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ONCE UPON A GARDEN

Have you just wandered into a gallery where paintings come to life? Moments past the 24-hour security gates, the traffic snarls and city buzz fade off. Birdsong and garden sounds take over. The feast spreads with every shift of angle. Eden Vistas occupies a truly privileged position. Set in elegant landscaped surroundings with far-reaching scenic views, this exquisite villa community combine the best of all worlds: sleek contemporary architecture, outstanding interiors, exclusive lifestyle facilities and the perfect location.

Here at Hyderguda, Attapur, Hyderabad, Eden Vistas will take their place among the beautifully proportioned landscaped master plan.

COME HOME TO EDEN VISTAS TODAY!

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VISTAS



WELCOME TO ENCHANTED LIVING

Eden Vistas is an exclusive gated Villa Community, located on the exclusive crescent of Hyderabad.

Eden Vistas offers you a pure connection to nature and relaxed bliss with its sophisticated architecture, huge windows blur the boundaries between outdoors and indoors, providing panoramic views stretching across Eden Vistas. Eden Vistas ensures that your world becomes Villa Community living at its finest. A home filled with tranquility, meticulously selected finishes and round-the-clock security and best select amenities that ensure every comfort imaginable.





SET A HOUSE UPON GARDEN,

47 exquisite residences in 1 garden community



Each set in its own generous plot and linked by paved pathways to reach the centre gardens and community facilities. The open spaces are so accessible, residents need to walk down and they're there.

The gardens are imaginatively and immaculately conceived. A profusion of flowers fills a moat. Community bicycles encourage rides along the paths and healing gardens touch your body and soul. Nooks in tree perches make rest of life fun. The Clubhouse has every conceivable facility. And the shimmering infinity pool takes you by storm.

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COMMUNITY KEY FEATURES

A COMMUNITY
THAT IS FILLED
WITH DELIGHT
AND MAGICAL
EXPANSES



FUNCTION'S TABULATED
ELECTRICITY



THREE-TIME
SECURITY



RESORT FEATURED
LANDSCAPE



KIDS
FRIENDLY



PUBLIC
ZONES



FRESH AIR
LARGE WINDOWS



CLOSE TO
SCHOOLS



PROJECT FEATURES

- / GHMC Approved Layout
- / Vastu compliant
- / Wide paving blocks with side walks, Main roads & Internal roads of 30 to 40 ft.
- / Underground Power Cabling
- / Underground Drainage



- / Round the Clock Security
- / Green Walkways & healing gardens
- / Avenue Plantations
- / Lush green landscaping
- / Swimming Pool
- / A/c Gymnasium, Yoga Center
- / Banquet Hall



- / Solar lighting for common areas like roads
- / STP & WTP with water softener plant
- / Security & Intracom systems with CCTV surveillance for common areas
- / Rain water harvesting and recycling of water
- / Solar Fencing
- / Power back up in the villas, club house and Common areas
- / Individual meters for electricity
- / First Aid centre
- / Designated Areas for sports & leisure



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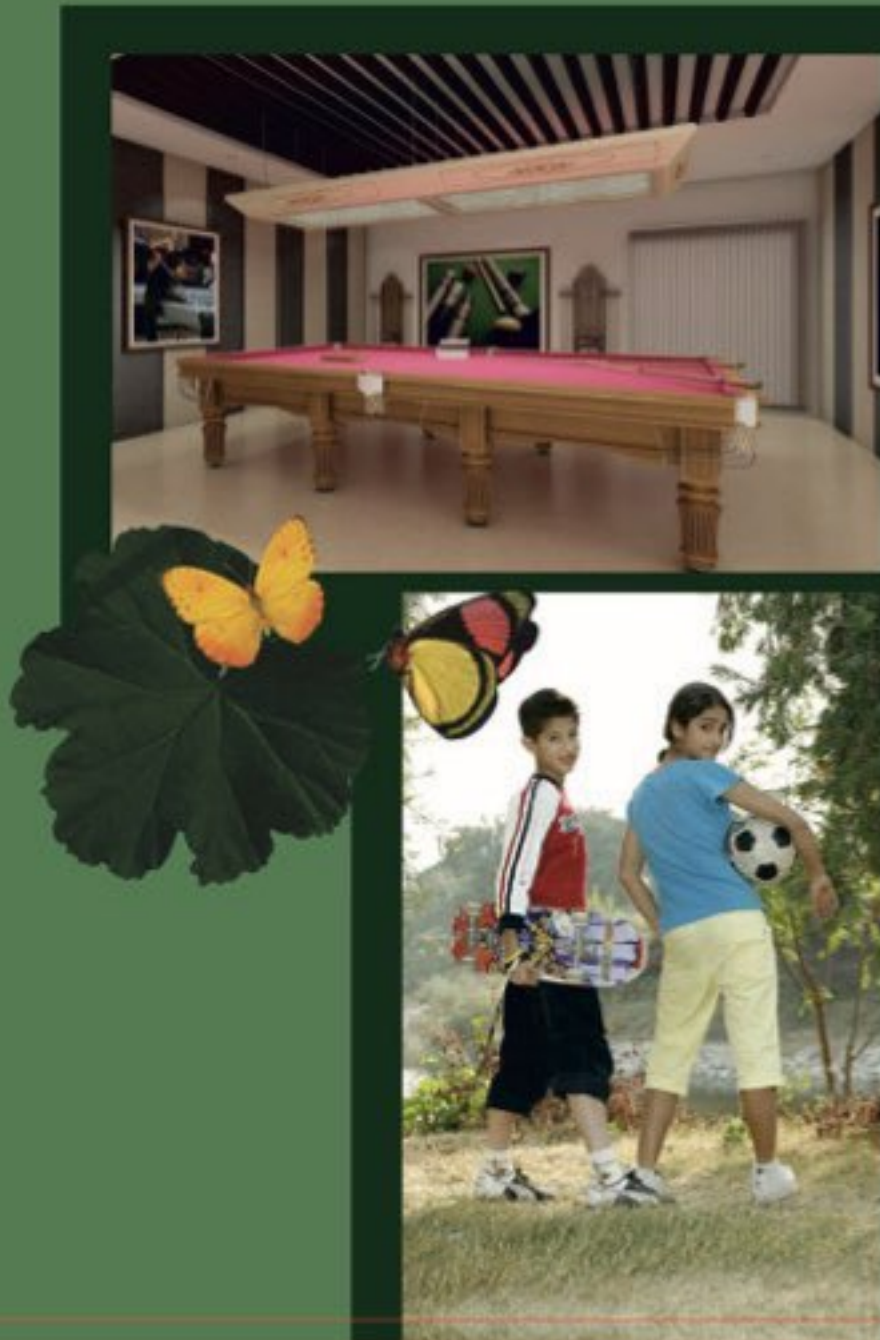
dive in deep



ITS
ALWAYS
SUMMER
TIME.
ANY TIME!

Best part of living in the most premium collection of Eden Vistas is that the club house and the green expanses. You can choose to luxuriate in the gym overlooking the huge landscape gardens. Indulge in the most scintillating pool, relax and rejuvenate yourself.





LUXURY FEATURES

- / A Welcome Lounge Area
- / Fitness Centre with State of the art Gym
- / Wellness Centre with Spa, Steam & Sauna
- / Pappas / Gazebo
- / Wi-Fi Enabled Club House
- / Multipurpose Hall with Kitchen

INDOOR GAMES

- / Billiard and Pool Tables
- / Table Games like: Table Tennis, Carrom, Chess
- / Crèche with play area

OUTDOOR

- / Basket Ball Hoop
- / Toddlers Play Area
- / Swings for Kids
- / Jogging Tracks
- / Cycling Track
- / Swimming Pool with Wash & Change Rooms

CLUBHOUSE FLOOR PLANS

N



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

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villas are around trees

AN ENCHANTING GARDEN OF EDEN AT THE WATER'S EDGE

Residents of Eden Vistas will enjoy relaxing on emerald green lawns, strolling under the shade of leafy trees past colorful exotic flowers, and reveling in the natural beauty of their aesthetic gardens. Eden Vistas's sumptuous array of amenities brings resort-style living to residents' fingertips all year round. Lounge style balconies with friends on comfortable sofas, or at public spaces under the contemporary pergola, spend evenings bathed in the soft glow of sun light, relax in a poolside cabana, or enjoy an evening stroll.





enjoy privacy

and style



EXCLUSIVE VILLA-HOMES

Offering a new twist of resort-style living, a limited collection of ultra-luxurious, three-story villa homes rivaling its spectacular natural setting overlooking the horizon. Eden Vistas is a unique creative accomplishment. Signature style - luxurious yet elegantly understated interiors touches every aspect of each villa. From artful lighting to richly textured surfaces in subtle natural tones, large spaces and balconies offer a memorable welcome.





WEST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

WEST FACING N

Ground Floor	: 1562.70 sft
First Floor	: 1620.22 sft
Second Floor	: 1620.22 sft
Head Room	: 342.09 sft
Total	: 5145.23 sft



EAST FACING



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

EAST FACING N

Ground Floor	: 1416.75 sft
First Floor	: 1668.00 sft
Second Floor	: 1294.44 sft
Portico	: 251.25 sft
Head Room	: 450.88 sft
Total	: 5081.32 sft



LIMITLESS MOMENTS AWAIT



A special place where you can feel light hearted and light footed. Where stunning views of unending skies greet you on all sides. And an altogether freer experience that celebrates freedom and flavour of limitless life. Let the show begin.

SPECIFICATIONS

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads.

SUPER STRUCTURE

8" thick solid blocks for external walls and 4" thick solid blocks for internal walls.

PLASTERING

Internal : 1 coat of plastering / stucco plaster for walls.
External : 2 coats of plastering for external walls.

DOORS

Main doors: Teak wood frame with veneered flush shutter with melamine finished with reputed hardware.
Internal doors: Teak wood frame / with veneered flush shutter, melamine finished with reputed hardware.
French doors (if any) : UPVC door frames with clear float glass panelled sliding shutters and designer hardware of reputed make.
Windows : UPVC window system with clear float glass with suitable finishes as per design, with provision for mosquito mesh track.

PAINTINGS

External : Textured / smooth finish and two coats of exterior emulsion paint of reputed make.
Internal : Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

FLOORING

Living, Dining: Italian Marble.
First floor Lounge & Second floor Home theater.
Combination of vitrified tiles & Laminated wooden flooring.
Bedrooms & Kitchen: 800 X 800 mm size vitrified tiles in all bedrooms / or wooden flooring & 600 X 600 mm size vitrified tiles in kitchen.
Bathrooms: Anti-slip ceramic tiles - of reputed make.
Staircases: Italian Marble.
Air Balconies/Utilities: Rustic vitrified tile of reputed make.

TILE CLADDING / DADOING

Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform of reputed make.
Bathrooms: Glazed ceramic tile dado of reputed make up to lintel height.
Utilities: Tiles dado up to 3' Height.



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KITCHEN

• Granite platform with stainless steel sink.
• Provision for hot water near sink.
• Provision for fixing of exhaust fan /Chimney.

SECURITY / BMS

• Round-the-clock security system.
• Solar power fencing around the compound.
• Surveillance cameras at the main security and entrance.

BATHROOMS

• EWC with flush valve of reputed brands.
• Single lever fixtures with wall mixer cum shower of best brands.
• Provision for geysers in all bathrooms.
• All C.P. fittings are chrome plated of best brands.
• C.P. & Sanitary: Jaquar / Kohler / Grohe / Equivalent.

ELECTRICAL

• Concealed copper wiring of best brands.
• Power outlets for air conditioners in all rooms.
• Power outlets for geysers in all bathrooms.
• Power plug for cooking range chimney, refrigerator, microwave oven, mixer grinders in kitchen, washing machine or dish washer in utility area.
• Three phase supply for each unit and individual meter boards.
• Miniature circuit breakers (MCB) for each distribution boards of best brands.
• Provision for water purifier near utility sink.
• Provision for geyser near utility sink.

WTP & STP

• Fully treated water made available through an exclusive water softening and purification plant (in case of bore water).
• Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.

GENERATOR : D/G set backup with Acoustic enclosure.

THE LEVEL OF QUALITY AND ATTENTION TO DETAIL IS SECOND TO NONE.

EVERY DETAIL IS TO EXPRESS A CLASSIC SENSE OF STYLE.



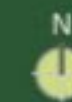
Golconda Fort



- LEGEND**
- Entrance & Exit
 - Designer Landscape
 - Clubhouse
 - Elder's Garden
 - Pathway
 - Basketball Court
 - Children's Play area

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MASTER PLAN



LEGEND

- Entrance & Exit
- Designer Landscape
- Clubhouse
- Elder's Garden
- Pathway
- Basketball Court
- Children's Play area

AREA STATEMENT

Plot No.	1-5	6	7	8	9	10-14	15	16	17-22	23	24	25-26
Type of Plot	A	D	F	C	C	B	C	H4	A	F	C	B
Facing	East	East	East	West	West	West	West	East	East	East	West	West
Plot Area (Sq.yds)	323	289	267	267	267	299	267	370	299	263	276	299
Builtup Area (Sft)	4700	4155	3742	4400	4400	5145	4400	6164	4900	3886	4400	5145

Plot No.	27-30	31-32	33	34-36	37	38-40	41	42	43	44-45	46	47
Type of Plot	C	G	H3	A	H1	E	H2	H5	H6	D	C	D
Facing	West	North	North	East	West	West	East	West	West	East	West	East
Plot Area (Sq.yds)	267	285	320	299	159	169	166	229	204	289	267	267
Builtup Area (Sft)	4400	4794	5963	4900	2988	2463	2923	4612	3945	4155	4400	4800

With its extraordinary location and unparalleled access to Hyderabad's hottest entertainment destinations and most influential business districts, Eden Vistas is poised to become one of the city's most desired residential neighborhoods. Nestled at proximity to Cyberabad, Eden Vistas will be spoilt for choice among the ORR Drives and connectivity of city splendor. The Financial District, Gachibowli and Hitec city, with their lively working spaces; retail, hospitality and entertainment options are just a drive away from the community. It is also minutes from International Airport for supreme ease of traveling to other domestic or international locations.

Educational Institutions	Leisure & Entertainment
1. University of Toronto 2. University of Ottawa 3. University of Montreal 4. University of Quebec 5. University of Regina 6. University of Saskatchewan 7. University of Alberta 8. University of British Columbia 9. University of Victoria 10. University of New Brunswick 11. University of Prince Edward Island 12. University of Northern Iowa 13. University of South Dakota 14. University of North Dakota 15. University of Minnesota 16. University of Wisconsin 17. University of Illinois 18. University of Michigan 19. University of California 20. University of Texas 21. University of Florida 22. University of Georgia 23. University of Alabama 24. University of Mississippi 25. University of Tennessee 26. University of Kentucky 27. University of Missouri 28. University of Arkansas 29. University of Louisiana 30. University of Texas at Dallas 31. University of Texas at Austin 32. University of Texas at San Antonio 33. University of Texas at El Paso 34. University of Texas at Permian Basin 35. University of Texas at Brownsville 36. University of Texas at San Marcos 37. University of Texas at Tyler 38. University of Texas at El Paso 39. University of Texas at Permian Basin 40. University of Texas at Brownsville 41. University of Texas at San Marcos 42. University of Texas at Tyler 43. University of Texas at El Paso 44. University of Texas at Permian Basin 45. University of Texas at Brownsville 46. University of Texas at San Marcos 47. University of Texas at Tyler 48. University of Texas at El Paso 49. University of Texas at Permian Basin 50. University of Texas at Brownsville 51. University of Texas at San Marcos 52. University of Texas at Tyler 53. University of Texas at El Paso 54. University of Texas at Permian Basin 55. University of Texas at Brownsville 56. University of Texas at San Marcos 57. University of Texas at Tyler 58. University of Texas at El Paso 59. University of Texas at Permian Basin 60. University of Texas at Brownsville 61. 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University of Texas at Tyler 88. University of Texas at El Paso 89. University of Texas at Permian Basin 90. University of Texas at Brownsville 91. University of Texas at San Marcos 92. University of Texas at Tyler 93. University of Texas at El Paso 94. University of Texas at Permian Basin 95. University of Texas at Brownsville 96. University of Texas at San Marcos 97. University of Texas at Tyler 98. University of Texas at El Paso 99. University of Texas at Permian Basin 100. University of Texas at Brownsville 101. University of Texas at San Marcos 102. University of Texas at Tyler 103. University of Texas at El Paso 104. University of Texas at Permian Basin 105. University of Texas at Brownsville 106. University of Texas at San Marcos 107. University of Texas at Tyler 108. University of Texas at El Paso 109. University of Texas at Permian Basin 110. University of Texas at Brownsville 111. University of Texas at San Marcos 112. University of Texas at Tyler 113. 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- + Lotus National School
 - + Army Public School, Golconda
 - + ICIM School
 - + Shadan College
 - + Glendale Academy
 - + College of Veterinary Science
 - + Vasavi College of Engineering
 - + Sreya Talent School
 - + Neelakantam Park
 - + Chingila
 - + Nehru Zoological Park
 - + Saravali Indoor Stadium
 - + Golconda Fort
 - + Qutub Shahi Tombs
 - + Hyderabad Golf Club

Health Care

 - + Human Touch Hospital
 - + Ushodaya Hospital
 - + ASR Hospital
 - + Venkateswara Hospital
 - + Sai Ram Hospital
 - + Majestic Hospital
 - + Military Hospital
 - + Continental Hospitals

Work Places

 - + W3 Software Solutions
 - + Inspiro Innovative Tech. Pvt. Ltd.
 - + AMIS Software Consulting Services
 - + Bharat Industries
 - + Wave Rock SEZ
 - + Capgemini
 - + Wipro

Health Care	Work Places
+ Human Touch Hospital	+ W3 Software Solutions
+ Ushodha Hospital	+ Insta9 Innovative Tech. Pvt. Ltd.
+ ASR Hospital	+ AMIS Software Consulting Services
+ Venkateshwar Hospital	+ Bharat Industries
+ Sai Ram Hospital	+ Wave Rock SEZ
+ Majestic Hospital	+ Capgemini
+ Military Hospital	+ Wipro
+ Continental Hospitals	



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Educational Institutions	Leisure & Entertainment
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- | | |
|--|--|
| <ul style="list-style-type: none"> + Lotus National School + Army Public School, Gokonda + ICAM School + IShadan College + Glendale Academy + College of Veterinary Science + Vasavi College of Engineering + Breyta Talent School | <ul style="list-style-type: none"> + Neelakantam Park + Cineplex + Nehru Zoological Park + Sarvam Indoor Stadium + Golconda Fort + Quth Shahi Tomba + Hyderabad Golf Club |
|--|--|

Health Care + Human Touch Hospital + Ushodaya Hospital + ASR Hospital + Venkateswara Hospital + Sai Ram Hospital + Majestic Hospital + Military Hospital + Continental Hospitals	Work Places + W3 Software Solutions + Insta9 Innovatech. Pvt. Ltd. + AMS Software Consulting Services + Bharat Industries + Wave Rock SEZ + Capgemini + Wipro
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Health Care	Work Places
+ Human Touch Hospital	+ W3 Software Solutions
+ Ushodaya Hospital	+ Insta9 Innovative Tech. Pvt. Ltd.
+ ASH Hospital	+ AMIS Software Consulting Services
+ Venkateshwara Hospital	+ Bharat Industries
+ Sai Ram Hospital	+ Wave Rock SEZ
+ Mayjeet Hospital	+ Capgemini
+ Military Hospital	+ Wipro
+ Continental Hospitals	

