



**TO US IT IS
WISE ENGINEERING.**

**TO YOU IT IS A
WISE CHOICE.**



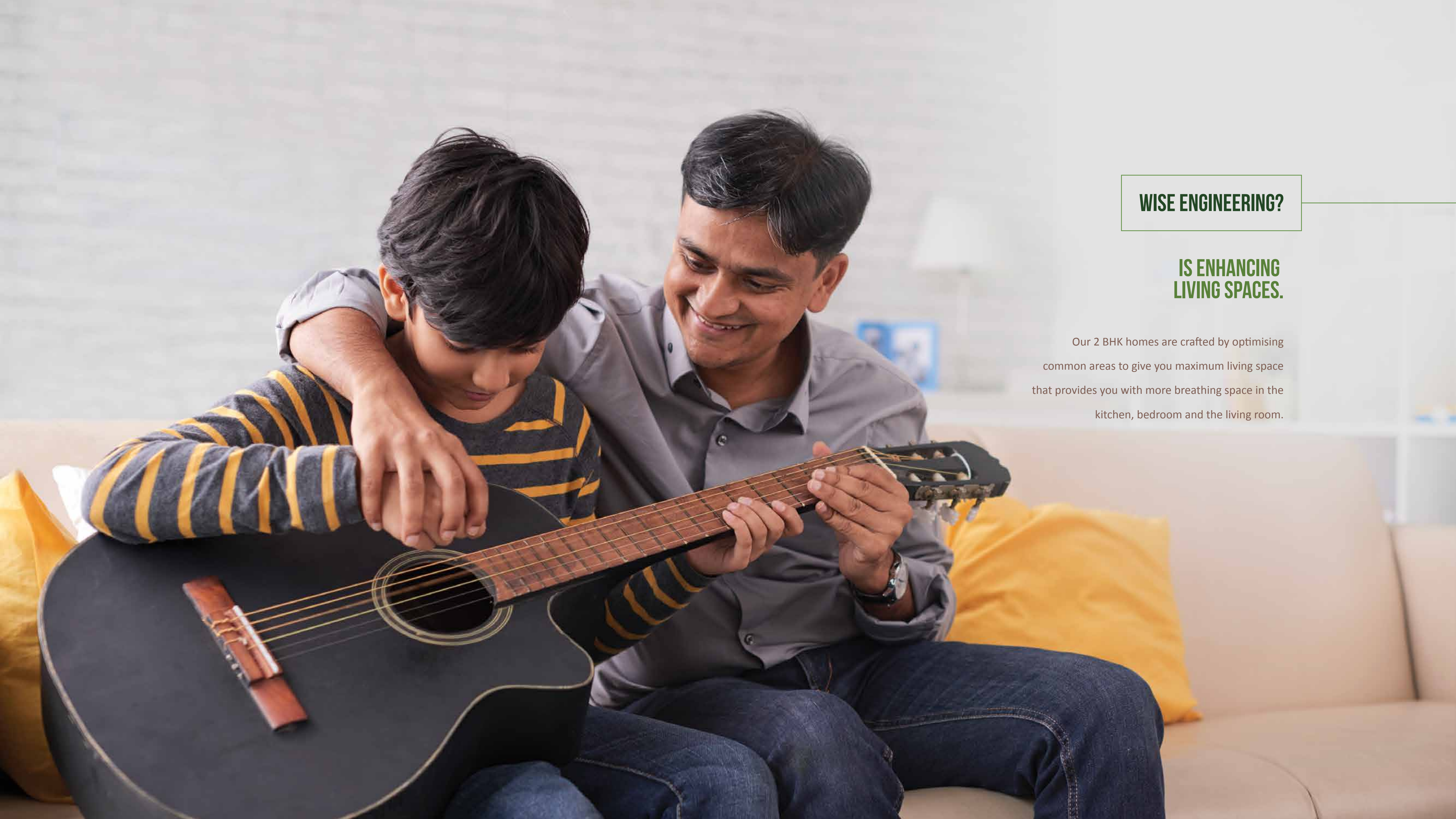
Welcome to VB City. A community that has been created with facilities and amenities for a wholesome life, where you will see the wisdom of engineering optimised to give you space, comfort, convenience and sheer living pleasure. At a cost that is a delight for your budgets. Well, we sum it all up with two words - Wise Engineering. And you will sum it all up in two words - Wise Choice.



WISE ENGINEERING?

It is about enhancing existing living space to feel more expansive. It is about thoughtfully creating everything around you and your needs. It is about meeting your budgets without even a pinch of compromise.





WISE ENGINEERING?

**IS ENHANCING
LIVING SPACES.**

Our 2 BHK homes are crafted by optimising common areas to give you maximum living space that provides you with more breathing space in the kitchen, bedroom and the living room.



WISE ENGINEERING?

**IS CREATING
EVERYTHING AROUND
YOUR NEEDS.**

With lush coconut trees surrounding it's natural boundary, VB City boasts of fine amenities and facilities to give you wholesome living. It has everything that you would love to have close at hand - swimming pool, tennis court, badminton court, gym, yoga, salon, shopping, school... you name it, we have it.

WISE ENGINEERING?

IS MEETING YOUR BUDGET WITHOUT ANY COMPROMISE.

At VB City you can expect to see all elements that are delightfully upmarket. Every home here is embellished with world-class brands whom we partner with on all our projects.



WISELY ENGINEERED MASTER PLAN



Stilt + 5 floors



Green space- Nestled within a lush coconut tree boundary



Clubhouse- Multipurpose hall, Swimming pool, Salon, Indoor Games, Yoga room and Gym



Activity space- Play area, Basketball, Badminton, Tennis, Cricket net and Multipurpose lawn



Wise space planning. Optimised common areas for maximized living spaces



Brand Partners of repute for structure and finishes



Commercial complex



School

LEGEND

- | | | |
|--------------------------|---------------------------|---------------------|
| 1. Gateway 1 | 8. Multipurpose Lawn | 14. Badminton Court |
| 2. Gateway 2 | 9. Yoga / Meditation Area | 15. Seating Plaza |
| 3. Visitor's Car Parking | 10. Kid's Play Area | 16. Gazebo |
| 4. Tennis Court | 11. Seating Under Pergola | 17. Cycling Track |
| 5. Half Basketball Court | 12. Banquet Lawn | |
| 6. Seating | 13. Cricket Net | |
| 7. Elder's Plaza | | |

MASTER PLAN



FLOOR PLAN



AMENITIES ENGINEERED FOR AN ACTIVE LIFE

VB City has host of amenities keeping every age group and lifestyle in mind. Hence there is no dearth of options when it comes to fitness, entertainment and sports.

CLUB HOUSE AMENITIES

- Swimming pool along with baby pool
- Gymnasium
- Salon
- Yoga & aerobics or dance studio
- Multipurpose hall
- Indoor games- carrom / chess
- Table Tennis

AMENITIES SPREAD ACROSS THE SITE

- Children's play area
- Seating plaza
- Gazebo
- Walkway / Elder's plaza
- Yoga / Meditation deck
- Multipurpose lawn
- Banquet lawn
- Tennis court
- Half Basketball court
- Cricket net
- Badminton court
- Cycling track

SPECIFICATIONS

Right from the specifications to the finish, VB City has been thoughtfully designed with both aesthetics and pragmatism in mind.

Structure & Details

Structure - RCC framed structure with shear wall

Flooring

Internal - Standard vitrified tiles

Toilets & Balconies - Antiskid / matt finish ceramic tiles

Toilet Walls - Ceramic glazed tiles

Corridor - Standard matt finish tiles

Staircase - Tandoor blue stone flooring / chequered cement concrete tiles

Doors & Windows

Main Door - Teak wood frame with flush shutter

All Other Doors - Medium teak wood frame with masonite

Windows - UPVC windows

Kitchen

Kitchen Counter - Granite top with stainless steel sink and ceramic tile dado

Sanitary & CP Fittings

Sanitary Fittings - Branded fittings

CP Fittings - Branded fittings

Electrical

Switches & Sockets - Branded fittings

Provision for aquaguard, grinder & refrigerator points in kitchen

Geyser point in toilets

AC point in bedrooms

Telephone & LAN points in living room

Power back up for common areas and a single point provision in each unit

Painting

Exterior walls - Exterior grade emulsion

Interior Walls - Emulsion paint with putty finish

Railings

Staircase & balcony railing - Powder coated MS railings

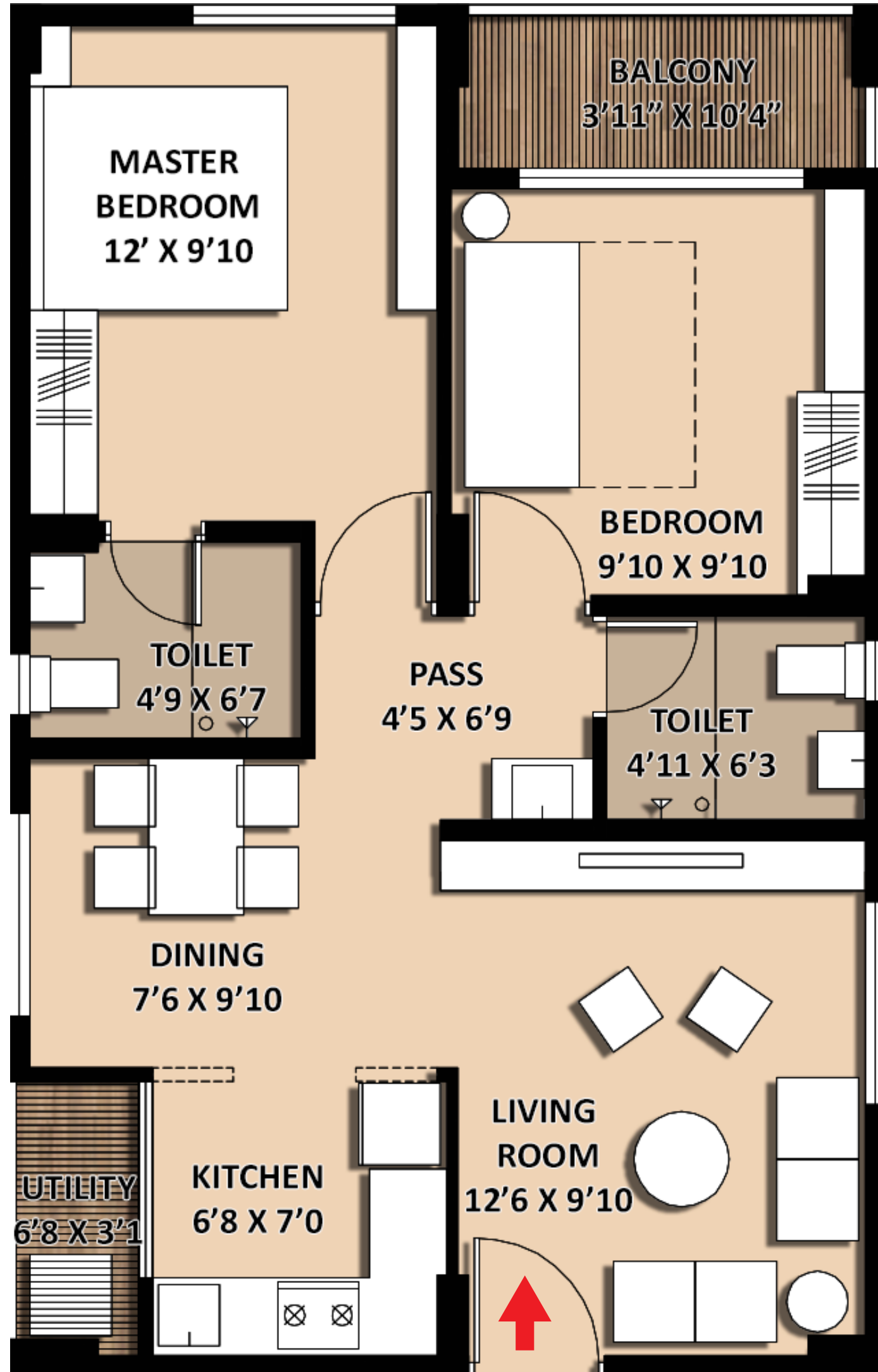
Elevators

8 Passenger capacity

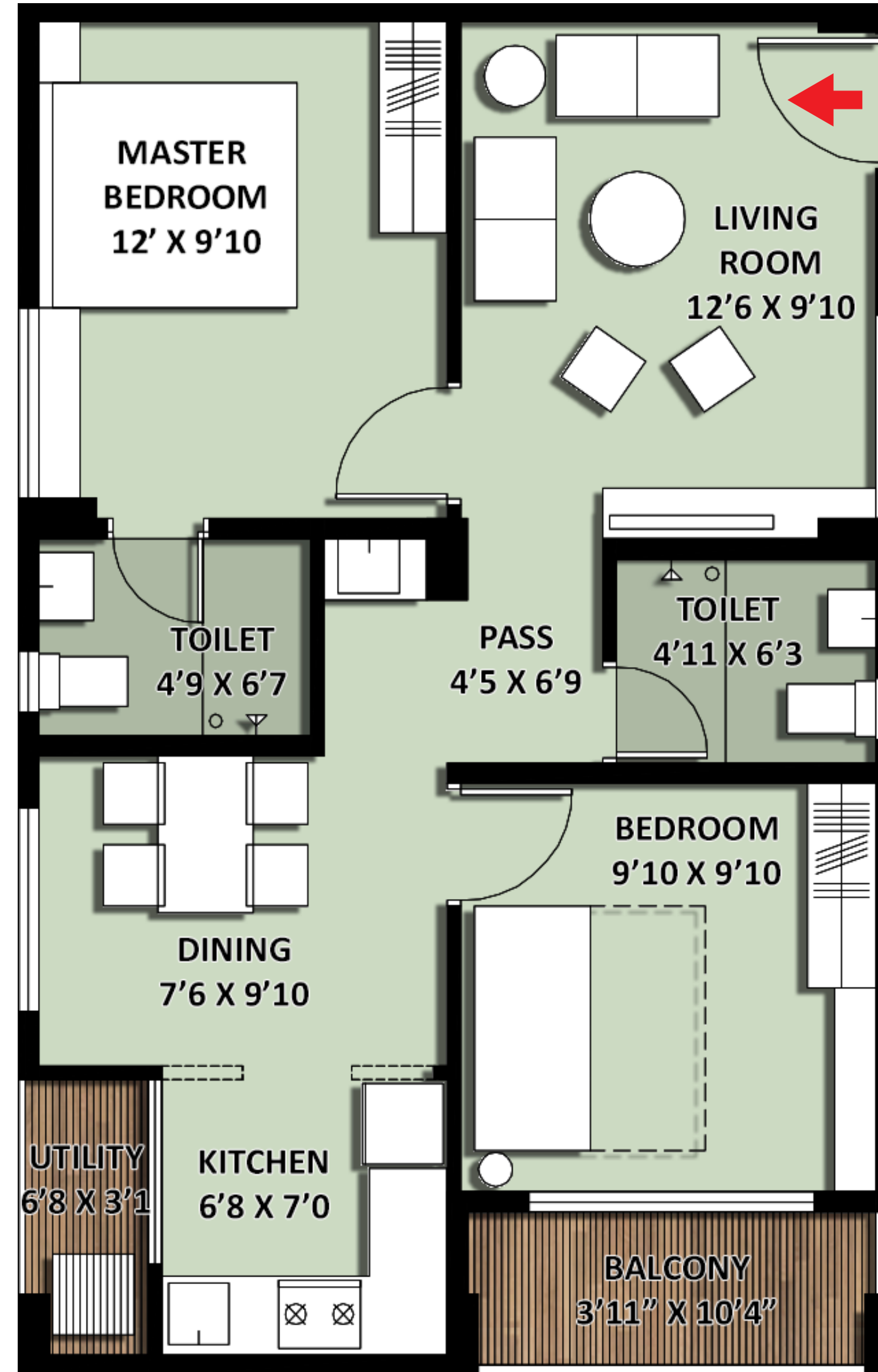
UNIT PLANS [2 BHK: 842 SFT.]



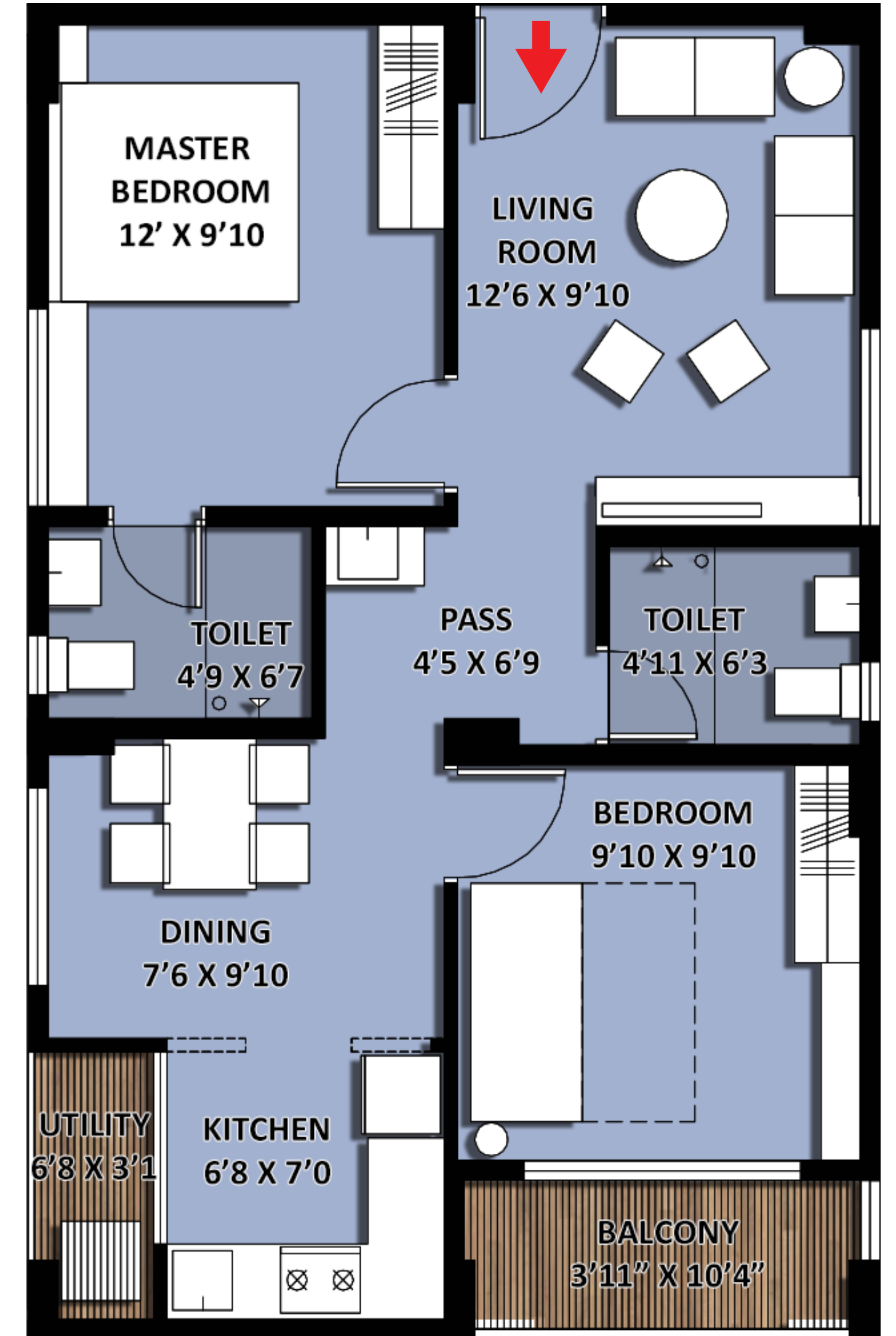
EAST FACING



NORTH FACING



WEST FACING



THE WISDOM OF LOCATION MAKES A DIFFERENCE.

VB City finds itself delightfully placed in a location that is high on convenience and accessibility. While the community itself provides for complete living, it brings all your needs closer with easy access to major modes of transportation. In fact, an MMTS station facility at a walkable distance adds to the charm of living here. Being almost equidistant to both the Karimnagar and Nizamabad highways and nestled amidst established educational institutions make it a choice unlike any other.

IN AND AROUND VB CITY*



Schools & Colleges

- SR Digi school
- Kendriya Vidyalaya
- Army Public School
- DRS International
- Sadhu Vaswani International
- Suchitra Academy
- Malla Reddy Engineering College
- Siva Sivani Institute of Management
- St. Martins
- Loyala College
- Mahindra Ecole Centrale
- BITS



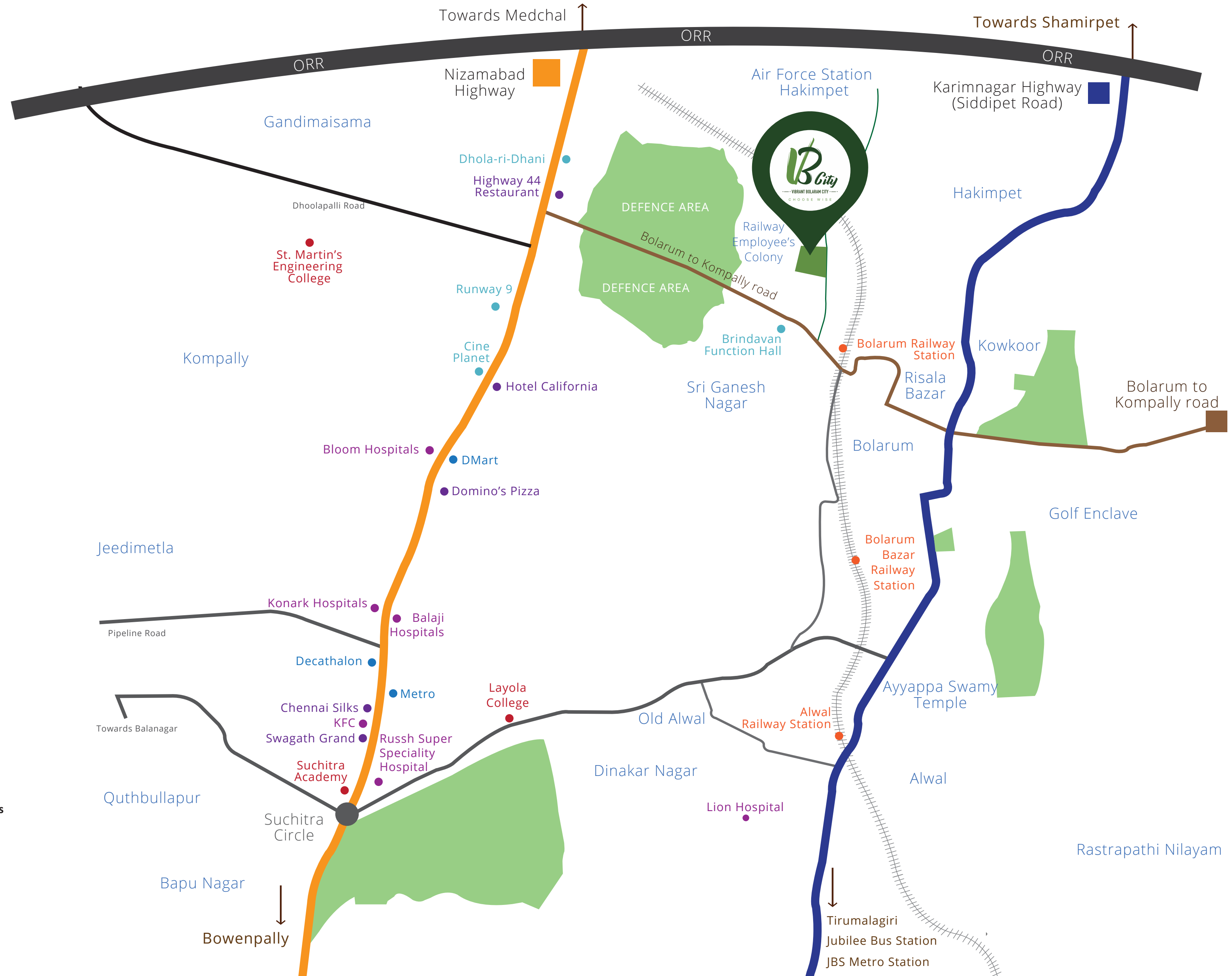
Hospitals

- C.G.H.S Wellness Centre
- Balaji Hospital
- RR Multi Specialty Hospitals
- Surekha Hospital
- Bloom Hospital
- Russh Hospital



Entertainment, Malls & Cinemas

- Dhola-ri-Dhani
- Runway 9
- Alankrita Resort
- Asian Cine Planet
- Select Cinemas
- Nartaki Cinemas
- Chennai Shopping Mall
- North City Mall
- Decathlon
- PVR Commercial Complex
- Brands Exotica



MAP NOT TO SCALE*

*not comprehensive and is subject to change



LIFEMARKS THAT REFLECT THE PRUDENCE OF EXPERIENCE.

VB City is the initiative of INCOR, the group known for constantly breaking conventions to redefine a better lifestyle. Believing in the philosophy of creating homes and experiences that make life more enriching and meaningful, INCOR is building lifemarks, not landmarks.

The Group started its journey with PBEL City Hyderabad which is now amongst the most sought-after gated communities in the city with more than 1,700 resident families.

PBEL City Chennai followed and the concept of community living is thriving there too with more than 350 families calling it their home. Other INCOR projects include One City on the KPHB - Hitec City main road - a prominent hub for residential and lifestyle destinations - a thoughtfully designed project that is much sought after and finally, Divino Villas in Hyderabad, a gated villa community.

Location Photograph



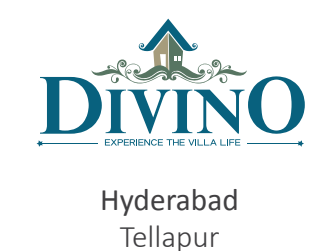
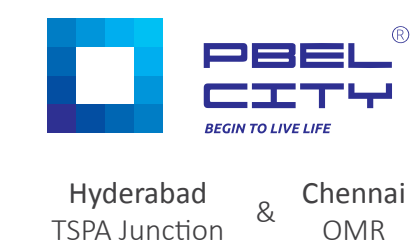
Artistic Rendering



Location Photograph



Artistic Rendering





• — • VIBRANT BOLARAM CITY • — •

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incor
— BUILDING LIFEMARKS™ —

