



LUXURIO



A WONDERFUL SERENE WORLD SURROUNDS YOU

LUXURIO, an upscale gated community, embodies the essence of grandeur and sophistication. Every block is thoughtfully designed to welcome an abundance of natural light and fresh air, creating an expansive, harmonious environment. The meticulously planned 4 BHK triplex villas and plots aim to redefine luxurious living, offering spacious elegance and a lifestyle options beyond expectations.

Set in a tranquil location near the capital city of Amaravati at LAM, just 4 km from inner ring road, Guntur, LUXURIO is perfectly positioned for both serenity and city convenience. With close proximity to LAM and Gorantla Bus Stands, schools, hospitals, and the serene Siva Temple, LUXURIO offers a sanctuary of beauty and accessibility.





LUXURIO

24 ACRES
THE LARGEST OASIS OF
LUXURY IN GUNTUR

105 - 4BHK Triplex Luxurious Villas

167 Open Plots

5 Commercial Plots

Club House with Swimming Pool

Four vibrant, Theme Parks combining family fun,
nature, sports, and entertainment.





THE PERFECT BLEND OF PEACEFUL LIVING AND PROSPEROUS GROWTH

Nestled amidst lush greenery and scenic fields, LAM is a serene residential haven close to Amaravati, the upcoming capital of Andhra Pradesh, offering promising growth potential. Ideally positioned along the Guntur-Amaravati route, it provides residents with seamless access to both cities, making it perfect for commuters and families. Known for its agricultural research centres, LAM is a vibrant hub for scholars and professionals, creating a rich, intellectual atmosphere. With its peaceful, nature-rich surroundings, the enchanting environs appeal to those seeking a tranquil lifestyle. As Amaravati develops, LAM emerges as a prime investment, blending natural beauty with future-ready growth.





Lotus Infra

Lotus Infra
LUXURIO



PRIVILEGED LIFESTYLE FOR ULTIMATE COMFORT

LUXURIO is a beacon of modern living that elevates urban lifestyles. Each triplex villa features an East or West-facing entry, harmoniously blending blissful exteriors with serene interiors while the prime plots are perfectly planned. These Vaastu-compliant homes and plots promise exceptional living, with a dedicated focus on providing a top-end lifestyle, that encapsulates the essence of Luxurio. Marvellously designed layouts transform the ordinary into the extraordinary.









REDEFINING MODERN LIVING

LUXURIO is a masterpiece of architectural excellence and meticulous planning. Designed with optimized layouts and timeless design standards, these residences combine functionality with elegance, offering a truly luxurious living experience. Unique style and exquisite details set the residences at LUXURIO apart. Here, you can immerse yourself in endless moments of joy and bliss, living a lifestyle defined by absolute perfection with no compromises.





THE MAJESTY OF
DESIGN,
IN CAPTIVATING
SPACES.



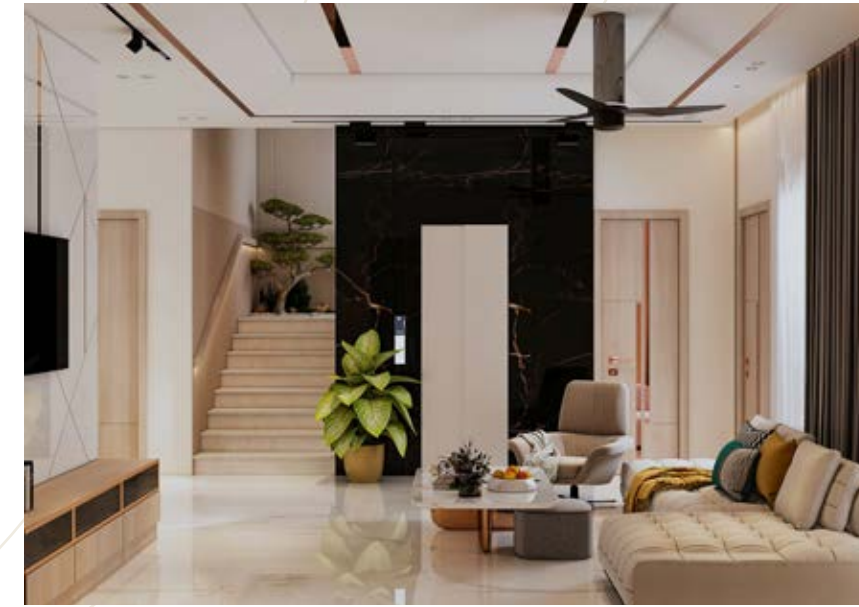
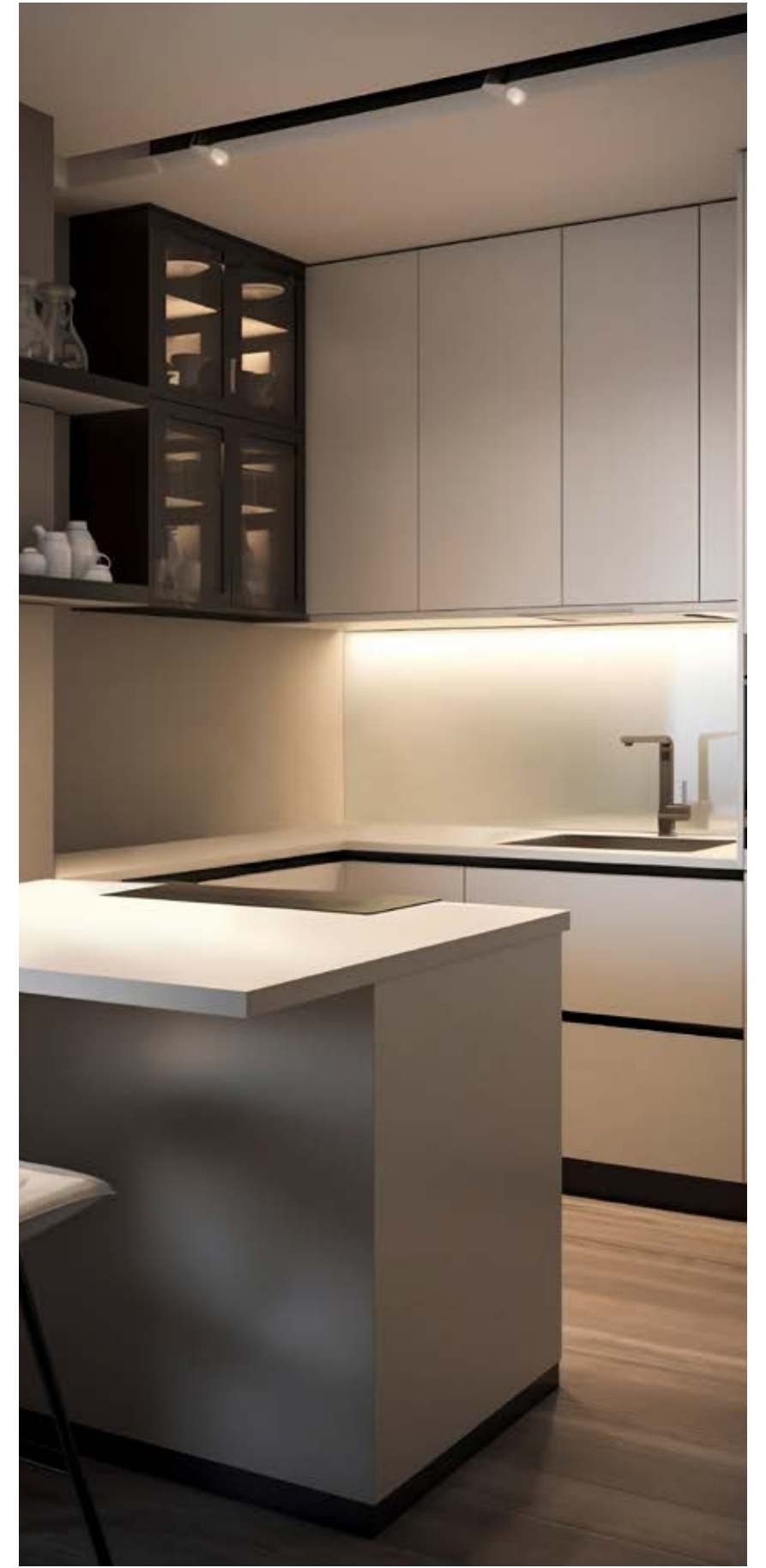


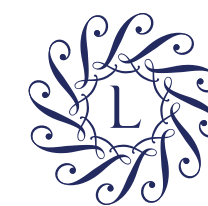




THE MAJESTY OF
DESIGN,
IN CAPTIVATING
SPACES.







THEME PARKS OF
WONDER,
WHERE LIFE FEELS
MAGICAL.

Luxurio presents a one-of-a-kind concept, blending modern living with nature in perfect harmony. The carefully planned layout offers four exclusive wellness and recreation parks, each thoughtfully designed for toddlers, kids, adults, and seniors. Every effort is made to maintain the highest safety standards for equipment and play areas.

These parks encourage outdoor enjoyment, allowing residents to connect with nature and indulge in the fragrant beauty of herb and flower gardens. With plenty of space for fitness, relaxation, and fun, Luxurio promises a peaceful, active lifestyle for all ages.



Park
1

SERENITY TRAILS PARK



- Waterbody
- Community Gathering Space
- 2 mtr. Reflexology Pathway
- Play area



imagesbazaar
SM978204



Park
2

FAMILY FUSION
FUNLAND



Toddler Play Area

Outdoor Gym

Adult Play Zone

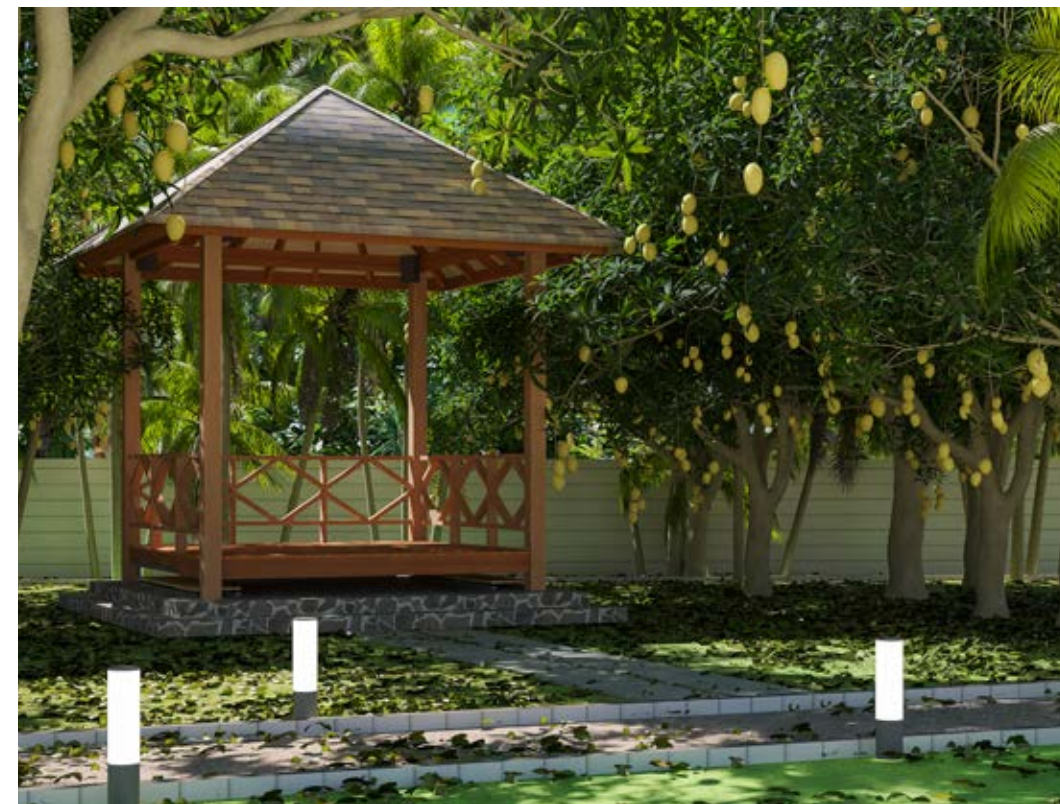
Pathway

Park
3

GREEN VALLEY
LEISURE WORLD



- Play area
- Snakes & Ladders
- Ludo
- Chess
- Relaxation Zone
- Open Air Theatre with stage
- Party Lawn with Korean carpet
- Fruit Garden
- Herbal, Scented Garden
- Seasonal Garden
- Gathering Space





Park
4

JOYFIELDS
SPORTS PARK



- Sand Volleyball Court
- Badminton Court – 2 nos
- Half Basketball Court
- Cricket Net - 2nos
- Children Play-area
- Open Lawns
- Gathering Space

Club House



ARTIST IMPRESSION



ELITE CLUB HOUSE FOR YOUR LEISURE AND PLEASURE

Indulge in Refined Luxury Set amidst meticulously manicured green spaces, the clubhouse at LUXURIO captures the true spirit of cosmopolitan elegance. Designed to inspire and rejuvenate, it offers an array of stylish amenities that elevate relaxation to a new height.



CLUB HOUSE AMINITIES

SERENE SWIMMING POOL

INDOOR GAMES

TABLE TENNIS

CAROMS

CHESS

SNOOKERS

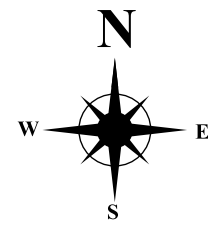
MULTI-PURPOSE HALL

LIBRARY

INDOOR GYM



SITE LAYOUT



PROJECT HIGHLIGHTS



Elegant entrance arch



24x7 CCTV surveillance, ensuring your safety



Well-laid 40FT CC road for seamless drive



Overhead Tank



Underground electric cabling



Efficient drainage facilities



Well-arranged Street Lights



Compound wall with solar fencing for total layout



Rain Water Harvesting pits



Vaastu Compliant

EAST FACING 4 BHK

Area Statement

Plot Area	236.81 Sq. Yds
Ground Floor Area	- 1365 Sft
First Floor Area	- 1365 Sft
Second Floor Area	- 1085 Sft
Liftm, Staurcase, Water Tank	- 185 Sft
Total	- 4000 Sft

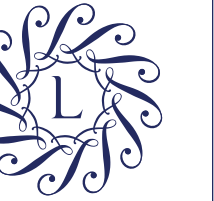


Ground Floor

First Floor



Second Floor



WEST FACING 4 BHK

Area Statement

Plot Area	236.81 Sq. Yds
Ground Floor Area	- 1410 Sft
First Floor Area	- 1410 Sft
Second Floor Area	- 980 Sft
Liftm, Staurcase, Water Tank	- 200 Sft
Total	- 4000 Sft



► Ground Floor



◄ First Floor





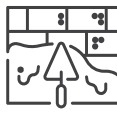
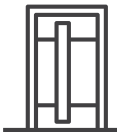




► Second Floor


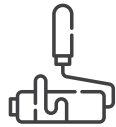
















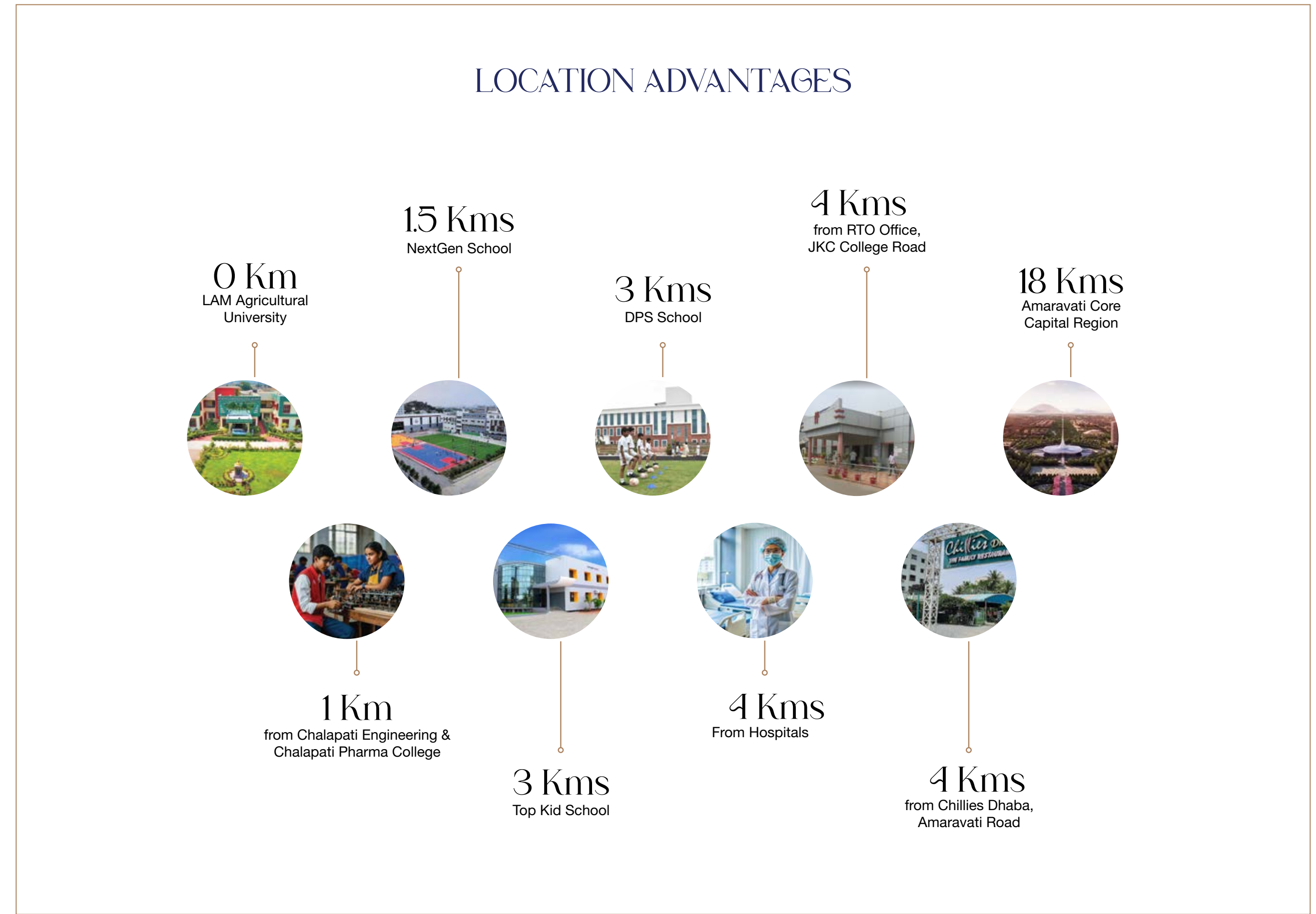
VILLA AND LAYOUT SPECIFICATIONS



	<p>STRUCTURE</p> <ul style="list-style-type: none"> RCC framed structure with pile foundations using 53-grade OPC cement and Vizag Steel.
	<p>SUPER STRUCTURE</p> <ul style="list-style-type: none"> Walls built with red bricks in cement mortar using 53-grade OPC cement.
	<p>PLASTERING</p> <ul style="list-style-type: none"> Internal: Cement plaster with a smooth finish and wall care. External: Cement plaster with a sponge finish.
	<p>DOORS & WINDOWS</p> <ul style="list-style-type: none"> Main Door: Teak wood frame with an 8-foot height and a shutter aesthetically designed with Asian melamine spray polish and designer hardware of reputed make or equivalent. Internal Doors: Teak wood frame with laminated shutters. Branded aluminum windows with 3-tier mosquito mesh doors and MS safety grills.
	<p>FLOORING</p> <ul style="list-style-type: none"> Premium vitrified tiles (800 mm x 1600 mm) for drawing, living, dining, bedrooms, and kitchen areas.
	<p>KITCHEN & TOILETS</p> <ul style="list-style-type: none"> Kitchen: Glazed ceramic tiles dadoing up to 2 feet height above the platform. Toilets: Glazed ceramic tiles dadoing up to 8 feet height.
	<p>UTILITIES/WASH</p> <ul style="list-style-type: none"> Wet area for washing utensils with glazed tiles dadoing up to 3 feet height.
	<p>RAILING</p> <ul style="list-style-type: none"> Stainless steel (304-grade) staircase railing with MS utility railing.

	<p>WATERPROOFING</p> <ul style="list-style-type: none"> Cement plaster with a coat of brush bonding for lift pits, toilets, wash areas, water tanks, and terraces.
	<p>PAINTING</p> <ul style="list-style-type: none"> Internal: Two coats of Asian Premium Emulsion paint over two coats of Birla Wall Care Lappum finish. External: Two coats of Asian Ace, Berger, or Apex waterproof paint. Textured or cladding finishes for selected areas.
	<p>SANITARY</p> <ul style="list-style-type: none"> Toilets with European Water Closets (EWC) by Jaguar or equivalent fittings. Premium anti-skid flooring tiles and glazed wall tiles up to door height. An exhaust fan will be provided.
	<p>LIFT</p> <ul style="list-style-type: none"> 4-passenger lift with dadoing around all floor entrances. Make: Johnson or OTIS with automatic doors.
	<p>ELECTRICAL</p> <ul style="list-style-type: none"> Underground cable connections to each villa. Branded concealed copper wiring. Power outlets for ACs, geysers, and kitchen appliances. Modular switches from Finolex, RR, Legrand, Schneider or equivalent.
	<p>COMMUNICATION</p> <ul style="list-style-type: none"> Underground cable connections to each villa. Telephone and intercom facility. Provision for cable TV connection in the hall and master bedroom.
	<p>PLUMBING</p> <ul style="list-style-type: none"> Concealed CPVC piping by Ashirwad or Astral for water lines. PVC pipes by Ashirwad or Birla for sewerage.

	<p>WATER SUPPLY</p> <ul style="list-style-type: none"> Adequate water supply through overhead tanks with provision for municipal and borewell water.
	<p>POWER BACKUP</p> <ul style="list-style-type: none"> Soundproof generator (branded) for backup of common area lighting, lifts, and fans in each room of every villa.
	<p>PARKING</p> <ul style="list-style-type: none"> Aesthetically designed parking space for 2 cars.
	<p>SECURITY</p> <ul style="list-style-type: none"> Surveillance cameras with manned security. Solar fencing around the compound wall.
	<p>DRAINAGE & STP</p> <ul style="list-style-type: none"> Underground drainage provided for each villa. Adequate capacity sewage treatment plant provided.
	<p>GREENERY & PATHWAYS</p> <ul style="list-style-type: none"> Landscaped parks with dedicated green areas and footpaths. Trees planted along the pathways.
	<p>LIGHTING</p> <ul style="list-style-type: none"> Streetlights and junction lights with central lighting provided.
	<p>OTHER NOTES</p> <ul style="list-style-type: none"> Registration charges, GST, Labour charges, and any other applicable taxes will be borne by the customers as per government norms.





THE GOLDEN STANDARD OF LUXURIOUS LIVING

At Lotus Infra, we combine years of expertise in real estate and construction to deliver spaces that embody luxury, innovation, and exceptional quality. Our flagship project, Luxurio, is a masterpiece crafted with meticulous attention to detail, offering an elevated living experience that redefines modern lifestyles.

Backed by a team of seasoned professionals, every aspect of Luxurio reflects our unwavering commitment to excellence and customer satisfaction. With a focus on creating timeless value, Lotus Infra continues to set benchmarks in the pursuit of perfection, earning the trust of homeowners and investors alike.



Lotus infra

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Vara Prasad

Structural Consultant



Ch Anil

Landscape Architect



Harish Vangara

MEP Consultant



G Hanumantha Rao

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

Project by



Lotus Infra