



EXTRAORDINARY # EVERYDAY

Here closed doors are a rarity. Here, neighbours are friends, and togetherness is the norm. Welcome to a community where warmth and camaraderie flourish, making every interaction genuine and every moment memorable.

Every detail creates something extraordinary.



Step into a world where every moment transcends the ordinary. At Vian Mrida, we've crafted an experience that promises to elevate your every day to extraordinary heights. From the captivating exteriors to the cosy corners of your home, every space is infused with thoughtful features designed to transform the mundane into the remarkable.

MOMENTS OF MAGIC

At Vian Mrida, our thoughtful design fosters open spaces and boundless opportunities for connection, ensuring that every moment is a chance to deepen bonds and create unforgettable memories with your loved ones.

MRIDA MEANS SOIL

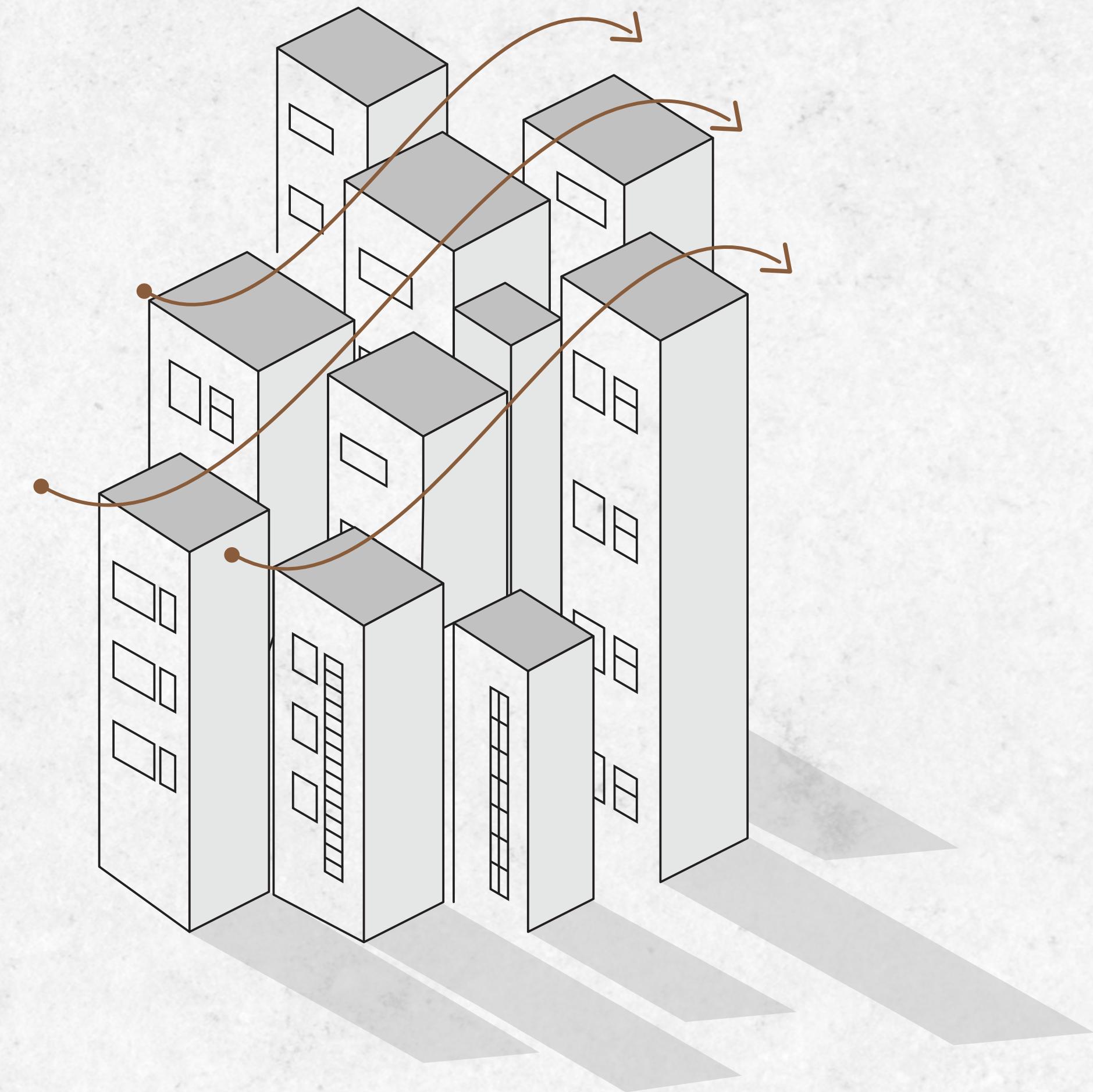
Born from our nomenclature philosophy, "Mrida" draws its spirit from Mother Earth, our grounding force, our first home. Rooted in the energy of the Earth chakra, Mrida is a space to live, feel, and reconnect. Every project we name carries meaning, and Mrida is a reminder to live in harmony with where it all began.

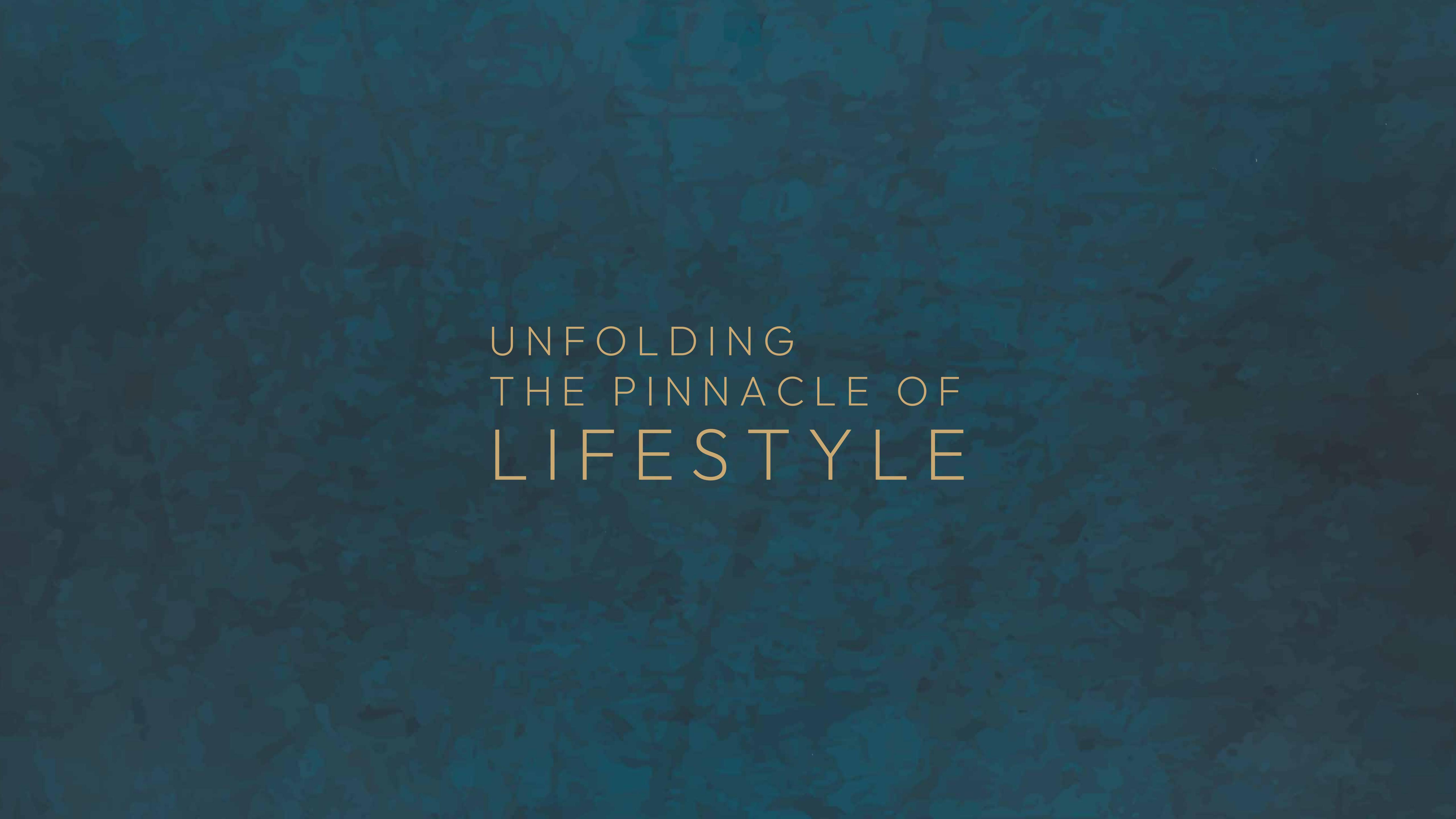


IT'S ALL IN THE AIR!

BREATHING MASS

- A unique convergence of aesthetics and greenery incorporated to provide cross ventilation and sunlight throughout all the residences.
- Louvers & trees reduce the harsh light and purify the air quality.
- Terraced gardens for social interaction spaces.
- Some open spaces that can potentially be used as green spaces.





UNFOLDING
THE PINNACLE OF
LIFESTYLE





DESIGNED FOR A LIFE WELL LIVED

1

Iconic Tower

2.62

Acres

2 BHK

1,395 Sq. Ft. | 1,420 Sq. Ft.

3 BHK

1,740 Sq. Ft. | 1,940 Sq. Ft. | 1,985 Sq. Ft. | 2,100 Sq. Ft.
2,340 Sq. Ft. | 2,345 Sq. Ft. | 2,360 Sq. Ft.

40,000 SQ. FT.

Clubhouse & Amenities



#EXTRAORDINARY
4-LEVEL CLUBHOUSE

CLUBHOUSE & STILT FLOOR AMENITIES

26TH FLOOR TERRACE

Rooftop Infinity Pool, Kids Pool, Star Gazing Deck, Zen Garden, BBQ Porch, Golden Hour Patio

25TH FLOOR

Banquet Hall, Service Kitchen

24TH FLOOR

Gymnasium, Yoga Studio, Squash Court

23RD FLOOR

Grand Reception, Waiting Lounge, Gaming Zone, Home Theatre

STILT INDOOR

Grand Entrance Lobby, Co-working Spaces, Creche, Hobby Room, Library, Retail Shops, Indoor Games, Medical Centre, Waiting Lounge

STILT OUTDOOR

Kids Play Area, Vehicle Free Zone, Outdoor Fitness, Cricket Nets, Breakout Zone, Car Wash, Basketball Court, EV Charging Station at Basement Parking, Water Cascade with Sculptures, Landscaping (as per design intent)



INFINITY EDGE SWIMMING POOL



FLOAT 280 FEET ABOVE THE CITY
WHERE WATER KISSES THE SKYLINE

INFINITY VIEW FROM 26TH FLOOR DECK



BREATHTAKING VIEWS
SERVED WITH EVERY SIP

#EXTRAORDINARY EVENT PAVILION

A STYLISH SPACE FOR CELEBRATIONS,
LAUGHTER, AND MEMORIES



#EXTRAORDINARY CLUBHOUSE LOUNGE

MRIDA
CLUB

SPIRAL STAIRCASE THAT INVITES
ADMIRATION AND MEANINGFUL INTERACTIONS



#EXTRAORDINARY POWERHOUSE GYM



YOUR DAILY GRIND ZONE,
ZEN TO BEAST MODE, RIGHT AT HOME

#EXTRAORDINARY SQUASH COURT

A GAME CHANGING COURT DESIGNED FOR
CHAMPIONS WHO SETTLE FOR NOTHING LESS

#EXTRAORDINARY EXPERIENTIAL THEATRE



A BLOCKBUSTER CINEMATIC EXPERIENCE
WITHOUT LEAVING HOME

#EXTRAORDINARY STAR GAZING DECK



DIP YOUR TOES INTO THE STARS
ABOVE THE CITY THAT NEVER SLEEPS

#EXTRAORDINARY LIVING ROOM



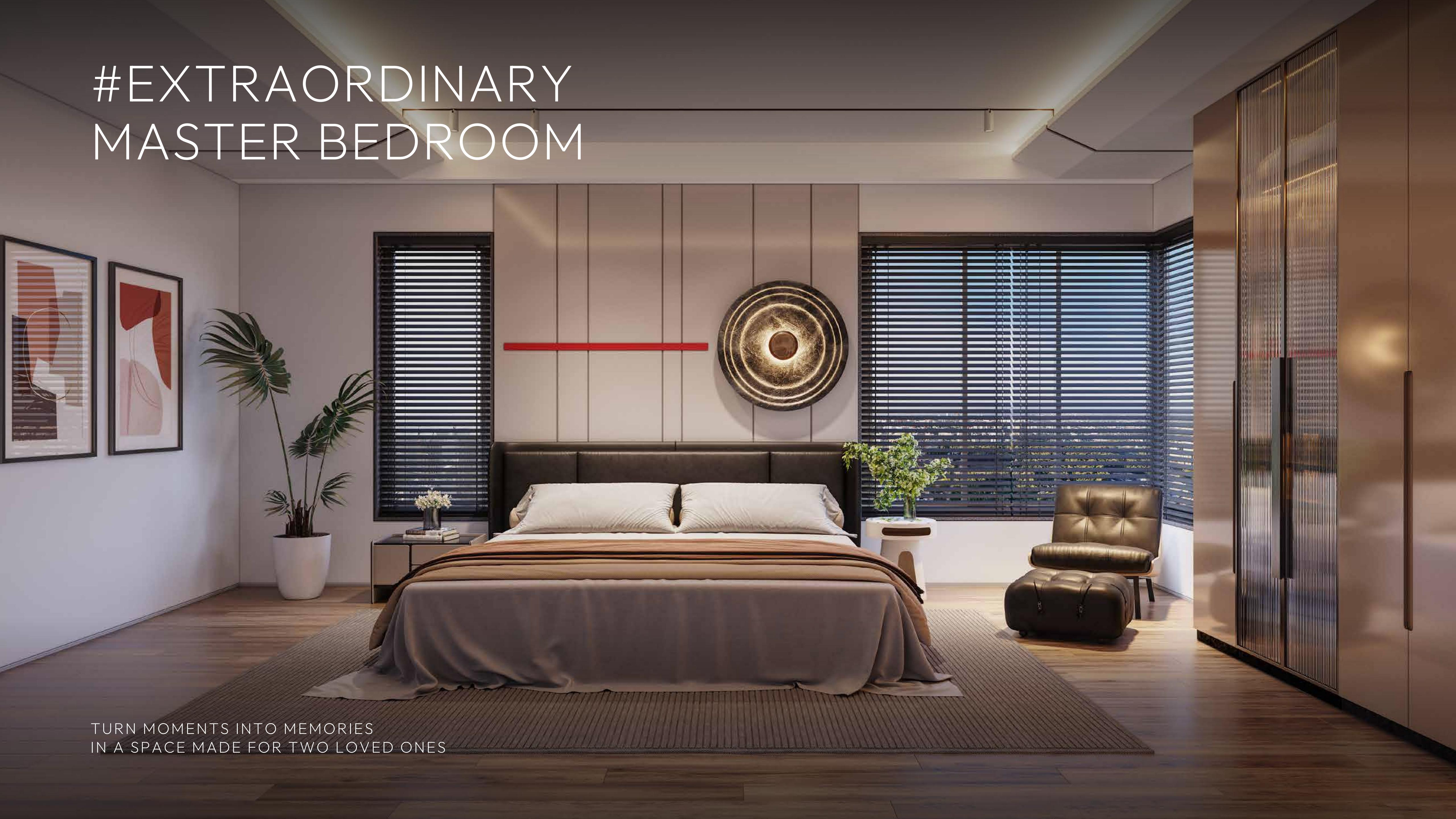
HOST AND CONVERSE IN AN
EXQUISITELY DESIGNED LIVING ROOM

#EXTRAORDINARY SMART KITCHEN



A MASTERPIECE KITCHEN CRAFTED TO INSPIRE
CULINARY ARTISTRY & EFFORTLESS ELEGANCE

#EXTRAORDINARY MASTER BEDROOM



TURN MOMENTS INTO MEMORIES
IN A SPACE MADE FOR TWO LOVED ONES

#EXTRAORDINARY FAMILY LOUNGE



A SOULFUL SPACE BUILT TO HOLD YOUR
FAMILY CLOSE, EVERY DAY

8 FEET WIDE BALCONIES THAT STRETCH YOUR IMAGINATION

From morning coffees to moonlit conversations, our balconies redefine urban luxury. In a city where space is rare, we've carved out a sanctuary for you to breathe, connect, and create unforgettable memories.





A

B

9





WALK THROUGH
THE GRANDEUR OF
THE 10 FEET
WIDE CORRIDORS,
AN EXTENSION OF
YOUR LIVING ROOM.

Why stop at the living room? This corridor adds that extra flex — wider, brighter, and ready for impromptu photo ops or deep convos.

#EXTRAORDINARY
GRAND LIFT LOBBY

A

B

9

G

A Refined Welcome,
Setting the tone for every rise ahead

#EXTRAORDINARY SOPHISTICATED WAITING LOUNGE



EACH MOMENT OF WAIT IS CALM,
EVERY GLANCE IS MET WITH GRACE

EVERY STEP FEELS
20 FEET
MUCH TALLER

Our reception lobby, with its impressive ceiling height, immediately elevates your senses, setting a new standard of grandeur. Designed to exceed every expectation, the space welcomes you with a sense of openness and sophistication that is truly unparalleled.



#EXTRAORDINARY ZEN GARDEN

JUST YOU, SERENITY, AND THAT ONE SQUIRREL
WHO ALWAYS JUDGES YOUR PACE

#EXTRAORDINARY PLUS LIBRARY



NO SHUSHING REQUIRED, SINK INTO A CHAIR,
SIP A THOUGHT, TURN A PAGE

#EXTRAORDINARY OUTDOOR PLAY AREA



WHERE EVERY SWING IS A FLIGHT
AND EVERY CLIMB A TRIUMPH

#EXTRAORDINARY LITTLE WONDERS CRECHE



THE HAPPIEST SQUARE FOOTAGE IN THE ENTIRE TOWER
WITH ECHOES OF LAUGHTER, ON LOOP

EAST-SIDE VIEW OF
VIAN MRIDA

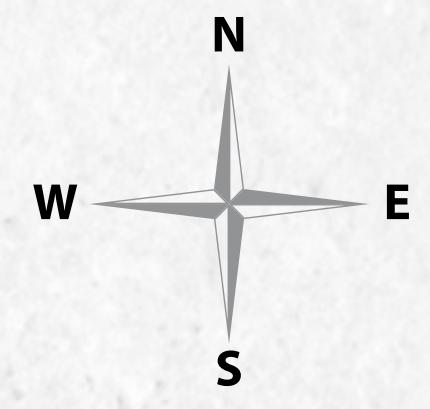


MASTER LAYOUT



LEGEND

- | | |
|---------------------------------|----------------------------|
| 1. ENTRY/EXIT | 12. LAWN |
| 2. VISITOR'S CAR PARKING | 13. VEHICLE FREE ZONE |
| 3. PARKING ENTRY | 14. BASKETBALL COURT |
| 4. PARKING EXIT | 15. CRICKET PRACTICE NET |
| 5. DOUBLE HEIGHT ENTRANCE LOBBY | 16. KIDS PLAY AREA |
| 6. CORRIDOR AREA | 17. OUTDOOR FITNESS ZONE |
| 7. LIFT AREA | 18. WELLNESS ZONE |
| 8. STAIRCASE AREA | 19. TRANSFORMER YARD |
| 9. SERVICE LIFT | 20. SOLAR FENCING |
| 10. REFUGE AREA | 21. 100 FEET APPROACH ROAD |
| 11. ZEN GARDEN | |



FLAT - A

3 BHK
East Facing
1,940 Sq. Ft.

Carpet Area
1,223 Sq. Ft.

Balcony Area
186 Sq. Ft.

Common Area
436 Sq. Ft.

External Walls
95 Sq. Ft.



FLAT - B

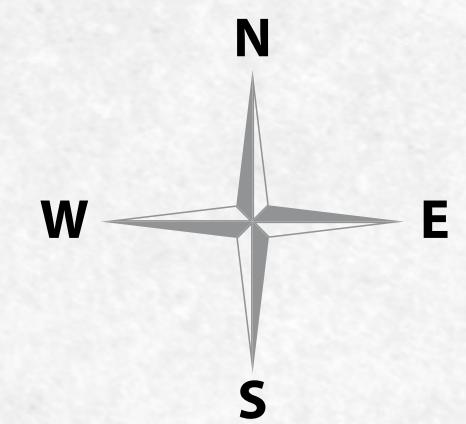
2 BHK
East Facing
1,420 Sq. Ft.

Carpet Area
891 Sq. Ft.

Balcony Area
122 Sq. Ft.

Common Area
320 Sq. Ft.

External Walls
87 Sq. Ft.



FLAT - C, E, G

2 BHK
West Facing
1,395 Sq. Ft.

Carpet Area
870 Sq. Ft.

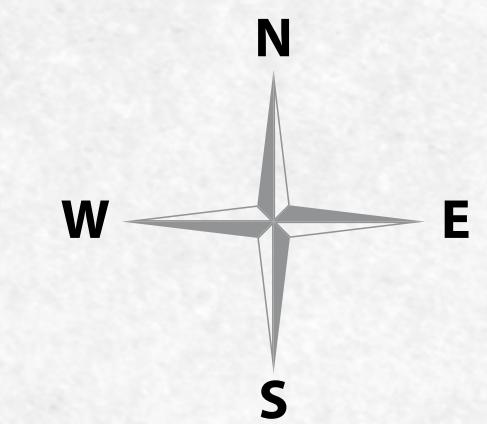
Balcony Area
124 Sq. Ft.

Common Area
315 Sq. Ft.

External Walls
86 Sq. Ft.



ENTRANCE →



FLAT - D, F

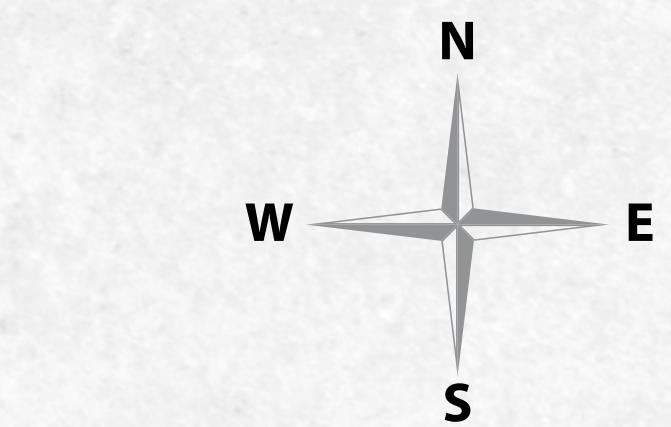
3 BHK
East Facing
1,740 Sq. Ft.

Carpet Area
1,083 Sq. Ft.

Balcony Area
166 Sq. Ft.

Common Area
392 Sq. Ft.

External Walls
99 Sq. Ft.



FLAT - H

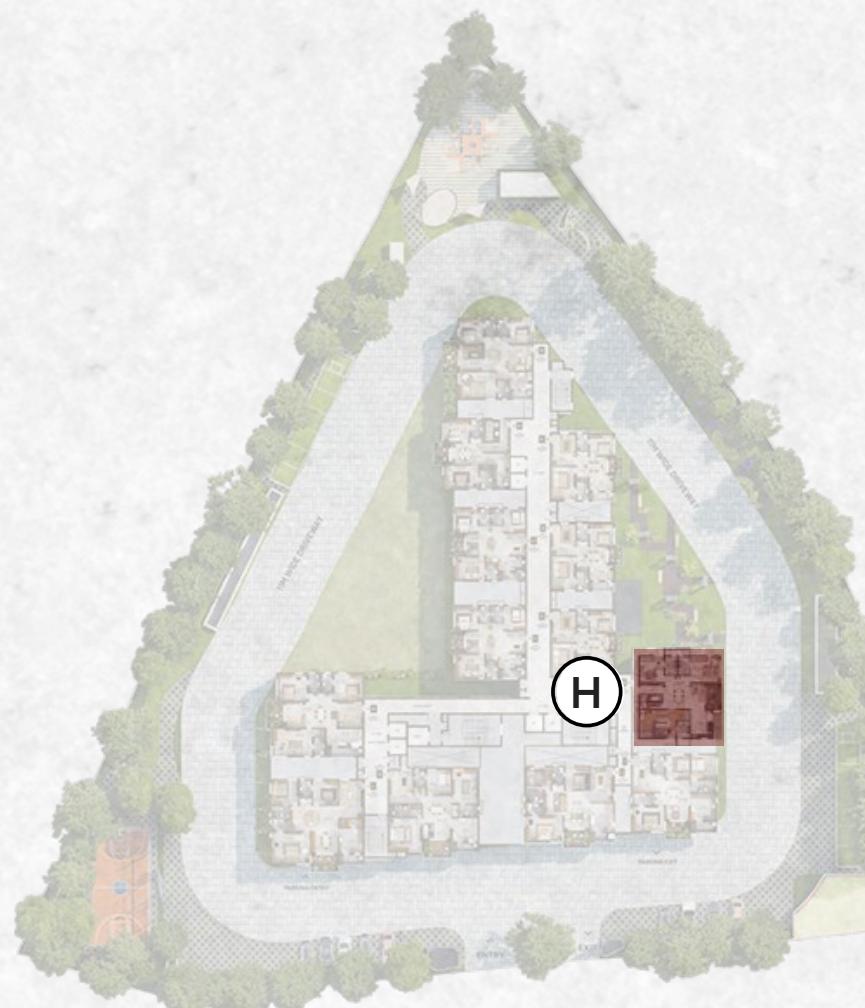
3 BHK
West Facing
1,985 Sq. Ft.

Carpet Area
1,246 Sq. Ft.

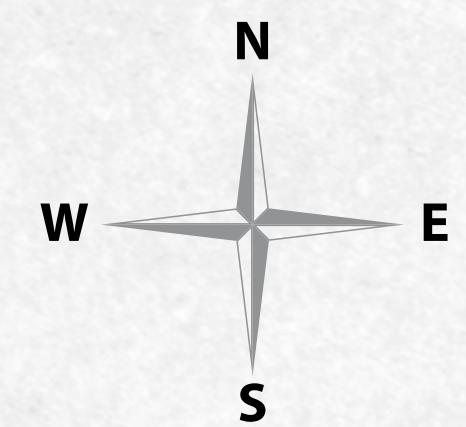
Balcony Area
186 Sq. Ft.

Common Area
445 Sq. Ft.

External Walls
108 Sq. Ft.



ENTRANCE →



FLAT - I

3 BHK
West Facing
1,985 Sq. Ft.

Carpet Area
1,230 Sq. Ft.

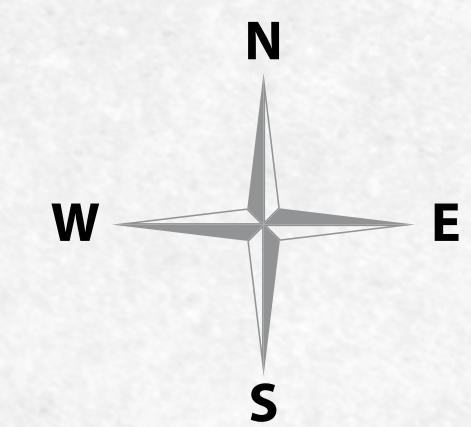
Balcony Area
202 Sq. Ft.

Common Area
448 Sq. Ft.

External Walls
105 Sq. Ft.



ENTRANCE →



FLAT - J

3 BHK
East Facing
2,100 Sq. Ft.

Carpet Area
1,330 Sq. Ft.

Balcony Area
187 Sq. Ft.

Common Area
473 Sq. Ft.

External Walls
110 Sq. Ft.



FLAT - K

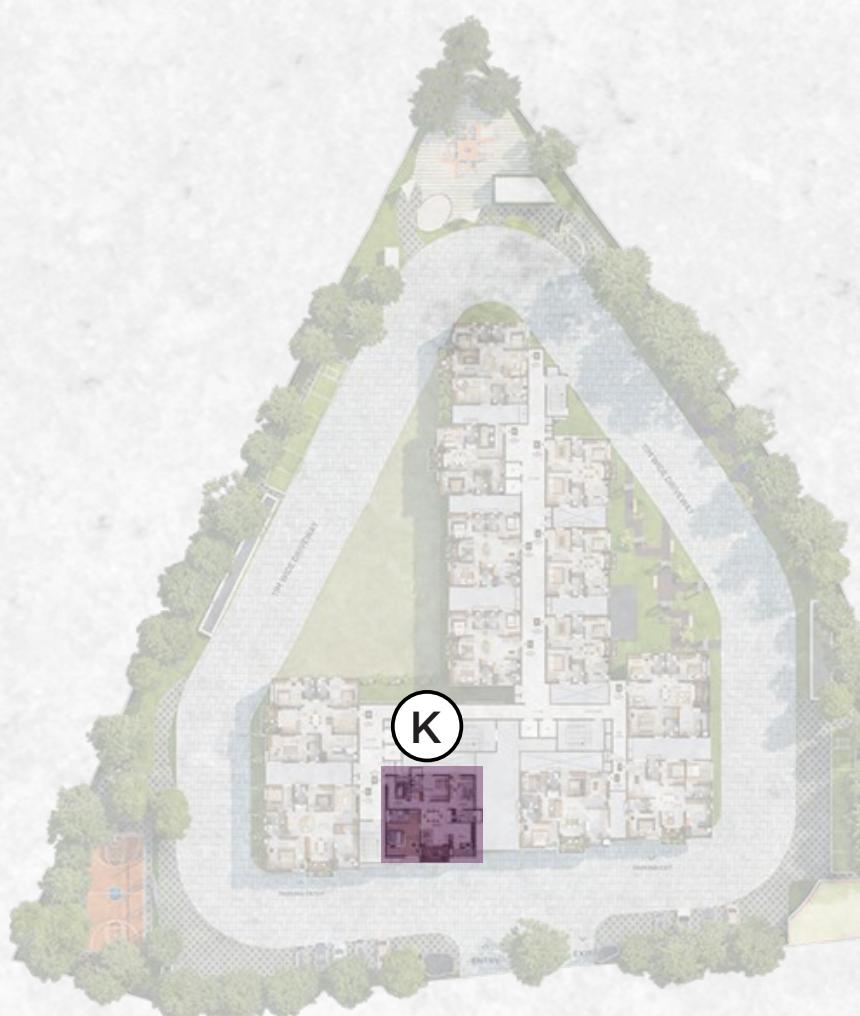
3 BHK
West Facing
2,345 Sq. Ft.

Carpet Area
1,500 Sq. Ft.

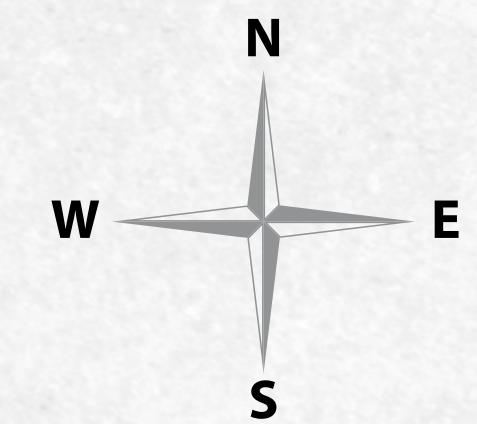
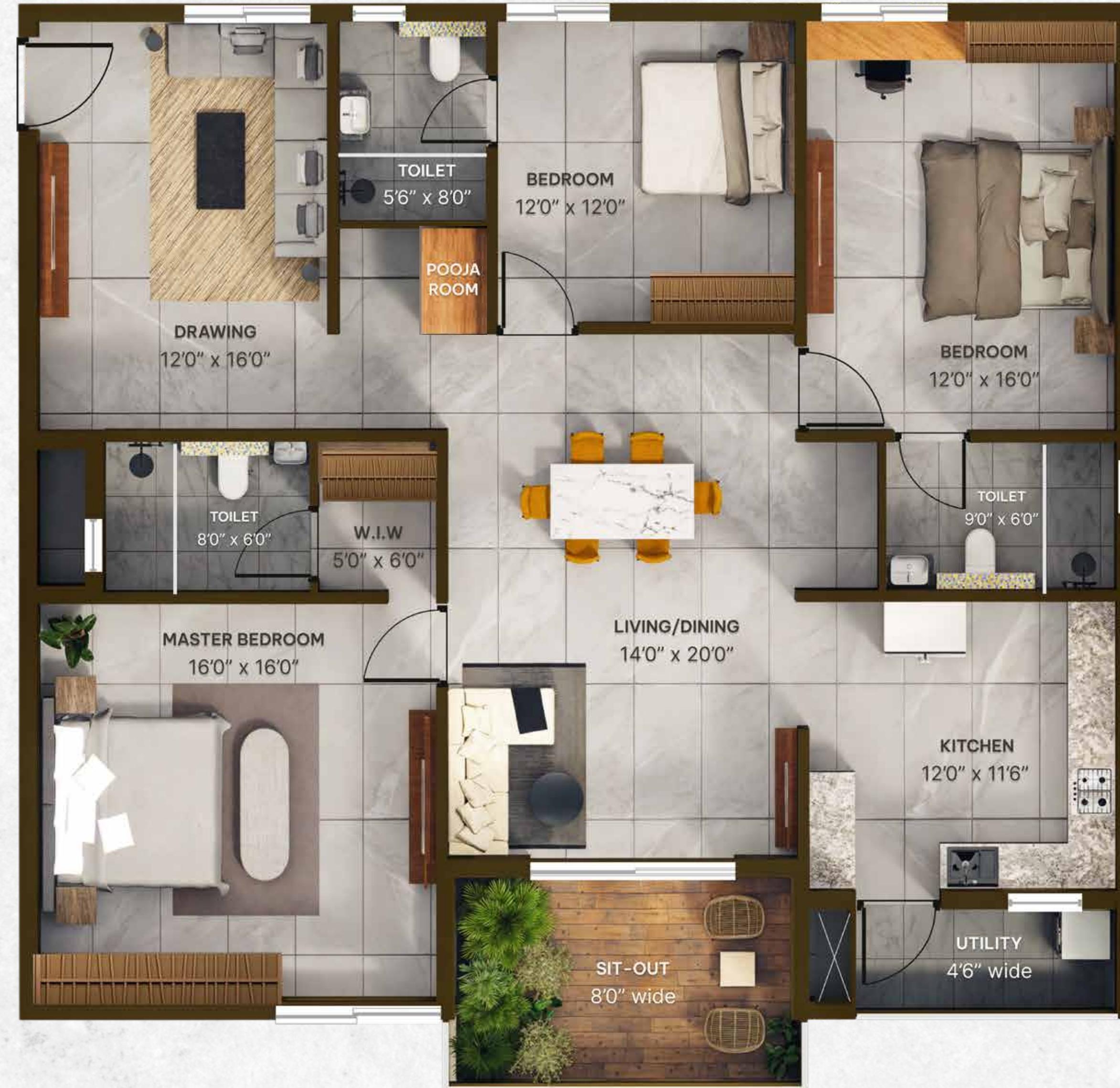
Balcony Area
196 Sq. Ft.

Common Area
534 Sq. Ft.

External Walls
115 Sq. Ft.



ENTRANCE →



FLAT - L

3 BHK
East Facing
2,360 Sq. Ft.

Carpet Area
1,510 Sq. Ft.

Balcony Area
204 Sq. Ft.

Common Area
533 Sq. Ft.

External Walls
113 Sq. Ft.



FLAT - M

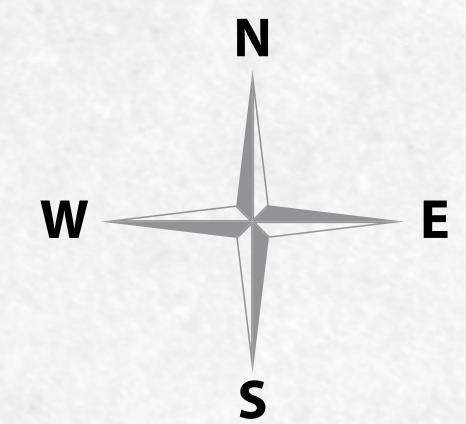
3 BHK
East Facing
2,340 Sq. Ft.

Carpet Area
1,480 Sq. Ft.

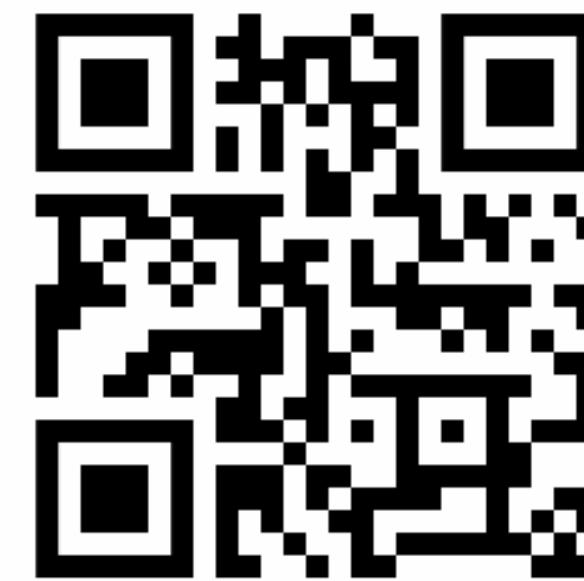
Balcony Area
215 Sq. Ft.

Common Area
532 Sq. Ft.

External Walls
113 Sq. Ft.



WHERE PEACE MEETS PURPOSE



SEZ

| | |
|--------------------|---------|
| Kollur SEZ* | 1 min |
| Kokapet SEZ | 15 mins |
| Financial District | 20 mins |
| HITEC City | 30 mins |



HEALTHCARE

| | |
|-----------------------------|---------|
| Airaavata Hospitals | 15 mins |
| Continental Hospitals | 20 mins |
| Apollo Hospitals | 25 mins |
| Star Hospitals | 25 mins |
| Rainbow Children's Hospital | 25 mins |
| AIG Hospitals | 30 mins |
| Care Hospitals | 30 mins |
| KIMS Sunshine Hospitals | 35 mins |



TRAVEL

| | |
|-----------------------------|---------|
| Kollur Bus Station | 5 mins |
| Nagalapalli Railway Station | 10 mins |
| Rajiv Gandhi Intl. Airport | 45 mins |



EDUCATION

| | |
|-------------------------------|---------|
| Delhi Public School | 2 mins |
| The Gaudium School | 5 mins |
| Samasthi Intl. School | 5 mins |
| Birla Open Minds Intl. School | 5 mins |
| Meru Intl. School | 10 mins |
| ICFAI Business School | 15 mins |
| Narayana Junior College | 15 mins |
| Rockwell Intl. School | 15 mins |



IT/ITES

| | |
|-----------|---------|
| Capgemini | 22 mins |
| Google | 24 mins |
| Amazon | 25 mins |
| Accenture | 25 mins |
| Wipro | 25 mins |
| Infosys | 25 mins |
| Microsoft | 27 mins |



HOSPITALITY

| | |
|----------------------------|---------|
| The Golkonda Resorts & Spa | 15 mins |
| Hyatt Gachibowli | 20 mins |
| Sheraton Hyderabad Hotel | 20 mins |
| Oakwood Residence | 20 mins |
| Radisson Hotel | 30 mins |



SPORTS

| | |
|--------------------------------------|---------|
| Abhiram Cricket County | 10 mins |
| Pullella Gopichand Badminton Academy | 15 mins |
| GravityZip | 20 mins |



ENTERTAINMENT & SHOPPING

| | |
|--------------------------|---------|
| Sky Zone | 10 mins |
| Gandipet Lake | 10 mins |
| My Home Mall*, Tellapur | 15 mins |
| Aparna Neo Mall | 25 mins |
| Sarath City Capital Mall | 30 mins |

Map not to scale



SPECIFICATIONS



FOUNDATION & STRUCTURAL FRAME

- RCC foundation & RCC frame structure to withstand wind & seismic loads



SUPERSTRUCTURE

- Aluminium form work and shear wall technology to withstand wind & seismic loads



JOINERY WORKS

MAIN DOOR

- 8 feet door teak wood frame with flush shutter of 40 mm both side veneer with polish finish
- Providing architrave with polish & biometric lock

INTERNAL DOORS

- 8 feet door teak wood frame with flush shutters 35 mm both side veneer with polish finish
- 8 feet toilet doors one side polish and other side laminated

FRENCH DOORS (for balconies)

- UPVC sliding door with single glazed unit clear toughened/HT glass, hardware with provision for mosquito mesh

WINDOWS

- UPVC window with single glazed unit clear toughened/HT glass, hardware with provision for mosquito mesh

VENTILATORS

- UPVC ventilator-frosted glass with premium hardware and integrated with ceiling mount exhaust fan



PAINTING

INTERNAL

- 2 coats of emulsion over putty finish with prime coat of reputed make

EXTERNAL

- Weather proof emulsion paint over texture/putty of reputed make



FLOORING

ROOMS

- Living, Drawing, Dining, Bedrooms & Kitchen in superior quality vitrified tile flooring with spacer joints of size 600 x 1200 mm

TOILETS

- Acid resistant, anti-skid ceramic tiles/vitrified flooring with 600 x 600 mm
- Dado with 600 x 1200 mm up to grid ceiling

UTILITY & WASH

- Rustic vitrified tile of size 600 x 600 mm
- Tile dado-up to sill level

CORRIDORS

- Anti-skid tiles

BALCONIES

- Anti-skid vitrified tiles

STAIRCASE & LIFT LOBBY

- Granites/Tandoor/as approved by the consultant

LIFT WALL CLADDING

- Lift wall cladding with Granite

BASEMENT, PARKING AREA FLOORING

- VDF flooring



KITCHEN / UTILITY

WATER CONNECTIONS

- Provision for fixing of the water RO system

UTILITY / WASH

- Provision for dishwasher & washing machine in utility

TOILETS

SANITARY FITTINGS

- Wall mounted wash basin
- Wall mounted EWC with a concealed flush tank
- Single lever fixture with wall mixer cum shower
- Provision for geysers in all bathrooms
- CP & sanitary fittings - Jaguar/Hindware/Kohler

ELECTRICAL

MAIN

- Three phase supply for each unit & dual source energy meters
- Electrical & communication DBs will be provided

HVAC

- Electrical, copper piping & drain outlets will be provided* (extra cost)

KITCHEN

- Power sockets for cooking range chimney, refrigerators, microwave ovens, mixers/grinders in kitchen

TOILETS

- Power sockets for geysers in all bathrooms

TELECOM

- Intercom facility to all the flats connecting to main security room

INTERNET & DTH TV

- FTTH will be provided for data, voice, IPTV & DTH

LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency (Johnson/Schindler/Mitsubishi/OTIS/Toshiba or equivalent)
- Intercoms in the lifts are provided

WATER SUPPLY SYSTEM / SEWAGE TREATMENT PLANT

- Softened water made available through WTP with a hydro pneumatic system
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project
- Treated sewage water will be used for the landscaping & flushing purpose
- Rainwater harvesting pits to recharge the groundwater as per the norms

GENERATOR POWER BACK UP

- 100%, DG set with HT metering

SECURITY / BMS

- Sophisticated round-the-clock security system
- Surveillance cameras at the main security & entrance of each block to monitor
- CCTV security surveillance for all common areas
- Separate meter for water, gas, electricity & DG

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required
- Parking signage and equipment at required places to improve driving comfort
- Dedicated car wash will be provided

FIRE & SAFETY

- Fire hydrant & fire sprinkler system as per norms
- Fire alarms & public address system in all floors & parking areas (basements)
- Control panels will be kept at main security
- Access control system with boom barrier
- Fire and life safety for the entire project as per norms

LPG

- Provision of gas supply from centralised gas banks to all individual apartments with pre-paid gas meters

PARTNERS IN VISION, PRECISION & INNOVATIONS

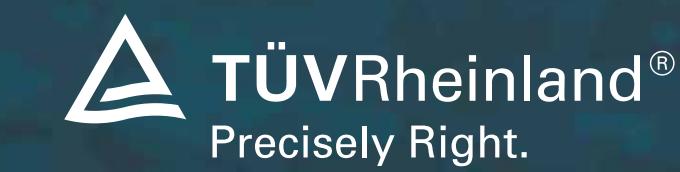
PRINCIPAL
ARCHITECT



STRUCTURAL ENGINEERING
PARTNER



PROJECT MANAGEMENT
PARTNER



MEP
CONSULTANT



INTERIOR DESIGN
PARTNER



LANDSCAPING



PARKING
CONSULTANT



STRATEGIC
PARTNER



BRANDING
PARTNER





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HMDA: 003833/BP/HMDA/0800/SKP/2024

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