

A Project by :

PVR GROUP
— BUILDERS & DEVELOPERS —


PVR
— KOTESWARA —
CLASSIC


TIMELESS LEGACY
CREATED FOR THE ELITE

2 & 3 BHK APARTMENTS
3 & 4 BHK INDEPENDENT FLOORS
PREMIUM GATED COMMUNITY WITH LUXURIOUS AMENITIES
@ Poranki, Vijayawada.





ELEGANCE
IN EVERY CORNER

PROJECT HIGHLIGHTS

- Private Movie Theatre
- A/C Function Hall
- Swimming Pool
- A/C Gym
- Outdoor Gym
- Coffee Shop
- Yoga Room
- Indoor Games
- A/C Guest Rooms
- Children Play Area
- Seniors Sitting Area
- Walking Track
- CCTV Surveillance
- 24x7 Security

NEAR BY TRANSPORT

- NH 65 0.2Km
- NH 16 4Km
- Benz Circle 7Km
- Vijayawada International Airport 13Km

HOSPITALS

- Capital Hospitals
- Bright Children's Hospital
- Kamineni Hospitals
- Nagarjuna Hospitals

RECREATION & SHOPPING

- Sentini Mall
- Cinepolis PowerOne Mall
- More Supermarket
- Ushodaya Supermarket
- D-Mart

EDUCATION

- Shamrock International School
- Bloomingdale International School
- VR Siddhartha Engineering College
- Narayana Junior College



THE ART OF FINE LIVING

Nestled in the vibrant locale of Poranki, walkable distance from Bandar road, PVR Koteswara Classic is a meticulously crafted gated community that blends elegance, comfort & convenience.

Spanning 3 Acres with 8 Blocks, this prestigious project offers 205 luxury 2,3&4 BHK residences, designed for those who seek an elevated lifestyle.

At PVR Koteswara Classic, your home here is not just a residence but a legacy in the making.

- Grand Gated Community designed for privacy, security & Elite living
- 3BHK & 4BHK Independent floors | 2BHK & 3BHK Apartments
- Stilt + G + 4 Floors
- Vastu-Compliant Homes
- Thoughtfully Planned Open Spaces
- Superior Construction Quality
- Advanced Infrastructure & Facilities





MASTER LAY OUT PLAN



INDOOR AMENITIES

- Gym/Yoga
- Guest Rooms
- Multipurpose Hall
- Association Office
- Indoor Games Room
- Private Movie Theater



OUTDOOR AMENITIES

- Open Gym
- Landscaping
- Walking Track
- Kids Play Area
- 24 x 7 Security
- Swimming Pool



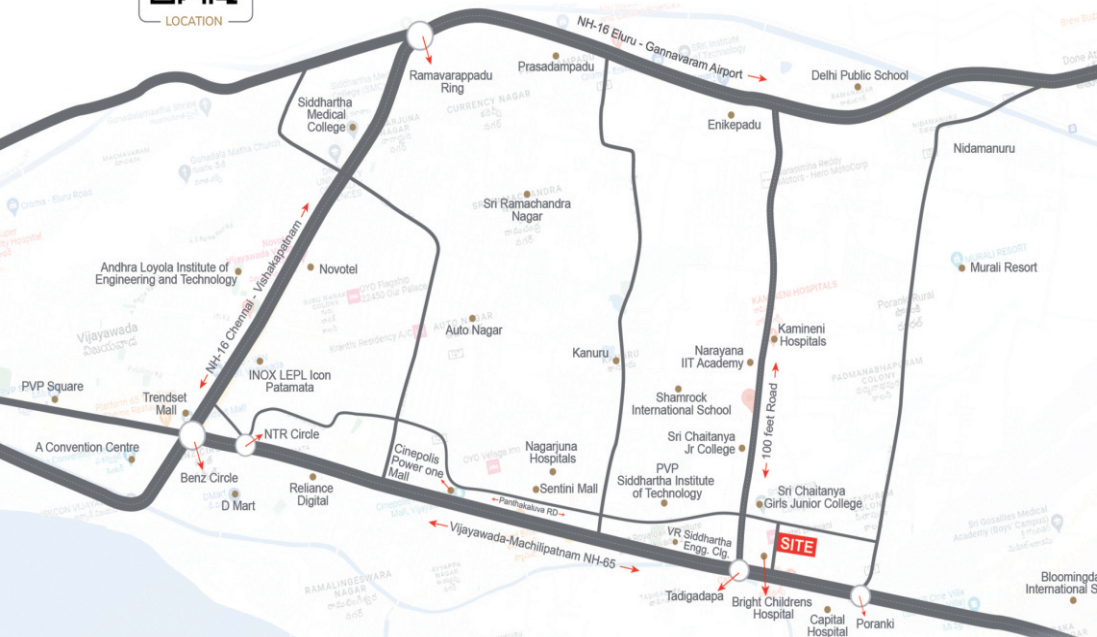
EXCLUSIVE CLUB HOUSE

EXCLUSIVE CLUB HOUSE FOR ELITE LIFESTYLE
Designed as the heart of the community, the clubhouse offers an exclusive retreat where residents can relax, socialize. From fitness to recreation, every detail is thoughtfully curated to provide a world-class lifestyle within your reach



Location Map

Member of **CREDAI**



A Project by :

PVR GROUP
BUILDERS & DEVELOPERS

DASARI RAMBABU | TUMMALA VAMSI KRISHNA | BANDI PAVAN KUMAR



SITE ADDRESS :

Sai Nagar, Beside Lakshmiapuram Colony, Poranki, Vijayawada

CONTACT :

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

A GRAND HOME FOR A GRAND LIFE

3
Acres

205
Luxury Flats

100%
Ventilation

S+G+4
Floors

8Blocks
Community

2&3 BHK
Apartments

3&4 BHK
Independent floors

PVR KOTESWARA CLASSIC



SPECIFICATIONS



FOUNDATION
Pile foundation as per soil report, as recommended by the approved structural engineer.



SUPER STRUCTURE:
R.C.C. framed structure and bricks masonry with 9" external and 4" internal walls.



PAINTING
Asian / Berger or Equivalent make emulsion paint for interiors, weather proof emulsion paint for exterior



SANITARY
CERA or Equivalent make CP fittings & sanitaryware



SECURITY
Advanced 24/7 security with CCTV surveillance



T.V. & TELEPHONE
T.V. point in living & master bedroom, tele phone point in living



KITCHEN
Granite platform with stainless steel sink, 2' height ceramic tiled dado on cooking platform



ELECTRICAL
Concealed copper wiring with Finolex / Havells / Legrand or Equivalent make



WINDOWS
UPVC windows of NCL or equivalent company with safety grills



LIFT
Johnson or equivalent make 6 Passenger lifts in each blocks



FLOORING
Premium quality vitrified tiles for entire flat, ceramic tiled floor for utility



POWER BACKUP
Generator for common area lighting, lift, and all light and fan points in each flat



BLOCK-C

| Flat No | UNIT | FACING | PLINTH | COMMON | PARKING | TOTAL | UNDIVIDED SHARE |
|---------|------|--------|-------------|-----------|-----------|-------------|-----------------|
| 1 | 3BHK | EAST | 1,345 sq.ft | 385 sq.ft | 120 sq.ft | 1,850 sq.ft | 58.15 sq.yds |
| 2 | 3BHK | EAST | 1,185 sq.ft | 340 sq.ft | 120 sq.ft | 1,645 sq.ft | 51.71 sq.yds |
| 3 | 3BHK | EAST | 1,185 sq.ft | 340 sq.ft | 120 sq.ft | 1,645 sq.ft | 51.71 sq.yds |
| 4 | 3BHK | EAST | 1,210 sq.ft | 345 sq.ft | 120 sq.ft | 1,675 sq.ft | 52.65 sq.yds |
| 5 | 2BHK | EAST | 945 sq.ft | 270 sq.ft | 120 sq.ft | 1,335 sq.ft | 41.96 sq.yds |
| 6 | 3BHK | WEST | 1,215 sq.ft | 345 sq.ft | 120 sq.ft | 1,680 sq.ft | 52.81 sq.yds |
| 7 | 3BHK | WEST | 1,235 sq.ft | 350 sq.ft | 120 sq.ft | 1,705 sq.ft | 53.59 sq.yds |
| 8 | 2BHK | EAST | 945 sq.ft | 270 sq.ft | 120 sq.ft | 1,335 sq.ft | 41.96 sq.yds |
| 9 | 2BHK | EAST | 940 sq.ft | 270 sq.ft | 120 sq.ft | 1,330 sq.ft | 41.81 sq.yds |
| 10 | 3BHK | EAST | 1,185 sq.ft | 340 sq.ft | 120 sq.ft | 1,645 sq.ft | 51.71 sq.yds |
| 11 | 3BHK | EAST | 1,210 sq.ft | 345 sq.ft | 120 sq.ft | 1,675 sq.ft | 52.65 sq.yds |
| 12 | 2BHK | EAST | 945 sq.ft | 270 sq.ft | 120 sq.ft | 1,335 sq.ft | 41.96 sq.yds |
| 13 | 2BHK | WEST | 945 sq.ft | 270 sq.ft | 120 sq.ft | 1,335 sq.ft | 41.96 sq.yds |

BLOCK-C

| Flat No | UNIT | FACING | PLINTH | COMMON | PARKING | TOTAL | UNDIVIDED SHARE |
|---------|------|--------|-------------|-----------|-----------|-------------|-----------------|
| 14 | 2BHK | WEST | 970 sq.ft | 275 sq.ft | 120 sq.ft | 1,365 sq.ft | 42.91 sq.yds |
| 15 | 2BHK | EAST | 945 sq.ft | 270 sq.ft | 120 sq.ft | 1,335 sq.ft | 41.96 sq.yds |
| 16 | 2BHK | EAST | 925 sq.ft | 265 sq.ft | 120 sq.ft | 1,310 sq.ft | 41.18 sq.yds |
| 17 | 2BHK | EAST | 950 sq.ft | 270 sq.ft | 120 sq.ft | 1,340 sq.ft | 42.12 sq.yds |
| 18 | 2BHK | WEST | 1,095 sq.ft | 310 sq.ft | 120 sq.ft | 1,525 sq.ft | 47.94 sq.yds |
| 19 | 2BHK | WEST | 950 sq.ft | 270 sq.ft | 120 sq.ft | 1,340 sq.ft | 42.12 sq.yds |
| 20 | 2BHK | WEST | 950 sq.ft | 270 sq.ft | 120 sq.ft | 1,340 sq.ft | 42.12 sq.yds |
| 21 | 2BHK | WEST | 975 sq.ft | 280 sq.ft | 120 sq.ft | 1,375 sq.ft | 43.22 sq.yds |
| 22 | 2BHK | EAST | 915 sq.ft | 260 sq.ft | 120 sq.ft | 1,295 sq.ft | 40.71 sq.yds |
| 23 | 2BHK | EAST | 915 sq.ft | 260 sq.ft | 120 sq.ft | 1,295 sq.ft | 40.71 sq.yds |
| 24 | 2BHK | WEST | 930 sq.ft | 265 sq.ft | 120 sq.ft | 1,315 sq.ft | 41.34 sq.yds |
| 25 | 2BHK | WEST | 975 sq.ft | 280 sq.ft | 120 sq.ft | 1,375 sq.ft | 43.22 sq.yds |



CLUB HOUSE