

 **PRIME**
LIVING SPACES
PRIME VENTURES INDIA LLP
Contact : **91000 222 73. 9640 63 9993.**
www.primeconstructions.com

PRIME

GRANDEUR
— LIVE GRAND —

Independent Luxury Duplex Villas in Mangalagiri,
A M A R A V A T I



Is where the heart is.

Is the place of luxury living

Is the destination for eternity.

Welcome to a place where lush greens and an unpolluted atmosphere cradles you. Where the joys of today are guaranteed to overflow into your tomorrow. A standout contemporary villa gated community near NRI Hospital, Amaravathi that is brought to you by the best for the best

Welcome to Prime Grandeur, a new landmark for luxury living.



PRIME

GRANDEUR
LIVE GRAND

PRIME

GRANDEUR
— LIVE GRAND —

Once you enter the community after passing through the security, you are greeted by vibrant landscaping and a beautiful tree lined avenue that's straight out of a fairy tale.



AREA STATEMENT

| Flat No. | Facing | Plot Area | Total Built up Area in Sft |
|----------------|--------|-----------|----------------------------|
| 1 | EAST | 272 | 2890 |
| 2 | EAST | 300 | 3374 |
| 3 | EAST | 300 | 3374 |
| 4 | EAST | 300 | 3374 |
| 5 | EAST | 300 | 3374 |
| 6 | EAST | 300 | 3374 |
| 7 | WEST | 476 | 3363 |
| 8 | WEST | 300 | 3363 |
| 9 | WEST | 300 | 3363 |
| 10 | WEST | 300 | 3363 |
| 11 | WEST | 300 | 3363 |
| 12 | WEST | 300 | 3363 |
| 13 | WEST | 411 | 3443 |
| 14 | EAST | 300 | 2001 |
| 15 | EAST | 300 | 3374 |
| 16, 17, 20, 21 | EAST | 1200 | 6100 |
| 18 | EAST | 327 | 3374 |
| 19 | WEST | 327 | 3363 |
| 22 | WEST | 300 | 3363 |
| 23 | EAST | 220 | 2890 |
| 24 | EAST | 220 | 2890 |
| 25 | EAST | 220 | 2890 |
| 26 | EAST | 220 | 2890 |
| 27 | EAST | 244 | 2890 |
| 28 | WEST | 222 | 2480 |
| 29 | WEST | 200 | 2480 |
| 30 | WEST | 200 | 2480 |
| 31 | WEST | 200 | 2480 |
| 32 | WEST | 200 | 2480 |
| 33 | EAST | 220 | 2890 |
| 34 | EAST | 220 | 2890 |
| 35 | EAST | 220 | 2890 |
| 36 | WEST | 200 | 2480 |
| 37 | WEST | 200 | 2480 |
| 38 | WEST | 200 | 2480 |
| 39 | EAST | 200 | 2487 |
| 40 | EAST | 200 | 2487 |

| Flat No. | Facing | Plot Area | Total Built up Area in Sft |
|----------|--------|-----------|----------------------------|
| 41 | EAST | 200 | 2487 |
| 42 | EAST | 200 | 2487 |
| 43 | EAST | 222 | 2487 |
| 44 | WEST | 222 | 2480 |
| 45 | WEST | 200 | 2480 |
| 46 | WEST | 200 | 2480 |
| 47 | WEST | 200 | 2480 |
| 48 | WEST | 200 | 2480 |
| 49 | EAST | 200 | 2487 |
| 50 | EAST | 200 | 2487 |
| 51 | EAST | 200 | 2487 |
| 52 | EAST | 200 | 2487 |
| 53 | EAST | 222 | 2487 |
| 54 | WEST | 222 | 2480 |
| 55 | WEST | 200 | 2480 |
| 56 | WEST | 200 | 2480 |
| 57 | WEST | 200 | 2480 |
| 58 | WEST | 200 | 2480 |
| 59 | EAST | 209 | 2487 |
| 60 | EAST | 203 | 2487 |
| 61 | EAST | 198 | 2001 |
| 62 | EAST | 193 | 2001 |
| 63 | EAST | 208 | 2001 |
| 64 | EAST | 201 | 2001 |
| 65 | EAST | 194 | 2001 |
| 66 | EAST | 176 | 2001 |
| 67 | WEST | 201 | 2480 |
| 68 | WEST | 222 | 2480 |
| 69 | EAST | 222 | 2487 |
| 70 | EAST | 200 | 2487 |
| 71 | EAST | 320 | 2890 |
| 72 | EAST | 309 | 2890 |
| 73 | EAST | 299 | 2890 |
| 74 | EAST | 288 | 2890 |
| 75 | EAST | 278 | 2890 |
| 76 | EAST | 267 | 2890 |
| 77 | EAST | 448 | 3374 |
| 78 | WEST | 200 | 2480 |
| 79 | WEST | 200 | 2480 |

| Flat No. | Facing | Plot Area | Total Built up Area in Sft |
|----------|--------|-----------|----------------------------|
| 80 | WEST | 200 | 2480 |
| 81 | WEST | 200 | 2480 |
| 82 | WEST | 200 | 2480 |
| 83 | WEST | 200 | 2480 |
| 84 | WEST | 200 | 2480 |
| 85 | WEST | 222 | 2480 |
| 86 | EAST | 222 | 2487 |
| 87 | EAST | 200 | 2487 |
| 88 | EAST | 200 | 2487 |
| 89 | EAST | 200 | 2487 |
| 90 | EAST | 200 | 2487 |
| 91 | EAST | 200 | 2487 |
| 92 | EAST | 200 | 2487 |
| 93 | EAST | 200 | 2487 |
| 94 | WEST | 200 | 2480 |
| 95 | WEST | 200 | 2480 |
| 96 | WEST | 200 | 2480 |
| 97 | WEST | 200 | 2480 |
| 98 | WEST | 200 | 2480 |
| 99 | WEST | 200 | 2480 |
| 100 | WEST | 200 | 2480 |
| 101 | WEST | 222 | 2480 |
| 102 | EAST | 244 | 2890 |
| 103 | EAST | 220 | 2890 |
| 104 | EAST | 220 | 2890 |
| 105 | EAST | 220 | 2890 |
| 106 | EAST | 220 | 2890 |
| 107 | EAST | 220 | 2890 |
| 108 | EAST | 220 | 2890 |
| 109 | EAST | 220 | 2890 |
| 110 | WEST | 220 | 2480 |
| 111 | WEST | 200 | 2480 |
| 112 | WEST | 200 | 2480 |
| 113 | WEST | 200 | 2480 |
| 114 | WEST | 222 | 2480 |
| 115 | EAST | 244 | 2890 |
| 116 | EAST | 220 | 2890 |
| 117 | EAST | 220 | 2890 |
| 118 | EAST | 220 | 2890 |
| 119 | EAST | 220 | 2890 |



PRIME

GRANDEUR
 LIVE GRAND



Is where the heart is.
Is the place of relaxation
 Is the destination for eternity.

Master Layout Plan



Amenities & Features

- Club House & Gym
- Avenue Plantation
- Swimming Pool
- Rainwater Harvesting System
- Children Play Area
- Multi-Purpose Hall
- CCTV Surveillance
- 24x7 Intercom Facility
- Guest Rooms
- Indoor Games
- Parks & Landscaped Garden
- Solar Fencing
- Sewage Treatment Plant



Is where the heart is.

**Is the place
of celebrations**

Is the destination for eternity.

PRIME

GRANDEUR
LIVE GRAND



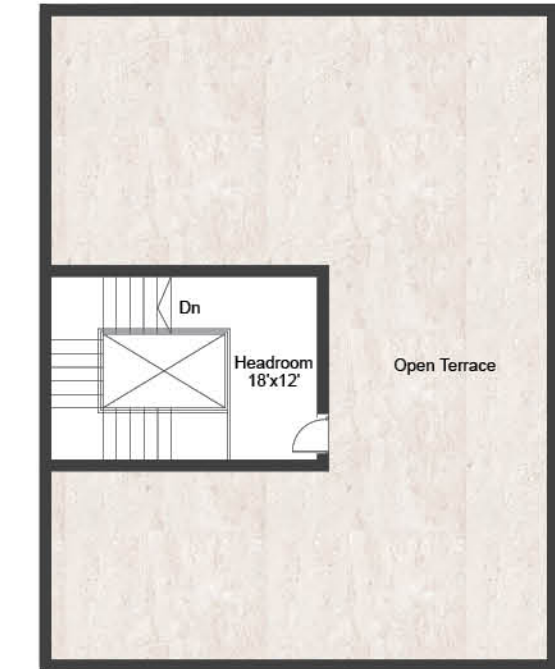


Is where the heart is.

**Is the place
of blissful adobe**

Is the destination for eternity.

Living in Prime Grandeur is an experience taken through the nature with horizon landscaping. Crafted with all the modern sensibilities in mind, the villas offer luxurious lifestyle for a discerning few. Every home comes with parking space for cars.



EAST FACING VILLA

Plot Size : 45'X60'
300 Sq.yds.

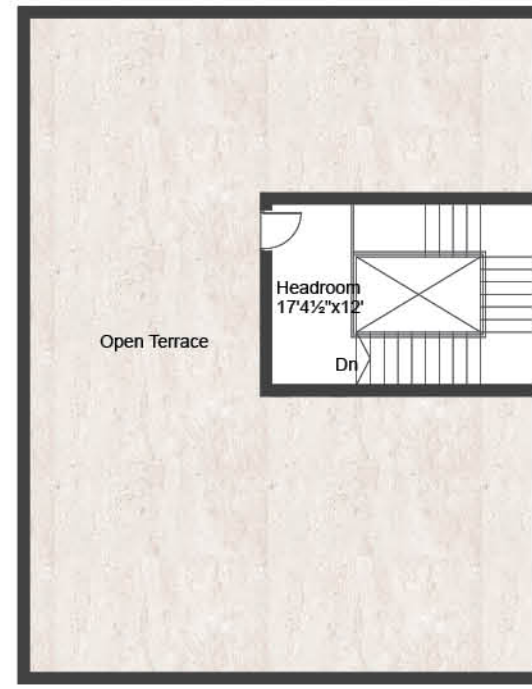
| | |
|---------------------|--------------|
| Ground Floor | 1575.00 Sft. |
| First Floor | 1529.17 Sft. |
| Staircase Head Room | 270.46 Sft. |
| Total Built Up Area | 3374.06 Sft. |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Is where the heart is.

**Is the place
of vibrant life**

Is the destination for eternity.

Brace yourself for a lifestyle you'll seldom come past. At a community that has the best of nature's verdure and amenities that set up a one-of-its-kind lifestyle - all at a location that's the envy of those who can only desire to make it here. Surrounded by lush green flora, elegant at every step, and most importantly, enchanting.

WEST FACING VILLA

Plot Size : 45'X60'
300 Sq.yds.

| | |
|---------------------|--------------|
| Ground Floor | 1575.00 Sft. |
| First Floor | 1533.75 Sft. |
| Staircase Head Room | 254.81 Sft. |
| Total Built Up Area | 3363.56 Sft. |

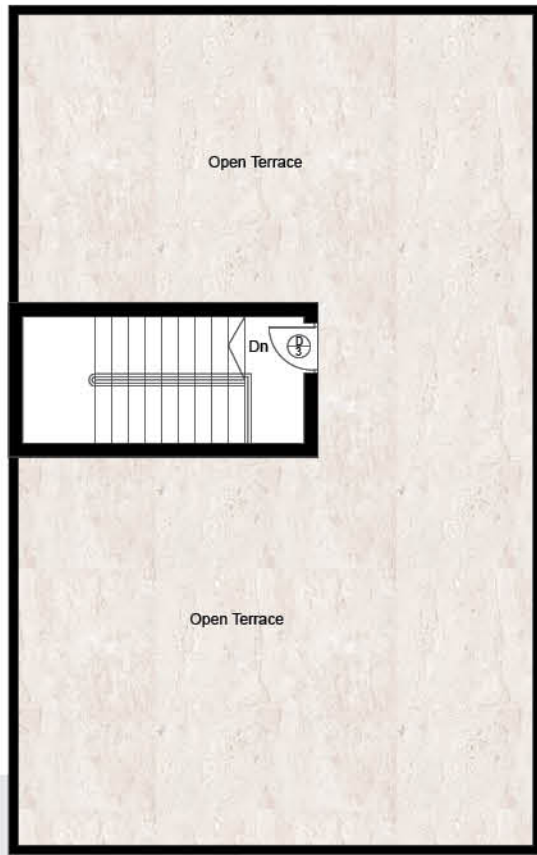


GROUND FLOOR PLAN



FIRST FLOOR PLAN





EAST FACING VILLA

Plot Size : 36'X55'
220 Sq.yds.

| | |
|---------------------|----------------|
| Ground Floor | 1373.23 Sq.ft. |
| First Floor | 1373.29 Sq.ft. |
| Staircase Head Room | 144.30 Sq.ft. |
| Total Built Up Area | 2890.82 Sq.ft. |



GROUND FLOOR PLAN



FIRST FLOOR PLAN

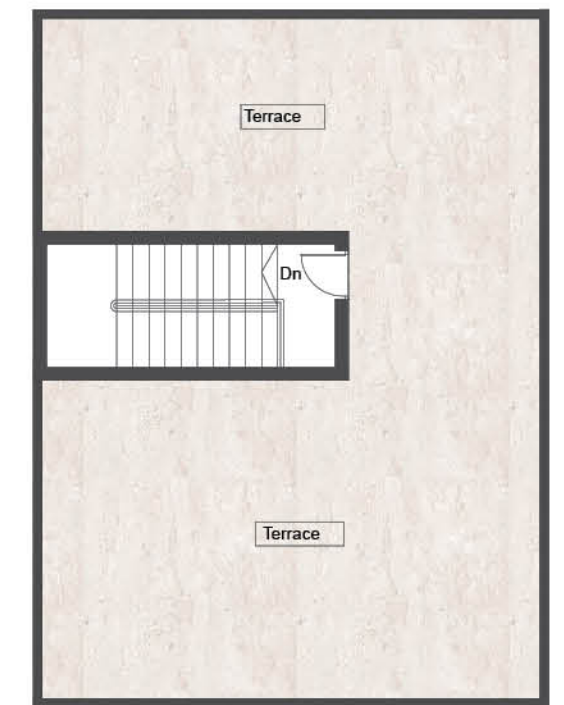




Is where the heart is.
**Is the place
 of happiness**

Is the destination for eternity.

Revel in true luxury, style and substance. The upmarket villas are brought to you by the best for best and offer an elegant ambience luxuriously positioned for those seeking for a refined life. It's a haven of beauty and grace, abundance and comforts. The villas make your living style absolutely joyful and feel like relaxing in a resort.



EAST FACING VILLA
 Plot Size : 36'X50'
 200 Sq.yds.

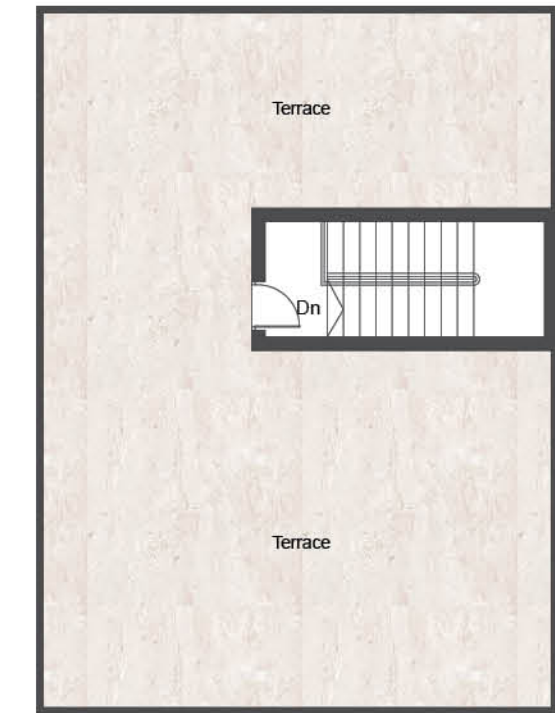
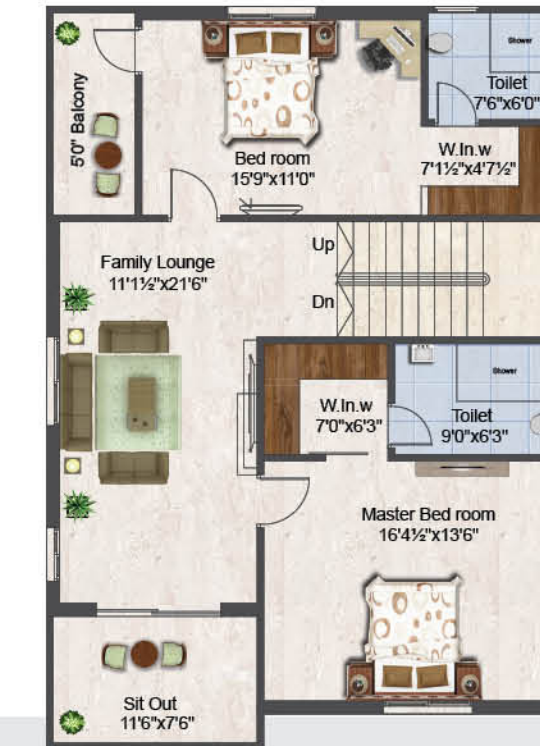
| | |
|---------------------|--------------|
| Ground Floor | 1167.66 Sft. |
| First Floor | 1167.65 Sft. |
| Staircase Head Room | 152.55 Sft. |
| Total Built Up Area | 2487.86 Sft. |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



WEST FACING VILLA
 Plot Size : 36'X50'
 200 Sq.yds.

| | |
|---------------------|--------------|
| Ground Floor | 1171.33 Sft. |
| First Floor | 1171.33 Sft. |
| Staircase Head Room | 138.00 Sft. |
| Total Built Up Area | 2480.66 Sft. |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



PRIME

GRANDEUR
LIVE GRAND



Prime Grandeur offers its residents access to an exclusive array of recreational and sporting facilities that could rival any resort. With access to the best sporting facilities at your doorstep, you have the flexibility to bring sport and exercise into your life to suit your pace and timing. Every amenity is planned to encourage bonding with your friends in the community and heighten your moments of leisure.



STRUCTURE

RCC Framed structure to withstand wind & Seismic loads.

SUPER STRUCTURE

AAC Blocks with jointing mortar or red bricks with cement mortar

PAINTING

All interior walls with smooth finish premium emulsion paint. Exterior Fascia with premium paint / texture.

KITCHEN

Granite platform with Stainless steel sink and designer tiles dadoing up to 2' height.

ELECTRICAL

Best quality copper wiring through PVC conduits concealed in wall and ceilings, adequate power points with modular switches.

TELECOM

Telephone points in Master bedrooms and living rooms, Intercom facility connecting all service units and Security.

PLASTERING

Two coat cement plaster with internal smooth finish.

FLOORING

Vitrified tiles in hall, dining, bedroom and kitchen. Ceramic Tile Flooring in balconies.

SPECIFICATIONS



FIXTURE & FITTINGS

Main Doors: Teak wood frame and Flush Shutter with Polish.
Internal Doors: Medium Teak wood frame with flush shutters.
Windows: uPVC window system with glass and safety grills.
Hardware: Locks of standard make for main door and other doors.

TOILETS

Non-slippery ceramic tile flooring in all toilets. Ceramic tiles wall cladding up to door height. EWC/ IWC with flush tank and wash basins of standard make. Provision for geyser in all toilets.

TV

Provision for cable connection in master bedrooms & living rooms.

POWER BACK-UP

Power back-up through generators for Light & Fan Points.

WATER SUPPLY

Underground / Overhead storage tank of adequate capacity with bore well.



| | | |
|------------------------|---|------------------|
| ■ NH 16 | - | Walking Distance |
| ■ Nagarjuna University | - | 7 km |
| ■ Haailand | - | 4 km |
| ■ NRI Hospitals | - | 2 km |
| ■ AIIMS | - | 6 km |
| ■ Mangalagiri Temple | - | 3 km |
| ■ Guntur City | - | 19 km |
| ■ KL University | - | 12 km |
| ■ Vijayawada City | - | 15 km |
| ■ Gannavaram Airport | - | 34 km |
| ■ AP Secretariat | - | 20 km |
| ■ SRM University | - | 15 km |
| ■ VIT | - | 17 km |



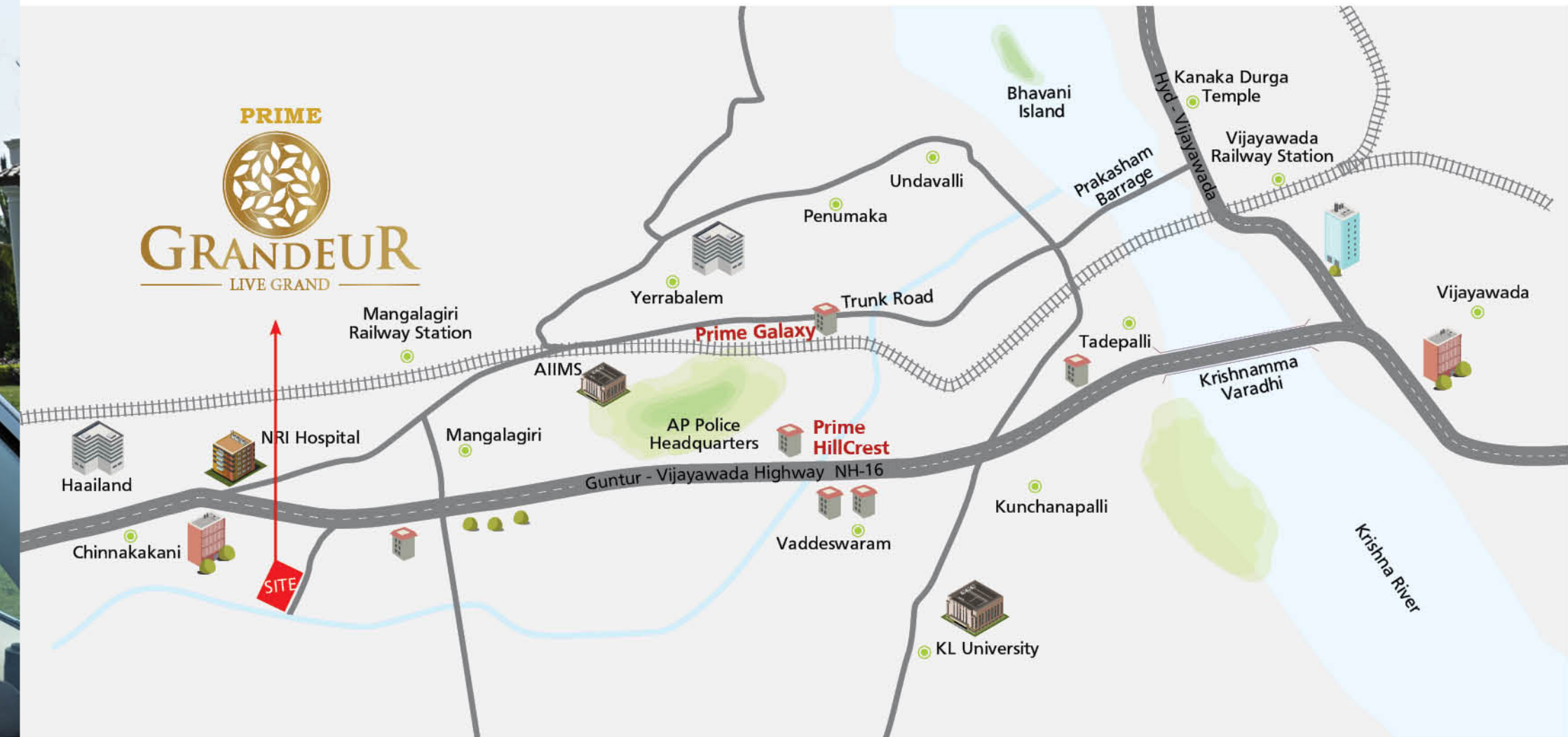
Is where the heart is.

Is the place of the future

Is the destination for eternity.

A new point of reference, there is no greater luxury today than the rare chance to always be close to nature. Prime Grandeur promises the best of the world. No matter where you look, the view from your home at Prime Grandeur will be one to remember.

Location Map (not to scale)





Other ongoing projects

The PRIME Group, over the last many years, has built an impeccable track record in Hyderabad's construction landscape. The projects bear their signature in terms of architecture, facilities, finish and location. Started in 1995 by a dedicated team of professionals, the PRIME Group has completed close to 30 projects totaling approximately 2 million sft. of constructed area.

The PRIME Group successfully completed diverse projects like apartments, villas, layouts and commercial projects as well. The company has expertise of handling multiple projects at a time covering multiple acres of land. Along with Hyderabad, The PRIME Group has successfully completed real estate projects in Mangalagiri and Vizag as well.



Prime Grandeur comes to you from the agies of Prime Group. The Group that has been part of a lineage of building quality homes for over 24 years now. The group is clearly driven by a set of values like quality, speed, transparency, commitment and punctuality, which it has been known to strictly adhere to. Over the years Prime Constructions has constantly set new standards in design and construction with its portfolio of Gated Communities, Villas and Apartments it has created. Come, be a part of that legacy.



A Project by **PRIME VENTURES INDIA LLP**
Corporate Office : 3rd Floor, Prime House,
Plot No. 19, Jayabheri Enclave,
Gachibowli, Hyderabad - 500 032.



Site Address : Sy. No. 142,
Lakshmi Narasimha Colony,
Near NRI Hospital,
Mangalagiri, Vijayawada, A.P.

Contact

91000 222 73. 9640 63 9993.
sales@primeconstructions.com
www.primconstructions.com

Architects & Engineers :



**Akshaya Infra
Consultants Pvt. Ltd.**
Architects & Engineers

1st Floor, Bhavana Enclave, VIth Phase,
KPHB Colony, Hyderabad - 85.
Contact : +91 40 2315 4848, 4949, 4999.
E_mail : akshaya@akshayainfra.com

Design & Branding :



KreAdz Advertising Pvt. Ltd.
Madhapur, Hyderabad.
Contact : +91 9989 11 99 00.
E_mail : design.kreadz@gmail.com

Note : This brochure has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this brochure is correct. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this brochure and excludes all liability for loss or damage arising there from. This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit.