

WELCOME TO
THE NEXT LEVEL OF LUXURY LIVING



Luxury Villas Located Opp. Acharya Nagarjuna University,
Guntur - Vijayawada Highway, A.P

AADYA EDIFICE INDIA PVT LTD

Proudly Presents

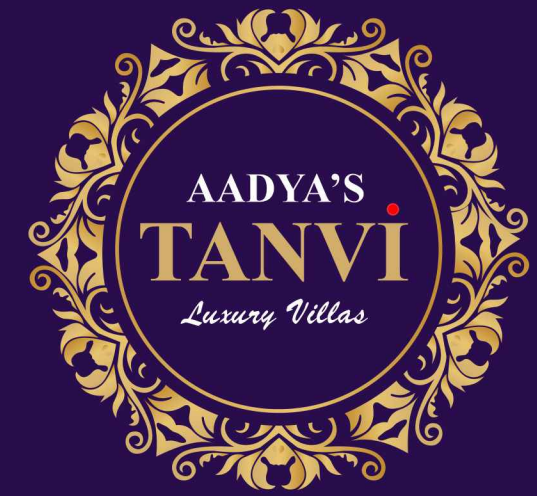
A BOUTIQUE COMMUNITY
OF LIMITED 25 EXOTIC VILLAS
WITH EXQUISITE CLASS



AN INVITATION TO LIVE NEAR

ACHARYA NAGARJUNA UNIVERSITY ON GUNTUR-VIJAYAWADA HIGHWAY

Come home to an easy living, breezy breathing community where solely 25 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 Tanvi one of the most enviable residential address.



PROJECT HIGHLIGHTS

100 % VASTHU

ROUND THE CLOCK SECURITY

ALL AROUND COMPOUND WALL SECURITY

24HRS 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



The master plan of Aadya's Tanvi 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.

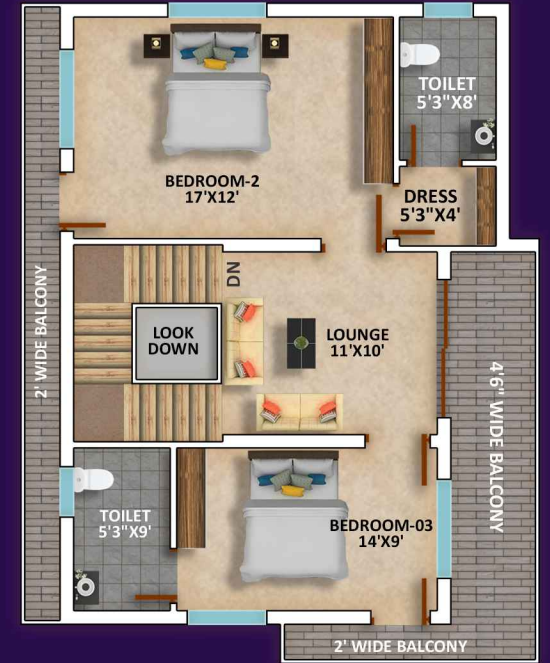
A new wave of thoughtful features and exceptional facilities represent a masterly handling of the project. A sense of place here conveys a pristine habitat rich in both form and function. In essence, while the elegant enclave provides all city comforts and rejuvenating escapes, it also shuts out urban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

MASTER PLAN LEGEND

- | | | |
|----------------------------------|-----------------------------|---------------------|
| 01 ENTRANCE - 1 | 05 ELDERS PARK - 2 | 09 PARK |
| 02 CLUB HOUSE WITH SWIMMING POOL | 06 HALF BASKET BALL COURT | 10 LANDSCAPE GARDEN |
| 03 ELDERS PARK - 1 | 07 BADMINTON /SHUTTLE COURT | 11 KIDS PLAY AREA |
| 04 ENTRANCE - 2 | 08 JOGGING TRACK | |



EAST FACING
VILLA PAINT



GROUND FLOOR
SECOND FLOOR

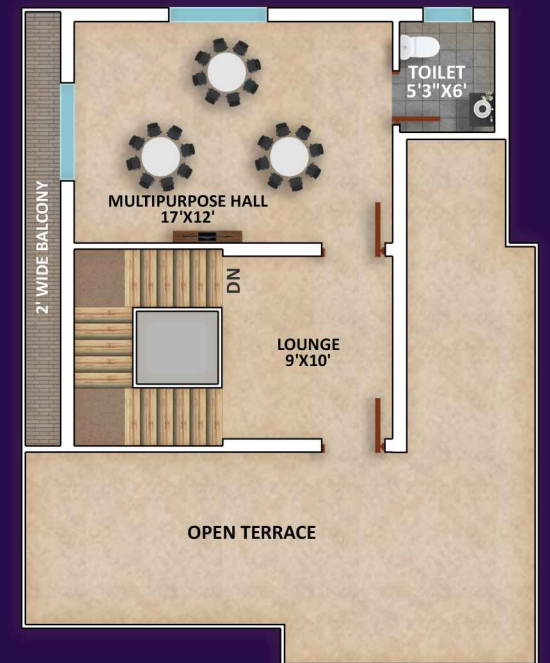
EAST FACING VILLAS
1 TO 8 & 17 TO 23

FIRST FLOOR
THIRD FLOOR



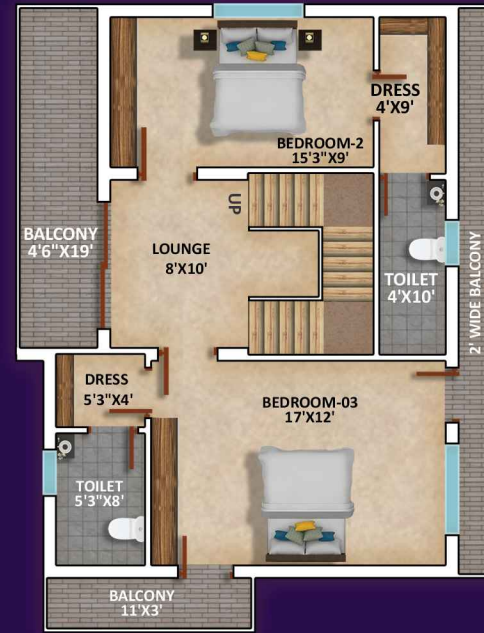
AREA STATEMENT

- GROUND FLOOR
850 SFT
- SECOND FLOOR
850 SFT
- FIRST FLOOR
850 SFT
- THIRD FLOOR
485 SFT
- TOTAL 3035 SFT





WEST FACING
VILLA PAINT



GROUND FLOOR
SECOND FLOOR

WEST FACING VILLAS
9 TO 15

FIRST FLOOR
THIRD FLOOR



AREA STATEMENT

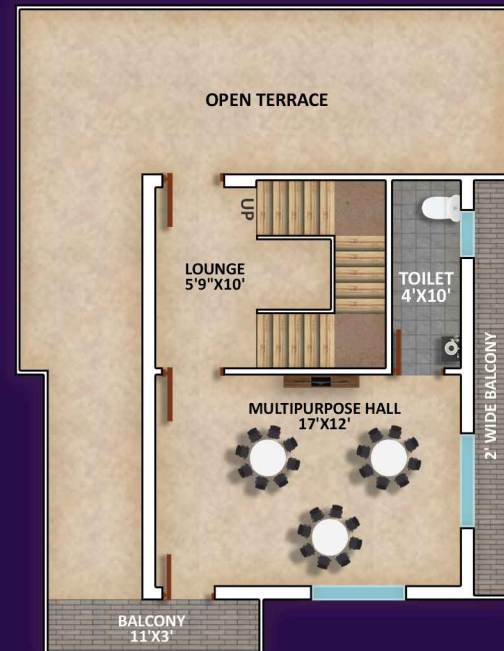
GROUND FLOOR
859 SFT

SECOND FLOOR
859 SFT

FIRST FLOOR
859 SFT

THIRD FLOOR
485 SFT

TOTAL 3062 SFT





FEATURING TRADITIONAL
CHARM, SPACIOUS NOOKS AND
CONTEMPORARY LOOKS



CLUB HOUSE

INDOOR GAMES

SWIMMING POOL

KIDS PLAY AREA

MODERN GYM

BADMINTON / SHUTTLE COURT

PARTY HALL

HALF BASKET BALL COURT

JOGGING TRACK

LANDSCAPE GARDEN

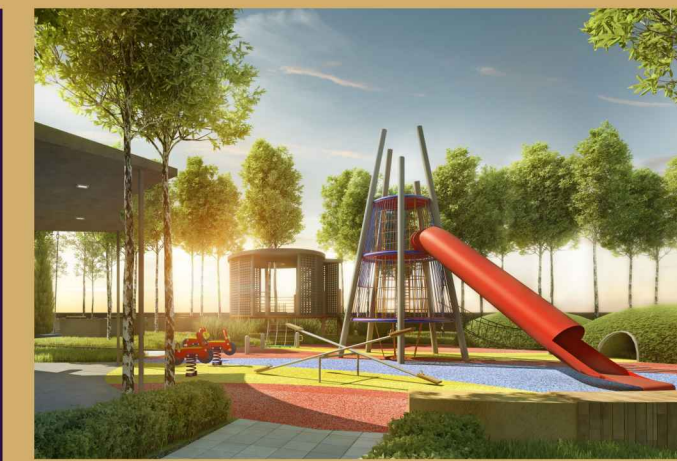
ELDERS PARK



LIFE IN UNWIND MODE IN

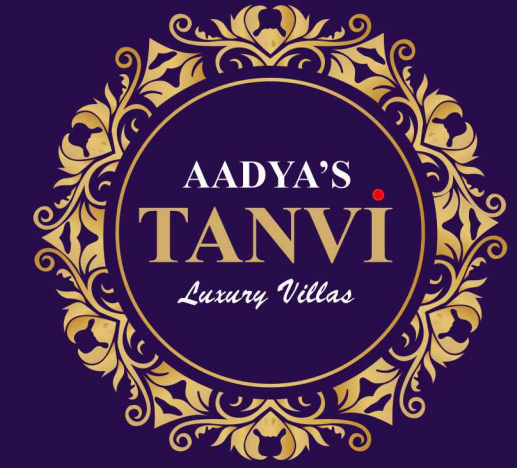


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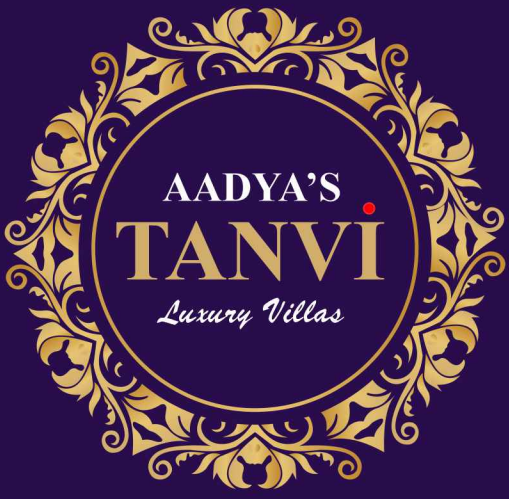




CREATIVE STROKES
OF LIFE WITH NATURE



Immerse in ravishing pool, or simply unwind to the rhythmic splashes and charming lights of the pool side. add rejuvenation to your already fabulous lifestyle, walk yourself at laze to rendezvous by the verdant garden or engage in refreshing indoor and outdoor sports have your kids spend their quality time at the children's park relaxing and learning. Treat yourself with a fiery workout and laud to the concept of a resort home.



YOU WOULD LOVE
TO LOSE YOURSELF IN
THE SPLENDOR

Aadya's Tanvi is so pristinely planned that you would love to lose yourself in the splendour of this lush and lavish community. Life takes center stage as the many modern amenities and urban features balance the setting of the development. What's more, the verdant landscaping is an ideal match with the serenity of the setting and is an idyllic compliment to the hassle-free lifestyle.

ARRAY OF ELEMENTS
HOLDING THE INTEGRITY
OF THIS SUBLIME
DEVELOPMENT



STRUCTURE:
RCC Framed structure. Footings,
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: Teak wood frame and
HDF designer skin moulded paneled
door shutters

INTERNAL DOOR: 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 Vitrified 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 title dado upto 2' height
above kitchen platform. Provision for
exhaust & Chimney

SPECIFICATIONS



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

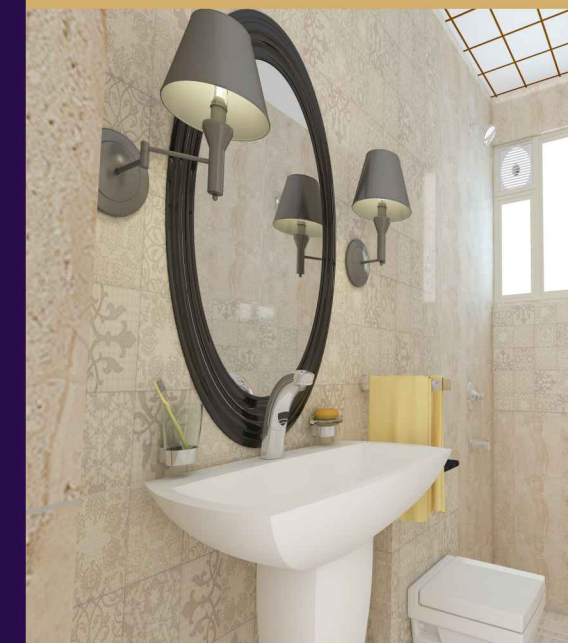
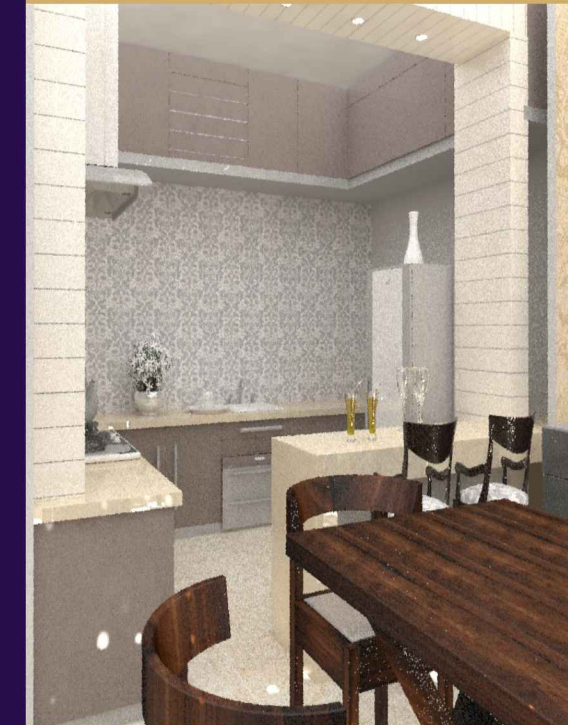
b) Power outlets for geysers in all
bedrooms

c) Power plug for cooking range
chimney, refrigerator, microwave
ovens, mixer grinder in kitchen

d) Adequate plug points for
refrigerator, T.V & audio systems e.t.c

e) 3-phase supply for each villa and
individual meter boards

f) All electrical fittings of LEGRAND
or equivalent make.



BATHROOMS & TOILETS:
a) Wash Basin: Granite counter
top with hot and cold wash
basin mixer
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.



A LIVELY LOCALE WITH FUTURISTIC POTENTIAL AND ALL THINGS UPSCALE

Aadya's Tanvi 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 restaurants, enjoy sporting events at cricket stadiums, and travel nationally/internationally through railway station/ airport — all in close proximity.

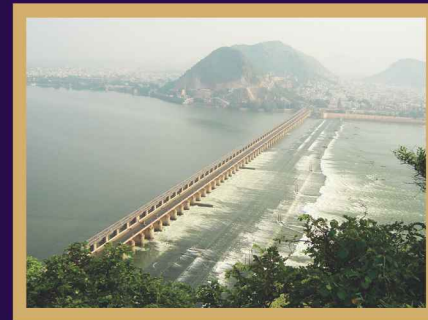
The area earned a reputation as an educational hub! Some of the best universities like Acharya Nagarjuna, KL, SRM, VIT, Amrita fall in its radius. NRI Medical College is about to grace the location and the incredible AIIMS is anywhere here to cater some state-of-the-art healthcare.



HAILAND
(KAZA, MANGALAGIRI)



ACHARYA NAGARJUNA
UNIVERSITY



PRAKASAM BARRAGE
(VIJAYAWADA)

SCHOOLS

- + Sri Viswanthi High School
- + GEMS School
- + JMJ School
- + Next Gen International School
- + Sri Chaitanya School

COLLEGES

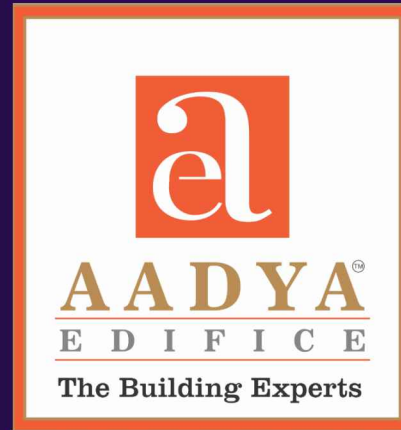
- + Vasireddy Venkatadri Inst. of Technology
- + Home Science College
- + St. Ann's Degree College For Women
- + CK Jr College
- + Chalapathi Inst. of Engg & Technology
- + Priyadha Inst. Of Technology & Management
- + Nirmala College of Pharmacy

HOSPITALS

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



www.aadyaee.com



AADYA EDIFICE INDIA PVT LTD.

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For More Details Pls Contact:

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E: enquiry@aadyaee.com

Project Address



AADYA'S TANVI

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Koppuravuru Village, Pedakakani Mandal, Guntur Andhra Pradesh - 522510

Architect, Engineer & Project Consultants



SVR DESIGN GROUP

Er. Sadineni Venkata Ramana
B.Tech (Civil); M.I.E.F.I.V
CHARTERED ENGINEER

#40-25-48/3, Paruchuri Vari Street,
Near SVS Kalyan Mandapam, Patamatalanka,
Vijayawada. M: 98481 11681.

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

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