

“ Affluent
Lifestyle
in Nature's Lap ”






Vista
Happy Living

3 ACRES | 218 FLATS



your home is
your pride,
your honour.

This is where your dreams take shape and the colours of life come alive. Unlock a brighter everyday in Vista from Sunyuga Infra Pvt. Ltd. Savour every moment of high life from the Heights - a modern residential complex offering cosy apartments where your spirit unwinds in excitement in a spacious treat from Sunyuga Vista. Unveil a new chapter in your new home.



Vista
Happy Living



ASTER BLOCK

- | | | | |
|----|----------|---|----------|
| 14 | 1550 sft | 1 | 1200 sft |
| 13 | 1200 sft | 2 | 1200 sft |
| 12 | 1200 sft | 3 | 1200 sft |
| 11 | 1850 sft | 4 | 1200 sft |
| 10 | 1500 sft | 5 | 1200 sft |
| 9 | 1650 sft | 6 | 1200 sft |
| 8 | 1700 sft | 7 | 1820 sft |

- | | |
|----|----------|
| 17 | 1200 sft |
| 16 | 1200 sft |
| 18 | 1200 sft |
| 17 | 1200 sft |
| 16 | 1200 sft |
| 15 | 1200 sft |
| 14 | 1840 sft |

Proposed 100' Road

amenities

- 1 - Informal seater
- 2 - Children play area
- 3 - Mound with seating
- 4 - Cricket pitch - Net practice
- 5 - Open air theatre & Screening wall
- 6 - Seating area
- 7 - Basket ball court
- 8 - BBQ area
- 9 - Pergola
- 10 - Water body
- 11 - Informal / Half basket ball court
- 12 - Shuttle court
- 13 - Seating with plantation
- 14 - Pebble bed with plantation
- 15 - Jogging / Cycling track
- 16 - Club House
- 17 - Party lawn
- 18 - Swimming pool
- 19 - Herbal Garden
- 20 - Pets zone
- 21 - Reception & Visitors waiting lounge
- 22 - Super Market





aster block

Typical Floor Plan



Flat no.	1-6	7	8	9	10	11	12, 13	14
Area in sft	1,200	1,820	1,700	1,650	1,500	1,850	1,200	1,550
Type	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	3 BHK
Facing	West	West	North	East	East	East	East	East



Freesia block

Typical Floor Plan



Flat no.	1 & 10	2,11,12	3	4	5,13	6 - 9	14	15, 16,17,18
Area in sft	1,600	1,220	1,200	1,560	1,800	1,200	1,840	1,200
Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK	2 BHK
Facing	West	West	West	West	North	East	North	East



peony
block

Typical Floor Plan



Flat no.	1-3	4	5
Area in sft	1,190	1,720	1,175
Type	2 BHK	3 BHK	2 BHK
Facing	West	East	East



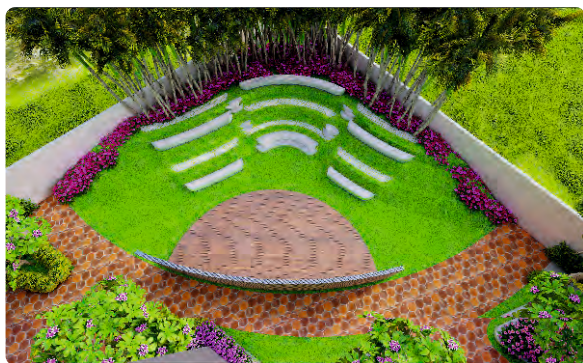
live like you imagined

Everybody wants to fly like a bird. It is time for your dreams to take off at Vista. Explore life from the flats, cosy, idyllic apartments, where you can design the way you live. **Aster, Freesia** and **Peony** blocks in which you can spread your wings to find freedom.



soak in the serenity

Galore of Options..,
Open Air Amphi Theatre, Picturesque Landscape & Pathways, 60 feet long swimming pool, Chiselled Pergola, Kids Play Area, Shuttle Court, Half Basket Ball Court, Cricket Net Practice etc.,



Green flats are based on the next generation philosophy of living that puts emphasis on the concept of environment friendly and sustainable living.



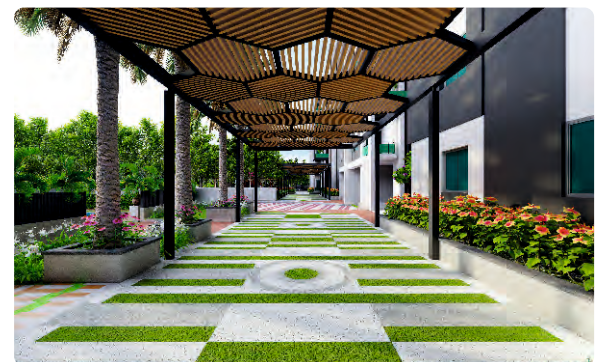
They ensure an optimised use of energy, water and all other building materials. These flats are the ideal way to lead an eco friendly life that makes the idea of happy and healthy living possible.



Be it light, ventilation or other health benefits. Green flats are ideal to make day to day life a green life in the true sense. Think green, live green.



Be
Fit, Active & Athletic



specifications



STRUCTURE:

RCC framed structure.

WALLS:

Outer wall 9", inner walls 4½" thick with light weight red brick in cement mortar.

PLASTERING:

All internal walls will be smooth finish.
External plastering will be sponge finish.

KITCHEN:

Polished granite kitchen platform with stainless steel sink. 2'0 dado in glazed tiles above granite kitchen platform. Provision for aqua guard, exhaust fan and grinder.

TOILETS:

Ceramic glazed tiles dado up to 6'.6" ft height for the wall, Sanitary ware or Hindware / Cera or equivalent make in all toilets. Branded CP fittings.

BALCONY:

Powder coated aluminum framed UPVC sliding doors.

FLOORING:

- a.) Vitrified tiles 2'.6" x 2'.6" size for living, all bedrooms, dining and kitchen area.
- b.) Anti-skid ceramic tiles – Balconies
- c.) Granite / Vitrified tiles – Corridors
- d.) Stair case: natural stone / tile Icon / similar tiles or equivalent.



DOORS:

Main Door:

Specially designed polished teak wood with exotic hardware.

Inner Door:

Consists of teak wood frame, with OST flush shutters.

WINDOWS:

UPVC windows with safety grills.

GENERATOR:

Generator backup for lift, common areas, 2 light and 2 fan points in each flat.

ELECTRICAL:

Concealed copper wiring (Finolex / Fine cab or equivalent) with adequate light, fan points, TV & telephone points in living and bedrooms. Modular electrical switches, power outlets for air conditioners in living and bedrooms

PAINTING:

All rooms with luppam/ putty with OBD. Exterior walls with texture/cement-based paints. Main door polishing and other doors and windows with enamel paint.

PLUMBING:

CPVC concealed piping with good quality fittings and water supply through overhead tank (Drinking water connection to be provided in the kitchen) adequately supplemented by bore well.

LIFT: 6 passenger standard lift of Kone / Johnson or equivalent make.





Well connected for convenience.
Secluded enough for privacy..



LOCATION SCAN

Schools

- DRS International School - 350mts, 4min
- Abhaya Internation School - 1.5kms, 3min
- Unicent International School - 2kms, 5min
- St. Peters International School - 2.6kms, 9min

Colleges

- Mallareddy University - 1.7kms, 4min
- Narasimhareddy Engineering College - 1.8kms, 4min
- St. Martins Engineering College - 3.4kms, 9min
- Tech Mahindra University - 6.9kms, 16min
- CMR Institute of Technology - 10.2kms, 20min

Hospitals

- Balaji Hospital - 7.3kms, 13min
- Konark Hospital - 9.2kms, 16min
- Rush Super Speciality Hospital - 9.4kms, 17min
- Mallareddy Narayana Multi-speciality Hospital - 8.1kms, 19min

Leisure

- Cine Planet - 5.9 kms, 11min
- Dholaridhani - 5/7kms, 13min
- Dmart - 6.9 kms, 13min
- Decathlon Sports Center - 8.6 kms, 14min

Connectivity

- Bahadurpally - 5.2kms, 10 min
- Medchal ORR 5.9kms, 11min
- Kompally - 5.5kms, 13min
- Suchitra - 10.2kms, 18min
- Telangana State Forest Academy - 1.9kms, 6min
- JBS - 17.6 kms, 34min
- Secunderabad Railway Station - 18.9 kms, 36 min

Promoted by



Survey No. 391/1, Apparel Park Road,
Near DRS International School, 100 Feet Road, Dullapally,
Medchal Mandal, Medchal-Malkajgiri District, Hyderabad – 500 014.
Ph.: **+91 7330767678, +91 7330767679**
contact@sunyugainfra.com

Architect by



Flat - 401, Isha Nest, Plot No. 10, Naga Hills, Khajaguda Hyd,
Telangana Hyd - 500032. Ph.: **9849600602**
sagarassociates2005@yahoo.com | www.sagararchitects.com



Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.