

A PRESTIGIOUS PROJECT

VIRTUSA
TRITON
SADASHIVPET



LP. No. 23/2020/H

THE PERFECT FOUNDATION
FOR **GREAT LIVING**

URBAN RESIDENTIAL PLOTS



Enjoy a **TRANQUIL LIFESTYLE** filled with clean air, picturesque views, and wholesome life.

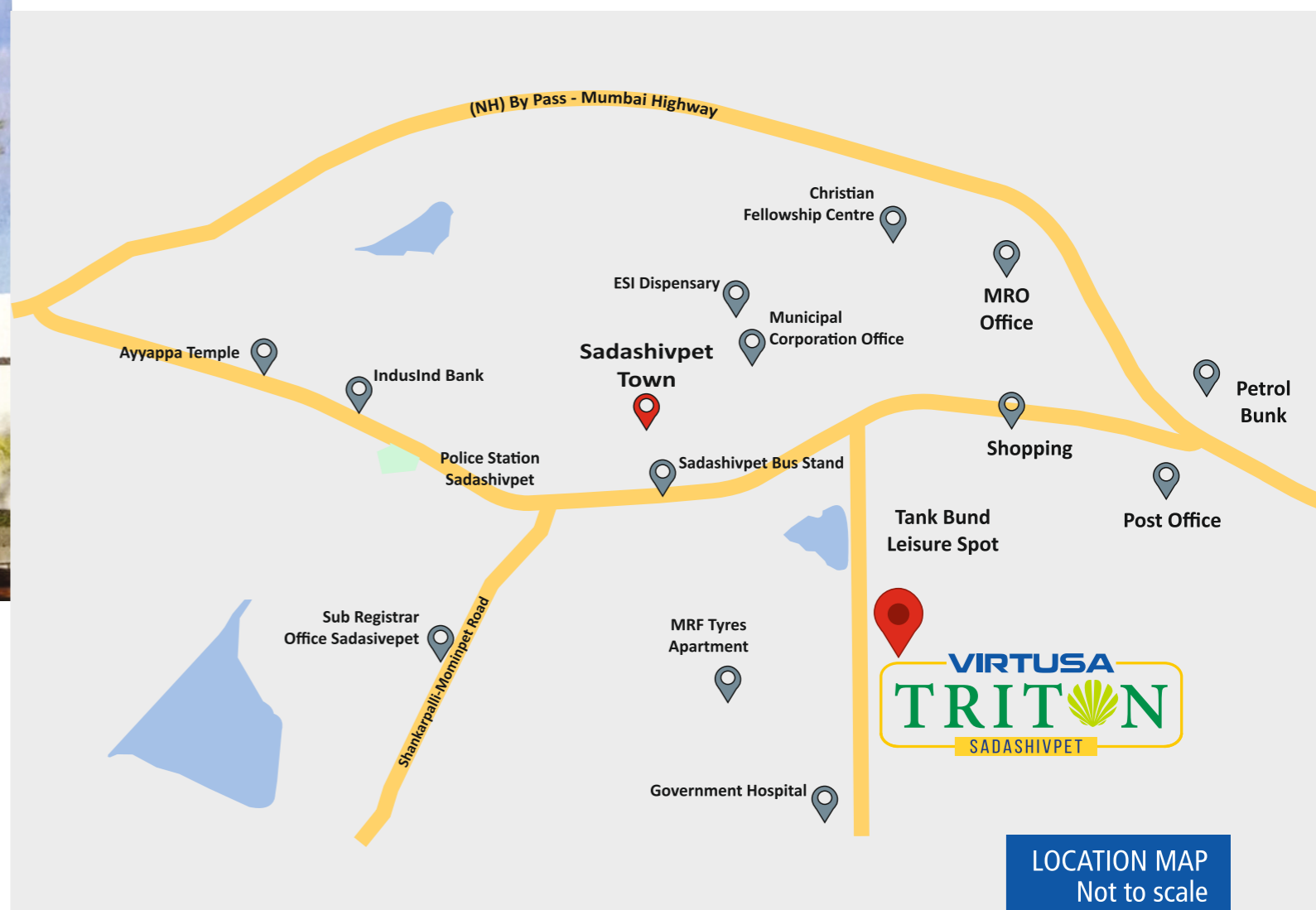
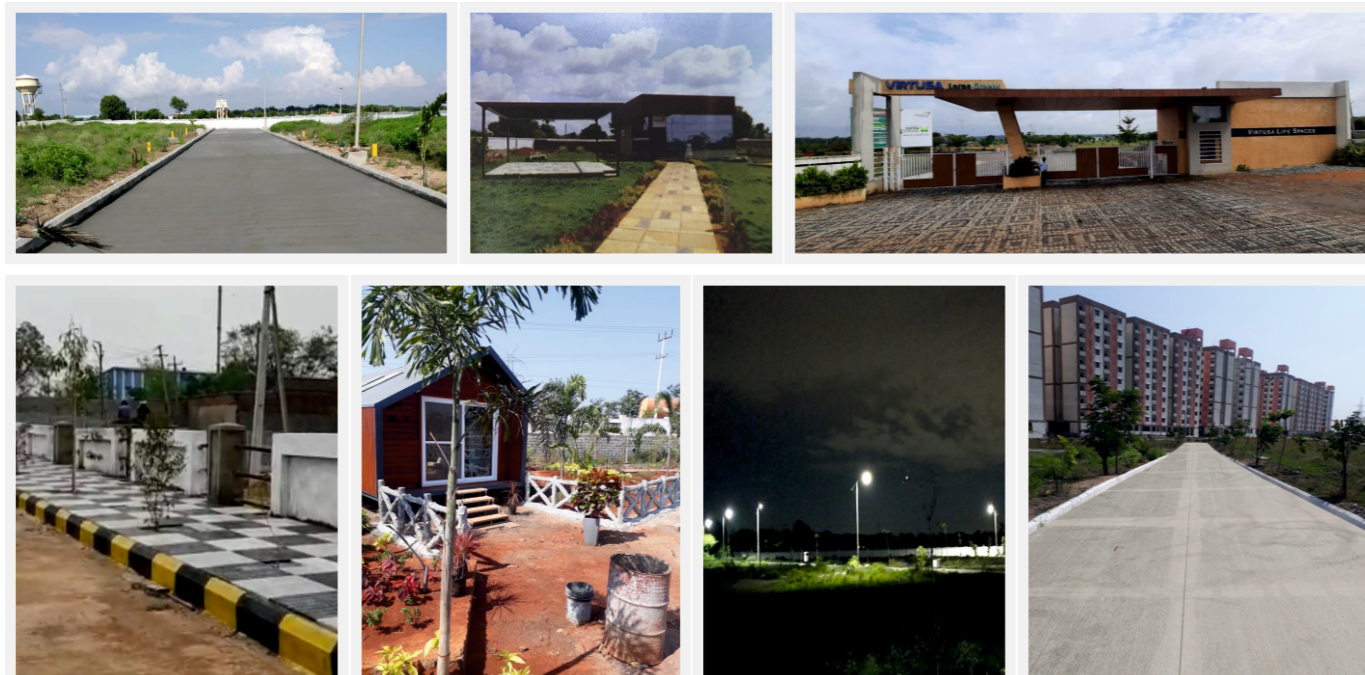
VIRTUSA KNR's TRITON is a premium plotted development in Sadashivpet, near NH65 (Mumbai Highway) in Sangareddy District.

Planned as a luxury residential project, it offers an exclusive and unparalleled living ambience to its residents. The Vaastu-compliant plots are well-laid; and include spectacular views, attractive landscaping, wide roads, 24/7 water, electrical and communication network, STP, water tank & borewells, well-planned sanitation services, and modern infrastructure. Virtusa Triton is, indeed, a perfect gated community that combines the best of city living and the joys of living close to nature.

These affordable plots are on the Sadashivpet near NH 65 Mumbai Highway providing effortless connectivity to many parts of the city, especially to Outer Ring Road, International Airport at Shamshabad, Gachibowli, HITEC City, Jubilee Hills and Mehdiapatnam. This project has a locational advantage that edges out other projects in the vicinity. VIRTUSA KNR's TRITON offers an excellent, high-return opportunity to invest in and enjoy life at a premium location with superior infrastructure and specifications.

Designed with the highest quality and great aesthetics, VIRTUSA KNR's TRITON makes for an ideal affordable investment.

Our other project's developments.



LOCATION MAP
Not to scale

A PERFECT LOCATION

Means A Perfect Investment Opportunity For You.

Located around 30 km from ORR Hyderabad, **Sadashivpet** is a pleasant locality to live in; and has excellent access to the four-lane road to reach Outer Ring Road and Hyderabad. It is a little known fact that **Sadasivapet** was built, as per the principles of Vaastu-Shastras based on the ancient land measuring unit, Nivarthana.

A suburb of immense potential, **Sadashivpet** holds the unparalleled advantage of location. It is fast emerging as the next big investment destination of Hyderabad. Woxsen Business school and National Investment for Manufacturing Zones near Zaheerabad are just a few kilometers away. Its neighborhood has well-reputed schools, colleges, hospitals, banks, fuel stations, supermarkets, and many other indispensable civic amenities - which on the whole provide a convenient lifestyle to its dwellers.

Life here is a promise of accessible city life coupled intelligently with tranquil environs.

IN & AROUND SADASHIVPET

- Few Minutes to Shankarpally & Sangareddy
- At Sadashivpet - NH65 Mumbai Highway
- Close to 13000 Acres NIMZ Project
- Near 200 Acres Woxsen University Exotic Flower Gardens & No Pollution Zone
- World-Class Sports Amenities & Infrastructure

FROM THE PROJECT

- 5 Min - Mumbai NH-65 Highway
- 10 Min - MRF Manufacturing Unit
- 20 Min - Mahindra Tractors
- 20 Min - IIT, Hyderabad Campus
- 25 Min - United & Carlsberg Breweries
- 25 Min - Toshiba Transmission
- 25 Min - GITAM University
- 30 Min - Outer Ring Road

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A CHARMING FUSION OF WORLD-CLASS AMENITIES,
PICTURE-PERFECT LOCATION
& CONTEMPORARY INFRASTRUCTURE.

AREA STATEMENT

Plot No.	Area in Sq. Yds	Plot No.	Area in Sq. Yds	Plot No.	Area in Sq. Yds	Plot No.	Area in Sq. Yds
1	318	58-63	183	121	228	181-186	183
2	327	64-65	333	122	309	187	356
3	427	66-71	183	123	281	188	213
4	551	72-73	333	124	163	189	194
5	289	74-79	183	125	300	190	372
6	140	80-81	333	126	487	191	426
7	149	82-87	183	127	261	192	308
8	158	88	333	128	348	193	206
9	167	89	216	129	313	194	259
10	302	90	197	130	337	195	700
11	200	91	185	131	361	196	391
12-15	183	92	172	132	201	197	227
16	335	93	220	133	225	198	584
17	387	94	285	134	305	199	557
18-21	183	95	316	135	329	200	333
22	200	96	253	136	195	201	360
23	491	97	255	137	200	202	327
24	241	98-99	200	138-139	183	203	434
25	224	100	328	140	208	204	383
26	205	101	220	141-146	183	205-206	183
27	186	102	260	147	222	207	200
28	290	103	666	148-149	183	208	317
29	368	104	644	150	302	209	271
30	219	105	223	151	348	210	200
31	232	106	190	152-153	183	211-213	183
32	251	107	224	154	222	214	291
33	275	108	257	155-160	183	215	334
34	308	109	253	161	208	216	239
35	344	110	294	162	356	217	279
36	286	111	209	163	205	218	271
37	396	112	183	164-170	183	219	262
38	434	113	222	171	222	220	254
39-45	183	114-116	183	172-174	183	221	249
46-47	333	117	367	175	248	222	361
48-55	183	118	290	176	294		
56	409	119	181	177-179	183		
57	333	120	205	180	222		



Note:
Any corner should be minimum 400 Sq. Yards and above

Pampering You With **IRRESISTIBLE AMENITIES**

VIRTUSA KNR's TRITON will have all the latest amenities like clubhouse, gym, swimming pool, multipurpose hall, landscaped gardens, kids play zone, walking/jogging track, etc. Also several essential facilities like rainwater harvesting pits, power and water supply, and above all-around the clock security monitoring facilities. The project sits amidst clean environs and proposed broad roads with avenue plantations and natural landscaping assuring its residents a healthy, long and happy life.

- Beautiful Entrance Arch
- Compound Wall
- CC Roads With Kerbs
- 60, 40 & 33 Ft Roads
- LED Designer Street Lights
- Overhead Water Tank With Sump
- Water Pipeline and Tap Connection to Each Plot
- Underground electric cabling
- Modern Clubhouse
- Avenue Plantation
- Play Area For Children
- 24/7 Security
- 100% Vaasthu
- DTCP Approved Layout
- Rainwater Harvesting Pits
- Gated Community
- Immediate Registration



PROMOTERS

AN OCEAN OF BUSINESS OPPORTUNITIES

VIRTUSA LIFE SPACES, with its world-class designs and innovative ideas, has been adding value to the infra arena since its inception.

Leading this team, are people of principle, experience, vision, and foresight, drive, and above all a thorough professional in their chosen field. Suave, sophisticated, and cultured, they have lead their team to great success in all their previous ventures. The discipline, hardworking nature and self-motivation has ensured success for them in this toughest of professions.

A project of this magnitude could not be executed without the sheer dynamism, commitment, and

dedication of its promoters. It is they who have inspired their team of architects, designers, engineers, planners, marketing personnel, interior decorators, and a whole set of specialized workers to deliver what they have envisaged for their esteemed and well-deserving clientele. They have transferred their passion, energy, desire-to-be-the-best, patience, and perseverance to this large team of skilled workers to achieve the desired result.

The established ventures with their consistent value appreciation in the prime locations have already proved VIRTUSA Group's vision of redefining the standard.

OUR PROJECTS

 <p>VIRTUSA Lorna Greens PREMIUM RESIDENCES AND PLOTS SHADNAGAR TOWN LP No. 095/LO/Plg/HMDA/2017</p>	 <p>VIRTUSA Tuxedo Park CELEBRITY LIVING LP No. 06/07/H2</p>	 <p>VIRTUSA ICANA MEADOWS KOMPALLY LP No. 0043/LO/Plg/HMDA/2018</p>
Premium residential villas & plots @ Shadnagar Town	Premium residential villas & plots @ Shadnagar Town	45 acres - Premium residential villas & plots with stylishly designed club house - Near ORR @ Kompally
 <p>VIRTUSA CYNOSURE NEAR MOKILA LP No. 0241/LO/Plg/HMDA/2018</p>	 <p>VIRTUSA Celosia Nest PATANCHERU LP No. 000013/LO/PG/HMDA/2020</p>	 <p>VIRTUSA WISTERIA @ CHOUTUPPAL</p>
Premium residential villas & plots @ Shankarpalli, Near Mokila	15 acres - Premium residential villas & plots with all high end facilities - Near ORR @ Patancheru	10 - acre residential plotted development, situated at Choutuppal in the Yadadri - Bhuvanagiri district.



Virtusa Life Spaces India Pvt. Ltd.

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