



**NIRMALAA**  
TRANQUIL VILLAS



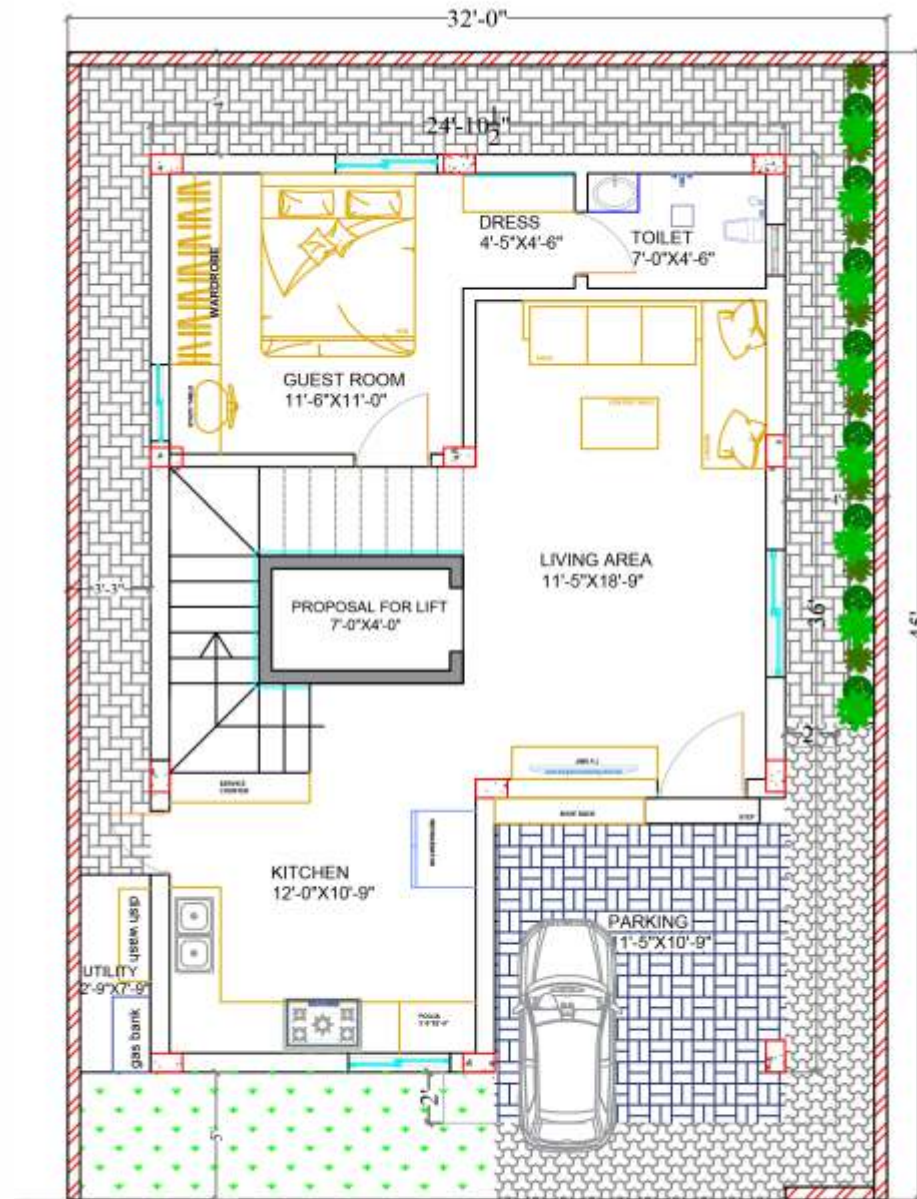
# NIRMALAA TRANQUIL VILLAS

*Your opportunity to a  
Richer Life*

Steadily and continuously in a step-by-step manner, this literally is the journey of vijayaninfra Developers. Secured by trust, friendship and dedication. Vijayaninfra Developers was founded in the year 2022 with a vision to build residential spaces that fulfill the dreams and desires of its customer at honest prices. The brand today has to its credit several successful residential projects each with a unique concept and customised execution. The company draws from its years of experience in architecture, designing and construction to give home buyers an innovative design concept, a customer-centric approach and modern construction methods.



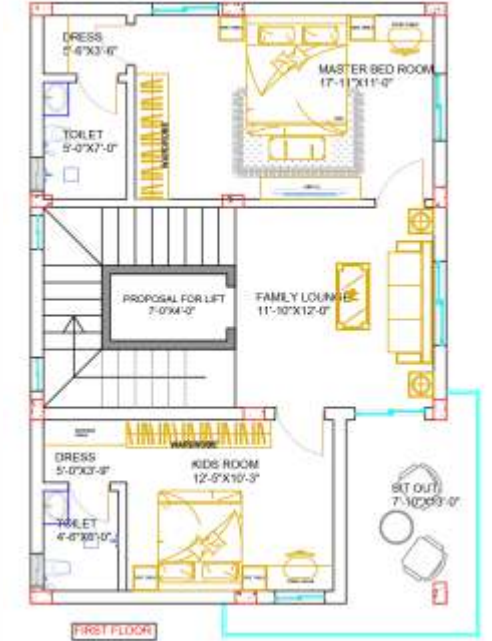
*Design with Elegance*  
*East Facing*



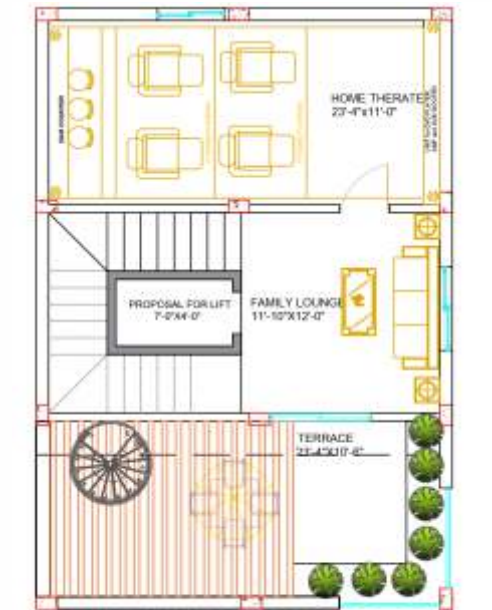
EAST FACE

GROUND FLOOR

30' WIDE ROAD

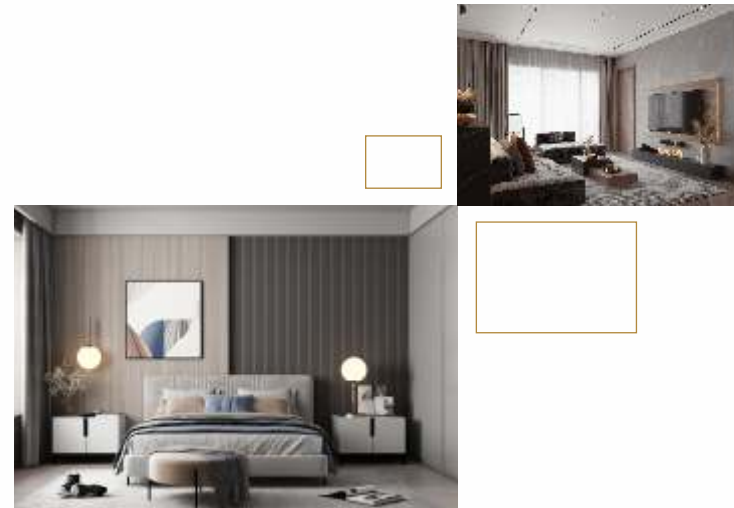


FIRST FLOOR



TERRACE FLOOR

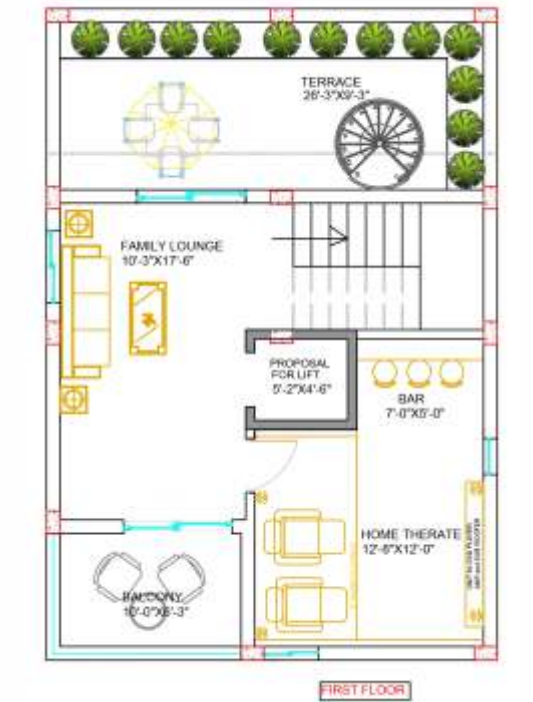
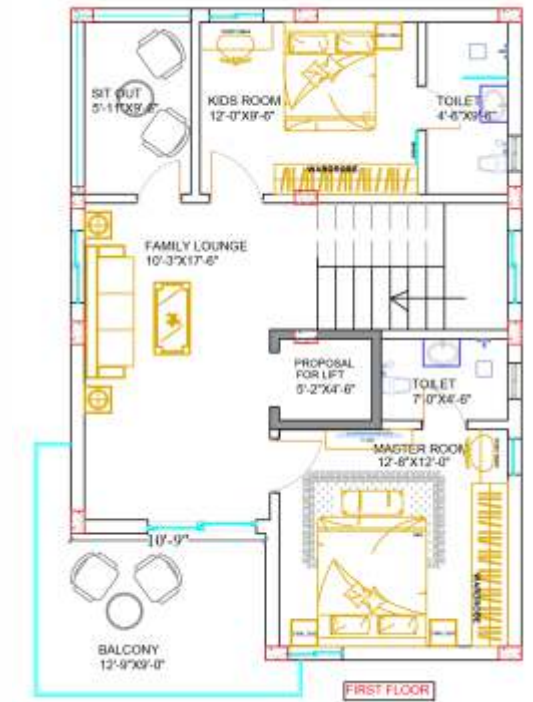
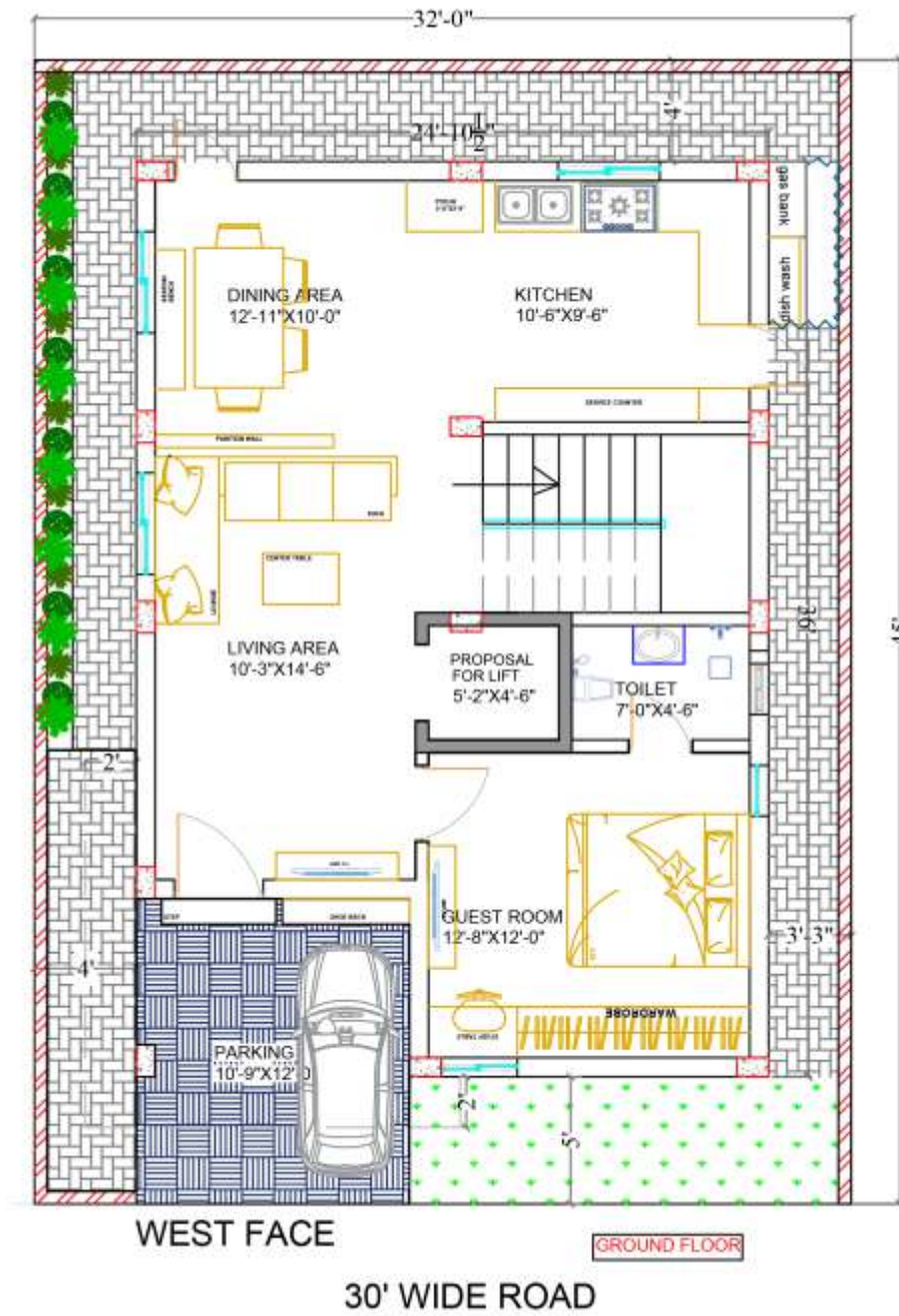
SECOND FLOOR AREA 888 SFT (PENTHOUSE)



Nirmala tranquil villas is luxury villa project. A community of 110 villa units, spread over 14.5 acres of greens, you are never lost in the crowd ! be a part of green community that's well connected to every urban convenience. You are Everywhere.



*Design with Elegance*  
*West Facing*



Nirmala tranquil villas is luxury villa project. A community of 110 villa units, spread over 14.5 acres of greens, you are never lost in the crowd ! be a part of green community that's well connected to every urban convenience. You are Everywhere.





# Clubhouse

## Amenities

- Restaurant
- SPA
- Gym
- Banquet Hall
- Beauty Parlor
- Swimming Pool
- Bar
- Cafeteria
- Indoor Stadium

## Project Specifications

- Serenity
- Tranquility
- Leisure Spaces
- Natural Trails & Greens
- Fitness / Social Gardens





## Clubhouse Amenities

- Restaurant
- SPA
- Gym
- Banquet Hall
- Beauty Parlor
- Swimming Pool
- Bar
- Cafeteria
- Wellness Center
- Anasazi Hall
- Indoor Pool
- Indoor Stadium
- Serenity
- Leisure Spaces
- Natural Trails & Greens
- Social Gardens





## *Loving... Living*

Create a life worth living with a blissful home of your choice. Surprise yourself day after day with the hues of the sky and the and the light that enters your eye. A home that fits your lifestyle with timeless elegance and open bright spaces is definitely a life lived at its finest!

### **Villa Configuration**

3 Bed Rooms + Drawing + Living + Kitchen + Dining + Family Lounge + Pooja Room + Home Theater + Terrace Bar + Servant Room





**NIRMALAA**  
TRANQUIL VILLAS

A PREMIUM HOUSING COMMUNITY WITH SPACIOUS LIVING...

S.NO	PLOT SIZE	UNITS	BUILTUP	FACING		TYPE OF VILLA	NOS
				EAST	WEST		
1	30'-0"X45'-0"	150	2550	-	1	4BHK TRIPLEX VILLA	1
2	31'-6"X45'-0"	158	2686	2	5	4BHK TRIPLEX VILLA	7
3	32'-0"X45'-0"	160	2400	4	4	4BHK DUPLEX VILLA	8
4	32'-7"X45'-0"	163	2771	1	-	4BHK TRIPLEX VILLA	1
5	35'-0"X45'-0"	175	2975	31	33	4BHK TRIPLEX VILLA	64
6	36'-0"X45'-0"	180	3060	2	1	4BHK TRIPLEX VILLA	3
7	38'-10"X45'-0"	194	3298	1	1	4BHK TRIPLEX VILLA	2
8	39'-9"X45'-0"	199	3383	1	1	4BHK TRIPLEX VILLA	2
9	35'-0"X60'-2"	234	3978	13	6	4BHK TRIPLEX VILLA	19
10	39'-5"X60'-3"	264	4488	1	1	4BHK TRIPLEX VILLA	2
11	60'-2"X62'-0"	415	7055	1	1	4BHK TRIPLEX VILLA	2
12	ODD			10	5	4BHK TRIPLEX VILLA	15
<b>TOTAL</b>							<b>126</b>



# Specifications

## Structure

- RCC Framed structure to
- with stand G+2 floors

## Super Structure

- 9" thick outer wall, 4.5" thick
- inner walls with Red clay bricks

## Steel

- Vizag steel, JRD Steel or equivalent

## Cement

- Ultra Tech, KCP Cement or equivalent

## Plastering

- Two Coats of plastering in cm
- 1:6 for external walls
- One coat of plastering in cm 1:6 for internal walls
- One coat of plastering in cm 1:6 for ceiling

## Kitchen

- Provision for water purifier
- Exhaust fan or chimney
- Provision for geyser
- No counter top open for modular kitchen

## Painting

**External:** Two coats of acrylic exterior emulsion paint with texture finish as per Approved design (ASIAN, ROYEL).

**Internal:** Two coats of acrylic premium emulsion paint over smooth putty finish (ASIAN, ROYEL).

## Security Network

- CCTV cameras in identified common area and clubhouse with monitoring and recording from security/maintenance room.
- Solar Fencing

## Railing

Using stainless steel frame with toughened glass

## Flooring

1mtx1mt vitrified tiles in Living, dining of common area of standard make, (RAK, Kajaria) Wooden flooring in Special room and Master Bed Room.

## Granite for staircase

Terrace & Balconies Rustic ceramic tiles of standard make as per design (palladio)

## Parking Area

full body vitrified tiles of reputed make

## Bathroom

7ft. height vitrified tiles of standard make for walls. (RAK, Kajaria) Basins with counter top in master toilets (CCERA, JAQWAR) Pressure tested CPVC piping for internal water lines, PVC piping for internal/(FINOLEX, ASHIRVAD) Drain/Sewage line and shaft plumbing systems water efficient sanitary ware and CP fitting of premium make like ASHIRVAD, FINOLEX or equivalent to ensure saving in potable water provision for exhaust fans in toilet.

Drain/Sewage line and shaft plumbing systems water efficient sanitary ware and CP fittings of premium make like Grohe/ TOTO or equivalent to ensure saving in potable water provision for exhaust fans in toilet.

## Landscaping

Professionally planned executed landscape.

## Doors & Main Door

Main Door: Teak wood frame and shutter with polyurethane finish as per approved drawings.

**Internal Doors:** Hard wood frame and flush shutter with polyurethane finish as per approved drawings.

**Door Hardware:** Bajaj or Godrej equivalent

WINDOW AND FRENCH DOORS AND ELEVATION GLASS UPVC frame with toughened glass sliding / casement / Fixed shutters with mosquito net provision only.

Electrical Wires: Fire retardant low smoke wire of reputed make (Finolex / Havells or Equivalent).

**Switches:** Modular switches.

## Power Distribution:

Through underground cabling. POWER QUALITY: Regulated power to the entire complex along with surge Suppressors.

**BACKUP POWER:** 100% backup with DG sets individual earthing systems for Villas.

**Metering:** Both normal and DG power metered through energy meter

## Communication Network

Tele phone points in all bed rooms and living area intercom facility throughout the property broadband connectivity to all bedrooms/living area TV provision in all bedrooms and living area with DTH connectivity wi-fi connectivity in clubhouse.

DESTINATION HOMES BY



PROJECT DEVELOPED BY  
M/S. VIJAYINFRA PROJECTS



# Reach Us Hyderabad East

INFOSYS  
CAMPUS



SHAMSHABAD  
AIRPORT

## Location Advantage

**NIRMALAA**  
TRANQUIL VILLAS

05  
Minutes

- Outer Ring Road Exit No.10
- CBSE Schools
- Vijayawada Highway
- Warangal Highway to ORR exit 11

15  
Minutes

- Dilsukhnagar
- Nagole Metro Station
- Rajiv Gandhi International Cricket stadium

30  
Minutes

- Shamshabad International
- Air port
- Secunderabad Railway Station
- MGBS

45  
Minutes

- Gachibowli
- Hitech City
- Financial District
- Jubilee Hills



This location map is conceptual presentation, not to scale.