



www.aadyaee.com



AADYA EDIFICE INDIA PVT. LTD.
CORPORATE OFFICE

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AP OFFICE

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e-mail: enquiry@aadyaee.com

Project Address



AADYA'S AARNA

Opp. Acharya Nagarjuna University, NH-16, Chennai - Vijayawada Highway,
Kantheru Road, Pedakakani Mandal, Guntur, Andhra Pradesh



GV Associates

ARCHITECTS, ENGINEERS

1st Floor, Plot No.137, Road No. 1, Avenue 3,
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AADYA EDIFICE INDIA PVT LTD

PROUDLY PRESENTS

A GRANDIOSE COMMUNITY OF LIMITED
35 ROYAL VILLAS WITH EXQUISITE CLASS @
OPP. NAGARJUNA UNIVERSITY, GUNTUR - VIJAYAWADA HIGHWAY, AP



AADYA'S
AARNA
Royal Villas



WELCOME TO THE ROYAL LIFE



EAST FACING STREET VIEW



LIVING REDEFINED

A life that offers you exclusivity is now yours. For those who have been dreaming of owning a villa, AADYA EDIFICE INDIA PVT. LTD., presents yet another lifestyle aspiration - a very exclusive Gated Community of 35 uniquely designed Premium Luxurious Villas nestled in greenery and open spaces at Opp. Nagarjuna University, Vijayawada-Guntur Highway, AP. The villas are truly exceptional, designed to perfection, immaculately built with oozing sophistication. The elegant façade, the contemporary interiors and the ultra-plush features and bountiful amenities make AADYA'S AARNA a rare pedigree homes.

EXQUISITELY CRAFTED HOME FOR THE WHOIE FAMILY



Come home to an easy living, breezy breathing community where solely 35 select families will be able to form strong and lasting relationships for generations to come. It's a grand gated community of vivacious villas with superlative style, and everything all modern families deserve-- like classy comforts, avant-garde amenities, vivacious views and lush landscaping. What's more, an ensemble of visionary architecture, resourceful location and clubhouse indulgences make Aadya's Aarna one of the most enviable residential address.



WEST FACING STREET VIEW



PROJECT HIGHLIGHTS

- ❁ 100% Vasthu
- ❁ Round the clock security
- ❁ All Around Project Compound Wall security
- ❁ 24 Hours Ground Water
- ❁ Tree Lined Avenue
- ❁ Sewage Treatment Plant
- ❁ Under Ground Cabling
- ❁ CCTV Camera Security
- ❁ Street Lights
- ❁ Solar Fencing
- ❁ Stand By Power Supply



FEATURING TRADITIONAL CHARM, SPACIOUS NOOKS AND CONTEMPORARY LOOKS



MASTER PLAN LEGEND

- | | | | |
|--------------------------|-----------------------------|---------------------------|-----------------------|
| 01 ENTRANCE GATE | 02 CLUB HOUSE | 03 SWIMMING POOL | 04 KIDS POOL |
| 05 KIDS PLAY AREA | 06 BASKET BALL COURT | 07 BADMINTON COURT | 08 ELDERS PARK |
| 09 PARK | 10 JOGGING TRACK | | |

The master plan of AADYA'S AARNA is a reflection of world-class living amid refreshing setting. The well planned community resonates with traditional charm, spacious nooks and contemporary looks. Surrounded by the serenity of greenery all around, the layout concentrates on creating community-focused experiences.

A new wave of thoughtful features and exceptional facilities represent a masterly handling of the project. A sense of place here conveys a pristine habitat rich in both form and function. In essence, while the elegant enclave provides all city comforts and rejuvenating escapes, it also shuts out urban stresses.





**EAST FACING VILLA
1 TO 18**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST FACING
VILLA PLAN**

AREA STATEMENT

GROUND FLOOR	: 890.00 sqft
FIRST FLOOR	: 890.00 sqft
SECOND FLOOR	: 890.00 sqft
TOTAL AREA	: 2670.00 sqft




 AADYA'S
AARNA
 Royal Villas

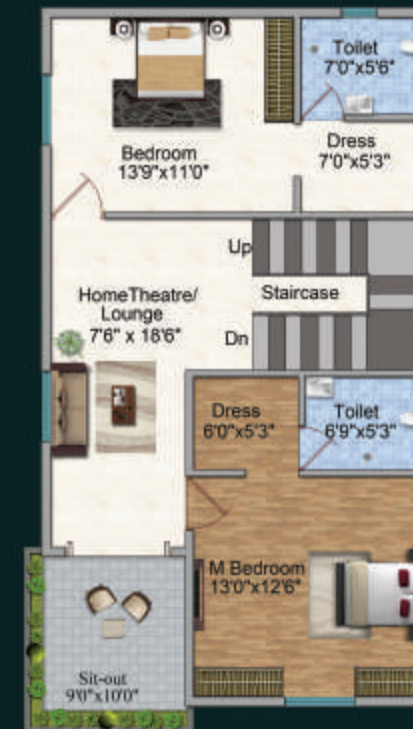
 WEST FACING VILLA
 19 TO 35



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**WEST FACING
 VILLA PLAN**

AREA STATEMENT	
GROUND FLOOR	: 890.00 sqft
FIRST FLOOR	: 890.00 sqft
SECOND FLOOR	: 890.00 sqft
TOTAL AREA	: 2670.00 sqft

BLEND OF LUXURY AND COMFORT





LIFE IN UNWIND MODE IN



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LUXURY AMENITIES



- 👑 Club House
- 👑 Swimming Pool
- 👑 Modern Gym
- 👑 Party Hall
- 👑 Jogging Track
- 👑 Elders Park
- 👑 Indoor Games
- 👑 Kids Play Area
- 👑 Badminton / Shuttle Court
- 👑 Basket Ball Court
- 👑 Landscape Garden



YOU WOULD LOVE TO LOSE YOURSELF IN THE SPIENDOUR

A home is a form to express your fondness for style, blending functionality and luxury with aesthetics. You want it to be a statement of your lifestyle, bringing your family the convenience, comfort and connectivity to ensure a well-balanced life.

SPECIFICATIONS



STRUCTURE
RCC framed structure. Floorings, Columns, Beams, and slab in R.C.C higher grade concrete

SUPER STRUCTURE
Solid light weight cement blocks/ Red bricks for the walls in cement mortar

PLASTERING
Internal: Double coat with sponge finish
Exterior: Double coat with sponge finish

DOORS
Main Door: Best Teak Wood Frame and shutter aesthetically designed with melamine polishing and designer hardware of reputed make.
Internal Doors: Teak wood frame and HDF designer skin moulded paneled door shutters with standard fittings & locks
Windows: Window frames in UPVC / Aluminium with glass panels fitted with standard hardware

FLOORING
First Quality verified tile flooring in living room, bedrooms, and kitchen, corridors, lobby and balconies

KITCHEN
Granite platform with stainless steel sink/Carysil sink, provision for fixing, water purifier, ceramic tile dado upto 2' height above kitchen platform. Provision for exhaust & Chimney

PAINTING
External: Exterior texture paint with exterior emulsion paint of Asian / Equivalent
Internal: Smooth wall putty finish with acrylic emulsion paints of Asian / Equivalent over a coat of primer

ELECTRICAL
Concealed wiring of finolex or equivalent make fire retardant wiring in conduits for lights, fan, plug and power plug points of finolex make or equivalent make

- a) Power outlets for air-conditioners in all bedrooms
- b) Power outlets for geysers in all bedrooms
- c) Power plug for cooking range chimney, refrigerator, microwave ovens, mixer grinder in kitchen
- d) Adequate plug points for refrigerator, T.V & audio systems etc.,
- e) 3-phase supply for each villa and individual meter boards
- f) All electrical fittings of LEGRAND or equivalent make

BATHROOMS & TOILETS

- a) Wash Basins: Pedestal wash basin
- b) WC flush tank of Hindustan / parryware or equivalent make
- c) Hot and cold mixer with shower
- d) Provision for geysers in toilet
- e) All fittings are chrome plated
- f) Tiles upto 7' height
- g) Ceramic non slippery Flooring

INTERNET
One internet provision in each villa

CABLE TV
Provision for cable in all bedrooms & Living room

TELECOM
Telephone points in all bedrooms & Drawing room



ARRAY OF ELEMENTS HOLDING
THE INTEGRITY OF
THIS SUBlime DEVELOPMENT



Aadya's Aarna is located in a high-growth location, close to eminent educational institutions, work hubs, top-notch residential colonies, and mere minutes from growth centres like Guntur, Vijayawada and Mangalagiri. What's more, you can unwind at amusement parks, treat your taste buds at ritzy restuarants, enjoy sporting events at cricket stadiums, and travel nationally/internationally through railway station/airport - all in close proximity

The area earned a reputation as an educational hub! Some of best universities like Acharya Nagarjuna, KL SRM, VIT, Amrita fall in its radius. NRI Medical College is about to grace the location and the incredible AIIMS is anywhere here to cater some state-of-the-art healthcare

SCHOOLS

- Sri Viswasanthi High School
- GEMS School
- JMJ School
- Next Gen International School
- Sri Chaitanya School

COLLEGES

- Vasireddy Venkatadri Inst. of Technology
- Home Science College
- St. Ann's Degree College for Women
- CK Jr. College
- Chalapathi Inst. of Engg. & Technology
- Priyadha Inst. of Technology & Management
- Nirmala College of Pharmacy

HOSPITALS

- S.H.K.V.P.B Trust Hospital
- NRI General Hospital
- AIIMS
- Sankara Eye Hospital
- Samatha Multispeciality Hospital
- Life Line Hospital
- Vedanta Hospitals



Haailand (Kaza, Mangalagiri)



Acharya Nagarjuna University



Prakasam Barrage (Vijayawada)