

JYOTHI



see the world in a different way!



VAMSIRAM BUILDERS LLP

JYOTHI
COSMOS

YOU ARE THE **COSMOS**



The essence of Cosmos is absolute and unconditional.
It is the emotion that flows in every thought, gesture,
every moment making life come around a full circle.

We call it Cosmos.

We call it You!

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Grand Entrance Gate



Stately Reception & Lobby Enclave

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Vamsiram, Hyderabad's premium builders present once-in-a-lifetime opportunity for opulent living in Madhapur. **Jyothi Cosmos** is a super premium project located moments from HITEC City and within walking distance from Global MNCs. Jyothi Cosmos is designed and built to the highest standards of luxury for the super rich whose limits are not the sky but the beyond.

Cosmos...a feeling called Love!

What a graceful entrance to your kingdom! The statesque lobby at Jyothi Cosmos gives a 5-star reception to every distinguished visitor. The double height lobby invite every one to the warmth of its enclave, glittering spaces, seating and landscaped niche areas. Entertain your guests right at entrance lobby without a dent into your privacy.



Project Highlights

- 16-floor Residential Tower
- 4-BHK apartments, Only 5 per Floor
- 3705 Sft, 4290 Sft areas
- Grand Entrance/Reception Lobby
- Double Height Landscape Court for each unit
- Video door phone
- Home office
- Smart home technology
- 4 Six - passenger lifts, 2 Goods lifts
- Access controlled main entrance
- CC TVs



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Cosmos...a feeling called Sophistication!

The most recognizable address in Madhapur is 16-floor tower offering 4-BHK apartments for sublime living. This unique collection of luxurious apartments offers jumbo spaces which are imaginatively crafted for sheer indulgence. Explore the frontiers of luxury in these uber-exclusive homes. The project promises stately architecture and impeccable style to make every apartment a rare gem.



Special Features

- Spacious A/c Lounge at Entrance Lobby
- Double height Balcony
- Private garden per each Apartment
- French windows, Sit-outs in Living & Master bedroom
- Modular kitchen in every unit
- Imported marble in Living/Dining area
- Wi-fi connectivity



Spacious Living Area

Cosmos...a feeling called Space!

The 4-bedroom Apartments actually feel like "Sky Villas" on account of jumbo spaces ranging from 3705 Sft to 4290 Sft areas. While indoors showcase form and function, french windows, spacious sit-outs in Living and Master bedrooms connect with lush green outdoors. Each square foot oozes poetic symphony as Italian marble and wooden flooring delight you at every moment.



Double Height Balcony



Cosmos...a feeling called Infinite!

The most striking feature of each condo is its double height sit-out. Cherish your freedom as you enjoy sitting in private gardens over a cup of coffee. Keep an appointment with glorious sunrises and sunsets or the romantic monsoon rain in solitude. Just spend quality time with spouse celebrating one of those memorable times during countless evenings.



Party Area with Barbeque Corners



Lavish Living Room



Cosmos...a feeling called Care!

Your home is wired for your comfort. The unit displays smart features in home automation to make your life more relaxed. At feather touch, your home responds to optimized utilization of energy. Smart settings allow you automatic changes in light intensity, control the room temperature even before you enter the home and features like round-the-clock security through sensors and video monitoring will give you consummate ease and peace of mind.



Outdoors

- Elevated position that command beautiful vistas
- Lush green designer landscaping
- Roof top garden
- Gardens reflecting pools
- Children play area



King-size Bedroom



Cosmos...a feeling called Openness!

The seductively serene sanctuary offers green spaces for vivacious outdoor activity. Jog in premises, celebrate parties on roof top or watch children playing blissfully in designated areas. The outdoors is refreshing where every square yard is poetic and every Square foot is revelation.



Club Cosmos

- Covered Swimming pool
- Separate kids' pool
- Indoor games
- Gymnasium
- Multi-purpose hall with lawns
- Cafeteria & party space
- Spa lounge
- Salon
- Library
- Creche
- 2 Mini theaters with 20 Seat capacity each
- Squash court
- Shuttle court
- Basketball court
- Department store



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Covered Swimming Pool with Deck Area

Cosmos...a feeling called Exhilaration!

The day starts like a clockwork. Jog within premises and lead for gymnasium. Pump some iron and keep fit as a fiddle. Rain or shine, take a dip regularly in inviting waters of covered swimming pool. Laze on deck area over a drink or listening to a popular sound track. Life at Cosmos is designed to be proactive 24 hrs a day.



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You'll wish there were more hours to the day once you step into the clubhouse. Kick off the day with a splash in the covered swimming pool while the kids enjoy at a separate pool. Recharge your batteries at the indoor games area, squash court and gym. Party at the multi-purpose hall or chill out at the café. Pamper yourself at the beauty parlor, spa and salon. Catch a movie at the mini theater. Let your soul do a somersault!





Mini-Multiplex Theatre



Cosmos...a feeling called Ecstasy!

Get a bag of homemade popcorn and sit for the private viewing of a blockbuster at Mini theater with a capacity of 40 spectators. The experience of plush seating and crisp sound will transport you to a different realm. The festival of IPL or World Cup will bring the action live into your home theater. Have a gala time every time you visit the home theater.



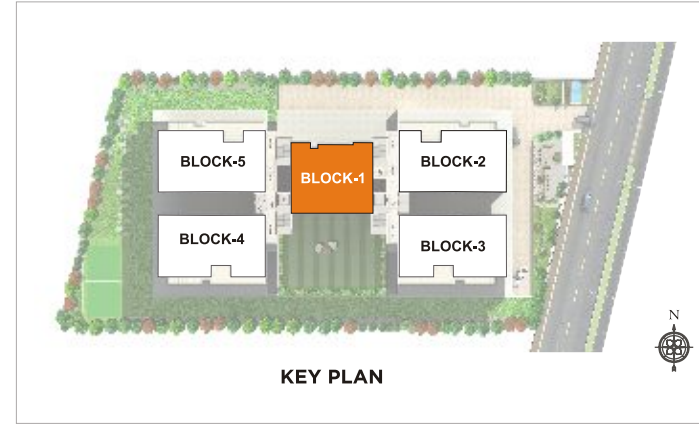
GROUND FLOOR PLAN



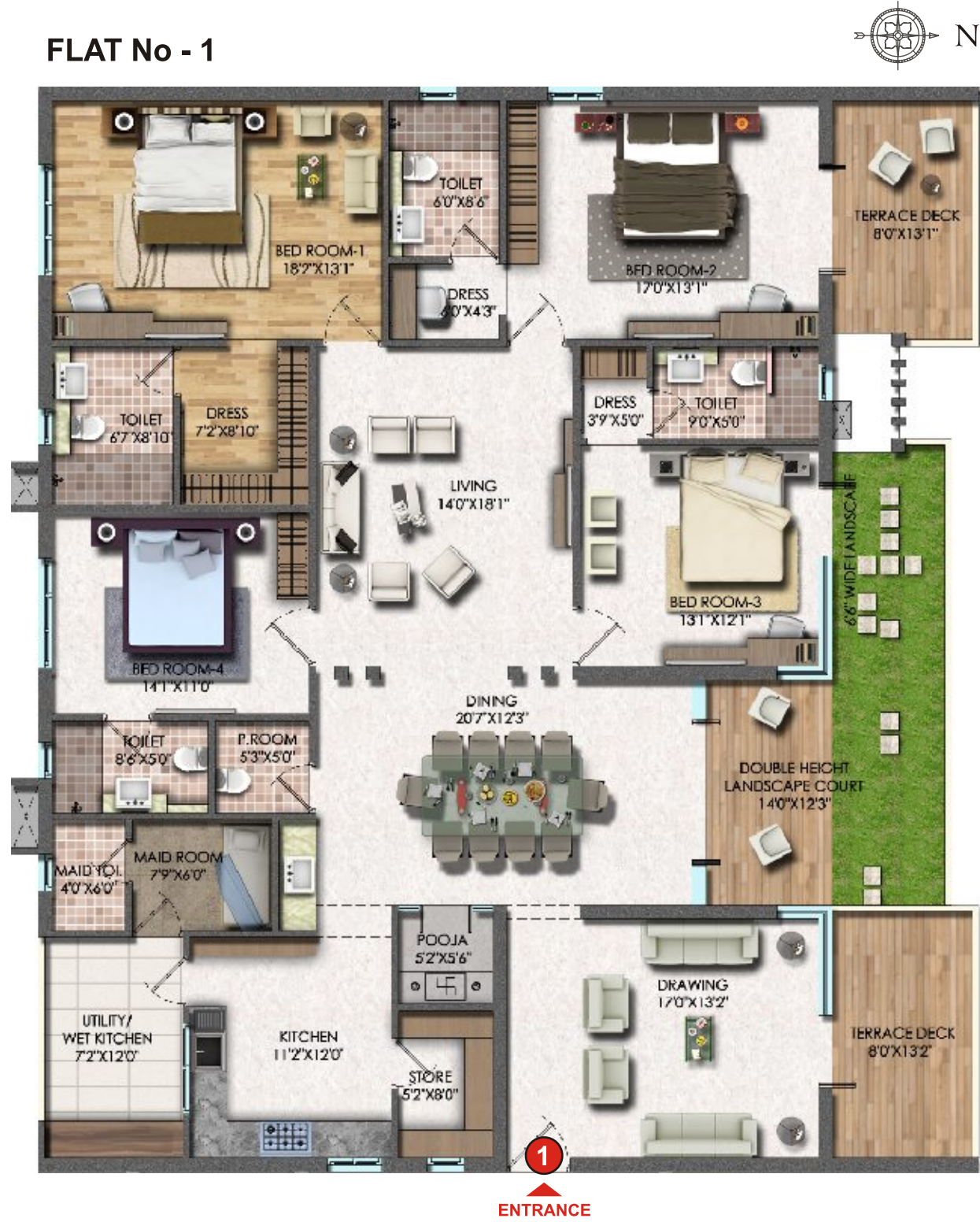
FIRST FLOOR PLAN



TYPE - A, TYPICAL FLOOR PLAN
(2 - 15 FLOORS)



FLAT No - 1



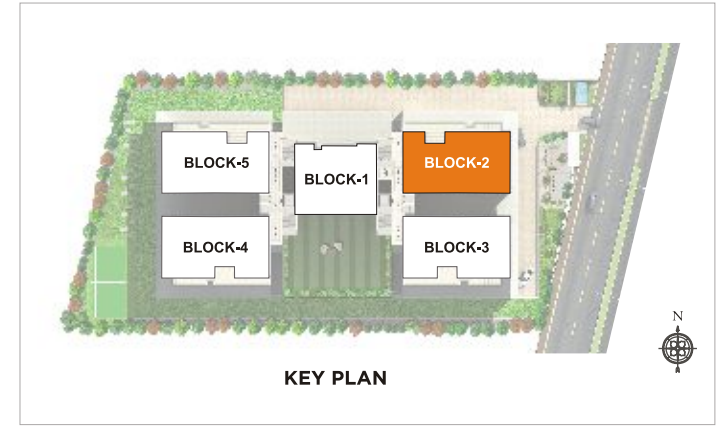
EAST FACING
3705 SFT.



FLAT No - 2



TYPE - A, TYPICAL FLOOR PLAN
(4, 6, 8, 10, 12, & 14 FLOORS)



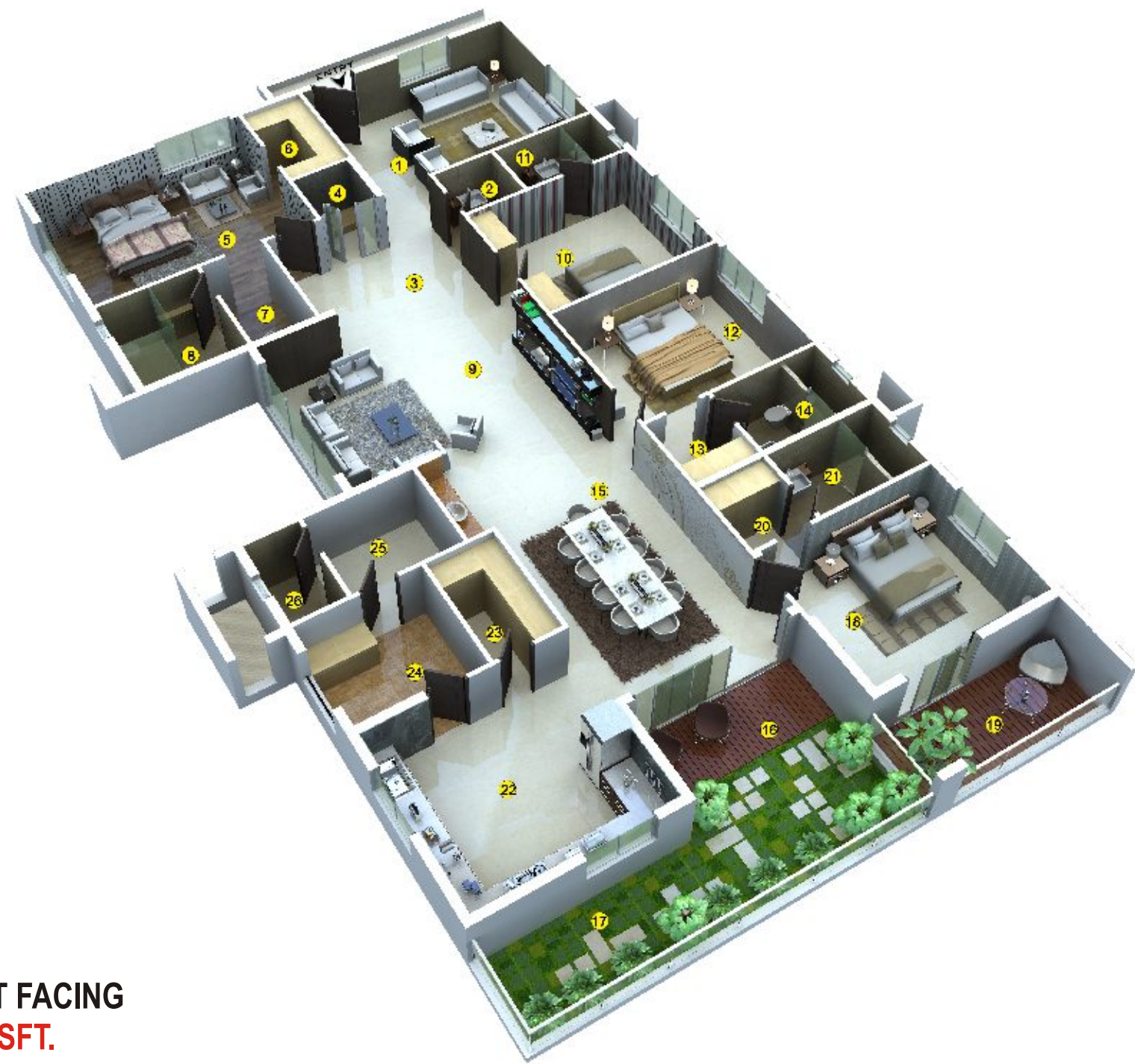
WEST FACING
4095 SFT.

FLAT No - 3

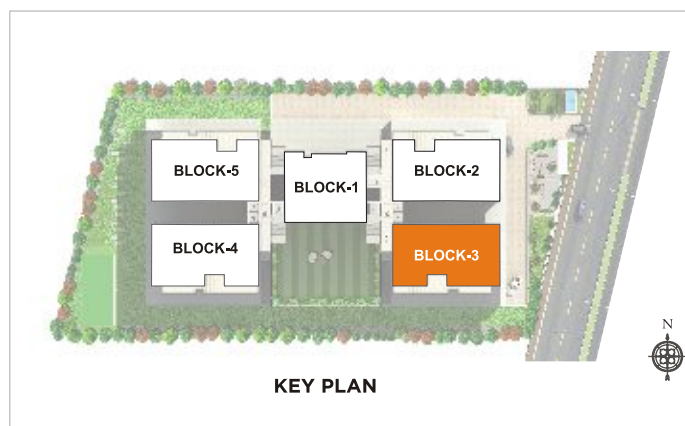
ENTRANCE



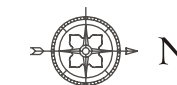
TYPE - A, TYPICAL FLOOR PLAN
(4, 6, 8, 10, 12, & 14 FLOORS)



WEST FACING
4095 SFT.



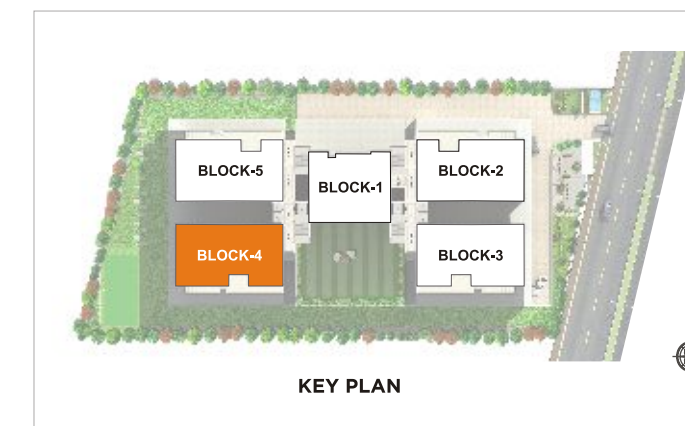
FLAT No - 4



TYPE - A, TYPICAL FLOOR PLAN
(4, 6, 8, 10, 12, & 14 FLOORS)



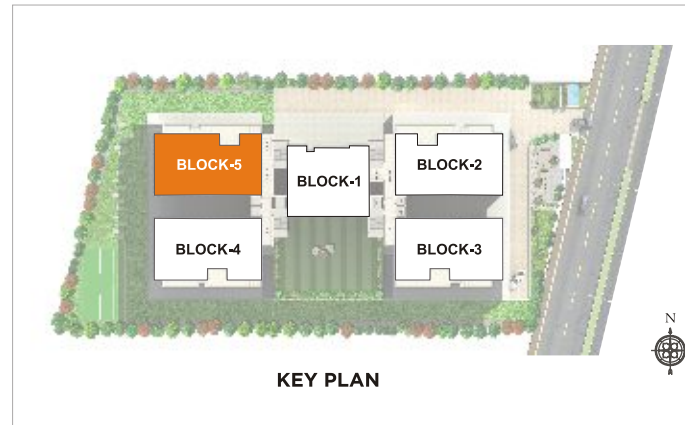
EAST FACING
4095 SFT.





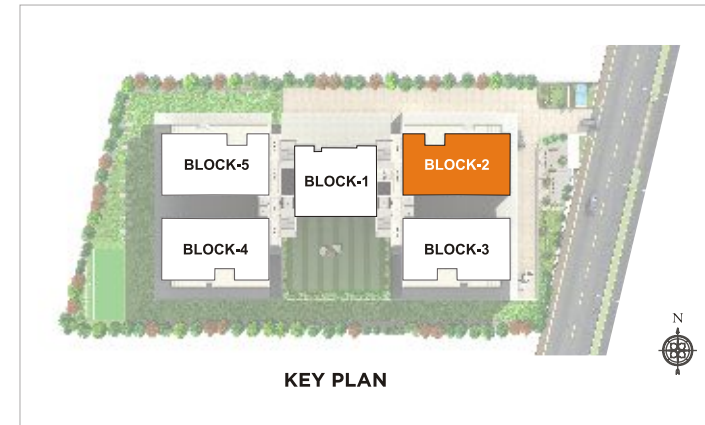
TYPE - A, TYPICAL FLOOR PLAN
(4, 6, 8, 10, 12, & 14 FLOORS)

EAST FACING
4095 SFT.



TYPE - B, TYPICAL FLOOR PLAN
(3, 5, 7, 9, 11, & 13 FLOORS)

WEST FACING
4320 SFT.



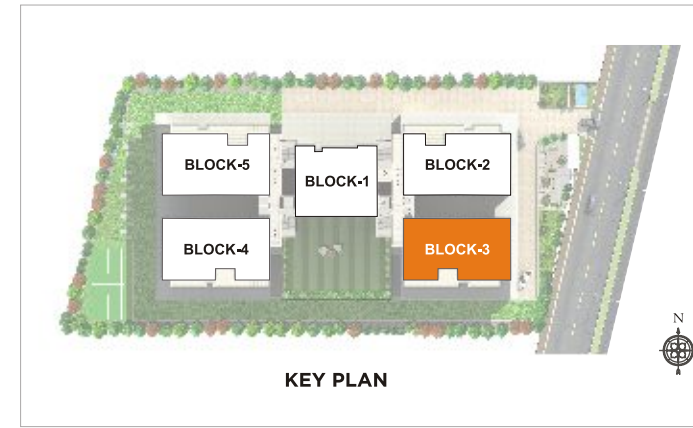
FLAT No - 3



TYPE - A, TYPICAL FLOOR PLAN
(3, 5, 7, 9, 11, & 13 FLOORS)



WEST FACING
4320 SFT.



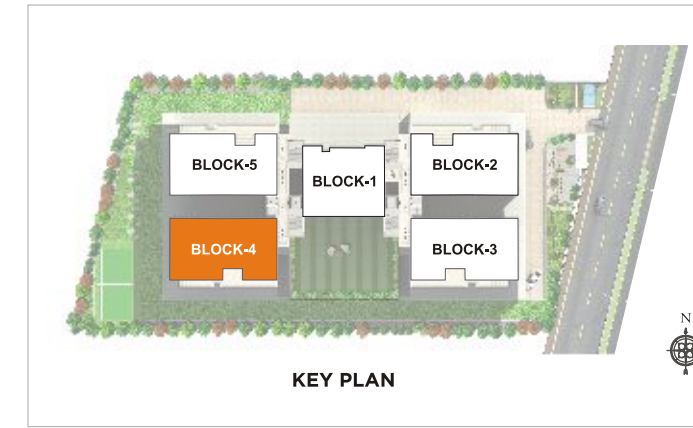
FLAT No - 3



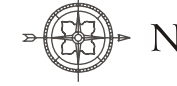
TYPE - B, TYPICAL FLOOR PLAN
(3, 5, 7, 9, 11, & 13 FLOORS)



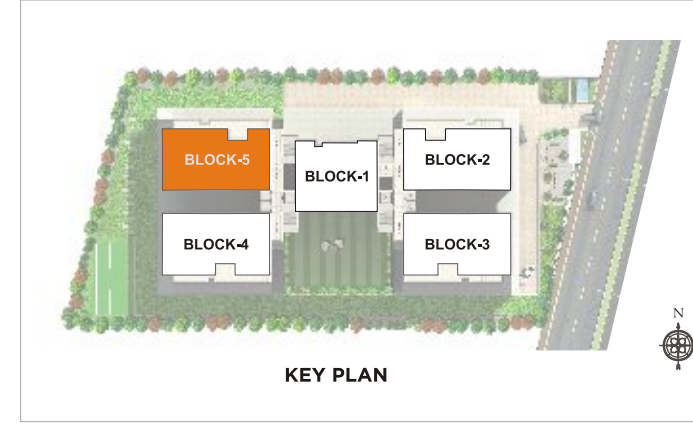
EAST FACING
4320 SFT.



FLAT No - 5



**TYPE - A, TYPICAL FLOOR PLAN
(3, 5, 7, 9, 11, & 13 FLOORS)**



**EAST FACING
4320 SFT.**

5
ENTRANCE



Luxurious Corridor

SPECIFICATIONS

RCC FRAMED STRUCTURE: R.C.C. framed structure designed to withstand wind & seismic loads.

SUPER STRUCTURE: 8" thick solid block work for external walls & 4" thick solid block work for internal walls

PLASTERING

INTERNAL: 2 coats of plastering in CM for walls.
EXTERNAL: 2 coats of plastering in CM External walls

DOORS

MAIN DOOR: Designer teak Wood frame (8 feet height)with flush shutter of melamine Matt polish fixed with ironmongery of reputed makes such as Haffle, Hettich, Ozone or Equivalent.

INTERNAL DOORS: Designer Teak/Hard Wood frame (8 feet height)with flush shutter of melamine Matt polish fixed with ironmongery of reputed makes such as Haffle, Hettich, Ozone or Equivalent.

FRENCH DOORS: UPVC Sliding door of Double glazed unit (6mm Outer Glass + 12mm Air gap + 6mm Clear Glass) complete with toughening/ Heat strengthening at vision panel system with designer hardware of Fenista or equivalent make.

WINDOWS: Three track UPVC Window of Double glazed unit complete with toughening/ Heat strengthening at vision panel system, with mosquito mesh shutter of Fenista or Equivalent make. **GRILLS:** Aesthetically designed safety grills made of Bright Steel with Enamel finish.

PAINTING:

INTERNAL: Smooth putty finish with 2 Coats of premium eco friendly Volatile Organic Compound (VOC) free paints of Asian or Equivalent over a coat of primem

EXTERNAL: Textured finish and Two coats of Exterior Emulsion (eco friendly) paint of Asian or Equivalent .

PARKING AREA: OBD Paint over one coat of Luppum.

LIVING / DINING: Appropriate size imported Marble flooring

Master bed room: Premium laminated wooden flooring of reputed make

Other Bed rooms: 800 X800 mm size double charged Vitrified tiles of reputed make.

Kitchen: 800 X 800 mm size double charged Vitrified tiles of reputed make.

Staircase: Flamed granite flooring

Corridors: Imported Marble flooring

KITCHEN

Modular Kitchen: Well designed Modular kitchen of international repute make to later detail.

Utility area: Dish washer and washing machine provision in the utility area.

FALSE CEILING

ToiletsGrid ceiling of reputed make
Other areasPOP ceiling for Entire flat and corridors

DADOING

ToiletsWell designed concept with designer tiles and partly with imported marble for walls (wall to wall) and floor.
UtilityGlazed Designer ceramic tiles in the wash area

BATH ROOMS

Vanity type wash basin / Counter Top.
Wall mounted EWCS with concealed flush tank / valve.
Single lever fixtures with wall mixer cum shower.
Glass shower cubical in bath rooms
Providing BIS standard make Geysers in all bath rooms.
All CP Fittings are of reputed makes such as Grohe/ Kohler or Equivalent .
All sanitary Fittings are of Velleroy & Boch make or Equivalent.

ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, Washing machine and dish washer in Utility Area.
3 phase supply for each unit and individual Meter Boards.
Miniature Circuit breakers (MCB) for each distribution boards of reputed make.
Elegant designer Modular Electrical switches.
Recessed lighting in false ceiling.

TELECOM / I-NET / CABLE TV

FTH with Wi-Fi internet DTH, Telephone & Intercom

AIR CONDITIONING

Daikin or equilent make Air-conditioning system in complete flat.

LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make of Schindler/Mitsubishi make. Entrance with Granite/Italian marble cladding.
Separate service lifts

HOME AUTOMATION

suitable home automation system.

SECURITY , SURVEILLANCE

Appropriate & suitable security & surveillance systems.

WATER SUPPLY & SEWERAGE SYSTEMS

Fully Treated Water made available through an exclusive water softening and purification plant with water meters for each unit. A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project.
Water supply and usage as for green building norms.

GENERATOR

100% D.G Set backup with Acoustic enclosure & A.M.F

PARKING

Each Apartment will have 4 Car parking's and parking will be in 3 Levels.

FIRE SAFETY

Fire hydrant and fire sprinkler system in all floors and basements
Fire alarm and Public Address system in all floors and parking areas (basements).
Fire escape staircases.

LPG RETICULATION

Supply of gas from centralized Gas bank to all individual flats with meters.

WASTE MANAGEMENT

Garbage Chutes will be provided for every floor level and centrally collected for better disposal.

CAR WASH FACILITY

Car Wash facility will be provided in the parking floors level.

Note: The project is approved by leading and national banks for home loans..





COSMOS and the world around...

Education

- Nasr School
- Prerna Waldorf
- Oakridge International School
- Chirec Public School
- Orchids International School
- Bharatiya Vidya Bhavan
- Jain Heritage School
- Arbor International
- Samasthi International
- Phoenix Greens International
- ISB
- University of Hyderabad
- NIFT

Work

- Cyber Towers
- Tech Mahindra
- Jayabheri Silicon Towers
- Google
- Infosys
- Oracle
- Ananth Tech Park
- Dell
- Deloitte
- Tanla Solutions
- Meenakshi IT Park
- Avanth Tech Park

Kitchens & Bars

- Heart Cup Café
- Sizzling Grills
- Swagath-De-Royal
- Samskruthi
- Kerala Kitchen
- Holi Restro & Bar
- Nautanki Gali @ Ohris
- Paradise Food Court
- Little Italy
- Aros Lounge
- KFC
- Cafe Coffee Day
- Donut Nation

Health

- Rainbow Hospitals
- Apollo Hospitals
- United Hospitals
- Rajitha Hospital
- Image Hospital
- Krishna Institute of Medical Sciences
- Apollo Clinic & Pharmacy

Daily to Day

- More Supermarket
- Ratnadeep Supermarket
- Heritage Fresh Supermarket
- Vegetable Market
- Fruit Market
- Keshav Reddy Sweets
- Provision/Kirana Stores

Shopping

- InOrbit Mall
- Night Bazaar
- Manjeera Mall
- MCube Mall
- Life Style
- GVK One
- Hyderabad Central
- Lumbini Mall

Hotels

- Minerva Grand
- Aditya Sarovar
- Lemon Tree
- Novotel Hitex
- Westin Hotel
- N Convention

Parks

- Botanical Gardens
- Night Safari Park
- BioDiversity Park
- Shilparamam
- Durgam Chervu

Cosmos...a feeling called Center!

Madhapur in Hyderabad is the address that makes people sit up and take notice! This very prestigious locale is adjacent to Tech Mahindra in Madhapur, and literally a few minutes to everywhere. The place has easy access to Inorbit Mall, Wipro X Roads and the glittering landscape of Jubilee Hills. Premium schools, corporate hospitals and fine dining are just a few minute drive away. It just can't get better than this!



AWARDS & ACCOLADES



VAMSIRAM BUILDERS LLP



Mr. B. Subba Reddy receiving "The Best Developer - Luxury Segment" award at 12th National Convention of The National Real Estate Developers Council(NAREDCO) held in Hotel Ashok, New Delhi on 12-13 September 2014.



Mr. B. Subba Reddy receiving "TV5 Business Leader Award-2015 in the Real Estate (Luxury Segment)" on 25.04.2015, (HICC, NOVOTEL), Hyderabad



15
Years

15 Years of Delivering Promises!

Vamsiram Builders are one of the most reputed builders in Hyderabad. They have a prestigious track record, building high end apartment and commercial projects in city's most sought after locations. Vamsiram is a class apart with their ability to take development opportunities in prime locations to enhance value to customers. The company has a dedicated team of experienced architects, engineers and management professionals known for delivering value, lifestyle and innovation on time and within budgets.

Cosmos...a feeling called Fulfilment!

PROMOTERS



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