

A WORLD  SO UNIQUE

 VAISAKHI
SUNDAR
SKY 
LOUNGE



THOUGHT INITIATES CHANGE
DESIGN CHANGES EVERYTHING

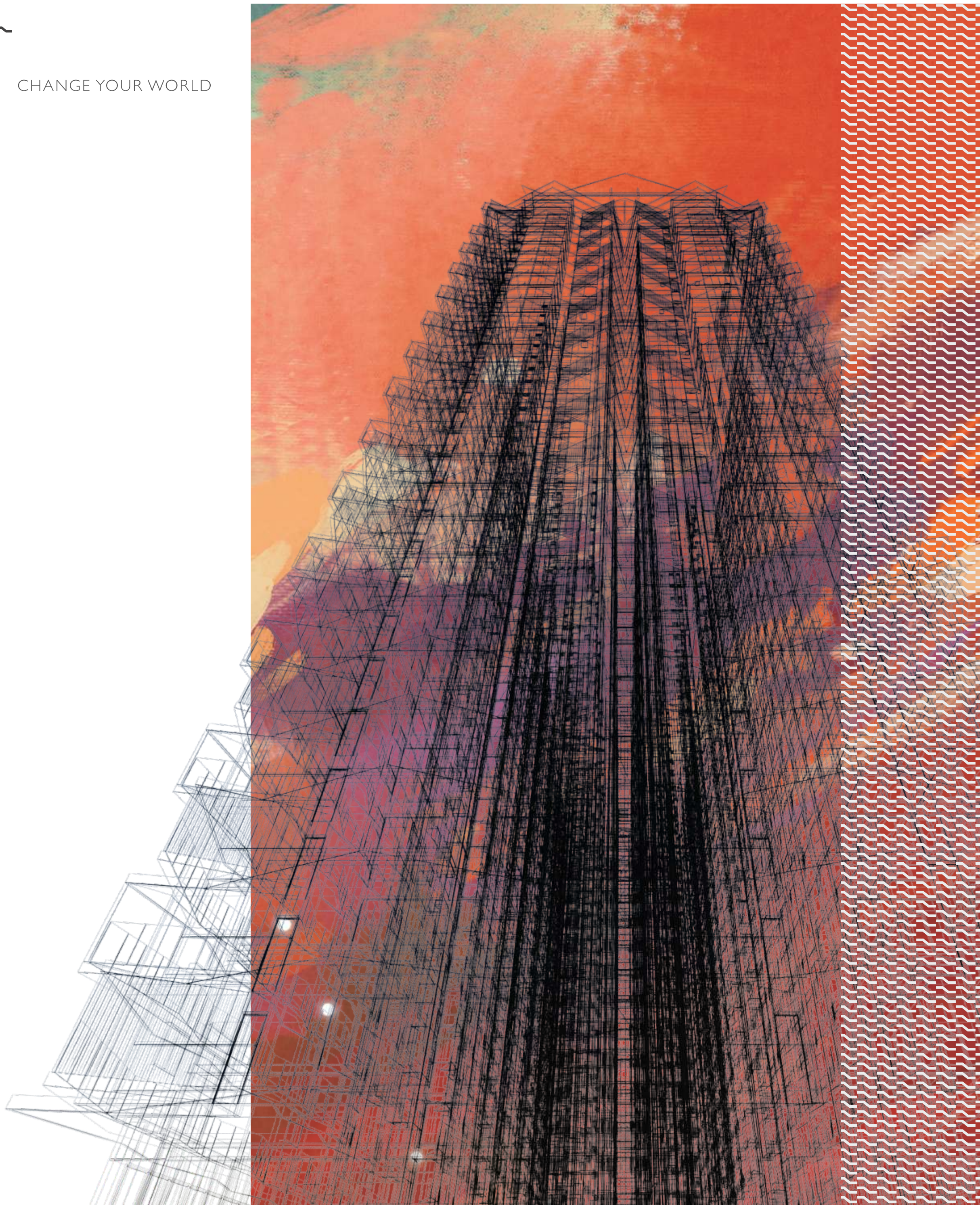


POWERED BY DESIGN
CHANGING THE SKIES

LOUNGE
THE
WORLD

CHANGE YOUR WORLD

DESIGN CREATES CULTURE
CULTURE SHAPES VALUES
VALUES DETERMINE FUTURE



WHERE
DESIGN
INSPIRES
THE
FUTURE

*It Has
Taken* **2500** *Years*

VIZAG GETS ITS FIRST
INTERNATIONAL STYLE,
DREAM APARTMENT
ADDRESS

FOR
FUTURE TO
ARRIVE

Visakhapatnam's history dates back to 2500 years. The present name was given by the Eastern Chalukya King based on their family deity's name Visakha in 1010 CE.

With Sky Lounge, the future has finally arrived! The inspired design of Sky Lounge makes it the most contemporary landmark in modern Vizag.



THE TIME HAS COME

SKY
&
HILL
VIEW

FUTURE
HAS
ARRIVED

Sky Lounge is the kind of address that comes once in several generations. Many will aspire to own it, but only a select few will be privileged to call it home.

MADHURAWADA
VISAKHAPATNAM

LIVE

EXCEPTIONAL

ARCHITECTURE IS NOT
JUST ABOUT SHELTER,
IT SHOULD INSPIRE, EXCITE
AND CHANGE THE
WAY WE LIVE AND
EXPRESS

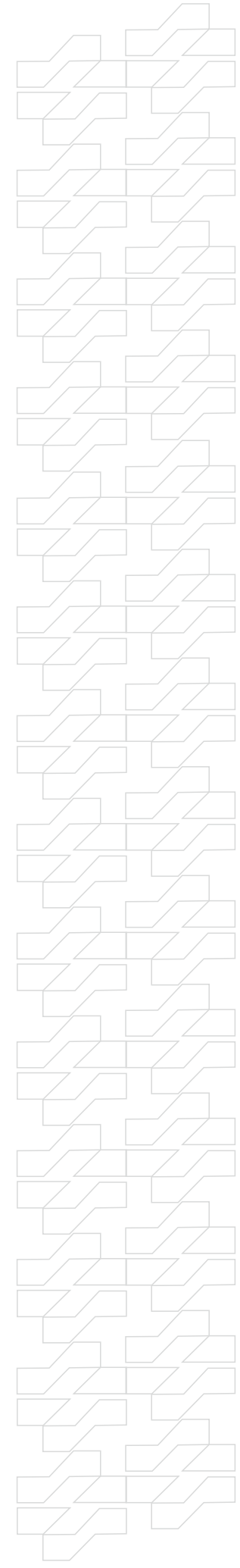
THE ARCHITECT'S DESK

30 FLOORS

578 UNITS

3 BHK ONLY

~ ~ ~
1845 - 2289 - 2445 SFT





Vistaas Architectural Consultants
• MUMBAI • HYDERABAD • PUNE • VIZAG



DESIGN TALKS .
VISION TRANSFORMS .

Vistaas is best known as one of the finest architects for high rise communities in south India with their works that stand out for a remarkable design and spatial planning. The beautiful proportions and fluidity of planning marks a signature on their projects.

At Sky Lounge, the play of sleek lines define the form and spaces.

The building's facade is a captivating masterpiece of geometric patterns and impeccable symmetry. Vertical lines of identical balconies and windows gracefully ascend its entire height, creating a sense of balance and harmony. The meticulous choice of materials and colours in the facade design enhances the building's overall unity. This rhythmic, wave-like symmetry not only adds a touch of architectural elegance but also reinforces the structure's modern and timeless appeal. It's a testament to architectural excellence, where form and function unite in a stunning display of design.

YOUR LOUNGE SAYS WHO YOU ARE.

A lounge is always a symbol of prestige. It stands for status and class. It speaks of opulence and exclusivity. You have the privilege of owning your lounge in the sky, and it's clearly one of a kind.

SKY
LOUNGE

FOREMOST
FUTURISTIC
FIRST OF ITS KIND

For the "Jewel of the East Coast", we created an iconic structure that matches its sense of style. In this scenic city of sun, sand, sea and mountains. The Sky Lounge is an idea that redefines the concept of design. The facade is dramatic, sleek, flaunting and path-breaking.

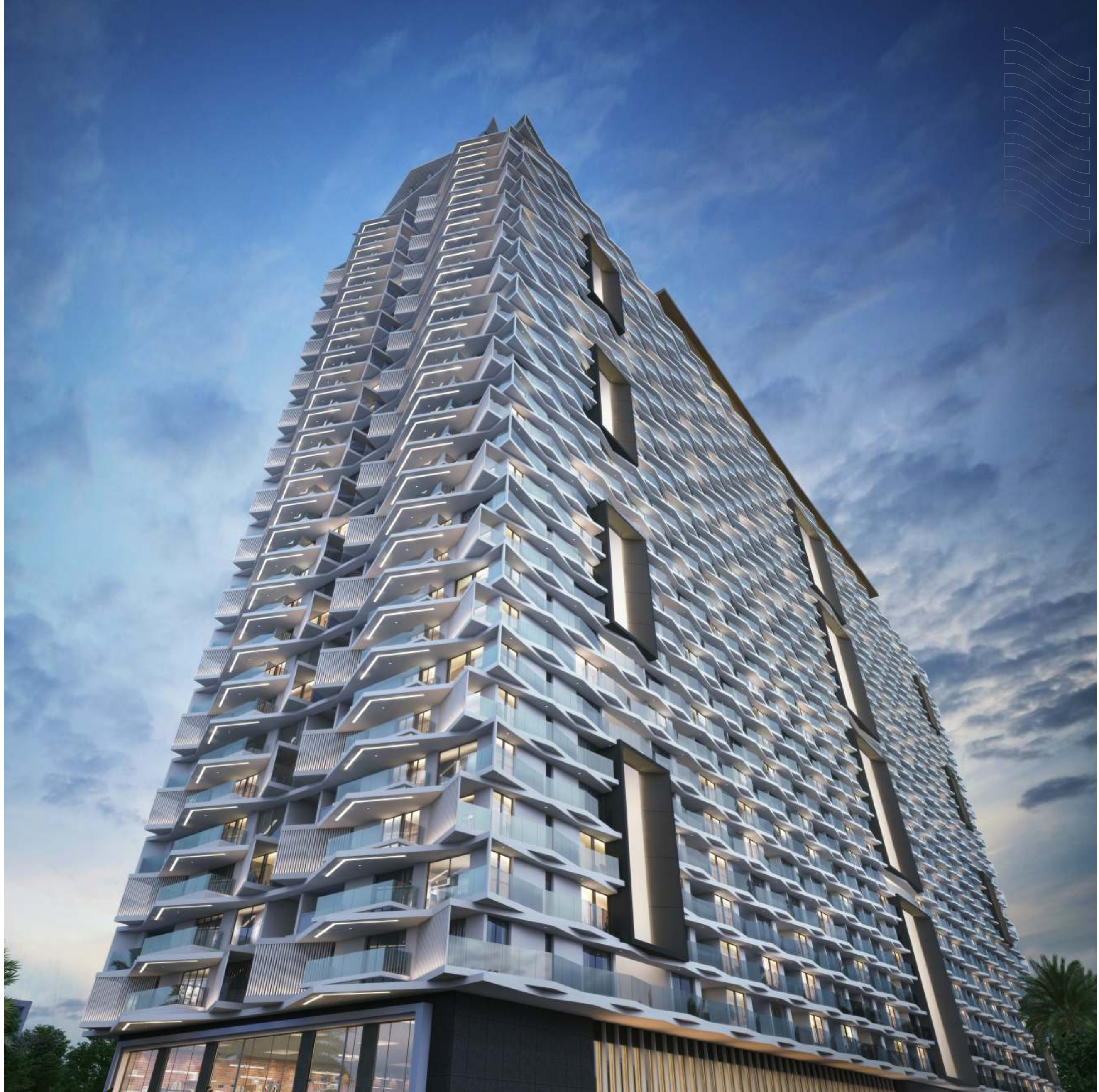
SKY
LOUNGE





ARCHITECTURAL
SPLENDOUR

Come witness a triumphant balance of looks, feel, space and amenities at Sky Lounge. While the stunning design of the exterior is a game changer, you'll find the interior spaces of apartments equally magical. The magnificent clubhouse and sports bays make life at Sky Lounge a completely unique experience!



A TRIUMPH
OF DESIGN & DETAIL



BEYOND THE HORIZON TO
THE NEXT LEVEL OF STYLE

SKY
LOUNGE

TRULY WORLD CLASS

AMBIENCE OF A STAR HOTEL

HOTEL

FEEL OF A SKY RESORT

RESORT

STYLE OF AN INTERNATIONAL HOME

HOME

As if by magic, this one address combines the exotic aura of a 5-star hotel, sky resort and a premium home. The plush facade and welcome lobby matches the finest hotels, while the expansive designer terrace resembles a sky resort. Tucked between the inviting grounds and the exciting roof top, is the luxury of fluid spaces of your home.

01



02



03



Well detailed
No visible plumbing lines
No AC units exposed

Sky decks
Resort feel
Pool with slides

Designed for comfort
Airy & well ventilated
Finest address

SKY
LOUNGE

A LOUNGE OF PRESTIGE

SKY
LOUNGE



A LOUNGE OF PRIDE



SKY
LOUNGE



LANDSCAPED GREEN GROUNDS

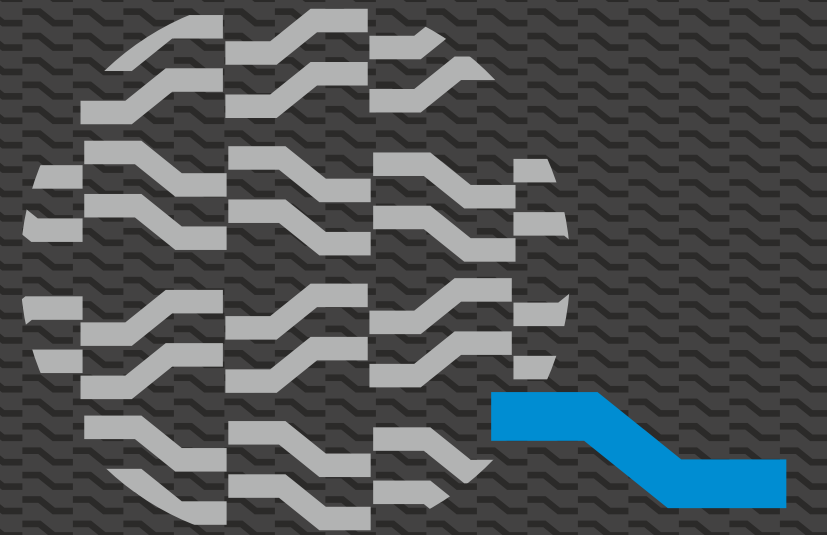
PLAYFUL BLUE SKIES

LIVELY VIBRANT HOMES



CHOOSE

YOUR LOUNGE STYLE



The way you lounge speaks about the person you are. Sky Lounge gives you the perfect space to chill, feel and be what you want to be.

A LUSH PANORAMA
OF UNDULATING HILLS



LOUNGE THE HILLS



A captivating hill view!
It could well be your 'good morning' everyday when you nest in the Sky Lounge! The magnificent 30 storied tower offers incredible views of the undulating scenery.

SKY
LOUNGE



VIEW

AN EXCLUSIVE
ABODE NESTLED
IN THE HILLS

The locale is just so beautiful, it makes your heart sing in joy. Rising in the verdant surroundings of Madhurawada, the Sky Lounge has the backdrop of hills. Enjoy the freedom of unlimited views as far as the spirit can explore.

SKY
LOUNGE



A LIFESTYLE BOLD DARING BEAUTIFUL

SKY
LOUNGE



LOUNGE THE GROUNDS

At Sky Lounge, life stretches beyond the walls and roof, beyond the steel and concrete. It's about being rooted to joys, greenery and togetherness. The inviting outdoors on the ground is the space to connect with friends and nature. Love, laugh, live, repeat.



LOUNGE THE OUTDOORS



TWIRL-N-SWIRL
Your happy space amidst the greens





LOUNGE THE GROUNDS

SHOPPING



PICK-N-MOVE

SKY 
LOUNGE

AODA

ENTER THROUGH GROUND FLOOR LOBBY



LOUNGE
THE
CLUB

LOUNGE THE CLUB



HANG OUT

WAITING LOUNGE

SKY
LOUNGE

LOUNGE THE CLUB



GET TOGETHER

BANQUET HALL

SKY
LOUNGE



KIDS PLAY AREA

ENGAGE



GYM

ACTIVATE

SKY LOUNGE

TENNIS COURT



BADMINTON COURT



YOGA ROOM



MULTIPURPOSE AREA



MOVE UP



And just when you thought nothing could be more amazing than the apartments and the grounds, the designer terrace beckons. This is no ordinary rooftop, ladies and gentlemen. This is a slice of paradise.

LOUNGE
THE
SKY

SKY
LOUNGE

ENVIRONMENTAL DECK

EXPLORE A DOUBLE-DECKER DELIGHT

Discover a whole new world on the terrace. It's a place that welcomes you, embraces you and immerses you in a relaxing setting of sheer indulgence. The lower deck has a fancy rooftop restaurant for fine dining under the stars. On the upper deck is a sparkling pool with a relaxed deck side seating along with a kids pool with slides to enjoy.

LOUNGE THE TERRACE





SKY
LOUNGE



DIVE

INTO AN EXQUISITE
EXPERIENCE OF LEISURE



LOOK UP, LIVE ABOVE



ZEN GARDEN



OPEN AIR THEATRE

Relax with the family amidst picturesque seats, water bodies and ornamental trees on the terrace. Experience movie nights in the starlight. Enjoy the view from the top of the world. If this isn't a fairy tale, what is?



TEE OFF ON THE TERRACE PUTTING GREENS

KIDS PLAY AREA





FOR BODY AND MIND

BOULDER SEATING WITH FIRE PIT



CABANA SPACES

LOTUS WITH GAZEBO AREA



OUTDOOR RESTAURANT & COFFEE BAR



SKY RESTAURANT



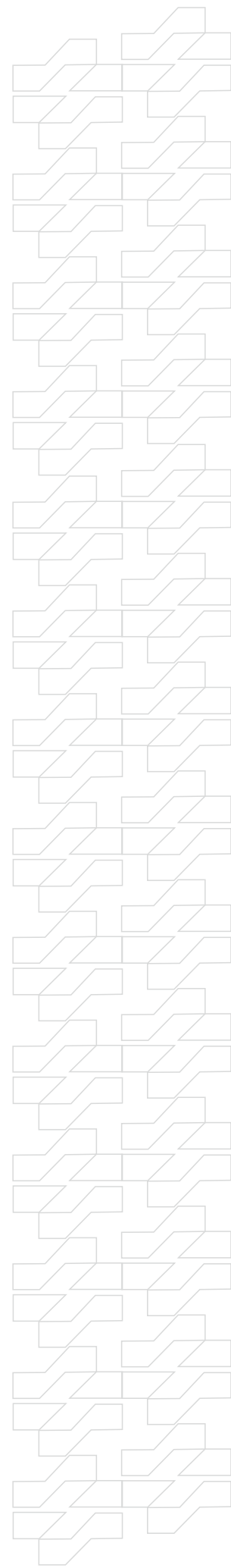


HOME THEATRE



SPA AREA

PICK YOUR LOUNGE



SKY
LOUNGE

01
02
03

OWNING A
PIECE OF
SKY LOUNGE
IS OWNING
A LIFE
TRULY EXCEPTIONAL



SKY
LOUNGE

GROUND FLOOR PLAN

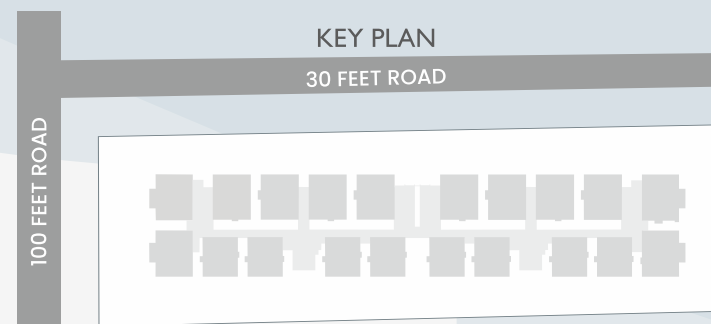
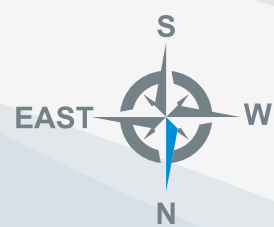


AMBIENCE OF A STAR
HOTEL



01

- | | |
|---------------------------|--------------------------|
| 1. VISITORS ENTRY | 18. WAITING AREA |
| 2. RESIDENTS ENTRY | 19. MEETING ROOM |
| 3. EXIT | 20. DOCTOR'S CABIN |
| 4. DRIVE-WAY 11m WIDTH | 21. AQUARIUM |
| 5. COMMERCIAL ENTRY/EXIT | 22. MULTIPURPOSE HALL |
| 6. COMMERCIAL SPACE | 23. LIBRARY |
| 7. SHE TOILET | 24. KIDS ZONE |
| 8. HE TOILET | 25. CORRIDOR |
| 9. SERVICES | 26. PRE-FUNCTION AREA |
| 10. LIFT LOBBY | 27. PANTRY |
| 11. BADMINTON COURT-1 & 2 | 28. BANQUET HALL |
| 12. GYM AREA | 29. OPEN SPACE |
| 13. GYM LOBBY | 30. VISITORS CAR PARKING |
| 14. CARDIO | 31. CRICKET NET |
| 15. RECEPTION TABLE | 32. TENNIS COURT |
| 16. YOGA ROOM | 33. COMMERCIAL PARKING |
| 17. LANDSCAPE | |



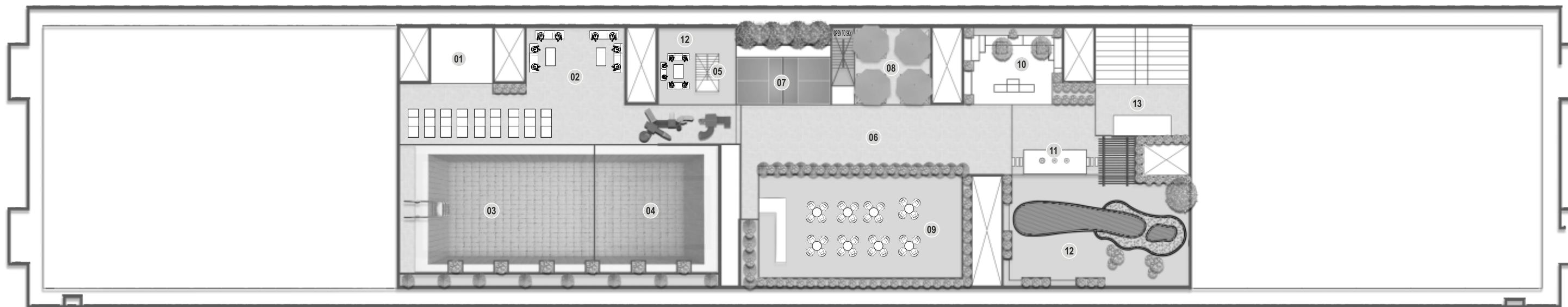
ENVIRONMENTAL FLOOR PLAN



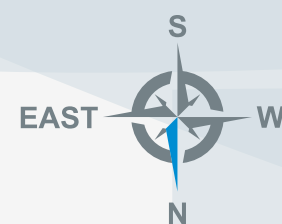
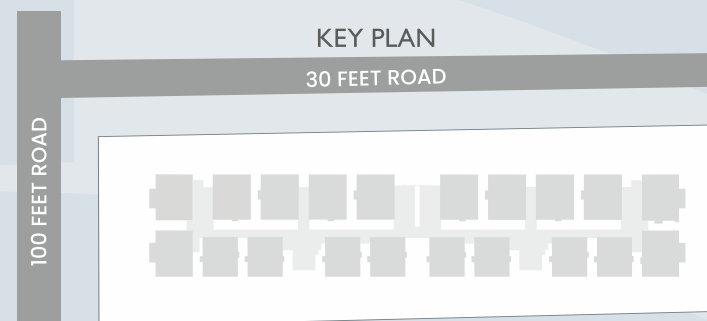
- 01. LANDSCAPE WITH SEATING
- 02. SUNDECK
- 03. TERRACE WALK WAY/JOGGING TRACK
- 04. BOULDER SEATING WITH FIRE PIT
- 05. STAIRCASE - 1,2,3,4,5
- 06. TRAMPOLINE AMUSEMENT ZONE
- 07. MAZE GARDEN
- 08. KIDS PLAY AREA
- 09. SERVICES
- 10. LIFT LOBBY
- 11. SPA
- 12. CORRIDOR
- 13. HOME THEATRE
- 14. POOL CHANGE ROOMS
- 15. TECHNICAL ROOM
- 16. GENTS TOILET
- 17. LADIES TOILET
- 18. SALON
- 19. STORE
- 20. KITCHEN AREA
- 21. CONNECTED LOBBY
- 22. RESTAURANT
- 23. OUTDOOR WORK/LEISURE SEATING
- 24. LOTUS POND WITH GAZEBO
- 25. ZEN GARDEN
- 26. OPEN AIR SEATING
- 27. OBSERVATORY DECK

- 01. POOL SIDE DECK - 1
- 02. POOL SIDE DECK - 2
- 03. 4' DEEP SWIMMING POOL- ADULTS
- 04. 2'6" DEEP POOL WITH SLIDES- CHILDREN
- 05. WAY TO CHANGE ROOMS / SHOWER
- 06. WALK WAY
- 07. PICKLE BALL COURT
- 08. CABANA SPACE
- 09. BBQ AREA
- 10. OPEN LIBRARY
- 11. WATER FOUNTAIN
- 12. MINI GOLF AREA
- 13. OPEN AIR THEATRE

SWIMMING POOL DECK FLOOR PLAN



KEY PLAN
30 FEET ROAD



FEEL OF A SKY
RESORT





03

STYLE OF AN
INTERNATIONAL
HOME

LOUNGE
THE
ARRIVAL

DROP OFF ZONE

RIIWE

EXCEPTIONAL



30 FLOORS

578 UNITS

3 BHK ONLY



1845 - 2289 - 2445 SFT



AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	141.34	21.97	11.45	174.76	52.42
SFT	1522	236	123	1881	564

AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	108.27	11.34	11.23	131.84	38.55
SFT	1178	122	121	1419	426

AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	108.81	11.92	11.11	131.84	38.55
SFT	1171	128	120	1419	426

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SFT	1171	128	120	1419	426

AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	143.22	26.23	11.51	174.76	52.42
SFT	1542	278	121	1881	564

AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	138.34	15.84	11.44	163.62	48.08
SFT	1488	170	123	1781	528

AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	135.18	17.02	11.42	163.62	48.08
SFT	1453	183	123	1781	528

AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	138.34	15.84	11.44	163.62	48.08
SFT	1488	170	123	1781	528

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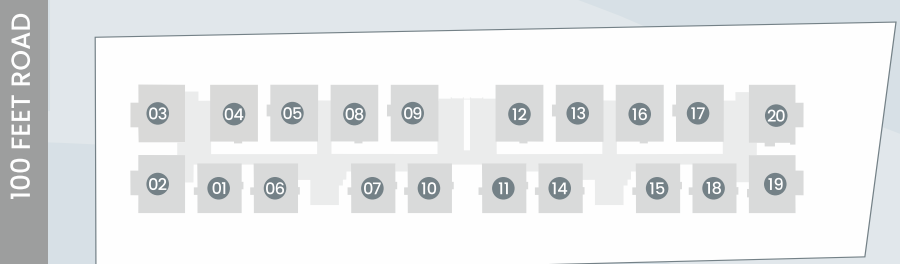
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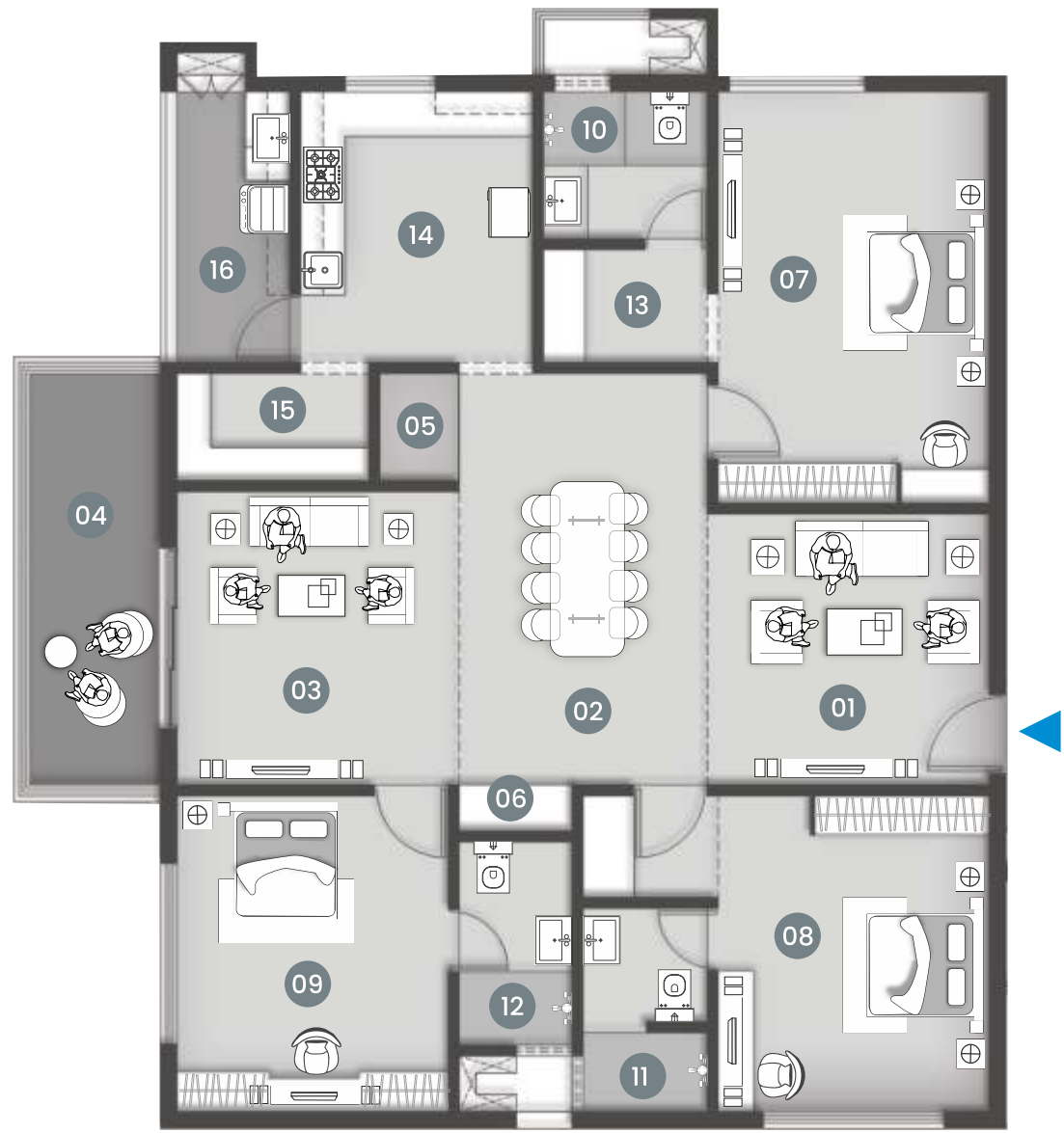
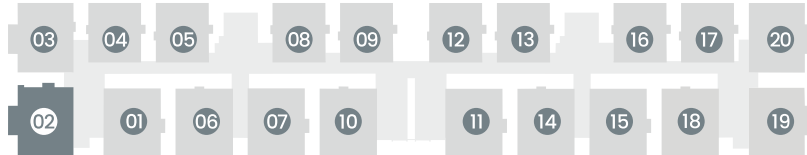
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SFT	1453	183	123	1781	528

AREA	CARPET AREA	BALCONY AREA	OUTER WALL AREA	PLINTH AREA	COMMON SHARE AREA
SOM	138.34	15.84	11.11	174.76	52.42
SFT	1502	258	120	1881	564

KEY PLAN
30 FEET ROAD

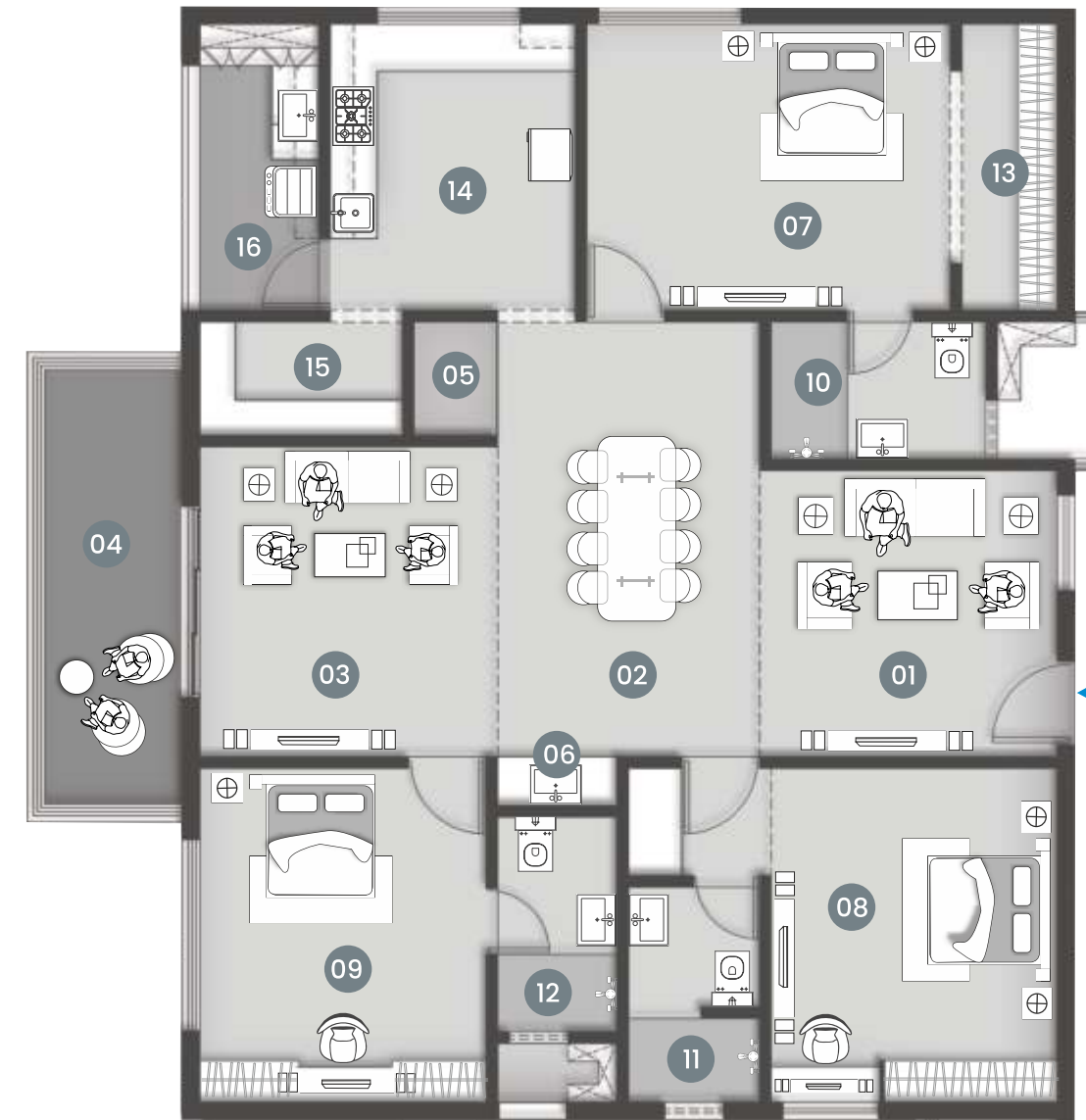
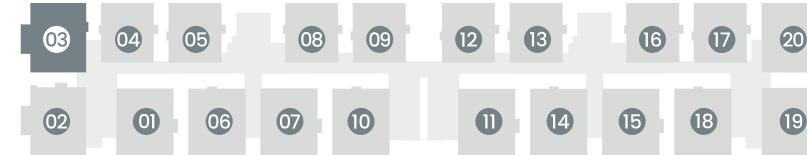
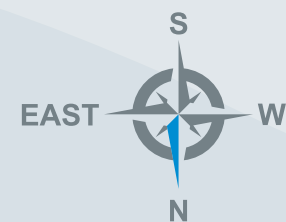




- 01. DRAWING : 12'-6" X 12'-0"
- 02. DINING : 11'-0" X 18'-3"
- 03. LIVING : 12'-6" X 13'-0"
- 04. SIT-OUT : 5'-9" X 18'-3"
- 05. PUJA : 3'-6" X 4'-9"
- 06. HANDWASH AREA
- 07. BEDROOM -1 : 12'-0" X 18'-3"
- 08. BEDROOM -2 : 12'-0" X 14'-0"
- 09. BEDROOM -3 : 12'-0" X 14'-0"
- 10. TOILET -1 : 7'-3" X 6'-6"
- 11. TOILET -2 : 5'-6" X 9'-0"
- 12. TOILET -3 : 5'-0" X 9'-0"
- 13. DRESSING : 7'-3" X 5'-0"
- 14. KITCHEN : 10'-3" X 12'-0"
- 15. STORE : 8'-6" X 4'-9"
- 16. UTILITY : 5'-0" X 12'-0"

FLAT NO: **2** | WEST FACING
3 BHK | 2445 SFT

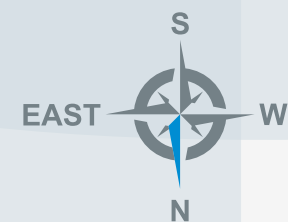
AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	143.22	20.23	11.31	174.76	52.42	227.18
SFT	1542	218	121	1881	564	2445

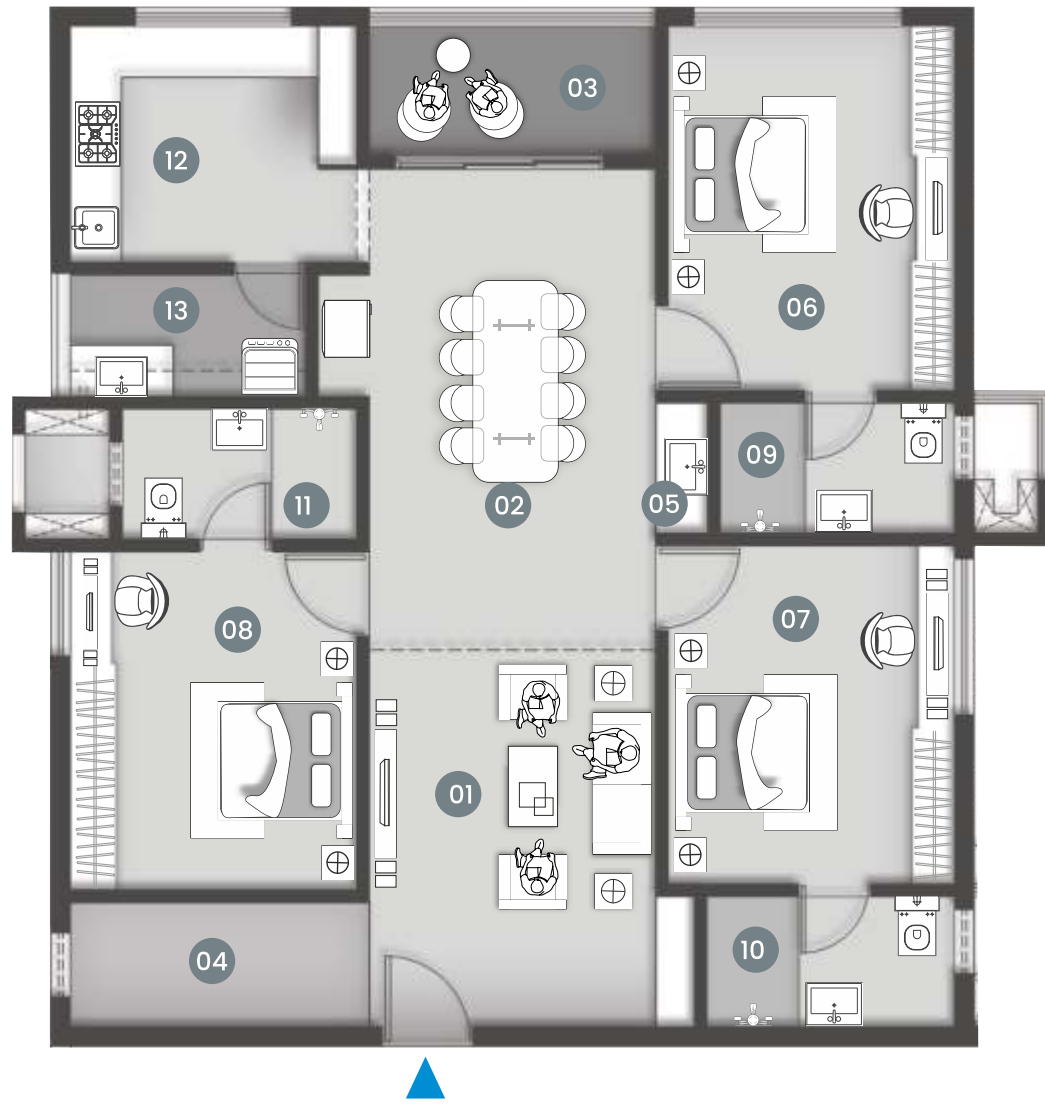
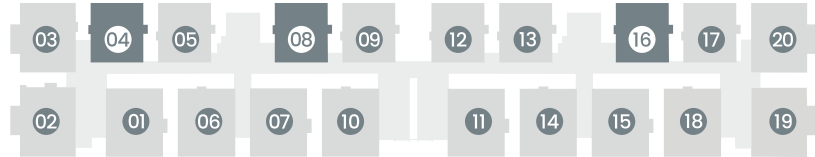


- 01. DRAWING : 12'-6" X 12'-0"
- 02. DINING : 11'-0" X 18'-3"
- 03. LIVING : 12'-6" X 13'-0"
- 04. SIT-OUT : 5'-9" X 18'-3"
- 05. PUJA : 3'-6" X 4'-9"
- 06. HANDWASH AREA
- 07. BEDROOM -1 : 15'-3" X 12'-0"
- 08. BEDROOM -2 : 12'-0" X 14'-0"
- 09. BEDROOM -3 : 12'-0" X 14'-0"
- 10. TOILET -1 : 10'-0" X 5'-9"
- 11. TOILET -2 : 5'-6" X 9'-0"
- 12. TOILET -3 : 5'-0" X 9'-0"
- 13. WALK-IN-CLOST : 4'-0" X 12'-0"
- 14. KITCHEN : 10'-3" X 12'-0"
- 15. STORE : 8'-6" X 4'-9"
- 16. UTILITY : 5'-0" X 12'-0"

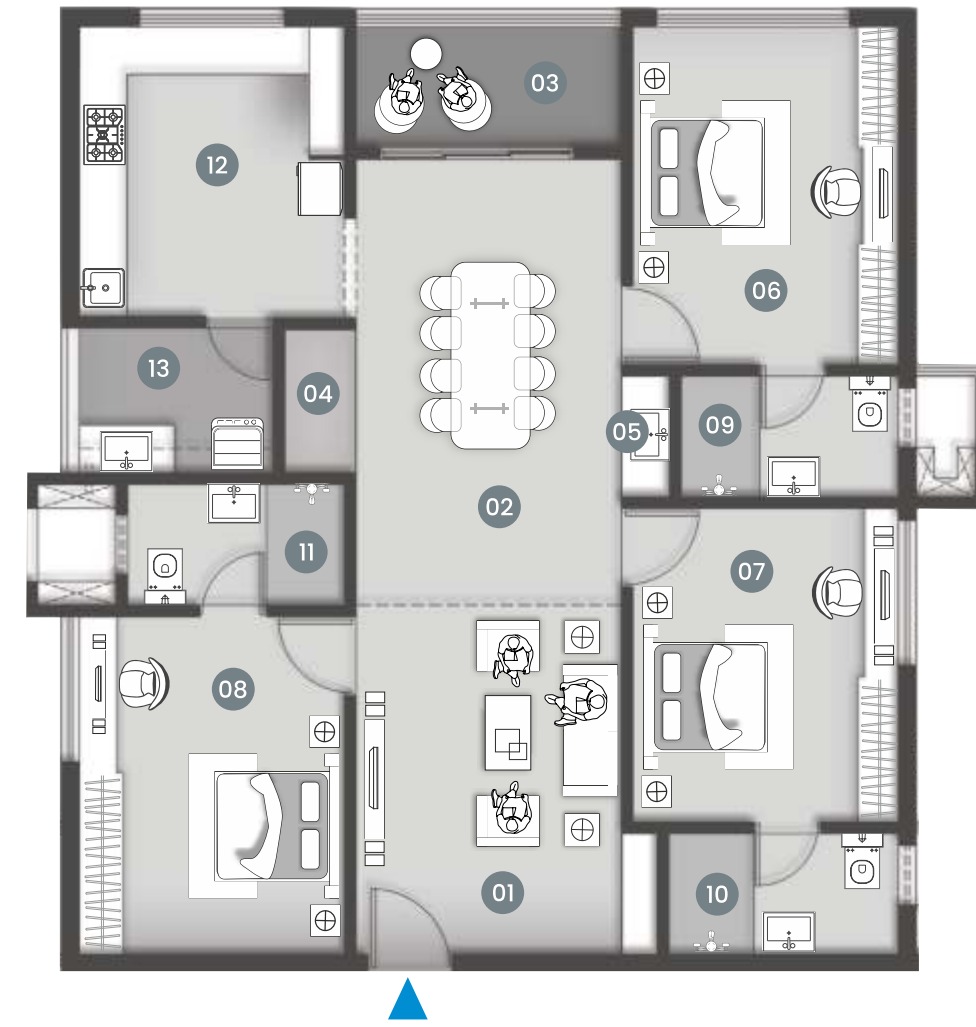
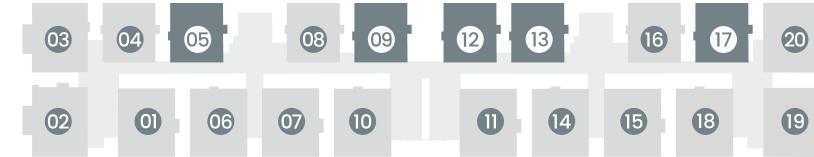
FLAT NO: **3** | WEST FACING
3 BHK | 2445 SFT

AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	141.34	21.97	11.45	147.76	52.42	227.18
SFT	1522	236	123	1881	564	2445





- 01. DRAWING : 11'-0" X 14'-6"
- 02. DINING : 11'-0" X 18'-6"
- 03. SIT-OUT : 11'-0" X 5'-0"
- 04. PUJA : 11'-0" X 4'-9"
- 05. HANDWASH AREA
- 06. BEDROOM -1 : 11'-0" X 14'-0"
- 07. BEDROOM -2 : 11'-0" X 13'-0"
- 08. BEDROOM -3 : 11'-0" X 13'-0"
- 09. TOILET -1 : 9'-0" X 5'-0"
- 10. TOILET -2 : 9'-6" X 5'-0"
- 11. TOILET -3 : 9'-0" X 5'-0"
- 12. KITCHEN : 11'-0" X 9'-0"
- 13. UTILITY : 9'-0" X 4'-9"



- 01. LIVING : 11'-0" X 14'-6"
- 02. DINING : 11'-0" X 18'-6"
- 03. SIT-OUT : 11'-0" X 5'-0"
- 04. PUJA : 3'-0" X 6'-0"
- 05. HANDWASH AREA
- 06. BEDROOM -1 : 11'-0" X 14'-0"
- 07. BEDROOM -2 : 11'-0" X 13'-0"
- 08. BEDROOM -3 : 11'-0" X 14'-0"
- 09. TOILET -1 : 9'-0" X 5'-0"
- 10. TOILET -2 : 9'-6" X 5'-0"
- 11. TOILET -3 : 9'-0" X 5'-0"
- 12. KITCHEN : 11'-0" X 12'-0"
- 13. UTILITY : 8'-0" X 6'-0"

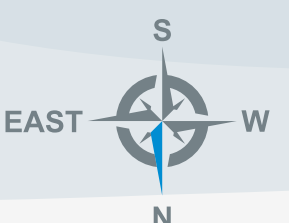
FLAT NO: **4, 8 & 16** | NORTH FACING
3 BHK | 1845 SFT

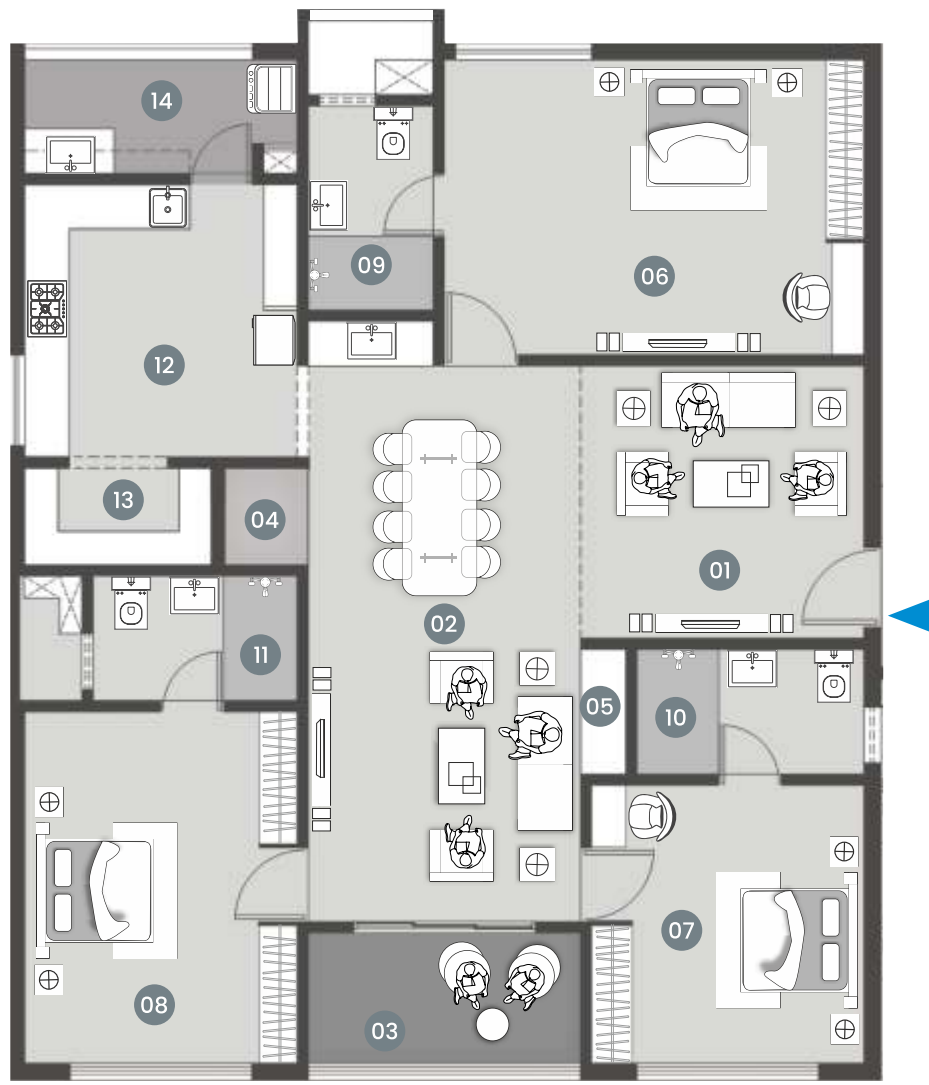
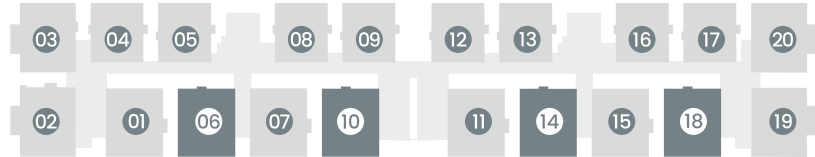
AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	109.27	11.34	11.23	131.84	39.55	171.39
SFT	1176	122	121	1419	426	1845



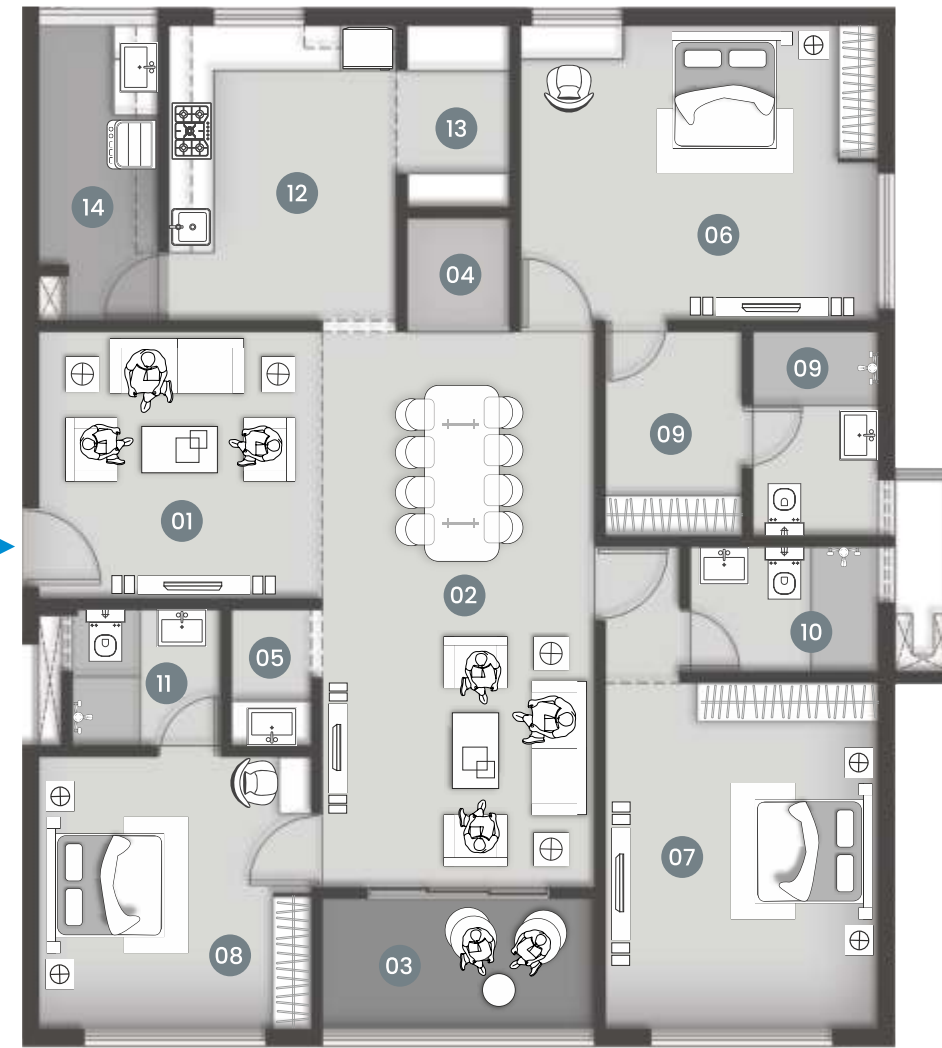
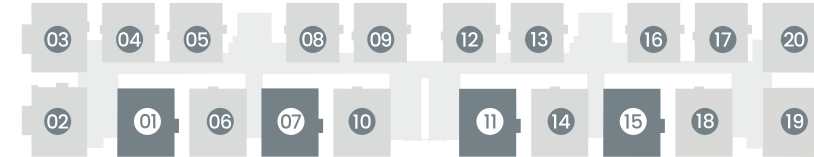
FLAT NO: **5, 9, 12, 13 & 17** | NORTH FACING
3 BHK | 1845 SFT

AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	108.81	11.92	11.11	131.84	39.55	171.39
SFT	1171	128	120	1419	426	1845





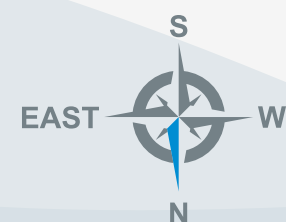
- 01. DRAWING : 12'-6" X 12'-0"
- 02. LIVING & DINING : 12'-0" X 24'-6"
- 03. SIT-OUT : 12'-0" X 5'-9"
- 04. PUJA : 3'-9" X 4'-3"
- 05. HAND WASH AREA
- 06. BEDROOM -1 : 18'-6" X 13'-0"
- 07. BEDROOM -2 : 12'-0" X 12'-3"
- 08. BEDROOM -3 : 12'-0" X 15'-6"
- 09. TOILET -1 : 5'-6" X 9'-0"
- 10. TOILET -2 : 10'-0" X 5'-6"
- 11. TOILET -3 : 9'-0" X 5'-6"
- 12. KITCHEN : 12'-0" X 12'-0"
- 13. STORE : 8'-3" X 4'-3"
- 14. UTILITY : 12'-0" X 5'-0"



- 01. DRAWING : 12'-6" X 11'-9"
- 02. LIVING & DINING : 12'-0" X 24'-6"
- 03. SIT-OUT : 12'-0" X 5'-9"
- 04. PUJA : 4'-6" X 5'-0"
- 05. HAND WASH : 6'-0" X 3'-6"
- 06. BEDROOM -1 : 15'-9" X 13'-0"
- 07. BEDROOM -2 : 12'-0" X 15'-3"
- 08. BEDROOM -3 : 12'-0" X 12'-0"
- 09. TOILET -1 : 5'-6" X 9'-0"
- 10. TOILET -2 : 8'-3" X 5'-6"
- 11. TOILET -3 : 6'-6" X 6'-0"
- 12. KITCHEN : 10'-0" X 13'-0"
- 13. STORE : 4'-6" X 8'-0"
- 14. UTILITY : 5'-3" X 13'-0"

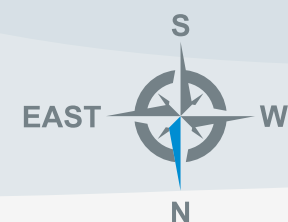
FLAT NO: **6, 10, 14 & 18** | WEST FACING
3 BHK | 2289 SFT

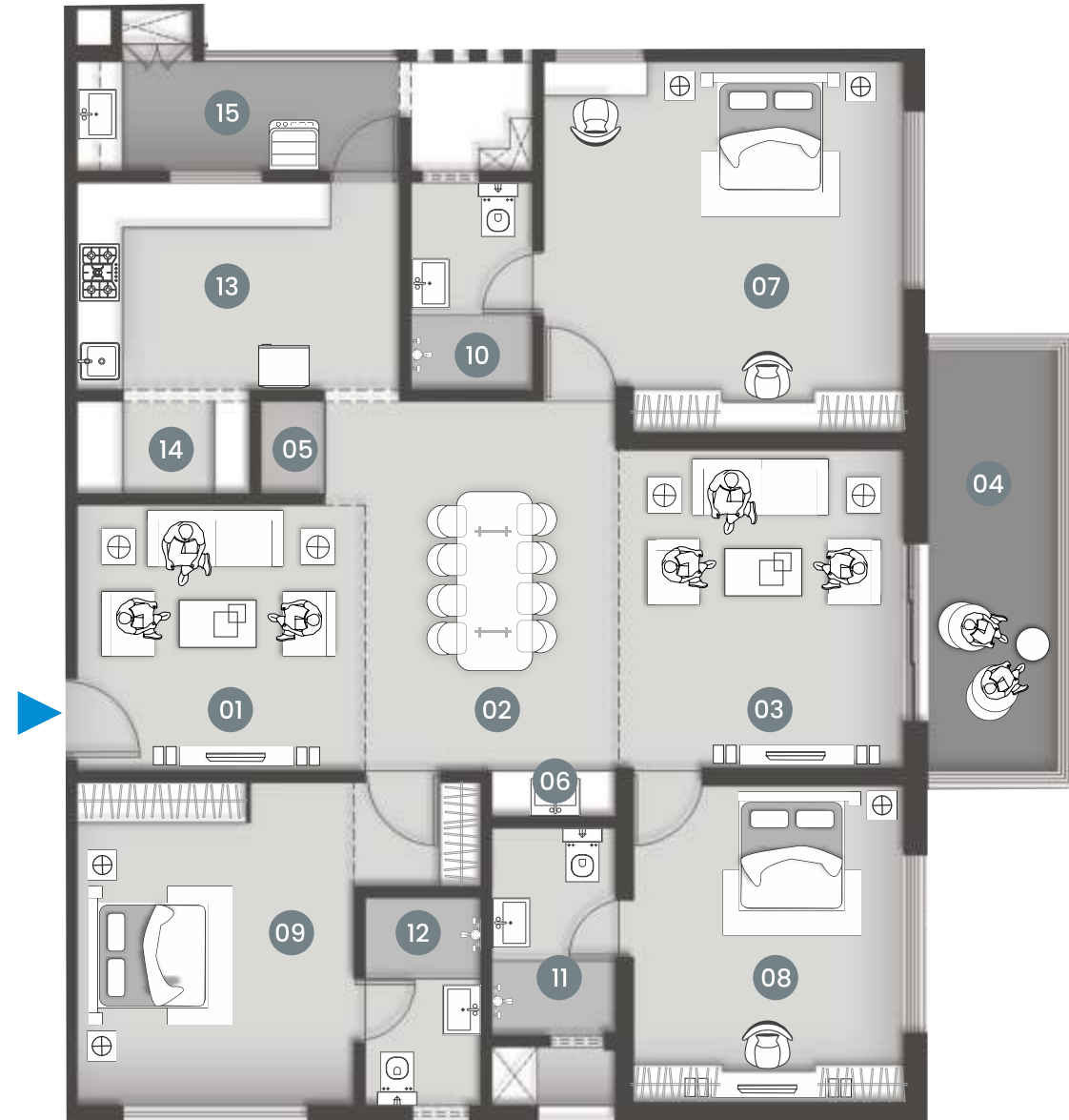
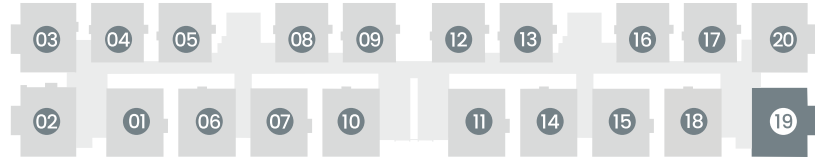
AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	135.18	17.02	11.42	163.62	49.08	212.70
SFT	1455	183	123	1761	528	2289



FLAT NO: **1, 7, 11 & 15** | EAST FACING
3 BHK | 2289 SFT

AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	136.34	15.84	11.44	163.62	49.08	212.70
SFT	1468	170	123	1761	528	2289

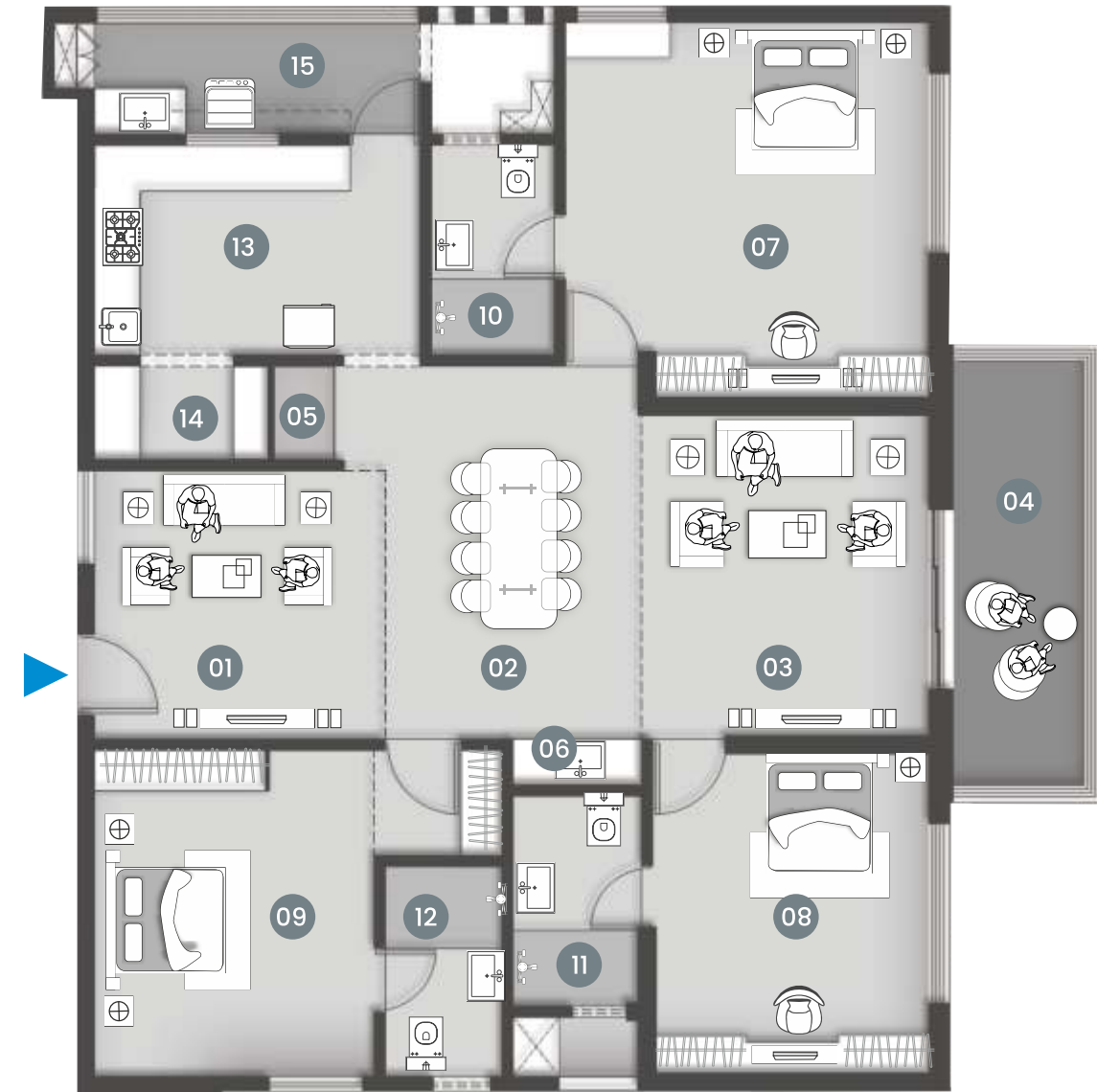
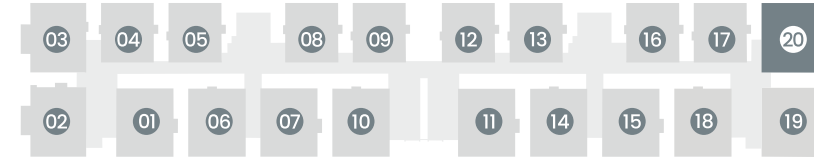
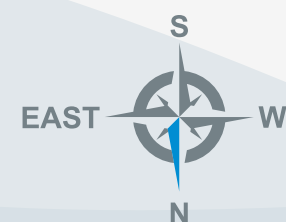




- 01. DRAWING : 12'-6" X 11'-6"
- 02. DINING : 11'-0" X 16'-0"
- 03. LIVING : 12'-6" X 14'-0"
- 04. SIT-OUT : 5'-9" X 18'-3"
- 05. PUJA : 2'-9" X 4'-0"
- 06. HANDWASH AREA
- 07. BEDROOM -1 : 15'-9" X 16'-2½"
- 08. BEDROOM -2 : 12'-0" X 14'-0"
- 09. BEDROOM -3 : 12'-0" X 14'-0"
- 10. TOILET -1 : 5'-3" X 9'-0"
- 11. TOILET -2 : 5'-6" X 9'-0"
- 12. TOILET -3 : 5'-0" X 9'-0"
- 13. KITCHEN : 14'-0" X 9'-0"
- 14. STORE : 7'-6" X 4'-0"
- 15. UTILITY : 14'-0" X 4'-9"

FLAT NO: **19** | EAST FACING
3 BHK | 2445 SFT

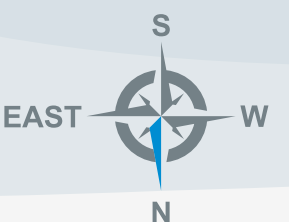
AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	139.57	24.08	11.11	174.76	52.42	227.18
SFT	1502	259	120	1881	564	2445



- 01. DRAWING : 12'-6" X 11'-6"
- 02. DINING : 11'-0" X 16'-0"
- 03. LIVING : 12'-6" X 14'-0"
- 04. SIT-OUT : 5'-9" X 18'-3"
- 05. PUJA : 2'-9" X 4'-0"
- 06. HANDWASH AREA
- 07. BEDROOM -1 : 15'-9" X 16'-2½"
- 08. BEDROOM -2 : 12'-0" X 14'-0"
- 09. BEDROOM -3 : 12'-0" X 14'-0"
- 10. TOILET -1 : 5'-3" X 9'-0"
- 11. TOILET -2 : 5'-6" X 9'-0"
- 12. TOILET -3 : 5'-0" X 9'-0"
- 13. KITCHEN : 14'-0" X 9'-0"
- 14. STORE : 7'-6" X 4'-0"
- 15. UTILITY : 14'-0" X 4'-9"

FLAT NO: **20** | EAST FACING
3 BHK | 2445 SFT

AREA	CARPET	BAL/VER	OUTER WALL	PLINTH	COMMON	SALEABLE
SQM	139.57	24.08	11.11	174.76	52.42	227.18
SFT	1502	259	120	1881	564	2445

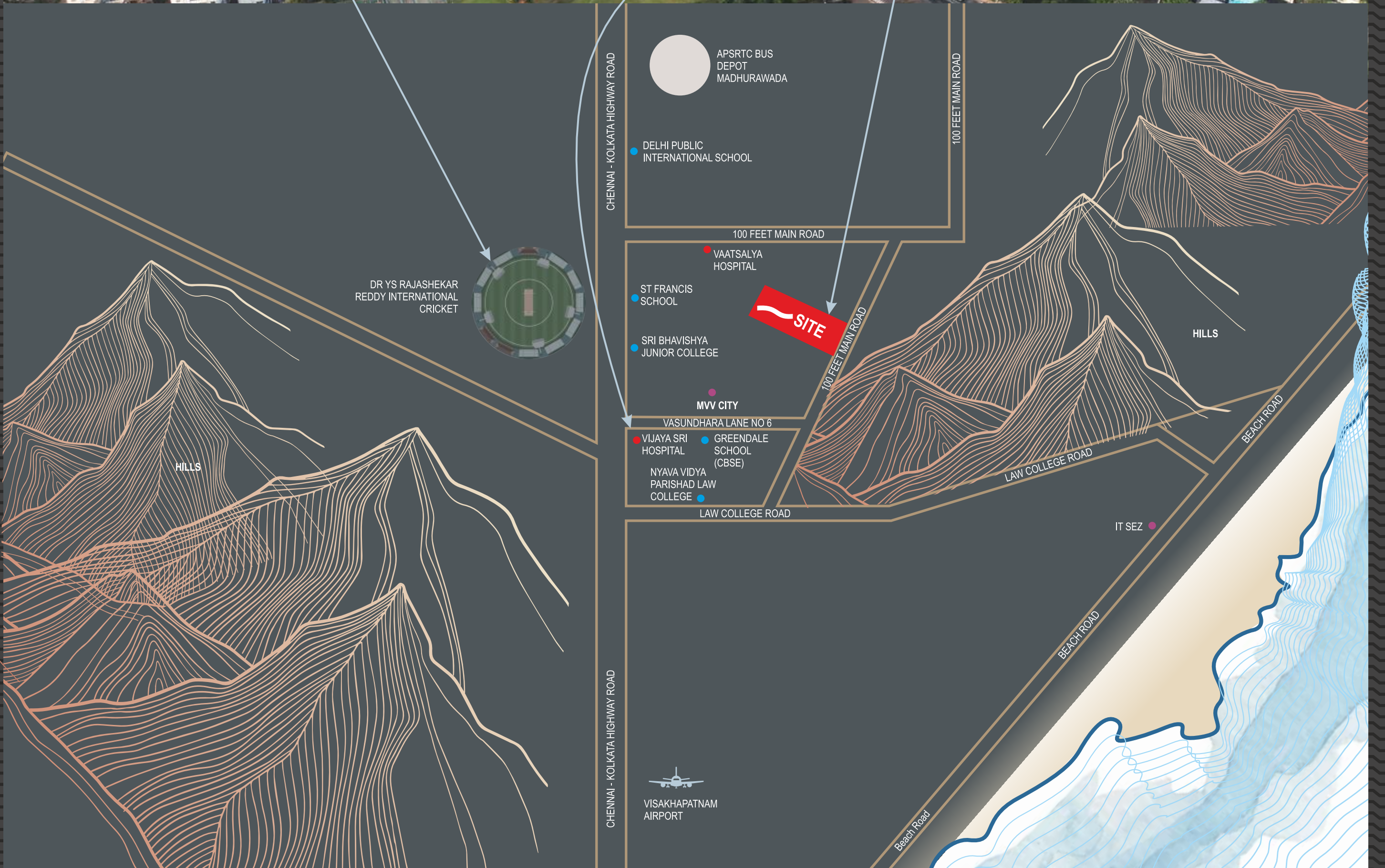




MADHURAWADA

A locale that takes you places

One of Vizag's most upscale neighbourhoods, Madhurawada is a charming mix of homes and workplace, entertainment and academics, medical care and retail destinations. The brilliant connectivity to the city centre as well as the world beyond makes this happening hub a premium residential address.



SCHOOLS/COLLEGES

- Greendale International School : 900 mts.
- Silver Oaks School : 3 Kms
- Gitam University : 3.2 Kms
- Gayatri Vidya Parishad : 3.5 Kms
- Visakha Valley School : 7 Kms
- 12 Engineering Colleges & Schools within a radius of : 10 Kms

HOSPITALS

- GITAM Hospital : 2.7 Kms
- Health City (All Reputed Hospitals) : 9 Kms

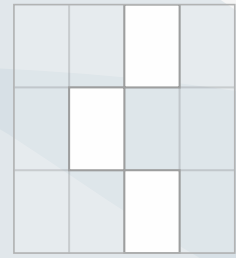
NEARBY PLACES

- International Cricket Stadium : 1.7 Kms
- Movie Theatres within a radius of : 1.5 Kms
- Rushikonda Beach : 3.5 Kms
- IT SEZ : 4 Kms
- Golf Club : 9 Kms.
- Airport (Bhogapuram) : 16.6 Kms

SPECIFICATIONS



FLOORING



800 mm X 1600 mm
LARGE SIZE TILES

FLOORING

Drawing, Living, Dining, Kitchen & all Bedrooms: 800mm X 1600mm
Vitrified tiles of reputed make with spacer joints.

Utility: Anti-skid ceramic/vitrified tiles for flooring of reputed make

Balcony and Sit-out Area: Wooden finish premium vitrified tile flooring with spacer joints.

Bathrooms: Anti-skid premium ceramic tiles (600mm X 1200mm) of reputed make.

Staircase: Natural Stone/Tile

Corridors: Granite / Vitrified tiles of reputed make with spacer joints.

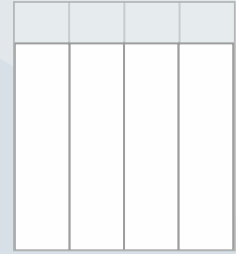
TILE CLADDING

Bathrooms: 600mm X 1200mm Premium ceramic tiles up- to 8' high

Utilities: Ceramic tile dado upto sill level height with matte finish flooring tiles of reputed make.

(Tiles of reputed make Icon, Italake, Simero, Kajaria or equivalent)

OPENINGS



ALUMINIUM
FRENCH DOOR &
WINDOWS

DOORS, WINDOWS, RAILING & FRENCH DOORS:

Main Door: Frame 7'9" height Engineered wood seasoned kiln dried frames with PU Polish.

Shutter flush door with solid wood rail and style with both sides Veneer with PU Polish.

Internal Door: Frames- Engineered wood seasoned kiln dried with PU Polish.

Flush shutter with solid wood rail and style with both sides laminate.

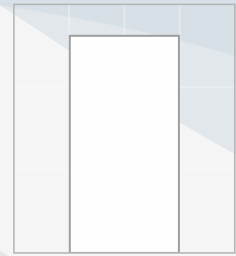
Windows: Aluminium sections clear glass panel shutter & hardware of reputed make. Mesh shutters will be provided based on the technical feasibility.

French Door: Aluminium sections, clear glass panel shutter and high quality hardware. Mesh shutters will be provided based on the technical feasibility.

Ventilator: Aluminium frame with glass for all toilets and wherever applicable.

Balcony Railings: Glass railing.

ENTRANCE



7'9" FEET
HIGH MAIN DOORS

LOCK

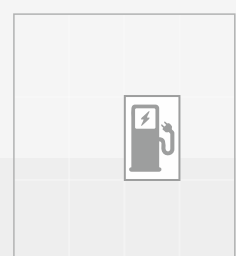


DIGITAL

DIGITAL LOCK

Digital Wi-Fi enabled smart lock for a restricted authorized entry to the main door.

CHARGING



EV POINTS

EV CHARGING

Prepaid EV charging points in specified common areas.

STRUCTURE

- For cellars, VRCC columns / beams and slabs.
- For ground floor roof, VRCC transfer slab /beams.
- For superstructure, RCC shear walls for all load bearing structural elements.
- For non-load bearing walls, RCC shear wall / brick masonry.

PAINTING

External: Texture finish with two coats of weather proof exterior; emulsion paint of reputed make.

Internal: Smooth 2 coats putty finish with a coat of primer. (Internal painting of the flat is in flat owner's scope to facilitate individual choice.)

WATER SUPPLY

- Centralized water supply from underground sump for domestic usage.
- Combined source of water being bore water and Municipal supply water (Municipal water supply to be obtained after GVMC permission)
- Water to be treated through sand filter and chlorination.
- Hydro pneumatic supply system with zones.
- Domestic water supply will be metered through digital meters for billing purpose.
- For flushing and landscaping, STP treated water through separate lines will be provided.
- Horizontal plumbing/ fire/AC lines will be run at slab level in cornice.
- Dishwasher provision, washing machine provision and additional tap for miscellaneous use.

BATHROOMS

- Designer wash basin of premium brand like Jaguar/Duravit/ Hindware/Kohler or equivalent.
- Wall hung EWC of Jaguar /Duravit/ Hindware/ Kohler or equivalent.
- Concealed flush tank / flush valve of Jaguar / Duravit / Hindware/ Kohler or equivalent make.
- Single lever diverter for mixing of hot and cold water.
- Provisions for geyser in all bathrooms.
- All C.P. fittings are chrome plated of reputed make.

ELECTRICAL (Internal)

- Concealed copper wiring of Havells / Finolex or equivalent make.

- Power outlets for Air Conditioners in all bedrooms / living / drawing Rooms.
- Power outlets for geysers in all bathrooms.
- Power plugs for cooking range, chimney, refrigerator, microwave ovens, mixers/grinders in kitchen, washing machine and dishwasher points in utility.
- Plug points for T.V. in master bedroom and living room.
- 3 Phase Supply in each unit.
- Miniature Circuit Breakers (MCB) for each distribution boards of Panasonic / Havells / Legrand or equivalent make.
- Elegant modular electrical switches of Panasonic / Legrand / Havells or equivalent make.
- RCCB at main distribution board.

ELECTRICAL (External)

- H.T Supply from APEPDCL for the entire complex with HT Billing.
- Dual power supply (generator/APEPDCL) through mains to respective flat. Individual digital energy meters with communication facility for recording generator and regular supply separately in electrical shaft, connected to individual flat DB.
- All common lighting in corridor/parking/drive ways on timers with electric efficient appliances.

GENERATOR

Limited dg back-up with acoustic enclosures of reputed make Kirloskar/ Cummins/ Mahindra or equivalent.

TELECOM

Telephone point in master bedroom, living room, drawing room.

CABLE T.V.

Provision for DTH / IP T.V. in master bedroom, living room / drawing room.

INTERNET

Internet provision in drawing & living.

S.T.P

A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose.

FACILITIES FOR DIFFERENTLY ABLED

Common areas in landscape is being provided with access ramps for differently abled.

SECURITY AND BMS

- Sophisticated round-the clock security / surveillance systems
- Surveillance cameras at all important points.
- Boom barriers at entry gate with mechanical operation.
- Panic button and intercom is provided in the lift which is connected to security rooms.

L.P.G.

Provision for supply of gas from centralized gas bank to all flats with individual gas meters.

FIRE FIGHTING & DETECTION SYSTEM

- Sprinkler and detection systems will be provided within the flats.
- Sprinkler, hydrant and detection systems will be provided in corridors.
- Sprinkler system will be provided in cellars.
- Yard hydrants will be provided in driveways.

All the above are connected to central fire pump room / fire sumps.

PARKING

Parking will be provided in 3 cellars.

ELEVATORS/ LIFTS

Passenger lifts/service lifts shall be provided of make TKE / Johnson / Schindler/ Kone or equivalent.

HVAC

- Provisions for Air Conditioners in all the rooms like living area, drawing area, dining area and bedrooms.
- A/C copper piping to be given for all the AC points.
- Drain pipes will be given for all the AC points.
- Designated places for AC outdoor units.



Vaisakhi is one of the most vibrant Real Estate Developers in the City of Destiny. Its reputation rests on the strong foundation of landmark buildings built by it during the last two decades that reflects the rich blend of architectural elegance and quality of construction.

'VAISAKHI' led by Mr. B. Vidya Sagar, Mr. B. Ramakrishna & Ms. T. Geeta Nandini, is an embodiment of reliability and class throughout 360° of its ventures. In its splendid journey, the group has earned widespread respect for construction quality and elegant designs.

Each project has been meticulously planned and splendidly finished. The outcome of committed hard work of Team Vaisakhi, is reflected in the finest lifestyle apartments of the city.

22

YEARS OF
INNOVATION
AND
TRUST





VAISAKHI
SKYPARK
 LIVE THE EXCEPTIONAL

8 BLOCKS
 1119 LUXURY FLATS



VAISAKHI
skyline
 AT YENDADA
 5 BLOCKS
 612 LUXURY FLATS

CONSULTANTS
SKY LOUNGE

ARCHITECTS



Vistaas Architectural Consultants
 • MUMBAI • HYDERABAD • PUNE • VIZAG

STRUCTURAL DESIGNER



MEP



ACCOUNTING CONSULTANTS

**CHALAM
 ASSOCIATES**



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