



V I A N
V A Y U

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#FEELTHEFLOW

Life feels lighter when your home is surrounded by space, sunshine, and quiet. At VIAN VAYU, every moment moves with a natural ease — filled with fresh air, open views, and the calm that comes from living in a private, beautifully balanced community.

The design gently guides light into your mornings, breeze into your evenings, and peace into your every day.

Wide, airy spaces help you unwind, breathe deeper, and enjoy a life that never feels crowded or rushed.

FEEL THE EASE.
PEACE.
FLOW.



MORE PEACE. PRIVACY. FAMILY TIME.

At VIAN VAYU, life feels calm and comfortable. With only 5 homes per floor, you enjoy quiet surroundings, fewer neighbours, and complete privacy.

PERFECT FOR A HAPPY FAMILY

Bright spaces, fresh air, and a peaceful atmosphere make every day better. Your family gets space to relax, bond, and live happily.

VIAN VAYU

A PEACEFUL
HOME MADE
FOR FAMILIES.



PROJECT HIGHLIGHTS

35 FLOORS

2 Iconic Towers redefining the city skyline with architectural brilliance.

3 BHK HIGH-RISE HOMES

Spacious residences crafted for elevated living and timeless elegance.

5 UNITS PER FLOOR

Smart plans for comfort and privacy.

4 LIFTS PER FLOOR

Effortless access with smooth, swift, and seamless vertical movement.

80% CORNER FLATS

Brighter homes with better light and ventilation.

G+5 CLUBHOUSE WITH ROOFTOP SWIMMING POOL

A grand clubhouse built for pure luxury.

4-Level Basements

More Space, More Comfort, Smoother Movement.

350 HOMES

MAXIMUM PEACE & PRIVACY.



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A **Grand G+5** Floors **Clubhouse** with a **Rooftop Swimming Pool** and World-Class Indoor & Recreational Facilities.

CLUBHOUSE AMENITIES (G+5)

- MULTIPURPOSE HALL
- DINING LOUNGE
- SERVICE KITCHEN
- GYMNASIUM
- YOGA / MEDITATION
- SWIMMING POOL
- KIDS POOL
- CO-WORKING SPACES
- INDOOR GAMES
- TABLE TENNIS
- CHESS
- CARROM
- FOOSBALL
- THEATRE ROOM

OUTDOOR AMENITIES

- CHILDREN'S PLAY AREA
- TERRACE GARDENS
- ELDERS COURT WITH INFORMAL SEATING
- LANDSCAPE SEATING
- SECURITY CABIN & ACCESS CONTROL
- PARTY DECK
- STARGAZING DECK
- ZEN GARDEN
- BBQ PORCH
- OUTDOOR CHESS
- EV CHARGING STATION



Elevate Your Fitness.
Elevate Your Lifestyle.

Your Private Space for
Endless Entertainment.



A Space Where
Ideas Come to Life.

MASTER LAYOUT



- 1. ENTRY & EXIT
- 2. CORRIDOR AREA
- 3. LIFT AREA
- 4. STAIRCASE AREA
- 5. SERVICE LIFT
- 6. LAWN & LANDSCAPE AREA
- 7. KIDS PLAY AREA
- 8. CCTV SURVEILLANCE
- 9. SOLAR FENCING
- 10. 100 FEET ROAD FACING
- 11. CLUB HOUSE
- 12. DOUBLE-HEIGHT LIFT LOBBY

FLAT - A



3 BHK East Facing
Corner
2150 Sq.Ft.



FLAT – B



3 BHK East Facing
Corner
1900 Sq.Ft.



FLAT - C



3 BHK West Facing
Corner
1880 Sq.Ft.



FLAT - D



3 BHK West Facing
Corner
1950 Sq.Ft.



FLAT – E



3 BHK East Facing
1790 Sq.Ft.



Where Smart Connectivity Leads to Smarter Living



HEALTHCARE

Airaavata Hospitals	15 mins
Continental Hospitals	20 mins
Yashoda Hospital	20 mins
Apollo Hospitals	25 mins
Star Hospitals	25 mins
Rainbow Children's Hospital	25 mins
AIG Hospitals	30 mins
Care Hospitals	30 mins
Sunshine Hospitals	35 mins



IT/ITES

Capgemini	22 mins
Google	24 mins
Amazon	25 mins
Accenture	25 mins
Wipro	25 mins
Infosys	25 mins
Microsoft	27 mins



EDUCATION

Delhi Public School	2 mins
Samasthi Intl. School	3 mins
Gaudium Intl. School	5 mins
Birla Open Minds Intl. School	5 mins
Meru Intl. School	10 mins
ICFAI Business School	15 mins
Narayana Junior College	15 mins
Rockwell Intl. School	15 mins



TRAVEL

ORR Exit : 2 – Kollur	5 mins
Kollur Bus Station	5 mins
Nagulapalli Railway Station	5 mins
Rajiv Gandhi Intl. Airport	45 mins



SEZ

Kollur SEZ*	2 min
Kokapet SEZ	15 mins
Financial District	20 mins
HITEC City	30 mins



SPORTS

Abhiram Cricket County	10 mins
Pullella Gopichand Badminton Academy	20 mins
GravityZip	15 mins



ENTERTAINMENT & SHOPPING

Sky Zone	10 mins
Gandipet Lake	10 mins
My Home Mall*, Tellapur	15 mins
Aparna Neo Mall	25 mins
Sarath City Capital Mall	30 mins



HOSPITALITY

The Golkonda Resorts & Spa	15 mins
Hyatt Gachibowli	20 mins
Sheraton Hyderabad	20 mins
Oakwood Residence	20 mins
Radisson Hotel	30 mins



SALES & MARKETING OFFICE :

VIAN PROPERTIES PVT. LTD.
Kollur, Tellapur, Hyderabad,
502300.



LOCATION MAP



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