



Aaditri's   
ELITE  
Luxury Gated Community Apartments

A MAJESTIC ABODE AWAITS

@ MG Inner Ring Road, Guntur.



IT REQUIRES NEED AND UTILITY FOR THE TOP-NOTCH DESIGN AND SUPREME FUNCTIONALITY. FINDING THE BALANCE PERFECTLY AND AESTHETICALLY BETWEEN THE DESIGN AND FUNCTIONALITY IS THEREFORE THE PRIMARY GOAL.

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In conclusion, all that matters is owning a home that takes utmost care of all your lifestyle needs with ease. Simply put: Aaditri's Elite is so picture-perfect, the freedom of 'not having to think of anything' aptly describes the life here. From spacious living spaces and refreshing sensory indulgences to carefree 24/7 security and apex quality construction by a renowned builder, the refined gated community of 1.62 Acres, 151stately apartments is crafted for people like you who value exclusivity. Go ahead, invite yourself into 'a blissful world within' that's customised to your liking.

Welcome to Aaditri's Elite





## AN AWE-INSPIRING WELCOME

WELCOMING WITH A RED CARPET TO THIS ELITE EDIFICE

Our grand salutation makes you enter with pride and awe. Enter and experience the feeling of majesty. Make a move into this illustrious fortress. With five storeys and 151 suites, the apartments look independent enough for you to enter, as the warmth is just right!



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## CRAFT OF SUITABLE LIVING

BIGGER AND NOBLER THAN AN APARTMENT LIFE

In the wake of the urban lifestyle and the admiration for esteemed cultural behaviour. It calls out something more than an apartment to live in. It's a citadel that one dreams of, and that's what we provide. Not mere apartments, but elegant suites with grand design and utilities.



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# THE PRACTICE OF LUXURY

A VIRTUE ONLY FOR THE BEST PICK OF THE BUNCH

## PROJECT FEATURES

- > Gated Community
- > Extent 1.62 Acres
- > C+G+5 Floors
- > 151 Flats
- > 100% Vasthu
- > Pollution Free Atmosphere
- > Rainwater Harvest Pit
- > Strategic Location
- > Deluxe Quality Construction
- > Designed Elevation In
- > Classical Style
- > Prime Location
- > Experienced Architecture
- > Well Experienced Builder



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## PLAN OF IMPERIAL SPACES

EXTENSIVE CORRIDORS AND ELONGATED APARTMENTS

Royalty doesn't come with mere imitation. It is the space and the use of space that makes elite castles stand out. With spacious and comfortable hallways, enter into your chambers with nobility in your mobility.

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### TYPICAL FLOOR PLAN



TYPICAL  
 FLOOR PLAN



04 05  
 3BHK East Facing 1570 Sft.

06  
 3BHK West Facing 1570 Sft.

20 21  
 3BHK East Facing 1570 Sft.

22  
 3BHK West Facing 1570 Sft.

03  
 2BHK East Facing 1195 Sft.

06  
 3BHK West Facing 1570 Sft.

12 13  
 3BHK East Facing 1570 Sft.

13  
 3BHK West Facing 1570 Sft.

19  
 3BHK East Facing 1570 Sft.

22  
 2BHK West Facing 1250 Sft.

02  
 2BHK West Facing 1180 Sft.

07  
 2BHK West Facing 1180 Sft.

11 14  
 2BHK East Facing 1180 Sft.

14  
 2BHK West Facing 1180 Sft.

18  
 2BHK East Facing 1180 Sft.

23  
 2BHK West Facing 1180 Sft.

01  
 3BHK North Facing 1570 Sft.

08  
 2BHK North Facing 1195 Sft.

10  
 2BHK North Facing 1195 Sft.

15  
 3BHK North Facing 1570 Sft.

17  
 3BHK East Facing 1570 Sft.

24  
 2BHK West Facing 1180 Sft.

01  
 3BHK North Facing 1570 Sft.

08  
 2BHK North Facing 1195 Sft.

10  
 2BHK North Facing 1195 Sft.

15  
 3BHK North Facing 1570 Sft.

16  
 3BHK East Facing 1570 Sft.

25  
 3BHK West Facing 1570 Sft.

01  
 3BHK North Facing 1570 Sft.

08  
 2BHK North Facing 1195 Sft.

10  
 2BHK North Facing 1195 Sft.

15  
 3BHK North Facing 1570 Sft.

16  
 3BHK East Facing 1570 Sft.

26  
 3BHK West Facing 1570 Sft.



# STEP TOWARDS PREMIUM LIFE

FASCINATING TO LOOK AT AND GRACEFUL TO LIVE IN

Standing in the premise of 1.62 acres, the framework and architecture of this noble establishment reflect the tastes of the Haut monde. Get set to be pleased by this art-conscious and uber-modern construction. Aditri's Elite brings you aesthetics that can please your mind and soul with no necessities being compromised.

## MASTER PLAN



### LEGEND

- |   |   |
|---|---|
|  01 Grand Entrance     |  05 Cricket Net          |
|  02 Swimming pool      |  06 Basketball Court     |
|  03 Clubhouse Entrance |  07 Children's Play Area |
|  04 Pathways           |  08 Seating Plaza        |



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**TYPE: 1**

Flat No: 02, 11, 18 | 2BHK | East Facing | 1180 sft.



**TYPE: 2**

Flat No: 07, 14, 23, 24 | 2BHK | West Facing | 1180 sft.



**TYPE: 3**

Flat No: 03 | 2BHK | East Facing | 1195 sft.



**TYPE: 4**

Flat No: 08, 09, 10 | 2BHK | North Facing | 1195 sft.







**TYPE: 5**

Flat No: 22 | 2BHK | West Facing | 1250 sft.



**TYPE: 6**

Flat No: 01, 04, 12, 16, 17, 19, 20 | 3BHK | East Facing | 1570 sft.



**TYPE: 7**

Flat No: 05, 06, 13, 21, 25, 26 | 3BHK | West Facing | 1570 sft.



**TYPE: 8**

Flat No: 15 | 3BHK | North Facing | 1575 sft.







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BUSHES IN CONCRETE JUNGLE





ARENA OF PLANTS WITH BRICKS

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## THE ELITE SPORTING SPACE

PURSUE YOUR HOBBIES RIGHT AT HOME

We respect the flowers of well-spent leisures. The body needs sports and sports need space. Be it with family or with friends, we would like to have those sweet pains along with the pleasure of playing sports. For such fun, Aditri's Elite wears the space dedicated for each sport as a necklace of the entire premise. Learn, enjoy, and have amazing time at our sporting space. Slay the play with your efficiency.





# AMENITIES THAT DROP YOUR CALORIES

BE PHYSICALLY ACTIVE RIGHT WHERE YOU ARE

Our elite's list of leishures doesn't finish without a place for communion and dedicated space for physical fitness. Sweaty day is something everyone loves to have a face off with. Aditri's gymming space helps to keep you fit and healthy while you can happily live with your family. Why go elsewhere when you can freak over fitness right at home?



Swimming Pool & Kids poll



Gymnasium



Multipurpose Hall



Aerobics / Yoga Hall

## CLUBHOUSE FLOOR PLAN



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## LOVE OF SUNBATHE

SPEND YOUR SUNNY DAYS IN THE PRIVATE POOL

Our applied pleasure principle is to have the maximum of joy shared to the largest number of people for the longest time. The lobby with respective changing rooms for each gender and a luxurious swimming pool comes to you as a part of this noble virtue. One would always dream of having a private pool along with their home. Fulfill this dream with Aditri's Elite livespaces.

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# BECOME ONE WITH THE ELITE

ENHANCE, EMBRACE AND ENJOY THE GRANDEUR

Grabbing your eye with its striking splendour, our Elite stands lit with the lawns, lamps and laudable design. Join our stylistic landscape, and a highly secure yet fashionable community. Aditri's Elite brings you an elite lifestyle which is a merge of need and luxury. Have a full-fledged living without any need to look out for extra arrangements.



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### STRUCTURE

Footings, columns, beams and slabs in RCC grade.

### SUPER STRUCTURE

All external walls of 9" and internal walls of 4", table molded quality solid bricks in cement mortar.

### PLASTERING

Two coats of Cement / Gypsum plastering with sponge finishing.

### MAIN DOOR

Main door with best teak wood door frame and teak wood shutters, aesthetically designed with fine finish. Melamine polishing and designer hardware of reputed make. Teak wood door frame and flush door shutters.

### WINDOWS

Window frames and shutters with complete UPVC with glass panels fitted with elegantly designed MS painted grills and standard hardware. NCL / Prime or Equivalent.

### ELECTRICAL

Concealed copper wiring with 3 phase meters and MCB's. Good quality modular switches, power plugs for Geyser, Washing Machine, Cooking Range and Refrigerators. Telephone, TV & AC's all electrical wiring with Finolex / reputed make and switches are Legrand Concealed point in hall and master bedroom and internet cable provision in hall.

### KITCHEN

Granite slab for Kitchen platform with glazed ceramic tiles dado up to 2' height with built-in Steel sink. Ceramic tile dado will be provided in the wash area up to 3' height.

### LIFT

Six passenger lift of johnson / OTIS / KONE or reputed make.

### TOILETS

Ceramic anti skid tiles for flooring and walls with glazed ceramic tiles dado up to 7-0' height of johnson or equivalent make. Jaguar or Parryware or Hindware sanitary ware with bathroom fittings or reputed make.

### GENERATOR

Standby generator of reputed make like Ashok Leyland or Mahindra or kirloskar to operate lift, pumps, lobby, staircase lighting and selected points in each flat.

### SANITARY

Hindware / Jaguar / Parryware or equivalent.

### NOTE

- a) Registration charges, GST and other Govt. charges if any applicable to be borne by the purchaser as per government norms.
- b) Brands mentioned in this brochure are indicative only. The developer reserves the right to use Indian/Imported materials of equivalent quality.
- c) The developer reserves the right for any alterations in plans, elevations, specifications and amenities. Internal modifications are strictly not allowed.

## SPECIFICATIONS

### FLOORING

2X2 Vitrified tiles with 4" skirting. Johnson / Vermora or Equivalent.

### PAINTING

Smooth finish with Altek and plastic emulsion paint over a coat of primer for all the internal walls and exterior emulsion paint of Asian/ Berger make over a coat of primer for the exterior. Two coats of enamel paint with grey luppam for internal doors, windows and grills.

### C.P. FITTINGS

Water line Ashirvad or equivalent and drain line with Prince or equivalent.

### BRANDS WE USE



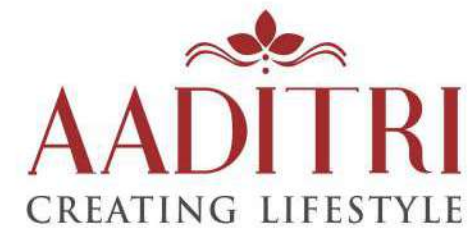
### LOCATION ADVANTAGES

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600 M	RTA Guntur
1.0 KM	Shilparamam
1.8 KM	Amaravathi Road
1.4 KM	Little Flower School
1.8 KM	AP Municipal Administration
2.0 KM	JKC College
1.5 KM	ITC Hotel
1.5 KM	Siva City Center
2.0 KM	Cine Square
4.0 KM	Guntur Club
4.6 KM	Guntur Rly. Station







## A PROUDLY INDIAN COMPANY THAT'S LEADING THROUGH A BETTER WAY TO BUILD

A trustworthy name in the real estate realm today, Aaditri Housing Pvt. Ltd. has been going from strength to strength since its formal formation in 2016. Envisioned by its charismatic Founder and Chairman Mr. Nageswar Rao Aluri, the innovative company was conceptualised with a view that the housing industry needed an influx of fresh concepts and methodical approach for a better way to build quality yet affordable urban homes. This inspired Mr. Aluri to create a solutions-driven and customer-centric organisation.

### A phenonemal footprint marked by landmark projects and growing customer base

A company of both vision and action, Aaditri Housing has redefined the skylines of major southern Indian cities such as Tirupati and Guntur, with Hyderabad and Visakhapatnam soon to join this list, within a span of few years since the inception. The focus on building strong and meaningful partnerships with customers, partners, associates as well as its key asset - its employees, has enabled the company to leave a phenonemal footprint marked by landmark projects and an ever growing customer base.

#### Corporate Office :

**HYDERABAD**  
Aaditri Housing Pvt. Ltd.  
Pravritti Bhavan, H.No: 8-2-293/82/A/233,  
3<sup>rd</sup> Floor, Rd. No: 36, Beside Jubilee Hills  
Checkpoint Metro Station, Jubilee Hills,  
Hyderabad-500 033.

#### Registered Office :

**GUNTUR**  
Aaditri Housing Pvt. Ltd.  
D.No. 3-28-18/48/96, 4/1,  
Brindavan Gardens, Guntur,  
Andhra Pradesh - 522 006.

#### Regional Office :

**TIRUPATI**  
Aaditri Housing Pvt Ltd  
19-3-13(M), Hero Showroom Upstairs,  
3rd Floor, Renigunta Road,  
Tirupathi - 517 501.

#### Regional Office :

**VISAKHAPATNAM**  
Aaditri Housing Pvt. Ltd.  
Chandu Kanthas Bhushanam Towers,  
D.No. 49-54-11/A, B.S Layout, Green Park Colony,  
Seethammadara, Visakhapatnam - 530013.

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**[www.aaditrihousing.com](http://www.aaditrihousing.com)**

#### 'Honours'



#### A Member of



#### Rating



#### Architects



Madhapur, Hyderabad.  
E-mail: [sparcsworks@gmail.com](mailto:sparcsworks@gmail.com)  
[sudhap.arch@gmail.com](mailto:sudhap.arch@gmail.com)

#### Engineers



Madhapur, Hyderabad.  
Vidya Nagar, Guntur.  
E-mail: [Vapengineers08@gmail.com](mailto:Vapengineers08@gmail.com)

#### Concept & Design



Hitech City, Hyderabad.  
[www.triochi.com](http://www.triochi.com)

"The Project is funded and mortgaged by IIFL Home Finance Ltd. and No Objection Certificate for the sale of flats of the project is required to be taken from IIFL Home Finance Ltd."

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.





[www.aaditrihousing.com](http://www.aaditrihousing.com)