



PRESTIGIOUS GATED COMMUNITY BY VESSELLA GROUP



Be inspired by natural splendour at Vessella Meadows.

42 acres of life, Discovery and Excitement
Just got Bigger !

Like a unique cloud suspended in the sky...

One of the most set-apart properties in Hyderabad

Vessella Meadows brings with it the prospect of fresh start for you. Endowed with an unflagging aesthetic environment that exemplifies elegance, the project is spacious and bright enough to provide an open-plan feel – simply precious with a unique sense of place. No wonder, the quaintly charming setting has a distinct, quirky feel to it that resonates with breezy lifestyle.



Like morning shows the day and clouds reveal the weather...

When a locale is just right, you know it

Set amidst the timeless beauty of Taramati Baradari and the historic glory of Golconda fort, the fully gated community glistens with a distinctive grandeur of its own. With life's essential needs, cultural centres, urban amenities, educational institutions and shopping malls accessible within a few minutes distance, the site enables an active and imaginative lifestyle. The way it should be.

Location Map
(not to scale)



Envision A Lifestyle That's Straight Out Of Your Fantasy



More Than **50%**
Open Spaces

ESSENTIAL ATTRIBUTES

- Project is anchored on 42 acres of land
- On offer are limited edition 290 plus villas
- Plot sizes are 300, 350 & 400 square yards and above
- All amenities/ facilities are as per world class norms
- 100% Vaasthu compliant design
- Gated community with attended 24/7 security

BEAUTY AND UTILITY

- Lushly landscaped open spaces
- Wide BT roads
- Water softener system
- RO water for kitchen
- High Compound wall mounted with solar security fence
- Ample parking space for visitors (Clubhouse)

COMMUNICATION

- Optic Fiber Cable Connectivity
- Wi-Fi enabled community



Villa Type **258** sq. yds
East Facing Villa



Ground Floor plan

DECK / 13' X 6'9" | M. BEDROOM / 11' X 23'6" | DRAWING ROOM / 22'1" X 12'
TOILET / 5'3" X 8'9" | TOILET / 4'3" X 4'10" | POWDER ROOM / 4'3" X 6'7 1/2"
KITCHEN / 8'10 1/2" X 10'3" | DINING / 12'6" X 11'4 1/2" | POOJA / 5'4" X 5'11 1/2"



Isometric View



Ground Floor



First Floor



First Floor Plan

DECK / 22'1 1/2" X 12' | HOME THEATER / 11' X 15'9" | TOILET / 5'3" X 9'
TOILET / 9'10 1/2" X 5'4 1/2" | TOILET / 6'4" X 5'4 1/2" | BEDROOM / 16'7" X 11'6"
CUTOUT / 11' X 10'4 1/2" | SITOUT / 12'6" X 11'4 1/2" | POOJA / 16'2" X 13'



Villa Type **358** sq. yds
East Facing Villa



Ground Floor plan

DECK / 13' X 19'4½" | POOJA / 4' X 4'10½" | FAMILY LOUNGE / 12" X 6'
KITCHEN / 10'1½" X 10' | DINING / 11'6" X 11'9" | UTILITY / 4'6" X 5'
STORE / 4'6" X 4'7½" | S. TOILET / 6' X 3'6" | S. QUARTERS / 7'1½" X 8'3"
COURTYARD / 5'10½" X 12'9" | COURTYARD / 13'4" X 12'9"
WIDE CORRIDOR / 4' | POWDER ROOM / 5'9" X 3'½" | DRAWING / 11'7½" X 14'
LOBBY / 4' X 10'1½" | LIFT / 5' X 5' | TOILET / 8'6" X 5'9" | M. BEDROOM / 14'3")



Isometric View



Ground Floor



First Floor



First Floor Plan

BEDROOM / 12' X 13'9" | TOILET / 8'3" X 5'6" | BEDROOM / 19' X 12'
DINING / 11'6" X 11'9" | DRESS / 8'4½" X 5' | TOILET / 8'4½" X 5'9"
COURTYARD / 13'4" X 12'9" | LIFT / 5' X 5' | TOILET / 8'6" X 5'9"
DRESS / 12'4½" X 6'9" | LOUNGE / 12' X 19'10½"
BEDROOM / 19' X 12'6" | SITOUT / 12'4½" X 8'



Villa Type **400** sq. yds
East Facing Villa



Ground Floor plan

DECK / 20'10½" X 11'10½" | POOJA / 4' X 4'10½" | KITCHEN / 12" X 6'
KITCHEN / 10'1½" X 12' | UTILITY / 4'6" X 5' | STORE / 4'6" X 6'8"
LIVING ROOM / 12' X 18' | DINING ROOM / 11'6" X 11'9"
S. TOILET / 6' X 3'6" | S. ROOM / 7'1½" X 8'3" | SITOUT / 13'11½" X 14'3"
WIDE CORRIDOR / 4' | POWDER ROOM / 5'9" X 3'½" | DRAWING / 11'7½" X 13'17½"
DRESS / 12'4½" X 6'6" | M. BEDROOM / 5' X 5' | TOILET / 14'3" X 13'3"



Isometric View



Ground Floor



First Floor



First Floor Plan

BEDROOM / 12' X 14'9" | BEDROOM / 19' X 12'6" | DRESS / 8'4½" X 5'6"
TOILET / 8'4½" X 5'9" | WIDE CORRIDOR / 4' | LIFT / 5' X 5'
TOILET / 8'6" X 5'9" | LOUNGE / 20' X 16'7½" | DRESS / 12'4½" X 6'6"
BEDROOM / 19' X 13'3" | SITOUT / 11'7½" X 8'6"



Villa Type **408** sq. yds
East Facing Villa



Ground Floor plan

DECK / 11'7½" X 12'7½" | BEDROOM / 19' X 13' | FAMILY LOUNGE / 12' X 16'6"
DRESS / 12'10" X 5'9" | TOILET / 8'6" X 5'9" | LIFT / 5' X 5'
POWDER ROOM / 5'9" X 3'1½" | COURTYARD / 12'4½" X 12'9"
S. ROOM / 7'1½" X 8'3" | S. TOILET / 5'7½" X 3'6" | DINING / 11'6" X 11'9"
DRAWING / 11'7½" X 15' | UTILITY / 4'6" X 10' | KITCHEN / 14'4½" X 10'



Isometric View



Ground Floor



First Floor



First Floor Plan

BEDROOM / 19' X 13' | BEDROOM / 12' X 13'3" | DRESS / 12'10½" X 5'9"
TOILET / 8'6" X 5'9" | WIDE CORRIDOR / 4' | LIFT / 5' X 5'
TOILET / 8'4½" X 5'9" | DRESS / 8'4½" X 5' | BEDROOM / 19' X 12'
POOJA / 7'3" X 5'6" | FAMILY LOUNGE / 11'7½" X 11'9"
SITOUT / 12'4½" X 8'6"



Villa Type **453** sq. yds
East Facing Villa



Ground Floor plan

DECK / 11'7½" X 12'7½" | BEDROOM / 19' X 13' | FAMILY LOUNGE / 12' X 16'6"
DRESS / 12'10" X 5'9" | TOILET / 8'6" X 5'9" | LIFT / 5' X 5'
POWDER ROOM / 5'9" X 3'1½" | COURTYARD / 12'4½" X 12'9"
S. ROOM / 7'1½" X 8'3" | S. TOILET / 5'7½" X 3'6" | DINING / 11'6" X 11'9"
DRAWING / 11'7½" X 15' | UTILITY / 4'6" X 10' | KITCHEN / 14'4½" X 10'



Isometric View



Ground Floor



First Floor



First Floor Plan

BEDROOM / 19' X 13' | BEDROOM / 12' X 13'3" | DRESS / 12'10½" X 5'9"
TOILET / 8'6" X 5'9" | WIDE CORRIDOR / 4' | LIFT / 5' X 5'
TOILET / 8'4½" X 5'9" | DRESS / 8'4½" X 5' | BEDROOM / 19' X 12'
POOJA / 7'3" X 5'6" | FAMILY LOUNGE / 11'7½" X 11'9"
SITOUT / 12'4½" X 8'6"



Villa Type **458** sq. yds
East Facing Villa



Ground Floor plan

DECK / 20'10½" X 12'10½" | POOJA / 4' X 4'10½" | KITCHEN / 10'1½" X 12'
UTILITY / 4'6" X 5' | FAMILY LOUNGE / 12' X 18' | DINING / 11'6" X 11'9"
S. TOILET / 6' X 3'6" | S. ROOM / 7'1½" X 8'3" | SITOUT / 13'1½" X 14'3"
WIDE CORRIDOR / 4' | POWDER ROOM / 5'9" X 3'1" | LIFT / 5' X 5'
TOILET / 8'6" X 5'9" | DRAWING ROOM / 11'7½" X 13'7½"
DRESS / 12'4½" X 6'6" | M. BEDROOM / 14'3" X 13'3"



Isometric View



Ground Floor



First Floor



First Floor Plan

BEDROOM / 12' X 14'9" | BEDROOM / 19' X 12'6" | DRESS / 18'4½" X 5'6"
TOILET / 8'4½" X 5'9" | WIDE CORRIDOR / 4' | LIFT / 5' X 5'
TOILET / 8'6" X 5'9" | LOUNGE / 12' X 16'7½" | DRESS / 12'4½" X 6'6"
BEDROOM / 19' X 13'3" | SITOUT / 11'7½" X 8'6"



Villa Type **650** sq. yds
East Facing Villa



Ground Floor plan

M. BEDROOM / 23'3" X 13' | TOILET / 6'7½" X 8'3" | DRESS / 6' X 10'3"
LOBBY / 6'9" X 5'3" | DRESS / 10'9" X 7'3" | TOILET / 6'9" X 7'
SHOWER / 5' X 5' | LIFT / 5' X 5' | BEDROOM / 13' X 17'4½"
DECK / 8' X 12' | FAMILY LOUNGE / 16'3" X 12' | LAWN / 6' X 17'7½"
SITOUT / 19'6" X 19' | POWDER ROOM / 7'9" X 4' | S. ROOM / 9'9" X 10'9"
S. TOILET / 4'6" X 5'7" | STORE / 5'7½" X 7'10½" | DINING / 12'9" X 15'1½"
KITCHEN / 12'4" X 7'10½" | POOJA / 7'4½" X 6' | DRAWING / 13' X 15'
UTILITY / 6' X 9'9" | S. KITCHEN / 11'7½" X 7'6"



Isometric View



Ground Floor



First Floor



First Floor Plan

BEDROOM / 23'3" X 13' | TOILET / 6'7½" X 8'3" | DRESS / 6' X 10'3"
LOBBY / 6'9" X 5'3" | DRESS / 10'9" X 7'3" | TOILET / 6'9" X 7'
SHOWER / 5' X 5' | LIFT / 5' X 5' | BEDROOM / 13' X 17'4½"
WIDE CORRIDOR / 5' | TOILET / 9'9" X 7'6" | LOUNGE / 18' X 17'10½"
DRESS / 9'9" X 10' | BEDROOM / 23'3" X 13' | SITOUT / 13' X 13'10½"



Villa Type **700** sq. yds
East Facing Villa



Ground Floor plan

PUJA / 5'10" X 8' | FAMILY LOUNGE / 14' X 18'
WET KITCHEN / 12'4½" X 8' | UTILITY / 7'6" X 5'6" | STORE / 4'7" X 5'7"
S. TOILET / 4' X 5'7" | KITCHEN & DINING / 8'7½" X 12'
S. QUARTERS / 8'6" X 7'6" | COURTYARD / 27'3" X 18'3" | LIFT / 5' X 5'
WIDE CORRIDOR / 4' | FORMAL DINING / 14'3" X 18'9"
COURTYARD / 10'3" X 16'9" | ENTRANCE FOYER / 13' X 10'9"
DRAWING ROOM / 18' X 13'6" | POWDER ROOM / 4'10' X 4'3"
TOILET / 9'71/2" X 4'71/2" | M. BEDROOM / 13'6" X 17'



Isometric View



Ground Floor



First Floor



First Floor Plan

BEDROOM / 13'6" X 17' | DRESS / 4' X 5'7" | BOX ROOM / 9'41/2" X 7'41/2"
TOILET / 7'6" X 4'6" | BALCONY / 5'10" X 8'6" | TOILET / 6'9" X 7'
LIFT / 5' X 5' | BEDROOM / 13'6" X 17' | LOUNGE / 14' X 13'6"
TOILET / 4'6" X 4'6" | DRESS & TOILET / 13'101/2" X 11'51/2"
TOILET / 8'41/2" X 5'11/2" | DRESS / 9'9" X 10' | BEDROOM / 23'3" X 13'
SITOUT / 13' X 13'101/2" | M. BEDROOM / 17'6" X 15'2"
DECK / 0' 00" X 0' 00"



Villa Type **I200** sq. yds
East Facing Villa



Ground Floor plan

DRAWING / 16' X 13' | M. KITCHEN / 11' X 10' | UTILITY / 10' X 5'6"
S. KITCHEN / 11' X 10' | ENTRANCE FOYER / 8'3" X 7'7"
PUJA / 7'6" X 7'3" | COURTYARD / 8' X 12'5" | S. QUARTER / 8' X 7'7"
S. TOILET / 8' X 4' | LIVING / 19'6" X 13'2" | COURTYARD / 9'9" X 17'2"
DINING / 14'6" X 12' | WIDE PASSAGE / 4'9" | VANITY / 6'6" X 5'9"
LIFT / 5' X 5' | TOILET / 12'3" X 7' | POWDER ROOM / 5'3" X 4'5"
WALK IN CLOSET / 9' X 8' | LOBBY / 10' X 7'7½" | BEDROOM / 18'6" X 13'
DECK / 15' X 14' | DECK / 9'6" X 12'6" | BEDROOM / 26'3" X 13'6"
DRESS / 8'6" X 8'6" | TOILET / 6'6" X 8'



Isometric View



Ground Floor



First Floor



First Floor Plan

SWIMMING POOL / 9'9" X 27'5" | BEDROOM / 21'6" X 14'
TERRACE / 31' X 13'3" | TOILET / 8' X 9' | DRESS / 8' X 7'3"
WIDE PASSAGE / 5' | FAMILY LOUNGE / 12'9" X 13'6"
LIFT / 5' X 5' | TOILET / 12'3" X 7' | DECK / 12'9" X 13'2"
POWDER ROOM / 7'3" X 4'5" | WALK IN CLOSET / 9' X 8'
BEDROOM / 18'6" X 13' | VANITY / 6'6" X 5'9"
M. BEDROOM / 26'3" X 13'6" | DRESS & TOILET / 18'6" X 8'6"
DRESS / 6'6" X 8'



Finding stress too much to handle

Shake things up a little at the clubhouse

At Vessella Meadows, you can carelessly rise above life strains and fall into the enchanting world of the classy clubhouse. Where you will feel like riding on air on the many relaxing and rejuvenating amenities that are designed to put you at ease, instantly.



Club Features

- Outdoor Swimming Pool, Pool Side Lawns
- Indoor Pool with Temperature Control
- Gym
- Aerobic/ Yoga and Meditation Hall
- Spa/ Sauna Facility
- Integrated Library and Study Lounge
- Coffee Shop
- Super Market
- Banquet Halls
- Party Lawns
- Conference Rooms
- Guest Rooms



[illegible]

First Floor



First Floor

Shake things up a little at the clubhouse

[illegible]

Second Floor



Typical Floor



Indoor Games

- Squash Courts
- Snooker Tables
- Indoor Shuttle Courts
- Table Tennis, etc...

Outdoor Games

- Basketball Court
- Cricket Nets
- Tennis Courts
- Beach Volleyball
- Walking Track

Club House Isomertic Views



Ground Floor plan



Ground Floor plan

Deck	: 13' X 6'9"
M. Bedroom	: 11' X 23'6"
Drawing Room	: 22'1" X 12'
Toilet	: 5'3" X 8'9"
Toilet	: 4'3" X 4'10"
Powder Room	: 4'3" X 6'7½"
Kitchen	: 8'10½" X 10'3"
Dining	: 12'6" X 11'4½"
Puja	: 5'4" X 5'1½"

First Floor Plan

M. Bedroom	: 22'1½" X 12'
Home Theater	: 11' X 15'9"
Toilet	: 5'3" X 9'
Toilet	: 9'10½" X 5'4½"
Toilet	: 6'4" X 5'4½"
Bedroom	: 16'7" X 11'6"
Cutout	: 11' X 10'4½"
Sitout	: 16'2" X 13'



Specifications

Expansive/ luxurious villas at Vessella Meadows community combine the most advanced materials with scientific thought, design and engineering excellence, and environmental responsibility, to ensure an environment that is most conducive to live and work, relax or socialize.



FOUNDATION & STRUCTURE

- RCC framed structure
- Concrete solid brick masonry for internal and external walls
- Automatic elevator provision in each villa
- Individual car porch for villas with cobble stone paving
- Screen wall in Sira grey or local stone finish between each villa for privacy

DOORS & WINDOWS

- Entrance Doors-Timber frame with 8' height and 4' wide panelled single shutter in hard wood timber and natural veneer finish with polyurethane coating
- Internal doors - Bedroom doors with 7'6" height and 3'3" width and toilet doors of 7'6" height and 2'9" width with hard wood timber frames and flush shutters with natural veneer finish
- French doors / windows - UPVC framed sliding glass doors and casement windows, fixed windows , sliding windows and top hung window of premium make
- Hardware of windows of superior quality brush finished stainless steel and single glazed unit with clear glass
- Balcony / terrace railings in frameless glass

ELECTRICAL

- Power- 2 KVA for Willow (300 sq.yds.)
- 15 KVA for Cedar(350 sq. yds.)
- 18 KVA for Silver Oak (400 sq. yds.)
- Concealed wiring with PVC insulated copper wires of reputed make
- Modular switches of Schneider / legrand make
- Sufficient power outlets and light points provided
- Individual earthing system for villas

FLOORING

- Marble / Vitrified tile in foyer, living, family and dining areas
- Laminated wooden flooring for bedrooms
- Ceramic tile flooring with dado for domestic staff room
- Toilets with granite top on counters
- Vitrified/ceramic tiles of 1'0"x2'0" for toilet floor and walls up to lintel height
- Anti-skid flooring for balconies

TOILETS

- Fittings and accessories
- Water closets, wash basins with premium quality basin mixers and shower heads.
- Pressure tested UPVC piping for internal and shaft plumbing systems and G.I. for external piping.
- Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure.
- Water efficient sanitaryware and CP fittings to ensure savings in potable water.
- Sewage plumbing lines and rain water piping in UPVC.
- Water treatment plant and solid waste management.
- Toilet and kitchen exhaust with provision of propeller fans.

SERVICES

- Living is easy at VESSELLA MEADOWS. As a villa development designed to offer an unequalled lifestyle, vessella meadows ensures that life goes on uninterrupted. A slew of services assure stress-free living, from smart home technologies right down to thoughtful little features like smoke alarms.
- Uninterrupted power supply, 100% backup up for all services.
- CAT 6 cabling & conduiting network in all rooms to facilitate Tele/ Internet service.
- Smart home technology including video door phone and intrusion alarm.
- Gas leak detectors.
- Round-the-clock security with video monitoring.
- Sewage Treatment Plant.
- Provision for high-end home automation to control lighting, lighting sensors and automated curtain operations.
- RO Water system.
- Wi-Fi connectivity.



TEAM



Vessella Meadows shall be perfect translation of brilliant philosophy into reality. The sun, the wind and elements have been analysed to come up with a master plan where every single home, every nook & every space is picture perfect.

2nd Floor, Venkat Sai, Plot No. 57, Kavuri Hills, Phase - I, Madhapur, Hyderabad - 500081



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DEVELOPERS



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