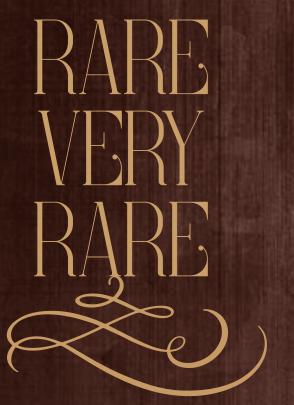




at Nallagandla, Gachibowli

ADDRESS. ARCHITECTURE. AMENITIES





Like a passionate symphony. A priceless diamond. Or a masterpiece in colour. Kingston Park, a unique Opulent luxury villa project is a kingdom created for royalty. The symbolic lion's head depicts the spirit and magnificence of kings who will call this address their own.





at Nallagandla, Gachibowli
ADDRESS. ARCHITECTURE. AMENITIES



# ROYALTY RESIDE

Kingston Park is luxury unmatched.

It is perhaps the last large land parcel so central to the city.

Magnificently located and sensitively crafted,

Kingston Park is a world of king-size joys!



05 minuntes to Gachibowli 10 minuntes to WIPRO circle 20 Minutes to Jubille Hills

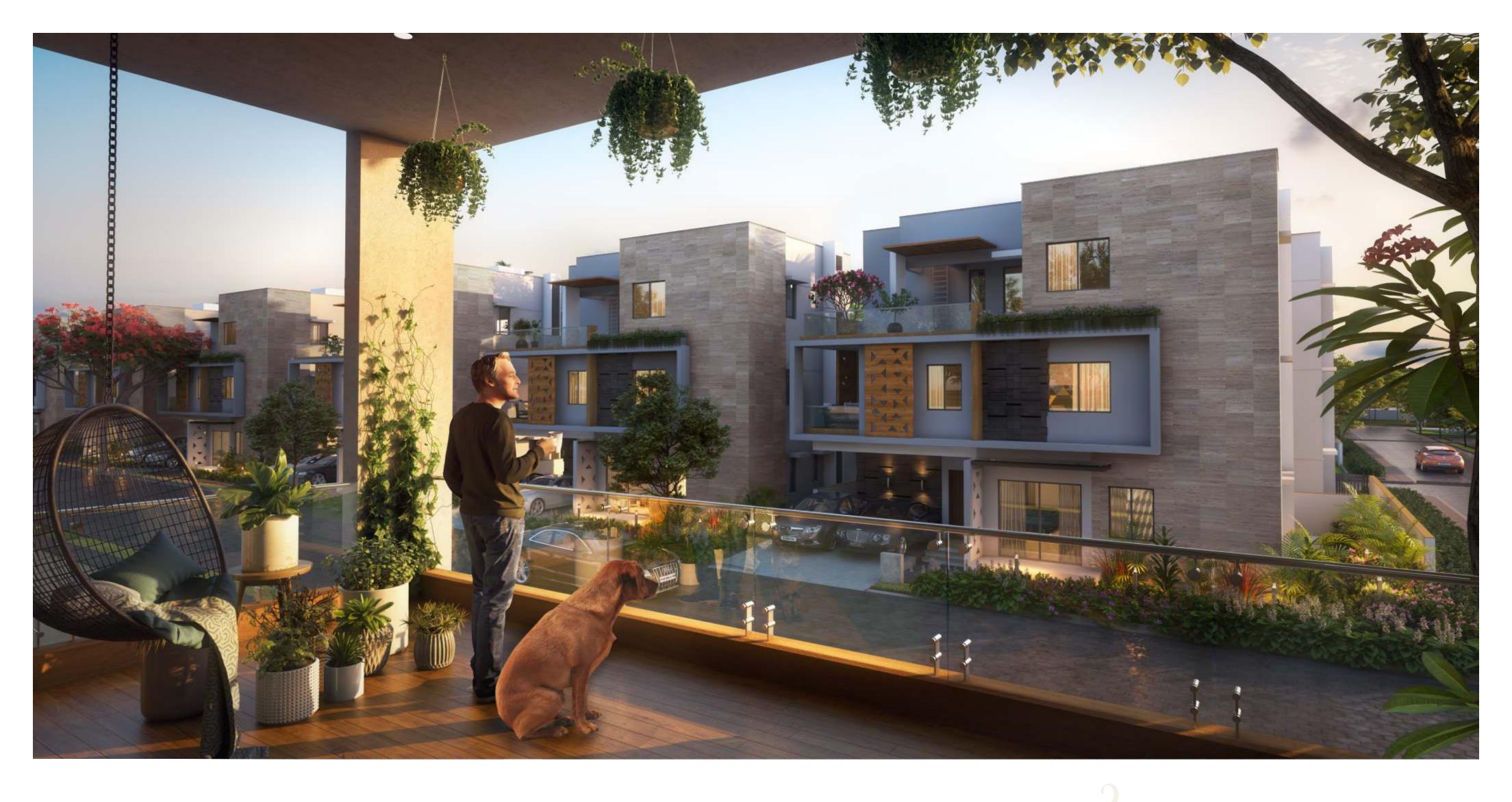














STYLE OF ARISTOCRACY
SUBSTANE OF CLASS
UNIQUENESS OF ATTITUDE





MOSAIC OF GREENERY, LAVISH OPEN SPACES AND PLUSH AMENITIES







From the minimalist façade to the aristocratic interiors,

Kingston Park is a king's den! Tall glass windows, huge sit-outs,

breathtaking views of greenery from each room each space has

its own stylistic glory while creating an eclectic rhapsody.



FOR
ROYALTY TO
BREAK FREE



at Nallagandla, Gachibowli
ADDRESS. ARCHITECTURE. AMENITIES

What truly takes your breath away is the feeling that transports you to a fairy tale living. Kingston park is a rare luxury befitting the city's most accomplished and demanding ones







## CLUB WITH SPORTS ARENA

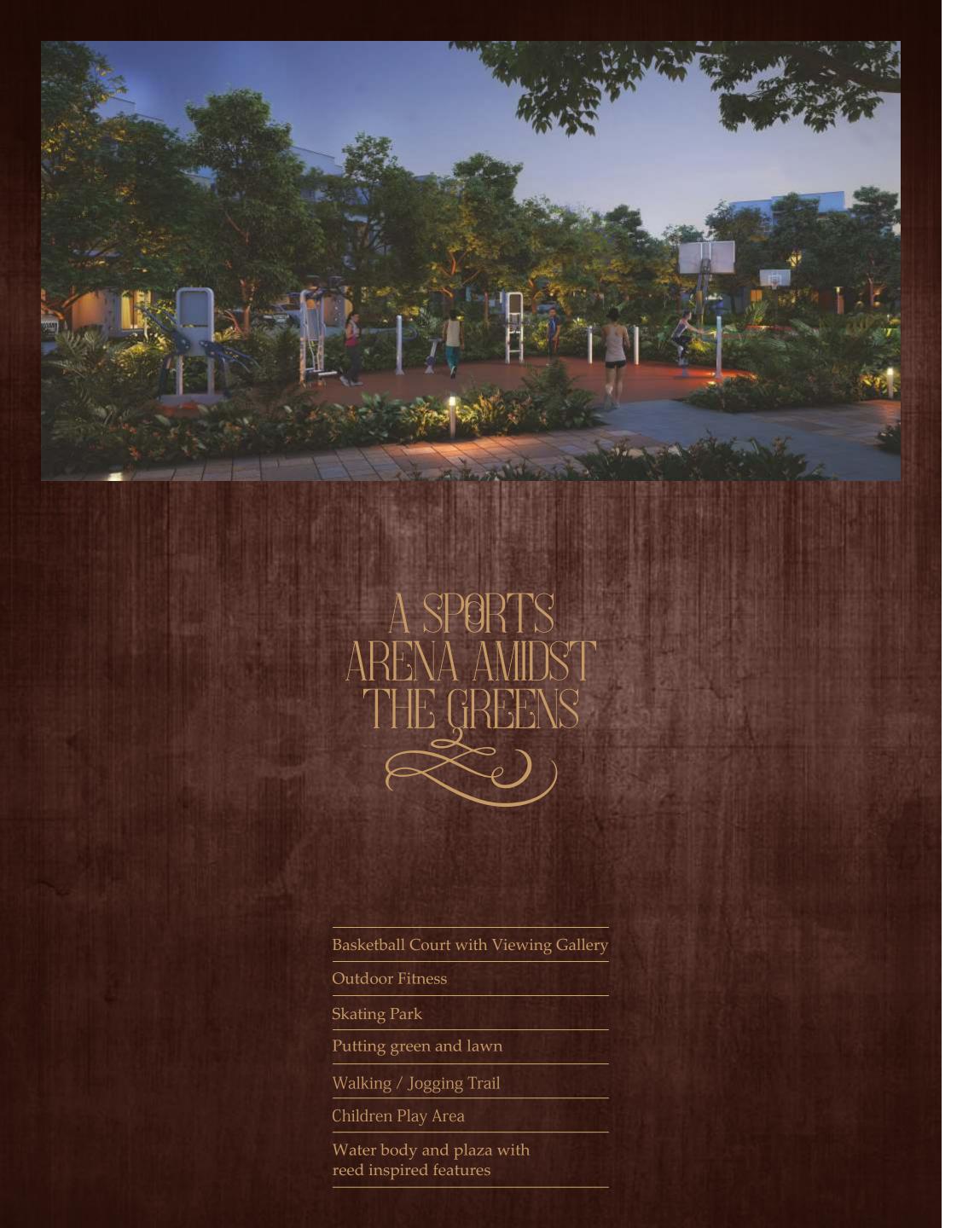
Lawn Tennis

Two Squash Courts

Billiards

Tropical drive

Two Badminton Courts













SOPHISTICATION
OF TASTE THAT
FINDS TRUE
EXPRESSION





DOUBLE HEIGHT SPACES
FOR VISUAL AND SPACIAL
CONNECT OF THE FLOORS







THE ROYAL
RESORT

WHERE ICON
PLAYS
HIS TUNE





DE-STRESS

Multi-purpose Hall

Super-premium 50,000 sft Clubhouse

**Guest Rooms** 

Library

Business lounge

You may have seen clubhouses galore, but nothing prepares you for the sheer expanse of this 50,000 sft Clubhouse of horizontal luxury! It's a vibe! Indulge in the pomp of the reception area, the sparkling water of the swimming pool, the deck side seating with coffee lounge and the undulating party lawn.

The gym and spa are not just great, they are world-class. And we're fitting in a supermarket so that your kingdom gives you all you desire.





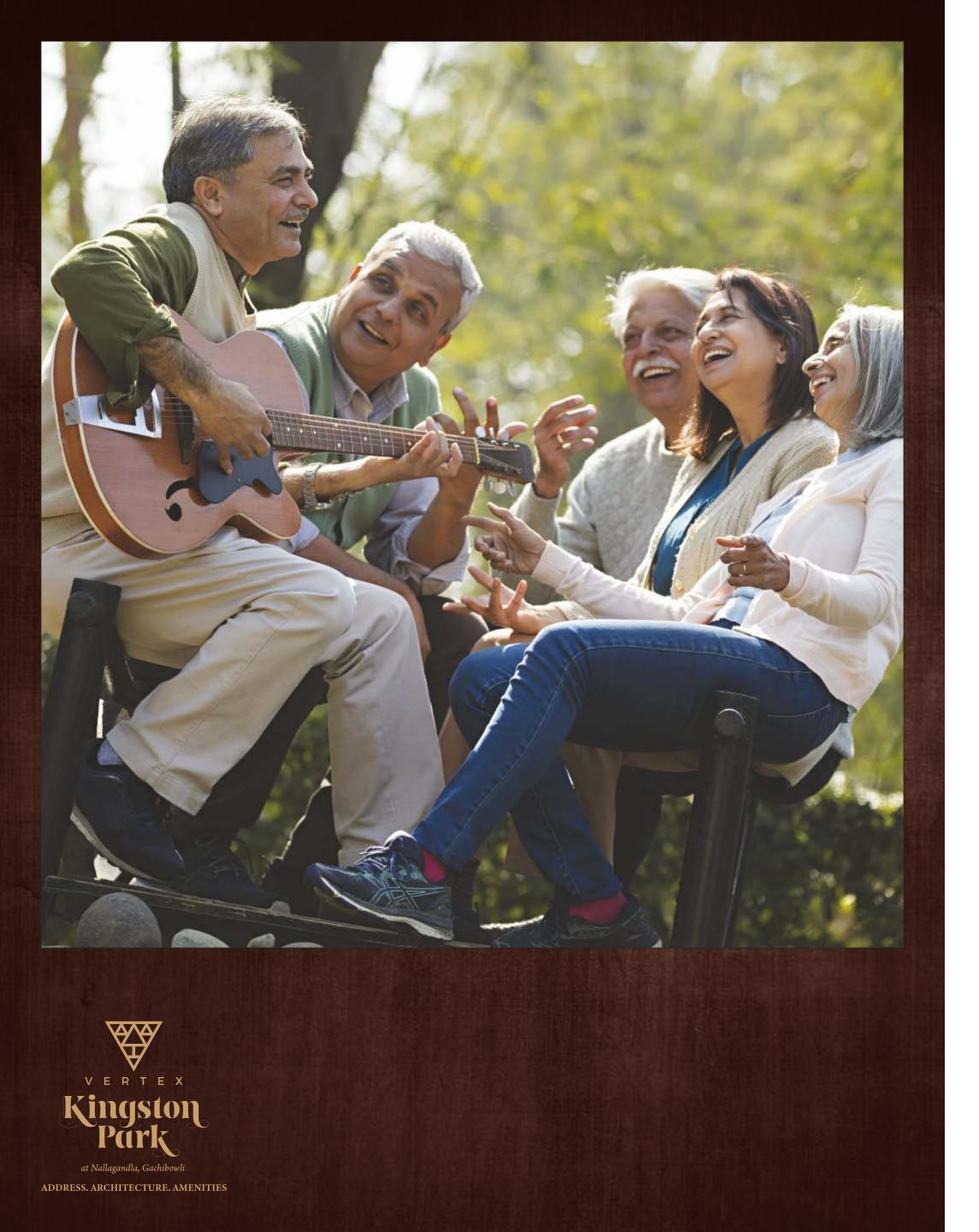


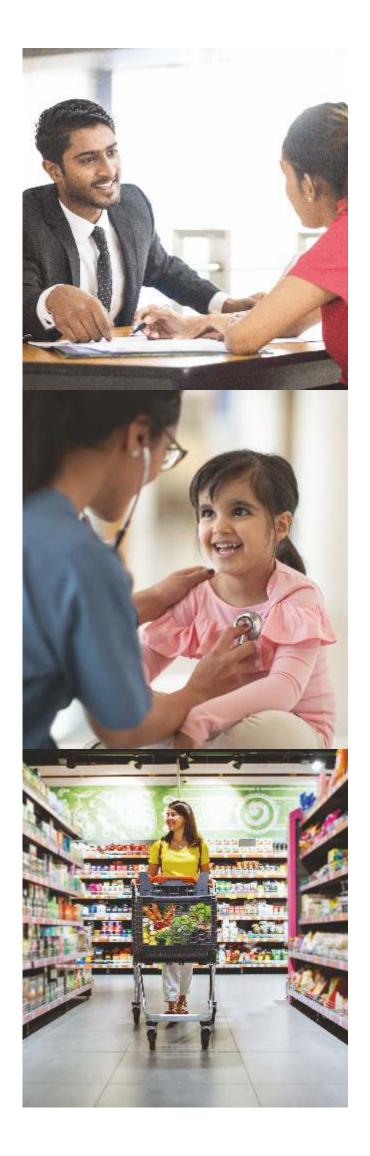












# CONVENIENCES

Senior Citizen Space

Clinic

Supermarket

Crèche

ALL
INA
DAYS
PLAY













307 Sqyds	340 Sqyds	460 Sqyds
4020 SqFT	4353 SqFT	5471 SqFT

W1 263 262 307 Syds 307 Syds

E2 E2 260 259 340 Syds 340 Syds

**FUTURE** 

**EXPANSION** 



01. ENTRY

O2. EXIT

03. GATEWAY WITH SECURITY

04. VENDOR CHECK FACILITIES

05. COVERED WAITING LOUNGE

06. TROPICAL DRIVE

07. LAWN PLAZA

08. ISLAND WITH WATERBODY

09. WATERBODY AND PLAZA WITH REED INSPIRED FEATURES

10. MIST PLAZA WITH INTERACTIVE MISTERS AND FOUNTAINS

11. MEDITATION/EXERCISE DECKS

12. LAWN

13. PAVILION

14. SKATING AND MULTIUSE PLAZA

15. SERPENTINE PATHWAY IN CENTRAL GREENS

16. PUTTING GREEN AND LAWN

17. CHILDREN'S PLAY

18. OUTDOOR GYM

19. BASKETBALL COURT WITH VIEWING GALLERY

20. PEDESTRIAN CROSSING

21. WALKING/JOGGING TRAIL

22. PRACTICE CRICKET PITCH

23. BASKETBALL POST

24. TENNIS COURT

25. PARTY LAWN

26. SEATING COURT

27. CLUB POOL AND DECK

28. KID'S POOL AND CHANGE ROOMS

29. CRECHE PLAY AREA

30. CLUB DROP OFF.







at Nallagandla, Gachibowli



at Nallagandla, Gachibowli ADDRESS. ARCHITECTURE. AMENITIES



EAST FACING

8'3" X 10'3" 11'6" X 20'2" Drawing 10'4" X 24'0" Living / Dining Kitchen 7'2" X 6'8" Utility 6 Bedroom -1 12'0" X 17'6" 6'10" X 7'0" 9 P. Room 5'0" X 5'3" 10 Maid Room 7'7" X 7'0" 11 Maid Toilet 3'5" X 7'0" 4'6" X 6'8"







FIRST FLOOR PLAN

AREA STATEMENT

PLOT AREA 307 Sq.Yds

GROUND FLOOR AREA - 1736.92 SFT

FIRST FLOOR AREA - 1582.22 SFT

4159.00 SFT

12'0" x 17'6"

5'0" x 5'7"

12'8" x 6'7"

7'7" x 7'0"

1 Master Bedroom 12'0" X 17'6" 9'10"X 7'0" 8'4" X 7'0" Bedroom -2

14'7" x 12'0"

7 Lobby

9 Home Theatre

10 Pooja

21'7" x 8'0"

GROUND FLOOR PLAN

Bedroom - 3

Dress Lobby

Study

7 Laundry

SECOND FLOOR AREA - 839.91 SFT

TOTAL





WEST FACING





SECOND FLOOR PLAN



AREA STATEMENT

TOTAL

PLOT AREA 307 Sq.Yds

1 Bedroom - 3

Study

6 Lift

7 Laundry

8 Sitout

GROUND FLOOR AREA - 1610.55 SFT

FIRST FLOOR AREA - 1439.74 SFT SECOND FLOOR AREA - 969.53 SFT

4020.00 SFT

18'3" x 13'0"

11'7" x 7'0"

5'3" x 7'0"

18'9" x 7'0"

7 Lift

8 Home Theatre

10 Pooja Lobby

GROUND FLOOR PLAN

14

6'2" x 7'0"

Drawing

Kitchen

Utility

9 P. Room

10 Maid Room

11 Maid Toilet

Living / Dining

14'0" x 13'0"

11'0" x 21'0"

11'0" x 13'0"

12'8" x 12'9" 6'6" x 9'0"

5'6" x 4'4"

6'6" x 7'6"

6'6" x 4'0" 5'6" x 3'3"

FIRST FLOOR PLAN

Master Bedroom 18'3" x 13'0"

6'6" x 8'2" 14'8" x 13'0" 9'0" x 6'1"

7'0" x 12'6"





EAST FACING

8'3" X 10'3" 13'5" x 20'1" 2 Drawing 11'6" x 24'0" Living / Dining 12'0" x 12'0" 7'2" X 6'8" 6 Bedroom -1 8 Lift 9 P. Room 6'1" x 5'2" 10 Maid Room 7'7" X 7'0" 11 Maid Toilet 4'6" X 6'8"



SECOND FLOOR PLAN







PLOT AREA 340 Sq.Yds

Bedroom - 3 Toilet - 3

Dress

Lobby

GROUND FLOOR AREA - 1855.36 SFT

FIRST FLOOR AREA - 1674.89 SFT SECOND FLOOR AREA - 866.46 SFT

TOTAL 4397.00 SFT



1 Master Bedroom 12'0" X 17'6"

Bedroom -2

7 Lobby

9 Home Theatre

10 Pooja

5'1" X 5'5" 23'5" x 8'0"

9'10" x 7'0" 9'7" x 7'0"

8'10" x 12'0"

12'0" X 17'6"

11'6" x 7'0" 6'1" x 5'7"

12'2" x 11'4"

12'8" x 6'7"

5'1" X 5'5"







WEST FACING

340
SQYDS

1 Foyer

Drawing

5 Utility6 Bedroom -1

8 Lift

9 P. Room10 Maid Room

11 Maid Toilet

Living / Dining

7'7" x 6'6"

11'9" x 20'8"

11'9" x 14'0"

13'3" x 12'5" 7'0" x 9'8"

5'7" x 4'3"

7'0" x 8'0"

7'0" x 4'0"

5'7" x 4'0"

N-(





SECOND FLOOR PLAN







FIRST FLOOR PLAN

### AREA STATEMENT

PLOT AREA 340 Sq.Yds

GROUND FLOOR AREA - 1747.76 SFT

FIRST FLOOR AREA - 1565.71 SFT
SECOND FLOOR AREA - 1039.65 SFT

TOTAL 4353.00 SFT

1 Bedroom - 3 20'0" x 12'5"
2 Toilet - 3 7'0" x 9'0"
3 Dress 7'0" x 6'0"
4 Lobby 20'0" x 7'6"
5 Study 12'0" x 7'4"
6 Lift 5'5" x 5'1"
7 Laundry 5'3" x 7'4"
8 Sitout 21'0" x 7'4"

Master Bedroom 20'0" x 12'5"
Master Toilet 9'6" x 6'8"

Dress 7'0" x 8'2"
Bedroom -2 15'7" x 14'

5 Toilet - 26 Lobby7 Lift

8 Home Theatre

9 Pooja10 Pooja lobby

7'0" X 6'0" lobby 7'0"

6'8" x 12'1'

20'3" x 7'7"





EAST FACING
460
SQYDS

1 Foyer

3 Living

4 Dining

10 Lift

11 P. Room

12 Maid Room

Drawing

Bedroom -1

14'6" x 22'7" 13'0" x 13'4"

27'6" x 12'9"

12'0" x 13'4"

14'0" x 13'10' 7'0" x 8'0" 7'0" x 5'7"

5'1" x 5'5"

5'0" x 8'0"

8'0" x 8'0" 5'5" x 4'6" 8'3" x 12'10"



SECOND FLOOR PLAN





Bedroom - 4 17'8" x13'10' 4 Lobby 19'8" x 12'9" 12'0" x 12'9" 5 Study 6 Lift

7 Laundry

AREA STATEMENT

TOTAL

PLOT AREA 460 Sq.Yds

GROUND FLOOR AREA - 2369.30 SFT

FIRST FLOOR AREA - 2167.85 SFT SECOND FLOOR AREA - 1183.06 SFT

5720.00 SFT

8'0" x 7'9"



GROUND FLOOR PLAN

11 Lift 12 Home Theatre

Bedroom -2

Bedroom -3

25'0" x 9'0"

1 Master Bedroom 17'8" x 13'10'

11'0" x 8'0" 10'3" x 8'0"

17'8" x 12'9"

15'0" x 13'0"

5'4" x 6'3"

14'6" x 18'4"

FIRST FLOOR PLAN





WEST FACING
460
SQYDS

1 Foyer

3 Living

8 Toilet - 1

12 Maid Room

10 Lift 11 P. Room

2 Drawing

Kitchen

SECOND FLOOR PLAN



9'6" x 7'0" Study Lift 7'6" x 6'0" 7 Laundry 8 Sitout

Bedroom - 4

AREA STATEMENT

TOTAL

PLOT AREA 460 Sq.Yds

GROUND FLOOR AREA - 2202.93 SFT

FIRST FLOOR AREA - 1947.84 SFT SECOND FLOOR AREA - 1320.60 SFT

5471.00 SFT

17'3" x 12'7"



7'6" x 7'7" 19'4" x 16'2"

13'0" x 13'4"

17'8" x 13'0" 15'3" x 11'8"

17'6" x 12'7"

7'4" x 7'0" 5'1" x 7'2" 5'1" x 5'5"

6'6" x 4'9"

9'6" x 5'9" 5'2" x 5'7"

7'2" x 16'9"



10'0" x 6'0" Bedroom -2 17'6" x 12'0" Lift 8 Home Theatre

Master Bedroom 20'6" x 12'7"

11 Dress 12 Pooja13 Pooja lobby 7'6" x 7'6" 7'6"





05 min to Gachibowli

10 min to WIPRO Circle & HITEC CITY

> 20 min to Jubille Hills &

THE LEGEND
COMES
HOME





# KINGS SPECIFICATIONS



### **STRUCTURE**

- Framed Structure: RCC framed Structure to withstand wind and seismic loads
- Super Structure: 8" thick solid block work for external walls & 4" thick solid block work for internal walls
- Plastering: Double coat Cement plaster with smooth finish for External walls



### **DOORS & WINDOWS**

- Main door: Polished Seasoned Wood frame with Flush Shutters and Biometric system of premium make.
- Internal door: Manufactured hard wood door frames and Flush shutters with PU finish
- Toilet doors: Manufactured hard wood door frame & Flush Shutters of Veneer finish outside and Laminate finish inside with hardware of reputed make
- French doors: Anodized Aluminum frame of reputed make with laminated glass and mosquito mesh
- Windows: Anodized Aluminum frame of reputed make with laminated glass and mosquito mesh



### **PAINTING**

- Internal: Two coats of acrylic emulsion paint over smooth putty finish
- External: Two coats of weather proof emulsion paint with texture finish



### FLOORING

- Drawing, Living/Dining: Imported Marble
- Master Bedroom: Wooden flooring
- All other bed rooms: Vitrified Tiles of reputed make, Dadoing - Superior Quality Vitrified Tiles
- Kitchen: Imported marble
- Toilets & Utility: Anti skid superior quality Vitrified tiles
- Staircase: Imported Marble
- Sitout & balconies: Vitrified tiles of reputed make



### **DADOING**

- Toilets: Well designed concept with designer tiles of reputed make
- Utility: Ceramic tiles



### **TOILETS**

- Wall hung EWC of premium make with concealed flush tank/valve
- Wash basin/Counter top of premium make
- All CP fittings of premium make
- Single lever hot and cold water diverter with shower



### **ELECTRICAL**

- Elegant designer Modular Electrical switches of reputed make
- Concealed copper wiring in conduits for lights, fans, TV, Computers and power points wherever necessary
- Power points for refrigerators, cooking appliances and dish washer in kitchen
- Power points for geysers in all bathrooms
- Lift: Provision for internal home lift
- Air Conditioning: Provision for VRV



### COMMUNICATION, CABLE TV & INTERNET

- Intercom facility to all units
- Provision for Fiber to Home
- DTH provision in all bedrooms and living area and multi purpose room

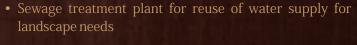


### UTILITIES AND SERVICES

- 100% Power backup through Generator
- Hydro pneumatic domestic water supply for entire project



- Treated Water supply
- Rain water harvesting facilities



CC cameras in Common area















at Nallagandla, Gachibowli

ADDRESS, ARCHITECTURE, AMENITIES

LIVE YOUR LION SHARE.





Since its inception, Vertex has been prominently transforming the lives of thousands of happy families across the city by creating futuristic real estate projects. Headquartered in Hyderabad, Vertex has grown to be a leading real estate development company in Telangana and Andhra Pradesh. We take immense pride in our solid relationships and reputation built on performance towards customer delight.

With a mission to bring in advanced and innovative developments in the real estate industry, we constantly strive to improve the quality of life for our customers by maintaining balance with the environment.

Vertex caters to a diverse product portfolio of projects including premium apartments, luxury villas, premium plotting ventures, commercial and many more.

While our journey continues with an unwavering dedication to excellence, we would like to extend our gratitude and appreciation to our esteemed customers, business partners, vendors, employees and all other stakeholders for believing in us and extending their support in delivering state-of-the-art real estate projects.





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