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ÉLLINGTON VENTURES

6th Floor, MKR REGENCY, Behind SBI Tadepalli - 522 501. AP.

A concept of **kreao2** | 9989 11 99 00



AARNIKA

Rediscover the joy of pure living

Iconic Lifestyle Apartments By

ÉLLINGTON VENTURES

of all the privileges of living
at AARNIKA
the rarest is living around
CLASS , COMFORT &
CONNECTIVITY

Five floors of designer apartments, created with a keen eye on the five elements of nature, to lift your spirits and elevate your senses with every breath. The dwellings have been conceived on the resort style ambience - where cutting-edge technology complements our quest to nurture nature and natural living within your living spaces.


AARNIKA
Rediscover the joy of pure living






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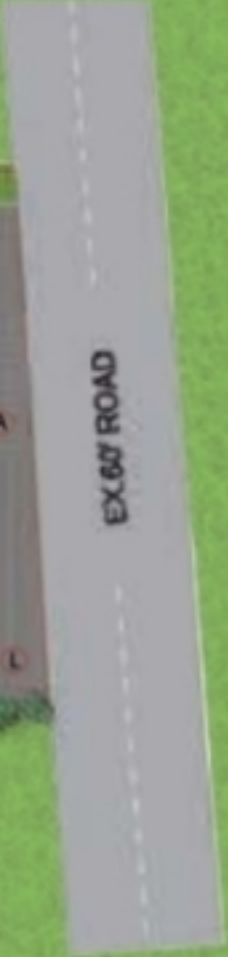
EVERY EXPERIENCE IS
ENRICHED.
Each moment
is bedecked.

Your lifestyle is indeed a kaleidoscope that illustrates a coming together of the rich diversity that defines you. Aarnika defines your personal and community space, with ornamental and aroma plants, Indian traditions and global aesthetics.

BLOCK - C

BLOCK - B

BLOCK - A



Master Plan

Legend

- A. Entrance Arch
- B. Exclusive Club House
- C. Multi-cuisine Restaurant
- D. Saloon & SPA
- E. Air Conditioned Gymnasium
- F. Multipurpose Hall & AC Rooms
- G. Car Wash Stations
- H. Elders' Sitting Area
- I. Children's play area
- J. Herbal Planitation
- K. Swimming Pool
- L. Security





Experience the natural difference of Aarnika.

We believe that the moment someone steps into the gate of an apartment complex they need to be transported into a space that is at once welcoming, comforting and distinct. This Experience is characterized by complete adherence to our design values and principles. We believe in creating homes whose beauty is marked by simplicity, derived from nature and above-all is organic in architecture. Each home we build is characterized by sensitivity to site and structure. Be welcomed by a verdant green passion in the flowers and creepers that greet you in every window and grow in every thoughtfully sculpted avenue around you.

Site Plan



BLOCK - A TYPICAL FLOOR PLAN

Area statement

Plat No.	1	2
BHK	3 BHK	3 BHK
Area in Sq.	1850	1855



Site Plan



BLOCK - B
TYPICAL FLOOR PLAN



Area statement

Plat No.	Unit	Area in Sft.
1	3 BHK	1890
2	2 BHK	1260
3	2 BHK	1260
4	2 BHK	1260
5	3 BHK	1890
6	2 BHK	1270
7	3 BHK	1890
8	2 BHK	1260
9	2 BHK	1260
10	2 BHK	1260
11	3 BHK	1890
12	2 BHK	1270



EXPERIENCE
THE NATURAL
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BLOCK - C



Site Plan



TYPICAL FLOOR PLAN - Block-C



Flat No.	BHK	Area in Sq.
1	3 BHK	1890
2	3 BHK	1890
3	3 BHK	1890
4	3 BHK	1890
5	2 BHK	1270
6	3 BHK	1890
7	3 BHK	1890
8	3 BHK	1890
9	3 BHK	1890
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DAY VIEW

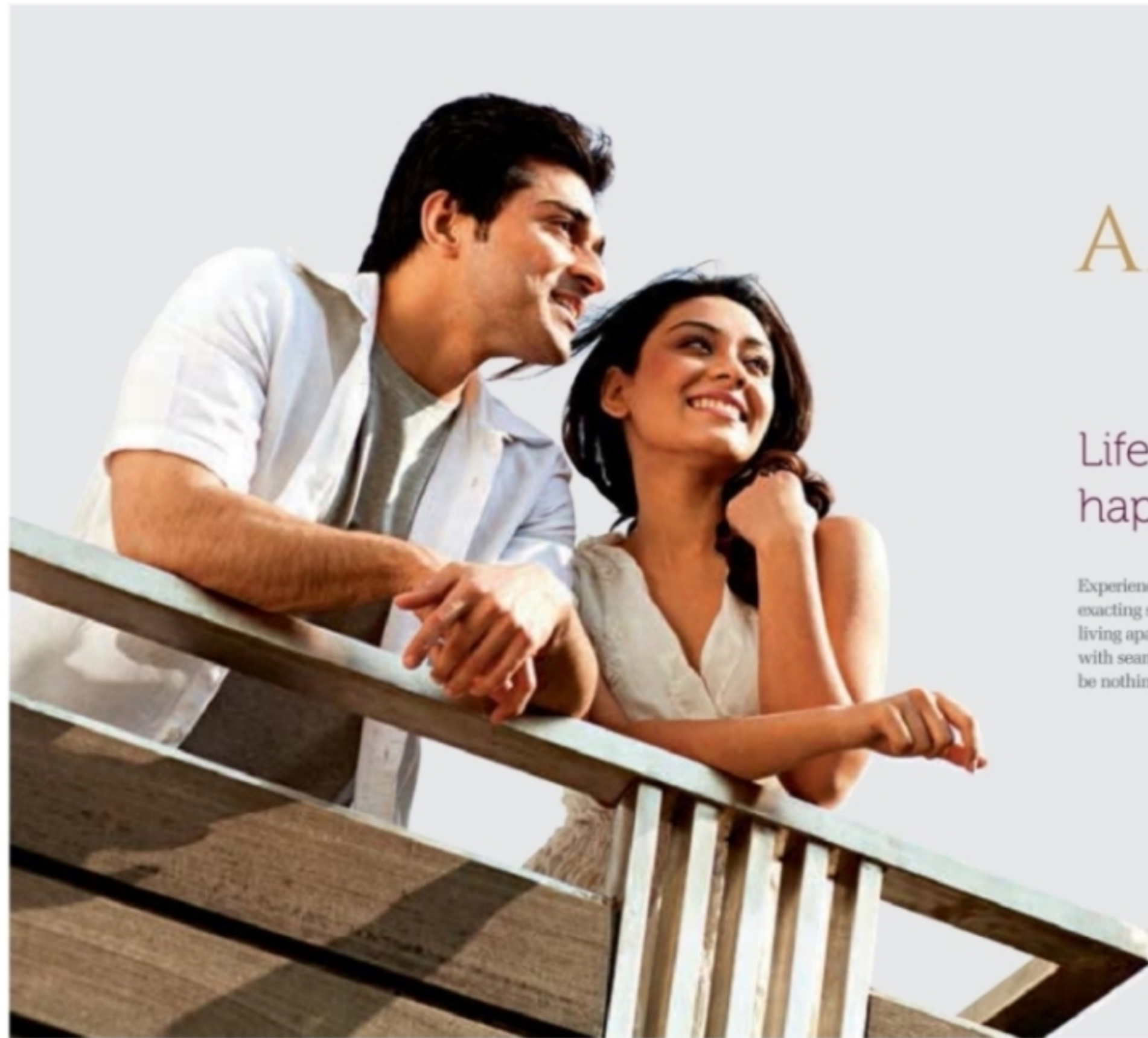


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The Future is Here...






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Life's best experiences
happen @ Aarnika

Experience the divine in the everyday at Aarnika. Built with exacting standards of architecture and design, these fine living apartments combine the natural and the contemporary with seamless ease. Because, we believe that a home should be nothing short of an inspired experience.

AN EXCLUSIVE
CLUBHOUSE
where you step into recreation

For those who work hard, an exclusive clubhouse at entrance is an inviting sight at Aarnika. The exclusive clubhouse has a rich variety of recreation options that involve your five senses. Enjoy social connectivity with your community over leisure times. Play indoor games, work out at gym daily to stay fit.

Ladies will have a gala time at a separate enclave. Restaurant on top of the terrace and watching stars and sky is a special experience to residents. The open spaces are done exquisitely with landscaping. Every square yard is designed as a visual treat. Each block is sumptuously treated with tot lot for lung space and fun. Children playing around will make a vibrant environment.



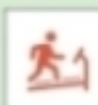
UPSTYLE AMENITIES

AARNIKA

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Exclusive Club House



Air Conditioned Gymnasium



Indoor and Outdoor Games



Roof Top Yoga & Meditation Deck's



Saloon and SPA



Children's play area



Multipurpose Hall & AC Rooms



Roof Top Restaurant



Super Market and ATM



Car Washing Stations



FOUNDATION STRUCTURE: Shell -Earthquake Resistant R.C.C framed structure in accordance with IS-456:2000 and 1893:2002.

SUPER STRUCTURE : First-class Clay Brick/AAC Brick Masonry in cement mortar 9" outer walls, 4.5" inner walls.

FINISHES : **Internal Area :** Smooth plastered surface treated with Wall Putty of Birla / Equivalent and painted with Plastic emulsion. **Common Area :** Smooth plastered surface treated with Wall Putty of Birla / Equivalent and painted with Plastic emulsion. **External Area :** Two coats of cement plastering with two coats of Birla Putty or equivalent and Stone cladding / Texture.

WATER PROOFING: Water-proof cement plaster inside bathrooms and other places as required.

GRILLS : M.S safety grills for windows aesthetically designed.

KITCHEN : Black Granite platform with Stainless steel sink with both Drinking and Bore water connection, provision for R.O system & provision for Chimney.

FLOORING : Hall, Bedrooms, Kitchen and Balcony - Double Charged and Vitrified 800x800 tiles of reputed make. Toilet-Anti-skid Matt finish ceramic tiles.



SPECIFICATIONS



DOORS & WINDOWS: **Main Door :** Factory made solid wood door frame and batten door with veneered PU polish, aesthetically designed with good quality hardware and Mortise locking system of reputed make.

Other Doors: Factory made solid wood door frame and good quality flush shutter fixed with quality hardware and cylindrical two way lock.

Balcony Doors : UPVC/Aluminum sliding shutters of Reputed Make with 5mm glass and mosquito mesh track.

Windows : UPVC/Aluminum sliding shutters of Reputed Make with 5mm glass and mosquito mesh track.

French Doors : UPVC door frame with reputed make of tinted and toughened glass.

TILE DADOING : **Kitchen :** Glazed ceramic tile dado up to 2' height above kitchen platform. **Toilet -** First class ceramic tile dado up to door height. **Utility/ Wash :** Glazed ceramic tile dado up to 3' or more height as required.

TOILETS : Wash basin with Bottle trap of Reputed make. Single Piece/ Wall mounted WC with flush tank of Reputed make All Wash Basins with Bottle traps Hot and cold water Mixers/ Diverters in shower area of reputed make Provision for geyser and exhaust fan All C.P fitting of JAQUAR or equivalent make.

ELECTRICAL : Concealed copper wiring with POLYCAB or equivalent make. Modular switches/sockets will be of LEGRAND or equivalent make. Air conditioner points in all bedrooms, Hall / Dining. Geyser Points in all Toilets. Miniature Circuit Breakers (MCB) & ELCB for each distribution Board. Plug Points for cooking range, chimney, refrigerator, microwave,RO, oven/mixer/grinder in kitchen

LIFT : **A Block :** One No. of 6/8 Passenger Lift of Johnson or reputed make. **B Block :** One No. of 6/8 passenger Lift and One Service Lift of Johnson or reputed make. **C Block :** One No. of 6/8 passenger Lift and One Service Lift of Johnson or reputed make. **Amenities :** One No. of 6/8 Passenger Lift of Johnson or reputed make.

COMMUNICATION : Provision for Telephone points in all bedrooms, drawing/ living area. Provision for Internet connection in all bedrooms, drawing / living area.Provision for cable connection in all bedrooms, drawing/living area.Provision for Intercom from unit to unit and from Security & Watchman room to all flats.

GENERATOR : Back-up generator with Automatic & Manual Switch mode, back-up apart from A/c's and Geysers upto 1kv limit In each flat.

PARKING : One Covered parking space for each Flat.

SOLAR FENCE : Solar Fencing will be provided all around the compound wall.

CCTV SURVEILLANCE: Closed Circuit Television Coverage in Main Entrance, Building Premises and in all Floor Corridors with Monitor & DVR.

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Still just a walk away from
**THE BIGGEST
FUTURE DESTINATION
of the city...**



Accessibility

Proximity to key facilities.

* Not to Scale

Multi-speciality Hospitals

- 2 minutes to Manipal Hospitals
- 8 minutes to NRI Hospitals

Connectivity

- 1 minutes to NH 16 Chennai-Kolkata Highway
- 7 minutes to Vijaywada Railway Station
- 5 minutes to Central Bus Stand
- 25 minutes to Airport
- 10 minutes to Mangalagiri IT Park

Retail Shopping & Entertainment

- 2 minutes to ushodaya super market
- 5 minutes to beasant road
- 8 minutes to PVP Mall & Cine Polis
- 8 Minutes to PVR & Ripples mall
- 10 Minutes to Trendset Mall & Capital cinemas
- 15 minutes to LEPL Inox Cinemas

Quality Education

- 5 minutes to KL University
- 10 minutes to NRI Medical college
- 15 minutes to Nagarjuna University



ÉLLINGTON VENTURES

Everything we plan, design and built, We focus on creating homes that will enrich the lives of the people

Over the years, we have been witness to the changing lifestyles of people in urban India. Houses gave way to apartments. The Indian kitchen was replaced by the Italian or American kitchen. While we welcomed the progress, we wondered if there is a way to preserve the wonderfully diverse and vibrant culture we had experienced as children. Ellington Ventures was born out of that thought.

Since 2015, when we started building 21st century residences that retain the Indian ethos, we have embarked on a phenomenal journey of discovering home design and the human connections it can help build. Our learning curve has been very steep. Not being from formal architecture backgrounds, we took inspiration from the places we visited, the people we connected with and the literature we were fortunate to read. We are happy to say that in every project that Ellington Ventures has taken up, we have been able to implement all our learning and our customers will vouch for that.



OUR COMMITMENT
TO PRESERVING
A GREEN WORLD
you step into the Green Life

At Ellington, our commitment of creating a green ecology is not limited to the architecture and design of our projects. It goes into community spaces and aims to touch people's daily lives.

We are happy to report that our initiatives of planting and maintaining trees of medicinal and therapeutic qualities in the community parks we developed are showing great results. People living in and around those areas have started to get involved in our initiatives and are enjoying the benefits of the green environment.

We believe that the green evolution begins right at home

A Project by

ÉLLINGTON
VENTURES

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AARNIKA

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Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit.