



A SIGNATURE OF ELEGANCE & HEALTHY LIFESTYLE

We all love to live in beautiful villas and homes. We wish to be in safer environment and clean atmosphere. We plan for 100% vasthu and spacious house. We want all the fun and joy to be part of our life. We all crave for entertainment and adventures to experience. Moreover we long for a good healthy life. Where can we find? We present you "The Ambience Vista". A project exclusively designed for you to possess a dream home. The Ambience Vista villas are peculiarly, remarkable and uniquely sketched for your health and wealth. The entrance of Ambience Vista has a tight security before anyone enters inside the gated community. The insides, roads are cemented concrete roads, well controlled for pedestrians, bicycles and automobiles. Beautiful landscapes for jogging and hangouts with your family and friends. It has a provision of club house with guest rooms and swimming pool. A multipurpose hall to celebrate any occasion you want. The THE AMBIENCE VISTA IS SURROUNDED BY Ambience Vista is away from pollution and traffic with all trendy NATURE'S SERENITY amenities. At Ambience Vista you will fall in love with nature as the villas are surrounded with greenery and freshness. Words are less to express & FRESHNESS the highlights of Ambience Vista. With your visit you will experience it more. Welcome to "The Ambience Vista" where luxury never ends.



- Competently planned layout adjacent to National Highway
- 84 Ultra-Luxurious Villas
- Prime location for all your needs
- HMDA approved layout
- Fully gated community with controlled boundaries
- 3BHK + Home Theater
- 2445 to 3810 Sft area villas
- Superior specifications with premium quality
- Planned and designed as per 100% Vastu
- All floor plans are spacious with large windows for ventilation

- Provision of lifts
- An exclusive 9000+ Sft well equipped clubhouse
- Rooftop swimming pool with toddler pool and changing rooms
- Each villa's sit out area is spacious with greenery around
- Solar power for street lights
- Solar fencing around the compound wall
- All internal roads are cement concrete based
- Air-Conditioned guest rooms for your visitor's
- Multipurpose banquet hall and lawn for all your functions & gathering
- Air-Conditioned Gymnasium
- Meditation Hall, Yoga Centre and Reading Lounge
- 24/7 Power Backup

- 24 hours water supply
- 24/7 security with intercom & CCTV surveillance
- Indoor games & activities
- Jogging track & hang-outs
- Secured and separate play area for children
- Rain water harvest pits
- Sewage treatment plant
- Grand entrance with security checkpoint
- High ceiling and planned according to natural lighting
- EV Charging point provision for every villa
- Visitor's Lounge
- Provision for Mini Supermarket

STYLE ACCOMPANIED BY COMFORTS

The Ambiance Vista Villas are designed in such a way that every bit of the property is sensed by the freshness and purity of the nature. Life at Ambiance Vista is a provision of health and wealth with its greenery. Villas are built with contemporary innovative amenities to feel the grandeur. Its designed landscapes and surrounding areas are filled with vigour and charm. The site is surrounded by most happening spots like AIIMS Bibinagar, Infosys Pocharam Campus, Keesara Gutta Temple, Uppal Ring Road, ORR and Yadagirigutta temple

Often said that smaller things leads to bigger achievements. We believe in eco-friendliness. The Ambiance Vista is covered with trees, plants and landscapes. We encourage and execute plantation to avoid pollution and ill health. We promote the benefits of growing plants to keep the environment clean and to lead healthy lifestyle.







GET Where you want

The Ambiance Vista is well connected to Uppal Ring Road, a metro station on Warangal Highway (NH 163) which leads to Ghatkesar Outer Ring Road. Nearby corporates like INFOSYS, GENPACT AllMS, Delhi Public School, International Schools and Colleges have added value to the venture. The highway is positioned with Restaurants, Resorts, Cinemas & Shopping Malls like Asian, MJR Square and Parks. They are just a few minutes away from Ambiance Vista. You will also fulfill your spiritual thrust by visiting auspicious Yadagirigutta Temple which is not away from Ambiance Vista. A short drive to any nearest location with your family and friends will refresh you from every stress.



SUMMARY

- (A) Entry / Exit
- (B) Jogging Track
- (C) Children Play Area
- (D) Club House
- (E) Party Lawn
- (F) Stage
- (G) Sit-out Area





You dream and we build

The Perfect Ambiance to display the Fun and Entertainment. We all need a moment of happiness, fun and entertainment in our life. We all want to relax and get refreshed. The Ambiance Vista presents you the clubhouse, a complete family entertainment where you meet, share and enjoy. You relax, Jog, walk, swim in the pool. Your children will enjoy the joy rides, indoor and outdoor activities.







Library and Reading Hall Lawn Area







Lounge



Multi-Purpose Banquet Hall



Games Hall



Air-Conditioned Provision for Guest Rooms Mini Supermarket Swimming Pool















EAST FACING



DRESS 6'0"X5'0"

M.BED ROOM 150'X12'0"

LOUNGE 9'21/2"X10'9"

TOILET 5'6"X8'0"

BED ROOM 11'11/2"X13'9"

SIT-OUT 8'10/2"X10'0"



Ground Floor

First Floor

Second Floor

180 §	Ground Floor 941 SFT	First Floor 1084 SFT	Second Floor 777 SFT	Total Built-up Area 2801 SFT
200 §	Ground Floor 1080 SFT	First Floor 1234 SFT	Second Floor 777 SFT	Total Built-up Area 3091 SFT
240 §	Ground Floor 1264 SFT	First Floor 1339 SFT	Second Floor 756 SFT	Total Built-up Area 3359 SFT









WEST FACING



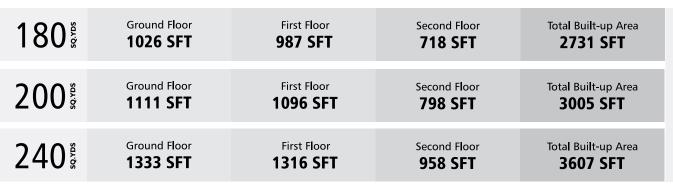




First Floor



Second Floor





LOVE RELAX
TO SIT REIENDS & VISITORS









Bedroom is spacious and ventilated with freshness to rest and dream in your sound sleep

Villa bath room is spacious with designer appearance to refresh and rejuvenate you



SPECIFICATIONS



FOUNDATION & STRUCTURE

RCC framed structure (design compliant to earthquake zone II)



SUPERSTRUCTURE

AAC blocks of 9" thick for external walls & AAC blocks of 4" thick for internal walls



DOORS

Main Door: 8' feet high teak wood Frames & Veneered Shutters with standard hardware fittings and with melamine finish.

Internal Doors: Granite Frames & Veneered Shutters with standard hardware fittings and with melamine finish.



WINDOWS & FRENCH DOORS

UPVC Section for frames and shutters with float glass with provision for mosquito mesh shutter.



FLOORING

Entrance, Living, Drawing and Dining and other Bed Room 600 x 1200 High gloss / Double charged vitrified tiles

Master Bedroom and Home Theater: Wooden Laminated Flooring

Utility Floor: Non slip ceramic / matt finish vitrified tiles

Kitchen: Double charged vitrified tiles

Decks and Balconies:

Non slip / anti-skid tiles / matt finish premium vitrified tiles

Staircase: Granite

Toilets: Anti slip ceramic / vitrified tiles of reputed make

Wall Dado:

Utility: Ceramic Tiles up to 4 Height

Toilet: Designer ceramic tiles or Vitrified tiles up to height 9'



SANITARY

All Bathrooms consists of reputed brand best quality polished chrome (CP), EWC with flush valve, Vanity type wash basin, Provision for Geysers in all Toilets, Single lever wall mixers with shower.



PAINTING

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of

External: Exteriors with texture finish, weather proof paints or equivalent solution as per elevation.



ELECTRICAL

ISI mark Concealed Copper Wiring as per professional MEP with premium make modul AR switches three phase power supply for each unit with individual meter boards and miniature circuit breakers. Power points for AC's in all Bed Rooms, Home Theatre and Living Rooms. Power outlets for Geysers in all bathrooms. Power plugs for chimney, refrigerator, micro-oven / mixer / grinder and cooking range / rice cooker, 100% power backup for lights and fans.



ELEVATOR

Provision for Lift shall be provided.



WATER SUPPLY

All pipe lines will run from overhead tank to and toilets, kitchen and wherever washbasins provided. Provision for municipal water in kitchen.



CABLE TV

TV points in all bedrooms, home theatre and Living / Drawing Room



CC ROADS

All the internal roads shall be laid by cement-concrete.



TELEPHONE & INTERNET

Telephone and Internet points in GF-Living Room, MBR, Home Theatre Intercom connectivity from Main Gate security to every Villa.



Granite platform with Stainless sink. 2'ft height dado with tiles above counter.

Provision for electrical and plumbing points for sink and water purifier



UTILITY & WASHAREA

Utility: Tap Point for general washing and Provision for Dish

Wash / Laundry: Provision for Washing Machine and Dryer



FALSE CEILING
Simple false Simple false ceiling with POP for overall internal part of Villa (Excluding utility, Balconies etc) (Designs and extra work should be borne by Purchaser)



GRILLS

MS Grills for windows in ground floor SS and glass railing for steps and balconies



HIGH CEILING

First floor roof height is 11' second and third floor roof height is 10' 6"



Electrical vehicle charging point will be provided in every Villa



RAIN WATER HARVESTING PITS

Rain water harvesting pits shall be provided wherever necessary and as per norms of HMDA



POWER BACKUP

All common areas, pumps and internal light and fan points shall be provided generator power back up with sufficient load capacity



CLUB HOUSE

A club house shall be provided with more than 9000 + Sft



MULTI PURPOSE BANQUET HALL

A multi-purpose banquet hall shall be provided in club house with toilet facility for the men and women separately for conducting small gettogethers, kitty parties and yoga/meditation classes etc., the chairs for the multi-purpose banquet hall are not in the scope of the promoter.



SOCIETY OFFICE ROOM

A separate room shall be provided for welfare society in club house



CHILDREN PLAY AREA

Children play area is provided in the open space with minimum required equipment for the entertainment of the children.



LANDSCAPING

Landscaping and greenery shall be developed in the premises in front of the entrance lobbies, garden area and avenue plantation all along the roads.



EV CHARGING STATION

Club house shall be provided with all the required resources for setting up an Electric Vehicle charging station



VISITOR LOUNGE

Shall be provided with a dedicated visitor lounge



GUEST ROOMS

Club house shall be provided with an Air-Conditioned guest rooms facility



MINI SUPERMARKET

A Mini Supermarket provision to ful-fill the grocery needs.



SEWERAGE TREATMENT PLANT

A sewerage treatment plant is provided to treat the sewerage generated in the Villas as per the norms of HMDA. The treated water shall be used for the landscaping.



CCTV SURVEILLANCE & SECURITY SYSTEM

CC cameras shall be set up in each and every corner of the community and shall be monitored by security

24/7 well trained security persons shall be provided. Intercom connectivity from Main gate security to every villa.



SOLAR / CONCERTINA FENCING

Solar or concertina fencing shall be provided on top of the compound wall around the residential community.



INDOOR GAMES

Rooms Shall be provided for indoor



SWIMMING POOL

A Swimming Pool with toddler pool shall be provided as per the sanctioned plan by HMDA on the roof top with changing rooms and toilets.



A modern Air-Conditioned gymnasium shall be provided in club house.



YOGA / MEDITATION HALL

For a healthy lifestyle state of the art Yoga/Meditation hall shall be provided inside the clubhouse.



LIBRARY / READING ROOM

Library/Reading Room shall be provided inside the clubhouse.



GRAND ENTRANCE WITH SECURITY CHECKPOINT

Grand Entrance shall be provided with a security check point.







IT IS HEALTH

A healthy lifestyle not only changes our body, it changes our attitude and mood. The Ambiance Vista provides you a pleasure to lead healthy and THAT IS blissful life. Improve your physical and mental REAL WEALTH health through the Indoor and Outdoor games. Health is an outfit that looks beautiful on everybody.



- AllMS Bibinagar
- Infosys Pocharam Campus
- Keesaragutta Temple
- Uppal Ring Road
- Immediate Access to Outer Ring Road
- Yadagirigutta Temple
- Singapore Township
- Anurag University

- Vignana Bharathi Institute of Technology
- → Holy Mary Institute of Technology & Sciences
- Ace Engineering College
- Sreenidhi Engineering College
- Rotterdam International School
- Asian Muktha Cinemas & Shopping Mall
- Rockwoods International School







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Builders & Developers



Project Office

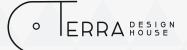
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Website: www.vilvainfra.com E-Mail: vilvainfra.com ARCHITECTS & STRUCTURAL ENGINEERS



LANDSCAPE ARCHITECTS



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