

Project Writeup.
Vista Homes
Date : 15-05-2020

Salient Features	➤ Plans approved by GHMC ➤ Clear title ➤ 403 flats on 5.6 acres of land ➤ basement + 5 floors ➤ 2&3 bed room flats of 950 and 1,220 sft. ➤ Choice of semi-deluxe, deluxe & luxury flats ➤ Gated community ➤ Housing loans available ➤ Pollution free environment near ECIL X roads ➤ Design as per vastu ➤ No commercial activities within site ➤ One car park for each flat in the basement. ➤ Ground floor fully landscaped, restricted to pedestrians. ➤ Restricted private access to landscaped area for ground floor flats.
Amenities	➤ 10,000 sft club house with ➤ Banquet Hall ➤ Cafeteria ➤ General Store ➤ Creche ➤ Library ➤ Recreation Room ➤ Gym ➤ Yoga Room ➤ Society office ➤ Swimming Pool ➤ Open Air Badminton Courts ➤ Basket Ball Court ➤ Children park ➤ Landscaped Garden ➤ 24hrs Security with CC cameras ➤ Video phone for each flat ➤ Self-serve laundry ➤ Self-serve car wash ➤ Two lifts per block. ➤ 1KVA backup power for each flat. ➤ Backup generator for lifts and common lighting. ➤ Cement concrete roads and street lighting. ➤ Cricket nets
Surrounding Development	➤ Well developed residential locality ➤ High street shopping ➤ Industrial Estates: Kushaiguda, Cherlapally Mallapur, Nacharam, Uppal & Malkajgiri. ➤ NFC, ECIL, Petro Giants like HPCL, IOC, GAIL, BP ➤ School & Colleges: Requel Ford, Bhavan's, MRR, CAL, DAV, Indus, Sai Sindhu, Sai Sudhir ➤ Hospitals: Thatha, Tulasi, Apollo, Sudha, Poulomi, Vijaya, Raghavendra ➤ Multiplex Theatre: Talluri, Radhika
Current Status	➤ Block A, B, C, D, G, H & I completed. ➤ All amenities including clubhouse, swimming pool, compound wall, roads, electric power connection, lifts, power backup, cricket nets, basketball court, badminton court, etc., completed. ➤ Work of E & F block under progress.

Location	➤ 2 minutes drive from main road -1/2 Km. ➤ 5 minutes drive from ECIL X roads - 2 Kms. ➤ 15 minutes drive from Neredmet X roads - 6 Kms. ➤ 20 minutes drive from Tirumalgiri X roads - 9 Kms. ➤ 30 minutes drive from Secunderbad (Jubilee Bus Station) - 12 Kms.
Address	Sy. No. 193 to 195, Kushaiguda, Hyderabad 500 062 Phone: +91-91213 08555 Email : vista@modiproperties.com
Specifications	Structure : RCC Walls : 4"/6" Solid cement blocks External painting : Exterior emulsion Internal painting : Smooth finish with OBD Flooring : 12" ceramic tiles Door frames : Wood (non-teak) Main door : Laminated / polished panel door Other doors : Painted flush doors Electrical : Copper wiring with modular switches Windows : Powder coated aluminum sliding windows with grills Bathrooms : Standard ceramic tiles - 4/7 ft height Plumbing : UPVC / GI & PVC pipes Sanitary : Cera / parryware or equivalent brand CP fittings : Branded quarter turn ceramic disc type Kitchen platform : Granite slab with 2 ft dado and SS sink French Window : 12 mm toughened glass 8' X 7' sliding french window for sit-out (C on wards). Deluxe Flat (Same as Semi-Deluxe Flat with Following Alternations): Flooring : 24" vitrified tiles Other doors : Painted panel doors Bathrooms : Branded designer cermic tiles - 4/7 ft height Kitchen : Modular kitchen of specified design
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