



Experience golden life in the IT Hub
@ Hyderabad

JYOTHI
CREST

Behind TCS E-park, Hi-tech City



**JYOTHI
CREST**
Behind TGS E-park, Hi-tech City

23 elite homes at Varadachari's Jyothi Crest have been designed keeping in view the needs of the globe trotter and the hi-end achiever. They are ultra-premium apartments loaded with full scale luxuries, amenities and comforts. The access to the finest lifestyle in the IT belt of Hyderabad, Hi-tech City is now open. It's time to decide and say yes! For very rarely you get the opportunity to experience the best property in the best location.

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Behind TCS E-park, Hi-tech City

IT'S A TECH LOCATION,
BURSTING FORTH
WITH LIFE!

Our story is a story of creativity and innovation spanning more than a decade. So far we have successfully completed more than 55 projects including commercial and residential projects in prime locations. In the near future, we are planning to lay into the construction of Info Parks for IT industry. We owe our success to our customers, associates and supplies. We take this opportunity to reiterate our commitment to them and pledge to uphold our core values of integrity, transparency and on time delivery in the years to come.

Jyothi Crest is located right behind TCS E-Park in Hi-tech City. Hi-tech City is the "Silicon Valley" of Hyderabad. Dotted with a host of multinational companies, the area instantly transports you into a different world while also arterially connecting you to the rest of the city. Living at Jyothi Crest will make your life so flexible that you will start to wonder if there is a better home than this on planet earth. Work-life balance with easy access to shopping, entertainment, leisure, and more are available right at your doorstep. Come to Jyothi Crest and celebrate every day of your life.

AMENITIES

The basket brims forth! Vamsiram's Jyothi Crest has a multitude of luxuries and amenities lined up to pamper you. Complementing your home and a fantabulous lifestyle, the array of amenities include:

- Mini Clubhouse
- Lounge
- Gym
- Meditation Room



Socialize and spend your free time with activities that will put zing back into your life. De-stress and bounce back, and let every moment be made memorable. Seek to live where it matters and experience the difference.

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TYPICAL FLOOR PLAN



Plot No.	SI
1	2760 sqft
2	2760 sqft
3	2820 sqft
4	2820 sqft



SPECIFICATIONS

RCC Framed Structure

Earth quake resistant RCC frame work based on IS 456:2000 & 1893:2002 to suite Seismic Zone II of Hyderabad. Concrete grade of M40& M35 for all vertical elements & M25 for beams & slabs
200 mm thick external walls & 100 mm thick internal walls with solid bricks with M15 RCC band

Super Structure

PLASTERING

Internal

2 coats of plastering in CM for walls

External

2 coats of plastering in CM for External walls

DOORS & WINDOWS

Main Door

Teak/Hard Wood frame with threshold with designer shutter of melamine Matt polish fixed with contemporary iron mongery

Internal Doors

Teak/Hard Wood frame with flush shutter of melamine Matt polish fixed with ironmongery of reputed make

Pooja Door

Teak/Hard wood frame with threshold, double shutter doors with traditional fittings

Windows/French Windows

UPVC Window complete with provision for mosquito mesh shutter of reputed make

PAINTING

Internal

Smooth putty finish with 2 Coats of premium eco friendly Volatile Organic Compound (VOC) free paints
Premium Emulsion of premium brand

External

Textured finish and Two coats of Exterior Emulsion (eco friendly) paint of premium brand

FLOORING

Living/Dining/Pooja/Utility/Stores

800x800 mm Double body vitrified tiles

All Bedrooms, Kitchen, Store, Balconies

600x600 mm vitrified tiles. Anti skid tiles

Toilets

Best quality acid resistant, anti skid tiles (300x600 size)

Staircase/Corridors

Granite

Drive way/Parking areas

Designer paver tiles & VDF flooring in parking

KITCHEN

Black granite platform with SS or Poly marble sink

BATHROOMS

Wash basins with basin mixture in master bedroom & sink cocks in balcony and other bedrooms

Wall mounted EWCs with concealed flush tank / valve

Single lever diverter with wall mixer cum shower

Provision for Geysers & exhaust fans in all bathrooms

All CP Fittings are chrome plated of reputed makes such as Jaguar or Equivalent

All sanitary Fittings are of Parry/Hindware/imported brands

DADOING

Toilets

Well designed concept with tiles (300x600 size) up to 7' height

Utility

Glazed ceramic tiles in the wash area up to 4' height

Kitchen

Glazed tiles up to 2 to 3' height

ELECTRICAL	<p>Power plugs for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, Washing machine in Utility Area 3 phase supply for each unit and individual Meter Beards Miniature Circuit breakers (MCB) for each distribution boards of reputed make Modular Electrical switches A/C points in all bedrooms & living/dining</p>
TELEPHONE/INTERNET/ CABLE TV /INTERNAL SECURITY	<p>Intercom connection to all flats with security Telephone facility in drawing/dining rooms Wi fi facility in entire premises Cable provision for all bedrooms /living</p>
LIFTS	<p>High speed automatic passenger lifts with rescue device, VGF for energy efficiency of Johnson/Kone/Schindler or equivalent make Entrance with Granite cladding</p>
GENERATOR	<p>100% D.G backup including AC's</p>
PARKING	<p>Each Apartment will have 2 Car parkings</p>
AMBIENCE	<p>Lush green lawns, water bodies & designer land scaping False ceilings with LED lighting in common areas Staircase, common areas finished with Granite & SS-Glass finish Modern elevation</p>
SECURITY & COMPOUND WALL	<p>Round the clock security, Gated community</p>
OTHER FACILITIES	<p>Fully equipped air-conditioned Gym Visitors Lounge & Meditation Room Tiled roof with modern lighting facilities Roof top Barbeque counter with sitting (open terrace) Children play facility Drivers /Maids toilet facility Car wash facility</p>
Customized specification at extra cost	<p>Wardrobes Custom made interiors with designer false ceiling & lighting Designer bath rooms Fully loaded kitchen with international branding</p>

LOCATION MAP



- 1.5km to Shilpanamam
- 1.5km to Hi-tech City
- 2km to ORR
- 3km to Financial District
- 4km to Hi-tech City Railway Station
- 2km from International Schools

LOCATION MAP
(Not to Scale)

ONGOING PROJECTS



JYOTHI COSMOS
Hitech City, Opp.Tech Mahindra




JYOTHI ANRI
Jubilee Hills, HUDA Enclave



JYOTHI SARADA NEST
Banjara Hills, Road No. 2



JYOTHI TITAN
Near GVK, Banjara Hills, Road No. 1



www.vamsirambuilders.com

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concept & design by: www.designcommunication.net

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Note: The Applicant hereby is a contractual proprietor of the project and not a legal entity. The proprietor reserves the right to make changes in the location, plans and specifications as shown in the

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