



AMENITIES



13000 SFT. DEDICATED CLUB HOUSE | SWIMMING POOL | TENNIS COURT
 FULLY EQUIPPED GYM | MULTI-PURPOSE HALL | GUEST ROOMS
 CHILDREN'S PLAY AREA | INDOOR GAMES LOUNGE | CRICKET NETS



LOCATION



Educational Institutions

- IIM Visakhapatnam - 10 mins
- The Harbor International School - 10 mins
- Delhi Public School - 12 mins
- KKR Gowtham International School- 13 mins
- Vijnana Vihar Residential School -11 mins

Hospitals

- Sri Venkata Trinadh Multi Speciality Clinic - 10 mins
- Keerthana Hospital - 15 mins
- Age Care Foundation - 8 mins

Others

- Gambhiram Reservoir - 10 mins
- Gambhiram Dam - 6 mins
- Dukkavanipalem Hillock - 5 mins
- Gambhiram Gedda WLR Viewpoint - 6 mins
- Thotlakonda Beach - 30 mins
- Vaikuntam Temple - 10 mins



RERA NUMBER - P03250244829

EVANA.
 Nature lives here.



A symphony of birds at dawn...the scent of rain-kissed earth...your children roaming carefree...

Evana isn't just another villa project dotting the landscape of Vizag. It's a blend of home and habitat, an uncommon mix of engineering and ecosystem.

With a forest virtually in your backyard, and a unique podium-style construction, Evana is the only address in town that brings together the memories of yesterday and the promises of tomorrow.

Evana - rediscover the simple joys of a life lived at your own rhythm.



MASTER LAYOUT



PROJECT HIGHLIGHTS

- 114 Concept Villas in a lush 13 acre plot
- VMRDA & RERA approved
- Vastu compliant
- Extensive landscaping
- 2+ km walking track
- Unique podium concept villas with dedicated private basement
- Traffic free podium with landscaped pathways
- 70% open area
- Multiple themed gardens
- Close proximity to Gambhiram Reservoir

LEGEND

1. Entry/Exit W/ Security Cabin
2. Pedestrian Pathway (4m wide)
3. Lawn with seating
4. Art & Craft Area
5. Swimming Pool
6. Kid's Pool
7. Tennis Court
8. Cricket Practice Net
9. Multipurpose space:
 - a. Amphitheatre
 - b. Yoga & Meditation
10. Children's Play Area
11. Lawn
12. Shade Structure
13. Peripheral Pathway
14. Feature Wall
15. Outdoor Gym
16. Co-working space
17. Zen Garden with Shade Structure and Informal Seating
18. Sculpture Court
19. Lawn with Seating
20. Pool Deck
21. Edible Garden

TYPICAL EAST FACING VILLA E1



Plot Area (UDS):	356 sq.yds.
Saleable Area:	3360 sft.
Dedicated Parking Area:	1550 sft.

TYPICAL WEST FACING VILLA W1



Plot Area (UDS):	356 sq.yds.
Saleable Area:	3360 sft.
Dedicated Parking Area:	1550 sft.



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LANSUM PROPERTIES LLP

Vishakapatnam Office:
D. No. 50-40-17/C, TPT Colony, Seethamadhara,
Visakhapatnam +91 8912722768

Hyderabad Office:
Plot No.283, Road No.78, Jubilee Hills,
Hyderabad, Telangana +9140 23122666

COST SHEET & PAYMENT PLAN

PRICING DETAILS:

(₹)

Basic Price (Per Sqft)	8,999/-
East/North Facing Charges	7,50,000/-
Corner Charges	20,00,000/-
Extra Land Area (Per Square Yard)*	30,000/-
Parking Charges (Per Sqft)**	450/-
Infrastructure Charges (Per Sqft)	150/-
Advance Maintenance (For 2 years) (Per Sqft)	96/-
Corpus Fund (Per Sqft)	150/-
Legal & Documentation Charges	20,000/-
Refundable Security Deposit at the time of Handover	50,000/-

*Extra Land Area is applicable if land area is greater than the Standard Size Villa UDS of 356 Square Yards

**Parking Charges are applicable on the super built-up area of the Private Basement

***Taxes, Government Charges as per prevailing government norms

PAYMENT PLAN:

(%)

At the time of Booking	9.0%
At the time of Agreement of Sale (Within 30 Days)	11.0%
On Completion of Footings	10.0%
On Completion of Podium Slab	10.0%
On Completion of Ground Floor Slab	10.0%
On Completion of First Floor Slab	10.0%
On Completion of Flooring	10.0%
On Completion of Wiring Works	10.0%
On Completion of Painting Works	10.0%
On Receiving Occupancy Certificate	10.0%

