

RERA NO: P03290152746

EDARA
Infra

EDARA
TWILIGHT PARK

Opp. Shivaji Park, Shivajipalem, Vizag

HAPPINESS CURATED



“STEP INTO A REALM
WHERE NATURE'S BEAUTY
THRIVES, WHERE SOULS
FIND SOLACE AND
DREAMS COME ALIVE.

TWILIGHT PARK

APARTMENTS,

A RETREAT SO GRAND,

NATURE'S SYMPHONY

AWAITS, HAND IN HAND.”

EDARA
TWILIGHT PARK

THE CHANGING LANDSCAPE

Visakhapatnam's evolving landscape and captivating ambience make it a city like no other. Its transformation into a modern metropolis while retaining its natural beauty and cultural heritage is a testament to its progressive spirit.

As the future capital, the city presents an exciting opportunity and a promising future, for homebuyers. By choosing Visakhapatnam, you're not only embracing the present but also the exciting prospects that lie ahead.

HAPPINESS. INSIDE OUT.

Happiness is not just a superficial feeling but it comes from within, as a result of wellbeing and satisfaction and stems from the community's focus on creating an environment that is in harmony with the surroundings.



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Edara Twilight Park, situated in the heart of Shivajipalem is poised to become a remarkable landmark. Impeccable architecture, meticulous attention to detail and passionately built, each of the apartments offers a sense of exclusivity and sophistication to connoisseurs of good living.

LIFE PAMPERED

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YOUR ADDRESS
SPEAKS VOLUMES
ABOUT YOU

Your address is a reflection of your personality, lifestyle and aspirations. The overall vibe and atmosphere of a neighbourhood or city can greatly impact your daily life and happiness. Choose your address wisely, for it defines who you are and what you value in life.

—
40 Limited Edition Homes

—
All 3 BHK Apartments

—
2195 Sft - 2650 Sft Areas

EDARA TWILIGHT PARK

LIMITED EDITION HOMES

Twilight Park sets itself apart as a niche project, offering only 40 exclusive and tastefully designed apartments. Each residence is thoughtfully crafted to provide a unique living experience, combining elegance, functionality and style. The low-density residential towers redefine the concept of beautiful living.

A HOME WITH A VIEW

PROJECT HIGHLIGHTS

- GVMC Approved Luxury Project
- 10 floors + 2 Cellar floors + 2 Stilt floors tower
- 40 all 3 BHK Apartments
- 2195 Sft. - 2650 Sft. areas
- 100% Vastu
- No common walls
- Premium quality construction
- Security with CC cameras
- Entry by secure App
- Intercom to Security
- Generator for 100% power back-up
- Spacious lift lobbies
- 2 Passenger lifts, 1 service lift

OUTDOORS

- All round 8ft wide jogging track
- Designer landscaping
- Parks and Children play areas
- Terrace landscape, seating areas
- Water bodies
- Rain water harvesting

FACILITIES

- Fire sprinklers
- 2 Car parking spaces for each flat
- Electric vehicle charging station
- Association office
- Visitors' parking



CLUBHOUSE
(ON TERRACE)



ENGAGE IN
INDOOR GAMES
ON TERRACE OR
SAVOR MEMORABLE
PARTY MOMENTS
IN THE PARTY HALL,
OFFERING
BREATHTAKING
OCEAN VIEWS
AND REFRESHING
SEA BREEZE

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Celebrate life to the fullest at Twilight Park – a haven designed for all ages. Stay fit and energized with regular workouts at the gym, jogging within the premises or venturing across the road to Shivaji Park, to indulge in refreshing outdoor Yoga sessions allowing you to embrace each brand new day with renewed vitality. Discover thoughtful nooks for senior citizens while children enjoy exclusive play areas.

CLUBHOUSE
(ON TERRACE)

DECK ON TERRACE



- Double height clubhouse/Environment Deck
- Convertible Home Theatre
- Yoga Studio

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NEVER A DULL MOMENT



Club Hall



Waiting Lounge



Entrance Lobby



Indoor Games Enclave



Multipurpose Hall



▲ Plan-1



▲ Plan-2&3



▲ Plan-4

AREA	CARPET AREA	BALVER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA(28%)	SALABLE AREA
SQM	148.27	21.27	13.10	182.64	51.10	233.74
SFT	1596	229	141	1966	550	2516

AREA	CARPET AREA	BALVER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA(28%)	SALABLE AREA
SQM	135.82	11.24	12.26	159.32	44.60	203.92
SFT	1462	121	132	1715	480	2195

AREA	CARPET AREA	BALVER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA(28%)	SALABLE AREA
SQM	138.61	11.98	11.98	162.58	45.52	208.10
SFT	1492	131	129	1752	490	2242

AREA	CARPET AREA	BALVER AREA	OUTER WALL AREA	PLINTH AREA	COMMON AREA(28%)	SALABLE AREA
SQM	164.71	14.21	13.48	192.40	53.79	246.19
SFT	1773	153	145	2071	579	2650



LOCATION MATTERS

With its prime location, Twilight Park offers you the perfect setting to celebrate life to its fullest. Create cherished memories with loved ones and savour the joys of modern living. Experience a lifestyle that combines convenience, elegance and a strong sense of community.



R.K. BEACH ROAD

DISTANCE FROM SITE

- Shivaji Park - Walking distance
- A.U. College of Engg for Women - Walking distance
- National Highway - 0.5 Km
- Medcover Hospital - 1.5 Kms
- Lawson's Bay Beach - 2 Kms
- RK Beach - 3.5 Kms
- Railway Station - 6 Kms
- Dwaraka Bus Stand - 3.5 Kms
- Kailasagiri Temple - 6.4 Kms
- Airport - 15 Kms

ETAs & distances approx. as per Google Maps

SCHOOLS

- A.U. High School - Walking distance
- SST School - Walking distance
- St Paul's Public School - Walking distance
- Sri Krishna Vidya Nilayam - Walking distance
- Rani Memorial High School - 1 Km
- Akshara School - 1.6 Kms

ETAs & distances approx. as per Google Maps

SHOPPING

- CMR Central Mall - 1.4 Kms
- R.S. Plaza - 1.6 Kms
- VUDA Shopping Centre - 1.8 Kms
- Max Shopping Centre - 2 Kms
- Vinis Shopping Mall - 2.9 Kms
- V Mall - 3.9 Kms

Location Map (Not to Scale)



SPECIFICATIONS



Structure: R.C.C framed structure with SARVANI/APARNA/ULTRATECH or equivalent

Super Structure: Brick masonry with cement mortar (1:4) 9" thickness table moulded bricks used for external walls & 4.5" thickness table moulded bricks for internal walls.

Plastering: Double coated plastering with 12 mm thickness in CM (1:4 mix) for both inside & outside.



Doors: 1. All doors of a height 8 feet for elegant look
2. Main Door: Main door with Teakwood of 6"X4" section with designer shutter of Teakwood fixed with superior quality of hardware along with Godrej safety locks / equivalent

Internal Doors: Door frames with Teakwood of 5"X3" section and moulded flush doors with superior quality hardware. Handle locks of Godrej or equivalent make can be provided for bedroom doors.

Windows: UPVC windows by standard company like /APARNA/ NCL with glass panel.



Kitchen: Polished granite platform as per design with superior stainless steel sink 2ft glazed tile dado above kitchen platform.



Flooring: Vitrified tiles of size 2'X4' in drawing, living and dining and 2'X2' size for the rest of the flat area Premium branded tiles



Paint: Interior with 2 coats of putty finish and 2 coats of Royal emulsion from Asian or ICI Dulux and exterior with Putty finish and exterior emulsion paints of ASIAN / ICI DULUX



Electrical: Concealed conduit wiring with PVC insulated copper cables for light, fan, and plug points, Split A/C points in all bed rooms with copper cabling work with modular switches of MK/Legrand or equivalent make. Controlled by ELCB and MCB with independent KSEB meters.

A) Drawing Room with provision for two fan points, two light points, two three pin sockets, TV and telephone points and split A/c point.

B) Living & dining shall be provided with three fan points, one chandelier point, three light points, TV and telephone points, and two 3-pin 5-amp sockets and split A/c point.

C) Bed rooms shall be provided with one fan point, two light points, TV and telephone points, two 3-pin 5-amp switch & sockets, and split A/c points.

D) Kitchen shall be provided with 5-amp point for chimneys/Aquaguard and 15-amp switch & socket shall be provided for any other necessary points.

E) Common points include 15-amp switch & socket for washing machine in Utility area and fridge in dining area, two light points and a fan point in all balconies.

Common Area: Corridors, lobbies and staircases shall be fixed with granite or equivalent flooring. Corridors shall be finished with texture paints. Lifts & lobby space shall be finished with false ceiling.

Balcony: Parapet area is designed with semi brick work and semi glass fitted with SS railing of 4'.6" as per design



Plumbing: All plumbing pipes (Concealed and Outdoor) are of SUDHAKAR / ASTRAL make.

Toilets: Flooring and dadoing up to lintel level with Johnson or equivalent range designer /concept tiles. Sanitary fixtures of ROCA / DURAVIT / KOHLER or equivalent make and CP fittings of HANSGROHE / KOHLER or equivalent make. Hot and cold mix tap with shower. Geyser point for all toilets.

Water Supply: Adequate supply of water from bore wells and bulk water supply from GVMC.



Generator: Power backup for full flat.
Intercom: Intercom facility for all flats.



Lifts: Two numbers of 10 passenger lifts and one goods cum multi passenger lift of Johnson / KONE or equivalent make.



Fire Fighting: Modern firefighting arrangements and equipment



Landscaping: Jogging track of 8' wide and lush green landscaping in and around the building.


EDARA Infra

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