along with MS safety grills and mosquito mesh

	WTP & STP:
	Fully treated water made available through exclusive water softening and purification plant in case of bore well water, Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.

	FLOORING:
	800 x 800 mm Double Charged Vitrified Tiles of reputed make in drawing, dining, living, kitchen and all bedrooms.

	ELECTRICAL:
	♦ Premium modular switches and sockets of reputed make with BIS certified cables. ♦ Power outlets for air conditioners in drawing, living, dining, and all Bedrooms. ♦ Power outlets for geysers and exhaust fans in all bathrooms. ♦ Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dishwasher in utility area. ♦ Three phase power supply for each unit with individual meter boards. ♦ Miniature Circuit Breakers (MCB) of reputed make for each distribution board.

	PLASTERING:
	♦ INTERNAL: Smooth putty finish on plastering with two coats of premium acrylic emulsion paint of best brands over a coat of primer. ♦ EXTERNAL: Textured finish on plastering with two coats of exterior emulsion paint of best brands over a coat of primer.

	DTH:
	♦ Provision for cable connection in Master Bedroom, Children Bedroom & Drawing Room ♦ TELEPHONE: Telephone points in Master bedroom and Drawing room. ♦ INTERNET: Wired Internet provision in Master bedroom and Drawing room

	BATHROOM:
	♦ Acid Resistant, Antiskid vitrified Tiles of Reputed Make ♦ CORRIDORS: Vitrified Tiles of reputed make ♦ STAIRCASE: Kota/Tandoor Stone ♦ UTILITIES: Antiskid vitrified Tiles of reputed Make

	FIRE SAFETY:
	Fire Systems will be provided as per fire department norms.

	CAR WASH FACILITY
	Provision for car wash facility at cellar parking area

	TILE CLADDING:
	♦ KITCHEN: Ceramic Tiles dado up to 2 height above Kitchen Platform of Reputed Make. ♦ BATHROOMS: Ceramic Tile Dado up to 7" height of Reputed Make. ♦ UTILITY: Ceramic Tiles Dado up to 3" Height of Reputed Make.

	KITCHEN:
	♦ Granite Platform with Stainless Sink. ♦ Separate Municipal tap provided along with bore well water. ♦ Provision for water purifier, exhaust fan and chimney. ♦ UTILITIES/WASH: Provision for Washing Machine, Dish Washer

Location Map

[Not to Scale]



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WELCOME TO A WORLD OF UNPARALLELED & UNSEEN BEAUTY

Every home marks the beginning of something meaningful, cherished moments, lasting relationships and dreams that grow with time. Thoughtfully designed and beautifully crafted, these villas offer more than just a place to live, they provide a setting where life unfolds in its finest form. Welcome to a community where comfort, elegance, and belonging come together to create a truly exceptional living experience.

ABINANDANA
INFRA REALITY LLP
Sunshine Your Dream

CORPORATE OFFICE:
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Marichetlu Circle, Manikonda, Hyd.

VRINDA
VILLAS

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PROXIMITY

CONNECTIVITY

ORR Access
Nagulapalli MMTS Station
Velimela
Tellapur-14Mins. Kokapet
Financial District
Muthangi Junction
Kondapur
Hitech City
RGI Airport

05Mins
08Mins
10 Mins
20Mins
20Mins
20Mins
30Mins
32Mins
40Mins

EDUCATION

Delhi Public School
Oakridge Int. School
Open Minds - A Birla School
Manthan International School
Samashti Int. School
The Gaudium School
ISB Campus
Indus Int. School
ICFAI Business School

IT PARKS

Franklin Templeton
Capgemini
CA Technologies
Wipro Campus
Microsoft Campus
Infosys Campus
TCS, Wave Rock
Amazon
Google

HOSPITALS

Citizen Hospital
Continental Hospital
Care Hospital
Sunshine Hospital
AIG Hospital
Apollo Hospital
TIMS

RECREATION

Sky Zone
Lahari Resorts
Golkonda Resorts
Gandipet lake
Pragati Resorts