



# VAMSIRAM BUILDERS

PASSION | PEOPLE | PERFORMANCE

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## JYOTHI OPTIMA

Opp. Rockwell International School, Kokapet.



26+

## Years of Trusted Service

Number of years we have been in existence speaks a lot about our work and customer relationships.

80+

## Projects Completed

We have a talented team who have put their best in constructing both residential and commercial properties.

15+

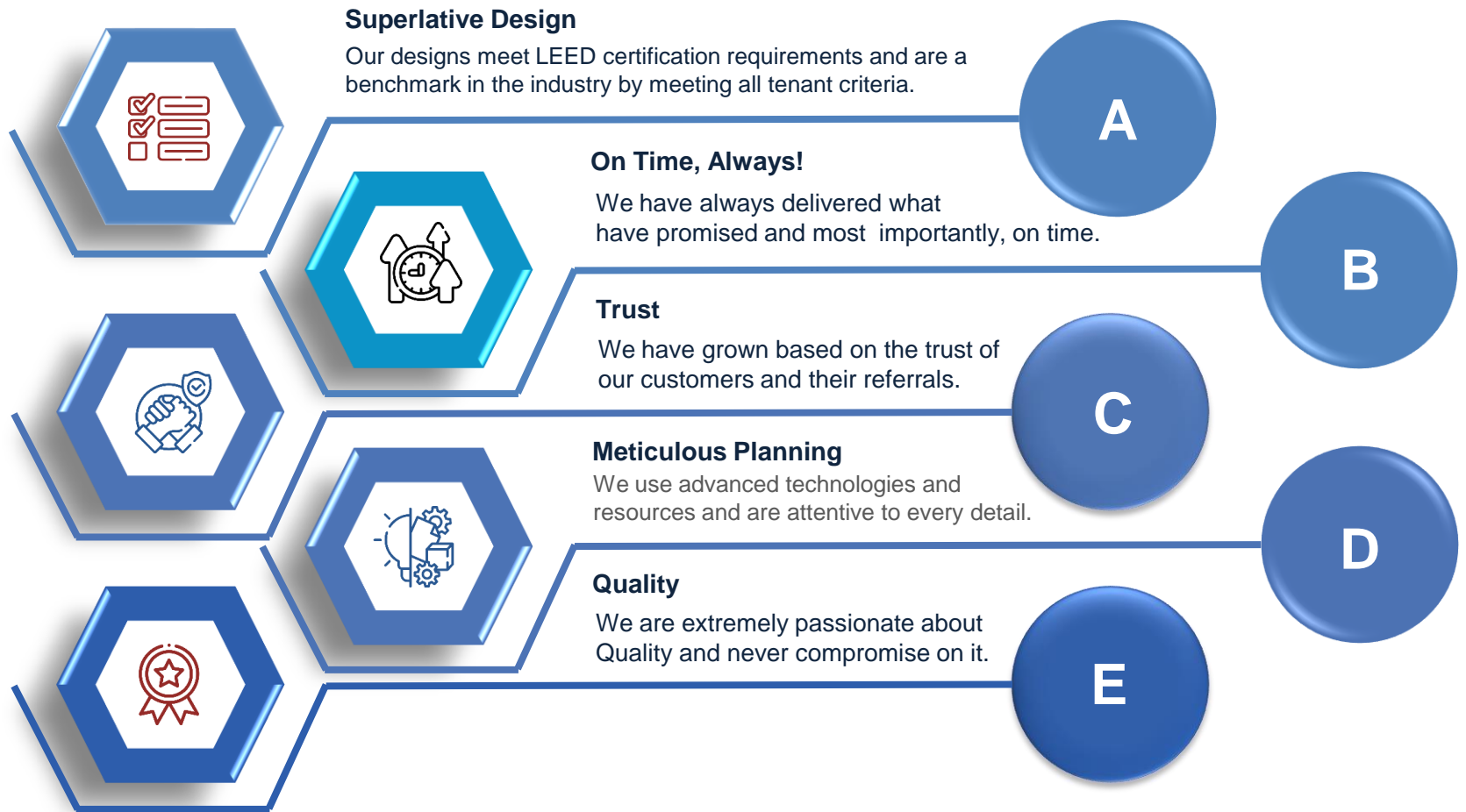
## Premium Residential / Commercial Space

We have built over 15 Million square feet of Premium Residential, Commercial & Retail spaces

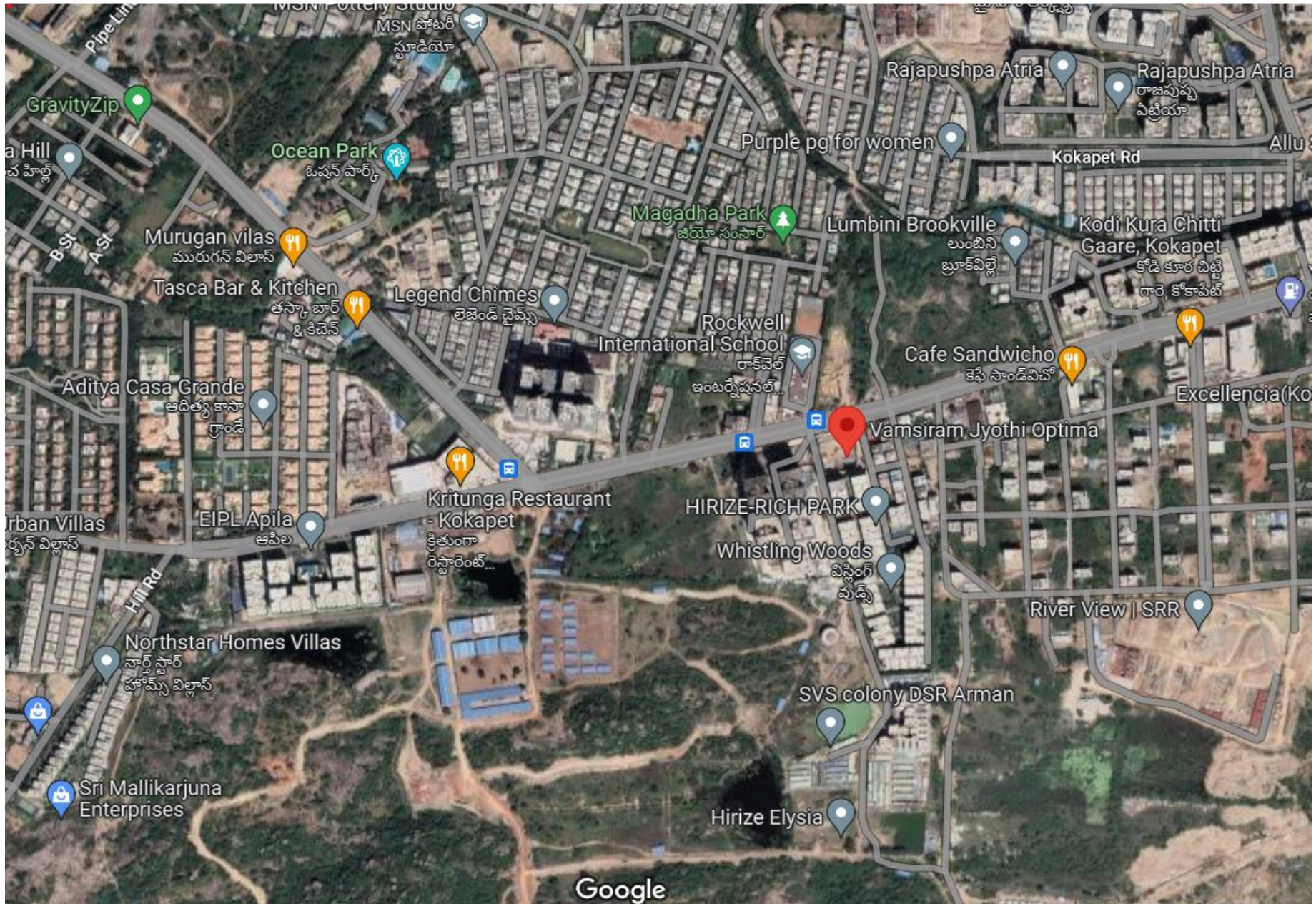
~10  
+

## Ongoing Commercial Development

~8+ Million square feet of space being developed at Financial District, Kondapur, Jubilee Hills, Banjara Hills.



# PROJECT VIEW



# PROJECT HIGHLIGHTS



<b>Project Name</b>	<b>JYOTHI OPTIMA</b>
<b>Address</b>	Opp. Rockwell International School, Gandipet
<b>Project Size</b>	~ 4.1 lakhs Sft
<b>Parking</b>	3 Basements
<b>Total Number of Floors</b>	G + + 14 + 1 Environmental Floor
<b>Typical Floor Plate</b>	~ 24,972 sq ft
<b>Classification</b>	Premium Retail/Grade "A" Office Space Building
<b>Number of Elevators</b>	4 Passenger Elevators and 2 Fire Elevators
<b>Premises on Offer</b>	Warm shell
<b>Floor Efficiency</b>	~ 70%
<b>Power Backup</b>	100% Power Backup
<b>Air Conditioning</b>	HVAC
<b>Project Completion</b>	By Q3/Q4 – 2024; Fitout handover from Q3

# JYOTHI OPTIMA – PROPOSED ELEVATION



# CURRENT STATUS



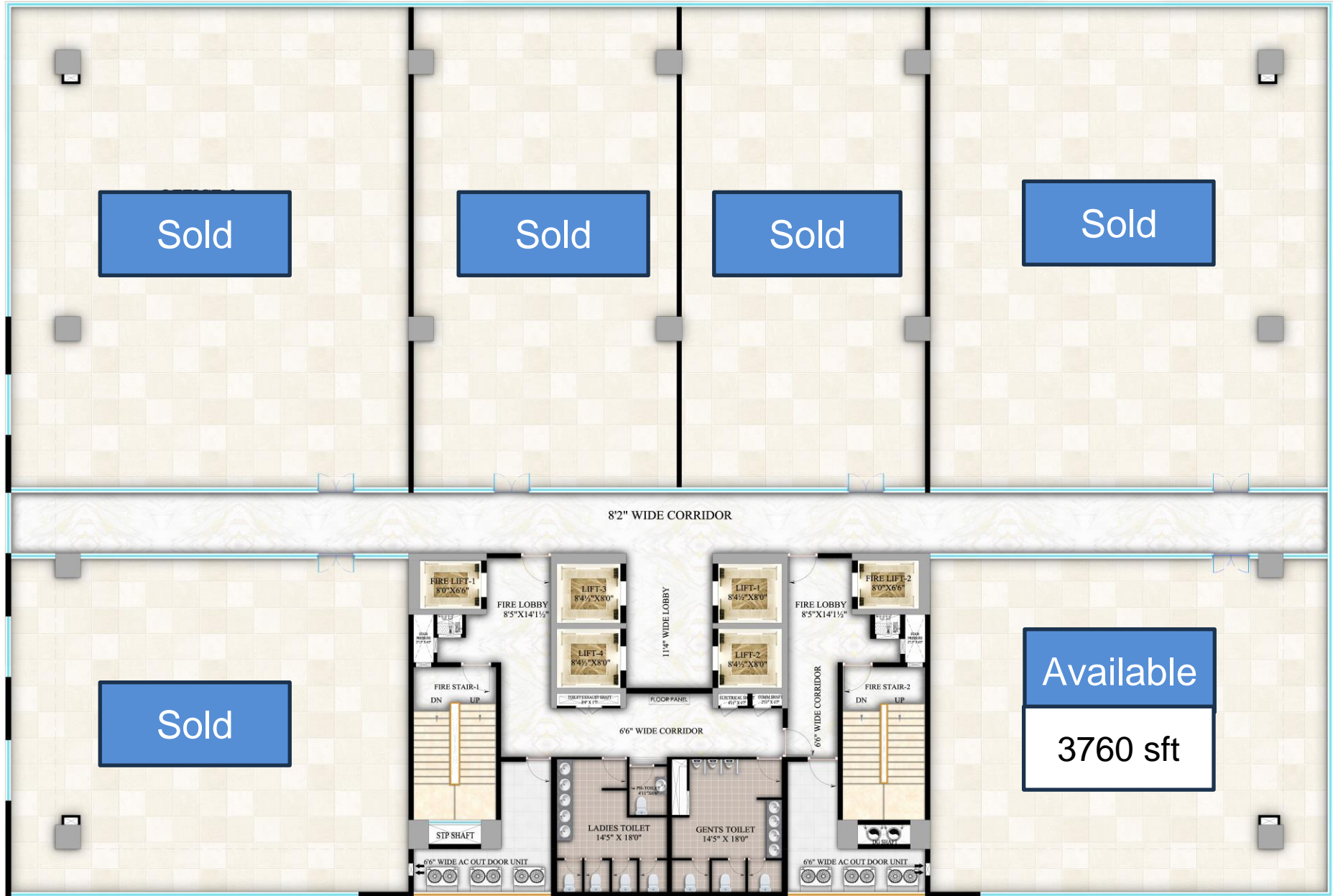




# MEZZANINE FLOOR PLAN



# 2nd FLOOR PLAN



Sold

Sold

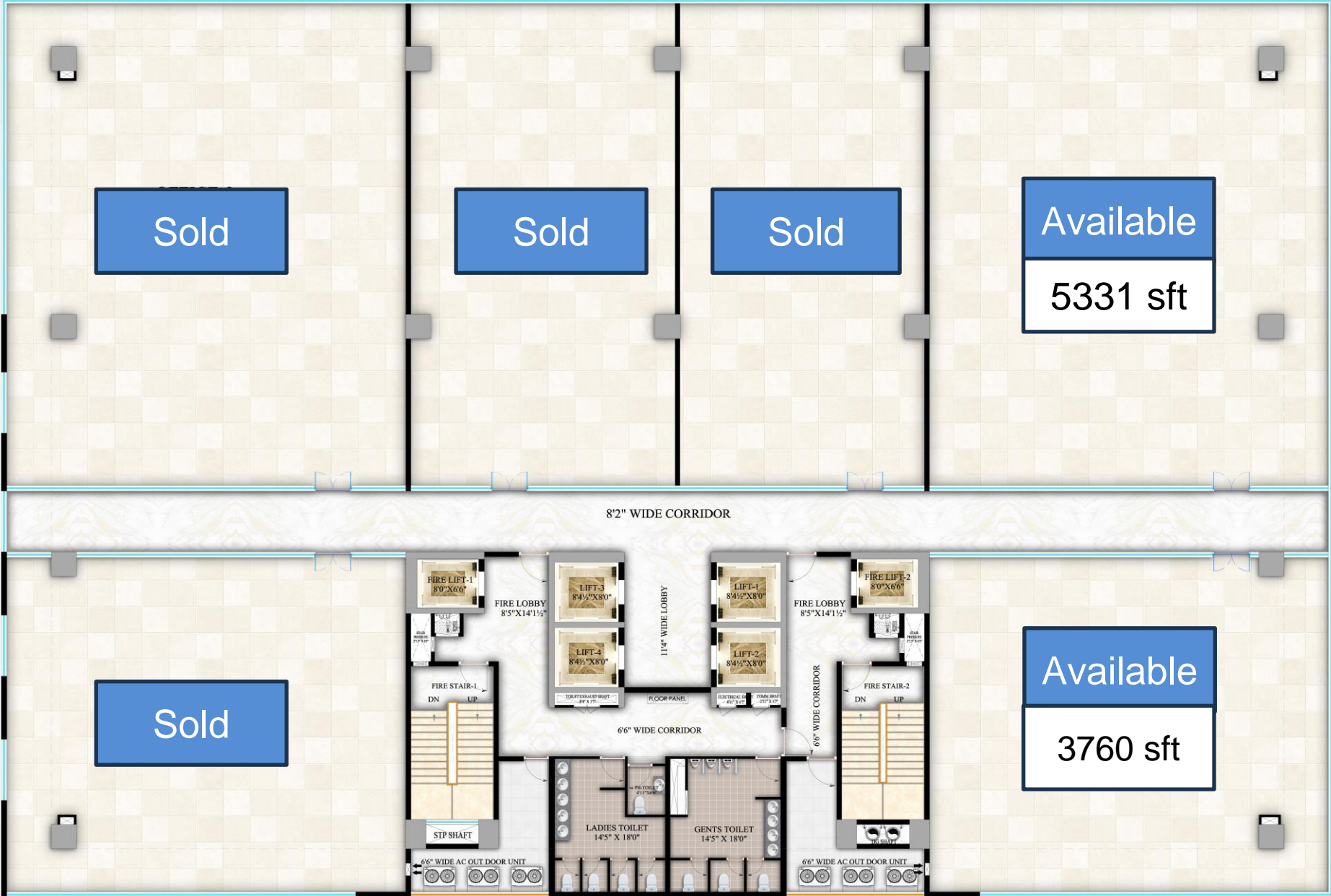
Sold

Sold

Sold

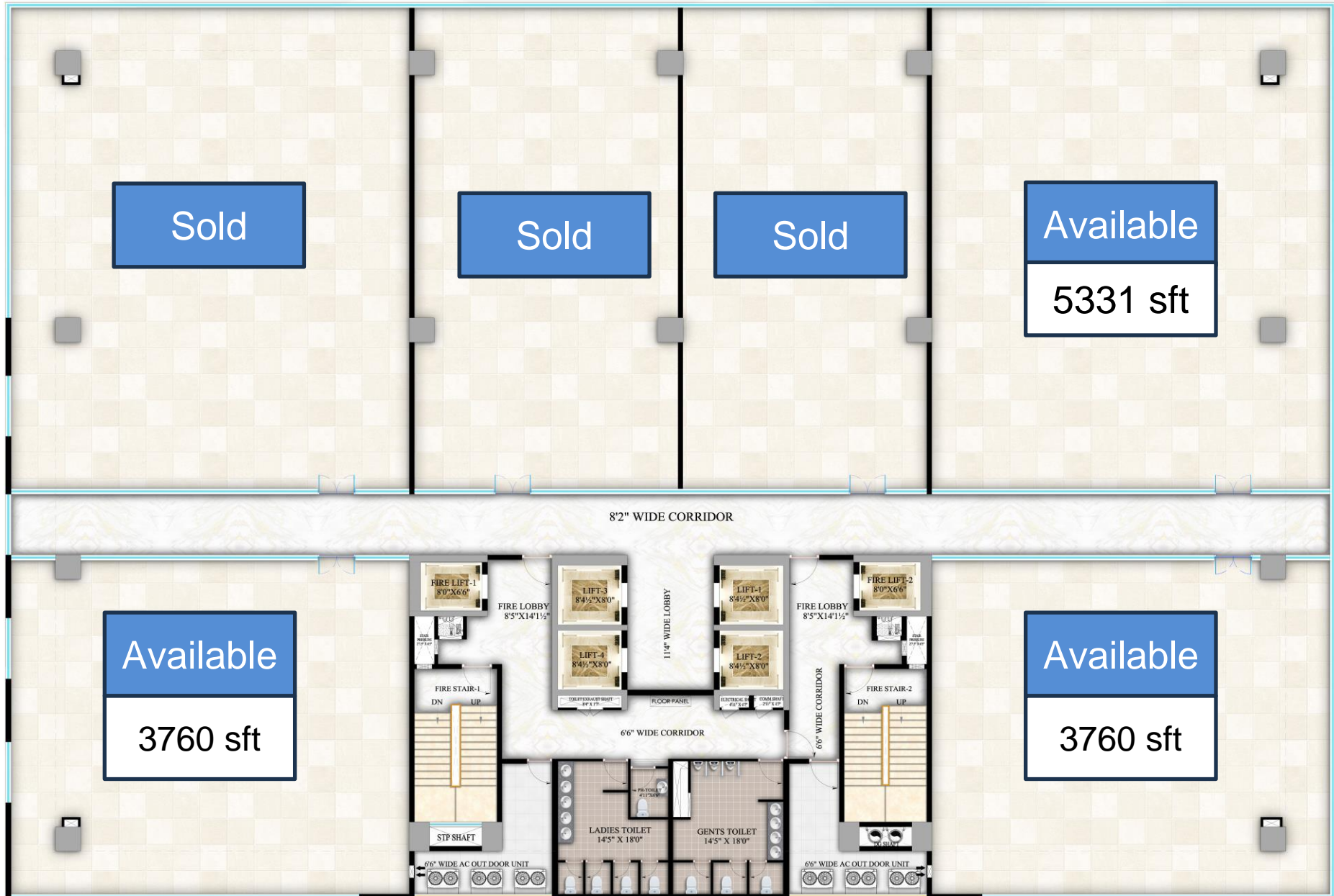
Available  
3760 sft

# 6th FLOOR PLAN



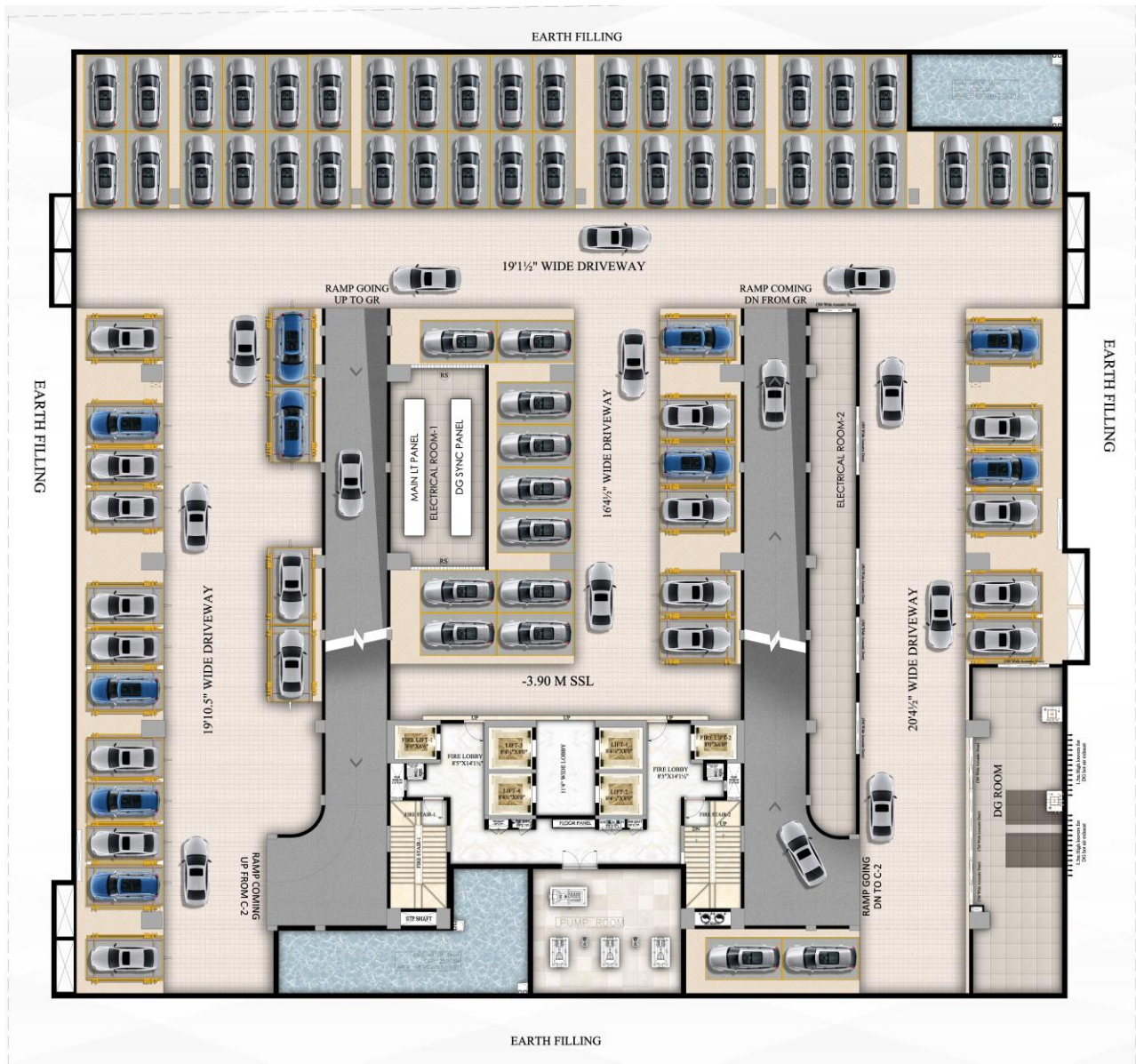


# TYPICAL FLOOR PLAN – 7<sup>th</sup> Floor

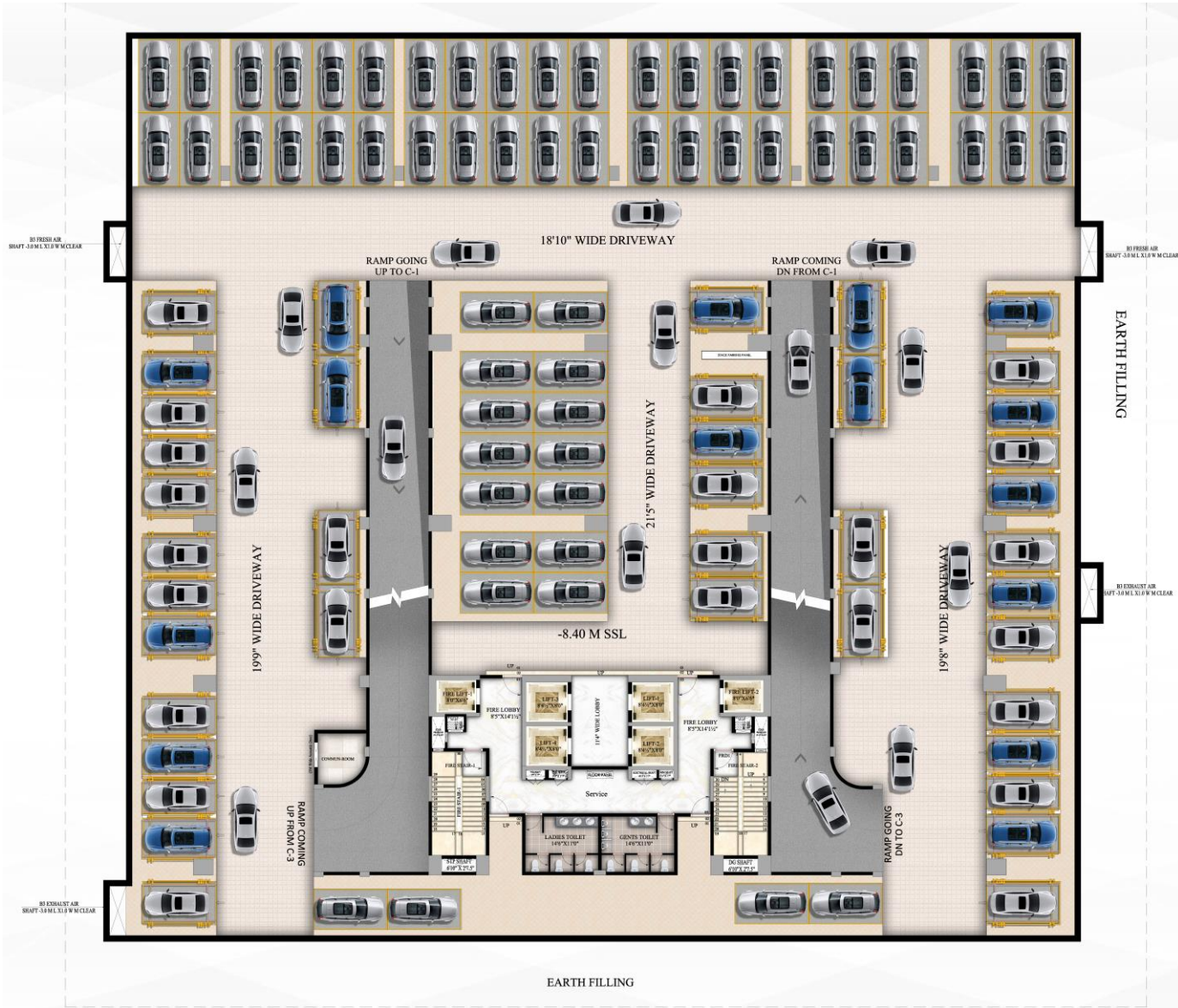




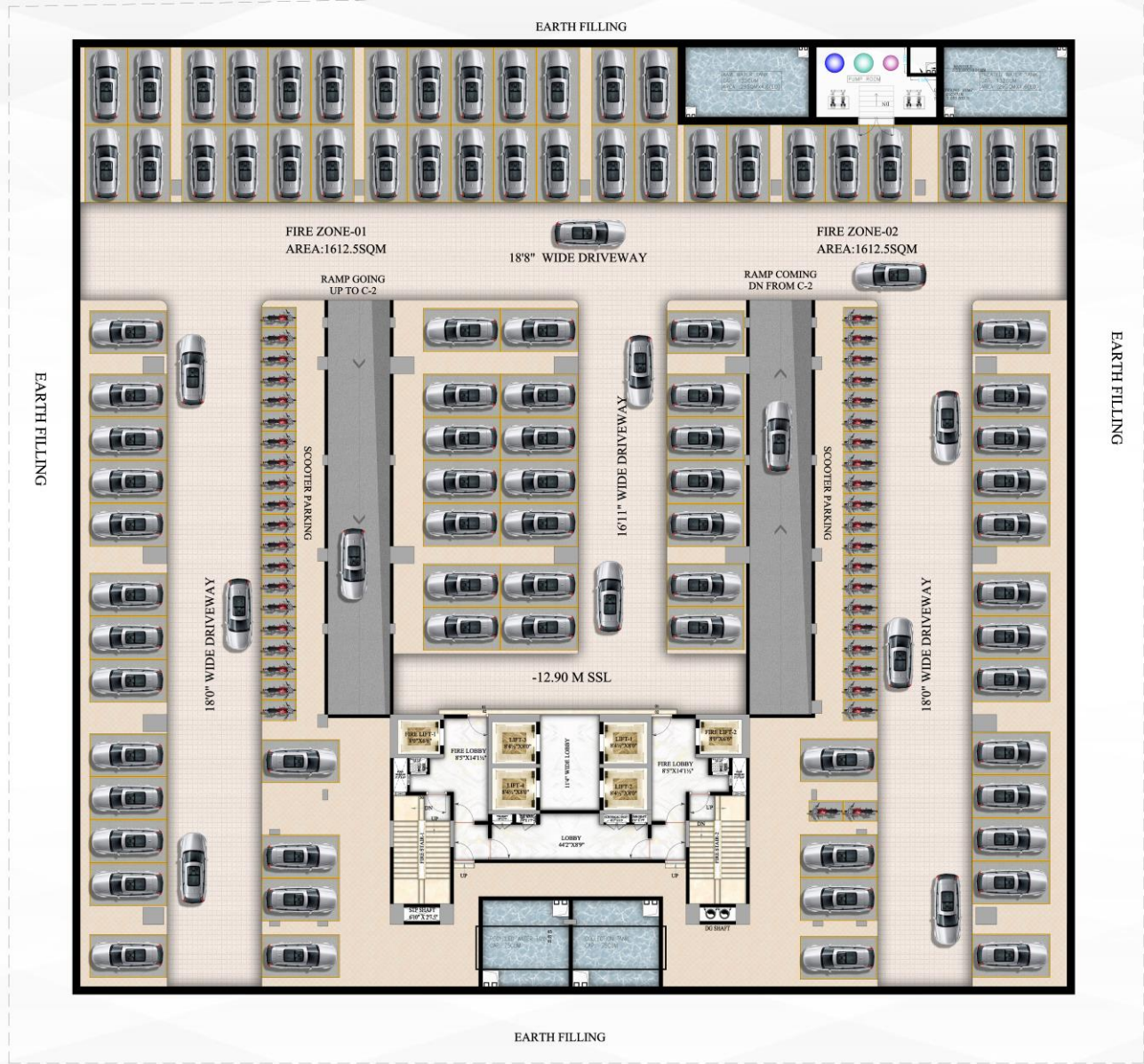
# BASEMENT - 1 FLOOR PLAN



# BASEMENT - 2 FLOOR PLAN



# BASEMENT - 3 FLOOR PLAN







# OUR CLIENTS - RETAIL



SASHI VANGAPALLI





**THANK YOU**