

YOUR HYBRID HOME



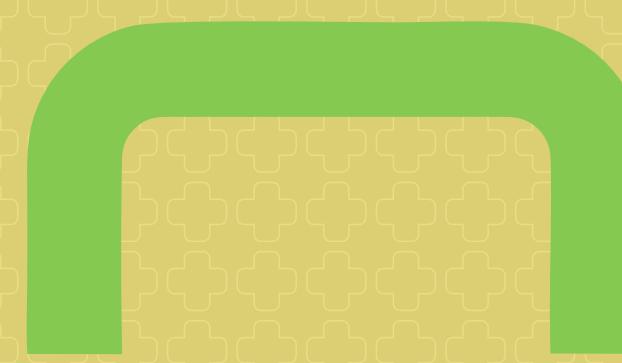
33
VERTEX

WEST

at NALLAGANDLA

**HYBRID WORK
HYBRID CAR**

now FIRST
HYBRID 
HOMES of
NALLAGANDLA



Hybrid is an inspired concept where we always cherish an upgrade and an upscale. It's a non compromising nature in us that always seeks that added benefit. We always wish that add on especially when we are buying a first home or are looking for an upgrade without us having to stretch out to get that flavour of absolute premium class feature. For the modern uncompromising generation who is used to Hybrid work, hybrid car, now experience the additional benefits of the only Hybrid homes of Nallagandla.



LIVE

5
HYBRID
WONDERS OF
HOMES ++

- SIGNATURE ELEVATION** + **DESIGNER FACADE LIGHT**
- EXCLUSIVE 2 TOWERS** + **LOW DENSITY**
- 3 PRIVATE BALCONIES** + **GLASS RAILING & UNLIMITED VIEWS**
- SPRAWLING PODIUM** + **60,000 SFT JOYSCAPES**
- SPACIOUS PARKING** + **EVERYTHING YOU NEED, IN ONE PLACE**



**THE ONLY
HYBRID
HOMES OF
NALLAGANDLA
WITH
SIGNATURE
ELEVATION +
DESIGNER
FACADE LIGHT**

The building itself looks and feels different to start with. A wowsum elevation is given along with the designer facade lighting that makes it stand out in an extraordinary way and adds a statement to your style of living. An upgraded elegance all the way exclusively for you at the ONLY HYBRID HOMES OF NALLAGANDLA.

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live the hybrid advantage!



**THE ONLY
HYBRID
HOMES OF
NALLAGANDLA
WITH
EXCLUSIVE
2 TOWERS +
LOW
DENSITY**

The luxurious life gets even much better with rare statement of just two towers. It gives you a great vibrancy of a beautiful gated community where families get to enjoy more of the ground area and feel invited to live an extremely proactive life governed by the outdoors and sprawling grounds. More Sft of grounds to enjoy per residential unit is the style here. At 33 WEST, THE ONLY HOMES TO HAVE EXCLUSIVE TWO TOWERS WITH LOW DENSITY IN NALLAGANDLA.

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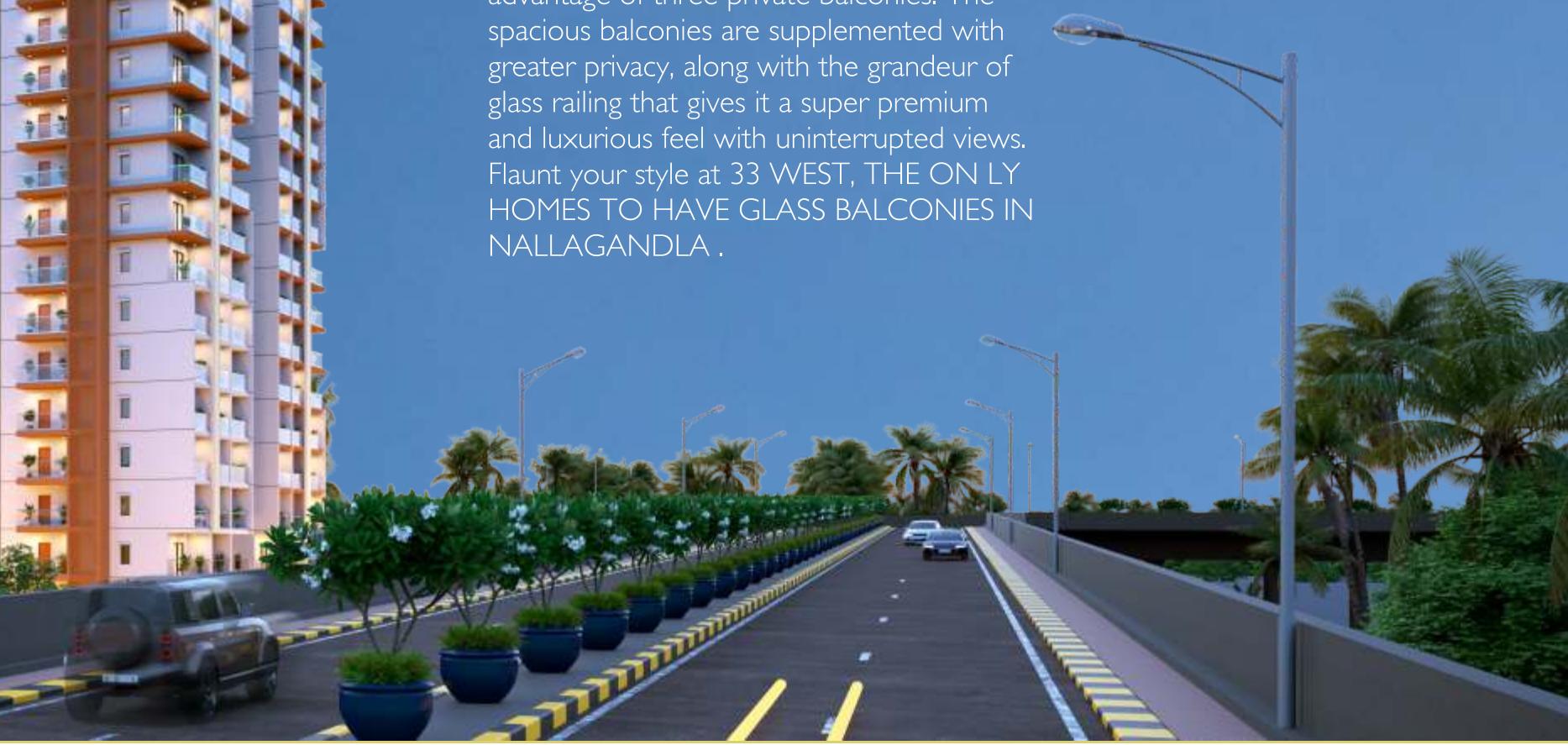
2 EXCLUSIVE
2 TOWERS

33 FLOORS
RESIDENCES

2&3 BHK

THE ONLY
HYBRID HOMES OF
NALLAGANDLA
WITH
**3 PRIVATE
BALCONIES +**
**GLASS RAILING &
UNLIMITED VIEWS**

Planning makes the difference. The layout of the units and blocks are done in such a way as to give you an amazing advantage of three private balconies. The spacious balconies are supplemented with greater privacy, along with the grandeur of glass railing that gives it a super premium and luxurious feel with uninterrupted views. Flaunt your style at 33 WEST, THE ONLY HOMES TO HAVE GLASS BALCONIES IN NALLAGANDLA .



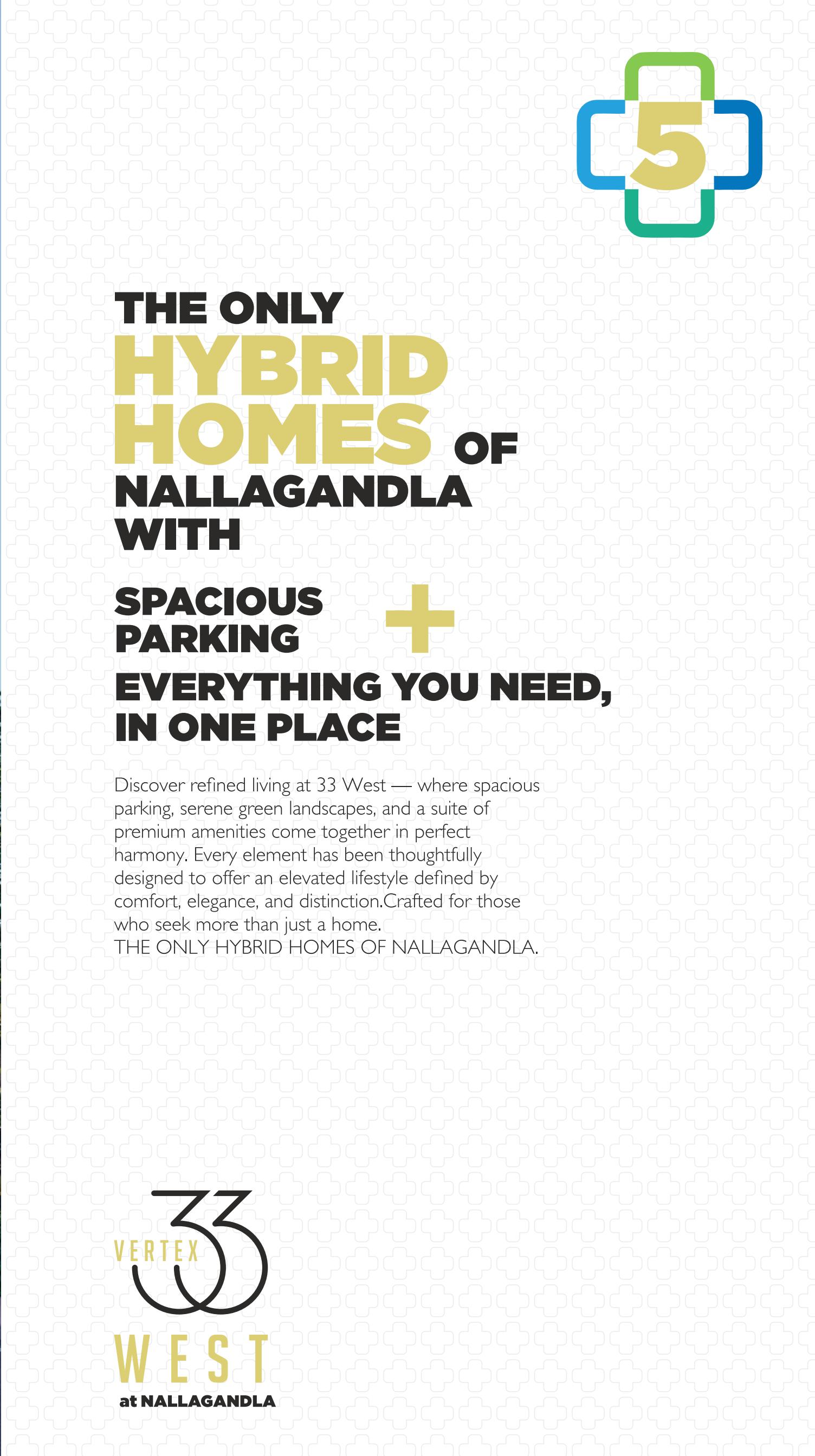


**THE ONLY
HYBRID
HOMES OF
NALLAGANDLA
WITH
SPRAWLING
PODIUM +
60,000 SFT
JOYSCAPES**

Be a part of the PROUD PODIUM COMMUNITY! For the first time in Nallagandla, at 33 West, be a proud owner of something so unique. The raised podium with its landscapes and play pockets, and segregated activity zones invites every resident to joyful living. Additionally enjoy 60,000 sft of joyscapes where the whole stilt opens up to feel like a seamless activity area where children can have fun in a safe zone and so can the elders, women, and youth alike in the TRAFFIC FREE PODIUM at the ONLY HYBRID HOMES OF NALLAGANDLA.

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at NALLAGANDLA





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VERTEX
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**THE ONLY
HYBRID HOMES OF
NALLAGANDLA
WITH
SPACIOUS
PARKING +
EVERYTHING YOU NEED,
IN ONE PLACE**

Discover refined living at 33 West — where spacious parking, serene green landscapes, and a suite of premium amenities come together in perfect harmony. Every element has been thoughtfully designed to offer an elevated lifestyle defined by comfort, elegance, and distinction. Crafted for those who seek more than just a home.

THE ONLY HYBRID HOMES OF NALLAGANDLA.

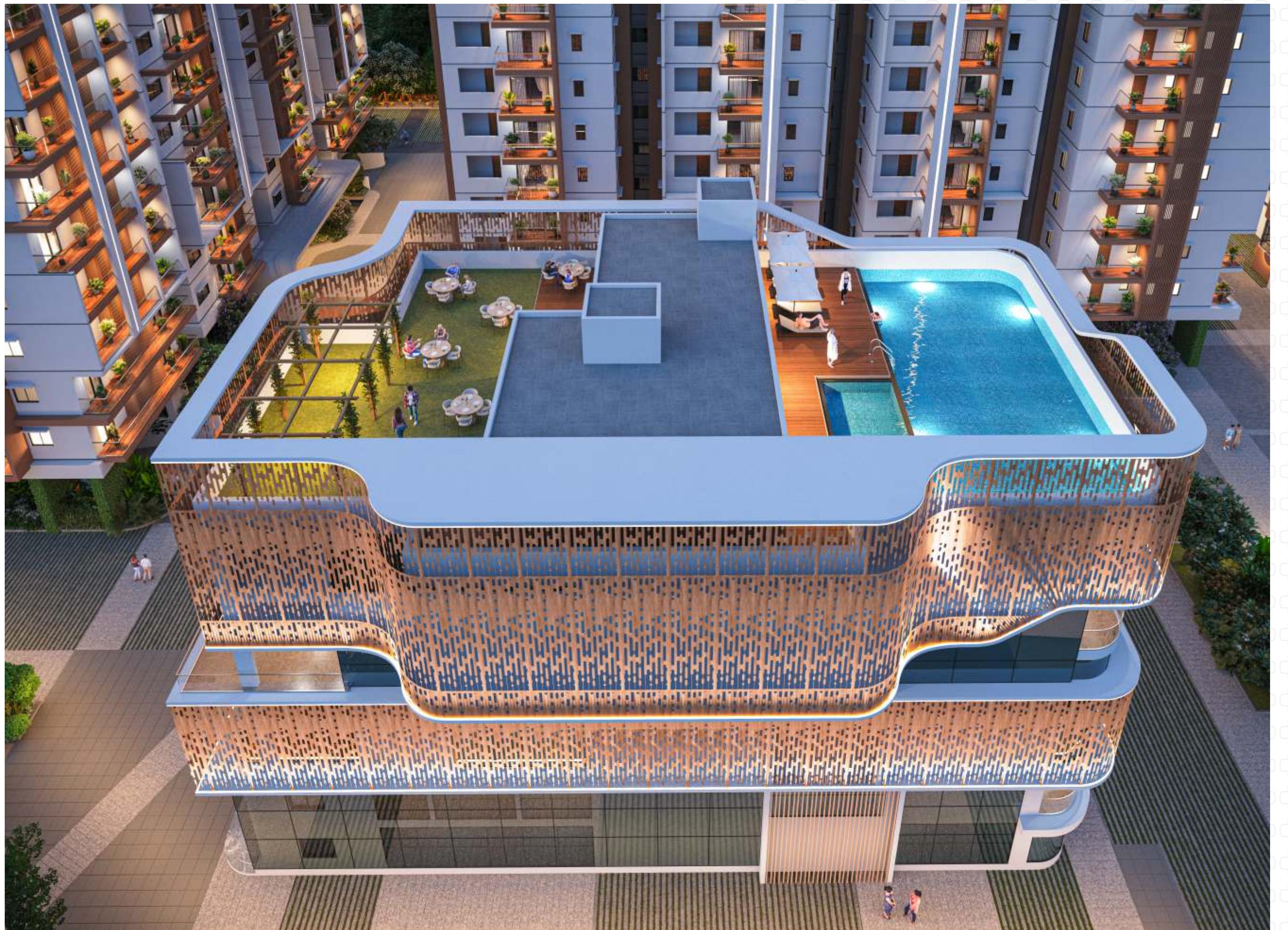


**LIVE THE
MAGICAL MOMENTS
OF LEISURE AND
ENTERTAINMENT**

**SOPHISTICATED +
CLUBHOUSE +
ULTRA
MODERN DESIGN**

The clubhouse is a show stopper. Behold your breath and be amazingly fascinated and be treated to a delightful architecture of the club house. The masterpiece attracts by its design. To add to this is the superlative amenities that outscore the sense and aura by its sheer thoughtfulness, good planning and pamper you to enjoy every bit of time that you spend here.

33
VERTEX
WEST
at NALLAGANDLA



THE TERRACE

POOL +

DIP

PARTY

SIP

THE GROUND FLOOR
Grand lobby
Coffee shop
Banquet halls

THE FIRST FLOOR
Library & Reading lounge
Spa & Sauna
Crèche

THE SECOND FLOOR
Aerobics
Yoga
Gym

THE THIRD FLOOR
Badminton court
Indoor games
Table tennis

THE FOURTH FLOOR
Preview theatre
Billiards

THE FIFTH FLOOR
Conference rooms
Guest rooms



**CHOOSE
YOUR
INDULGENCE**



● SECURITY CABIN

TOWER-1

STILT AMENITIES

1. INFORMAL SEATING
2. ARRIVAL WATER COURT
3. DROP-OFF PLAZA
4. ENTRY WATER FEATURE
5. KIDS ADVENTURE PLAY AREA
6. TABLE TENNIS COURT

TOWER-2

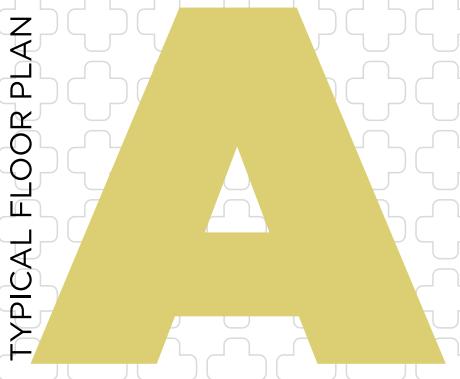
STILT AMENITIES

7. DROP-OFF PLAZA
8. EXIT RAMP FROM BASEMENT
9. ENTRY RAMP TO BASEMENT
10. TABLE TENNIS
11. TOT LOT PLAY AREA

LANDSCAPE AMENITIES

12. PERGOLA WITH SEATING
13. LAWN
14. FEATURE WALL
15. DECK WITH MOVABLE FURNITURE
16. OUTDOOR DINING AREA FOR COFFEE SHOP
17. CLUBHOUSE DROP-OFF
18. FEATURE COLUMN
19. PARTY STEP-OUT AREA
20. KIDS TOT LOT WITH STEPPED SEATING
21. MULTIPURPOSE PLAY AREA
22. OUTDOOR GYM
23. ADVENTURE PLAY AREA
24. PRACTICE BASKETBALL COURT
25. CHILDREN'S PLAY AREA
26. OPEN PLAY AREA
27. PRACTICE CRICKET PITCH
28. VOLLEYBALL COURT
29. TRANSFORMER YARD
30. BUS BAY

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CLUBHOUSE

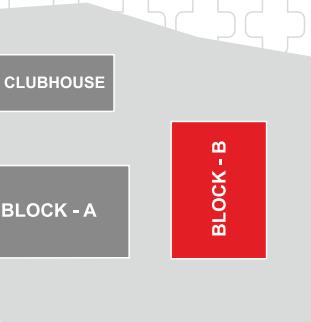
ROAD

BLOCK - A

BLOCK - B

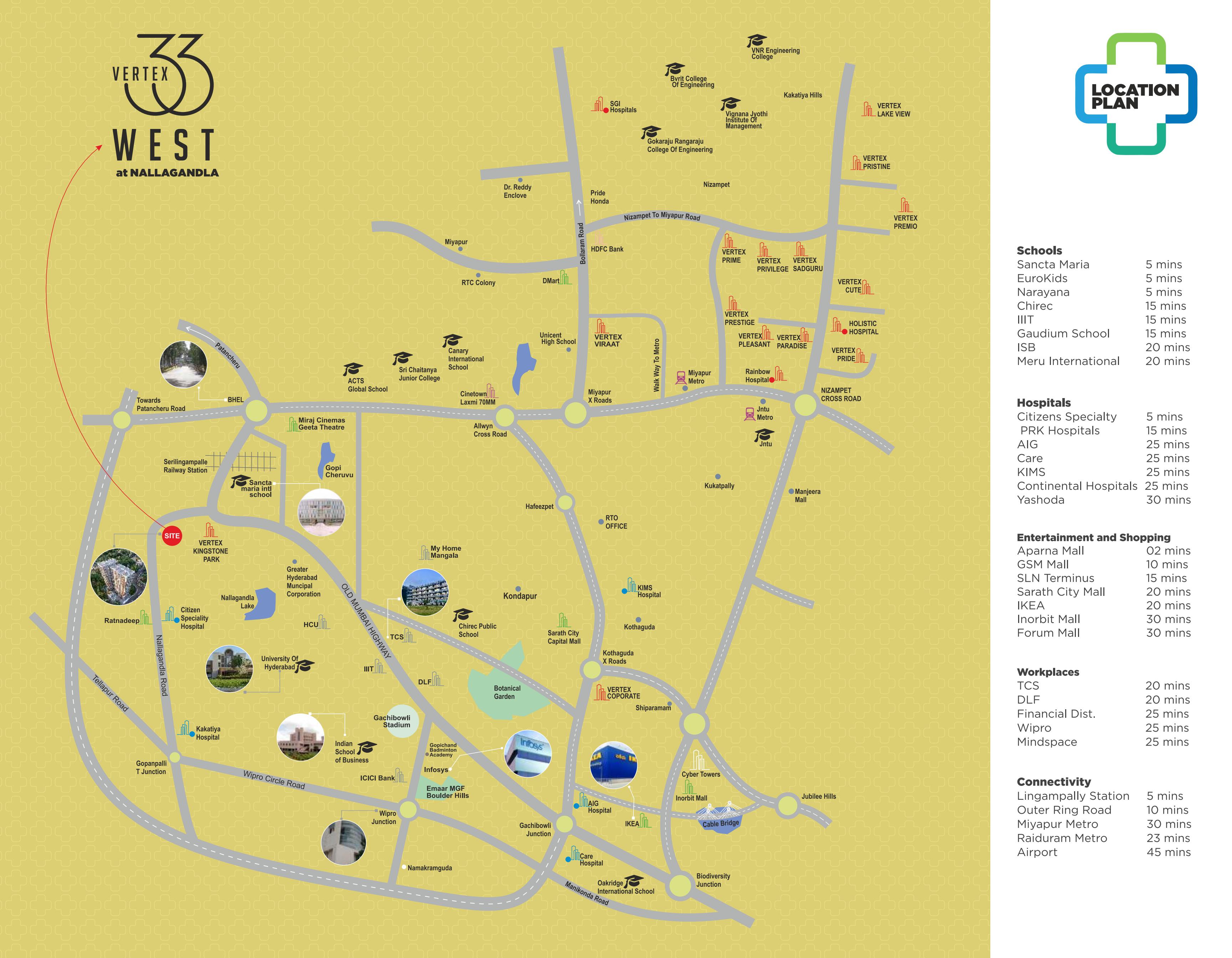


BLOCK B



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LOCATION PLAN



Schools

Sancta Maria	5 mins
EuroKids	5 mins
Narayana	5 mins
Chirec	15 mins
IIIT	15 mins
Gaudium School	15 mins
ISB	20 mins
Meru International	20 mins

Hospitals

Citizens Specialty	5 mins
PRK Hospitals	15 mins
AIG	25 mins
Care	25 mins
KIMS	25 mins
Continental Hospitals	25 mins
Yashoda	30 mins

Entertainment and Shopping

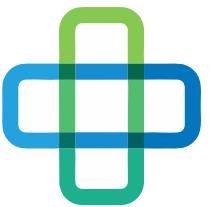
Aparna Mall	02 mins
GSM Mall	10 mins
SLN Terminus	15 mins
Sarath City Mall	20 mins
IKEA	20 mins
Inorbit Mall	30 mins
Forum Mall	30 mins

Workplaces

TCS	20 mins
DLF	20 mins
Financial Dist.	25 mins
Wipro	25 mins
Mindspace	25 mins

Connectivity

Lingampally Station	5 mins
Outer Ring Road	10 mins
Miyapur Metro	30 mins
Raiduram Metro	23 mins
Airport	45 mins



SPECIFICATIONS

SUPER STRUCTURE

RCC shear wall-framed structure, resistant to wind and earthquakes (Zone 2)

WALLS

EXTERNAL:

Reinforced shear wall

INTERNAL:

Reinforced shear wall

CEILING FINISHES

DRAWING, DINING, LIVING, BEDROOMS, KITCHEN & BALCONY:

Smoothly finished with putty and acrylic emulsion paint

BATHROOMS:

Grid ceiling to cover all service lines

WALL FINISH

DRAWING, DINING, LIVING, BEDROOMS, KITCHEN & BALCONY:

Smoothly finished with putty and acrylic emulsion paint

BATHROOMS:

Ceramic tiles cladding up to lintel/8 feet height

EXTERNAL FINISHING

Texture finish & two coats of exterior emulsion paint from reputed brands with architectural features

FLOORING

DRAWING, DINING, LIVING, BEDROOMS & KITCHEN:

Large format vitrified tiles from reputed brands

BALCONY, BATHROOMS & UTILITY:

Anti-skid vitrified / ceramic tiles

CORRIDORS:

Vitrified tiles

STAIRCASE:

Kota stone/tandur stone

WINDOWS

All windows are uPVC glazed with sliding/openable shutters with EPDM gaskets, necessary hardware and provision for mosquito mesh

DOORS

MAIN DOOR:

8 feet high engineered wood frame with designed solid core shutter with teak veneer on both sides, PU/melamine coat fixed with reputed make hardware and smart lock

INTERNAL DOORS:

Engineered hardwood frame with veneer shutter and reputed make of hardware

BATHROOM DOORS:

Engineered hardwood frame with laminated flush shutter and reputed make of hardware

BALCONIES:

uPVC glazed French sliding doors with provision for mosquito mesh

BATHROOMS

Vanity type wash basin with single lever basin mixer

KITCHEN

Kitchen with electrical points and plumbing points

ELECTRICAL

- Concealed copper wiring or reputed make.
- Power outlet for air conditioners in all bedrooms and living rooms
- Copper piping in all bedrooms, living & dining areas
- Power outlet provisions for geysers in all bathrooms and utility
- Power outlets for chimney, hob, refrigerator, microwave / oven, mixer / grinder, water purifier in kitchens
- Washing machine & dishwasher power outlet provisions in utility area
- Three-phase supply for each unit and individual dual source prepaid metres
- Miniature circuit breakers (MCB) for each distribution board of reputed make
- Modular switches of reputed make

TV / TELEPHONE

Provision for internet, DTH and telephone

TELEPHONE:

Living & master bedroom

TV POINTS & INTERNET:

All bedrooms, drawing & living rooms (with CAT6 & Rg6)

WATER PROOFING

Provided for all bathrooms, balconies, utility areas and terrace

SECURITY

- Intercom facility for all units connecting to security room.
- Comprehensive security system with cameras at appropriate locations i.e., at entry and exit of lobby areas, basements of all towers and near main entrance / exits
- Panic button and intercom in lifts connected to the security room

FIRE SAFETY

Fire alarm, smoke detectors and heat detectors in kitchen, automatic sprinklers and wet risers as per Fire Authority regulations

POWER BACK-UP

100% DG back-up provided for each flat

PNG / LPG

Supply of gas from Piped Natural Gas System / LPG

LIFTS

V3F drive high speed lifts of reputed make. Lift lobby cladding with vitrified tiles / granite

WTP & STP

- Water Treatment Plant for bore well water and water metre for each unit
- A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project
- Treated sewage water will be used for landscaping and flushing

BILLING SYSTEM

Automated billing system for water, power, DG, gas & maintenance

GARBAGE DISPOSAL

Garbage disposal system through chutes in each block

ARCHITECTS



PROJECT CONSULTANTS

STRUCTURAL



MEP



LANDSCAPING



Vertex Vega Developers LLP,
4th Floor,
Plot No. 8 & 9,
Jubilee Enclave, Opp.
HITEX Entrance,
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