

**YOUR
HYBRID
HOME**

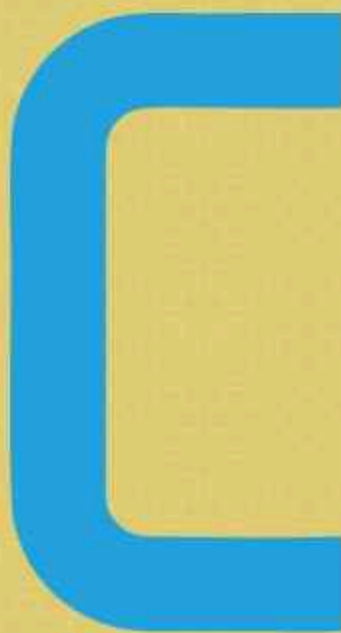


WEST
at **NALLAGANDLA**



WEST

at NALLAGANDLA



**HYBRID WORK
HYBRID CAR**

**now FIRST
HYBRID
HOMES**

of

NALLAGANDLA





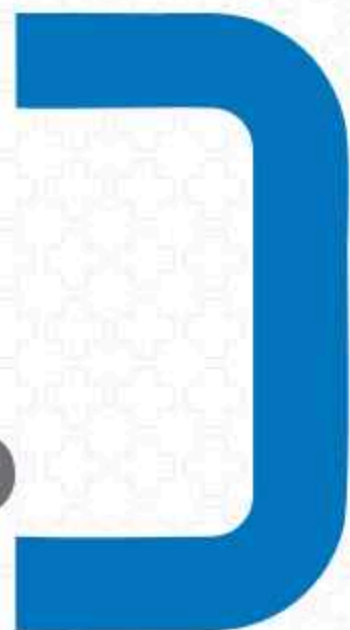
Hybrid is an inspired concept where we always cherish an upgrade and an upscale. It's a non compromising nature in us that always seeks that added benefit. We always wished that add on ' especially when we are buying a first home or are looking for an upgrade without us having to stretch out to get that flavour of absolute premium class feature. Like a hybrid car that comes with a promise of a stunning petrol engine with additional benefit of electric power. It's your hybrid work that gives luxury of upscale office plus the comfort of work from home.



LIVE

5

**HYBRID
WONDERS OF
HOMES** ++



**SPRAWLING
PODIUM**



**60,000 SFT
JOYSCAPES**

**SIGNATURE
ELEVATION**



**DESIGNER
FACADE LIGHT**

**EXCLUSIVE
2 TOWERS**



**LOW
DENSITY**

**3 EXCITING
BALCONIES**



**GLASS RAILING
& UNLIMITED VIEWS**

**SOPHISTICATED
CLUB HOUSE**



**ULTRA
MODERN DESIGN**





THE ONLY **HYBRID HOMES** OF NALLAGANDLA WITH

**SIGNATURE
ELEVATION +
DESIGNER
FACADELIGHT**

The building itself looks and feels different to start with. Getting a wowsum elevation is a 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.

33
VERTEX
WEST
at NALLAGANDLA

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 exclusivity 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 ground. More sqft of grounds to enjoy per residential unit is the style here at this hybrid home, vertex 33 West

33
VERTEX
WEST
at NALLAGANDLA

VERTEX
33
WEST
at NALLAGANDLA



2 EXCLUSIVE
2 TOWERS

33 FLOORS
RESIDENCES

2&3 BHK

**EV CHARGING
POINT**



**THE ONLY
HYBRID
HOMES OF
NALLAGANDLA
WITH**

**3 EXCITING
BALCONIES +
GLASS RAILING &
UNLIMITED VIEWS**

The spacious balconies are additionally supplemented to look even more grander and open with the glass railing that gives it a super premium and luxurious feel and also gives the openness of the uninterrupted views. This is like the cherry on the cake to enjoy the views of lifetime.







THE ONLY HYBRID HOMES OF NALLAGANDLA WITH

**SPRAWLING
PODIUM** +
**60,000 SFT
JOYSCAPES**

At 33 west, the podium life is an enhanced experience, something very unique at Nallagandla. The raised podium with its landscapes and play pockets, and segregated activity zones invites every resident to joyful living. Additionally own top of this is the designed and detailed 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, youth alike in a traffic free zone.

33
VERTEX
WEST
at NALLAGANDLA







THE ONLY **HYBRID HOMES** OF NALLAGANDLA WITH

SOPHISTICATED CLUB HOUSE + ULTRA MODERN DESIGN

The club house 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







- 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

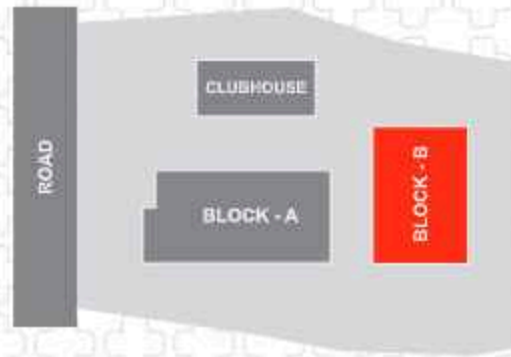
12. PERGOLA WITH SEATING
13. LAWN
14. FEATURE WALL
15. DECK WITH MOVABLE FURNITURE
16. OUTDOOR DINING AREA FOR COFFEE SHOP
17. CLUBHOUSE DROP-OFF
18. FEATURE COLUMN
19. PARTY STEP-OUT AREA
20. KIDS TOT LOT WITH STEPPED SEATING
21. MULTIPURPOSE PLAY AREA
22. OUTDOOR GYM
23. ADVENTURE PLAY AREA
24. PRACTICE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





BLOCK





1360_{SFT} 2BHK



1930_{SFT} 3BHK



2BHK 1360_{SFT}



3BHK 1930_{SFT}





33 VERTEX WEST at NALLAGANDLA

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	2 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 FINISHIN

GDRAWING, 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

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

EV CHARGING POINTS

- 1. EV charging point for each flat
- Charging stations in common areas (pay & use model)

STRUCTURAL



ENGINEERING
CONSULTANCY
SERVICES PVT. LTD.

MEP



SYNERGY *infra*
CONSULTANTS PVT. LTD.

LANDSCAPING



Terra Firma
Landscape
Architecture



Vertex Vega Developers LLP,
4th Floor,
Plot No. 8 & 9,
Jubilee Enclave, Opp.
HITEX Entrance,
Madhapur,
Hyderabad-500081.

www.vertexhomes.com



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