

AN EMERALD CONSTRUCTIONS PROJECT
2 & 3 BHK flats
with state-of-the-art amenities & contemporary aesthetics



BUILDERS & DEVELOPERS



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TEJA VIHANG

AT ADIBATLA

EMERALD CONSTRUCTIONS PVT. LTD.

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The Pursuit For Your Dream Home Ends Here

ORR - EXIT NO. 13, beside WONDERLA, ADIBATLA

TEJA VIHANG

at ADIBATLA

A minute from ORR & WONDERLA

C+S+10 FLOORS

Modern AMENITIES

Quality SPECIFICATIONS

Leisure FACILITIES

Premier LOCATION

*An Exciting Fusion Of
Timeless Beauty & Modern Efficiency*

TEJA VIHANG

AT ADIBATLA



With a vision to meet the demands of future residential growth, Emerald Constructions has envisioned a master plan to create an ideal environment for a happy life.

Teja Vihang is designed to serve as a residential destination that makes the most of natural light and space and blends it with modern amenities. Equipped to accommodate all the features an urban residential enclave entails and more, Teja Vihang offers an enviable lifestyle that you truly deserve.



Artistic representation - Aerial View

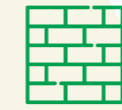
*A Superb Project
Where Exclusivity & Convenience Coexist*

PROJECT AMENITIES

- Well-planned Layout
- 24 X 7 Security
- Car & 2-wheeler Parking
- Rainwater Harvesting Pit
- 24 X 7 Water Supply
- Intercom Facility
- Fire Extinguisher For Each Floor
- Visitors Parking Space
- CCTV Cameras at Entrance, Corridors, And Terrace
- Internal Inverter Wiring For Each Flat
- Sewage Treatment Plant
- Power Backup For Common Areas & Lifts
- Provision For Communications

TEJA VIHANG

AT ADIBATLA



NO COMMON WALLS:

Well-planned apartment layout which gives you privacy with no common walls



100% VAASTU COMPLIANT:

Your home will be built according to Vastu principles bringing the best out of sunlight, wind & greenery



4 AND 3 SIDES OPEN TO SKY:

Open sides of your home will ensure free flow of air, ensuring cooler and fresher interiors



NO DISTURBANCE:

Meticulous planning assures ample space between each flat. Hence your haven of peace remains peaceful.



EXCEPTIONAL LOCATION:

Adibatla offers a phenomenal rate of return and is regarded as one of the best places to invest money for the long term.



Artistic representation - Play Area & Swimming Pool

PROJECT SNAPSHOT

200

Residential units

20

Flats on the stilt floor

20

Flats on each floor

2 & 3

Bedroom homes

24/7

Secure enclave

1

Multi-purpose hall

3

Modern lifts

40'

Access road



A Fantastic Entertainment Zone For Kids And Adults.



A Recreation Zone Of
Pure Indulgence

TEJA VIHANG

AT ADIBATLA

LEISURE AMENITIES



Fully-equipped
Gymnasium



Indoor Games
(Chess, Carrom, Cards)



Multi-Purpose
Hall



Children
Play Area



Table Tennis



Billiards



Badminton



Yoga/Aerobics



Ample Green Space



Maintenance Office



The stilt floor of TEJA VIHANG houses a well-equipped gymnasium, an indoor games room, a children's play area, a yoga and aerobics room, two multi-purpose hall, and more. It will be your escape from the mundane world.

Spending time with family, socializing, and celebrating holidays and other happy occasions with like-minded neighbours are all memorable aspects of living in a large gated community.

A Futuristic Location With
Excellent Facilities & Effortless Connectivity

TEJA VIHANG

AT ADIBATLA



Adibatla is a much sought-after locality given its proximity to the Sagar Highway, Srisaillam Highway, and Outer Ring Road, connecting Bonglur, Raviryal, and major employment hubs. Adibatla offers great infrastructure with easy access to the airport and IT corridor. The Rajiv Gandhi International Airport is 10 minutes by Service Road. The TATA Aerospace SEZ is located here. A minute from TEJA VIHANG is Wonderla, providing an excellent entertainment option!

The tranquil neighbourhood of Adibatla gives you the chance to own your ideal home along with contemporary conveniences. With its promise of comfortable living with a luxurious touch, TEJA VIHANG is a fantastic option for investment!



LANDMARKS

Distance from TEJA VIHANG



Within 5 minutes

- 1 min Outer Ring Road
- 1 min Wonderla Amusement Park
- 1 min Narayana IIT College
- 3 min Amazon Data Centre, Mirkanpet
- 3 min Foxconn
- 3 min DRDO
- 3 min Ranga Reddy District Collectorate
- 3 min Adibatla IT SEZ, TCS
- 5 min FAB City



Within 10 minutes

- 10 min RGI Airport
- 10 min Adani Aerospace Park
- 10 min Koheda Market



Within 15 minutes

- 15 min Hyderabad Pharma City
- 15 min Institute Of Management Technology
- 15 min Guru Nanak Institutions
- 15 min Chinnajeeyar Swamy Temple
- 20 min Ramoji Film City



Within 30 minutes

- 30 min Gachibowli, Financial District



Location Plan

NOT TO SCALE

EDUCATIONAL INSTITUTIONS NEAR BY

- Harshitha Group
- Sloka International School
- Akshara International School, Nadergul
- Sri Sri Academy
- Narayana Group of Schools
- Saraswati Sisu Mandir
- Maturi Venkata Subba Rao Engineering College
- Sphoorthy Engineering College
- Sri Indu College Of Education

SCAN ME



The Best of Urban Living with Serene Surroundings

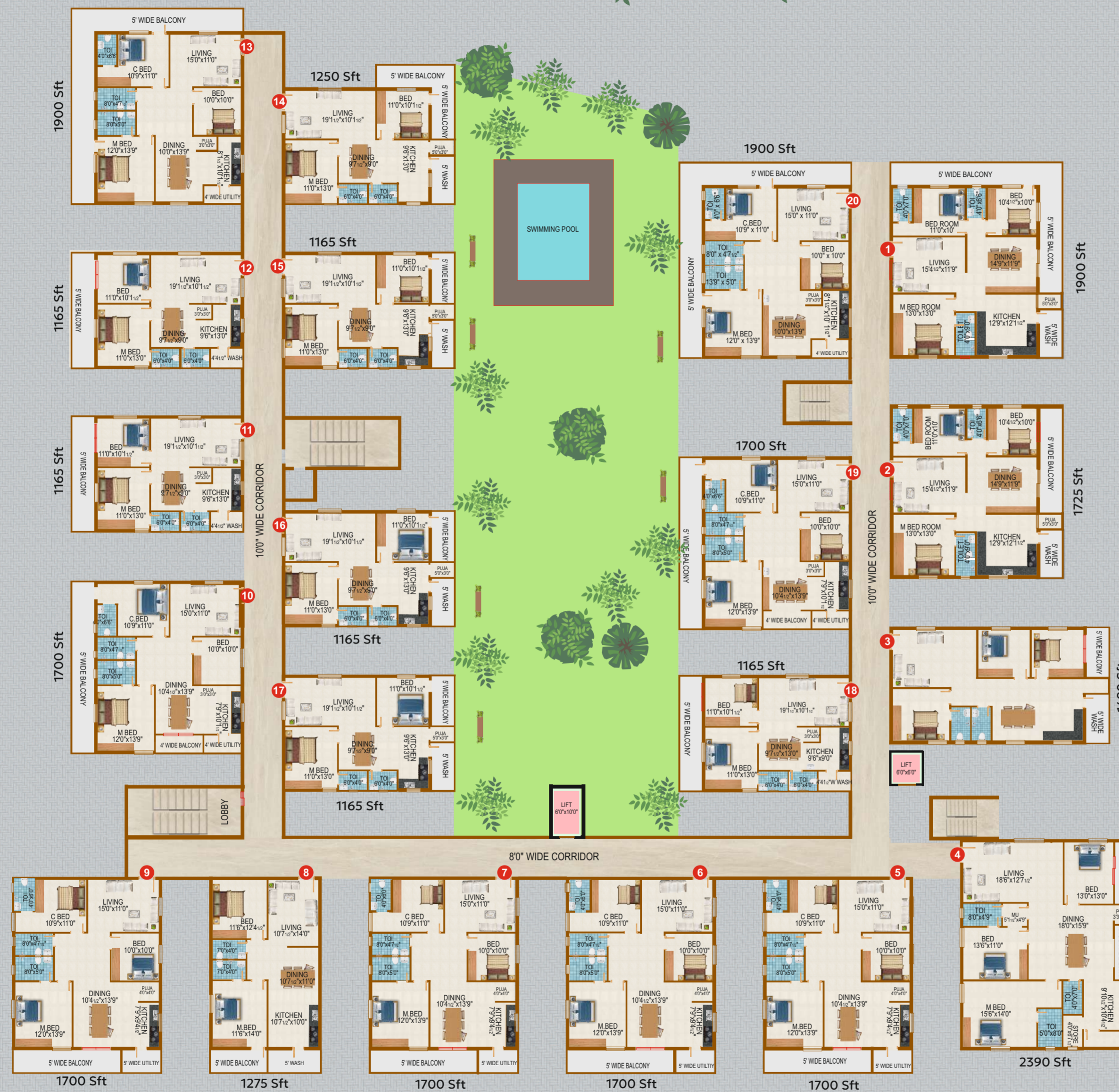


TEJA VIHANG

AT ADIBATLA

THOUGHTFULLY PLANNED LAYOUT

*Experience The Ultimate
Urban Retreat*



ENTRANCE

An Exciting Fusion Of Timeless Beauty & Modern Efficiency



FOUNDATION

- ❖ Open foundation

STRUCTURE

- ❖ RCC framed structure (As per ISI: 456-2000, ISI: 875 & ISI: 436 - 1993)

SUPERSTRUCTURE

- ❖ First-class table moulded lightweight redbrick work in cement mortar.

PLASTERING

- ❖ Internal: Single coat sponge finished cement mortar 1:6 & smooth lappam finishing
- ❖ Ceiling: Single coat smooth finished cement plastering.
- ❖ External: Double coat and faced cement plastering.

JOINERY

- ❖ Main Door: The best teak wood frame and teak paneled door shutter, with an esthetical design.
- ❖ Internal Door: Medium teak wood frame and hardcore flush shutter with painted standard hardware.
- ❖ Windows: UPVC with safety grills

PAINTING

- ❖ Internal: Two coats of emulsion over a base coat of primer.
- ❖ Ceiling: Two coats of emulsion over a base coat of primer
- ❖ External: Texture paint and acrylic paints.
- ❖ Parking & Service: Two coats of acrylic emulsion paint over a base coat of primer

FLOORING

- ❖ Vitrified tiles in staircase, corridor, drawing, dining, bedrooms, and kitchen.
- ❖ Anti-skid ceramic tiles in toilets & utility area.

KITCHEN

- ❖ Polished black granite platform with stainless steel sink and ceramic glazed tiles dadoing up to 2ft. above the platform.

ELECTRICAL

- ❖ Concealed copper wiring in conduits for lights, fans, plug and power plug point where necessary. Power outlets for a/c in master bedrooms. Power outlets for geysers in attached bathrooms. Power plug for cooking range, refrigerator, micro oven, and mixer grinder in kitchen. Plug points for TV & audio systems, etc., where necessary.

CABLE TV

- ❖ Concealed cables to the hall and master bedroom.



PREMIUM SPECIFICATIONS

TOILETS

- ❖ Ceramic glazed tiles dado up to 7 ft., white colour EWC, Washbasin with chrome-plated fittings.

GENERATOR

- ❖ Generator back-up for lift, common areas.

TELECOM

- ❖ Telephone points in hall and master bedrooms.

LIFT

- ❖ 6 passenger lift with V3F technology with generator back-up.

PARKING

- ❖ One car for each flat, watchmen room at stilt floor

SECURITY

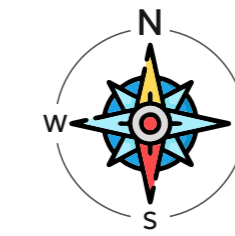
- ❖ 24-hour security

FLAT 2

INDIVIDUAL FLOOR PLAN

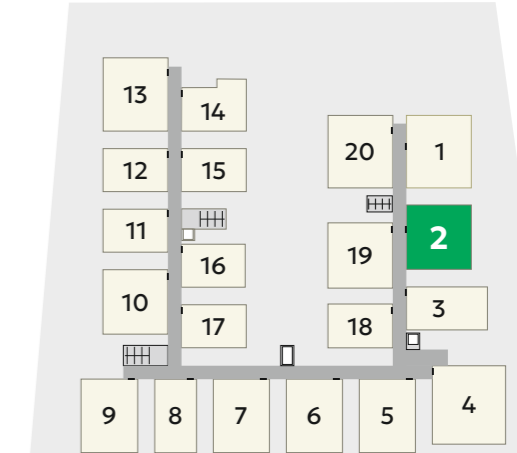
TEJA VIHANG

AT ADIBATLA



3-BHK

1725 Sft



KEY PLAN

1900

1

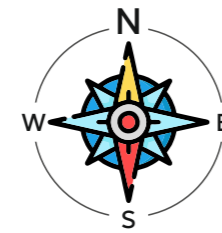


TEJA VIHANG

AT ADIBATLA

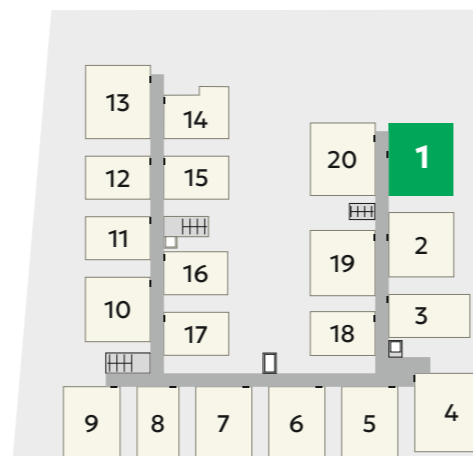
INDIVIDUAL FLOOR PLAN

FLAT 1



3-BHK

1900 Sft



KEY PLAN

1725

2

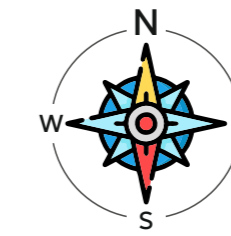


FLAT 4

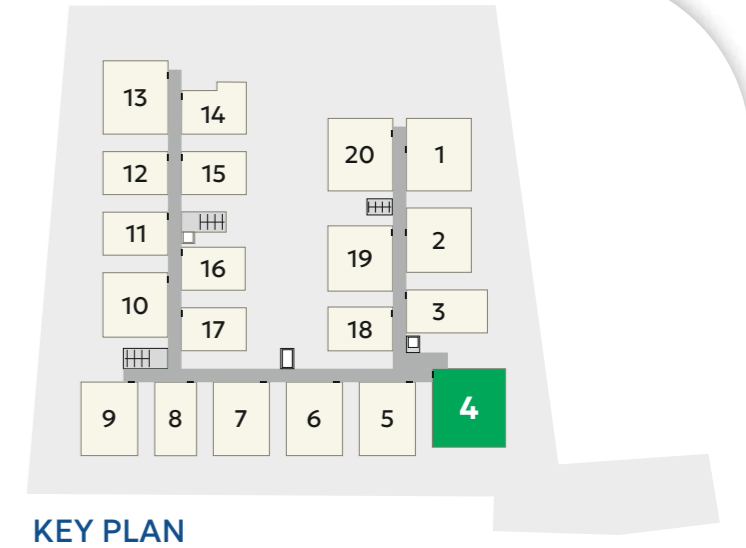
INDIVIDUAL FLOOR PLAN

TEJA VIHANG

AT ADIBATLA



3-BHK
2390 Sft



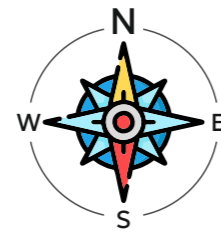
KEY PLAN



TEJA VIHANG

AT ADIBATLA

INDIVIDUAL FLOOR PLAN FLAT 3



3-BHK
1490 Sft

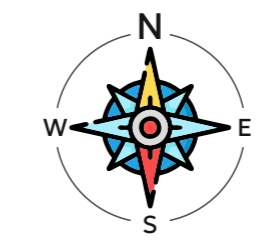


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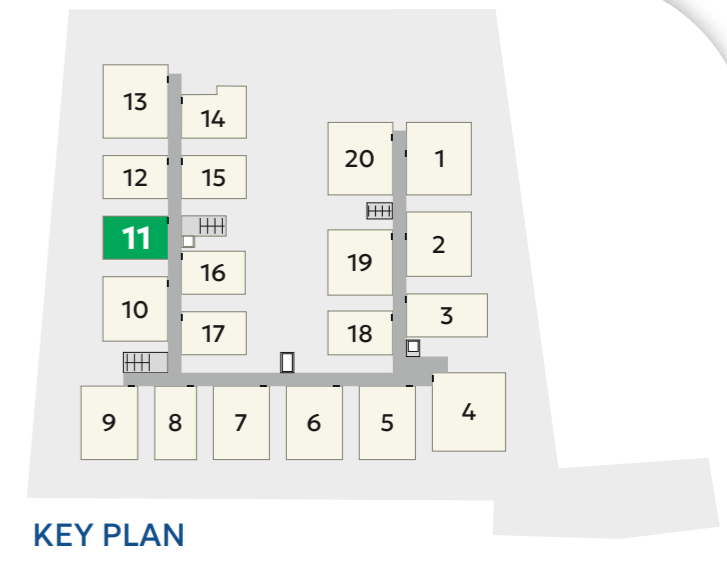


FLAT 11
INDIVIDUAL FLOOR PLAN

TEJA
VIHANG
AT ADIBATLA



2-BHK
1165 Sft



KEY PLAN

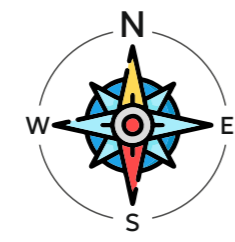


1700

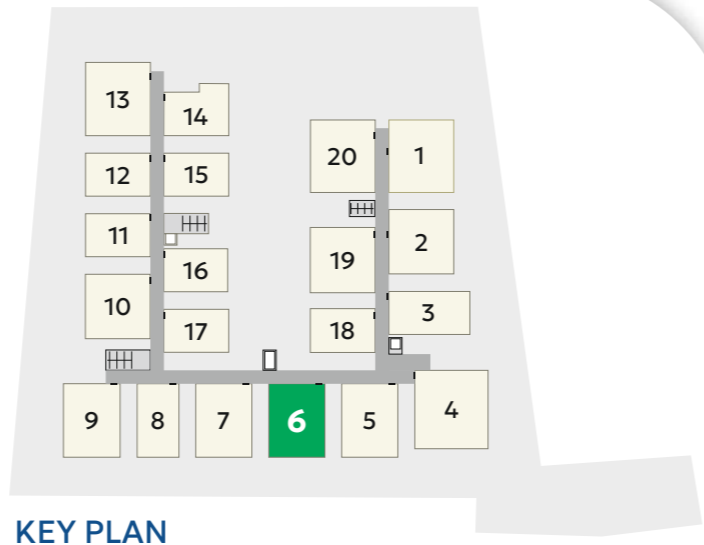
6

TEJA
VIHANG
AT ADIBATLA

INDIVIDUAL FLOOR PLAN
FLAT 6



3-BHK
1700 Sft



KEY PLAN



1165

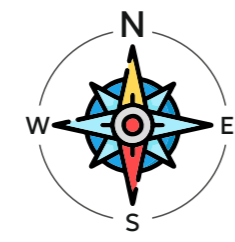
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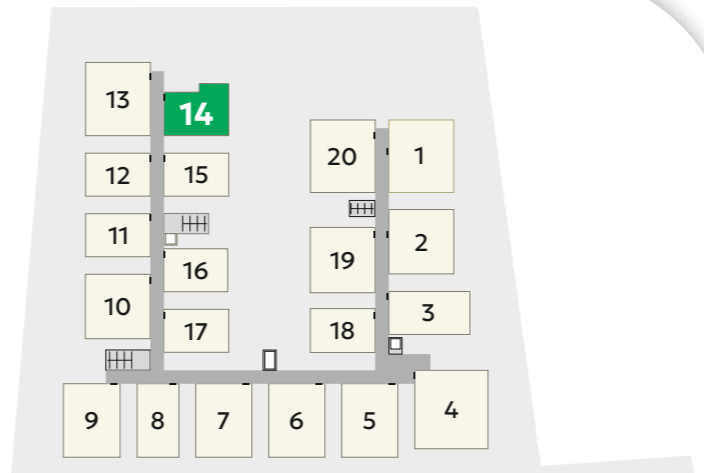
1250
14

TEJA
VIHANG
AT ADIBATLA

INDIVIDUAL FLOOR PLAN
FLAT 14



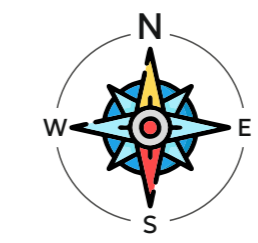
2-BHK
1250 Sft



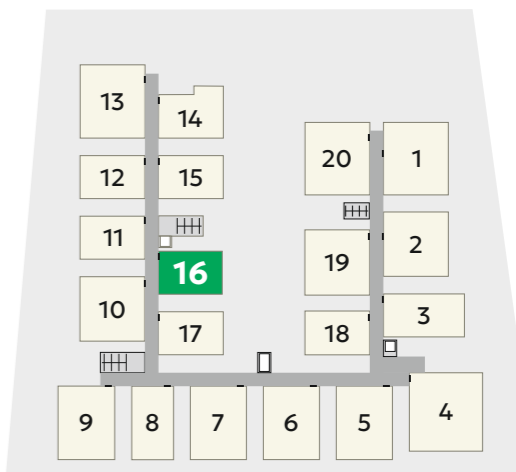
KEY PLAN

FLAT 16
INDIVIDUAL FLOOR PLAN

TEJA
VIHANG
AT ADIBATLA



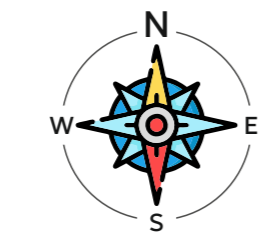
2-BHK
1165 Sft



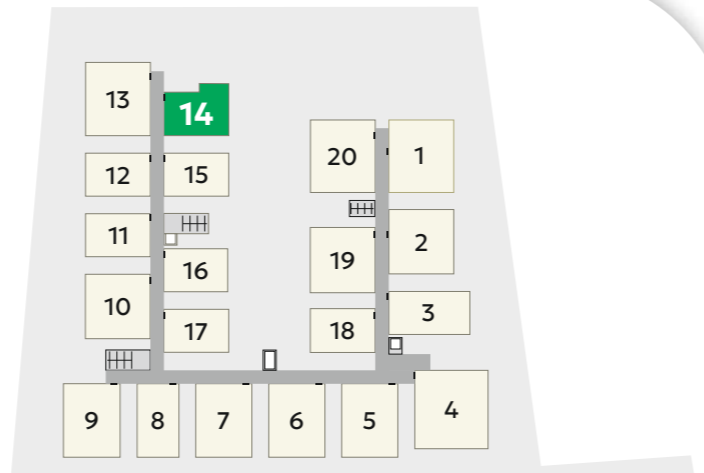
KEY PLAN



1165
16



2-BHK
1250 Sft



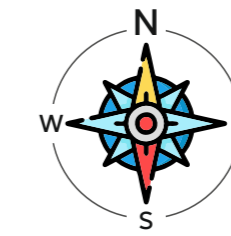
KEY PLAN

FLAT 20

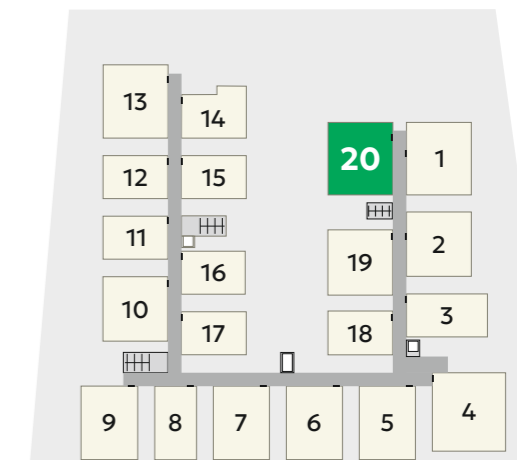
INDIVIDUAL FLOOR PLAN

TEJA VIHANG

AT ADIBATLA



3-BHK
1900 Sft



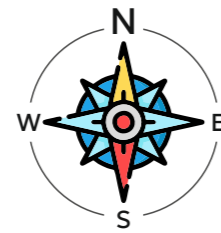
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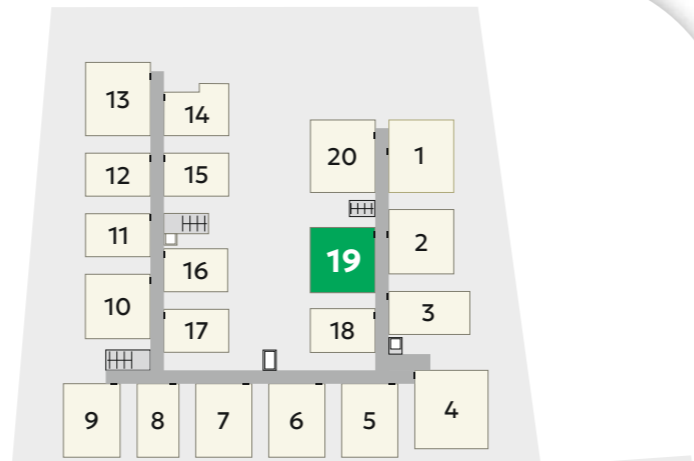
TEJA VIHANG

AT ADIBATLA

INDIVIDUAL FLOOR PLAN
FLAT 19



3-BHK
1700 Sft



KEY PLAN





PROVIDING PREMIUM INVESTMENT OPPORTUNITIES



EMERALD Construction Pvt. Ltd.

EMERALD CONSTRUCTIONS is a prestigious real estate company in Hyderabad. We aim to transform the landscape of Hyderabad and provide affordable investment opportunities to all.

We firmly believe that our innovative projects will guarantee high appreciation and significant return on investment. With a perfect blend of time-tested values and new-age thinking, we hope to serve the industry by providing high-quality standards, latest designs, and modern amenities, thus creating value for our customers, employees, and stakeholders. Our strengths are our determination, sustainability, trust, and reliability.

We are committed to creating living spaces that will captivate our customers with carefully thought-out features at reasonable prices.

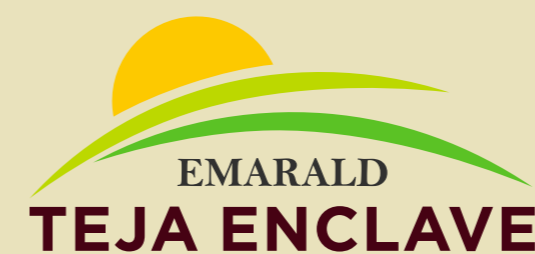
ONGOING PROJECTS



HIGHWAY HEIGHTS



380 FLATS | 2 & 3 BHK | RESIDENTIAL COMPLEX
@ TARAMATIPET, EXIT NO. 10, FACING ORR



DTCP APPROVED PREMIUM VILLA PLOTS
@ VELIMINEDU, FACING HYDERABAD - VIJAYAWDA HIGHWAY