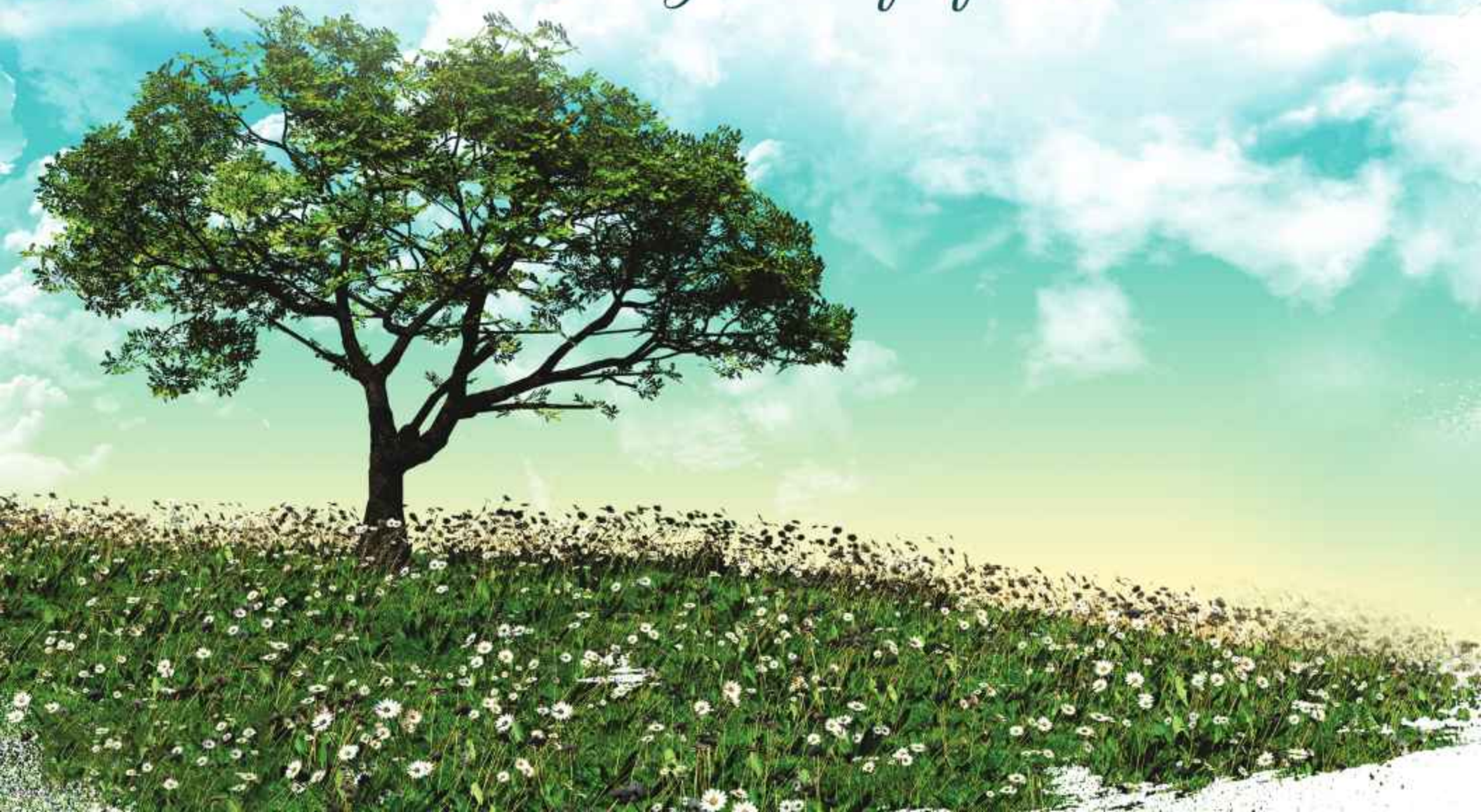


sunshine  
VIHANN



LUXURY APARTMENTS @ALKAPUR TOWNSHIP

Enhancing the  
*Fragrance of life*





# ELEVATE

YOUR  
LIFESTYLE



sunshine  
VIHAAN

TS RERA Reg.No: P02400004666

Sunshine Vihaan is a premium gated community developed by Sunshine Developers. Through its thoughtful design, sustainable development approach, cutting-edge construction methods, and luxurious living environment, Sunshine Vihaan is built to address your evolving living needs. Experience modern living at Vihaan, a lifestyle destination that raises living standards by integrating nature and modernity in a harmonious way.

The interiors' crisp, clean lines look traditional yet contemporary and serve as a prime example of masterfully designed flow and a modern interpretation of urban refinement. Savour peaceful moments of tranquil reflection, while being surrounded by the bustling atmosphere. At Sunshine Vihaan, quality and design coalesce together to create a very delightful atmosphere.

Enjoy your dream lifestyle in a home anywhere between the sizable 1215 sq ft apartment to the spacious 1740 sq ft unit. Set in the rapidly expanding residential vicinity of Alkapur Township, Hyderabad, its proximity to hospitals, reputed schools, colleges, banks, supermarkets and specialty restaurants will make it a dream destination.



sunshine  
VIHAAN

RERA & HMDA Approved

1.5 Acres gated community

1 Residential Tower

Cellar + G + 5 Floor

131 Luxury Apartments

7500 SFT. Opulent Clubhouse





## The Newest Exclusive *Address in Hyderabad*

Sunshine Vihaan is located in the heart of Alkapur Township and offers all the essential amenities for its residents. Alkapur is the epitome of a dream neighbourhood and has all you need to make it your home. We are building a unique project filled with green spaces, where we will be providing you with premium apartments, serviced by our world class amenities.

Sunshine Vihaan has been designed with utmost care and attention to detail, offering a style statement like no other. The project brings together a spectacular feeling of having a home amid a paragon of exceptional architecture. With distinctive and elaborate detailing, elegant flooring, and an assortment of unlimited conveniences, every room is a celebration of affluence, exclusivity, and elegance.

The project boasts a lavish clubhouse that offers a stellar experience and is another reason for you to celebrate life everyday. The luxurious clubhouse offers a cosy and lavish ambience ideal for social gatherings, parties, conferences and more. The best-in-class architectural design, captivating elevation, attention to Vaastu, and colour schemes all contribute to the enhanced "Vihaan" experience, elevating the home well above the norm in terms of convenience, security, and appeal.





GREENENERGY

IN EVERY  
DETAIL

R O A D



# Master *Layout Plan*

## Project Highlights

- |                           |                            |
|---------------------------|----------------------------|
| 1. MAIN ENTRANCE          | 16. OPEN GYM               |
| 2. WATER BODY             | 17. INFORMAL SEATING PLAZA |
| 3. LANDSCAPE ENTRY        | 18. EVENTS LAWN            |
| 4. ENTRY DECK             | 19. BASKET BALL COURT      |
| 5. LAWN                   | 20. STAGE                  |
| 6. SEATING DECK           | 21. WATER FOUNTAIN         |
| 7. STEPPED PLANTER        | 22. CLUBHOUSE ENTRY        |
| 8. PLANTER WITH SEATING   | 23. WATER CASCADE WALL     |
| 9. SEATING PLAZA          | 24. GRASS PAVERS           |
| 10. CHILDREN PLAY AREA    | 25. OUTDOOR CHESS          |
| 11. SEATING WITH PAVILION | 26. AMPHITHEATER           |
| 12. ENTRY TO LOBBY        | 27. FEATURE PLANTATION     |
| 13. ZEN GARDEN            | 28. SEATING                |
| 14. SKATING RINK          | 29. CRICKET NET            |
| 15. STEPPED PLAY AREA     | 30. TRANSFORMER YARD       |

Flat No's.10,11,22  
1215 SFT | 2BHK North Facing



Flat No.06 | 1310 SFT | 2BHK  
East Facing



Flat No's.13,14  
1217 SFT | 2BHK | East Facing



Flat No.16 | 1525 SFT | 3BHK  
East Facing



**Flat No.19,20**  
1217 SFT | 2BHK West Facing



**Flat No.12,15**  
1222 SFT | 2BHK East Facing



**Flat No's.1,2,3,4,5,7**  
1667 SFT | 3BHK East Facing



**Flat No.17,18**  
1740 SFT | 3BHK West Facing





*Future  
Expansion*



## Luxury *Club House*

The 7500 sft. multi-level Club House is furnished with a variety of amenities for the residents in consideration of luxury and pleasure. The Club House has a variety of opulent amenities to meet the needs of the residents.

Some of its distinctive features include a fitness centre, multipurpose halls, indoor activities, and rooftop pool decks with lounge chairs.

*Abode of Leisure  
&  
Relaxation*



## Comprehensive Fitness Amenities

A fully furnished and air-conditioned gym is available at a dedicated workout area at Sunshine Vihaan. With the top-notch training facilities and cutting edge, next-generation equipment, even if you are not a fitness nut, you will become one.

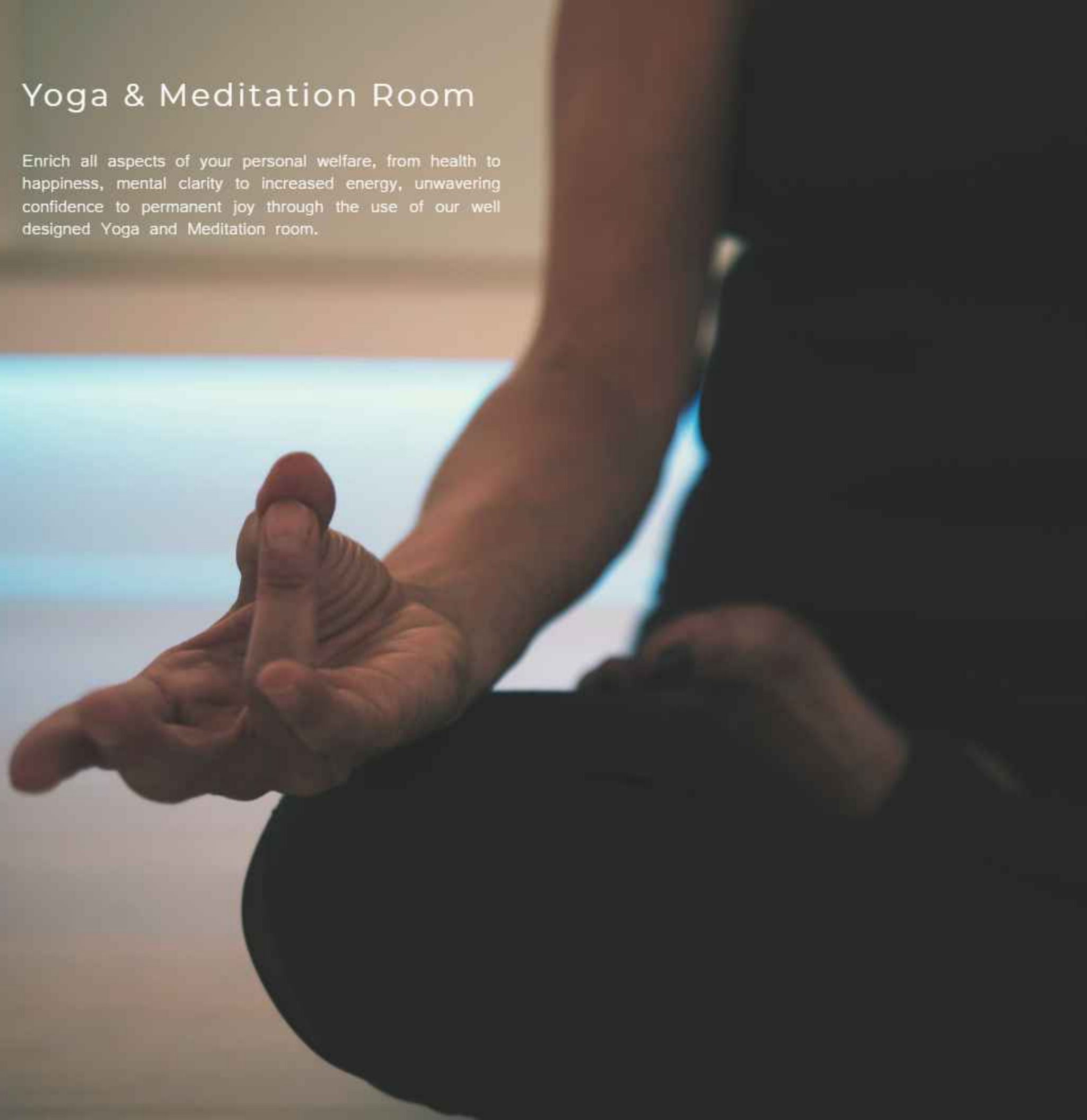


## Rooftop Swimming Pool

A magnificent pool that delights you and your senses with its fresh water and exquisite design. With a dedicated staff and maintenance, you experience magnificence under the blue.

## Yoga & Meditation Room

Enrich all aspects of your personal welfare, from health to happiness, mental clarity to increased energy, unwavering confidence to permanent joy through the use of our well designed Yoga and Meditation room.



## Banquet Hall

Celebrate birthdays, parties, special occasions, and events with your guests at Sunshine Vihaan's classy multipurpose hall. Give them a taste of "Vihaan" living filled with opulence and lush greenery.





Designed for many  
*Facets of life*





# PREMIUM *Features we offer*

Gated  
Community

HMDA  
Approved

Excellent  
Ventilation

CCTV  
Surveillance

Solar  
Fencing

Grand  
Entrance

Rainwater  
Harvesting

Strategic  
location

100% Vaastu  
Compliant

24/7  
Security

Security  
Office

Intercom

Landscaped  
Garden

Generator  
Backup



# WORLD

AT YOUR  
DOORSTEP



At the heart of Hyderabad's growth corridor is the developing residential community of **Alkapur Township**. It is situated in Manikonda and consists mainly of residential projects. Due to its proximity to the Outer Ring Road, well planned neighbourhoods and connectivity to important commercial hubs, Alkapur township has become a haven for prospective home buyers.

### Work Spaces

- 7.0 km from Polaris
- 2.5 km from UBS
- 7.7 km from Wipro
- 8.3 km from ICICI
- 11 km from TCS
- 9.2 km from Microsoft
- 10 km from Amazon
- 15 km from Honeywell
- 10 km from Infosys
- 11 km from Google

### Hospitals

- 500 m from Sudhakar Multi Specialist Clinics
- 1.1 km from Galen Multi Specialist Clinics
- 1.3 km from Rex Super Specialist Hospital
- 1.6 km from Andani Hospital
- 1.9 km from Delight Hospital
- 3.3 km from Avasa Hospital
- 7.0 km from Continental Hospitals
- 9.0 km from KIMS Hospitals Gachibowli
- 10.9 km from Srija Hospital
- 11 km from Kakatiya Hospital

### Connectivity

- 6.6 km from Financial District
- 8.0 km from Nehru ORR
- 9.2 km from HiTec City
- 3.9 km from Shaikpet
- 14.8 km from Kondapur
- 10.3 km from Gachibowli
- 5.5 km from Kokapet
- 10.3 km from Mehdiapatnam
- 14.9 km from Kukatpally
- 9.4 km from Durgam Cheruvu

### Education Institute

- 2.2 km from Sloka the School
- 2.1 km from Gitanjali Vedika School
- 3.1 km from Abhyasa World One School
- 1.2 km from Bhashyam Blooms School
- 3 km from Crayans Creative School
- 3.4 km from Vasavi College of engineering
- 9.8 km from Aurora Group of institute
- 8.2 km from MGIT College
- 4.8 km from Delhi Public School
- 1 km from Euro Kids Pre School



Scan for Vihaan Coordinates



# Our Attention to Detail



## Structure

RCC-framed structure to withstand wind, and seismic loads



## Super Structure

8" thick CC Blocks for external walls  
4" thick CC Blocks for internal walls

**INTERNAL** Plastering in CM for walls

**EXTERNAL** Plastering in CM for external walls



## Flooring

**LIVING, DINING, MASTER BEDROOM AND OTHER BEDROOMS, KITCHEN AREAS** Premium Vitrified tiles of reputed make

**BALCONIES:** Premium vitrified tiles of reputed make with matt finish

**BATHROOMS:** Acid-resistant, anti-skid ceramic tiles of reputed make

**CORRIDORS:** Vitrified tiles of reputed make

**STAIRCASE:** Kota/Tandoor/Granite/Natural Stone

**UTILITIES:** Ceramic tiles of reputed make



## Doors and Windows

Engineered/Hard wood frame and designer veneered shutter with reputed hardware fittings with both sides PU polish finishing

**INTERNAL DOORS:** Engineered/Hard wood frame and designer veneered/Laminate shutter with reputed hardware fittings with both sides PU polish finishing

**BATHROOM/UTILITY:** Hard wood frame and designer veneered/Laminate shutter or ABS Frame and Shutter

**FRENCH DOORS:** UPVC doors with provision for mosquito mesh

**WINDOWS:** UPVC Windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility.) Mosquito mesh and installation for windows and French doors shall be at extra cost)



## Painting

**INTERNAL** Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

**EXTERNAL** Textured/Luppum finish and two coats of exterior emulsion paint of reputed make



## Bathrooms

- Wall-mounted EWC in all bathrooms
- Wash basins in dining, master toilets
- Single lever diverter with shower of reputed make
- All CP, and sanitary fittings of reputed make
- Provision for geysers and exhaust fans in all bathrooms



## Kitchen

- Provision for fixing water purifier, exhaust fan and chimney
- Provision for washing machine in the utility area



## Electrical

- Power outlets for geysers and exhaust fans in all bathrooms
- Power plug for cooking range, chimney, refrigerator, micro wave ovens, mixer grinders in kitchen
- Distribution boards and MCBS of premium make
- Modular electrical switches of premium make
- Power outlets for air-conditioners in living and all bedrooms



## Telecom / Cable TV/ Internet

- Provision for internet connection in each flat
- Provision for cable connection in master bedroom and living room/drawing room



## Lifts

8-passenger automated lift of reputed make, entrance with front granite/ marble/tile cladding



## Power Backup

100% DG backup for common areas and inside flat



## WTP & STP

Domestic water made available through an exclusive water-softening plant

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

# TREASURE

EVERY DAY  
OF LIFE





Sunshine Developers is a young, bright, and dynamic Real-Estate Company based out of Hyderabad with special focus on design and construction of living communities that embrace and blend in the magic of natural settings into our communities. Sunshine neighbourhoods will reflect the bliss of nature in its intent, design, program, execution, and lifestyle. Products from the Sunshine Developers bear the hallmark of the best engineering standards, architectural finesse, aesthetics, and innovative design.

We bring you houses that captivate your heart with an uncompromising commitment to providing a sustainable balance between affordability and luxury. With a strong sense of environmental responsibility, we construct homes that meet international construction standards. By designing the best living places, we hope to achieve new heights and establish ourselves as a leading organisation. Customers looking for a new home to reside in, or just wanting to make an investment, will find great value with us.

We are beyond grateful to our valued consultants for their expert support and professionalism.



Principal  
Consultants



Electrical  
Consultants



Structural  
Consultants



Landscape  
Architects



Visuals & CGI  
Consultants



Branding and  
Communication

# sunshine VIHANN

PROJECT BY



Address: H. No 2-102, Survey No 284, near Future Kids School,  
Puppalguda, Telangana 500089

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Approved Gated Community



Reg.No: P02400004666



Approved

Member of

