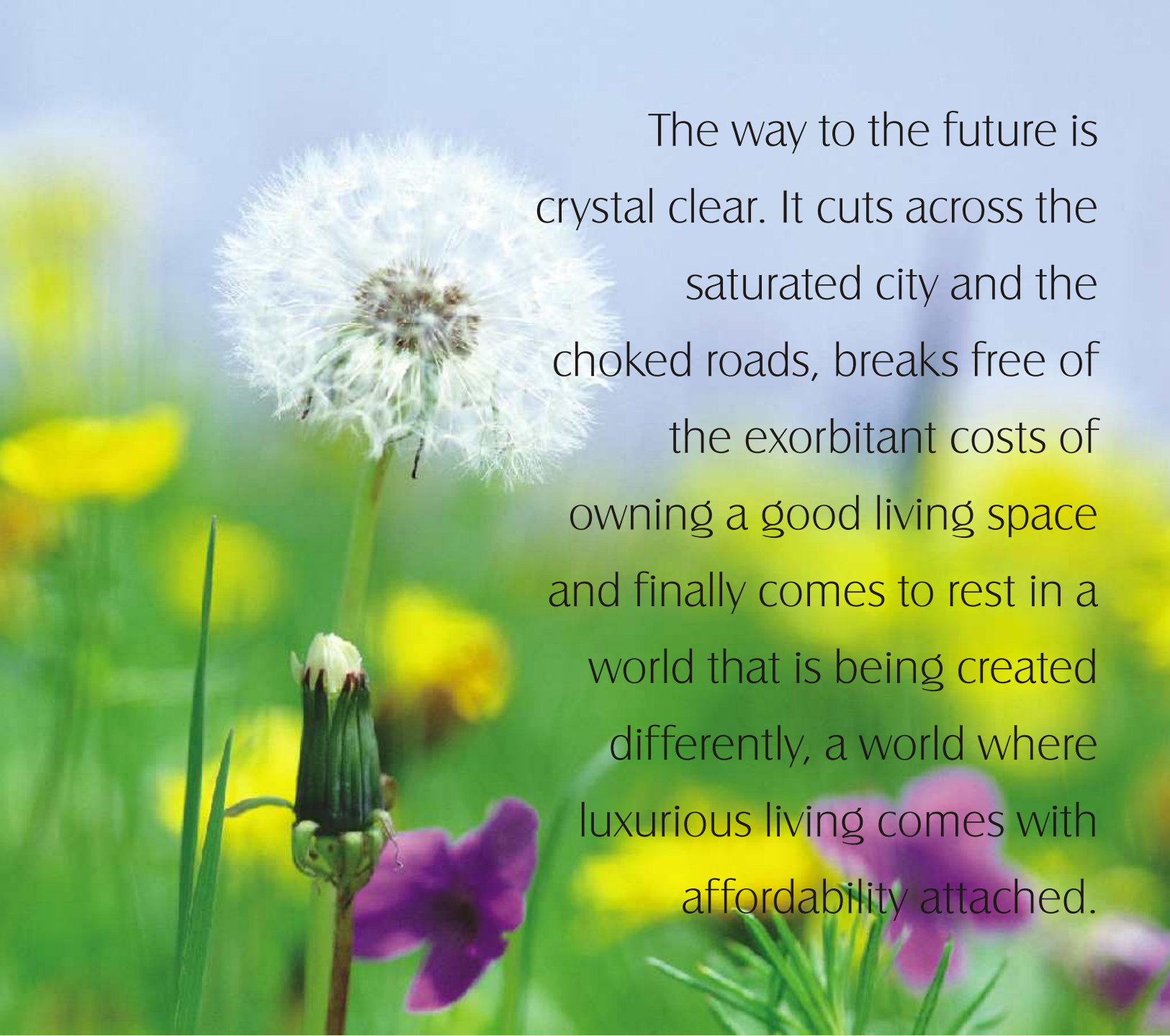


STYLE MEETS SUBSTANCE
JOY MEETS VALUE
PRESENT MEETS FUTURE



Spandana
THE VIBES OF JOY @ MAHESWARAM

A PROJECT BY VISION MEADOWS



The way to the future is crystal clear. It cuts across the saturated city and the choked roads, breaks free of the exorbitant costs of owning a good living space and finally comes to rest in a world that is being created differently, a world where luxurious living comes with affordability attached.



THE VIBES OF JOY @ MAHESWARAM

Spandana, close to the new Hyderabad International Airport and Hardware Park, is the destination you've been waiting for.

Let the good life begin!

Come home to **the future...**



Entrance to Spandana

FACILITIES

- Gated Community
- Clubhouse
- 60 & 40 feet wide BT Roads
- Footpath with Paver Blocks
- Modern Street Lighting
- Underground Cabling
- Jogging Track
- Landscaped Garden
- Avenue Plantation
- Children's Park
- Underground Drainage
- Water Lines with Overhead Tank
- Round-the-clock Security
- Perfect Vaastu

Spandana is a 50-acre HMDA layout and secure gated community comprising 80 premium independent villas and 250 plots. The villas, in sizes ranging from 1800 sft to 3000 sft approximately, are **wonderfully spacious** and **intelligently designed**. Airy bedrooms, captivating sit-outs, separate Puja room and smartly planned kitchen ensure your family's happiness. If you would rather invest in a plot of your choice and raise your dream villa on it, **Spandana** offers plots ranging from 267 sq yds to 600 sq yds. So whether it's a villa or a plot, step into the world of the future!



Come home to **peace of mind...**



Spandana is being built with an eye for detail. If it's security you're looking for, look no further. The entire layout is cordoned off by an all-round compound wall and controlled by 24-hour security systems. If you are worried about the hassles of daily living, rest assured, the project is being transformed into

a completely livable habitat with broad internal roads, electricity and street lighting, drainage and water lines firmly in place.



AMENITIES FOR VILLAS

- | Water Harvesting | Sewage Treatment Plant | Water Softening & Purification System |
- | Solar Water Heaters | Solar Fencing |

Invest in premium **Villas & Plots** in secure gated community





This **HMDA - layout** has all clear titles to the property. Avenue plantation in **Spandana** provides value to your investment and makes it more profitable in the future.



Come home to **leisure...**



Clubhouse

CLUBHOUSE FEATURES

- Swimming Pool
- Gym
- Party Hall
- Yoga & Meditation Hall
- Library
- Indoor Games (Billiards & Table Tennis)
- Tennis court and Basketball courts
- Wi-fi wireless Internet

Keeping you fit and happy is part of the agenda at **Spandana**. See open spaces and cool wind rushing to greet you as you explore jogging tracks, parks and children's parks. See yourself breathing easy, as you head for the **exclusive clubhouse** equipped with swimming pool, gym, party hall and so **much more!** See the pace of your life take smaller steps as you retreat to the Yoga & Meditation Hall. Whichever way you see yourself here, **Spandana** promises an attractive lifestyle coupled with equally attractive returns.



Taking off to **Future...**



LOCATION MAP
(not to scale)



NEW INTERNATIONAL AIRPORT, SHAMSHABAD

LOCATION ADVANTAGE

- Located in Maheswaram Village & Mandal Headquarters
- Very Close to Maheswaram Electronics SEZ
- International Airport
- Surrounded by elite residential projects
- Outer Ring Road

THE EMPLOYERS NEARBY ARE

- Indu, Raheja & Brahmani IT SEZs
- HUDA, APHB Townships
- FAB CITY , Nano Tech Park
- Hardware Park
- AMP
- HCL Infosystems
- Catalytic Software
- Videocon
- Kernex
- Tummalur SEZ
- Mucherla IT Park
- TCS & Cognizant
- Gitanjali Gems & Jewellery Park
- Agha Khan Educational Institute
- Georgetech University

Spandana is located in Maheswaram (two kms from Mandal Headquarters) on 100 ft wide Pulimamidi road and closer to **International Airport**. The residential hub of elite gated communities near Maheswaram is 10-15 minute drive from 5000-acre Hardware Park and Fab City. Spandana neighbors on 275-acre **Electronics SEZ at Maheswaram** and Building Product **SEZ at Tummalur**.

Undoubtedly, the location will shortly turn into **a goldmine**, and it makes business sense to invest in it now.



KERNEX



FAB CITY



HCL INFOSYSTEMS



GEMS & JEWELRY PARK

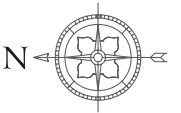
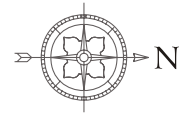
East Facing Villa (Type -1)

Plot Size - 400 Sq. Yds.
Total Built-up Area - 3093 Sft.



West Facing Villa (Type -1)

Plot Size - 400 Sq. Yds.
Built-up Area - 3112 Sft.



Ground Floor - 1746 Sft.



First Floor - 1347 Sft.



Ground Floor - 1765 Sft.



First Floor - 1347 Sft.

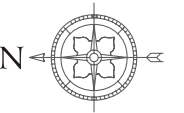
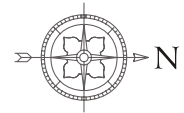
East Facing Villa (Type -2)

Plot Size - 300 Sq. Yds.
Total Built-up Area - 2666 Sft.



West Facing Villa (Type -2)

Plot Size - 300 Sq. Yds.
Total Built-up Area - 2607 sft.



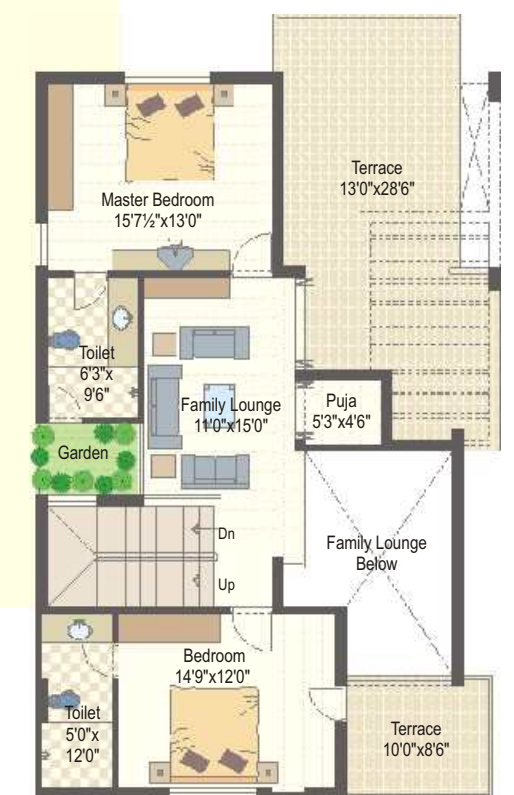
Ground Floor - 1432 Sft.



First Floor - 1234 Sft.



Ground Floor - 1414 Sft.



First Floor - 1193 Sft.

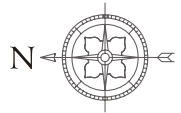
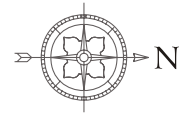
East Facing Villa (Type -3)

Plot Size - 267 Sq. Yds.
Total Built-up Area - 1866 Sft.



West Facing Villa (Type -3)

Plot Size - 267 Sq. Yds.
Total Built-up Area - 1866 Sft.



Ground Floor - 978 Sft.



First Floor - 888 Sft.



Ground Floor - 978 Sft.



First Floor - 888 Sft.

VILLA SPECIFICATIONS

FOUNDATION:
RCC framed structure.

SUPERSTRUCTURE:
Brick masonry with good quality light weight bricks in cement mortar.

PLASTERING:
Internal: Double coat cement plaster with smooth luppum finish.
External: Double coat sand faced cement plastering.

DOORS:
Main Door: Best Teak wood door-frame, paneled shutter finished with melamine polish with good quality hardware.
Internal Doors: Best Teak wood frame and flush door shutters with laminate/ painted with good quality hardware.

WINDOWS:
Window frames & shutters in Best Teak wood or uPVC with glass panels, fitted with elegantly designed M S painted grills and standard hardware.

PAINTING:
External: Exterior emulsion paints of premium quality.
Internal: Smooth finish with good quality putty over a coat of primer finished with two coats of acrylic emulsion paint.
Servant Quarters & Service Areas: Two coats of Acrylic OBD over one coat of primer.

FLOORING:
Vitrified tile flooring in living / dining / kitchen / bedrooms. Anti-skid ceramic tile flooring in toilets.
Parking area: Best quality cement based parking tiles.

WATER PROOFING:
Water proofing treatment for areas exposed to water such as toilets, balconies and terraces.

CLADDING & DADOING:
Kitchen: Glazed ceramic tile dado upto 2'0" height above kitchen platform.

Bathrooms: Glazed ceramic tile dado up to 7'0" height.
Utilities: Glazed ceramic tile dado up to 3'0" height.

KITCHEN:
Granite platform with stainless steel sink, provision for fixing Aquaguard, exhaust fan & chimney.

UTILITIES / WASH:
Provision for washing machine, dish washer & wet area for washing utensils.

RAILING:
MS railing for staircase and balconies.

BATHROOMS:
Granite counter top wash-basin in all bathrooms except maids bathroom. All CP fittings of standard make. EWC with flush tank of Parry make or equivalent.

SOLAR WATER:
Solar water heating system for each Villa.

ELECTRICAL:
Concealed fire retardant & wiring with modular switches. Power outlets for Air-conditioners in all bedrooms. Power plug for cooking range chimney, refrigerator, microwave ovens and mixer-grinder in kitchen. All electrical fittings of MK / Northwest or equivalent make.

TELECOM:
Telephone points in all bedrooms, drawing & dining areas, provision for internet connection in study room and bedrooms.

CABLE :
Cable connection in all bedrooms and living rooms.

SECURITY:
Intercom connectivity to central security from all houses.

COMPOUND WALL:
Front side designed compound wall with MS gate.

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

* Bank loans available

Come home to **trust...**



Vision Meadows, the signature behind **Spandana** and numerous other prestigious projects, is a company driven by a sense of purpose. In the last two years, they have completed five projects in Maheswaram that will appreciate impressively in the near future. What sets them apart are the clear titles, corporate ethics and timely completion that they bring to the table. The company is led by **Sri R. Srinivasa Raju**, a former official of Central Revenue Services, and run by a team of dedicated professionals who adhere to global benchmarks. **Vision Meadows** believes in offering well developed facilities to gain value on land and go beyond the client's expectations every time.

OUR SUCCESSFUL PROJECTS :



(ONGOING PROJECT)

PROMOTERS



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