



A project by

**VISION**  
Infra

Vision's  
**ARSHA**  
ENCHANTING VIEWS FOREVER

celebrate  
**life**  
every day



An amenity rich community - Tellapur, Hyderabad

TS RERA Regn. No. - P0110005595







VISION ARSHA

CLUB





Welcome to Arsha....

## Where life is a Celebration every day.

ARSHA – A heavenly abode of premium residences for those who seek the urban life and at the same time yearn for the cool serenity that nature offers. Built around abundant lush green open space, this amenity rich community is an ideal forever home in the lap of nature.

Located in the heart of financial district at Tellapur on the 100 feet road, ARSHA is ideal for those who seek the dual benefit of living in the city and still find peace and tranquility of the outskirts. Its design incorporates global best practices of environment and ecology preservation to give you a truly well-planned home.

VISION'S ARSHA offers versatility with a promise of a GREAT LOCATION, GRAND LIFESTYLE & PRODIGIOUS INVESTMENT.

**11 Acres of Joy**

**7 Towers**

**DS + 28 Floors**

**1561 Units**

**Bang on 100ft Road**

**90+ Amenities**

**Enchanting Views**

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Central Park – Aerial View



Jungle Play Area – Stilt

- EXCLUSIVE SPORT COMPLEX

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- OUT DOOR AMENITIES

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- CLUB HOUSE AMENITIES

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- STILT AMENITIES

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- CO-WORKING SPACES



Outdoor Gym



Adventure Play area & Half basket ball court



Pet Park





Pet Park



Bouncing Den – Stilt



# 90+ AMENITIES

Experience the EXTRA-LARGE living experience at ARSHA, homes set in a 11-acre paradise, bejewelled with over 90 amenities that will make sure, you experience a resort like living. A fully loaded 45000 Sft. club house, 10000 Sft. sports complex, stilt & outdoor amenities, promises an elevated and enhanced living experience for you and your family.

**Arsha is an epitome of joyful living with every convenience at an arms reach.**

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# 45000 SFT. CLUB HOUSE



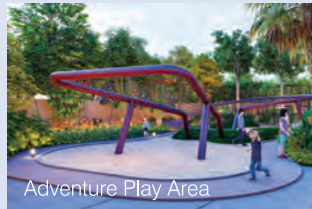
Club House



Zen garden & Pavilion



Swimming pool



Adventure Play Area

### Ground Floor

Out door party area  
Swimming pool / Kids pool  
Multipurpose hall  
Holding area and ATM

### First Floor

Outdoor party area  
Toddlers play deck  
Yoga & Aerobics  
Grocery / Super market  
Pharmacy  
Waiting lounge

### Second Floor

Gym & indoor games:  
Billiards  
Table tennis  
Chess etc.

### Third Floor

SPA  
Fish therapy / Nail art  
Ladies SPA  
Saloon  
Hobby room  
Library / Reading lounge

### Fourth Floor

Business / Waiting lounge  
Preview theatre  
Billiards lounge  
Guest rooms - 6 nos.

### Fifth Floor

Meeting conference room  
Cafe / Bar counter  
Roof top restaurant  
Co-working spaces  
Open terrace party area





Outdoor Gym – Stilt

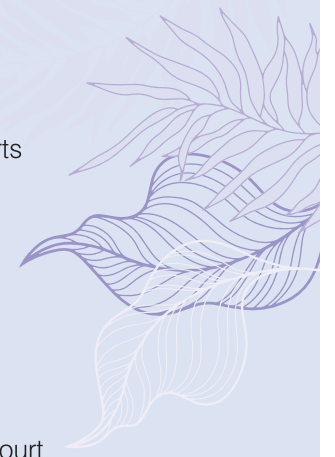
# 10000 SFT. SPORTS COMPLEX

## Indoor Sports

- 2 Badminton Courts
- 2 Squash Courts

## Outdoor Sports

- Outdoor Gym
- Tennis Court
- Half Basket Ball Court
- Cricket Practice Nets -2
- Volley Ball Court
- Skating Rink
- Kids / Children's Play Area.
- Jogging Track
- Cycling Track and more...



Sports Complex



Tennis court

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## Enchanting views forever

Views that some might call overrated but are for real. One side is a 100 feet road, while on the other three sides are villa communities. Get greeted by the chirping birds and green panoramic views every day. Life is blissful.

# An unique blend of luxury & serenity

Welcome to the most complete living experience

## Homes that come attached with divinity and tranquillity.

A heavenly abode of premium residences for those who seek urban life and at the same time yearn for the cool serenity that nature offers. Arsha ... A home where God keeps you company.

## 3.5 acres central courtyard

Space to welcome ease into your life. Enjoy priceless moments with your loved ones. Every inch of this 3.5 acres is carefully crafted to home your happiness and wellbeing.

## Amenity rich community

90+ Amenities, Something for everybody. Say goodbye to boredom. Live a joyful life.

## Sports centric homes

Live an active life be it indoor or outdoor.

## Child centric homes

A LIVE LEARN GROW WIN experience for Kids. At ARSHA, nurturing a child's dreams and passions is truly a child's play. A plethora of indoor and outdoor amenities makes it immensely easy for a child to achieve his/her dream and come out as Winner. Give wings to dreams is our motto at ARSHA.

## Stilt amenities

Fun Unlimited. First-of-its-kind double-height stilt is perfect for your family looking to a fun filled home.

## Dedicated EV charging car park

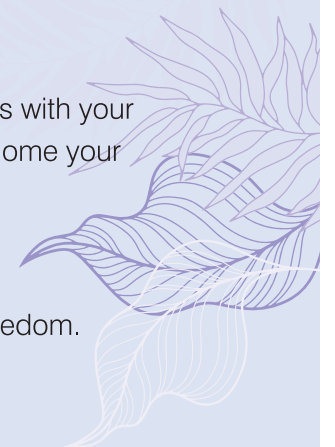
Future ready homes. Live life on a fast track.

## Eight feet corridor

Each home opens out to an elegantly large 8 feet corridor which are pleasantly airy and well ventilated. An ideal welcome to your dream home.

## Vision's commitment

A home for every dream.





# Master Layout Plan



Sports Complex

Club House

100 feet road



Block-C

Block-B

Block-A

Block-D

Block-E

Block-F

Block-G



# LEGEND

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1. Entrance gateway
  2. Security cabin
  3. Bus bay
  4. Children waiting area
  5. Pickle ball court
  6. Tennis court
  7. Half basketball court
  8. Outdoor table tennis
  9. Seating plaza
  10. Trellis walk
  11. Cycle track
  12. Walkway
  13. Bicycle stand
  14. Gazebo
  15. Woods
  16. Feature wall with planter & waterbody
  17. Lawn (100-150 people capacity)
  18. Zen garden
  19. Herbal garden
  20. Temple seating plaza
  21. Temple
  22. Infinity walk
  23. Sensory walkway
  24. Aroma garden
  25. Interactive court
  26. Yoga lawn (20-30 people capacity)
  27. Pet park
  28. Bleachers
  29. Stepped planter
  30. Tree court
  31. Skating rink
  32. Cricket practice nets
  33. Grand walk
  34. Amphitheater (80-100 people capacity)
  35. Pool deck
  36. Banquet lawn (100-150 people capacity)
  37. Hammock park
  38. Great lawn (200-250 people capacity)
  39. Toddlers play (20-30 people capacity)
  40. Children play area (40-50 people capacity)
  41. Fitness trail
  42. Fitness plaza
  43. Trim trail
  44. Drop off
  45. Driveway
  46. Frangipani court
  47. Adventure play area
  48. Mini amphitheater (50-70 people capacity)
  49. Outdoor gym
- Stilt amenities**
- S1. Hangout den
  - S2. Reading lounge
  - S3. Outdoor table tennis
  - S4. Foos ball
  - S5. Outdoor library
  - S6. Board games area
  - S7. Toddlers play
  - S9. Bouncing dens
  - S10. Sway lounge
  - S11. Sr. citizen court
  - S12. Flea markets
  - S13. Tone zone
  - S14. Art zone
  - S15. Outdoor library
  - S16. Bouncing den



3.5 BHK - 2355 SFT.



2 BHK - 1390 SFT.



2 BHK - 1390 SFT.



3.5 BHK - 2355 SFT.



3.5 BHK - 2700 SFT.



3 BHK - 1845 SFT.



3 BHK - 1845 SFT.



3.5 BHK - 2700 SFT.

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TYPICAL FLOOR PLAN  
 FOR BLOCK  
**A**



3 BHK - 2000 SFT.



3 BHK - 2115 SFT.

3 BHK - 1625 SFT.



2.5 BHK - 1390 SFT.

3 BHK - 1625 SFT.



2.5 BHK - 1390 SFT.

3 BHK - 2000 SFT.



3 BHK - 2115 SFT.

TYPICAL FLOOR PLAN  
FOR BLOCKS  
**B&C**





# SPECIFICATIONS

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## STRUCTURE

RCC shear wall framed structure to withstand wind & seismic loads.

**Super structure:** All internal and external walls are RCC Shear Walls and Concrete Blocks for Non Structural Members (Wherever needed).

## PAINTING

**External walls** - Textured finish and two coats of exterior emulsion paint of reputed make.

**Internal walls** - Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make.

## DOORS, WINDOWS & RAILINGS

**Main door** - Manufactured teak veneered door frame & shutter finished with good quality melamine polish with hardware of reputed make.

**Internal doors** - Manufactured hard wood door frame & laminate shutter with hardware of reputed make.

**Utility door** - UPVC door frame of reputed profile sections with combination of tinted float glass with aluminium louvers & SS mesh at bottom.

**French doors** - UPVC sliding door frames with float glass paneled sliding shutters and with provision for mosquito mesh tracks.

**Windows** - UPVC window glazing system with sliding / casement shutters with mosquito mesh tracks.

**Grills for windows** - Aesthetically designed, mild steel (MS) window grills with enamel paint finish all windows.

**Balcony railings** - MS railing in enamel paint finish of reputed make.

## TILE CLADDING

**Bathrooms** - Glazed / Matte finish ceramic tiles dado up to 7' height of reputed make.

**Utility** - Glazed ceramic tiles dado up to 3' height of reputed make.

## FLOORING

**Living / dining** - Premium vitrified tiles of 1200mm X 1600mm.

**All bed rooms and Kitchen** - Double charged vitrified tiles of 800mm X 800mm.

**Staircase** - Tandur / Kota stone.

**Corridors** - Vitrified tiles with granite inlays.

**Sit-outs / Balcony** - Wooden finish vitrified tiles of 600mm X 600mm.

## KITCHEN

Provision for municipal water connection.

Provision for fixing of water purifier, exhaust fan and chimney.







## **BATHROOMS**

Premium quality of wash basins of reputed make.  
Wall mounted EWC with concealed flush valve of reputed make.  
Single lever fixtures with wall mixer cum shower of reputed makes.  
All C.P. fittings are of reputed make.  
PVC false ceiling in all bathrooms.

## **ELECTRICAL FIXTURES**

Internal - Geyser provision in all bathrooms.  
Exhaust fans provision in all bathrooms.  
Copper piping for air-conditioning units for all apartments / drain pipes for all units  
Power outlets for air-conditioners in all bed rooms & living room.  
Plug points for T.V. & audio systems etc.  
Three phase supply for each unit with individual prepaid meters.  
Miniature circuit breakers (MCB) for each distribution boards of reputed make.  
Concealed copper wiring of reputed make.  
Switches of reputed make.  
Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area.

## **TELEPHONE, CABLE TV & INTERNET**

Telephone points in living room and master bedroom.  
Intercom facility to all the units connecting security and Neighbourhood.  
Provision for cable connection in all bed rooms & living room.  
Provision for High speed Internet connection in All Bed Rooms & Living Room.

## **ELEVATORS / LIFTS**

Six high speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower.  
Granite / Tile cladding on lift entrance.  
One high speed automatic passenger cum service lift per block with rescue device with V3F for energy efficiency of reputed make for each tower. Granite / Tile cladding on lift.

## **CAR PARKING**

Car parking will be in basement -1 and 2 levels.  
One charging point for electric cars shall be provided for each apartment.  
Car washing facility will be provided





# Location

(Not to scale)



For location please scan the QR code



**Completed Projects**

**COUNTY @ Hafeezpet**  
A 20 Acres Luxury Villa Project

**INFINITI HOMES @ Tellapur**  
A 23 Acres Ultra Luxury Villa Project

**Urjith @ Tellapur**  
A 40 Acres Luxury Villa Project

**Sales Office:** Vision's ARSHA, Beside Visions Urjith, Tellapur, Hyderabad-502032

**Corporate Office:** R.V. Insignia, Plot No. 28, 29 & 30, 2nd Floor, Silicon Valley Layout, Madhapur, Hyderabad - 500081

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