

*Living free is our nature!*



**Location Advantages:**

- Very close to proposed 6 lanes National Highway 2 Kms • Simhachalam 10 Kms • Arilova Health City 15 kms
- Airport 18 Kms • Railway Station 24 Kms • Very close to Engg. colleges located with 4 kms
- Very close to IIM Close to Gambhiram IT SEZ 20 kms



A PROJECT OF 1.85 ACRES NATURE RICH VILLAS  
**A Boutique Style Living Villas at The Capital City - Vizag**

EXISTING 40 FEET WIDE ROAD

**GVMC**  
APPROVED

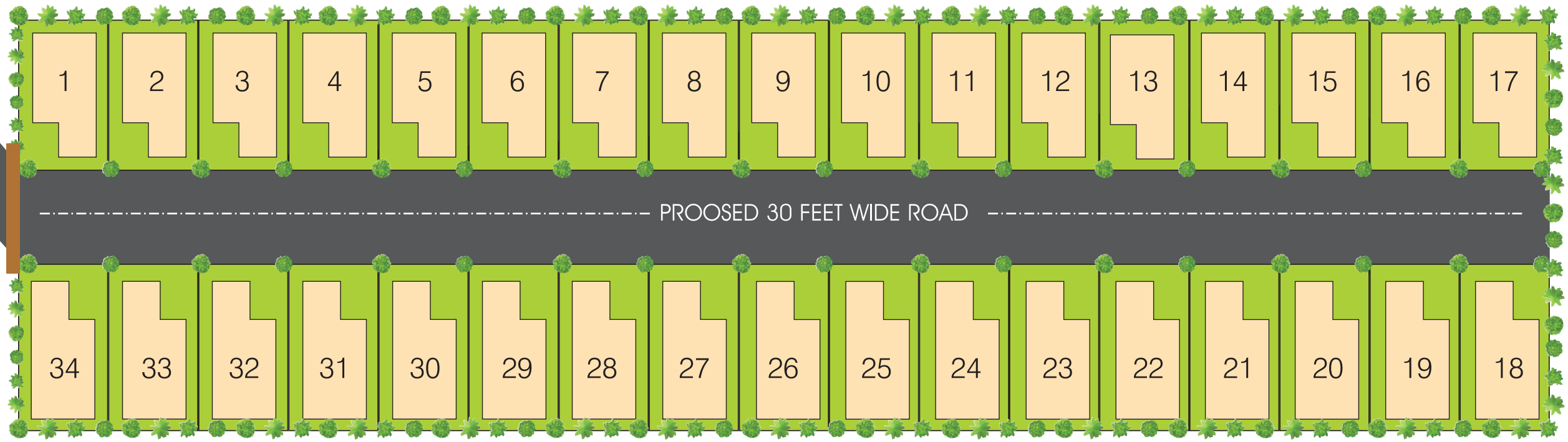
**GATED COMMUNITY WITH LUXURY VILLAS**  
**@ THE CAPITAL CITY VISAKHAPATNAM**



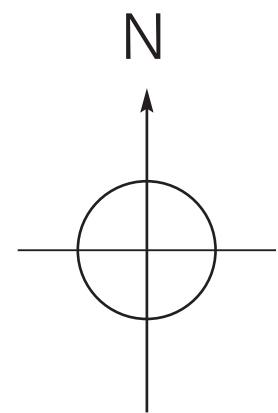
A PROJECT OF 1.85 ACRES NATURE RICH VILLAS

DWELL IN THE RARITY OF AN URBAN UTOPIA

SOUTH FACING : 30' X 50'



NORTH FACING : 30' X 53'



**Project Highlights:**

- Well Design Entrance Arch
- Vastu Compliance
- All Around Compound
- Fencing 30 ft Roads
- Avenue Plantation
- LED Street Lights
- Landscaped Surroundings
- Underground Cabling
- Underground Drainage
- 24-hrs Water Supply
- 24-hrs Security

*Homes* that signify **perfection** in *Planning*

**NORTH | 30' x 53'**

**2000 Sft**

**SOUTH | 30' x 50'**

**2000 Sft**

**Ground Floor**

- Car Porch : 139" x 200"
- Puja : 53" x 40"
- Drawing : 123" x 130"
- Dining : 140" x 160"
- Kitchen : 100" x 110"
- M. Bed Room : 126" x 110"



**First Floor**

- Balacony-1 : 10'0" Wide
- Living : 150" x 110"
- Study : 100" x 110"
- Balacony-2 : 5'9" Wide
- M. Bed Room : 126" x 110"
- CH. Bed Room : 120" x 130"

**Ground Floor**

- Car Porch : 143" x 120"
- Lobby : 106" x 70"
- Living : 176" x 127"
- Dining : 106" x 100"
- M. Bed Room : 126" x 110"



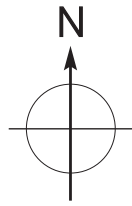
**First Floor**

- Sit Out : 11'3" x 70"
- Lobby : 106" x 75"
- Living : 143" x 127"
- Study : 100" x 110"
- Balacony : 5'9" Wide
- M. Bed Room : 133" x 100"
- CH. Bed Room : 120" x 138"



NORTH

30' x 53'



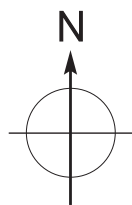
North Facing - Ground Floor Plan



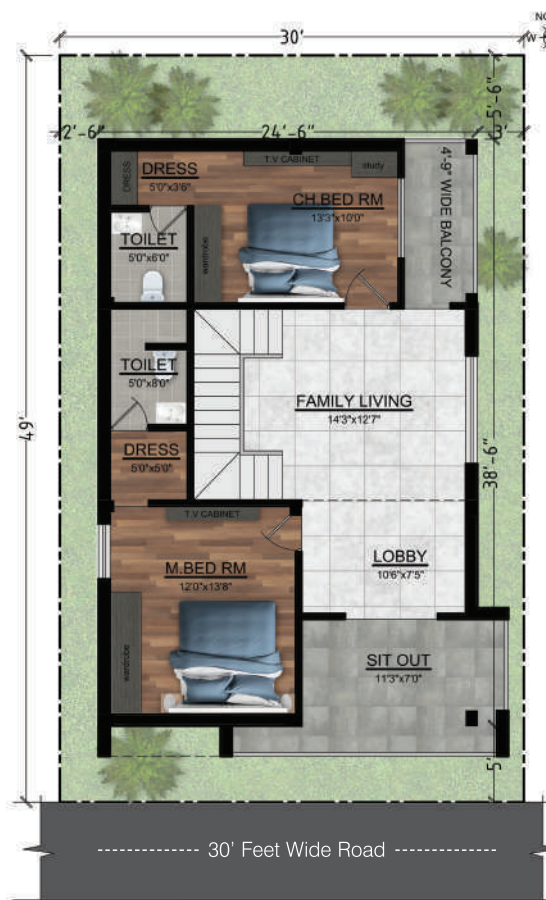
North Facing - First Floor Plan

SOUTH

30' x 50'



South Facing - Ground Floor Plan



South Facing - First Floor Plan

## : SPECIFICATIONS :

- FOUNDATION & STRUCTURE** : RCC framed structure in M20 grade concrete to withstand zone-It seismic loads
- SUPER STRUCTURE** : Solid bricks in cement mortar. 6" thick for external walls & 4" thick for internal walls
- PLASTERING** : Internal: 18 mm thick double coat cement plaster with smooth finishing Ceiling: 12 mm thick single coat cement plastering External: 20 mm thick double coat sand faced. water proof cement plastering
- JOINERY WORKS** : Maindoor: Teak wood door frame & aesthetically designed Teak shutters finished with melamine matt polish. fixed with door eye view and designer hardware of reputed make Internal Doors: Wood frame & moulded designer flush shutter with standard hardware fittings of reputed make Toilet Doors: Wood frame and hard-core filled waterproof flush shutter with standard hardware fittings of reputed make Windows: UPVC windows with sliding and fixed shutters with single glazed float glass and standard hardware with MS safety grill
- ELECTRICAL WORKS** : Concealed copper wiring in conduits for lights, fans and power plug points with metal boxes & modular switches and all electrical fittings of standard make Power outlets for air-conditioners in all bedrooms Power outlets for geysers in bathrooms & washing machine in utility Power plugs for cooking range, ref rigerator, microwave oven and mixer/grinder in kitchen Each Distribution Board (DB) shall have Miniature Circuit Breakers (MCB). Provision of wiring for Inverter
- COMMUNICATION SYSTEM** : Provision for cable TV & telephone connections in Living/Drawing room and Master bedroom Provision for DWI (Direct-to-home) service to Living room Provision for Internet connection to each villa
- PLUMBING & SANITARY WORKS** : Concealed CPVC pipes for water lines. PVC pipes for drainage/sewerage lines and all chrome plated CP fittings of standard make Floor mounted EWC with health faucet and Rush tank of standard make in all toilets Hot & cold wall mixer with shower in toilets White color washbasin in all the toilets Provision for geysers in bathrooms
- PAINTING** : Internal: Smooth finish with luppum over a coat of primer and top finish with two coats of plastic emulsion paint with roller finish for alt the internal walls and ceiling External: Combination of texture, cladding and putty finish with anti-fungal waterproof exterior emulsion paint over one coat of primer Doors: Enamel paint to all the doorframes and shutters
- FLOORING** : Living / Dining: Vitrified porcelain tiles (24"x24") of standard quality Bedrooms & Kitchen: Vitrified tiles (24-x24-) of standard quality Toilets: Acid-resistant and anti-skid ceramic tiles of standard quality Utility/wash & Balconies: Anti-skid, matt finished ceramic tiles of standard quality with provision for washing machine
- TILES CLADDING & DADO WORK** : Kitchen: Designer glazed ceramic tiles dado up to T height above the kitchen platform Toilets: Designer glazed ceramic tiles dado up to door height Utility/wash: Glazed ceramic tiles dado up to 4--0- height
- KITCHEN** : Cooking platform with highly polished granite stone top with half round moulding Stainless steel sink with drain board & provision for soft water connection Provision for exhaust fan Provision for Aqua guard/Reverse Osmosis (R.O) connection Provision for upgrading to designer modular kitchen at extra cost **WATER SUPPLY**: GVMC Water.
- SECURITY** : Solar fencing.

NOTE: Registration of plot of land/villa. VAT and Service Tax are applicable as per Government norms. Amenities charges shall be calrn.