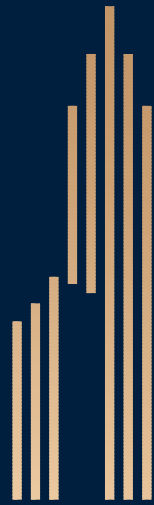


A JOINT VENTURE BY



VAMSIRAM NEWMARK

INFINITE VIEWS

KOKAPET x NARSINGI



INFINITE VIEWS

Welcome to the heart of heritage and modernity, where history seamlessly blends with innovation – Hyderabad, the charismatic city that captivates every soul that steps onto its vibrant streets. Renowned for its rich history, delectable cuisine, and warm hospitality, Hyderabad has evolved into a bustling metropolis that beautifully harmonizes historic charm and contemporary allure.

As you traverse the enchanting lanes of this city, you'll find ancient monuments narrating tales of the Nizams and pearls, juxtaposed against the towering manhattan structures of today, symbolizing the city's modern prosperity. The iconic Charminar, the majestic Golconda Fort, the T-Hub Start up Center and the serene Durgam Cheruvu Bridge are just a glimpse of the historical treasures and modernity that adorn Hyderabad.

The city's cosmopolitan culture welcomes people from diverse backgrounds, creating a melting pot of traditions, languages, and flavors. From its bustling IT hubs to serene parks, Hyderabad offers a lifestyle that seamlessly blends work, leisure, and cultural experiences.

Nestled in this vibrant city is Vamsiram Newmark's latest masterpiece – a testament to opulent living and unparalleled luxury. Located in the upscale neighbourhoods of Narsingi, Kokapet facing the front of the longest ORR stretch, Vamsiram Newmark luxury residences redefine the concept of home, offering not just a living space but an immersive experience.

Vamsiram Newmark's commitment to privacy and luxury living reflects in every facet of these residences. Each home is meticulously crafted, seamlessly integrating modern design with timeless elegance and offering utmost privacy and splendid infinite views.

Explore Vamsiram Newmark, it's a new era in private luxury.



ORR
Junction.
Narsingi

VAMSIRAM
NEWMARK

PROPOSED 30M WIDE ROAD

LOOK AROUND !

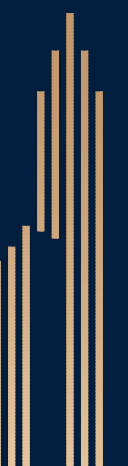
The visual menu changes with the turn of the head

The heart of this great city is its downtown area, and Vamsiram Newmark is downtown, redefined. VAMSIRAM NEWMARK is not just a place to live; it is a lifestyle upgrade where you can embrace the future with a range of cutting-edge, intelligent amenities that enhance every facet of your daily routine apart from offering never seen views at every turn of our head. To begin with, you can immerse yourself in lush greenery with almost 80% land area provided for theme based landscaping all around the community. Further, our spacious apartments are designed to maximize natural light and ventilation, ensuring a healthy and vibrant living environment. From high-end finishes to top-of-the-line fixtures, every aspect of VAMSIRAM NEWMARK exudes elegance and sophistication.

Enjoy the serenity of your residence while remaining intimately connected to the vibrant community. A haven where you can truly be yourself, with the world at your doorstep. Vamsiram Newmark is flanked by an ample road system that leads everywhere you like, apart from giving you a world of daily comforts nearby, from international schools, multi-national hospitals, I.T hubs and entertainment zones come alive where local meets international, all with an edgy urban vibe.



INFINITE SPACE



SPACE FOR PRIVACY

At VAMSIRAM NEWMARK, we understand the importance of personal space. Each home is thoughtfully designed with a generous distance of more than 100 feet between 2 towers, ensuring complete privacy and serenity.

VAMSIRAM NEWMARK residences have been designed to the highest standards of quality and craftsmanship. Flowing contemporary floor-plans with floor-to-ceiling windows showcase exceptional and dynamic city skyline views from most residences. Residences come ready for your own after occupancy, or luxurious designer finish packages are available.

MAIN
ENTRANCE

HIGH CEILING LOBBY

EXCLUSIVE
LOBBY AREA

FOR EVERY HOME

TERRACE
LOUNGE

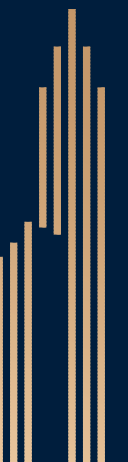
WITH STAR GAZING VIEWS

02
TOWERS

5350-6750
SQ.FT. LUXURY RESIDENCES

50,000+
SQ.FT. GRAND CLUBHOUSE

12^{FT.}
FLOOR to FLOOR HEIGHT





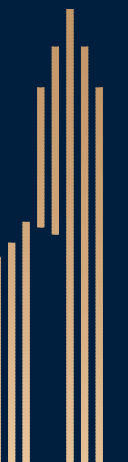
INDULGE IN INTENSIONS

Privacy. Relaxation. Fun. There are luxurious options for every intention at the VAMSIRAM NEWMARK Residences. From the main porch to the rooftop, the tower's nearly 50,000 square feet of thoughtful amenities recall the 5 star experience of modern, exclusive club life.

Our grand clubhouse is your sanctuary of leisure and relaxation. Dive into our infinity pool, unwind in our spa, or engage in a game of tennis. Your every desire is catered to, right here. Have your kith and kin stay over in the guest suites or unwind and make memories with your family at the indoor sports arena. The state of the art gymnasium, spa and salon will make sure you stay fit and fine, just the way you like.



INFINITE LUXURY



WORLDLY LUXURIES



CONVERSATIONS & COFFEE LOUNGE



POOLSIDE CABANA

WORLDLY LUXURIES



FITNESS CENTRE



KIDS PLAY ZONE

THOUGHTFUL COMFORTS

DANCE STUDIO



KEY AMENITIES

Stargazing Lounge

Lounge Area

Waterbodies / Sculptures

Banquet Hall With Party Lawn

Convenience Store

House Keeping Service

Guest Rooms

Coffee Lounge

Smart Bank / ATM

Reading Lounge / TV Room

Luxury Spa / Salon

Maids, Drivers & Care Givers Lounge

Music Room

Poolside Cabana & Poolside Party Area

Card Room

Senior Citizen Corner

Concierge Desk

Juice Bar

Air Hockey

Art Gallery

Car Wash Facility

Smart Laundry

Hang Out Spaces

Gaming Zone

BOXING CORNER



THOUGHTFUL COMFORTS

THEMATIC LANDSCAPES



SPORTS AMENITIES

Swimming Pool

Tennis Court

Basketball Court

Mindfulness Studio (Yoga / Meditation Centre)

Squash Court

Net Cricket

Volley Ball

Jogging And Cycling Track

Fitness Centre (Gym, Crossfit)

Outdoor Gym

Aerobics Room

Badminton Court

MINI THEATRE



THOUGHTFUL COMFORTS

ART GALLERY



HEALTH AND WEALTH

Acupressure Walk

Pharmacy

Health Clinic

Emergency Health Care Rooms / Services

BUSINESS CENTER

Co-working Stations

Meeting Rooms

Conference Hall

Library

CIGAR LOUNGE



THOUGHTFUL COMFORTS

BARBEQUE AREA



PET AMENITIES

Pet Hostel

Kennel Care

Pet Grooming

Pet SPA

KIDS AMENITIES

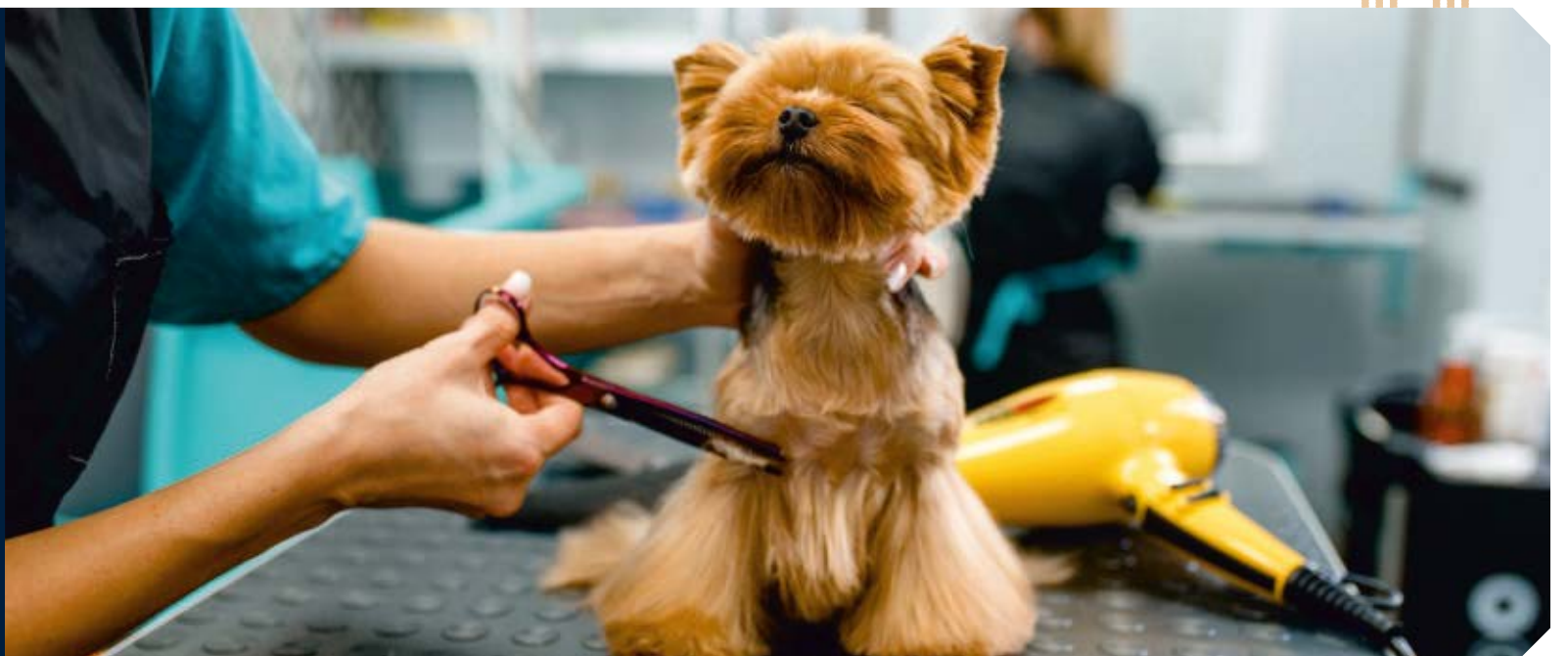
Digital / Smart Classroom

Creche

Kids Play Zone / Sand Play Area

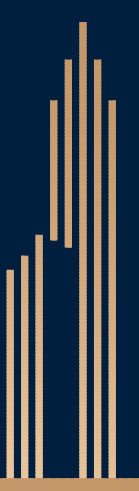
School Bus Bay

PET GROOMING





INFINITE PRIVACY





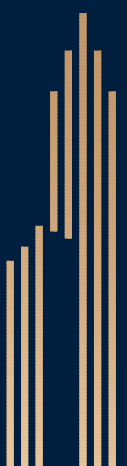
MASTER PLAN

UNIT NO. 1, 4
5600 SQ.FT. | 4 BHK

UNIT NO. 2, 3
5350 SQ.FT. | 4 BHK

UNIT NO. 6, 7
6750 SQ.FT. | 4 BHK

UNIT NO. 5, 8
6550 SQ.FT. | 4 BHK



SITE PLAN

FLAT NO.4

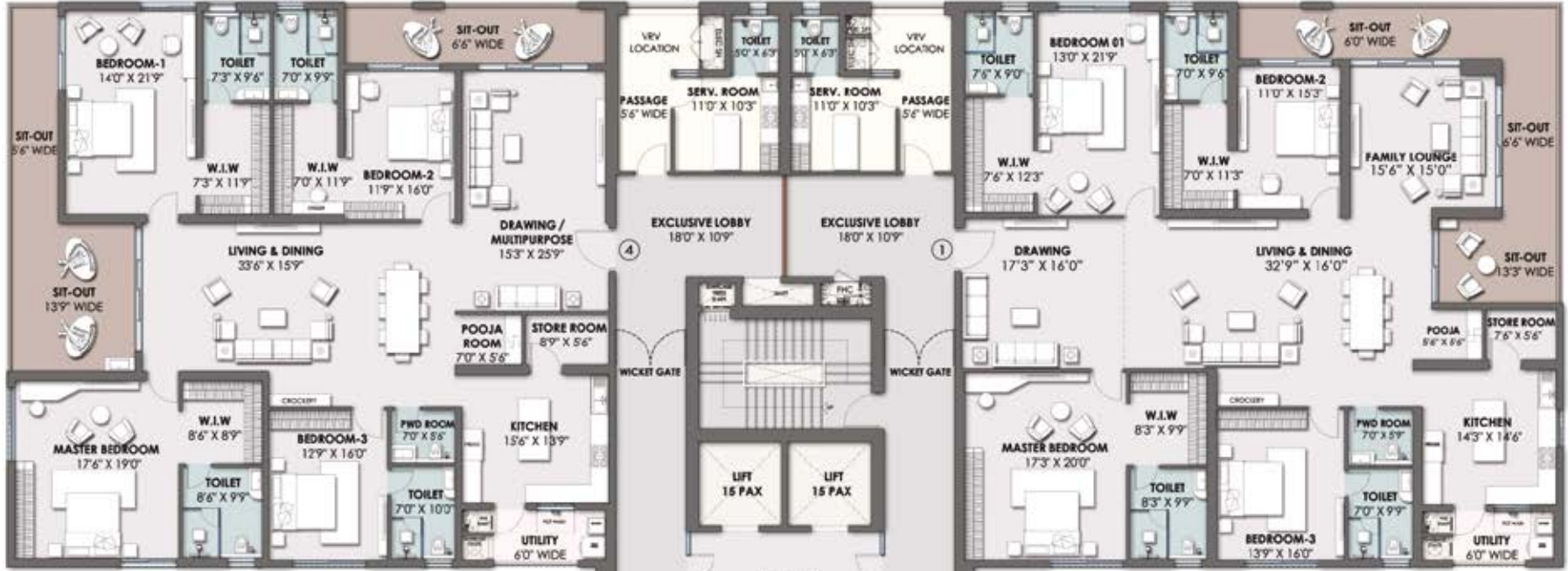
5600 SFT

4 BHK + Serv. Room
EAST FACING

FLAT NO.1

5600 SFT

4 BHK + Serv. Room
WEST FACING



FLAT NO.3

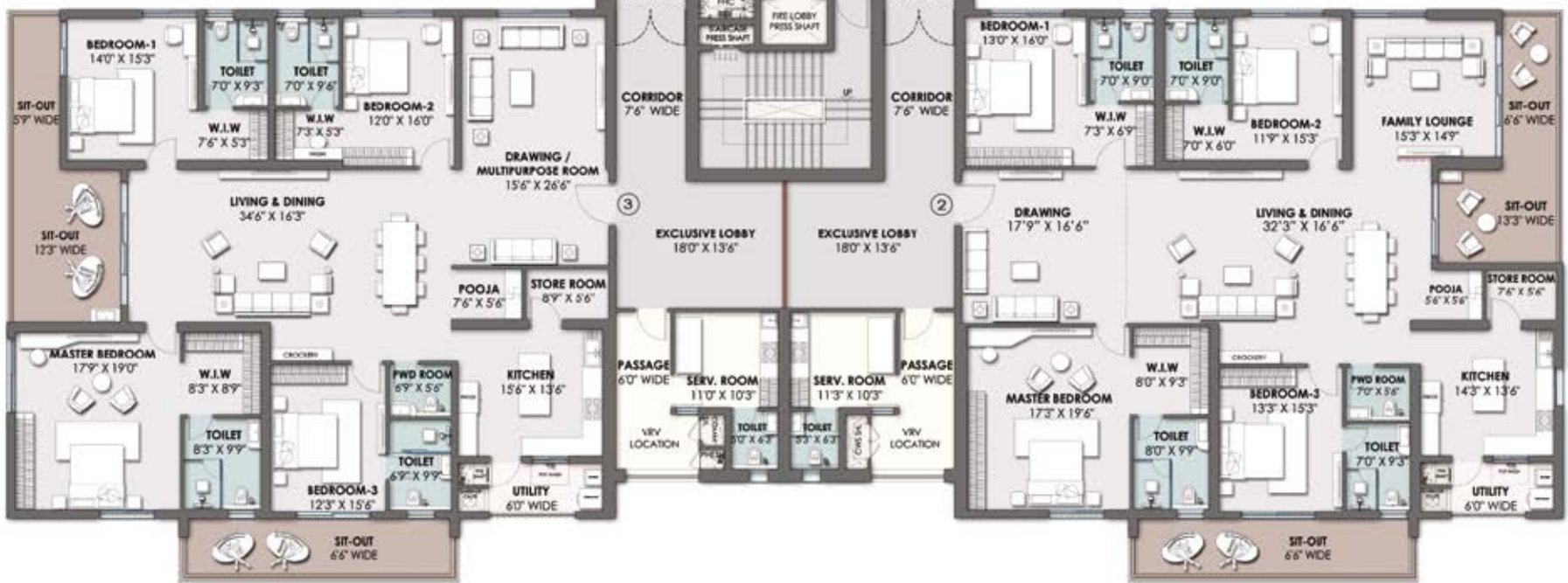
5350 SFT

4 BHK + Serv. Room
EAST FACING

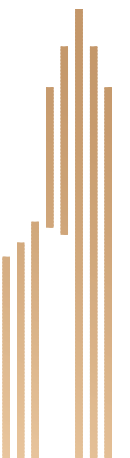
FLAT NO.2

5350 SFT

4 BHK + Serv. Room
WEST FACING



CLUBHOUSE



SITE PLAN

FLAT NO.8

6550 SFT

4 BHK + Serv. Room + Private Office
EAST FACING

FLAT NO.5

6550 SFT

4 BHK + Serv. Room + Private Office
WEST FACING



FLAT NO.7

6750 SFT

4 BHK + Serv. Room + Private Office
EAST FACING

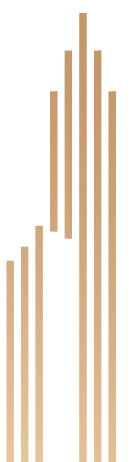
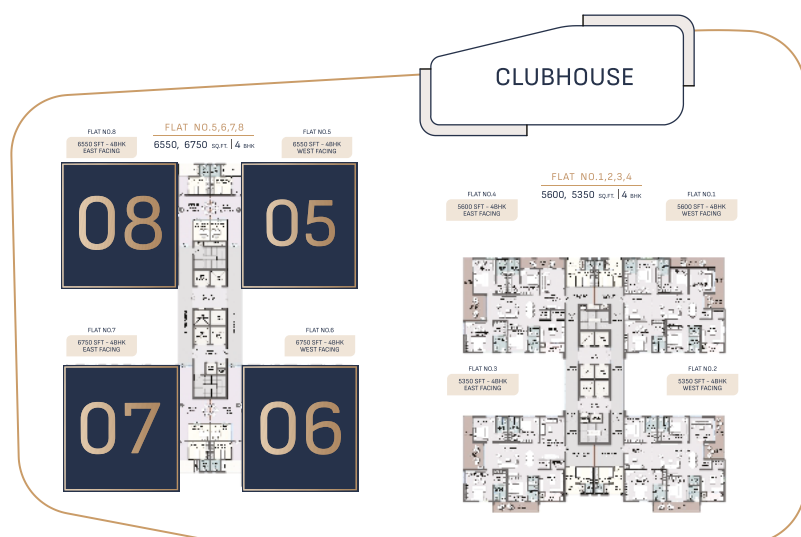
FLAT NO.6

6750 SFT

4 BHK + Serv. Room + Private Office
WEST FACING

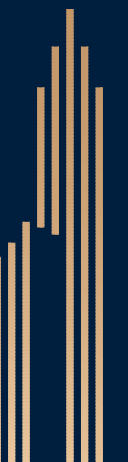


CLUBHOUSE





INFINITE BLISS



SPECIFICATIONS

SUPER STRUCTURE

RCC shear wall framed structure to withstand wind, seismic loads and earthquakes

WALLS

EXTERNAL WALLS: Reinforced shear walls with premium quality aluminum glass windows

INTERNAL WALLS: Reinforced shear walls/ brick walls

PLASTERING AND PAINTING

INTERNAL: Putty over gypsum plastering finished with premium quality emulsion paints of reputed brand.

EXTERNAL: Texture finish and two coats of premium quality exterior emulsion paint of a reputed brand.

SIT-OUTS

Weatherproof paint of reputed make-over external putty finish at utility/ sit-out walls and ceiling

BASEMENT PARKING

Waterproof cement paint over a base coat of primer for columns and one coat of putty finish for the entire ceiling roof as per the architect's design

VDF flooring for all basements and floor paints as per architect's design

FLOORING

ENTRANCE LOUNGE CORRIDORS & LIFT LOBBIES:
Imported Marble, Vitrified Tiles combination as per architect's design

DRAWING/ FOYER/ LIVING/ DINING/ PUJA/ KITCHEN & MASTER BEDROOM:
Large Format Premium Vitrified Tiles

OTHER BEDROOMS
Large Format Premium Vitrified Tiles

TOILETS
Large Format Premium Vitrified Tiles

POWDER ROOM
Large Format Premium Vitrified Tiles

WET KITCHEN, UTILITY AREA & SERVANT ROOMS, TOILETS & BALCONIES
Anti- Skid Flooring Premium Vitrified tiles of Reputed make

STAIRCASE & FIRE STAIRCASE
Natural Stone as per architect's design

DOORS, WINDOWS & RAILINGS

MAIN DOOR
Designer main door frame & shutter of 9ft ht with premium hardware fittings

INTERNAL DOOR
Designer Internal door frame & shutter of 8ft ht with premium hardware fittings

WINDOWS, FRENCH DOORS
Anodized aluminum frame of reputed make with toughened glass (DGU) with provision of mosquito mesh for all windows (except ventilators)

BALCONY RAILING
Aesthetically designed glass railing with laminated toughened glass

KITCHEN

Provision for fixing of water purifier, exhaust fan, chimney, refrigerator, dishwasher & washing machine in utility area with CP fittings

SPECIFICATIONS

GAS BANK

Supply of gas from centralized gas bank to all individual flats with pre-paid gas meters

BATHROOMS

Shower cubicles in all bedroom toilets

Wall mounted EWC with Flush wall/ Flush tank and Health Faucets in all bathrooms

All CP fitting and sanitary fixtures of reputed brands

Provision for heat pump/geyser

Wash basins with vanities

Diverter with shower of reputed make

Exhaust fans in all Bathrooms

ELECTRICAL

Elegant designer modular electrical switches of premium make

Concealed copper wiring of premium make

Plug Points for TV in the drawing, living and all bedrooms

Power plugs for cooking range chimney, refrigerator, microwave oven, mixers/ grinders and water purifiers

Power plugs for the washing machine and dishwasher in the utility area

Three- Phase power supply for each unit and individual meter boards

MCB for each distribution board of reputed make

AIR CONDITIONING

VRV/VRF unit for every apartment (Extra cost)

HOME AUTOMATION

Home Automation with provision for upgradation

CAR WASH FACILITY

Car wash facility shall be provided in the parking areas

LIFTS

High Speed imported lifts with high ceilings for each block with rescue device and V3F for energy efficiency of Mitsubishi/ Schindler/ Toshiba or Equivalent make

High speed imported service lifts for each block with rescue device and V3F for energy efficiency of reputed make

SPECIFICATIONS

COMMUNICATION / CABLE TV / INTERNET

INTERCOM: Facility to all units connecting security, club house and maintenance office.
Intercom provision for the flat to servant room

INTERNET: Wired Internet provision in Living & Master Bedrooms. Separate optical fibre line for each unit.

WI-FI: Connectivity within the community

WTP & STP

Fully treated bore water made available through exclusive water softening and purification plant of reputed make

Sewage treatment plant of adequate capacity as per norms will be provided.
Treated sewage water will be used for landscaping and flushing purposes

BIOMETRIC LOCK

Biometric Smart lock for the main door

GENERATOR

100% DG set backup with dual meter for each flat

CAR PARKING

Ample space for car parking

Dedicated visitor car parking

Parking signage at required places to ease traffic flow

EV CAR CHARGING

EV Charging point for every apartment

CONCIERGE

Concierge and Bell desk services provided

FACILITIES FOR DIFFERENTLY ABLED

Anti- Skid access ramps at all block entrances and clubhouse entry. Appropriately designed preferred car parking, uniformity in floor level and visual warning signage

Provision of the washroom for differently abled on the ground floor of the Clubhouse

SPECIFICATIONS

SECURITY & BMS

Sophisticated round the clock security system

Intercom between security and all the flats

Smart boom barriers at the entry gate are fully automated

Panic buttons and an intercom are provided in the lift that is connected to the security room

Identity cards for servants

Centralized BMS controls for the gas tank, generator power and general power connection

Gas leak detector with Shut-O-Valve

All security related services connected to BMS

DRIVEWAY

Granite 30mm thick/VDF/ Interlocking pavers flooring as per Architects design

FIRE & SAFETY

Fire hydrant and fire sprinkler system on all floors and basements per Fire Departments norms

Fire alarms, and smoke detectors in all apartments per Fire Department norms

Public address system in all floors and parking areas(basements), the control panel at main security as per Fire Department norms

CCTV

CCTV cameras will be provided in all common areas as per the requirement

WASTE MANAGEMENT

Individual garbage chutes for each unit for better garbage disposal

LANDSCAPING

Aesthetically designed landscaping at the setback, podium, and tot lot area

EXTERNAL LIGHTING

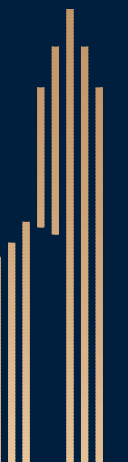
LED light posts with lamp fittings, lighting at landscaping areas, staircase and corridor areas

COMPOUND WALL

Aesthetically designed compound wall with solar fencing



INFINITE LOCATION



LANSUM ETANIA APARTMENTS

JAYABHERI THE PEAK

JAYABHERI SUMMIT

MY HOME AVATAR

RAJAPUSHPA PROVINCIA

MUPPA'S ALANKRITA

ALEKHYA RISE



7 HILLS

NEHRU OUTER RING ROAD

NCC URBAN ONE

NARSINGI CIRCLE

KOKAPET

LOCATION MAP



EDUCATIONAL INSTITUTIONS

| | |
|---------------------------|---------|
| Rockwell Intl School | 05 Mins |
| Phoenix Intl School | 05 Mins |
| CBIT | 08 Mins |
| MGIT | 08 Mins |
| DPS Khajaguda | 10 Mins |
| Oakridge Intl School | 10 Mins |
| Indian School of Business | 10 Mins |



IT HUBS & CORPORATES

| | |
|--------------------|---------|
| Financial District | 10 Mins |
| Cap Gemini | 08 Mins |
| Wipro | 08 Mins |
| ICICI | 08 Mins |
| Microsoft | 10 Mins |
| Amazon | 10 Mins |
| Google | 10 Mins |
| Cognizant | 10 Mins |
| Infosys | 12 Mins |



HOTELS & RESTAURANTS

| | |
|-----------------|---------|
| Sandwicho Café | 05 Mins |
| Fishermans Warf | 05 Mins |
| Shearton Hotel | 08 Mins |
| Hyatt | 08 Mins |



MALLS & RESORT

| | |
|------------------------------------|---------|
| Upcoming Vamsiram Mall & Multiplex | 02 Mins |
| Golkonda Resorts | 10 Mins |
| Sarat City Mall | 20 Mins |
| Inorbit Mall | 20 Mins |



ACCESS/CONNECTIVITY

| | |
|--------------------|---------|
| Neopolis | 10 Mins |
| Mindspace | 20 Mins |
| Outer Ring Road | 05 Mins |
| Gachibowli IT park | 10 Mins |
| US Consolate | 10 Mins |



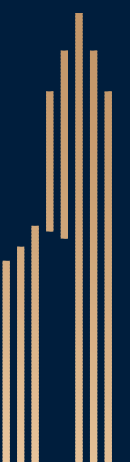
HOSPITALS

| | |
|----------------------|---------|
| Continental Hospital | 10 Mins |
| Care Hospital | 15 Mins |
| AIG | 15 Mins |



TRANSPORTATION

| | |
|---------|---------|
| Airport | 25 Mins |
|---------|---------|





VAMSIRAM NEWMARK LLP

WHERE OPULENCE MEETS INNOVATION

It give us immense pleasure to introduce Vamsiram Newmark LLP, a harmonious collaboration of two real estate powerhouses - Vamsiram Builders and Newmark Urbanspaces who have created pathbreaking living concepts in the City and of Hyderabad and bring forth a groundbreaking venture that promises the epitome of luxury living with infinite views at Narsingi Kokapet.

Vamsiram Builders is a beacon of distinction in the real estate arena. Revered as a business leader for over 25 years now, Vamsiram Builders has adorned the skyline of Hyderabad with super luxurious homes and Grade-A commercial spaces, earning a reputation as a doyen and a name to reckon with.

With a portfolio spanning across almost the entirety of Telangana and Andhra Pradesh, Vamsiram Builders has consistently delivered unrivaled quality and luxury. Known for constructing opulent residences and cutting-edge commercial spaces, Vamsiram Builders has set benchmarks for excellence and innovation in the real estate landscape.

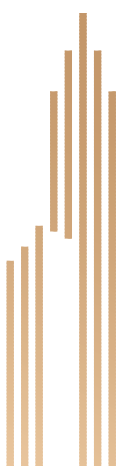
Complementing this partnership is Newmark Urbanspaces, a trusted name that has provided super luxury homes for over 3000 families for over 22 years now. Renowned for embracing innovative modern technologies in construction, Newmark Urbanspaces has been at the forefront of crafting homes that redefine the standards of uber living.

Pioneering the use of modern technologies, Newmark Urbanspaces integrates innovation seamlessly into every project, ensuring a living experience that is both contemporary and luxurious. With a commitment to excellence and a reputation for delivering on promises, Newmark Urbanspaces has become synonymous with trust in the real estate domain.

United under the banner of Vamsiram Newmark LLP, we now together present, Vamsiram Newmark - 4BHK Private Residences at Kokapet X Narsingi. This endeavor aims to redefine opulent living, offering scenic brilliant views, utmost privacy, and large, well-laid-out spaces that make living truly unique and aspirational.

We welcome you to embark on a journey with us to redefine opulence and elevate your living standards with Vamsiram Newmark LLP - Where Opulence Meets Innovation.

25 YEARS | 90+ PROJECTS | 25+ AWARDS





VAMSIRAM NEWMARK

INFINITE VIEWS



Project: Exit 18A, ORR Service Road, Narsingi, Kokapet, Hyderabad – 500075

Vamsiram Office: Vamsiram Jyothi Lorven, 8th Floor, Road 45, Jubilee Hills, Hyderabad–500033

Newmark Office: 501, Plot no 56, Newmark House, Patrika Nagar, Hi- Tech City, Hyderabad, TS 500081

✉ info@vamsiramnewmark.com ☎ +91 83 999 3 9999

