

Elevate Your  
Lifestyle to  
**New Heights**



<https://manvithaprojects.com/>

**VISTARA**  
LUXURY LIVING



## Building **Dreams,** **Crafting** Legacies

Your home reflects your lifestyle. At Manvitha Infra Projects, we build residential spaces that blend luxury, comfort, and sustainability. Based in Hyderabad, we deliver projects on time and within budget, earning a strong reputation in the industry.

**Introducing Vistara:** where luxury living meets timeless elegance. At Vistara, we've gone beyond just creating homes, we've curated an exceptional lifestyle. Explore Vistara and discover why it's the perfect place to call home.

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# VISTARA

LUXURY LIVING

## A sanctuary of **tranquility and style**

Designed for those who appreciate the finer things in life, Vistara blends elegance, comfort, and convenience in every corner. Whether it's unwinding after a long day or hosting a gathering, Vistara offers spaces that cater to every aspect of your life.





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## Your Gateway to Exclusive **Luxury** in Hyderabad

Vistara, a flagship project by Manvitha Infra, redefines luxury in one of Hyderabad's most coveted locations. Each residence is a masterpiece, crafted with premium materials and designed to maximize space, light, and views.

**No. of Floors: 10 Floors**

**Total Units: 66 - 3BHK units**

**Parking: Cellar + Stilt**

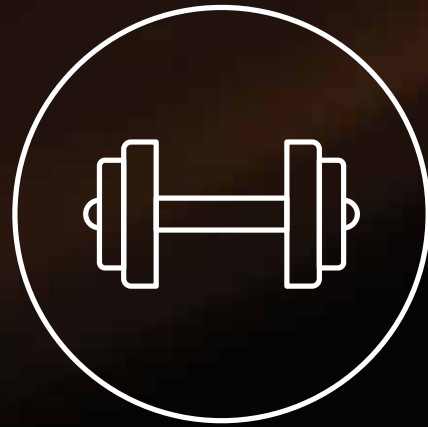
**20+ Premium Amenities**

# Amenities

Life at Vistara is about more than just luxurious apartments. It's about community, convenience, and the joy of living in a place that feels like home. With beautifully landscaped gardens, recreational amenities, and spaces for social interaction, Vistara fosters a sense of belonging and connection.



Indoor games  
(Table Tennis, Billiards)



Gym



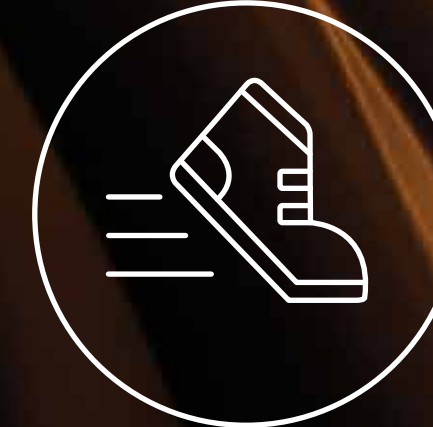
Swimming Pool  
(Indoor)



Banquet halls



Badminton Court



Jogging track



Cycling Track



Cricket Net



Lawn



Guest  
Bedroom



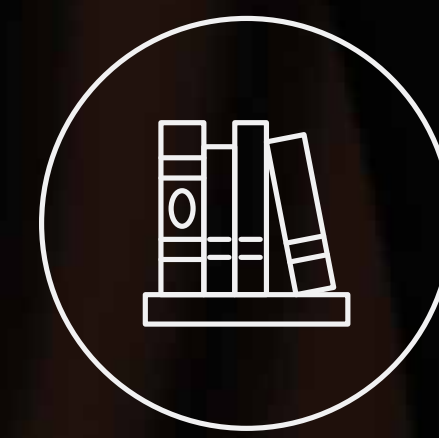
Children  
Play area



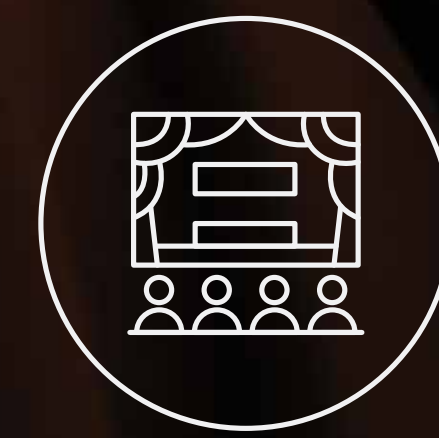
Half Basketball  
court



Parking



Library



Amphi Theater



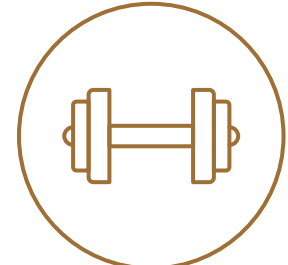
24/7 security &  
CCTV Surveillance

# Unwind, **Play,** and **Stay Fit**

At Vistara, your wellness and recreation needs are taken care of with a range of indoor and outdoor amenities designed to keep you active and entertained.



Table Tennis



Gym



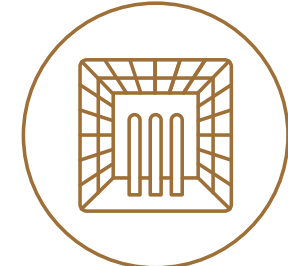
Badminton Court



Lawn



Jogging track



Cricket Net



Half Basketball court



Children Play area



Swimming Pool (Indoor)



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# Space That Reflects Your Lifestyle

Experience generous living spaces that adapt to your needs and enhance your daily life.

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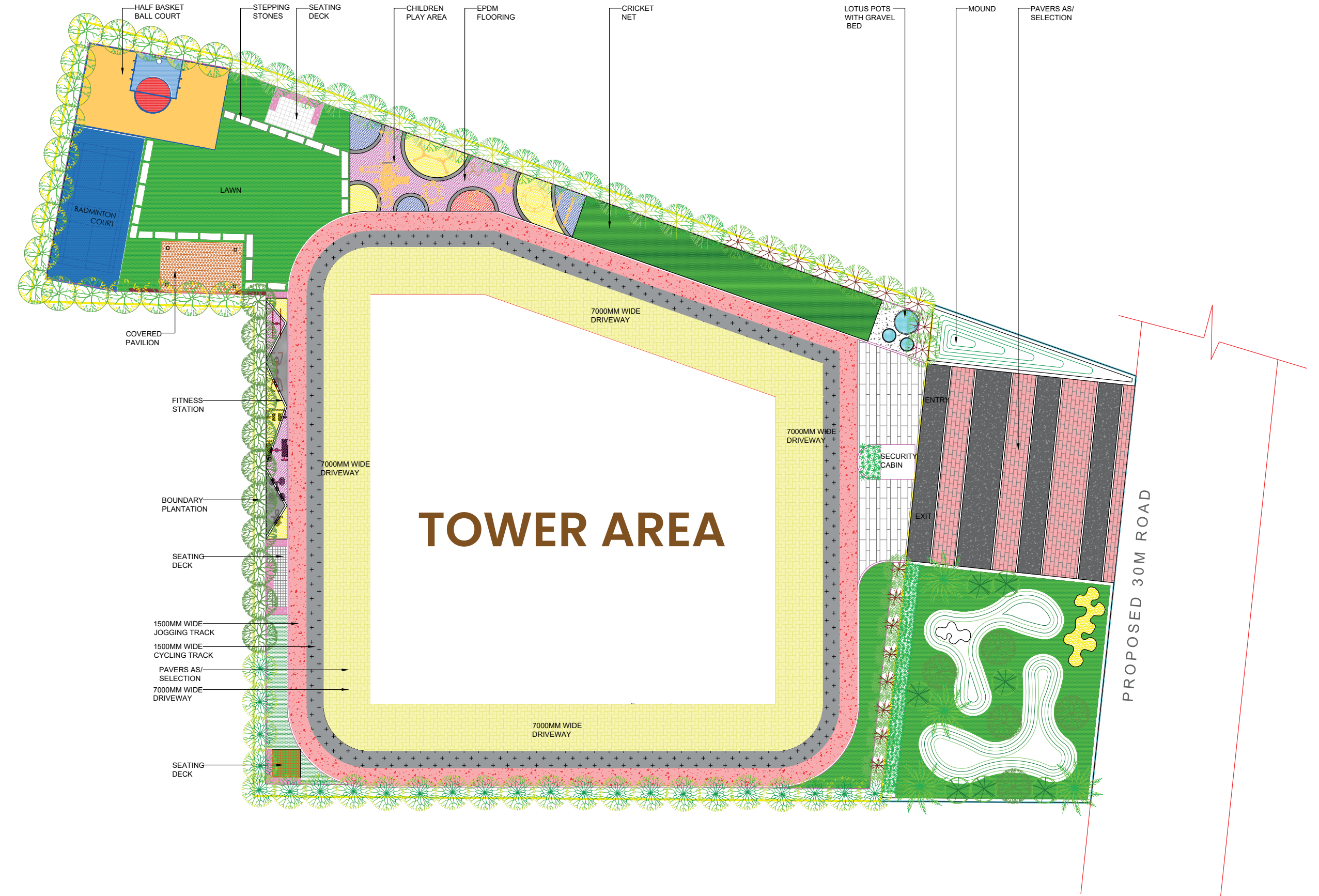
## A **Blueprint** of Luxury

The Vistara project layout is a carefully crafted blueprint designed to offer a perfect balance of luxury, convenience, and functionality. The project is surrounded by thoughtfully designed green spaces, world-class amenities, and recreational facilities. The layout seamlessly integrates spacious living areas, premium amenities, and community spaces, ensuring that every resident enjoys a lifestyle of comfort and elegance. Whether it's the sprawling lawns, sports facilities, or the state-of-the-art security systems, Vistara's masterplan is a testament to modern living, where every detail is designed to enhance your everyday experience.



# Landscape Plan

**VISTARA**  
LUXURY LIVING



# Typical Floor Plan



# First Floor Plan



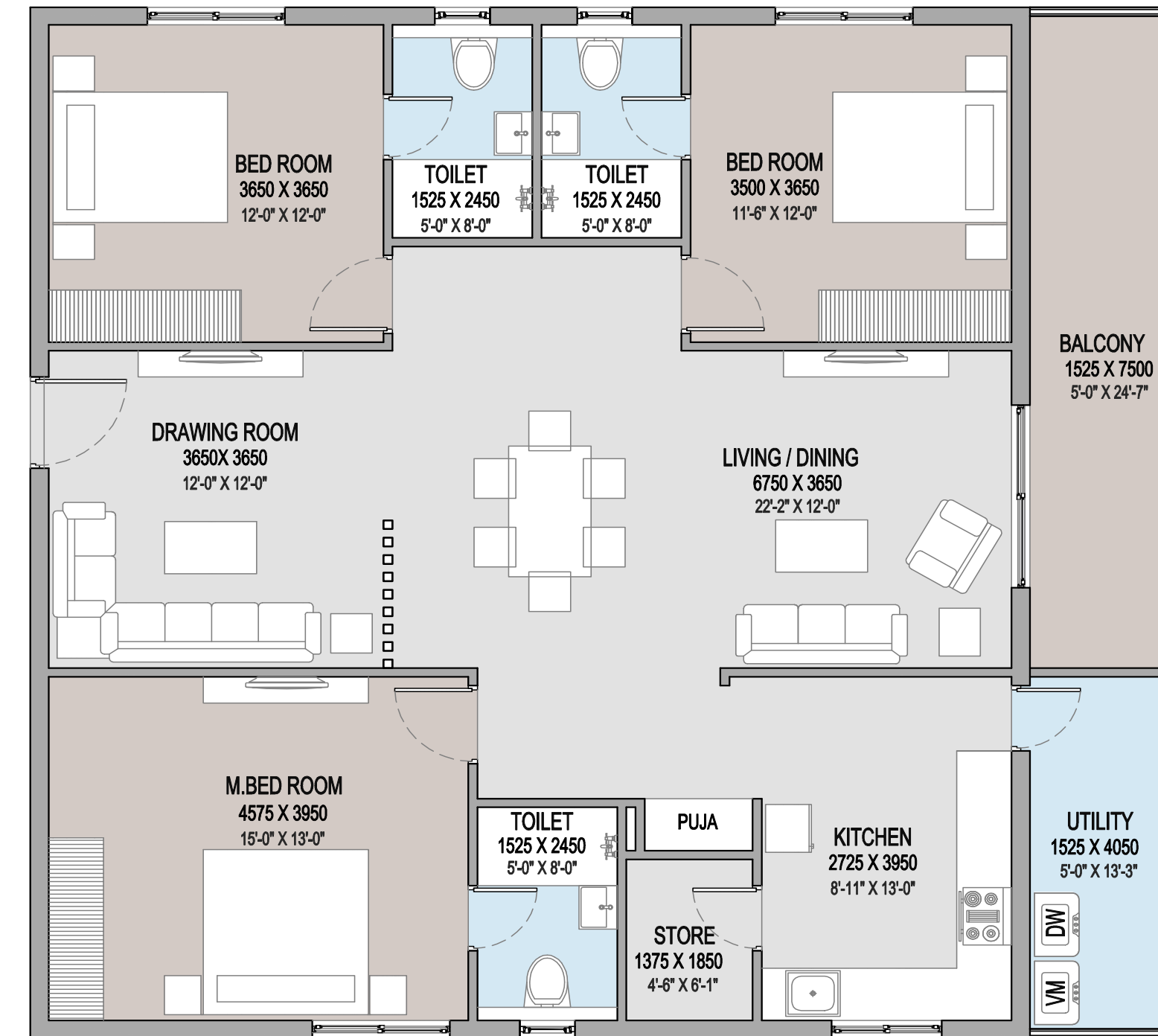
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# Typical Floor Plan

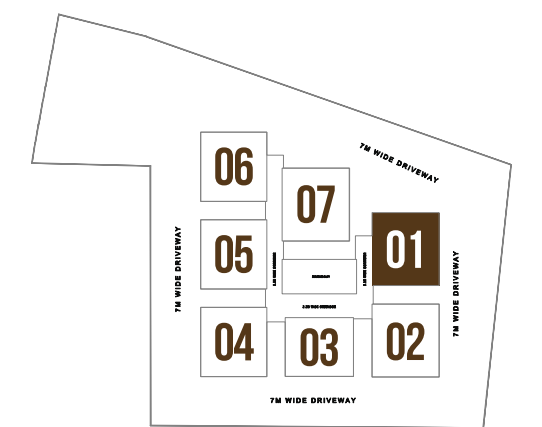
WEST FACING - 3BHK



# VISTARA

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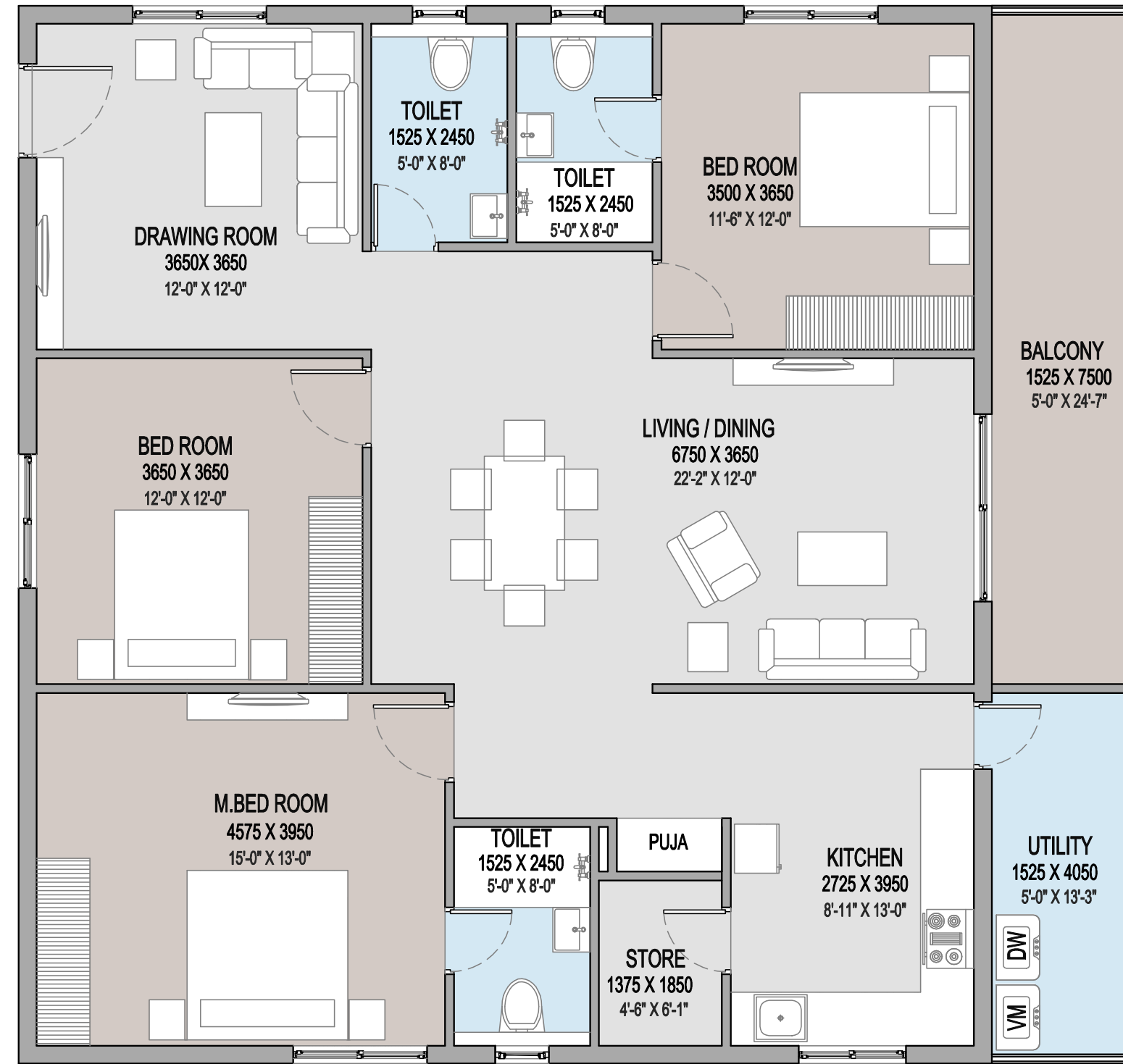
Saleable Area	2030 sft
Plinth Area	1599 sft
Carpent Area	1294 sft
Utility & Balcony	304 sft
Common Area	432 sft



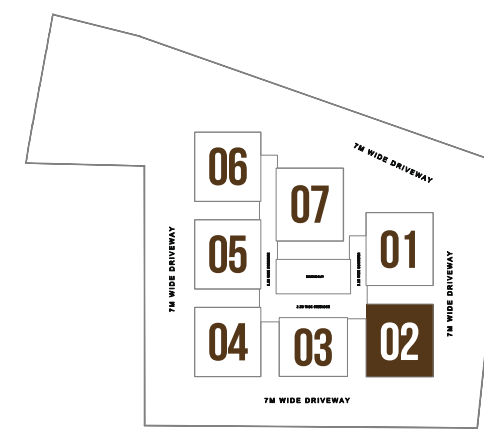
Key Plan

# Typical Floor Plan

WEST FACING - 3BHK



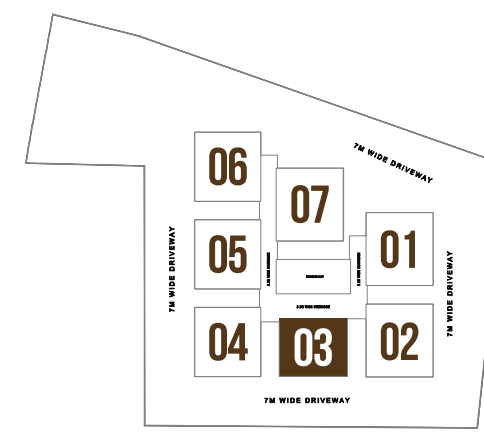
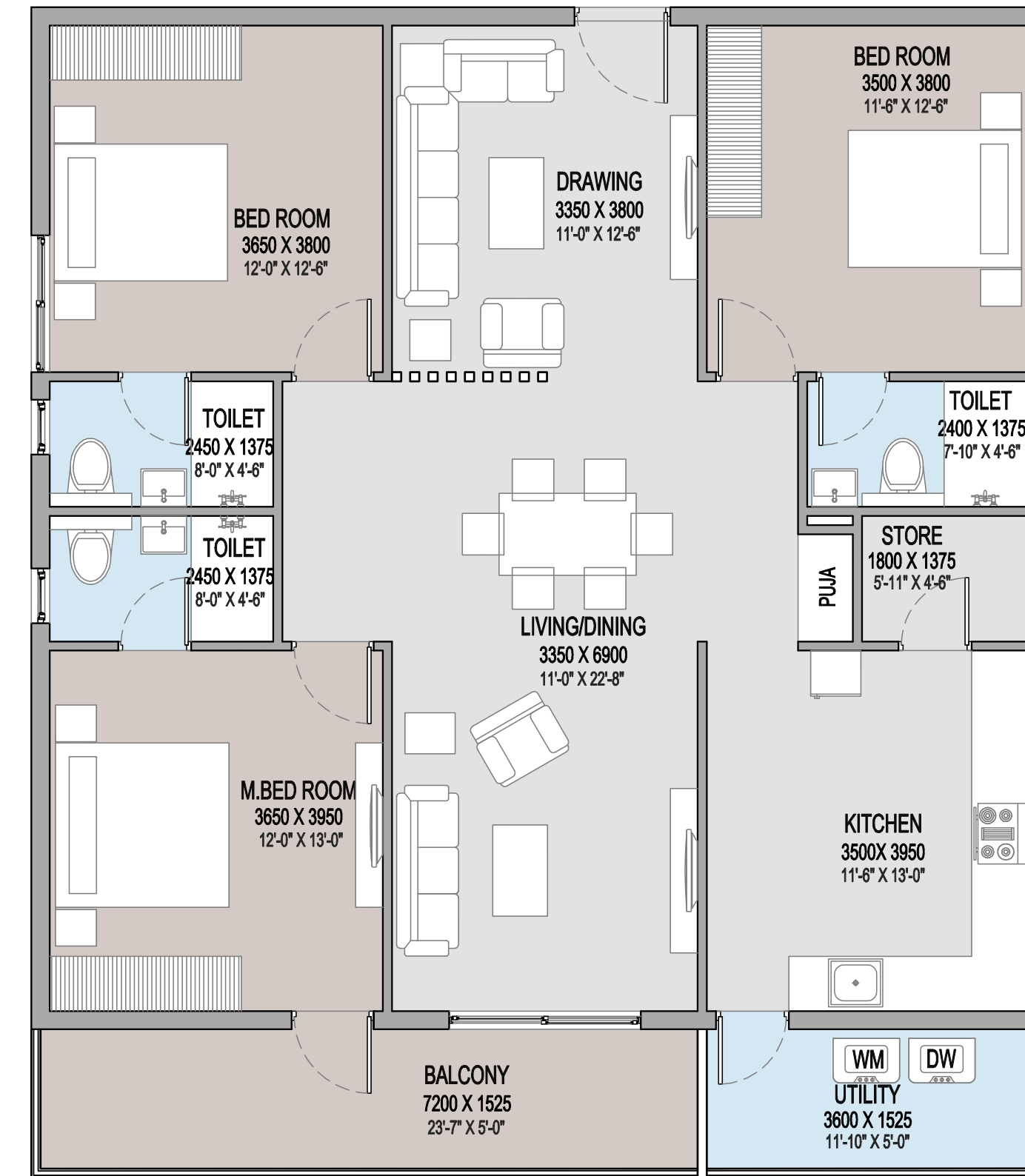
Saleable Area	2030 sft
Plinth Area	1599 sft
Carpet Area	1294 sft
Utility & Balcony	304 sft
Common Area	432 sft



Key Plan

# Typical Floor Plan

NORTH FACING - 3BHK



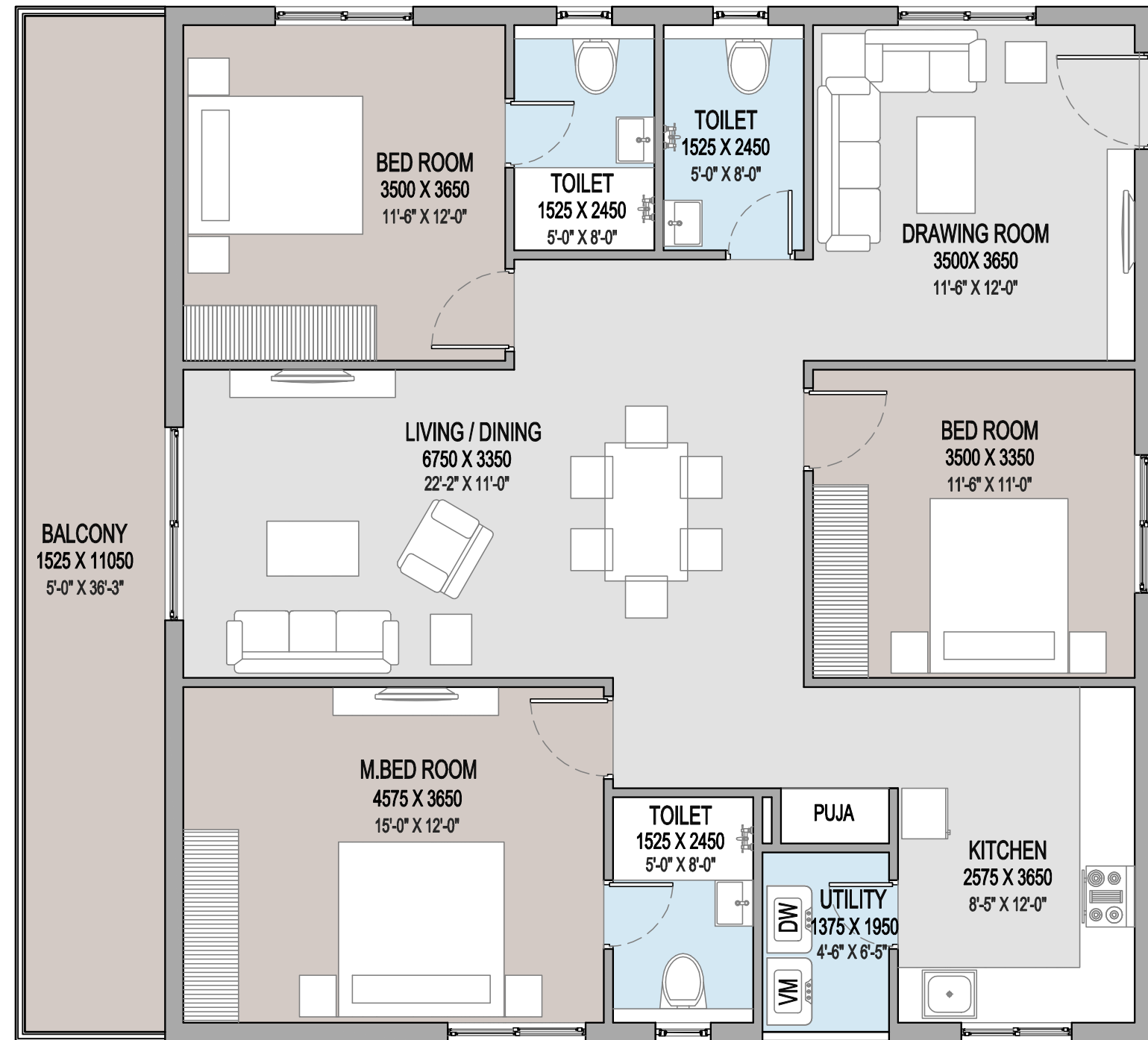
Key Plan

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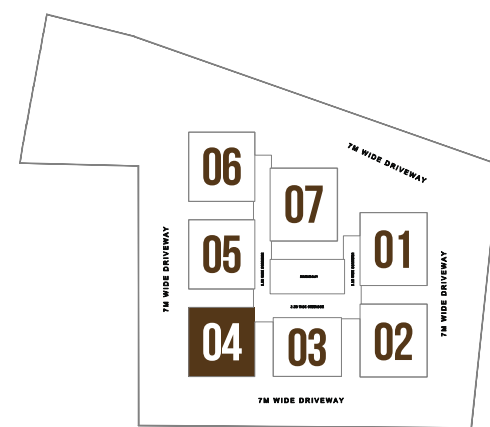
Saleable Area	1945 sft
Plinth Area	1532 sft
Carpet Area	1294 sft
Utility & Balcony	288 sft
Common Area	414 sft

# Typical Floor Plan

EAST FACING - 3BHK



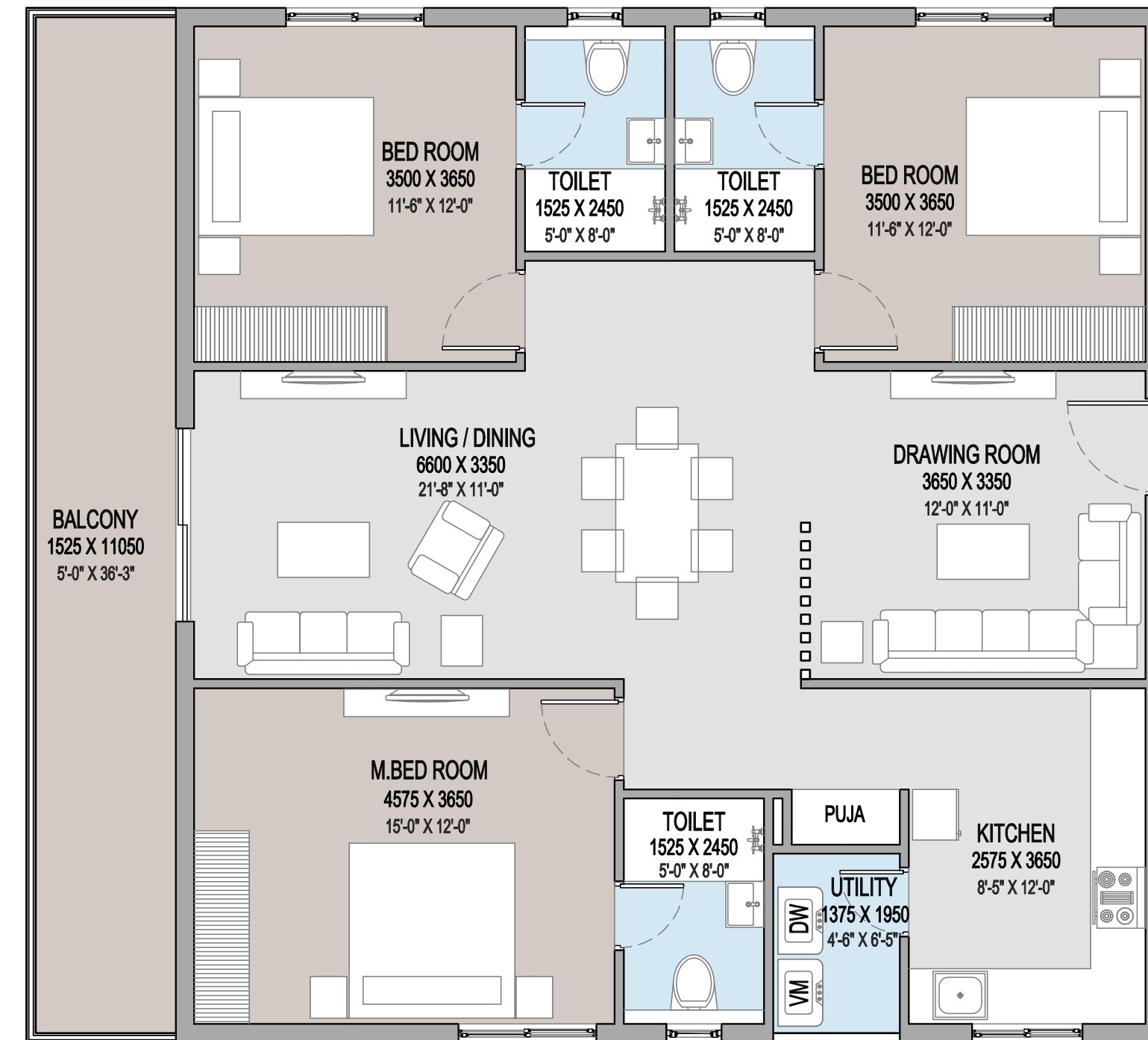
Saleable Area	1905 sft
Plinth Area	1499 sft
Carpet Area	1176 sft
Utility & Balcony	323 sft
Common Area	405 sft



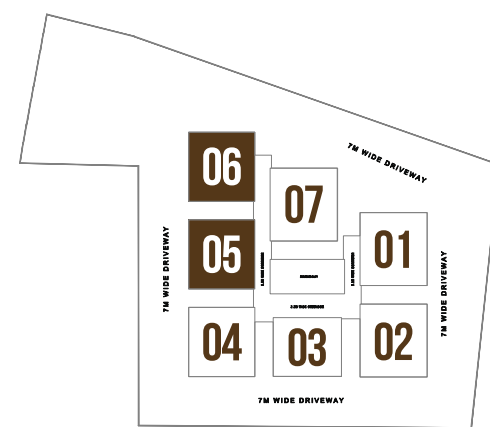
Key Plan

# Typical Floor Plan

EAST FACING - 3BHK



Saleable Area	1905 sft
Plinth Area	1499 sft
Carpet Area	1176 sft
Utility & Balcony	323 sft
Common Area	405 sft

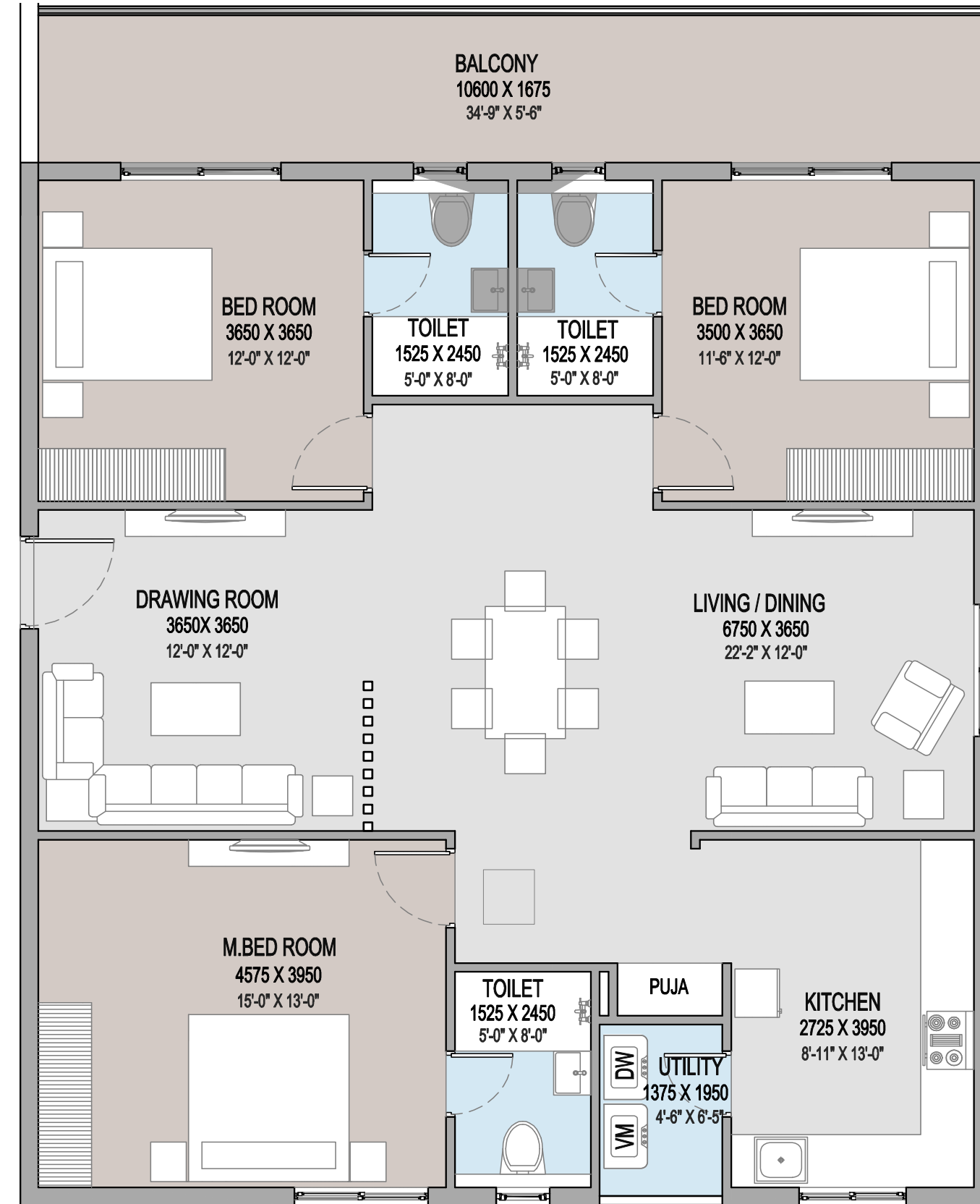


Key Plan

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# Typical Floor Plan

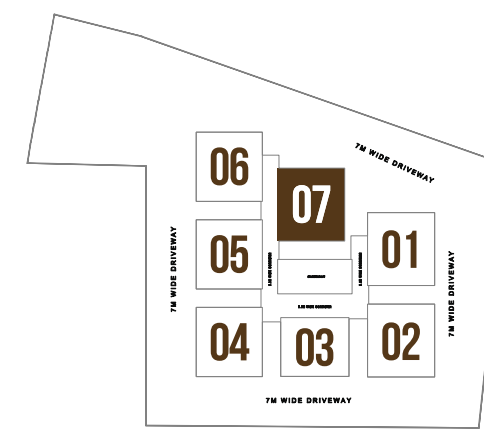
WEST FACING - 3BHK



# VISTARA

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Saleable Area	2030 sft
Plinth Area	1599 sft
Carpet Area	1261 sft
Utility & Balcony	338 sft
Common Area	432 sft



Key Plan





# VISTARA

LUXURY LIVING

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LUXURY LIVING

## At the Center of It All

Located in the highly coveted area of Gajularamaram, Vistara puts you at the heart of Hyderabad's dynamic growth. From top business centers and prestigious schools to state-of-the-art healthcare and entertainment venues, everything you need is just a short drive away, making life at Vistara both convenient and enjoyable.



### Connectivity

Kukatpally	20 Mins
Hitech City	30 Mins
Outer Ring Road	15 Mins
Jeedimetla	5 Mins

### Schools & Colleges

Geethanjali High School	5 Mins
Tatva Global School	10 Mins
Iris Florets World School	7 Mins
New Era The Lead School	10 Mins
Mallareddy University	10 Mins
Mahindra University	15 Mins

### Hospitals

Mallareddy Hospital	10 Mins
Usha Mullapudi Cardiac Center	5 Mins
Shine Hospital	5 Mins
Meditech Multispeciality Hospital	15 Mins
Lalitha Hospitals	10 Mins

### Super Markets

Reliance	7 Mins
More	8 Mins
Dmart	20 Mins

# Specifications

## FOUNDATION & STRUCTURE

RCC Framed Structure to withstand Wind & Seismic Loads.

## SUPER STRUCTURE

8" thick Solid / AAC block masonry work for external walls, 6" Solid / AAC block masonry work for ducts & 4" Solid / AAC block masonry work for internal walls.

## PLASTERING

**Internal:** 2 coats of smooth cement plastering for Internal Walls.

**External:** 2 coats of smooth cement plastering for external walls.

## DOORS & WINDOWS

**Main Door:** 7' height x 3' 6" wide designer Teak Wood/Engineered Wood Frame and Teak veneer flush shutter. The door is fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.

**Internal Door:** 7' height x 3; wide Designer Teak/engineered Wood Frame with flush shutter (ITP, Hunsply, Woodman or Equivalent make) fixed with reputed make hardware of SS of Godrej, Doorset, Haffle or Equivalent make.

**French Door & Windows:** UPVC sliding door & UPVC windows of single glazed unit complete with glass and fly proof shutter with designer hardware of Aparna/NCL VEKA or Equivalent make.

## PAINTING

**Internal:** Smooth finish with cement based wall putti with 2 Coats of premium Acrylic emulsion paint of reputed make over a coat of primer (Asian Paints, Dulux or equivalent)

**External:** Textured finish with cement-based wall putti and 2 coats of Exterior Emulsion paint of reputed make over a coat of External Primer (Asian Paints, Dulux or equivalent)

## FLOORING

**Living, Dining& Bedrooms:** Premium Double Charged Vitrified tiles of 800x800 mm size of reputed make (RAK, Aparna, AGL or equivalent)

**Kitchen:** Ceramic Tile Cladding up to 600MM above kitchen platform.

**Utility Area & Toilets:** 600mm x 600mm Antiskid and Acid-Resistant Ceramic tiles for Flooring. Glazed ceramic tiles of reputed make for dado upto stilt level for utility area.

**Balcony & Sitouts:** 600x600 mm superior quality wooden finish ceramic tiles of reputed make.

**Staircase:** Granite/Tiles flooring for all floors of Regular Staircase and Pre-Polished Kota Stone for Fire Staircase.

## CORRIDORS

Granite / Vitrified for floor and wall cladding

## KITCHEN

Black Granite counter top with single bowl Stainless Steel Sink of Nirali or Equivalent make and separate Muncipal Water Tap. Provision for fixing of Water Purifier, Exhaust Fan/Chimney.

**Utilities/Wash:** Washing Machine provision and wet area for washing utensils etc.

## BATHROOMS

Ceramic Wash Basin (Half Pedestal) in Master Toilet (Parryware, American Standards, Jaquar, Escco or Equivalent)

EWC with concealed flush tank/valve of reputed make, False Ceiling in all bathrooms

Single Lever Fixtures with wall mixer cum shower. ( Jaquar/GROHE, Escco or Equivalent)

Provision for Geysers & Exhaust Fans in all bathrooms

All CP Fittings are Chrome Plated of reputed make Equivalent to Jaquar/GROHE/Escco or equivalent

## ELECTRICAL

3 phase power supply with MCB's of reputed make. Concealed copper wiring (in conduits) of Finolex, Polycab / Havells or equivalent make. Modular switches of Anchor/Legrand/Crabtree or equivalent make.

Power outlets for air conditioners in Living & Bedrooms. Power points for geysers and exhaust fans in all bath rooms.

## AIR CONDITIONING

Provision for Split AC System in living room and all bedrooms

## LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson/Kone/Otis.

Granite/ Vitrified Tiles cladding at the Lift Lobby.Panic button & Intercom will be provided in the Lifts connected to the security room.

## SECURITY, SURVEILLANCE & BMS

Sophiscated round-the-clock security system with Solar Powered Security fence

Surveillance cameras at the main security & entrance other key locations

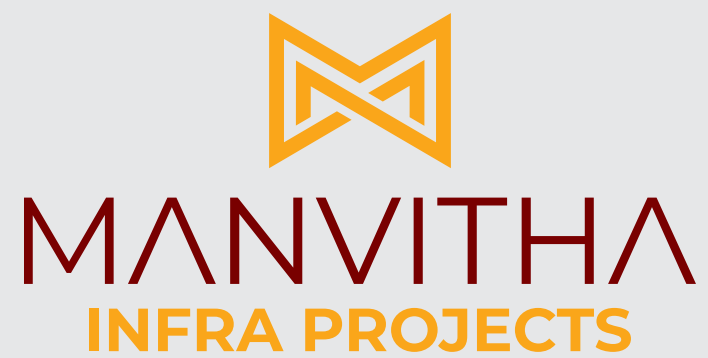
Panic button & intercom will be provided in the Lifts connected to the security room.

## GENERATOR

DG Set backup with Accoustic enclosure & AMF

100% Standby power (Generator back-up) and to below 5Amp power points only for all flats.

100% standby power (Generator back-up) for common facilities.



Get In Touch

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