

sunshine
VIHANN 

LUXURY APARTMENTS @ALKAPUR TOWNSHIP

Enhancing the
Fragrance of life





ELEVATE

YOUR
LIFESTYLE



sunshine
VIHAAN



TS RERA Reg. No: P02400004666

Sunshine Vihaan is a premium gated community developed by Sunshine Developers. Through its thoughtful design, sustainable development approach, cutting-edge construction methods, and luxurious living environment, Sunshine Vihaan is designed to address your evolving living needs. Experience modern living at Vihaan, a lifestyle destination that raises living standards, by integrating nature and modernity in a harmonious way.

The interiors' crisp, clean lines look traditional, yet contemporary, and serve as a prime example of masterfully designed flow and modern interpretation of urban refinement. Savour peaceful moments of tranquil reflection, while being in serene surroundings. At Sunshine Vihaan, quality and design coalesce together, to create a very delightful atmosphere.

Enjoy your dream lifestyle in a home ranging between a sizable 1215 SFT apartment and the spacious 1740 SFT unit. Set in the rapidly expanding residential vicinity of Alkapur Township, Hyderabad, its proximity to hospitals, reputed schools, colleges, banks, supermarkets and specialty restaurants, makes it a dream destination.



Grounded for
Precious Moments



sunshine
VIHAAN

RERA & HMDA Approved

1.5 Acres Gated Community

1 Residential Tower

Cellar + G + 5 Floors

131 Flats

8791 SFT. Opulent Clubhouse





GREENERY

IN EVERY
DETAIL



The New Exclusive

Address in Hyderabad

Sunshine Vihaan is located in the heart of Alkapur Township and offers all the essential amenities to its residents. Alkapur Township is the epitome of a dream neighbourhood and has all that you need, to make it your home. The project offers ample greenery, a luxurious clubhouse, and a long list of world class amenities, for your leisure and enjoyment.

Sunshine Vihaan has been designed with utmost care and attention to detail, offering a style statement like no other. The project brings together a spectacular feeling of having a home amid a paragon of exceptional architecture. With distinctive and elaborate detailing, elegant flooring, and an assortment of modern conveniences, every room is a celebration of affluence, exclusivity, and elegance.

The project boasts of a lavish clubhouse that offers stellar experience, which is another reason for you to celebrate life everyday. The luxurious clubhouse offers a cosy and lavish ambience, ideal for social gatherings, parties, conferences, and more. The best-in-class architectural design, captivating elevation, attention to Vaastu, and colour schemes, all contribute to the enhanced "Vihaan" experience, elevating the home well above the norm in terms of convenience, security, and appeal.



Master *Layout Plan*



Project Highlights

- | | |
|---------------------------|----------------------------|
| 1. Grand Main Entrance | 16. Open Gym |
| 2. Water Body | 17. Informal Seating Plaza |
| 3. Landscape Entry | 18. Events Lawn |
| 4. Entry Deck | 19. Basket Ball Court |
| 5. Lawn | 20. Stage |
| 6. Seating Deck | 21. Water Fountain |
| 7. Stepped Planter | 22. Clubhouse Entry |
| 8. Planter With Seating | 23. Water Cascade Wall |
| 9. Seating Plaza | 24. Grass Pavers |
| 10. Children Play Area | 25. Outdoor Chess |
| 11. Seating With Pavilion | 26. Amphitheatre |
| 12. Entry To Lobby | 27. Feature Plantation |
| 13. Zen Garden | 28. Seating |
| 14. Skating Rink | 29. Cricket Net |
| 15. Stepped Play Area | 30. Transformer Yard |

Flat Nos. 10, 11, 22
1215 SFT | 2 BHK North Facing



Flat No. 06
1310 SFT | 2 BHK East Facing



Flat Nos. 13, 14
1217 SFT | 2 BHK | East Facing



Flat No. 16
1525 SFT | 3 BHK East Facing



Flat No. 19, 20
1217 SFT | 2 BHK West Facing



Flat No. 12, 15
1222 SFT | 2 BHK East Facing



Flat Nos. 1, 2, 3, 4, 5, 7
1667 SFT | 3 BHK East Facing



Flat No. 17, 18
1740 SFT | 3 BHK West Facing



Flat No. 08
1143 SFT | 2 BHK West Facing



Flat No. 09
1416 SFT | 3 BHK West Facing



Flat No. 21
1324 SFT | 2 BHK West Facing



Quality & Excellence

There is something for everyone at Sunshine Vihaan. A place where kids can play and rejoice, where families can connect and grow, and a community that celebrates life and brings people together in a truly unique way. The project features a wide range of amenities, allowing you to relax and revitalise your senses, and experience the world around you.

*Going Above
&
Beyond*



*Future
Expansion*



Luxury *Club House*

The 8791 SFT multi-level Club House is furnished with a variety of luxurious amenities for the pleasure of the residents. The opulent amenities are designed to meet all the needs of residents. Some of its distinctive features include:

-  Multipurpose Hall
-  Association Office
-  2 Guest Rooms
-  Multipurpose Lawn
-  Preview Theatre
-  Creche
-  Supermarket
-  Table Tennis
-  Seating Decks
-  Jogging Track
-  Cricket Net
-  Skating Rink
-  Swimming Pool & Kids Pool
-  Gym & Fitness Zone
-  Half Basket Ball Court
-  Outdoor Chess Area
-  Billiards Tables Lounge
-  Badminton Courts in Basement

*Retreat of Leisure
&
Tranquility*



Comprehensive Fitness Amenities

A fully furnished and air-conditioned gym is available in the dedicated workout area at Sunshine Vihaan. With top-notch training facilities and cutting edge next-generation equipment, you will become a fitness nut, even if you are not already one.



Rooftop Swimming Pool

A magnificent pool, with its fresh water and exquisite design, will delight you and your senses. With dedicated staff and maintenance, you experience sheer magnificence under the blue.

Yoga & Meditation Room

Enrich all aspects of your personal wellness, from health to happiness, mental clarity to increased energy, unwavering confidence to permanent joy, through the use of our well designed Yoga and Meditation room.



Banquet Hall

Celebrate birthdays, parties, special occasions, and events with your guests, in Sunshine Vihaan's classy multipurpose hall. Give them a taste of "Vihaan" living filled with opulence and lush greenery.





Designed for the many
Facets of Life





Premium *Features we offer*

Gated
Community

HMDA
Approved

Excellent
Ventilation

CCTV
Surveillance

Solar
Fencing

Grand
Entrance

Rainwater
Harvesting

Strategic
location

100% Vaastu
Compliant

24/7
Security

Security
Office

Intercom

Landscaped
Garden

Generator
Backup



THE WORLD

AT YOUR
DOORSTEP



At the heart of Hyderabad's growth corridor is the developing residential community of **Alkapur Township**. It is situated in Manikonda and mainly consists of residential apartments & villas. Due to its proximity to well planned neighbourhoods, the Outer Ring Road, and connectivity with important commercial hubs, Alkapur Township has become a haven for prospective home buyers.

Work Spaces

- 2.5 km from UBS
- 7.0 km from Polaris
- 7.7 km from Wipro
- 8.3 km from ICICI
- 9.2 km from Microsoft
- 10.0 km from Amazon
- 10.0 km from Infosys
- 11.0 km from Google
- 11.0 km from TCS
- 15.0 km from Honeywell

Hospitals

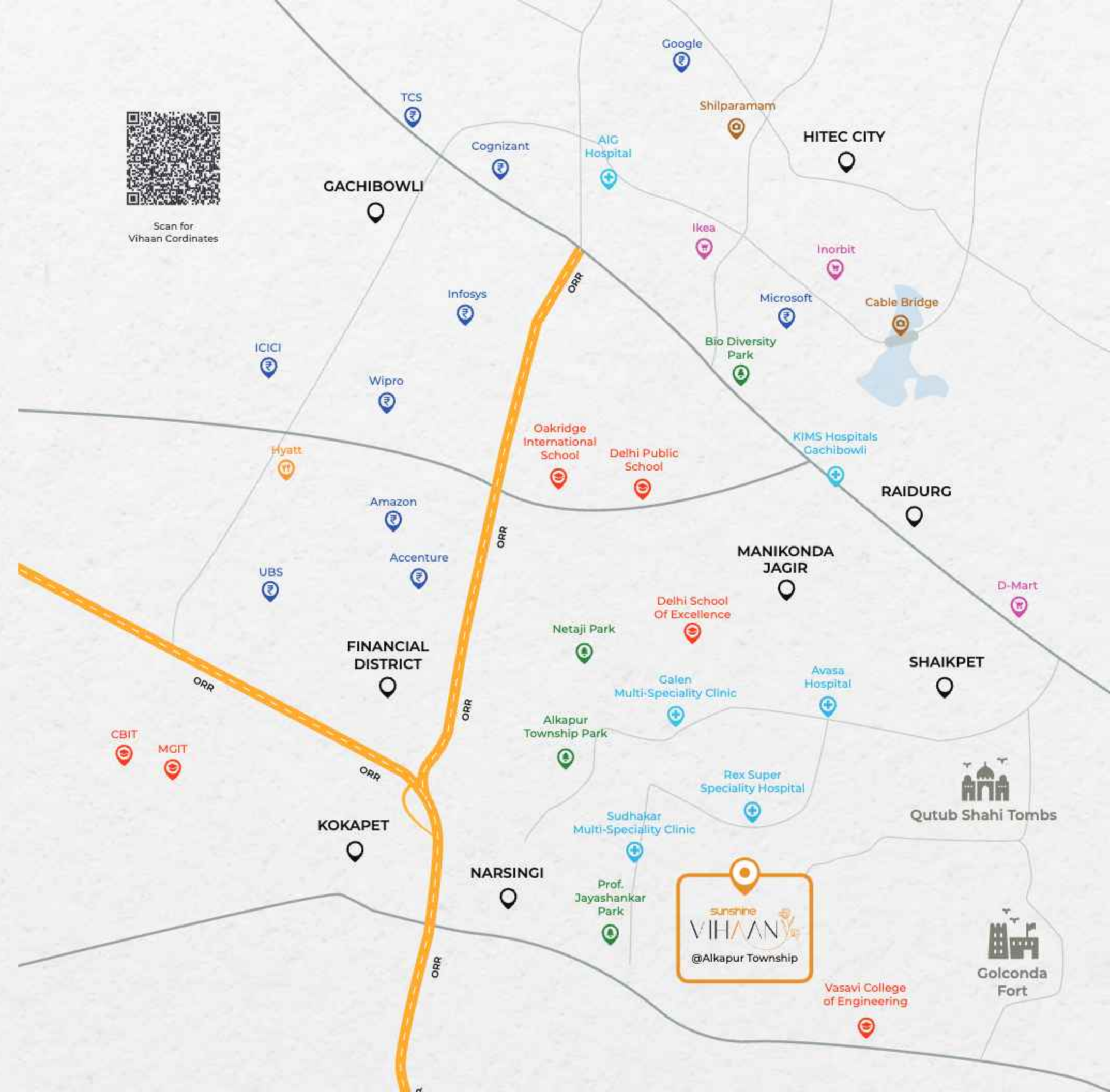
- 0.5 km from Sudhakar Multi Speciality Clinic
- 1.1 km from Galen Multi Speciality Clinic
- 1.3 km from Rex Super Speciality Hospital
- 1.6 km from Andani Hospital
- 1.9 km from Delight Hospital
- 3.3 km from Avasa Hospital
- 7.0 km from Continental Hospitals
- 9.0 km from KIMS Hospitals, Gachibowli
- 10.9 km from Srija Hospital
- 11.0 km from Kakatiya Hospital

Connectivity

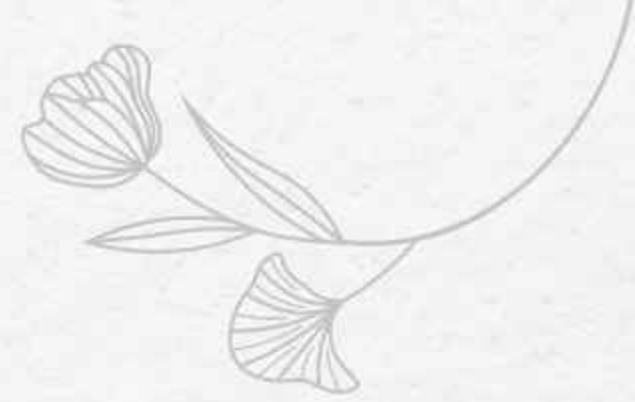
- 3.9 km from Shaikpet
- 5.5 km from Kokapet
- 6.6 km from Financial District
- 8.0 km from Nehru ORR
- 9.2 km from HITEC City
- 9.4 km from Durgam Cheruvu
- 10.3 km from Gachibowli
- 10.3 km from Mehdiapatnam
- 14.8 km from Kondapur
- 14.9 km from Kukatpally

Educational Institutions

- 1.0 km from EuroKids Pre-School
- 1.2 km from Bhashyam Blooms School
- 2.1 km from Gitanjali Vedika School
- 2.2 km from Sloka The School
- 3.0 km from Crayons Creative School
- 3.4 km from Vasavi College of Engineering
- 4.8 km from Delhi Public School
- 6.0 km from Oakridge International School
- 7.6 km from CBIT
- 8.2 km from MGIT College



Our Attention to Detail



Structure

RCC-framed structure to withstand wind and seismic loads



Super Structure

8" thick CC Blocks for external walls
4" thick CC Blocks for internal walls

INTERNAL Plastering in CM for walls

EXTERNAL Plastering in CM for external walls



Flooring

LIVING, DINING, MASTER BEDROOM AND OTHER BEDROOMS, KITCHEN AREAS Premium Vitrified tiles of reputed make

BALCONIES: Premium vitrified tiles of reputed make with matt finish

BATHROOMS: Acid-resistant, anti-skid ceramic tiles of reputed make

CORRIDORS: Vitrified tiles of reputed make

STAIRCASE: Kota/Tandoor/Granite/Natural Stone

UTILITIES: Ceramic tiles of reputed make



Doors and Windows

Engineered/Hard wood frame and designer veneered shutter with reputed hardware fittings with both sides PU polish finishing

INTERNAL DOORS: Engineered/Hard wood frame and designer veneered/Laminate shutter with reputed hardware fittings with both sides PU polish finishing

BATHROOM/UTILITY: Hard wood frame and designer veneered/Laminate shutter or ABS Frame and Shutter

FRENCH DOORS: UPVC doors with provision for mosquito mesh

WINDOWS: UPVC Windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility). Mosquito mesh and installation for windows and French doors shall be at extra cost



Painting

INTERNAL Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer

EXTERNAL Textured/Luppum finish and two coats of exterior emulsion paint of reputed make



Bathrooms

- Wall-mounted EWC in all bathrooms
- Wash basins in dining, master toilets
- Single lever diverter with shower of reputed make
- All CP and sanitary fittings of reputed make
- Provision for geysers and exhaust fans in all bathrooms



Kitchen

- Provision for fixing water purifier, exhaust fan and chimney
- Provision for washing machine in the utility area



Electrical

- Power outlets for geysers and exhaust fans in all bathrooms
- Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer grinders in kitchen
- Distribution boards and MCBS of premium make
- Modular electrical switches of premium make
- Power outlets for air-conditioners in living and all bedrooms



Telecom / Cable TV/ Internet

- Provision for internet connection in each flat
- Provision for cable connection in master bedroom and living room/drawing room



Lifts

8-passenger automated lift of reputed make, entrance with front granite/marble/tile cladding



Power Backup

100% DG backup for common areas and inside apartment



WTP & STP

Domestic water made available through an exclusive water-softening plant

A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping and flushing purposes.

TREASURE

EVERY DAY
OF YOUR LIFE





Sunshine Developers is a Hyderabad-based, young, bright, and dynamic Real-Estate Company, that lays special focus on design and construction of living communities which embrace and blend in the magic of natural settings into them. Sunshine neighbourhoods reflect the bliss of nature in its intent, design, program, execution, and lifestyle. Products from the Sunshine Developers bear the hallmark of the best engineering standards, architectural finesse, aesthetics, and innovative design. We bring you houses that captivate your heart with an uncompromising commitment to providing a sustainable balance between affordability and luxury. With a strong sense of environmental responsibility, we construct homes that meet international construction standards. By designing the best living places, we aim at achieving new heights and establishing ourselves as a leading organisation. Customers looking for a new home to reside in, or just wanting to make an investment, will surely find great value in us.

We are beyond grateful to our valued consultants for their expert support and professionalism.



Principal
Consultants



MEP
Consultants



Structural
Consultants



Landscape
Architects



Visuals & CGI
Consultants



Branding and
Communication

sunshine VIHANN

A PROJECT BY



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Gated Community Approved by



Reg.No: P02400004666



Approved

Member of

