



**hmda**  
APPROVED LAYOUT  
LP No. 000160/LO/Plg/HMDA/2022

**VIRTUSA**  
LIFE SPACES  
SUSTAINABLE ELEGANCE

**VIRTUSA**  
**WISTERIA**  
@ CHOUTUPPAL

EXPERIENCE THE GRANDEUR OF  
YOUR OWN LUXURIOUS WORLD







## YOUR VERY OWN MADE-FROM THE-HEART REAL ESTATE PROJECT



VIRTUSA WISTERIA is an astounding 10-acre residential plotted development, situated at Choutuppal in the Yadadri - Bhuvanagiri district of Telangana. This modern gated community is meticulously planned with sprawling multi-sized plots, presenting a futuristic lifestyle with fully advanced infrastructure amidst highly secure surroundings.

VIRTUSA WISTERIA conveys a wholesome living experience with top-class features. A charming and attractive entrance arch welcomes you. Each plot here has a clear title and is ready for immediate registration and construction. Equipped with premium amenities, the layout of VIRTUSA WISTERIA is well-executed with CC roads, paved pathways, avenue plantations, street lights, electricity, and water supply along with fool-proof 24-hour security.

Choutuppal's strategic proximity to ORR and RRR has given it a progressive pace of economic and infrastructural development. Easy access to everyday utility such as schools, hospitals, offices, supermarkets, parks, worship, and recreational centers, etc. enables you to enjoy a slow-paced lifestyle filled with picturesque views, clean air, and wholesome life. Experience a once-in-a-lifetime opportunity to build your home your way within the safety and security of a well-planned gated community.



## LOCATION MAP not to scale



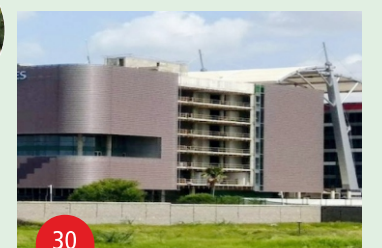
Choutuppal in Yadadri Bhuvanagiri district of Telangana is a developed and thriving residential locality that is well-connected to the rest of the city with the Outer Ring Road on one side and the Regional Ring Road on the other. Choutuppal has acquired a lot of attention in recent times for its infrastructural development, spiking the real-estate growth here. The locality has residential developments, quality education facilities, health care centres, shopping and entertainment zones, restaurants, fitness centers, and much more in the near vicinity. Multiple transport mediums are easy to find. VIRTUSA WISTERIA at Choutuppal is strategically located for you to access easily as well as enjoy the solitude of being away from the chaotic city life.



Ramoji FILM CITY



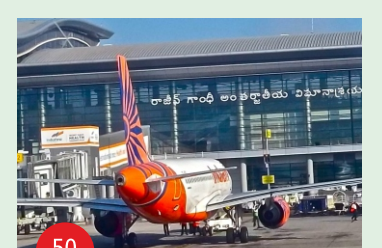
Outer Ring Road



TCS AdibtlA



Metro Station



Airport



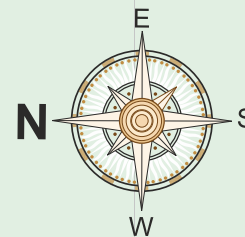
# LAYOUT PLAN

Showing in Sy. No. 546/P in Panthangi Village & 230/P in Lingojiguda Village, Choutuppal Mandal, Bhongiri Yadadri District, Telangana State.



MORTGAGE PLOTS

\*Any corner plot minimum 400 Sq. Yds.



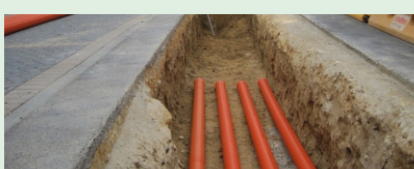
GATED COMMUNITY FEATURES



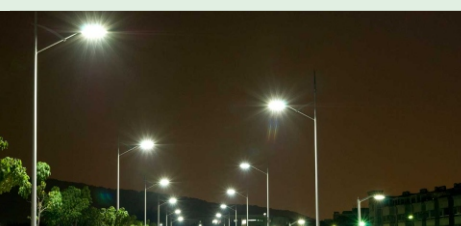
IMMEDIATE REGISTRATION CLEAR TITLE



BEAUTIFULLY DESIGNED ENTRANCE ARCH



ALL 40' & 30' CC ROADS UNDERGROUND POWER CABLING



STREET LIGHTING  
UNDERGROUND DRAINAGE  
HARVESTING PIT  
PAVED FOOT PATHS

24/7 SECURITY AVENUE PLANTATION



## HOUSING OPTIONS





## OUR PROJECTS

**VIRTUSA**  
**Lorna Greens**  
 PREMIUM RESIDENCES AND PLOTS SHADNAGAR TOWN  
 LP No. 095/LO/Plg/HMDA/2017  
 RERA REG NO. :P02400001151

Premium residential villas & plots  
 @ Shadnagar Town

**VIRTUSA**  
**Tuxedo Park**  
 CELEBRITY LIVING  
 LP No. 06/07/H2

Premium residential villas & plots  
 @ Shadnagar Town

**VIRTUSA**  
**CYNOSURE**  
 LP No. 0241/LO/PLG/HMDA/2018

Premium residential villas & plots  
 @ Shankarpalli, Near Mokila

**VIRTUSA**  
**ICANA MEADOWS**  
 KOMPALLY  
 LP No. 19/LO/PLG/HMDA/2018

45 acres - Premium residential villas & plots  
 with stylishly designed club house - Near ORR @ Kompally

**VIRTUSA**  
**Celosia Nest**  
 LP No. 13/LO/PLG/HMDA/2020

Premium residential villas & plots  
 @ Isnapur, Patancheru

A PRESTIGIOUS PROJECT  
**VIRTUSA**  
**TRITON**  
 SADASHIVPET TOWN

Premium residential plots  
 @ Sadashivpet Town, Near Mini Tank Bund,

## the promoters

- an ocean of business opportunities

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

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



### Virtusa Life Spaces India Pvt. Ltd.

201, KKR Square, Above Nexa Showroom, Kavuri Hills Junction, Road No. 36,  
 Jubilee Hills, Hyderabad - 500 033, Telangana, INDIA.

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