



VAURAM

IXORA

3 BHK RESIDENCES AT
NALLAGANDLA - GOPANPALLY

**DISTINCTIVE RESIDENCES
FOR DISTINGUISHED LIFE**

a SIGHT FOR the PRIVILEGED

FEW If views are your thing, Vajram Ixora reveals nature in all its lush glory with stunning 2300 acres of HCU campus green cover, which can never be built out, a pristine lake on the other side and stunning cityscape across.

Either way, you'll enjoy the endless horizon with fresh breezes ventilating your entire home and helping you to relax after a busy day living your best life.



YOUR LIFE *on* ANOTHER LEVEL.

Envisioned for those who aspire a life of luxury and style, Vajram Ixora is a vivid celebration of exclusivity.

Comprising 3 unique tower blocks with 368 select 3 bedroom apartments, this is an abode of urban chic and resort inspired sophistication.



YOUR HOME *is*
MORE *than* JUST *a* PLACE
to LIVE, *its* WHERE WE
IMAGINE *the* POSSIBILITIES,
REFLECT *and* CREATE.



RERA
Approved



East & West
Facing



Serene
Surrounds



Practical Layout
with Built-up from
1715 to 2640 sft



Every unit comes
with 2 Balconies



Unobstructed
Views

4

ACRES

3

TOWERS

17

FLOORS

368

APARTMENTS

74%

OPEN SPACE



2 Car Park
Spaces



Ample Natural
Light & Ventilation



Featuring Over
60+ Modern Amenities

If you've ever wanted to live in a place that's been designed with lifestyle in mind, Vajram Ixora is here.

If you value privacy, community, green spaces and location, Vajram Ixora is for you.

If you want amenities and recreation on your doorstep as well as stylish, well connected apartment living, Vajram Ixora is your place.



Ample Urban
Conveniences
within reach



Strategically
Located



Seamless
Coonectivity

" The orientation of Vajram Ixora *has* been carefully considered to maximise views *across* lake, 2300 acres HCU *greens* and the city beyond."



SPACES to REVIVE your SENSES.

Immerse in nature, and step into a world where social spaces, greenery and facilities serve one primary purpose – giving you a holistic lifestyle, while enhancing your relationships with the ones who matter most.

Let children be children at kids play, a contained environment specially designed to maximise fun and learning experiences.



Badminton Court
Box Cricket
Tennis Court
Half Basketball Court
Outdoor Fitness Station



Seating Zone
Multipurpose Lawn
Seating Under Pergola
Steeped Planters
Specimen Plants



Jogging Track
Walking Trails
Childrens Play Area
Skating Rink





LEISURE ZONE
REJUVENATION.
SOOTHE,
CALM, GLOW.

CLUBHOUSE
ALLURING,
CAPTIVATING,
MESMERISING.

SPORTS ZONE
VITALITY,
VIGOUR & ZEAL
FOR LIFE



LIFE starts HERE

- | | |
|---------------------------|----------------------------|
| 01 Entrance Gateway | 14 Seating Zone |
| 02 Ramp Landscape | 15 Entrance Deck |
| 03 Transformer Yard | 16 Box Cricket |
| 04 Pathway | 17 Tennis Court |
| 05 Entrance Water Feature | 18 Half Basketball Court |
| 06 Driveway | 19 Outdoor Fitness Station |
| 07 Jogging Track | 20 Childrens Play Area |
| 08 Specimen Plant | 21 Badminton Court |
| 09 Ramp Landscape | 22 Seating Under Pavilion |
| 10 Stage Under Pergola | 23 Stage |
| 11 Pathway | 24 Steped Planter |
| 12 Sitting Under Pergola | 25 Skating Rink |
| 13 Walking Trails | 26 Multipurpose Lawn |
| | 27 Gas Bank |



LIVE LARGE with MORE LUXE

Generously sized for comfort, Vajram Ixora is designed for maximum adaptability as your life and needs evolve through time. With more space, craft and individualised live-work-rest ecosystem that expands the boundaries of the physical space.

Luxuriate in the assurance that even the finest details and functions are rigorously considered and refined. And every design reflects the spirit of craftsmanship of quiet luxury and understated elegance.



Expansive living spaces

Designed to promote A sense of wellbeing

Each home comes with two balconies

Spacious ceilings

Exceptional level of luxury and comfort



Ixora Residences is where style comes naturally every day. Living spaces here are contemporary, versatile

Generously proportioned open plan living /dining rooms demonstrate this elegant contemporary design at its best.



Close the door to the world and reflect on your busy day in your beautifully designed apartment that provide spacious living.



Walk in robes

Water efficient fittings

Energy saving features

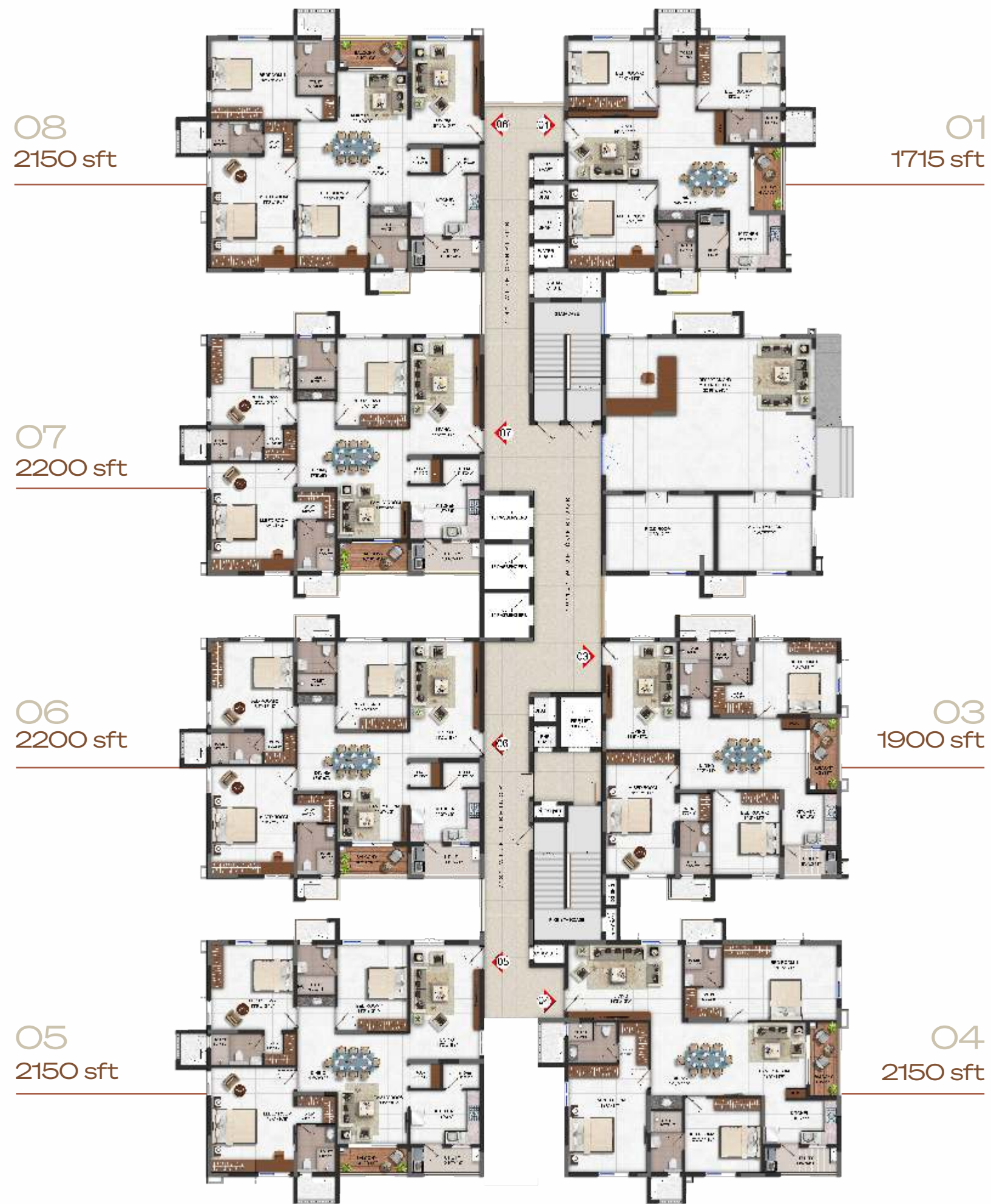
Central gas system

Open plan layouts that promote natural light ventilation



Find peace and tranquility in the luxuriously appointed bedrooms, with balconies to expand the flow of space and bring the outdoors in.

A BLOCK



08
2150 sft

01
1715 sft

07
2200 sft

06
2200 sft

05
2150 sft

03
1900 sft

04
2150 sft

	01	03	04	05	06	07	08
Carpet Area:	1128 sft	1260 sft	1431 sft	1444 sft	1466 sft	1466 sft	1431 sft
Wall Area:	97 sft	105 sft	110 sft	105 sft	106 sft	106 sft	112 sft
Balcony & Utility Area:	94 sft	98 sft	114 sft	105 sft	119 sft	119 sft	113 sft
Common Area:	396 sft	437 sft	495 sft	496 sft	509 sft	509 sft	494 sft
	1715 sft	1900 sft	2150 sft	2150 sft	2200 sft	2200 sft	2150 sft



A BLOCK



08
2525 sft

01
2095 sft

07
2465 sft

02
2010 sft

06
2465 sft

03
2210 sft

05
2550 sft

04
2640 sft

	01	02	03	04	05	06	07	08
Carpet Area:	1225	1216	1364	1550	1550	1526	1526	1490
Wall Area:	94	93	99	105	105	106	106	105
Balcony & Utility Area:	291	236	236	377	307	265	265	346
Common Area:	485	465	511	608	588	568	568	584
	2095 sft	2010 sft	2210 sft	2640 sft	2550 sft	2465 sft	2465 sft	2525 sft



08
2150 sft



01
2150 sft

07
2200 sft



06
2200 sft



03
1900 sft

05
2150 sft



04
2150 sft

	01	03	04	05	06	07	08
Carpet Area:	1418 sft	1260 sft	1431 sft	1444 sft	1466 sft	1466 sft	1431 sft
Wall Area:	105 sft	105 sft	110 sft	105 sft	106 sft	106 sft	112 sft
Balcony & Utility Area:	131 sft	98 sft	114 sft	105 sft	119 sft	119 sft	113 sft
Common Area:	496 sft	437 sft	495 sft	496 sft	509 sft	509 sft	494 sft
	2150 sft	1900 sft	2150 sft	2150 sft	2200 sft	2200 sft	2150 sft



08
2525 sft



01
2485 sft

07
2465 sft



02
2210 sft

06
2465 sft



03
2210 sft

05
2550 sft



04
2640 sft

	01	02	03	04	05	06	07	08
Carpet Area:	1479	1364	1364	1550	1550	1526	1526	1490
Wall Area:	105	99	99	105	105	106	106	105
Balcony & Utility Area:	327	236	236	377	307	265	265	346
Common Area:	574	511	511	608	588	568	568	584
	2485 sft	2210 sft	2210 sft	2640 sft	2550 sft	2465 sft	2465 sft	2525 sft





	01	02	03	04	06
Carpet Area:	1270 sft	1176 sft	1291 sft	1283 sft	1271 sft
Wall Area:	109 sft	102 sft	105 sft	103 sft	111 sft
Balcony & Utility Area:	152 sft	79 sft	142 sft	152 sft	149 sft
Common Area:	459 sft	408 sft	462 sft	462 sft	459 sft
	1990 sft	1765 sft	2000 sft	2000 sft	1990 sft



	01	02	03	04	05	06
Carpet Area:	1427	1262	1433	1372	1201	1367
Wall Area:	105	95	105	105	95	105
Balcony & Utility Area:	283	211	307	365	236	364
Common Area:	545	472	555	553	458	549
	2360 sft	2040 sft	2400 sft	2395 sft	1990 sft	2385 sft



PLANNED to PERFECTION

Take it easy with a home that always has your needs in mind. Thoughtful layouts that amplify the sense of space, clever design and touches give you even more room to play with.

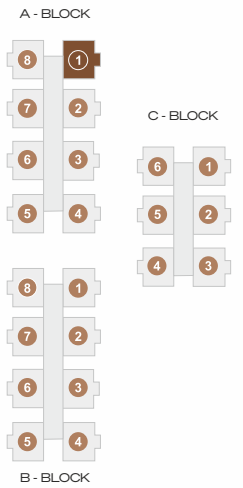


UNIT PLANS



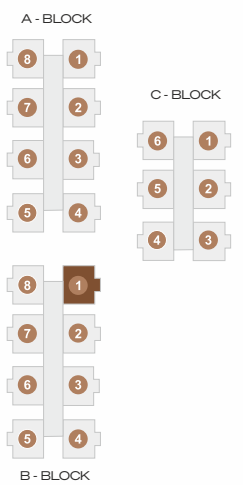
Saleable Area
2095 sft
West Facing

Carpet Area: 1225 sft
Wall Area: 94 sft
Balcony & Utility Area: 291 sft
Common Area: 485 sft



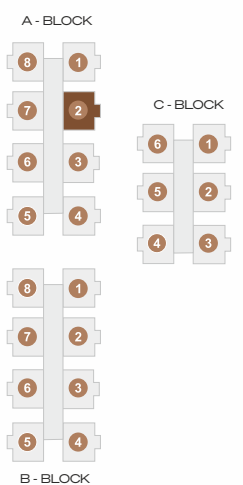
Saleable Area
2485 sft
West Facing

Carpet Area: 1479 sft
Wall Area: 105 sft
Balcony & Utility Area: 327 sft
Common Area: 574 sft



Saleable Area
2010 sft
West Facing

Carpet Area: 1216 sft
Wall Area: 93 sft
Balcony & Utility Area: 236 sft
Common Area: 465 sft



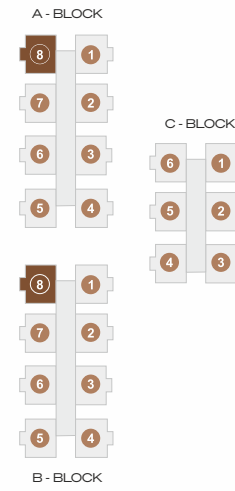
UNIT PLANS

A&B BLOCK
2ND TO 16TH FLOOR



Saleable Area
2525 sft
East Facing

Carpet Area 1490 sft
Wall Area 105 sft
Balcony & Utility Area 346 sft
Common Area 584 sft



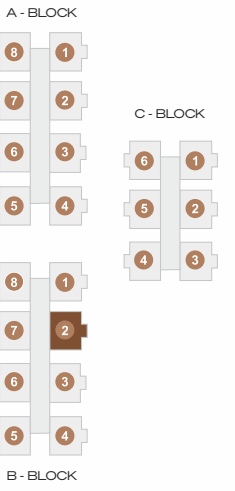
UNIT PLANS

A&B BLOCK
2ND TO 16TH FLOOR



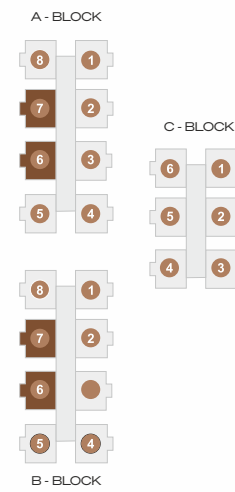
Saleable Area
2210 sft
West Facing

Carpet Area: 1364 sft
Wall Area: 99 sft
Balcony & Utility Area: 236 sft
Common Area: 511 sft



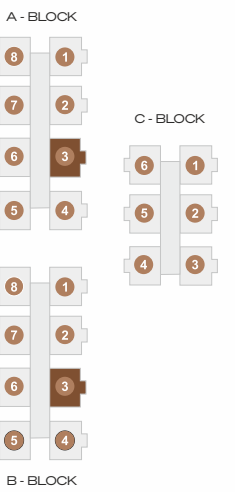
Saleable Area
2465 sft
East Facing

Carpet Area 1526 sft
Wall Area 106 sft
Balcony & Utility Area 265 sft
Common Area 568 sft



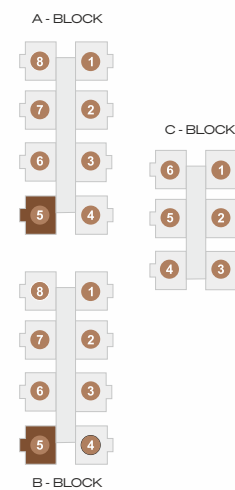
Saleable Area
2210 sft
West Facing

Carpet Area: 1364 sft
Wall Area: 99 sft
Balcony & Utility Area: 236 sft
Common Area: 511 sft



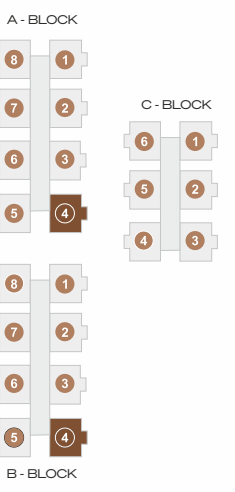
Saleable Area
2550 sft
East Facing

Carpet Area 1550 sft
Wall Area 105 sft
Balcony & Utility Area 307 sft
Common Area 588 sft



Saleable Area
2640 sft
West Facing

Carpet Area: 1550 sft
Wall Area: 105 sft
Balcony & Utility Area: 377 sft
Common Area: 608 sft



UNIT PLANS

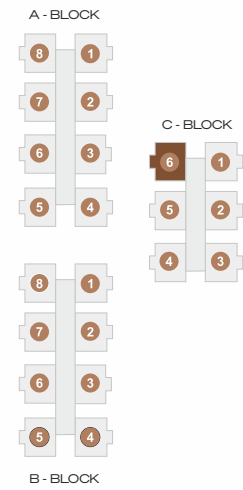
C BLOCK
2ND TO 16TH FLOOR



Saleable Area
2385 sft

East Facing

Carpet Area	1367 sft
Wall Area	105 sft
Balcony & Utility Area	364 sft
Common Area	549 sft



UNIT PLANS

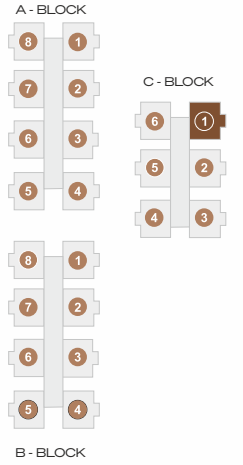
C BLOCK
2ND TO 16TH FLOOR



Saleable Area
2360 sft

West Facing

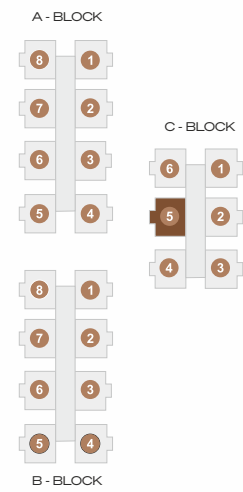
Carpet Area:	1427 sft
Wall Area:	105 sft
Balcony & Utility Area:	283 sft
Common Area:	545 sft



Saleable Area
1990 sft

East Facing

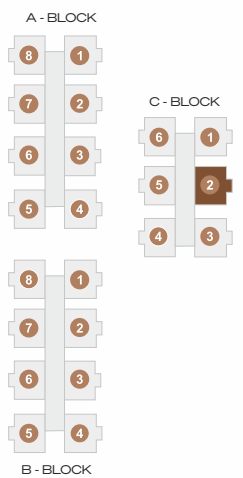
Carpet Area	1201 sft
Wall Area	95 sft
Balcony & Utility Area	236 sft
Common Area	458 sft



Saleable Area
2040 sft

West Facing

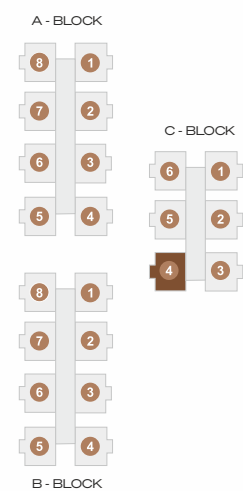
Carpet Area:	1262 sft
Wall Area:	95 sft
Balcony & Utility Area:	211 sft
Common Area:	472 sft



Saleable Area
2395 sft

East Facing

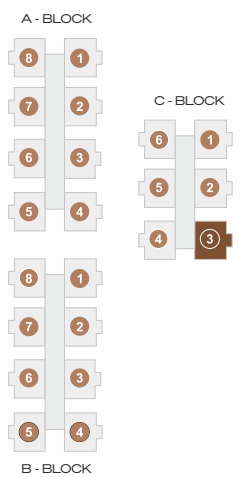
Carpet Area	1372 sft
Wall Area	105 sft
Balcony & Utility Area	365 sft
Common Area	553 sft



Saleable Area
2400 sft

West Facing

Carpet Area:	1433 sft
Wall Area:	105 sft
Balcony & Utility Area:	307 sft
Common Area:	555 sft



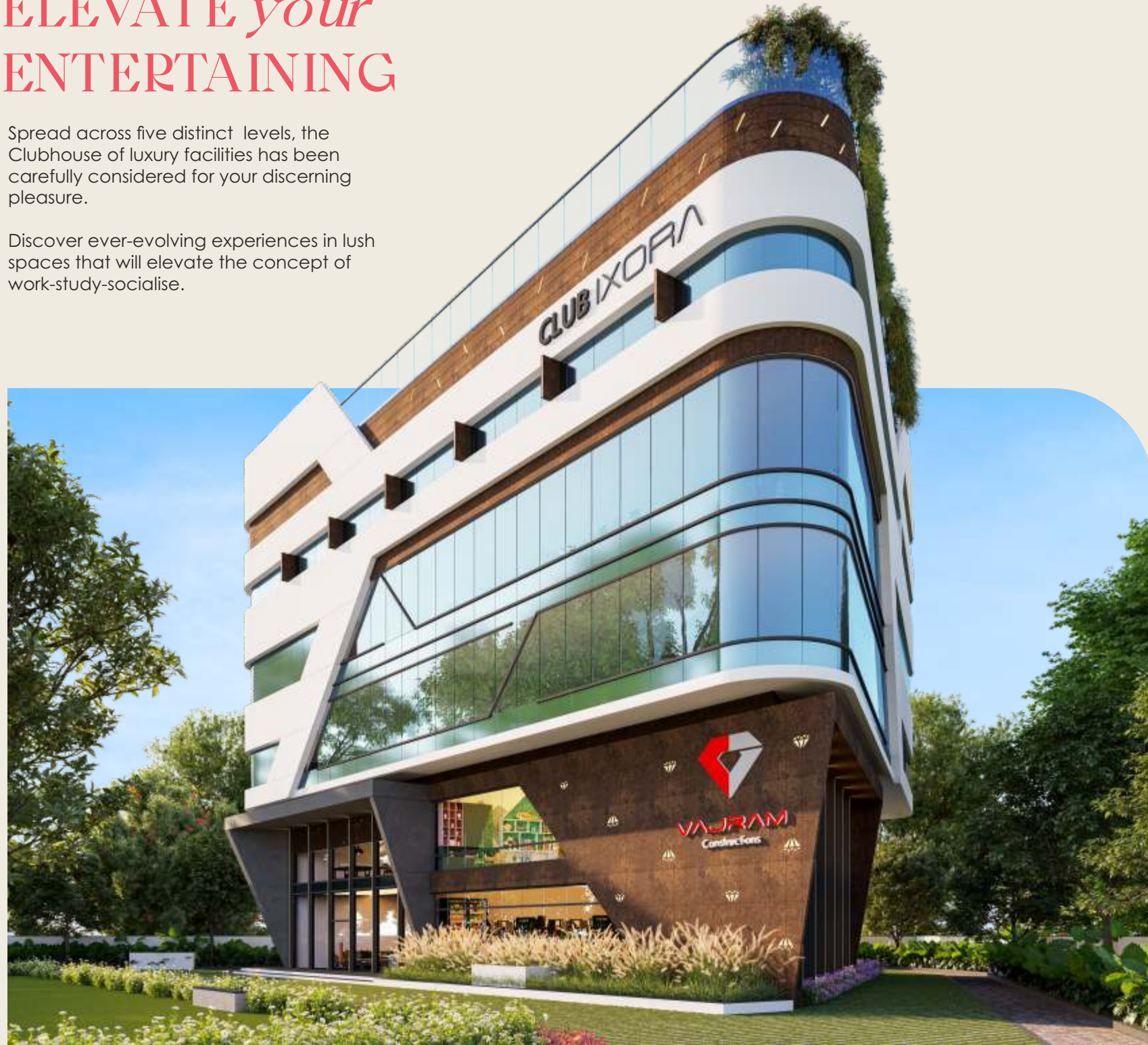


HAVEN IN *a*
NATURE SANCTUARY

ELEVATE *your* ENTERTAINING

Spread across five distinct levels, the Clubhouse of luxury facilities has been carefully considered for your discerning pleasure.

Discover ever-evolving experiences in lush spaces that will elevate the concept of work-study-socialise.



Multipurpose / Banquet Hall
Guest Rooms



Infinity Pool & Jaqcuzi



Fully Equipped Gym
Yoga / Meditation / Aerobics



Meeting Room
Business Lounge
Co-working Space Provision



Wellness Facilities
Clinic, Spa & Saloon



Games Room:
Snooker / Billiards Table
Foosball, Air Hockey
Table Tennis, Chess, Carom



Grocery / Retail Area
/ Cafeteria



Creche / Kids Play Area
ATM, Association Room

PERFECTLY PLACED *to ENJOY* *the BEST OF LIFE.*

Situated within a thriving precinct on the doorstep of the Gachibowli - Tellapur -Nallagandla Vajram Ixora boasts unparalleled connectivity.

Residents will love the freedom of being in the heart of a bustling community and yet moments from the peace and quiet of their home, work, school or the whole of the city.



IT HUB
Microsoft, Wipro, Capgemini, Infosys, Polaris, ICI, CA & More



DAILY ESSENTIALS
Vijetha, Ratnadeep, MORE, D Mart, Pure & Natural, Godavari Cuts



HOTELS
Hyatt, Sheraton, Marriot, Westin



HOSPITALS
Continental, Mythri, AOI, Citizens, Anurag Hospital



SCHOOLS
Kairos, Manthan, Meru, Sancta Maria, Samashti



DRIVE

2 Mins

Reputed Schools

World Class Hospitals

5 Mins

10 Mins

Gachibowli Financial Dist.

RGIA Airport

30 Mins

35 Mins

Madhapur / Kondapur

Jubilee Hills

45 Mins

SPECIFICATIONS

STRUCTURE

RCC Framed Structure to withstand wind and seismic loads

Super Structure : Solid/Brick Block Masonary work 8" for external walls 4" for Internal Walls

PLASTERING

Internal : 2 Coats of smooth cement plastering in CM 1:6 Walls and Ceiling

External : 2 Coats Of Smooth Cement Plastering in CM 1:6 external walls

PAINTING

External : Textured finish and two coats of exterior Emulsion paint of reputed make.

Internal : Smooth Putty finish with 2 coats of premium Acrylic Emulsion paint of reputed make over a coat of Primer.

DOORS

Main Door : Manufactured Teak Veneered door frame & shutter finished with good quality Melamine Polish with hardware of reputed make.

Internal Doors : Manufactured Hard Wood frame & Laminate shutter with Hardware of reputed make

Utility Doors : UPVC door frame of reputed profile sections with combination of float glass with laminated MDF panel

French Doors : UPVC door frame of reputed profile sections with Float Glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh (mesh & fixing shall be at extra cost)

WINDOWS & RAILINGS

Windows : UPVC Window of reputed profile sections with float glass with suitable finishes as per design with provision for mosquito mesh track (Provision of track for mosquito mesh will be as per window type and feasibility. Mosquito mesh & installation for windows shall be at extra cost)

Grills for Windows : Aesthetically designed, mild steel (M.S) window grills with enamel paint finish for all windows (Grills shall be provided at extra cost)

Balcony Railings : Designed MS railing in enamel paint finish of reputed make / toughened glass with steel railing

FLOORING

Drawing, Living, Dining & Pooja : 800 x 800 mm size double charged vitrified tiles of reputed make

All Bedrooms & Kitchen : 800 x 800 mm size double charged vitrified tiles of reputed make

Entrance Lounge : Granite/Marble/Vitrified flooring with designer false ceiling

Toilets : Anti-skid ceramic tiles of reputed make

Corridors : Double charged vitrified tiles of reputed make

All Balconies : Rustic ceramic tiles of reputed make

Utility : Anti-skid ceramic tiles of reputed make

Stair Case: Tandoor / Kota stone

TILE CLADDING

Dadoing in Kitchen : Glazed Ceramic tiles dado upto 2' height above kitchen platform of reputed make over (shall be provided at extra cost)

Bathrooms : Glazed / Matt ceramic tiles dado upto 7' height of reputed make

Utility : Glazed / Mat ceramic tiles dado upto 3' height of reputed make

Kitchen Counter : Granite platform with Stainless Steel sink, CP fittings with 2'0 height ceramic tile Dado over Granite countertop (items mentioned here are optional at extra cost to customer)

Water Provision : Separate Municipal water provided by GHMC/HMWSSB along with Borewell water

Other Accessories : Provision for fixing of water purifier, exhaust fan or chimney.

ELECTRICAL FIXTURES

Electrical Fixtures : Power Points for Geysers / Exhaust fans in all Toilets

Cooper piping for air conditioning units for all flats (at Extra Cost)

Power outlets for air conditioners in all bed rooms & living room.

Plug points for TV & audio systems, etc.

3 phase supply for each unit with individual meter boards

Miniature Circuit breakers (MCB) for each distribution boards of reputed make

Concealed PVC pipes with Copper wiring of reputed make

Elegant Modular Electrical Switches of reputed make

Kitchen/Utility Area : Power plug for cooking range Chimney, Refrigerator, Microwave Ovens, Mixer/Grinders in kitchen, Washing machine & Dish washer in utility area

C.P. & SANITARY FIXTURES:

Vanity type wash basin/ Granite counter top.

EWC with concealed flush tank of reputed make.

Single lever fixtures with wall mixer cum shower of reputed make

All Sanitary fittings are of reputed make

All C.P fittings are of reputed make.

Provision for Washing machine in Utility

Provisions for Geysers in all Toilets

TELECOMMUNICATIONS

Telephone points in Master bedroom, drawing /living room.



CABLE TV & INTERNET

Intercom facility to all the units connecting the Security.

Provision for Cable/DTH connection in master bed room & living room.

One internet connection provision in Master bedroom & living room

One broadband / wifi internet connection provision in living / drawing room

ELEVATORS

Passenger Lifts : High speed automatic passenger lifts with rescue device & V3F of reputed make

Fire/Service Lifts : High speed automatic passenger cum service lift per block with rescue device & V3F of reputed make

WSP & STP

Domestic water made available through an exclusive water softening plant (Not R.O plant)

STP : A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purposes.

Rain Water Harvesting : Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms

CAR PARKING

2 cars parking (back-to-back) per flat Cars
2-Wheeler parking shall be at basements 1,2 & 3 levels

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided Parking signages and equipment at required places to ease the traffic flow

EV - CHARGING POINTS

Charging point for Electric Vehicles shall be provided at designated points as per Vendor

CAR WASHING FACILITY

Car Wash facility will be provided in the parking floor level at designated area.

SECURITY/ BMS

Sophisticated round the clock security/ surveillance system

Surveillance cameras at the main security and entrance of each block to monitor

Panic button and intercom is provided in the lifts connected to the security room

Solar Power fencing all around the compound.

POWER BACKUP

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

CENTRALIZED BILLING

Billing shall be done for consumption of electricity, water & LPG with prepaid meters system

FIRE & SAFETY

Fire Hydrant and fire sprinkler system in all floors and basements

Control panel will be kept at main security.

LPG GAS

Supply of gas from centralized gas bank to all individual apartments

OUR
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ARCHITECTS



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PARKING
MANAGEMENT



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