



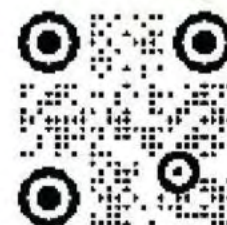
VIAN VILVA

Luxury living with beautiful
sunsets and landscapes.

Architectural Designed by



Interiors Designed by





VIAN VILVA

Luxury Apartments Project is actively working towards designing landmarks that live up to global standards and exemplify the principles of Building a Better Life.

KOLLUR



LOCATION

Located in up and coming happening province of Kollur, this project is a dreamy take houses with a purpose to elevate life in all ways possible.

VISION

Our projects offer the greatest standards of design and workmanship, unwavering quality, and unmatched service.

Our houses are located in communities that provide a wide range of experiences, designed to help people live their best lives.



LOBBY

A PURPOSEFUL
INDULGENCE...



2.62

Acres Project Area

6.6L sq.ft

Total built up area

100%

Vastu compliance

75%

Open space

1,375, 1,675, 1,875, 2,000,
2,250 sq.ft

Unit sizes

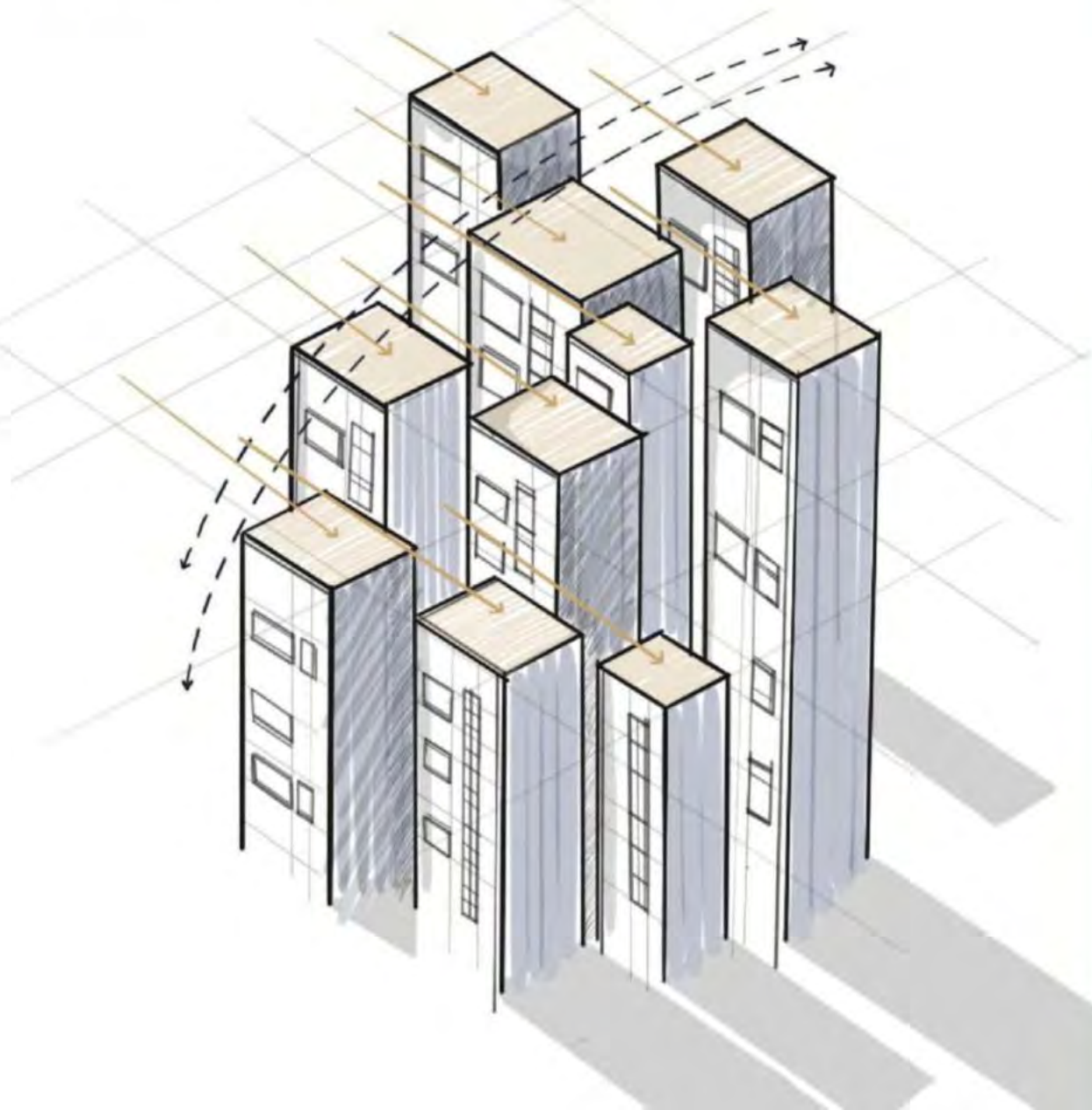
23rd, 24th, 25th Floor

Club House

IT'S ALL IN THE AIR...

BREATHING MASS

- A unique convergence of aesthetics and greenery incorporated to provide cross ventilation and sunlight throughout all the residences
- Louvers & trees reduce the harsh light and purify the air quality
- Terraced Gardens for social interaction spaces
- Some open spaces that can potentially be used as green spaces



AN ARRAY OF AMENITIES THAT
OFFER ENDLESS POSSIBILITIES
FOR COMFORT AND ENJOYMENT



Sky Terrace



Heated Pool



Integrated Landscaping



24/7 Security



Children's play area



Strategic Location



Lush green
landscapes



Cross ventilation
throughout the building



Green
terraces



Stepped massing to
allow maximum sunlight

NEST FOR ALL THINGS
GOOD AND GREEN...

AMENITIES

CLUBHOUSE - 1 (23,24,25 FLOORS)



23RD FLOOR

- Squash Court
- Fitness Studio
- Yoga Zone
- Zumba



24TH FLOOR

- Banquet Hall
- Service Kitchen



25TH FLOOR

- | | |
|---------------|-----------------------------|
| The Arcade | Table Tennis |
| Billiards | TV Lounge with X-BOX Gaming |
| Chess | Foosball |
| Snooker Table | Theater |



25TH FLOOR - TERRACE

- | | |
|-------------------------------|------------------|
| Temp-controlled Infinity Pool | Terrace Gardens |
| Kids Pool | Star Gazing Deck |
| Zen Garden | BBQ Porch |
| Golden Hour Patio | |

CLUBHOUSE - 2 (STILT)



INDOOR

- | | |
|----------------------|-----------------------|
| Grand Entrance Lobby | Freedom Room |
| Working Pods | Senior Citizen Lounge |
| Business Centre | Co-working Spaces |
| Creche | Rock Climbing |
| Hobby Room | Café |
| The Reading Room | Waiting Lounge |



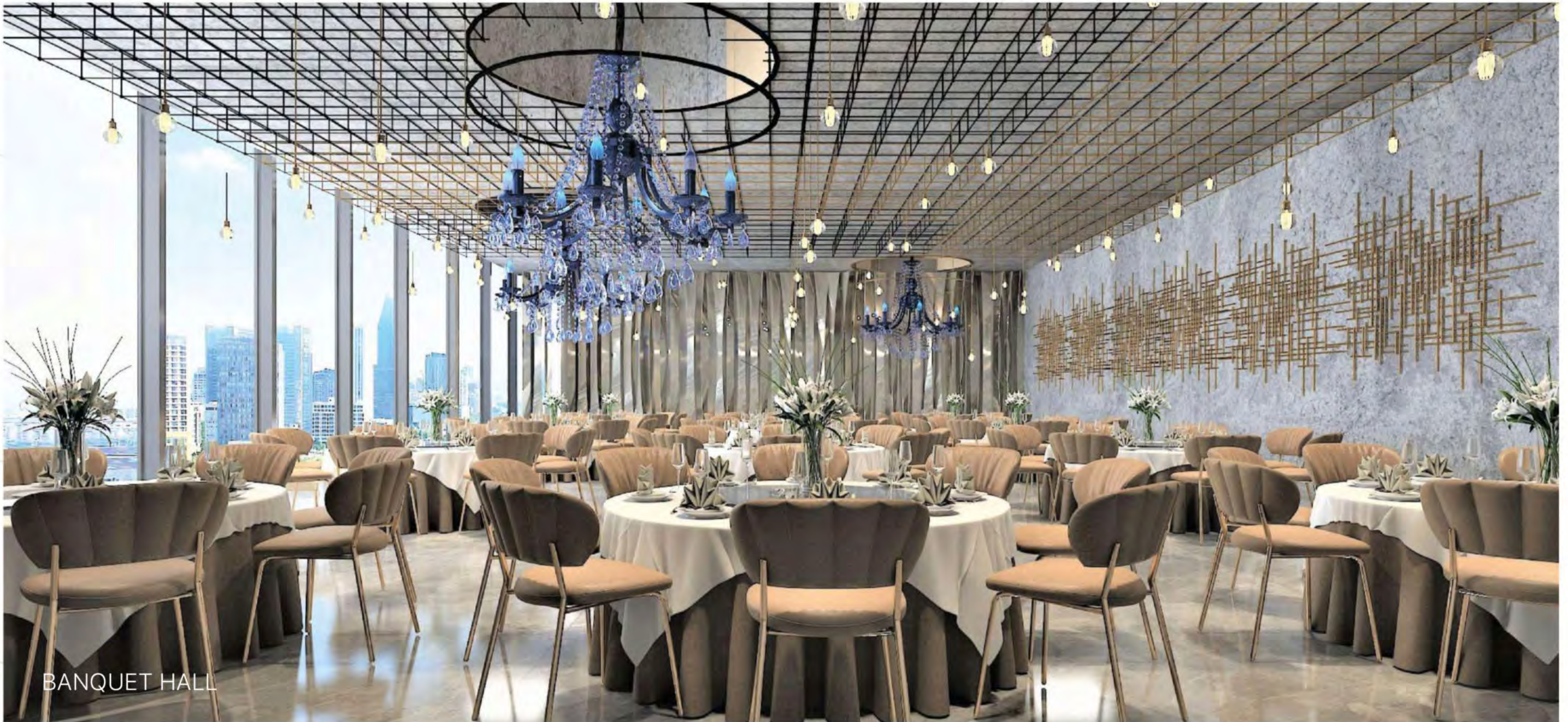
OUTDOOR

- | | |
|----------------------------------|---------------------|
| Playtopia | Vechile Free Zone |
| Outdoor Fitness | Cricket Nets |
| Breakout Zone | Carwash |
| Jogging or Walking Track | EV Charging Station |
| Water Cascade with Sculptures | Guest Rooms |
| Landscaping as per Design Intent | |

ARRIVAL

- Sculptures & Artefacts
- Visitors Waiting
- Intergrated Landscaping
- Amphitheater
- Visitors Drop-off Zone





BANQUET HALL

CLUB HOUSE

- Located on the 23rd, 24th, 25th Floor
- Club house is 19,000 Sqft
[With stilt 40,000 Sqft]
- Sky Lounge

BUSINESS

- Meeting Facilities & Lounges
- Working pods
- Reception
- Guest Parking



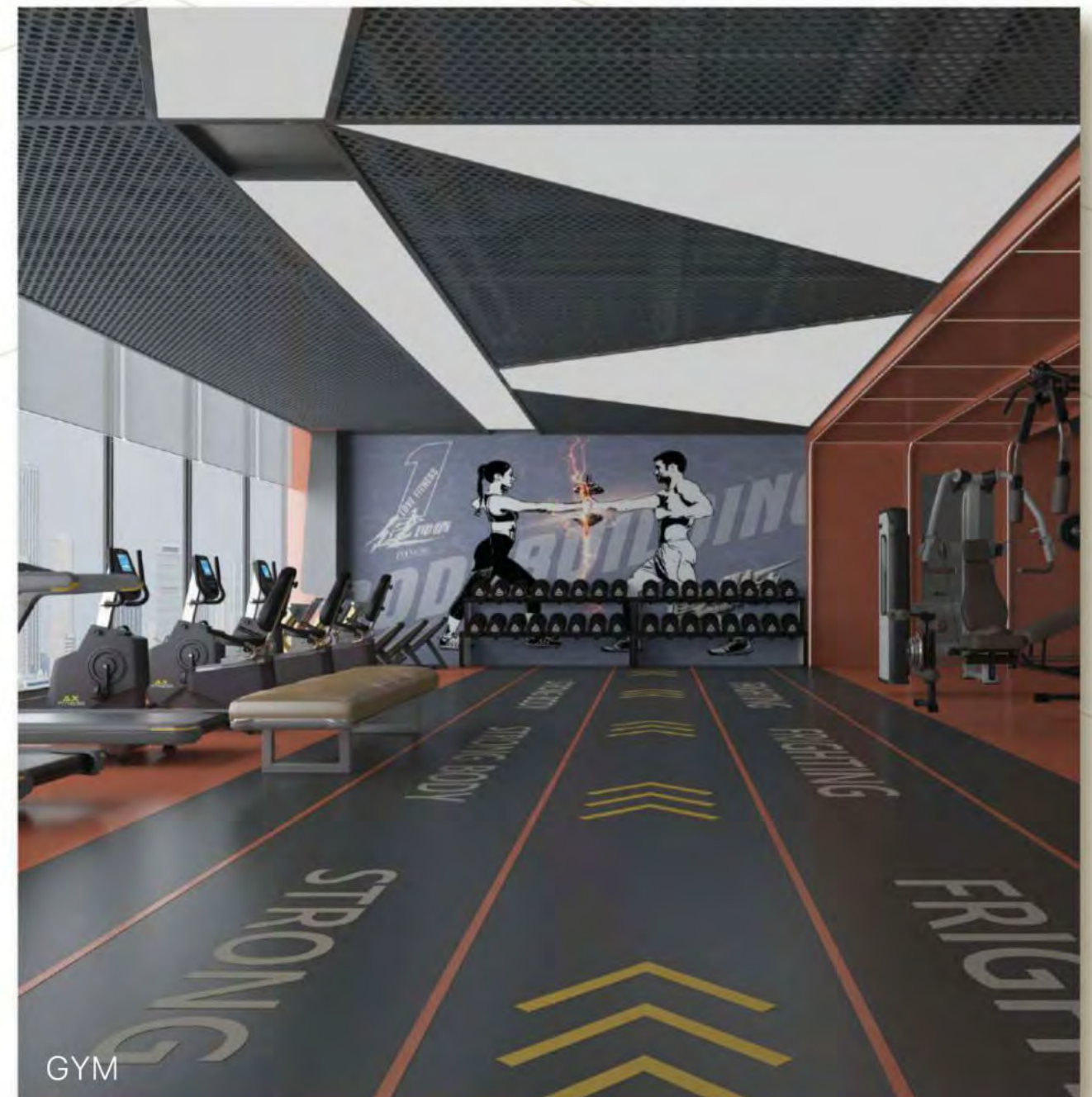
KIDS PLAY AREA

HEALTH & WELLNESS

- Salon
- 24/7 Gym
- Creche
- Japanese Zen garden
- Sunset Deck
- Gardens to walk

SPORTS

- Squash Court
- Indoor Badminton
- Swimming Pool
- Indoor Basket ball court
- Table Tennis
- Game Room



GYM



GOLDEN HOUR PATIO

SOCIAL GATHERING

- Multi-functional Halls with Gardens
- Sky Lounges
- Family Gathering Pavillion
- Pool Side Party Area



KIDS PLAY AREA



KIDS PLAY AREA



WAITING AREA

DISTRIBUTION

FLAT SIZE (in Sq. Ft.)	No. of Units
2,250	96
2000	22
1875	72
1675	56
1375	112

Total : 358

CLUB HOUSE





BED ROOM - 1

A COMFORTABLE BEDROOM
IS A COZY RETREAT AT
THE END OF A LONG DAY.

A well-designed bedroom should
be a relaxing oasis, a sanctuary
from the hustle & bustle of daily life



BED ROOM - 2

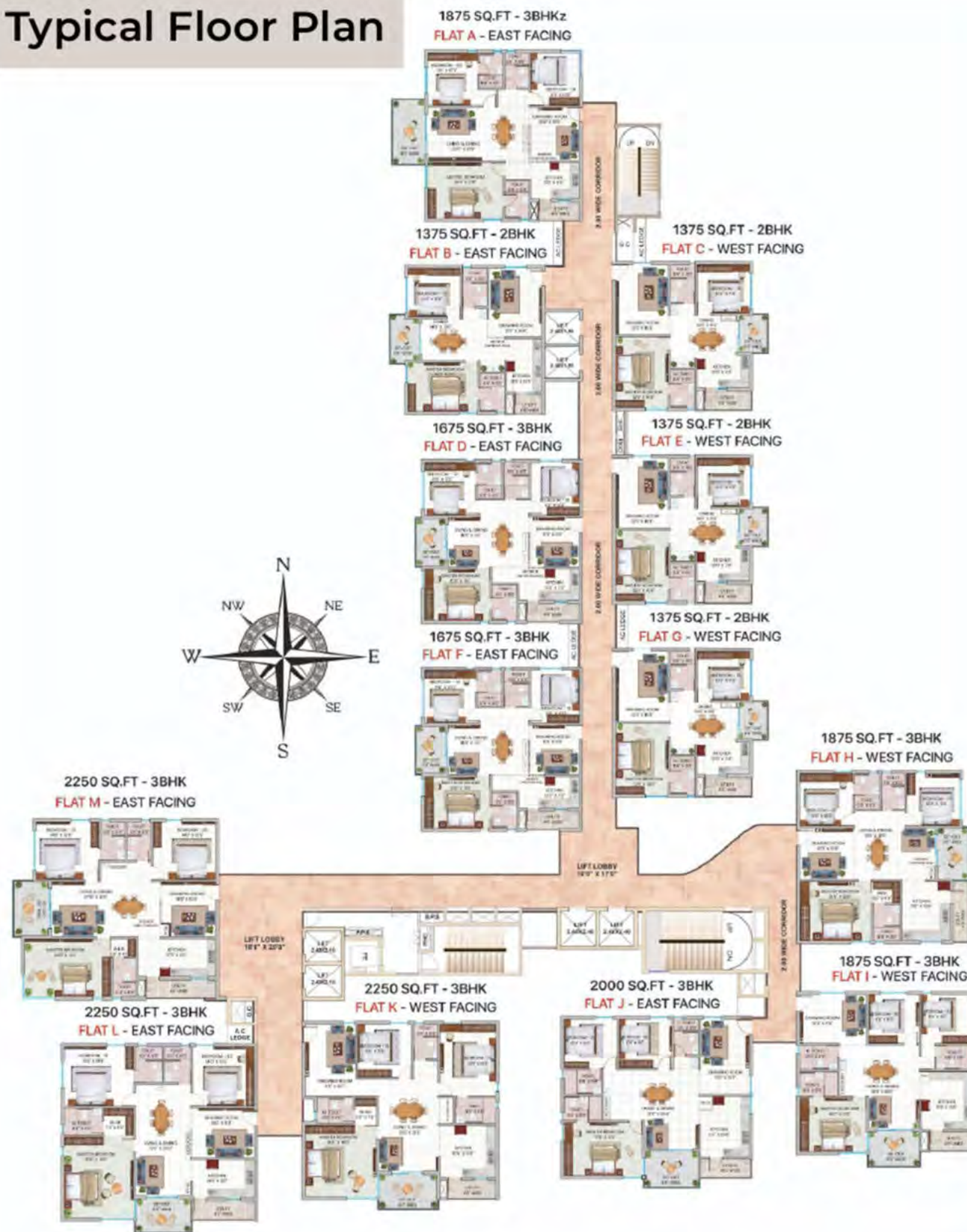
THEATER



TERRACE BBQ PORCH



Typical Floor Plan



Flat No.	Facing	No. of BHK	Flat Area (Sq. ft)	No. of Units
<u>Flat – A</u>	EAST	3 BHK	1,875	28
<u>Flat – B</u>	EAST	2 BHK	1,375	28
<u>Flat – C</u>	WEST	2 BHK	1,375	28
<u>Flat – D</u>	EAST	3 BHK	1,675	28
<u>Flat – E</u>	WEST	2 BHK	1,375	28
<u>Flat – F</u>	EAST	3 BHK	1,675	28
<u>Flat – G</u>	WEST	2 BHK	1,375	28
<u>Flat – H</u>	WEST	3 BHK	1,875	22
<u>Flat – I</u>	WEST	3 BHK	1,875	22
<u>Flat – J</u>	EAST	3 BHK	2,000	22
<u>Flat – K</u>	WEST	3 BHK	2,250	32
<u>Flat – L</u>	EAST	3 BHK	2,250	32
<u>Flat – M</u>	EAST	3 BHK	2,250	32
TOTAL No. OF UNITS - 358				



FLAT - A

East Facing

3 BHK - 1,875 Sqft

Floors - 28

Units - 28





FLAT - B

East Facing

2 BHK - 1,375 Sqft

Floors - 28

Units - 28





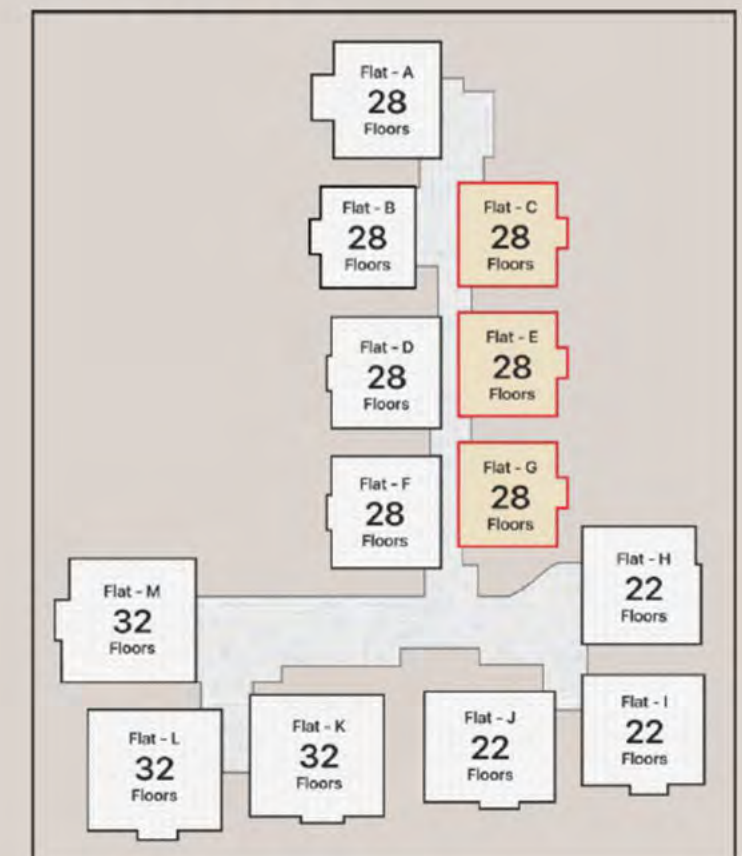
FLAT - C, E & G

West Facing

2 BHK - 1,375 Sqft

Floors - 28

Units - 28





FLAT - D & F

East Facing

3 BHK - 1,675 Sqft

Floors - 28

Units - 28





FLAT - H

West Facing

3 BHK - 1,875 Sqft

Floors - 22

Units - 22





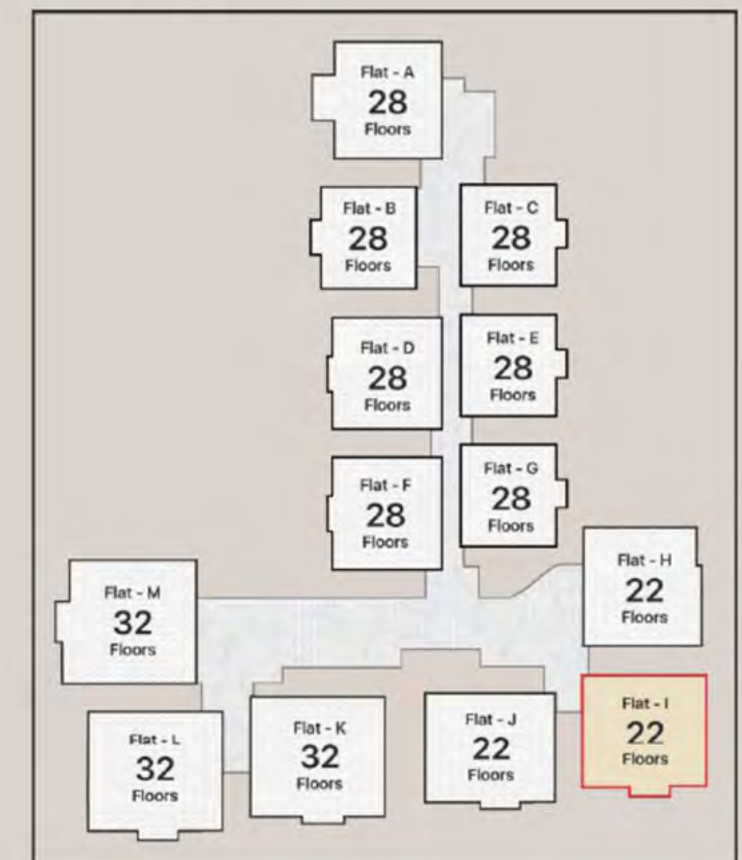
FLAT - I

West Facing

3 BHK - 1,875 Sqft

Floors - 22

Units - 22





FLAT - J

East Facing

3 BHK - 2,000 Sqft

Floors - 22

Units - 22





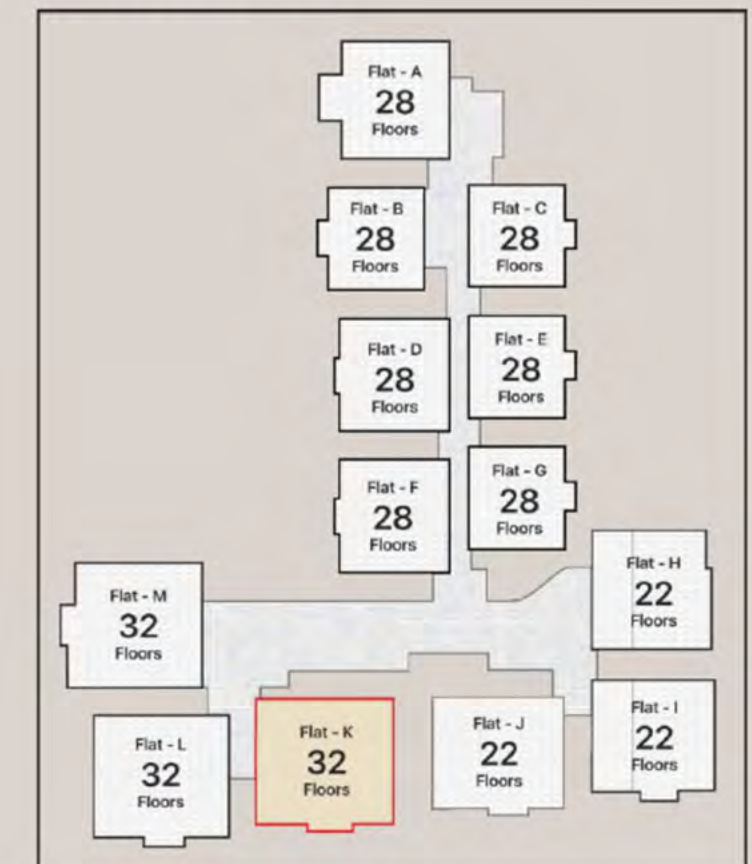
FLAT - K

West Facing

3 BHK - 2,250 Sqft

Floors - 32

Units - 32





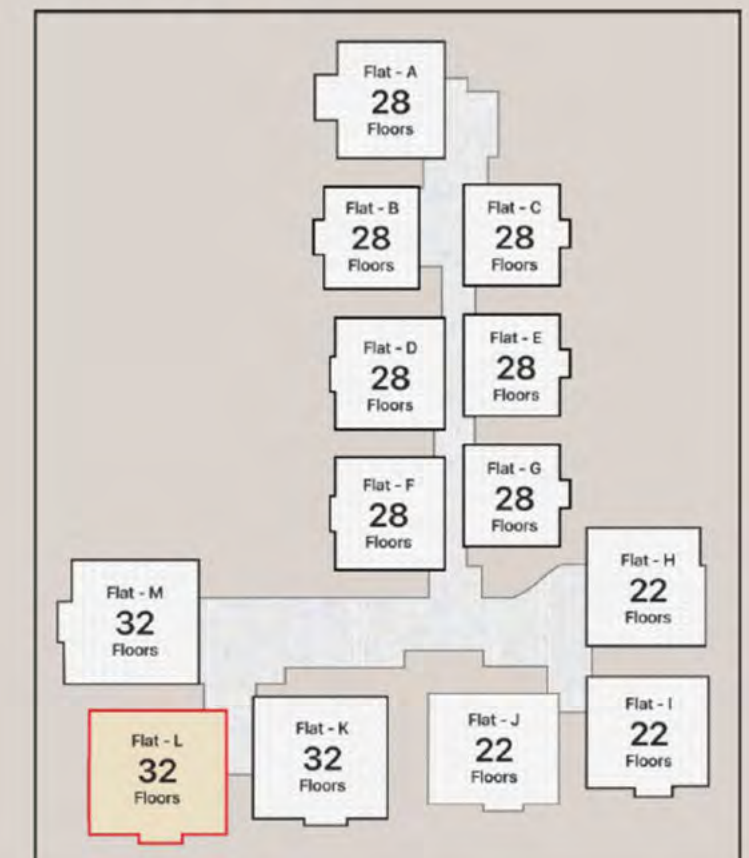
FLAT - L

East Facing

3 BHK - 2,250 Sqft

Floors - 32

Units - 32





FLAT - M

East Facing

3 BHK - 2,250 Sqft

Floors - 32

Units - 32



SPECIFICATIONS



FOUNDATION & STRUCTURAL FRAME

RCC Foundation & RCC Frame structure.



SUPER STRUCTURE

Aluminium formwork and shear wall technology.
RCC Foundation & RCC Frame structure to withstand wind & seismic loads.



PLASTERING INTERNAL

Internal walls with smooth finishing / Punning / Putty.



PAINTING

EXTERNAL:

Textured / smooth finish & two coats of exterior emulsion paint with base primer of reputed make (Asian / Berger or equivalent).

INTERNAL:

Putty finish, 1 coat primer with 2 coats premium acrylic emulsion of reputed make (Asian/Berger or equivalent).



FLOORING

ROOMS:

Living, Drawing, Dining, Bedrooms & Kitchen- Superior quality double charged vitrified flooring with 800x800mm / 800x1200mm / skirting as per design.

TOILETS:

Acid-resistant, Anti-skid ceramic tiles / Vitrified flooring as per reputed make/ Approved by the consultant.

CORRIDORS:

600 x 1200mm Vitrified tiles / Granite / Marble / SVGT Tiles.

BALCONY:

Anti Skid vitrified tiles.

STAIRCASE & LIFT LOBBY:

Granites / Kota stones / as approved by the consultant.

BASEMENT, PARKING AREA FLOORING:

VDF flooring.



SANITARY FITTINGS

Single lever fixture with wall mixer cum shower. Provision for geysers in all bathrooms. (Jaquar / Grohe / Kohler or equivalent).



JOINERY WORKS

MAIN DOOR:

Designer-engineered wood frame with flush shutter of 38 mm on both side of the veneer with polished finish. Providing Architrave with veneer polish with Biometric Lock.

INTERNAL DOORS:

Designer-engineered hardwood frames with flush shutters 30 mm thickness with 1 mm laminate on both sides.

WINDOWS:

UPVC window with single glazed unit complete toughened/ HT glass Hardware with provision for mosquito mesh.

VENTILATORS:

UPVC glazed ventilators with premium hardware, integrated with provision for exhaust fan.



WALL CLADDING

KITCHEN:

Dadoing in kitchen: Glazed Ceramic Tiles dado up to 2' height above the kitchen platform.

TOILETS:

Glazed ceramic tiles dado up to ceiling height.

Ceramic/vitrified as per approval.

Rustic vitrified tile of SKGT.

UTILITY AND WASH:

Tile dado up to sill level.

LIFT WALL CLADDING:

Stilt level, Parking level with Granite/Tiles/Marble cladding.
Typical lift wall cladding with tiles.



LOBBY, CORRIDOR CEILING

Gypsum false ceiling.



KITCHEN / UTILITY

PLATFORM & SINK:

Granite platform with stainless finish sink.

WATER CONNECTIONS:

Centralised TREATED water supply system to all flats.

EXHAUSTS:

Provision for fixing of water RO system, exhaust fan & chimney.

UTILITY / WASH:

Provision for dishwasher & washing machine in utility area and wet area for washing utensils.

Countertop wash basin in master bathroom.

EWC with a vertical stack flushing system with a hydro-pneumatic system.



ELECTRICAL

MAIN:

Miniature Circuit Breakers (MCB) for each distribution board. (Legrand/Schneider or equivalent).
Three-phase supply for each unit & individual meter boards.

BEDROOMS:

Power outlets for air conditioners in all bedrooms with 15 AMP and provision for drain outlets.

KITCHEN:

Power plugs for cooking range, chimney, refrigerators, microwave ovens, mixer/grinders in kitchen, washing machine, etc.

TOILETS:

Power outlets for geysers in all bathrooms.

Concealed Copper Wiring with premium brand (Polycab / Finolex or equivalent).



LIFTS

High-speed automatic passenger lifts with rescue device with V3F for energy efficiency with granite/marble/tile cladding and one service lift (Johnson/Schindler/Mitsubishi/OTIS/Toshiba or Equivalent).

Panic button and intercom in the lifts connected to the security room.



SECURITY / BMS

Sophisticated round-the-clock security system.

Panic button and intercom is provided in the lifts connected to the security room.

Surveillance cameras at the main security & entrance of each block to monitor.

Biometric lock for the main door.

CCTV security surveillance for all common areas.



PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks required.

Parking signage and equipment at required places to improve driving comfort.

Dedicated car wash will be provided.

Provision for EV charging stations.



LPG

Provision of supply gas from centralized gas banks to all individual apartments with pre-paid gas meters.



HAND RAILING

Glass railing as per design intent.



CABLE TV

Provision for cable connection in Master Bedroom & living room.



TELECOM

Telephone points in the Master bedroom and living room.

Intercom facility to all the Flats connecting to Main Security Room.

Apps like Mygate/Equivalent will be provided for added security.



INTERNET

Any dedicated service provider Internet connectivity provision in every Apartment.



HOME AUTOMATION

Wired Smart Home - Automation with wired smart home assist to help with Lighting control, Fan & AC control.



WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

Fully treated water is made available through exclusive water softening/purification plants.

The water from the terrace & open areas will be collected through rainwater pipes, which will be discharged into the rainwater harvesting pits to recharge the groundwater as per the norms.



FACILITIES FOR PHYSICALLY CHALLENGED

Access ramps at all entrances shall be provided for Physically Challenged.



GENERATOR POWER BACK UP

2KW loading power backup for each flat, DG set backup with acoustic enclosure & AMF.



FIRE & SAFETY

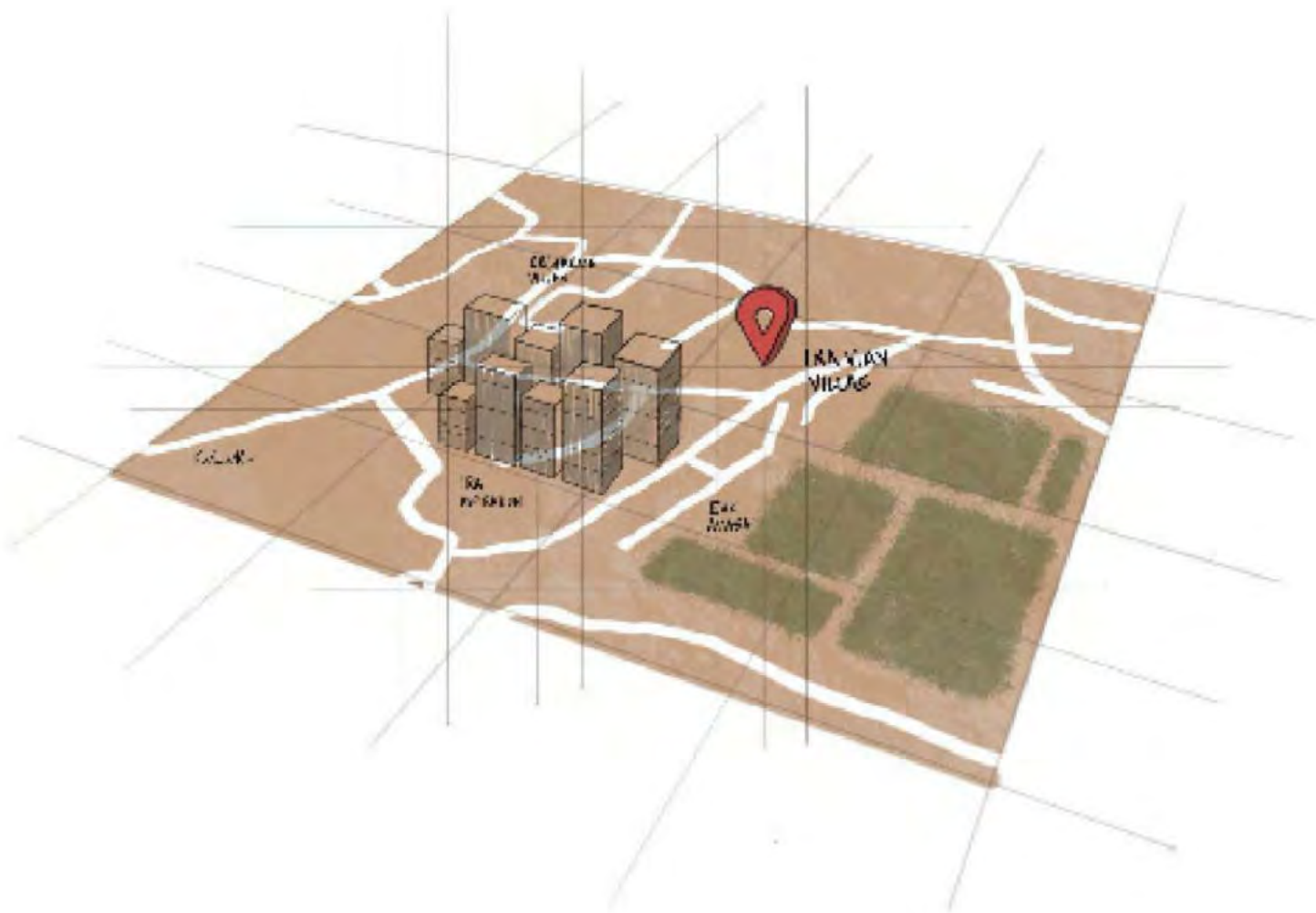
Fire hydrant & fire sprinkler system as per NBC 2016 norms.

Access control system with boom barrier.

Fire alarms & Public address system in all floors & parking areas (basements).

Control panels will be kept at the main security system.

Fire and life safety for the entire project as per NBC norms.



CONNECTING YOUR SOUL TO THE CITY'S HEART

15 km

Indian Business School

1 km

Delhi Public School

3 km

Samashti International

15 km

University of Hyderabad

19 km

Outer Ring Road



Easy access to
Kokapet SEZ



5 min drive to ORR



10 min drive to Delhi
Public School



10 min drive to
Financial District



Located next to
100 Ft Road



THANK YOU