



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. - P01100005595





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

OUT DOOR AMENITIES

CLUB HOUSE AMENITIES

STILT AMENITIES

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

Second Floor

Gym & indoor games:
Billiards
Table tennis
Chess etc.

Fourth Floor

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

First Floor

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

Third Floor

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

Fifth Floor

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





Outdoor Gym – Stilt

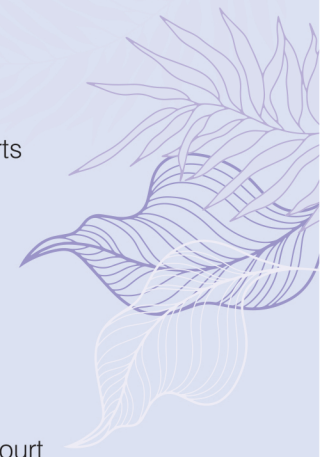
10000 SFT. SPORTS COMPLEX

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 blissfull.

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

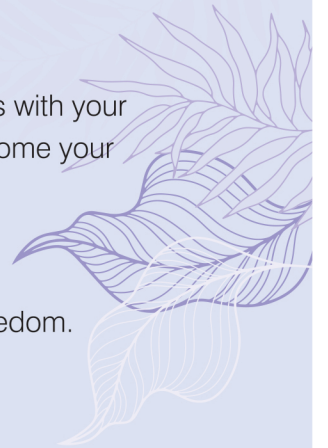
Future ready homes. Live life on a fast track.

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



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



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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



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