



Where
PIONEERS
RESIDE
— & —
ICONS
ARE MADE

— *The* —
VERMONT
—

FIND
The
BEST
In
EAST
Of
HYDERABAD

Welcome to The VERMONT by Nirvana – a distinguished residential project located in the heart of Hyderabad, at Secunderabad.

Designed with love and a deep appreciation for Hyderabad's authentic culture and the enduring values of family unity and bonding, this luxury real estate project offers a place where icons are forged and pioneers thrive.

Experience a lifestyle defined by elegance, innovation, and a deep sense of belonging at The VERMONT by Nirvana.

The
VERMONT



USHERING
In a
NEW ERA
Of
SUCCESS

With The Vermont by Nirvana, our vision lies in forging a legacy, not just a home.

Each residence is designed to inspire greatness and foster connections. This sprawling project offers more than just a space for your home; it's a canvas for your story. Discover a community that mirrors Hyderabad's spirit of innovation and unity.

Come, let's elevate the luxury living in the heart of Hyderabad.

ICONS BEHIND
The
PIONEERS



Meet the visionaries of excellence behind this wonderful project, celebrating culture and communal bonds. The VERMONT stands as a legacy of keeping up with trends and a commitment to excellence.

The Vermont isn't just a project; it is a statement of intent, a celebration of Hyderabad's culture, and a platform for budding pioneers.



AN OVERVIEW OF *The* VERMONT

LOCATION

— P01 - P04 —

RESIDENCES

— P05 - P12 —

STILT AMENITIES

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CLUBHOUSE AMENITIES

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FLOOR PLANS

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Be a part of the project that pioneers the field of residential real estate. The VERMONT by Nirvana is nestled in the heart of Hyderabad, featuring meticulously designed modern apartments that offer breathtaking views and unparalleled convenience.

This is a space where innovation blends with tradition.

LOCATION

THE ART
OF LIVING,
ELEVATED.



EXPERIENCE *The Wonder Of* ALL ROUND CONVENIENCE



EDUCATION:

CSIR-IICT	- 4 min
Johnson Grammar School	- 5 min
Delhi Public School	- 6 min
Little Flower Jr College	- 7 mins
Osmania University	- 8 min
Kendriya Vidyalaya	- 8 min
Hyderabad Public School	- 12 min

HEALTH CARE:

ESI	- 3 min
Railway Hospital	- 10 min
Apollo Hospital	- 15 min
Yashoda Hospital	- 20 min
Kamineni Hospital	- 17 min
KIMS	- 19 min

ENTERTAINMENT & RETAIL:

Value Zone Hypermarket	- 1 min
UK Cineplex	- 2 min
Rajiv Gandhi International Cricket Stadium	- 7 min
Asian Multiplex Uppal	- 14 min
Cinepolis	- 14 min
Odeon Mall	- 20 min

OFFICES:

CSIR-CCMB	- 4 min
IICT	- 4 min
IRISET	- 6 min
National Institute of nutrition	- 7 min
NGRI	- 8 min
Genpact	- 9 min
Servey Of India	- 9 min
NFC	- 10 min
IISM	- 12 min
Cyient	- 12 min
Rail Nilayam	- 14 min
ECIL	- 14 min

CONNECTIVITY:

Metro Station, Habsiguda	- 4 min
Secunderabad Railway Station	- 15 min
Railway Station, Cheralapalli	- 17 min
RGI Airport	- 45 min

STEP INTO
A
JOURNEY
Of
TOGETHERNESS

As you step through the grand gateway, you are welcomed into a community that celebrates togetherness and tradition.

Discover a lifestyle that inspires greatness and fosters connections at The Vermont. Awaiting you at the forefront is a harmonious blend of modern luxury and timeless elegance, designed for those who dare to dream big.

Embrace a vibrant atmosphere where like-minded individuals come together to shape the future.





CRAFTED *For* HARMONY

The Vermont by Nirvana is where tradition meets modern living, right in the heart of Hyderabad. Home to 570 well-planned 3 BHK apartments, with every single one being a corner flat, it's designed to give you more light, more breeze, and more privacy, the way a home should feel.

Thoughtfully built to reflect the charm of Hyderabad, these homes bring together timeless design and everyday comfort, with all the modern amenities you'd expect, and a few thoughtful extras.

**Welcome home.
Welcome to The Vermont by Nirvana.**

A
COMMUNITY
That's
LARGER
Than
LIFE

TOWER C

TOWER A

TOWER B

At The VERMONT, discover an everyday life that is elevated.

Live a life that is iconic and make every single day count.

KEY
HIGHLIGHTS OF
The
VERMONT

1870
Sq. Ft.

2200
Sq. Ft.

2525
Sq. Ft.

36
Floors

570
Units

3
Bhk

3
Towers

At The Vermont, enjoy meticulously planned, Vaastu-compliant homes with expansive balconies and abundant natural light. With all the flats as corner units, privacy and openness blend seamlessly like never before. Complementing this elevated lifestyle is a grand G+7 Clubhouse, offering a wide range of amenities designed for leisure, wellness, and community living.

LANDSCAPE LAYOUT STILT PLAN



LEGEND

- | | | |
|--------------------------------|------------------------------|--------------------------|
| 1. Clubhouse entry gate | 19. Networking lounge | 36. Tree from cut out |
| 2. Entrance to basement | 20. Working enclave | 37. Luminous seats |
| 3. Clubhouse exit | 21. Café center | 38. Net sit out |
| 4. Pedestrian entry / exit | 22. Pond | 39. Swing with seats |
| 5. Guard room | 23. Congregation lawn | 40. Clubhouse spill over |
| 6. Bamboo walk | 24. Library / dialogue court | 41. Pet park |
| 7. Laugh out plaza | 25. Elderly fitness court | 42. Festival lawn |
| 8. Edge plantation | 26. Exercise court | 43. Tree house |
| 9. Clubhouse arrival plaza | 27. Zen garden | 44. Wall climbing |
| 10. Water wall | 28. Sand pit | 45. Floor games |
| 11. Pedestrian ramp connection | 29. Basketball practice pole | 46. Chess court |
| 12. Meandering pathway | 30. Skating rink | 47. Reflexology plaza |
| 13. Jogging track (420 m) | 31. Cricket practice pitch | 48. Adult playground |
| 14. Elderly court | 32. Shaded seating steps | 49. Flag hoisting pole |
| 15. Sculpture / artwork | 33. Pebble garden | 50. Amphitheater |
| 16. Kids play area | 34. Ramp to elevated walkway | 51. Stage |
| 17. Yoga deck | 35. Turrets | 52. Celebration lawn |
| 18. Meditation lawn | | |





THE VERMONT'S
STILT AREA

ELEVATED
LUXURY
And
CONVENIENCE

The Vermont's grand stilt level isn't just about convenience, it's a lifestyle stage. Imagine stepping out to a curated world of high-energy fitness zones, serene lounges, playful corners, and vibrant social spaces, all without leaving your building.



WELCOME
A
WORLD
of
POSSIBILITIES

Our expansive stilt area is more than just a space! Designed to inspire and entertain, it offers a range of amenities for all ages. From dedicated play areas for children to elegant party venues, every moment is an opportunity to create lasting memories.



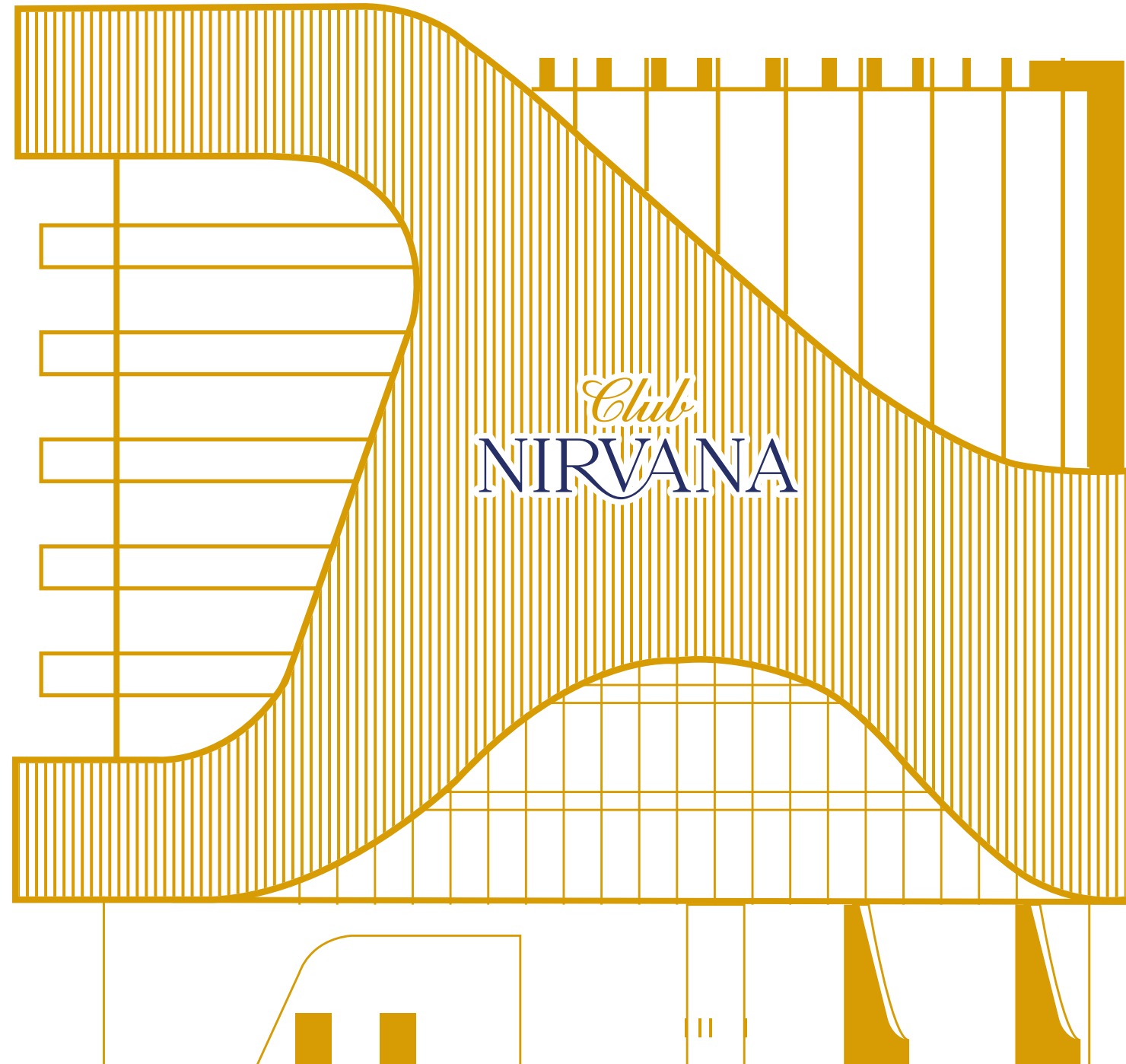


WHERE WELLNESS KNOWS NO BOUNDS

Our state-of-the-art fitness facilities, nestled within the expansive stilt area, offer the perfect environment to rejuvenate your body, mind and soul. From invigorating workouts and serene yoga sessions to energizing games of tennis or basketball, every moment is an opportunity to prioritize your well-being.

SOAR *Above the* ORDINARY

1. Grand Entrance
2. ClubhouseArrivalPlaza
3. Water wall
4. Meandering pathway
5. Jogging track
6. Elderly court
7. Sculpture/Artwork
8. Kid's Play area
9. Yoga deck
10. Meditation lawn
11. Networking lounge
12. Working enclave
13. Outdoor Café Center
14. Artificial Pond
15. Congregation lawn
16. Dialogue court
17. Outdoor Library
18. Open Gym
19. Exercise court
20. Zen garden
21. Sand pit
22. Basketball Tri-pole
23. Skating rink
24. Cricket Net
25. Shaded seating steps
26. Pebble garden
27. Elevated walkway
28. Turrets
29. Luminous seats
30. Net sit out
31. Swing
32. Pet park
33. Festival lawn
34. Tree house
35. Adventure wall
36. Floor games
37. Chess court
38. Reflexology Walk
39. Indoor Play-zone
40. Flag hoisting pole
41. Amphitheater
42. Stage
43. Celebration lawn
44. Bamboo walk
45. Laugh out plaza
46. Edge plantation
47. Club house pavilion
48. Grand steps
49. Retail plaza
50. Tree from Cut-out



THE VERMONT'S
CLUBHOUSE

THE EPICENTER
OF INDULGENCE



EMBRACE
Your
PERSONAL
OASIS

The VERMONT Clubhouse is a haven of tranquility and excitement, designed to cater to every age and interest. It is a space where icons are made and pioneers connect. From rejuvenating fitness centers and a breathtaking pool to elegant party venues, every moment here is an opportunity to elevate your lifestyle and live the good life.



Where
WELLNESS,
WORK,
And
PLAY
CONVERGE

CLUB NIRVANA AMENITIES:

1. Clubhouse reception
2. Convenience store
3. Large banquet hall
4. Yoga / Aerobics studio
5. Medium banquet hall
6. Open terrace café
7. Squash court
8. Badminton court
9. Billiards room
10. Table tennis
11. Indoor games
12. Creche
13. Sprawling gym
14. Fitness deck
15. Library
16. Board games
17. Mini theatre room
18. Board room
19. Salon & Spa
20. Brew bar
21. 5 guest rooms with balconies
22. Co-working spaces
23. Society office

CLUB NIRVANA TERRACE AMENITIES:

1. Swimming pool
2. Kids pool
3. Infinity edge
4. Sunken court
5. Fountain
6. Gazebo
7. Bar counter
8. Water fountain wall
9. Deck

CONNECT, RECHARGE &
EXPERIENCE *The* PINNACLE *Of* LUXURY





Where ELEGANCE
Meets COMMUNITY

We truly offer the best in community living. It's where you can do everything literally. Gather, host, celebrate, catch up, or make new connections. Because it's the best place to embrace life's moments.



FLOOR PLANS

BLUEPRINTS
For
PERPETUAL
LIVING

Experience thoughtfully designed homes with floor plans of 1870, 2200, and 2525 sq. ft. Crafted for comfort, elegance, and endless possibilities, these spaces redefine extraordinary living.

MASTER LAYOUT PLAN



The Master Layout is designed to create a balanced and vibrant community. With carefully planned spaces for residential areas, green zones, and essential amenities, it ensures seamless connectivity and privacy. The layout combines modern living with convenience, offering a harmonious environment for families to thrive.



3 BHK
East - 2525 SFT



Tower A

Typical Floor Plan - 3 BHK



3 BHK
West - 2525 SFT

3 BHK
East - 2525 SFT

3 BHK
West - 2525 SFT





01
3 BHK
East - 2525 SFT



02
3 BHK
West - 2525 SFT



04
3 BHK
East - 2525 SFT



03
3 BHK
West - 2525 SFT

3 BHK
East - 2200 SFT



3 BHK
West - 1870 SFT



3 BHK
East - 2200 SFT



3 BHK
West - 2200 SFT



3 BHK
East - 1870 SFT



3 BHK
West - 2200 SFT



Tower B

Typical Floor Plan - 3 BHK





3 BHK
East - 2200 SFT

01

02

3 BHK
West - 1870 SFT



3 BHK
West - 2200 SFT

04



3 BHK
East - 2200 SFT

03

05



3 BHK
East - 1870 SFT

05

04

3 BHK
West - 2200 SFT



3 BHK
East - 2525 SFT



3 BHK
East - 2525 SFT

3 BHK
West - 1870 SFT



3 BHK
East - 1870 SFT



Tower C

Typical Floor Plan - 3 BHK



3 BHK
West - 2525 SFT

3 BHK
West - 2525 SFT





3 BHK
East - 2525 SFT

01

02

3 BHK
West - 1870 SFT



04

3 BHK
West - 2525 SFT



3 BHK
East - 2525 SFT

03



3 BHK
East - 1870 SFT

05

3 BHK
West - 2525 SFT

04





EVERY HOME,
A
MASTERPIECE
Of
STYLE

Discover a living environment where every space is a masterpiece, blending timeless aesthetics with modern convenience.



SPECIFICATIONS

STRUCTURE

- Aluminium framework & RCC Shear wall framed structure as per Wind & Seismic Loads.

FLOOR HEIGHTS

- All towers with Floor Heights of 3150mm FFL to FFL.
- All towers Still Floor Slab Height – 6600mm.

LOBBY & STAIRCASE

- Elegant Lobby Flooring in the Stilt Floor.
- Basements and all Upper Floor Lobbies and Corridors shall be in Vitrified Tiles.
- Lift Cladding in the Stilt Floor shall be done in Granite.
- Lift Cladding in the Basements and all the Upper Floors shall be done in Granite / Tiles as per the Architect's Design.
- All Staircases and Service Lobby shall be done in Kota / Tandur / Granite Stone.

LIFTS

- High-speed Energy Efficient Automatic passenger and Service Lifts with automatic rescue device of reputed brand.

DOORS

- Main Door of 2400mm x 1200mm with Engineered Wooden Door Frame & Veneer Shutter with Premium Finishes and Premium Hardware.
- Bed Room Doors of 2250mm x 1000mm with Engineered wooden Door Frame & Laminated Shutter and Hardware of reputed make.

FRENCH DOORS & WINDOWS

- Doors: External French Door of 2250mm Height with UPVC / Aluminium Frame and same Sliding Shutters with Toughened Glass for all External Doors.
- Windows: UPVC / Aluminium window system with clear glass with mosquito mesh.

FLOORING

- Drawing Room, Living Room, Dining area with 1600mm x 800mm Glossy / Matt designer Vitrified Tiles.
- Master Bed Room with Wooden Finish Vitrified Tiles.
- Bed Rooms and Kitchen with 800mm x 800mm Glossy / Matt Vitrified Tiles.
- Toilets with Matt / Anti-skid Ceramic Tiles for Flooring.
- Balconies with Matt / Anti-skid Ceramic Tiles.
- Utility area with Matt / Anti-skid Ceramic Tiles.

PAINTING FINISHES

- External: Textured / Smooth finish with two coats of exterior emulsion paint of reputed make.
- Internal: Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make, over a coat of primer.

TOILETS

- Ceramic / Vitrified Tiles for Floor and Walls Cladding up to False Ceiling height.
- Countertop washbasin with single lever mixer for Master Bedroom.
- Flush Valve of Sloan / Schell / Equivalent make.
- EWC of TOTO / Kohler / American Standard / Equivalent make.
- Single-lever wall mixer and CP fitting with bath spout and shower of Kohler / American Standard / Grohe / Equivalent make.
- Provision for Geysers in all Bathrooms.
- Under Slung System in all Toilets concealed with a grid type ceiling.
- Sewage Treatment Plant of adequate capacity as per norms.
- STP recycled water supply for EWC flush.
- Water Supply for the Shower and Wash basins with Water Meters.

KITCHEN

- Piped LPG connection with gas meter.
- Provision for Water Purifier / R.O Unit, Chimney and Exhaust Fan.
- Municipal water point with metering.
- Provision for Washing Machine and Dishwasher.

ELECTRICAL

- All Electrical Wiring is Concealed PVC Insulated copper wiring of premium brand.
- Power Outlets for Geysers in all Bathrooms.
- Power Outlets for Cooking range and Appliances in kitchen.
- Power Outlets for Washing Machine & Dishwasher in Utility area.
- Power Outlets for Air Conditioners for all Bed Rooms.
- Three-phase supply for each unit with earth leakage protection of Premium Brand.
- Modular switches of reputed make.
- 100% DG set Backup, with acoustics and AMF with Auto Change over System.
- Dual Source prepaid energy meter for DG power and EB Power Billing System.

CABLE TV / DTH, DATA & INTERNET

- Provision for Cable TV / DTH connection in Drawing, Living and 2 Bedrooms.
- Data points in Drawing and Master Bedroom.
- Internet provision in Drawing / Living room.
- Intercom facility provision in Living room.

SECURITY & SURVEILLANCE SYSTEMS

- Security Cameras at dynamic locations monitored by the Surveillance Team.
- Boom Barriers for Efficient Security and Traffic Management.

FIRE & SAFETY

- Shall be made as per Statutory Norms.



FUSING INNOVATION
With
 CULTURE TO BUILD HOMES
For
 THE BRIGHT FUTURE

As pioneers in homebuilding, we blend modern design with a deep appreciation for Hyderabad's culture. We create homes that elevate lifestyles and foster perpetual happiness, inspiring trust and delight. Each home reflects our commitment to quality, timely delivery, and customer satisfaction. Join us in shaping the communities of tomorrow, today.

INNOVATION

We embrace modernity and evolving trends to deliver forward-thinking solutions for our customers.

TRUST

We build enduring relationships through transparency, reliability, and ethical practices.

CUSTOMER DELIGHT

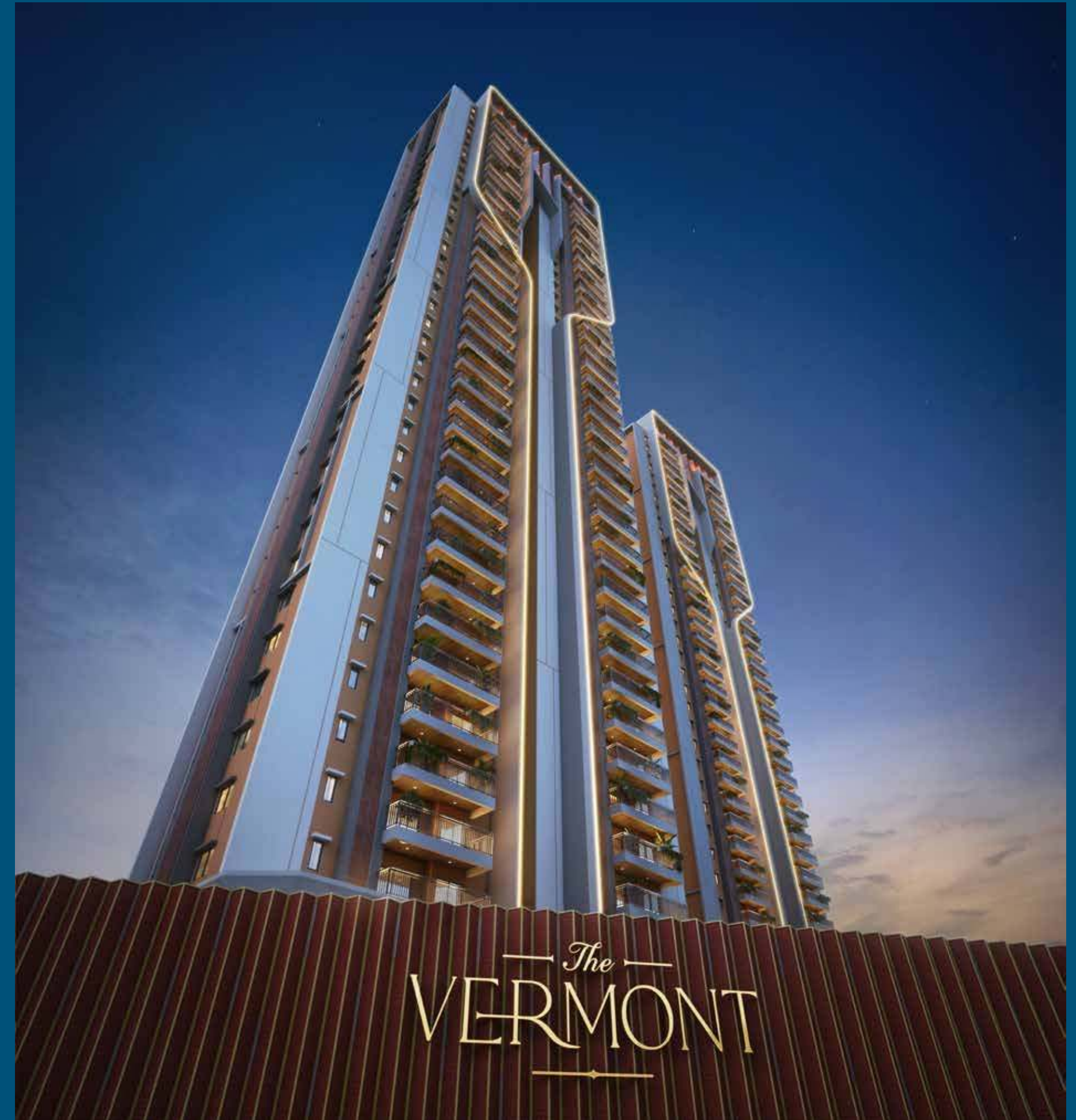
We place families and their needs at the heart of every decision, delivering homes that inspire joy and comfort.

COMMITMENT TO EXCELLENCE

We are process-driven and dedicated to delivering top-notch quality in every project.

AGILITY

We embrace change, rapidly responding to provide effective strategies and surpass our customer expectations.



Our Consultants:





The VERMONT

Office Address:

Nirvana Homespaces LLP

Plot No. 15, 8-2-293/174/4, BN Reddy Nagar Colony, Banjara Hills, Hyderabad, Telangana – 500034.

Project Address

The Vermont by Nirvana

Plot No. 4-7-27, Habsiguda – Nacharam Main Road, Nacharam, Telangana – 500076.

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