





*Live in the comfort of nature*




*Few villas are ready to occupy...*



Imagine living in a luxury villa, set in a calm serene space, amidst lush green.  
Imagine living a world away from the maddening chaos of the city, yet close to its best comforts.  
Imagine gifting your family ample space for recreation.  
Imagine living the beautiful life.

**MANICURED LANDSCAPES, ELEGANT INTERIORS,  
COMBINED IN PERFECT HARMONY**



**4 BHK +**  
Home Theater Luxury Villas

**338**  
Luxury Villas

Spread Across  
**34 Acres**

**3 Acres**  
Landscape Garden





### Live Healthily

Surrounded by acres of greenery and fresh air.



### Discover Relaxation

At the Salon & Spa.



### Stay Fit

At the gym, meditation centre and jogging tracks.



### Grow Free

In the 3+ acre Central Park & Children's Play Area.





### Get Social

At Sanjivini Samaja's 38,000+ sft. of recreational facilities.



### Stay Easily Connected

To the airport, city, work and everything else.



### Be Competitive

At the many indoor and outdoor sports facilities.



### Engage Living

Through a host of other amenities & luxuries.





## *Where life is well planned*

A perfect residence is one that has every element of space at home well-planned and well designed. Which is precisely what you will discover at Vishal Sanjivini as well. Be it the living spaces, aspects that facilitate ventilation, the elements of vastu, and places to unwind, like balconies, living rooms, bedrooms and more...

**– You'll discover the place to be a paradise.**

- ◆ **4 Bhk + Home Theater Luxury Villas**
  - ◆ **338 Villas**
  - ◆ **Spread Across 34 Acres**
  - ◆ **3 Acres Landscape Garden**
  - ◆ **Recreational Facilities Spread Across 35000 Sft**
  - ◆ **Vaastu Compliance**
  - ◆ **Premium Quality Construction**
  - ◆ **24 Hours Security**
  - ◆ **60', 40' & 30' Wide Bt Roads**
  - ◆ **Pathways Open Walkways & Jogging Tracks**
  - ◆ **Beside e-City / Fab City Entrance**
  - ◆ **3 Min Drive From ORR**
  - ◆ **10 Min Drive From Airport**
  - ◆ **30 Min Drive From Gachibowli / Financial District**
- 
- ◆ Hydro Pneumatic Water Systems ◆ Sewage Treatment Plant
  - ◆ Water Softener Plant ◆ Avenue Plantation
  - ◆ Fibre to home for Internet and Telephone
  - ◆ Generator backup for common amenities
  - ◆ Third Party Quality Management ◆ Special Medicinal Plantation
  - ◆ Surrounded by Acres of Greenery



**Access 38,000+ Sft. Of Recreational Facilities**

Vishal Sanjivini lets you indulge in the exquisite luxuries of life through SAMAJA, an expansive space of over 38,000 sft dedicated to engaging your mind, body, and soul through myriad activities and comforts.



**Amenities**



3+ Acres of Central Park and Play Area



Jogging Track



24 Hours Security



Special Medicinal Plantation



Generator Backup for Common Areas



Tennis Court



Fibre to the Home for Internet and Telephone



60', 40' & 30' Wide BT Roads



Sewage Treatment Plant



Avenue Plantation

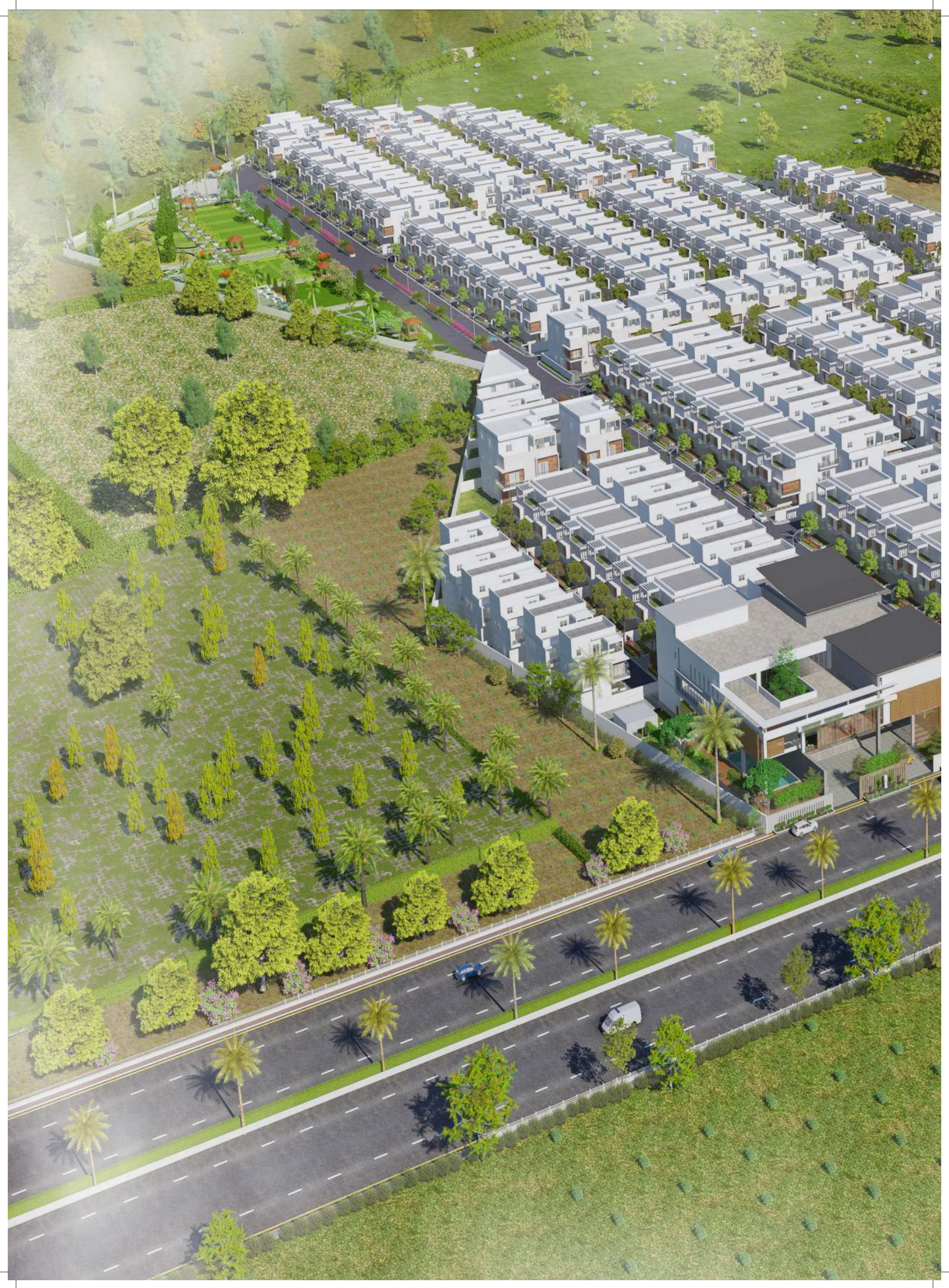


Hydro Pneumatic Water Systems



Basketball Court







*Peaceful living, not just a state of mind.  
It is now a way of living. Strong yet calm. Simple yet elegant.*

*Live in Harmony*

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VILLA NO	PLOT AREA IN SQ.YARDS
1 & 2	351
3-6	325
7	350
8	360
9-11	325
12	350
13	357
14-16	325
17	350
18	358
19-21	325
22	350
23	380
24-29	325
30	350
31	385
32-37	325
38	350
39-70	222
71	237
72-75	222
76	273
77	237
78-81	222
82	273
83&84	316

VILLA NO	PLOT AREA IN SQ.YARDS
85	281
86	238
87	350
88-92	240
93&94	350
95&99	240
100&101	350
102-106	240
107&108	350
109-113	240
114&115	350
116-120	240
121&122	350
123-127	240
128&129	350
130-134	240
135&136	350
137-141	240
142	350
143-158	325
159-167	350
168-235	222
236	390
237	344
238	252
238A	147

VILLA NO	PLOT AREA IN SQ.YARDS
239-288	222
289	307
290&291	222
292	395
293	274
294	211
295	438
296-299	222
300	291
301-308	222
309	372
310	290
311	216
312-325	325
326	224
327	238
328	288
329	311
330	319
331	238
332	460
333	805
334	477
335	450
336	670





# Villa No. & Plot Sizes





  
**222**  
 SQ. YDS.  
**EAST FACING**

---

TOTAL AREA:  
**3222 SQ.FT**



▲  
 GROUND FLOOR  
 ▼

TOTAL AREA : 1027 SQ.FT





FIRST FLOOR

TOTAL AREA : 1143 SQ.FT.



SECOND FLOOR

TOTAL AREA : 1052 SQ.FT





  
**222**  
 SQ. YDS.  
**WEST FACING**

---

TOTAL AREA:  
**3212 SQ.FT**

▲  
 GROUND FLOOR  
 ▼

TOTAL AREA : 1032 SQ.FT.





FIRST FLOOR

TOTAL AREA : 1143 SQ.FT.



SECOND FLOOR

TOTAL AREA : 1037 SQ.FT.





  
**325**  
 SQ. YDS.  
**EAST FACING**

---

TOTAL AREA:  
**4239 SQ.FT**

▲  
 GROUND FLOOR  
 ▼  
 TOTAL AREA : 1356 SQ.FT.





FIRST FLOOR

TOTAL AREA : 1483 SO.FT.



SECOND FLOOR

TOTAL AREA : 1400 SQ.FT.





  
**325**  
 SQ. YDS.  
**WEST FACING**

---

TOTAL AREA:  
**4297 SQ.FT**

▲  
 GROUND FLOOR  
 ▼  
 TOTAL AREA : 1374 SQ.FT





FIRST FLOOR

TOTAL AREA : 1521 SQ.FT.



SECOND FLOOR

TOTAL AREA : 1402 SQ.FT.





# Specifications



## Raising the standards

### **RCC Framed Structure**

Earthquake resistance structure with RCC M20 Grade concrete

### **Superstructure**

8"/6" first class masonry with good quality cement fly ash bricks in cement motor. All Villas are termites treated at plinth level.

### **Plastering**

Internal single coat cement plaster with smooth finish / External – Double coat cement plaster with sponge finish.

### **Windows**

UPVC windows with glass shutters with mosquito mesh and standard hardware

### **Flooring**

Internal flooring with 800 x 800 MM vitrified tiles of reputed brand and staircase with granite.

### **Bathrooms**

Glazed ceramic tiles dado upto door height and anti skid ceramic tiles for flooring of reputed brand.

### **Elevation**

Exterior paint and cladding as per design

### **Covered Terrace & Balconies**

Rustic series Vitrified tiles of reputed Brand

### **Cable TV**

Provisions for cable connection in the living room and bedroom.

### **Electrical**

Concealed copper wiring of ISI standard brand or equivalent makes in pvc conduits with essential power outlets. MCB and ELCB with ISI mark brands.

### **Painting**

External weatherproof paint with texture in front elevation / Internal – Smooth finish with good quality putty over a coat of primer with two coats of premium emulsion paint

### **Sanitary**

All bathrooms consist of wash basin with hot and cold valve mixer with shower. All CP fittings are of reputed make. All ceramic fixtures are of reputed make

### **Utilities / Wash**

Glazed ceramic tiles dado upto 3 FT height and anti-skid ceramic tiles for flooring of reputed make. Provision for washing and wet area for washing utensils etc.

### **Kitchen**

Granite platform with stainless steel sink with mixer tap and provision for water purifier

### **Doors**

Main Door and Internal door frame made of best teak wood and shutter Aesthetically designed with veneer finish and Designer hardware.

### **Telecom**

Telephone points in living room, all bedrooms and dining areas. Provisions for internet connection

### **Parking Area**

Flooring with tiles





**Uniquely designed villas** enveloped amidst nature ensuring abundance of Natural Light and Fresh air with blend of contemporary and modern design.

**High quality** vitrified tiles, reputed make windows, bathroom accessories, tactile switches glazed/anti-skid tiles and all other specifications are best in class, sourced from reputed manufacturers of best quality.

# Why Choose Vishal Sanjivini

**Best construction processes** implemented that include multi stages of waterproofing, surface treatment, monitored curing process, use of specialized plaster with river sand and robotic sand for plastering and strongly monitored QC systems.

**Located close to the hub of activities** with vicinity to top educational institutions, work places like TCS Adibatla, Pharma City, Fab City, Amazon Data Center Etc. and very close to Hyderabad's renowned work places - **Financial District, HITEC City & Gachibowli.**



Vishal Sanjivini Recognized as Best Bio-Philic Design Villas (Ongoing) By **TIMES BUSINESS AWARDS** HYDERABAD - 2022



Vishal Sanjivini Recognized as Luxury Villa Project of the year - Ongoing By **TIMES BUSINESS AWARDS** HYDERABAD - 2021



Vishal Sanjivini Recognized as Best Luxury Villas (Ongoing) By **TIMES BUSINESS AWARDS** HYDERABAD - 2019



Vishal Sanjivini Recognised as Most Luxurious Villa Project By **QUIKR HOMES REALTY AWARDS** - 2019



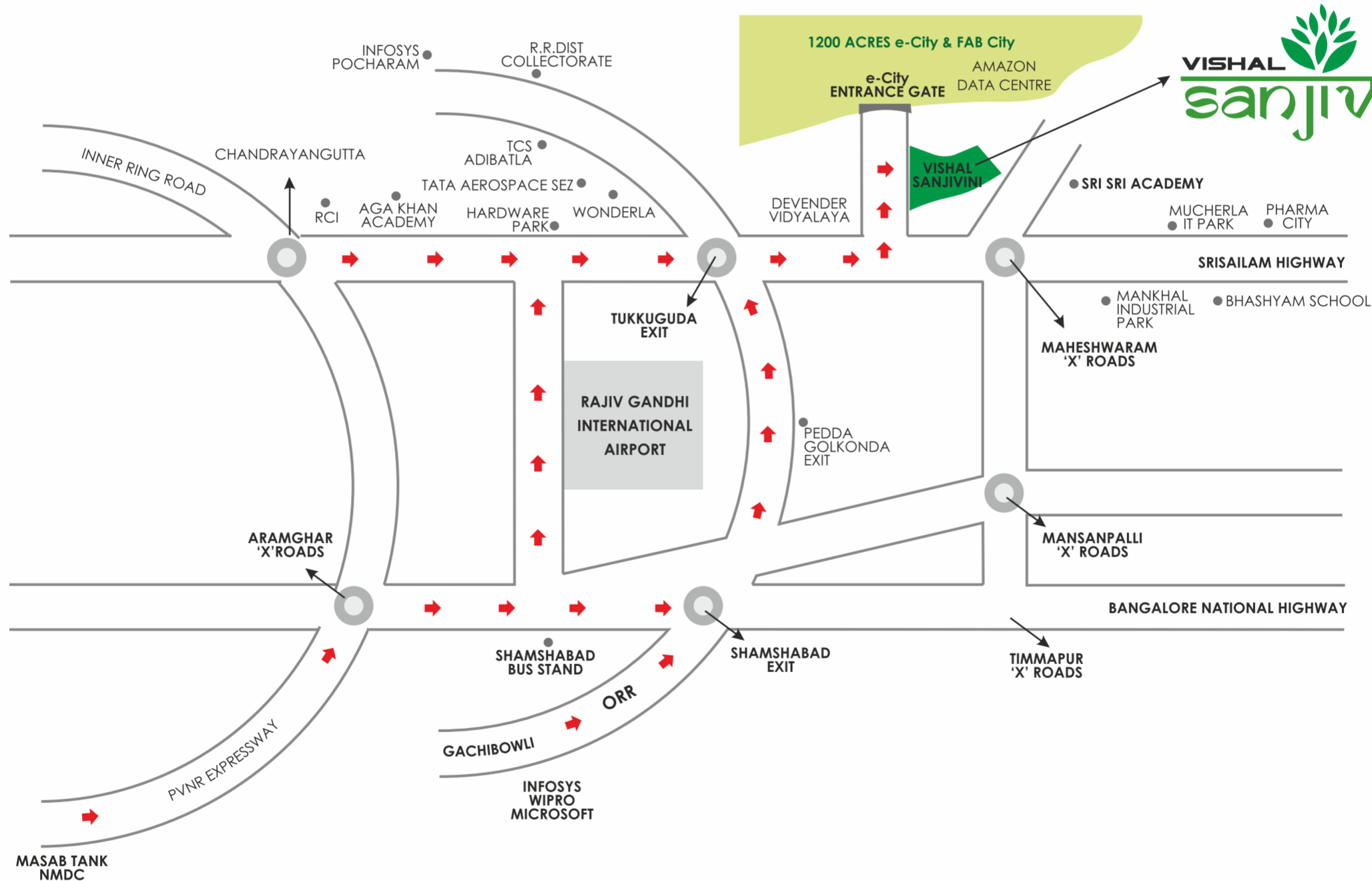
Vishal Sanjivini Recognized as Best Luxury Villas (Ongoing) By **TIMES BUSINESS AWARDS** HYDERABAD - 2018





# Location Map

(NOT TO SCALE)



Scan for Location





# *Flawlessly Connected Majesty*

Vishal Sanjivini is located at Tukkuguda, Shamshabad, one of Hyderabad's most upmarket addresses. Its close proximity to ORR and International Airport makes it a choice destination for a better life.



**3 Min.**  
from ORR Junction  
(Exit No.14)



**10 Min.**  
from International Airport  
& TCS Adibatla



**30 Min.**  
from Financial Dist.  
& Gachibowli

Next to e-city (Fab City) & Amazon Data Centre

- ◆ 5 Min-Wonderla ◆ 5 Min Sri Sri Academy ◆ 10 Min TCS Adibatla
- ◆ 10 Min Aga Khan Academy ◆ 20 Min from Pharma City
- ◆ 35 Min Infosys Pocharam ◆ TATA Aerospace Project ◆ Cognizant
- ◆ Hardware Park ◆ Institute of Management Technology ◆ Pragathi Printers etc.,





Vishal Projects, a core company of the Vishal Group, is an established real estate brand focused on creating sustainable yet luxurious community living experiences. It has a legacy of 29 years in which 15+ landmark projects were delivered to more than 2,500 families. Led and guided by one of the most successful senior civil engineers in Hyderabad, the brand has delivered more than 18,00,000 sft. of marvellous living spaces.

At present, over 12,00,000 sft. close to the city's International airport is being transformed into highly sought-after, ready-to-move-in biophilic luxury villas. Vishal Projects' service, quality, ethics, and focus on sustainability are factors that entice homebuyers to trust and embrace the brand and its projects.



## *Message from Managing Director*

Dear Patron,

Vishal Sanjivini is a project that really lives up to its name. Spread across 34 acres and engulfed in mother nature's loving embrace, this project is not only "Vishal" in stature but also in the living experiences that it delivers. Additionally, despite being located in one of the fastest developing growth corridors of Hyderabad, the greenery and purity of the project are what make it a "Sanjivini" for you and your family.

The vast open spaces of greenery and serenity have been shaped into beautiful homes here by a team of senior architects, led by me, to deliver homes that not only provide comfort but also nurture you in every way. I'm confident your home here will be a beacon of health, happiness and comfort that'll bless you and your loved ones for generations to come. Thank you for considering Vishal Sanjivini as your forever home.



**Sridhar Rao G**  
Managing Director  
Vishal Projects Private Limited

# Few of our Completed Projects

All our completed projects carry a stamp of reliability and trust. Few of the prestigious projects include:



Prakruti Nivas



Srinivasa Krupa



Neela Vishal at Trimulgherry



Mount Meru at Banjara Hills

To schedule your exclusive site visit / for bookings call

✉ [sales@vishalprojects.com](mailto:sales@vishalprojects.com)



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VISHAL   
**sanjivini**  
NEW-AGE PREMIUM VILLAS

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