



a project from

**Vasavi Estates**

(Vasavi Group)



*Shanthinikethan*



peaceful & sensual apartment @ whitefields, madhapur



*Shanthinikethan*

a new lifestyle  
and freedom of life

IN THE HEART OF WHITE FIELDS, MADHAPUR  
YOUR ADDRESS SAYS IT ALL

A VIEW ADMIRERD AND A VISION ASTUTE,  
REFLECTION OF YOUR TASTE,  
STATUS AND FORESIGHT





site plan



# Shanthinikethan



- Children's play area
- Block - D**  
22,23,24,25,26,27,28 & 29 flats
- Driveway
- Children's play area
- Block - C**  
15,16,17,18,19,20 & 21 flats
- Swimming Pool
- Club House
- Block - B**  
6,7,8,9,10,11,12,13 & 14 flats
- Children's play area
- Block - A**  
1,2,3,4 & 5 flats





  
*Shanthinikethan*

a property of  
distinction.  
a landmark of  
ultimate luxury.

### Project Features

- G + 7 Floors
- 230 Luxury Apartments
- 2 BHK, 3 BHK & 4 BHK flats areas from 1020sft. to 2755sft.
- 12,000 Sq.ft. area well planned Club House with Swimming Pool
- 60% open areas and 40% construction area
- GHMC approved project with zero deviations
- Exquisite Landscape
- Situated in close proximity to hi-tech city, Hitex, Shilparamam, Gachibowli Cross roads & Botanical Gardens
- Fire fighting system
- 24/7 Security with CC Cameras & Video phone arrangement to each flat connecting to security
- Provision for Creche
- 2 Level Car Parking
- Solar Fencing & Solar street lights
- Rainwater Harvesting
- Provision for Car Wash
- Provision for Library









## Ground Floor Block-B

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Enjoy leisurely dips anytime of the day or evening

*Shantinikethan*

As swimming is a great sport to use every muscle and joint in the body, Shantinikethan has an exclusive swimming pool for adults as well as a toddlers' pool for young ones. So whether it's for fitness purpose or recreational reason, as a resident you can enjoy leisurely dips anytime of the day or evening – within the gated enclave.





# Ground Floor Block-C

Flat	Area
G 15	1210
G 16	1035
G 17	1830
G 18	1805
G 19	1805
G 20	1830
G 21	1035



Beautiful green parks provide home to many exotic birds

“ In tune with the soothing quality of life a project of the stature of Shantinikethan offers, the provision for beautiful green parks tops the amenities. While enabling lush green and serene atmosphere, the pristine parks naturally provide home to many exotic birds whose tweeting is sweeter than a melodious song. ”



Ground Floor Block-D



Quality childcare in a safe and secure ambience



In order to provide the utmost convenience to working parents, a classy Crèche has been planned at Shantinikethan. While providing quality childcare in a safe and secure ambience, it also offers a playful setting where children can engage in recreation activities of their choice and feel right at home. So no more worries about the safety of your child while you are at work.









## First Floor Block-B

*Shantinikethan*



Flat	Area
106	1550
107	1035
108	1460
109	1710
110	1710
111	1460
112	1035
113	1210
114	1210



**Contributing to positive physical and emotional wellbeing**

“With 60% open spaces, Shantinikethan stands in a distinctive league of its own. Not only the open spaces contribute to positive physical and emotional wellbeing, they also enable spiritually invigorating experiences that replenish our energies to move on in life. What's more, they also provide aquifer recharge and eye-catching vistas that all members of the community benefit equally.”







First Floor Block-D



Flat	Area
122	1565
123	1565
124	1565
125	1740
126	1610
127	1770
128	1805
129	1460

Adding life to outdoor areas through lush landscaping



Designed with a prominence on people, ecology and sustainability, Shantinikethan features lush landscaping throughout the length and breadth of the project. While aiming to add life to outdoor areas, the breathtaking expanses also provide a functional, sustainable and attractive space for al fresco activities. These spaces are not only visually exciting but engage the senses as well.





Typical Floor Block-A

Flat	Area
01	2610
02	2770
03	2785
04	1800
05	1800



The base for nourishments  
that bring alive all celebrations

As Shantinikethan has been planned to enable a close-knit community living experience for its residents, the large kitchen space extends such an invitation. From communal gatherings to celebrate religious/national events to commemorating anniversaries and even small successes, this thoughtful feature is ideal for all kinds of celebrations.



Shanthinikethan



Designed with the singular purpose of inducing peace and tranquillity

In today's fast-paced, stress-filled lifestyle, meditation is known to have a calming, soothing effect on the entire body, mind and soul. Thus the meditation hall at Shantinikethan has been designed with the singular purpose of inducing peace and tranquillity. The ambience is also conducive to inner reflection.







Typical Floor Block-D



BLOCK-A      BLOCK-B      BLOCK-C      BLOCK-D



Walk at your own pace  
without feeling out of place



“

Walking is a beneficial activity. It can improve health and fitness and reduce your risk of developing many diseases. At the walking track of Shantinikethan, you can choose your speed: stroll, speed walk, jog or freely run without feeling out of place. All this is possible in your own gated community, where you won't have any traffic issues, dog threats, bumpy tracks or pestering beggars.

”



Flat	Area
22	1800
23	1800
24	1800
25	2140
26	1830
27	2140
28	2100
29	1460



CLUBHOUSE

Spread over a sprawling 12,000 sft, Club Vasavi has 4 fabulous levels to accommodate all the specified features. The bleeding-edge architecture enables the most contemporary outlook while lush landscaping adds to the overall effect.



position of over whelm  
with ecstatic rush

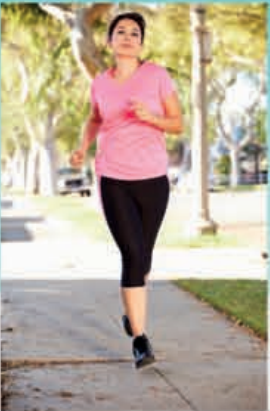
Be inspired by the elaborate luxury that Vasavi's Shanthinikethan has to offer. Upload your daily baggage and allure the expansiveness of a swimming pool, gym and Communal facilities to win you over. A leisurely place and life style become the imperative. Simply let your hair down ! It is the peak @ clubhouse that you inspire a living that is ever so ahead of every one else's.



Features



- Multipurpose hall connected with outdoor party lawn
- Swimming Pool with Kids Pool
- Gym
- Children's Play Area
- Indoor Games
- Central Landscaping
- Maintenance Office





## SPECIFICATIONS

FOUNDATION & STRUCTURE	: RCC Framed Structure designed for wind and seismic loads for zone – II (Earthquake resistance)
SUPERSTRUCTURE	: Brick work with Clay bricks or Fly ash bricks in cement mortar.
PLASTERING	: Double coat sponge finish cement plastering 18mm thick for outside walls and common areas. Plastering/ ziproc/ pop finish for internal walls.
JOINERYWORKS	
Main Door	: Teak wood frame with esthetically designed teak veneered flush door shutter with melamine polished with standard hardware.
Internal Doors	: Teak wood frame with laminated/ skin/ membrane flush door shutters of standard make with standard hardware.
Windows	: UPVC glazed sliding shutters with mosquito mesh shutter of standard make with MS grill.
FLOORING & CLADDING	
Drawing, Dining & Living	: Double charged vitrified tiles with Digital Italian shades 800mm x 800mm of standard make.
Master Bedroom	: Laminated wooden flooring.
Other Rooms	: Vitrified tiles of standard make 600mm x 600mm.
Balconies & Utility Area	: Ceramic tiles of standard make. Ceramic tile flooring and 4 ft. height ceramic tile cladding area.
Kitchen	: Flooring with Anti Skid/ matt finish vitrified tiles of standard make and ceramic tiles upto 2 ft. height above kitchen platform.
Toilets	: Best quality acid resistant and Anti skid designer Tiles.
Parking	: Cement based Designer Tile Flooring.
Staircase and common	: Combination of Granite slabs and Vitrified tiles.

Kitchen	: Granite platform with stainless steel sink of FRANKE MAKE or equivalent with separate bore & municipal water connection. Provision for cabinets and exhaust fan, chimney & water purifier
PAINTING	
Internal	: Premium plastic emulsion paint over NCL ALTEK or equivalent putty for all Rooms with smooth finish. Waterproof paint over Birla wall / JK wall putty for toilets and Balconies.
External	: Premium quality texture with weather proof paint with APEX Ultima / ICI Make.
WATER SUPPLY & SANITARY	<ul style="list-style-type: none"><li>● UPVC Water Lines of standard make.</li><li>● PVC pipes / SW pipes / Concrete NP 2 pipes for sanitary &amp; drainage lines.</li><li>● American standard or equivalent make wash basins &amp; water closets.</li><li>● JAQUAR / GROHE or equivalent make CP fittings</li></ul>
ELECTRICAL	<ul style="list-style-type: none"><li>● Concealed copper wiring with ISI marked cables and standard make modular switches.</li><li>● Provision for A/C in master bedroom</li><li>● Power outlets for geysers in all bathrooms.</li><li>● Power plug for cooking range chimneys, refrigerator, micro oven mixer grinders in kitchen.</li><li>● Plug points for Telephone, TV &amp; Audio system etc.</li><li>● Telephone and TV provision in master bedroom and hall.</li><li>● 3-phase supply for each unit and individual meter boards, Miniature Circuit Brakers (MCB) for each distribution board of standard make.</li></ul>
CABLE TV	: Cable provision for master bedroom and living room.
LIFTS	: Lifts of standard make.
GENERATOR	: 100% DG back up with sound proof KIRLOSKER or equivalent make for all flats, common areas, common services except Air Conditioners and 15 AMPS power points.

*Shanthinikethan*





the new cyberabad-a spectacular  
-multi million dollar-transformation

*Shanthinikethan*



LOCATION PLAN  
(not to scale)



The New City scape intriguing Architectural Icons Beckons, pulsating with new and vibrant experiences to excite your senses

In the heart of Hitec City |📍| Walk-to-Work experience with IT Parks/ offices of IT conglomerates all around  
New age eateries and coffee shops in the neighbourhood |📍| In the vicinity of cultural centers like Shilparamam, Shilpakala Vedika  
Durgam Cheruvu and InOrbit Mall a short ride away |📍| ORR nearby for unhindered access to Airport and other parts of the city





prime locations  
premium developments  
and superior quality

Vasavi Nirman has evolved into one of the leading real estate development and construction companies. It is committed to delivering premium developments of superior quality, exceptional value and thoughtful design. No wonder the company's projects easily exceed customer expectations. It's because the company doesn't go about its business ordinarily – it rather shares enthusiasm, passion, and dream of crafting not just a structure but to create a luxurious living space that enables its customers to relax, rejuvenate and get closer to nature. Owing to these qualities, the company has set itself distinctly apart from all others.



LUXURA GREENS @ BOWENPALLY



VASAVI'S NAKSHATRA - J' HILLS



VASAVI'S GRANDE VISTA - THIRUMALAGIRI



SRI GAYATRI ELEGANT\_KARKHANA, VIKRAMPUR, SECUNDERBAD



VASAVI'S BHUVANA @ SRI NAGAR COLONY



IMPERIAL TOWERS @ AMEERPET



SVR CAPITOL @ KUKATPALLY



BRINDAVANAM - APARTMENTS @ MOTI NAGAR



Developers



**Vasavi Estates**

(Vasavi Group)

1-2-41, 42 & 43, Park Lane, Secunderabad - 500 003.

Email: [info@vasaviestates.com](mailto:info@vasaviestates.com) | [www.vasaviestates.com](http://www.vasaviestates.com)

For More Details

**Ph: +91 78931 88044 / 07 / 55 / 66**

Site Office

1-1-650/18, Whitefields, Madhapur, Hyderabad - 80.

**Ph: +91 40 40123763 / 39**

Architects & Engineer



**Genesis Planners Pvt. Ltd**

Plot #559, Road #92, Phase-III, Jubilee Hills,  
Hyderabad -500033. Ph : +91 40 66977777

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.