



VERTEX
VIRAAT
Living Modernised

AT MIYAPUR





VERTEX
VIRAAT
 Living Modernised

difference between
ordinary and
EXTRA ordinary
 homes is that

Xtra

extra often takes
 extra effort,
 extra time,
 extra investment.

when focus is to deliver **More**,
XTRA is a way of life.

live
Xtra
 edge

Extra starts with
 Right intent
 Capacity to commit
 Strong desire to deliver delight and create
 an extra edge for the coveted Home buyers,
 as most often than not

**Home is the
 biggest investment
 of our lifetime.**

*making of
 extraordinary homes*

Xtra
 e f f o r t
more
 l i f e

VERTEX
VIRAAT
Living Modernised



live
Xtra
edge

THE WORLD OF VIRAAT

6 SKYSCRAPERS

PLAYSCAPES (STILT) **+30** FLOORS

1340 TO 2030 SQ.FT.

STEP INTO AN EXTRA EDGE OF ARCHITECTURAL EXCELLENCE THAT DEFINES EXCELLENCE.

E COMMERCE ZONE
&
BASEMENT 2 EXIT

AC BUS BAY

GATEWAY TO EXTRA EDGE



VERTEX
VIRAAT
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Xtra Thought

- Gateway to Extra Edge
- AC Bus Bay
- E commerce Zone
- Designer elevation

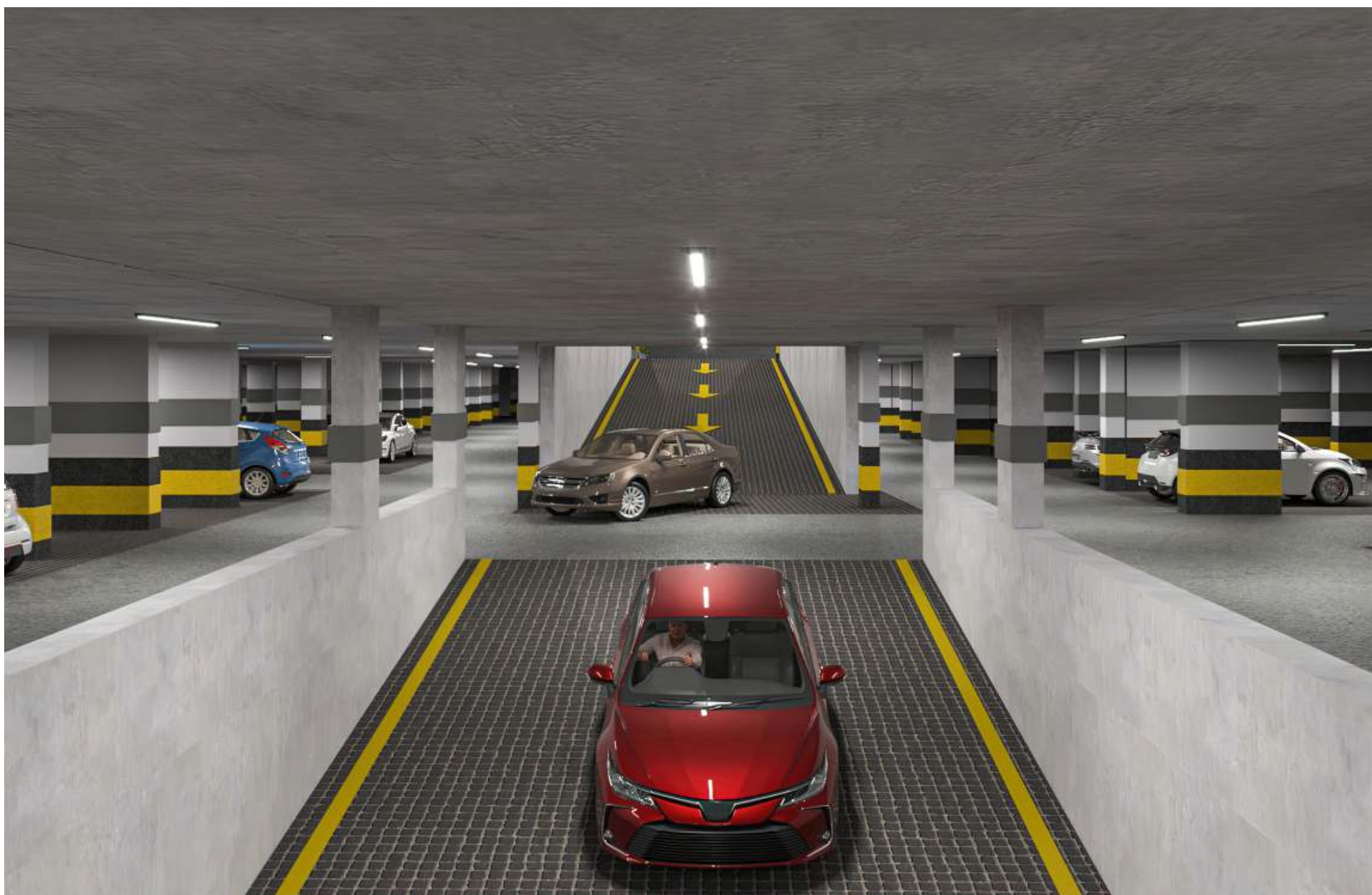
You can feel the difference right at the start. The Entrance arch itself is a story of design and detail. The building architecture, the extra effort to get the elevation where slab projections need that extra scaffolding and effort, all these combined together with thoughtful gestures like the e-commerce zone, AC bus bay & multiple entry & exits for traffic control differentiate VIRAAT, making it truly one of a kind project.

Exclusivity. Spaces. Convenience
a statement

Xtra

EXTRA THOUGHT. MORE HAPPINESS

XTRA THOUGHT



Xtra edge homes

XTRA EASE

- › 2 entry
- › 3 exits
- › Direct entry to basement 1
- › Exit from basement 1 and 2
- › Traffic free zones
- › Wider column grids
- › Boom Barrier operated with Automated access with RFID.

Coming home in to the parking is extra convenient and adds extra ease. Ease is when there is less waiting time at main gate, ease is when you can navigate smoothly through the entry and exit gates and when all this is professionally planned. Extra ease means more delight.

Planned. Pampered. Sensitive.
a comfort



EXTRA EASE. MORE HAPPINESS



Xtra edge homes

XTRA FITNESS

- Yoga Decks
- Walkway Path
- Outdoor Fitness
- Outdoor Table Tennis

Under designated block be greeted with yoga decks and many more. It's more life that is added and more organised spaces give you no reason to wait for your turn as activities can be completely spread out. It's like a community of the like-minded.



EXTRA FITNESS. MORE HAPPINESS



Xtra enjoyment

- ▶ Futsal court
- ▶ Box cricket
- ▶ Skating rink
- ▶ Full Basketball court



Enjoyment finds a new meaning at VIRAAT, with unique facilities that are in vogue and most of the times people have to go out, spending time and efforts to avail them. Now enjoy these upmarket facilities like Indoor Cricket, Skating Rink, Futsal Court and Full Basketball Court right at your VIRAAT Home.



EXTRA ENJOYMENT. MORE HAPPINESS



Xtra edge homes

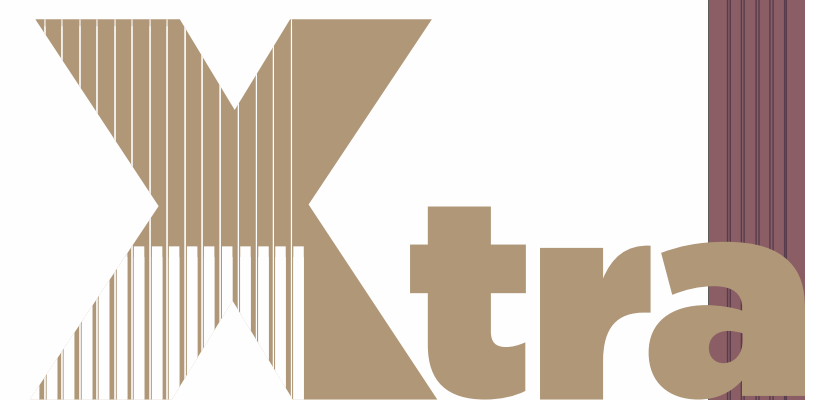
XTRA PRIVILEGE

- ▶ Pet Park
- ▶ Sunken courts with
 - Senior citizen zones
 - Women kitty zones
 - Outdoor living

Extra facilities for all generations are loaded around the designated sunken courts at designated blocks where like minded people can indulge in activities of their choice.

The seniors, the gen-next or the women kitty areas is an outcome of this thought.

Pet parks for the pets bring another dimension to the quality of life inspired by the lifestyle, that you cherish.



EXTRA PRIVILEGE. MORE HAPPINESS

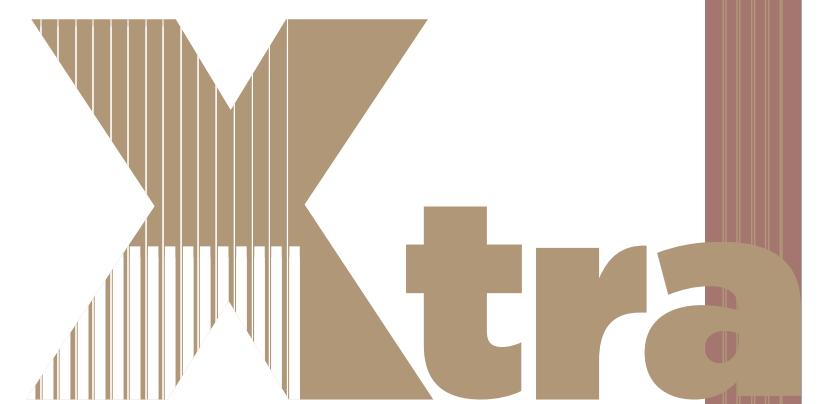


Xtra edge homes

XTRA FUN

- ▶ Tot Lots for Kids
- ▶ Adventure Zone
- ▶ Swing Courts

Extra fun for children & alike, starts the moment you are on the elevation at the ground floor. Designated Block has its own areas for children so that they don't have to move far from the block once they come down. Adventure zones in an extra proactive area for growing and sweating out, Swing over or slide & glide, you sure are in for extra fun here.



EXTRA FUN. MORE HAPPINESS

CLUB VIRAAAT

express yourself at a club house that comes with stunning architecture thoughtful gestures and fully loaded to indulge in a stunning lifestyle



Xtra edge homes

XTRA CARE

exciting.
enthraling.
entertaining.

Xtra

EXTRA CARE. MORE HAPPINESS

XTRA CARE



MEET & GREET
Multipurpose hall with party lawn
Banquet hall
Business lounge
Conference room

HANG OUT
Café Lounge
Reading Lounge
Preview Theatre

EASE IT UP
Grocery
Toddler
Guest rooms

INDULGE
Rooftop Swimming pool
Kids' pool
Aerobics
Yoga / Meditation
Gym
Spa for Ladies & Gents

SPORTS ARENA
TT Lounge
2 Badminton Courts
2 Squash Courts
Billiards Lounge
Indoor games



EXTRA CARE. MORE HAPPINESS



Xtra edge homes

XTRA CONNECTIVITY

extra connectivity,
more time for life

Create more time for life at Viraat. VIRAAT enjoys a unique two-side road connectivity. Apart from the access right on the Miyapur road, the rear road is straight from Viraat to metro station of Miyapur and is a super time saver as it enables you to bypass Miyapur as you hit your office spaces towards Kukatpally or Hitec City.



EXTRA CONNECTIVITY. MORE HAPPINESS



Xtra edge homes

XTRA LIFE

1428
UNITS

8.75
ACRES

2&3
BHK

6
SKYSCRAPERS

PLAYSCAPES (STILT)
+30 FLOORS

1340 TO
2030 SQ.FT.

SITE LAYOUT



LEGEND

- 01. Entry / Exit
- 02. Entry Portal with Security Room
- 03. Entry Water Feature
- 04. AC Bus Bay
- 05. Tower Lobby Entry
- 06. Basement 1 (Entry & Exit)
- 07. E-Commerce Zone and B2 Exit
- 08. Stepped Plaza
- 09. Lower Level Park
- 10. Full Basketball Court

- XTRA THOUGHT
- XTRA EASE
- XTRA FITNESS
- XTRA ENJOYMENT
- XTRA PRIVILEGE
- XTRA FUN
- XTRA CARE
- XTRA CONNECTIVITY

Xtra
edge homes

- 11. Roller Skating Rink
- 12. Celebration Zone
- 13. Pet Zone
- 14. Clubhouse Entry
- 15. Club Entry Feature
- 16. Basketball Hoop
- 17. Box Cricket
- 18. Futsal Court
- 19. Practice Cricket Pitch
- 20. Skating Rink







SPECIFICATIONS

RCC FRAMED STRUCTURE

R.C.C. wall and slab to withstand Wind & Seismic Loads.

Super Structure : RCC walls as per structural design.
Concrete blocks for non structural members (wherever needed)

DOORS / WINDOWS / VENTILATORS

Main Door : 8'-0" high engineered wood frame with designed flush shutter of melamine matt polish fixed with reputed make hardware.

Internal Doors : 7'-0" high engineered wood frame with designed flush shutter; veneer on both sides fixed with reputed make hardware.

Toilet Doors : 7'-0" high engineered wood frame with flush shutter Veneer on one side and laminate on other side fixed with reputed make hardware.

French Doors : UPVC Sliding door with glass panel shutters and hardware of reputed make.

Windows : UPVC window system with glass.

Ventilators : UPVC ventilator including provision for exhaust fan.

PAINTING

Internal : Smooth putty finish with 2 Coats of premium Acrylic emulsion paint of reputed make over a coat of primer.

External : Textured finish and 2 coats of weather proof exterior emulsion paint of reputed make.

FLOORING

Drawing, Living, Dining & Kitchen : 800x800 mm size of Vitrified tiles of standard and reputed make.

Master Bed room : 600x600 mm/ 800x800 mm size of Vitrified tiles of standard and reputed make.

Other Bed rooms : 600x600 mm/ 800x800 mm size of Vitrified tiles of standard and reputed make.

Toilets : Anti-skid tiles of standard and reputed make.

Sit-out : Wood design Ceramic/Vitrified tiles.

Utility : Anti-skid tile flooring.

Staircase : Tandur / Granite / Step up tile flooring.

Corridors : Vitrified tiles of standard and reputed make.

KITCHEN

Counter : Granite platform with stainless steel sink. (Shall be provided at extra cost)

Utility Area : Dishwasher and washing machine provision in the utility/kitchen area.

BATH ROOMS

EWC with concealed flush tank with dual flush of reputed make. Single lever fixtures with wall mixer cum shower of reputed make. Provision for Geysers in all bathrooms. Chrome plated fittings of reputed make.

DADO

Toilets : Designer Vitrified/Ceramic tiles for walls up to false ceiling height.

Utility : Vitrified / Ceramic tiles up to 900mm near the wash area.

Lift Lobby : Granite / large format Vitrified tiles.

FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all block entrances for differently abled.

ELECTRICAL

3 Phase supply for each unit and individual meters.

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

Elegant modular electrical switches.

Concealed conduit wiring with FRLS insulated copper cables in all rooms for light, fan and plug points.

Split A/C points in all bedrooms, drawing & living with power points.

Copper piping for airconditioning units for all flats.

Power plug for chimney, refrigerator, microwave ovens, water purifier, mixer / grinders in Kitchen.

Power plug for washing machine and dish washer in Utility / Kitchen Area.

TELECOM

Telephone/Intercom facilities in Drawing & Master bedroom to all units connecting to security.

CABLE TV & INTERNET

Provision for TV cable connection in Drawing/Living & Master bedroom.

Provision for Internet connection in Drawing/Living & Master bedroom to each apartment.

FALSE CEILING

Toilets : Grid ceiling of reputed make.

LIFTS

High speed automatic passenger lifts with rescue device (ARD) with V3F for energy efficiency of reputed make with brushed SS walls and Granite flooring with CC Cameras inside the lifts.

Dedicated lifts for Goods / Services of reputed make with painted metal walls and chequered Aluminium flooring with CC Cameras inside the lifts.

SECURITY, SURVEILLANCE

Boom Barrier operated with automated access with RFID.

CC cameras around the campus for surveillance during day & night.

WTP & STP

Domestic water made available through a water softening plant for each unit (Non RO Plant).

A Sewage treatment plant of adequate capacity as per norms which will be used for the landscaping and flushing purpose.

Rain water harvesting for recharging ground water as per norms.

GENERATOR

100% D.G Set backup with acoustic enclosure & A.M.F.

PARKING

Each apartment will have 1 or 2 car parks.

FIRE SAFETY

Fire hydrant and Fire Sprinkler System in all floors and basements as per NBC norms.

Fire alarm and Public Address System in all floors and parking areas as per NBC norms.

GAS SUPPLY *

Piped gas supply to all individual flats with meters.

WATER SUPPLY *

Hydro-Pneumatic system.

Separate municipal water supply provided by GHMC.

WASTE MANAGEMENT *

Garbage chutes will be provided at every floor level and centrally collected for better disposal.

CAR WASH FACILITY *

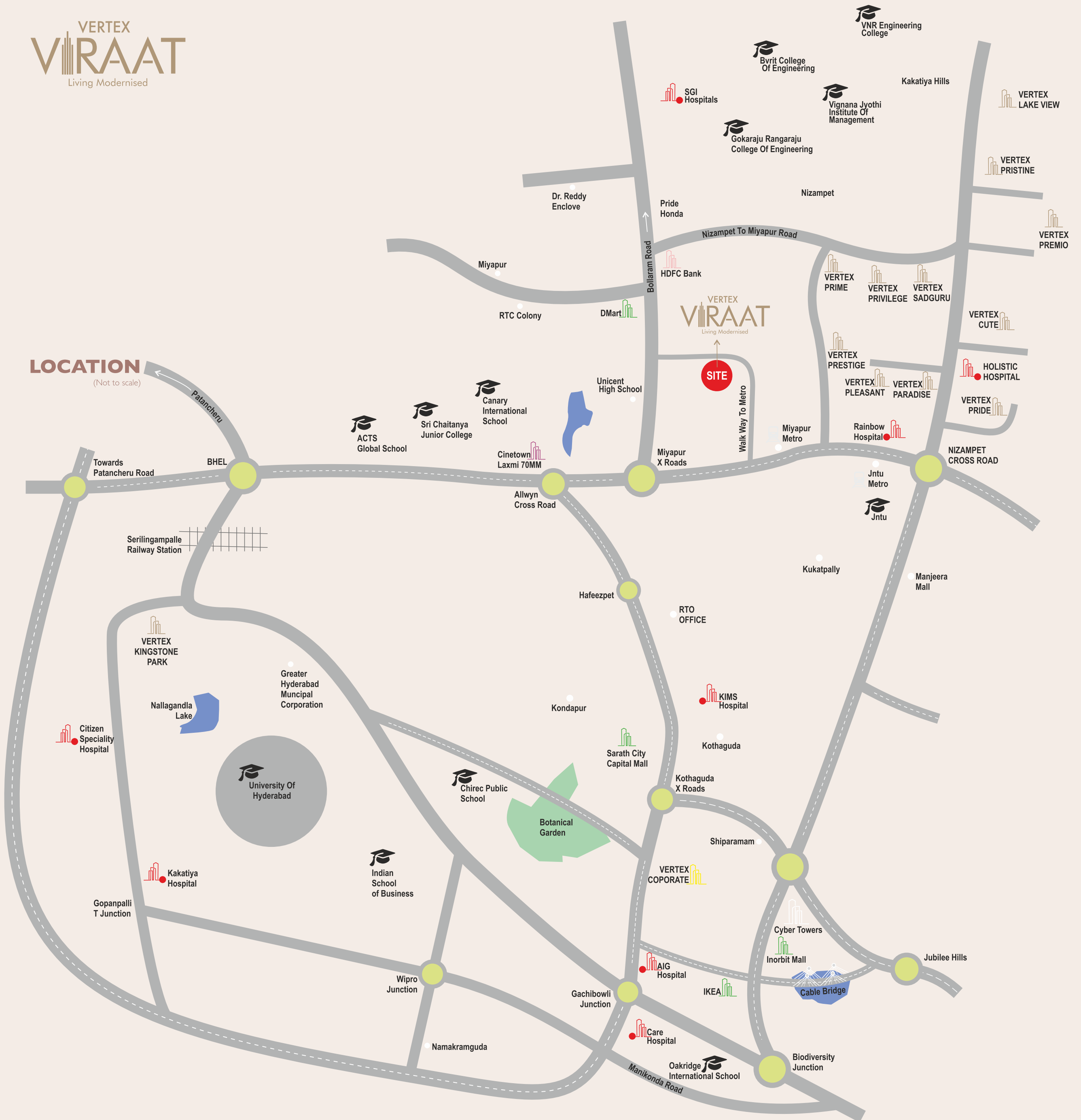
Car wash facility will be provided in parking floors level.

VERTEX VIRAAAT

Living Modernised

LOCATION

(Not to scale)



P R O M O T E R S



3 DECADES OF OUR JOURNEY

Since its inception, Vertex has been prominently transforming the lives of thousands of happy families across the city by creating futuristic real estate projects. Headquartered in Hyderabad, Vertex has grown to be a leading real estate development company in Telangana and Andhra Pradesh. We take immense pride in our solid relationships and reputation built on performance towards customer delight.

With a mission to bring in advanced and innovative developments in the real estate industry, we constantly strive to improve the quality of life for our customers by maintaining balance with the environment. Vertex caters to a diverse portfolio of projects including premium apartments, luxury villas, premium plotting ventures, commercial and many more.

While our journey continues with an unwavering dedication to excellence, we would like to extend our gratitude and appreciation to our esteemed customers, business partners, vendors, employees and all other stakeholders for believing in us and extending their support in delivering state-of-the-art real estate projects.





Vertex Corporate, 4th Floor, Plot No. 8 & 9,
Jubilee Enclave, Opp. HITEX Entrance,
Madhapur, Hyderabad - 500081, Telangana.
www.vertexhomes.com



Viraat Sales Office, Adjacent to
Naren Gardens,
Miyapur, Hyderabad,
Telangana - 500049

ARCHITECTS



GENESIS PLANNERS PVT. LTD.

LANDSCAPE DESIGN CONSULTANT



Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in plans, specifications, elevations and any other detail as deemed fit.