

YOUR HOME.

YOUR CLINIC.

YOUR IDENTITY.

YOUR PROSPERITY.



BLACKBEAN
HEALTH

A NEW WORLD FOR DOCTORS



IMAGINE A PERFECT LIFE WHERE, AS A DOCTOR,
YOU GET TO ENJOY THE MOST PRECIOUS GIFT OF ALL:

YOUR OWN
IDENTITY.

IMAGINE THE RELIEF OF NOT BEING
FACELESS ANY MORE.

IMAGINE THE EMPOWERMENT OF BEING
YOUR OWN BOSS.

IMAGINE THE JOY OF BEING HUGELY SUCCESSFUL.

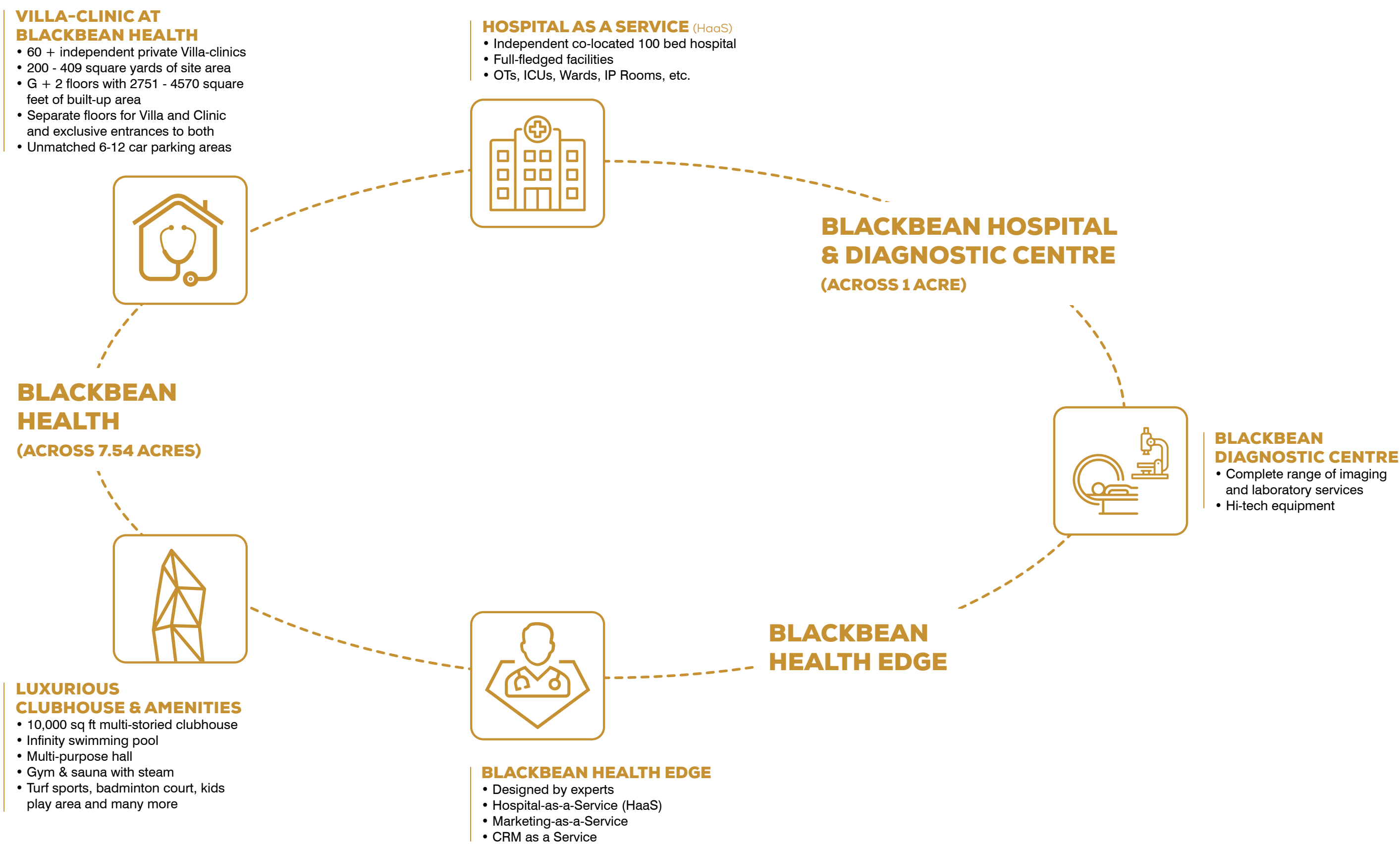
IMAGINE A LIFE OF
PROSPERITY.



WELCOME TO AN EMPOWERING ECOSYSTEM

A NEW WAY OF LIFE

BE YOUR OWN BOSS.
BUILD YOUR OWN BRAND.
PRACTICE WITH EASE.
LIVE IN PEACE.




BLACKBEAN
HEALTH


BLACKBEAN
HOSPITAL


BLACKBEAN
DIAGNOSTIC
CENTRE

- | | | |
|--------------------------|-----------------------------|---|
| 1 Club House | 7 Amphitheatre | 12 Spa & Salon |
| 2 Infinity Swimming Pool | 8 Temple | 13 Pharmacy & Surgical |
| 3 Recording Studio | 9 Meditation Space | 14 Cafeteria |
| 4 Kids Play Area | 10 Open Space (3350 Sq.Yds) | 15 Convenience Store |
| 5 Turf Sports | 11 Walking Track | 16 Spectacular Entrance Wall |
| 6 Basketball Court | | 17 Blackbean Hospital & Diagnostic Centre |

MASTER SITE PLAN



PHASE 1			
Orientation	Plot No	Plot Area	Built-Up Area
East	26	223	2866
East	27-33	200	2866
East	36	200	2866
East	37	210	2866
North-East	34	409	4505
South-East	35	281	3655
South-West	40	401	4338
North-West	41	350	4570
West	38	273	2751
West	39	254	2751
West	42-48	200	2751
West	49	218	2751



VILLA-CLINIC AT BLACKBEAN HEALTH

A LUXURIOUS LIFE AND A THRIVING PRACTICE

Villa Clinics at Blackbean Health leave you wonder-struck with their stunning exterior and interior layouts. Thoughtfully planned keeping your needs in mind, each Villa-Clinic offers the perfect way to combine a luxurious life with a successful medical practice. You can look forward to stress-free days without painful commuting, getting to enjoy abundant family time, maximum privacy, and wholesome amenities that make life complete.

EXTERIOR FEATURES

- Private Villa entrance
- LED display for signage
- All glass clinic exterior
- Clinic with 2 consultation rooms
- Waiting area for 15 to 30+ people
- 6 to 12 car parking spaces
- Lush greenery around clinic
- Stunning multi-material façade
- First of its kind water glass wall
- Grass paved driveways
- Artistically designed and fabricated metal boundary wall for Villa-Clinics
- Terrace garden with deck
- 200 to 409 sq yards - plot
- 2751 to 4570 sft build-up area

INTERIOR FEATURES

- Choice of 3-4 bedrooms with attached bathrooms
- Powder room
- Private lift for each Villa-Clinic
- Private balcony
- Dedicated servant quarters
- Dedicated laundry area
- Designated drawing, living and dining areas
- Kitchen with island



NORTH EAST CORNER
409 SQ.YDS. | 4570 SQ.FT. | PLOT 34



CLINIC WAITING AREA

PRIVATE VILLA ENTRANCE

FLOOR PLANS

GROUND FLOOR PLAN



SITE AREA - 409 SQ.YDS. | BUILT UP AREA - 2025 SQ.FT. | PLOT - 34



FIRST FLOOR PLAN



SITE AREA - 409 SQ.YDS. | BUILT UP AREA - 2025 SQ.FT. | PLOT - 34

SECOND FLOOR PLAN



SITE AREA - 409 SQ.YDS. | BUILT UP AREA - 455 SQ.FT. | PLOT - 34





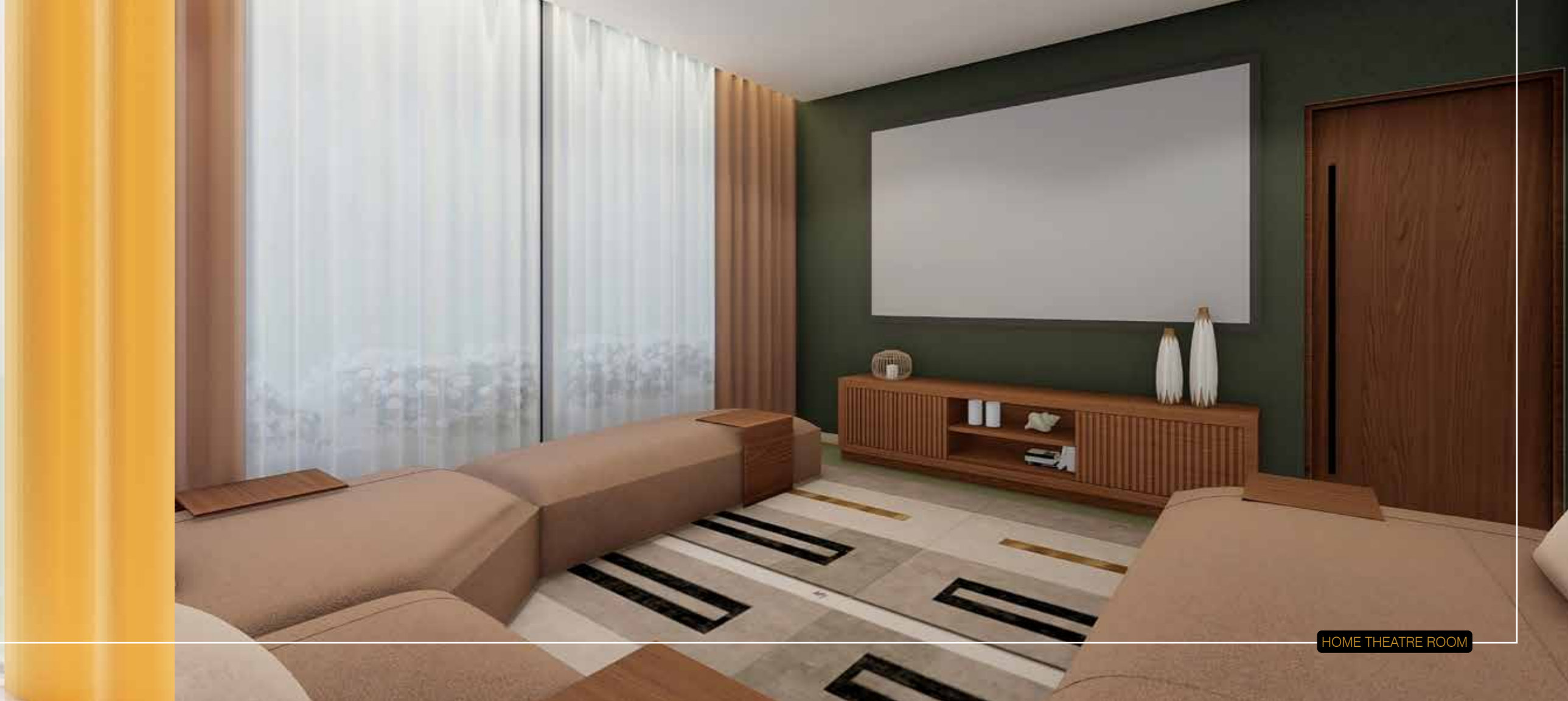
CLINIC CONSULTATION ROOM



LIVING ROOM



DRAWING ROOM AT SEPARATE LEVEL



HOME THEATRE ROOM



BEDROOM



PRIVATE BALCONY



BATHROOM



TERRACE GARDEN WITH DECK



WEST FACING VILLA-CLINC

200-273 SQ.YDS. | 2750 SQ.FT.

(PLOT 38, 39, 42-49)



FLOOR PLANS

GROUND FLOOR PLAN



SITE AREA - 200 - 273 SQ.YDS | BUILT UP AREA - 1181 SQ.FT. | PLOT - 38, 39, 42-49

FIRST FLOOR PLAN



SITE AREA - 200 - 273 SQ.YDS | BUILT UP AREA - 1181 SQ.FT. | PLOT - 38, 39, 42-49

SECOND FLOOR PLAN



SITE AREA - 200 - 273 SQ.YDS | BUILT UP AREA - 388 SQ.FT. | PLOT - 38, 39, 42-49





DRAWING ROOM



LIVING ROOM



OPEN KITCHEN WITH DINING & LIVING



2ND FLOOR BEDROOM



EAST FACING VILLA-CLINC

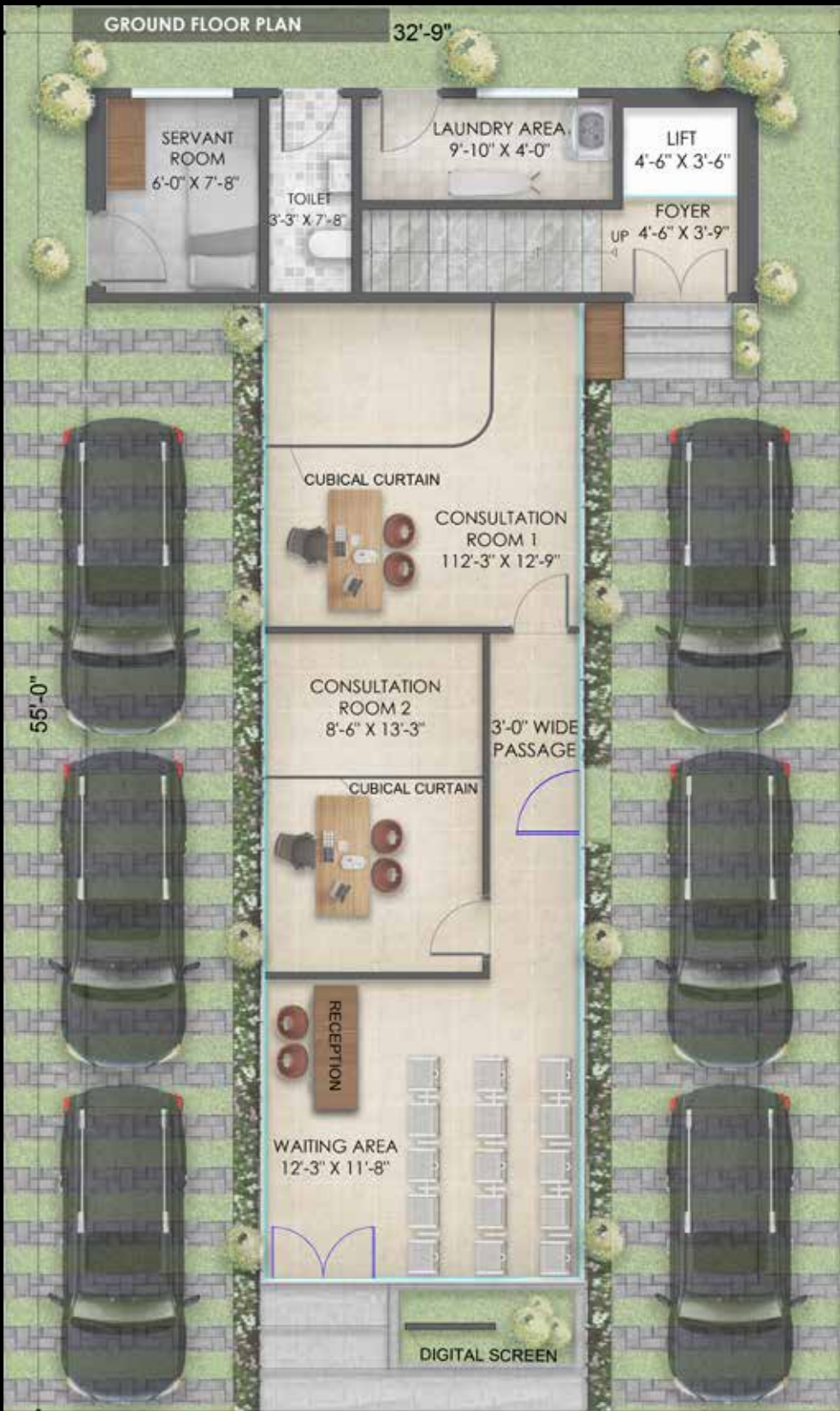
200-223 SQ.YDS. | 2866 SQ.FT.

(PLOT 26-33, 36 & 37)



FLOOR PLANS

GROUND FLOOR PLAN



SITE AREA - 200 - 223 SQ.YDS. | BUILT UP AREA - 1227 SQ.FT. | PLOT - 26-33, 36 & 37

FIRST FLOOR PLAN



SITE AREA - 200 - 223 SQ.YDS. | BUILT UP AREA - 1227 SQ.FT. | PLOT - 26-33, 36 & 37

SECOND FLOOR PLAN



SITE AREA - 200 - 223 SQ.YDS. | BUILT UP AREA - 411 SQ.FT. | PLOT - 26-33, 36 & 37





SOUTH-EAST
FACING
VILLA-CLINC

281 SQ.YDS. | 3655 SQ.FT.
(PLOT 35)



FLOOR PLANS

GROUND FLOOR PLAN



SITE AREA - 281 SQ.YDS. | BUILT UP AREA - 1485 SQ.FT. | PLOT - 35

FIRST FLOOR PLAN



SITE AREA - 281 SQ.YDS. | BUILT UP AREA - 1485 SQ.FT. | PLOT - 35

SECOND FLOOR PLAN



SITE AREA - 281 SQ.YDS. | BUILT UP AREA - 685 SQ.FT. | PLOT - 35





SOUTH-WEST
FACING
VILLA-CLINC

401 SQ.YDS. | 4338 SQ.FT.

(PLOT 40)



FLOOR PLANS

GROUND FLOOR PLAN



SITE AREA - 401 SQ.YDS. | BUILT UP AREA - 1960 SQ.FT. | PLOT - 40

FIRST FLOOR PLAN



SITE AREA - 401 SQ.YDS. | BUILT UP AREA - 1960 SQ.FT. | PLOT - 40

SECOND FLOOR PLAN



SITE AREA - 401 SQ.YDS. | BUILT UP AREA - 418 SQ.FT. | PLOT - 40





NORTH-WEST
FACING
VILLA-CLINC

350 SQ.YDS. | 4570 SQ.FT.
(PLOT 41)



FLOOR PLANS

GROUND FLOOR PLAN



NORTH WEST SITE AREA - 350 SQ.YDS. | BUILT UP AREA - 2059 SQ.FT. | PLOT - 41

FIRST FLOOR PLAN



NORTH WEST SITE AREA - 350 SQ.YDS. | BUILT UP AREA - 2059 SQ.FT. | PLOT - 41

SECOND FLOOR PLAN



NORTH WEST SITE AREA - 350 SQ.YDS. | BUILT UP AREA - 452 SQ.FT. | PLOT - 41





Cantilever Construction
with Glass Facade

FEELS MORE SPACIOUS THAN THE ACTUAL SIZE

Each Villa-Clinic has been designed to offer a bigger and better feel with more room, abundance of natural light and greater circulation of air. The cantilever construction enables open design at the ground floor, and design elements like the glass facade add to the spacious look and feel.

Plot Size (Sq. Yd.)	Feels Like (Sq. Yd.)	Orientation
200	258	East
409	489	North-East corner
281	354	South-East corner
200	256	West
401	492	North-West corner
350	431	South-West corner



LUXURIOUS CLUBHOUSE & ROBUST INFRASTRUCTURE

The 10,000 sq ft multi-storied Clubhouse abounding with 3,350 square yards of open space, stops you in your tracks with its stunning angular design. The interior is just as breath-taking and loaded with a host of amenities.

AMENITIES

- Infinity swimming pool
- Well-appointed banquet hall
- Fully equipped gym with steam & sauna
- Indoor badminton court
- Basketball court
- Indoor games
- Amphitheatre
- Temple and meditation space
- Turf cricket & soccer
- Walking & jogging track
- Kids play area
- Guest rooms

WELL-PLANNED INFRASTRUCTURE

- Stunning mega entrance
- Spectacular Entrance Wall
- Long-lasting roads
- Verdant greenery and landscaping
- Well-planned utilities with fully underground cabling and piping
- Centralised triple chambered gravity-based water supply
- STP
- Solar street lamps
- Aromatic avenue plantation
- Ambient music

BOUQUET OF SERVICES

- In-house dining
- House-keeping
- Gardening
- Security & CCTV
- Common maintenance services
- On-demand repair support





INFINITY SWIMMING POOL



LAWN AREA WITH WALKING TRACK



TURF SPORTS WITH KIDS PLAY AREA & AMPHITHEATRE



TEMPLE & MEDITATION SPACE



COMBINED FEATURES

- 100+ beds
- Multi-speciality
- Advanced OTs, ERs, ICUs
- State-of-the-art Diagnostics Centre with complete range of imaging and laboratory services
- Pharmacy and surgical
- Well-ventilated Wards, IP Rooms etc.
- Hi-tech equipment
- Cafeteria
- Buggies for easy commute between Blackbean Health and Blackbean Hospital



BLACKBEAN HOSPITAL

Blackbean Hospital is an independent co-located 100+ bed hospital spread across 1 acre and is conveniently located beside Blackbean Health. Its contemporary design defines the structure that is a landmark in itself.



BLACKBEAN DIAGNOSTIC CENTRE

Blackbean Diagnostic Centre is an independent co-located facility. It covers the entire spectrum of diagnostic services that are expected from a world class facility.

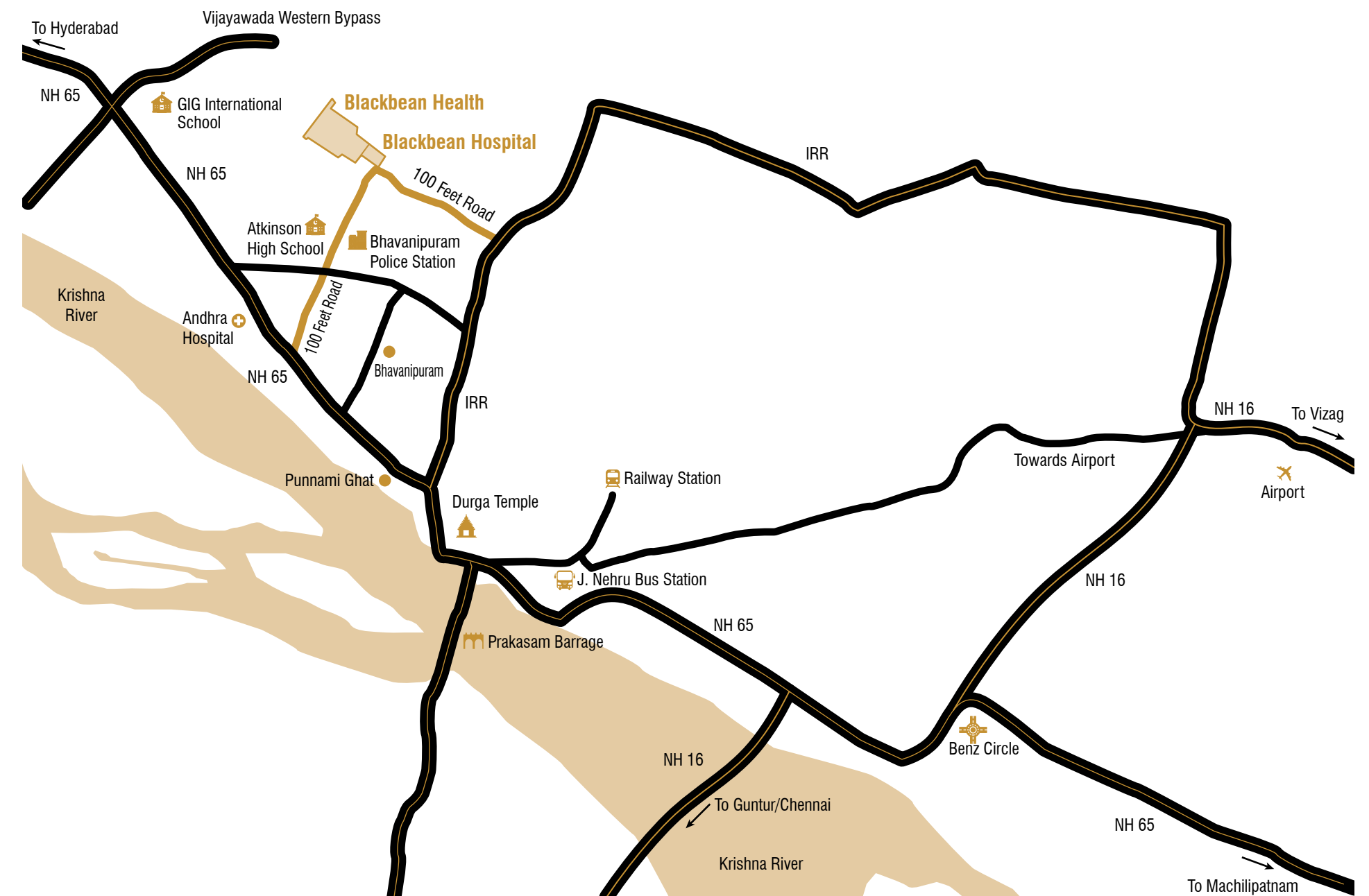


A SOUND INVESTMENT AT MULTIPLE LEVELS

A Villa-Clinic at Blackbean Health is a high income generating, risk-free and multi-faceted asset that serves as an investment in many ways:

- **GROWING INVESTMENT**
with land value and villa value appreciating steadily
- **EARNING INVESTMENT**
with the clinic generating income regularly
- **RISK-FREE INVESTMENT**
that is stable and unaffected by conditions externally

LOCATION MAP



CONVENIENCE

- J. Nehru Bus Station - 7 km
- Railway Station - 7 km
- Airport - 24 km
- Benz Circle - 12 km
- Prasakam Barrage 6 km
- IRR - 1.5 km
- Vijayawada Western Bypass - 4.5 km

SAFETY

- Bhavanipuram Police Station - 1.5 km
- Andhra Hospital - 3 km

ACCESSIBILITY

- Approach Road - 100 feet
- Atkinson High School - 1 km
- GIG International School - 6 km

RECREATION

- Punnami Ghat - 4.3 km
- Durga Temple - 5.5 km

SPECIFICATIONS

FEATURES	STANDARD	PREMIUM
STRUCTURE	RCC framed structure designed for wind / seismic forces as per relevant Indian standards. Cement brands: UltraTech / Ramco / KCP or equivalent. Steel brands: Vizag Steel / Tata Steel / Jindal Panther or equivalent.	RCC framed structure designed for wind / seismic forces as per relevant Indian standards. Cement Brands: UltraTech / Ramco / KCP or equivalent. Steel Brands: Vizag Steel / Tata Steel / Jindal Panther or equivalent.
WALLS & CEILINGS	Masonry work of 9 in. external walls, 4.5 in. Internal walls with clay bricks and finished with cement plaster. Cement brands: UltraTech / Ramco / KCP or equivalent. Brick brands: Kollur Red Clay Bricks or equivalent. Internal walls will be coated with a layer of putty and painted with emulsion paints. Putty brands: Birla / JK Paint brands: Asian / Nippon / Berger External walls will be coated with a layer of putty and painted with exterior emulsion. Putty brands: Birla / JK Paint brands: Asian / Nippon / Berger Clinic external walls will be 12mm toughened glass. Brand: Saint-Gobain or equivalent.	Masonry work of 9 in. external walls, 4.5 in. Internal walls with clay bricks and finished with cement plaster. Cement brands: UltraTech / Ramco / KCP or equivalent. Brick brands: Kollur Red Clay Bricks or equivalent. Internal walls will be coated with a layer of putty and painted with designer emulsion paints. Putty brands: Birla / JK Paint brands: Asian / Nippon / Berger External walls will be with a layer of putty and painted with exterior emulsion. Putty brands: Birla / JK Paint brands: Asian / Nippon / Berger Clinic external walls will be 12mm toughened glass. Brand: Saint-Gobain or equivalent. 6mm glass enclosures will be provided in bathrooms. Brand: Saint-Gobain / Jaquar or equivalent. POP ceiling will be provided in drawing/ living, home theater, bedrooms and dining area. PVC ceiling in bathrooms. Soundproofing will be provided for the home theater.
FLOORING, CLADDING & TOPPING	2ft X 2ft vitrified floor tiles for drawing, living, dining, bedrooms & kitchen. Brands: H&R Johnson / Kajaria or equivalent. Anti-skid vitrified floor tiles in bathrooms, utility and balconies. Brands: H&R Johnson / Kajaria or equivalent. 6 ft height vitrified glazed wall tiles in bathrooms Brands: H&R Johnson / Kajaria or equivalent. 2 ft height vitrified glazed wall tiles / glass windows in kitchen dado. Brands: H&R Johnson / Kajaria or equivalent. 1ft X 1ft heat resistant roof tiles for the terrace and terrace garden deck. Brands: H&R Johnson / Kajaria Ceramics or equivalent. Grass and granite block pavement in parking area Granite counter top in kitchen.	3ft X 3ft premium vitrified floor tiles for drawing, living, dining, bedrooms & kitchen. Brands: H&R Johnson / Kajaria or equivalent. Anti-skid vitrified floor tiles in bathrooms, utility and balconies. Brands: H&R Johnson / Kajaria or equivalent. 10 ft height vitrified glazed wall tiles in bathrooms Brands: H&R Johnson / Kajaria or equivalent. 2ft height vitrified glazed wall tiles / glass windows in kitchen dado. Brands: H&R Johnson / Kajaria or equivalent. Wooden finish tiles for the terrace garden deck & 2ft X 2ft weather proof tiles for the terrace. Brands: H&R Johnson / Kajaria Ceramics or equivalent. Grass and granite block pavement in parking area Granite counter top in kitchen.
DOORS & WINDOWS	Main door - teak wood door frame and shutter with melamine polish on both sides & also fitted with a peephole. Internal doors - Hardwood frame with flush shutters with teak finish veneer / lamination. Brass/ SS fixtures and fastenings for doors. Brand: Godrej/ Hafele or equivalent. Windows - UPVC frame and shutter. Brand: Fenesta or equivalent.	Main door - Teak wood door frame and shutter with melamine polish on both sides. Internal doors - Hardwood frame with flush shutters with teak finish veneer / lamination. Brass/ SS fixtures and fastenings for doors. Brands: Godrej/ Hafele or equivalent. Windows - UPVC frame and shutter. Brand: Fenesta or equivalent.

FEATURES	STANDARD	PREMIUM
ELECTRICAL & COMMUNICATION	Concealed piping with pre-insulated copper wires. Brands: Finolex / Havells or equivalent. Switches and Sockets. Brands: Havells / Legrand or equivalent. Provision for RO, mixer, washing machine, refrigerator, oven and chimney. TV and Internet points will be provided in drawing, living, bedrooms and home theater. Telephone / Intercom points will be provided in clinic, living and drawing. Electrical LED lights will be provided in all the rooms and compound. Brands: Philips / Crompton or equivalent. Ceiling fans will be provided in drawing, living, kitchen, dining, home theater, bedrooms and servant quarters. Brands: Crompton / Havells or equivalent. Exhaust fan will be provided in all bathrooms. Brands: Crompton / Havells or equivalent. Lift provision will be provided.	Concealed piping with pre-insulated copper wires. Brands: Finolex / Havells or equivalent. Switches and Sockets. Brands: Havells / Legrand or equivalent. Provision for RO, mixer, washing machine, refrigerator, oven, HOB stove and dishwasher. TV and Internet point will be provided in drawing, living, bedrooms and home theater. Telephone / Intercom points will be provided in clinic, living and drawing. Electrical LED lights will be provided in all the rooms and compound. Brands: Philips / Crompton or equivalent. Ceiling fans will be provided in drawing, living, kitchen, dining, home theater, bedrooms and servant quarters. Brands: Crompton / Havells or equivalent. Exhaust fan will be provided in all bathrooms. Brands: Crompton / Havells or equivalent. Hydraulic lift will be provided. Brand: Jukki Elevators. Chimney with a capacity of 1000m3/h will be provided in the kitchen. Brands: Faber / Elica or equivalent. Air conditioners will be provided in drawing, living, home theater and all bedrooms with VRF system. Brands: Daikin / Carrier or equivalent. Geysers will be provided in all bathrooms. Brands: Havells / Crompton or equivalent. Outdoor Digital Screen for clinic.
HOME AUTOMATION	- - -	Main door with smart lock and video doorbell will be provided. Brands: Yale / Godrej or equivalent. Automation provision for blinds on the water glass wall will be provided. Automated fans, lights, air conditioners & geysers will be provided.
SANITARY & PLUMBING	Ceramic sanitaryware in all bathrooms. Brands: Hindware/ Parryware or equivalent. Water faucets in all bathrooms. Brands: Hindware/ Parryware or equivalent. PVC / CPVC concealed piping. Brands: Finolex / Astral or equivalent. Stainless steel sink will be provided in Kitchen. Brands: Hindware/ Parryware or equivalent.	Porcelain Sanitaryware in all bathrooms. Brands: Jaquar/ Kohler or equivalent. Water faucets in all bathrooms. Brands: Jaquar/ Kohler or equivalent. PVC / CPVC concealed piping. Brands: Finolex / Astral or equivalent. Modular Stainless Steel Sink will be provided in kitchen. Brands: Jaquar/ Kohler or equivalent.
CUPBOARDS & RACKS	Cement wardrobes area equal to 20% of the build-up area will be provided. Kitchen will be designed to suit a modular kitchen.	Modular wardrobes area equal to 20% of the build-up area will be provided. Kitchen will be completely modular finish.
GENERATOR BACK-UP	24/7 power back-up to all the rooms.	24/7 power back-up to all the rooms.

Message from the CMD

“ There was a time when a Doctor was more than a medical practitioner and was considered a life giver.

However, **deprofessionalisation** characterised by diminished identity, reduced autonomy, heartless performance reviews, and substandard pay, have marginalised Doctors. It also has eroded the relationship of trust between them and patients. This is an alarming trend. It's time to address this concern.

It's time to bring back the glory, autonomy, and abundance of the world's most noble profession.
It's time for Blackbean Health. ”

Vardan

VARDAN ANJALI MAADALA
CHAIRMAN & MANAGING DIRECTOR,
BLACKBEAN
(MBA, COLUMBIA BUSINESS SCHOOL)



The information in the brochure is subject to change without prior notice, at the developer's sole discretion. The actual area may differ from the stated area. The images used are solely for illustrative purposes and do not accurately represent the size, features, specifications, fittings, and furnishings. The developer retains the right to make revisions or alterations at their absolute discretion, without assuming any liability.

BLACKBEAN REALTORS PVT. LTD.

FROM THE HOUSE OF
DEVAALAYA & JANACHAITANYA

YOUR IDENTITY AWAITS & PROSPERITY BECKONS



B L A C K B E A N
H E A L T H

A NEW WORLD FOR DOCTORS

Gollapudi, Vijayawada - 520012, India. Mobile: +91 78088 12345
www.blackbeanhealth.in