SARDAR

101 EMPIRE

@ SHEELANAGAR

Project by

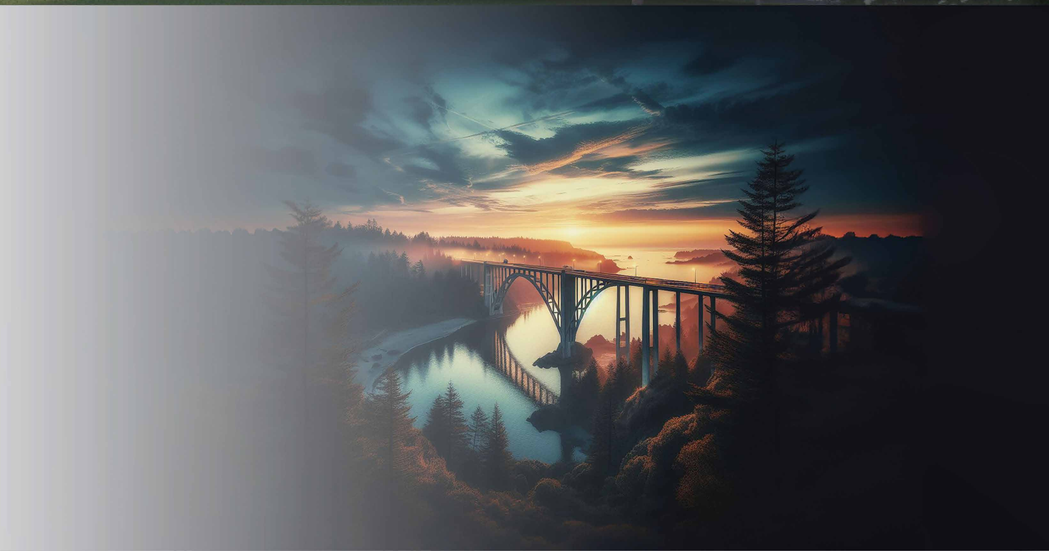
SARDAR PROJECTS

Experience Empire

The Pinnacle of Luxury Living

SARDAR 101 EMPIRE

Experience the epitome of refined living at Sardar 101 Empire, meticulously crafted by Sardar Projects. Drawing inspiration from the resilience of California's 101 Highway, we embody expertise and a positive perspective, committed to delivering sustainable building marvels. Nestled strategically along the prominent Sheelanagar Highway in Visakhapatnam, the Sardar Empire offers unparalleled convenience and connectivity, setting new standards in luxury living with dedication and a focus on excellence.



245
EXQUISITE UNITS
(2BHK & 3 BHK)

51+
AMENITIES

PROJECT HIGHLIGHTS

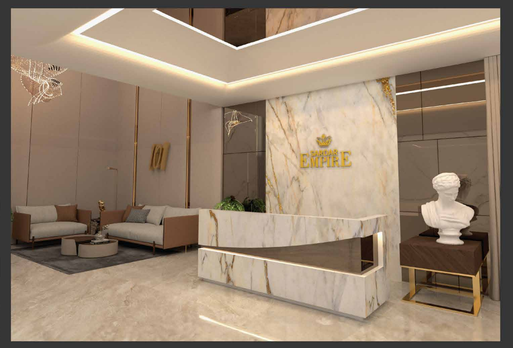
- GVMC AND RERA APPROVED
- 100% VASTHU
- SINGLE TOWER 3+10
- 10-FT GAP BETWEEN FLATS
- 24 HRS SECURITY WITH CC CAMERA
- 1195 SFT -3334 SFT AREAS
- GRAND ENTRANCE GATE
- LUXURY 3 BHK AND 2BHK FLATS
- SUPERIOR QUALITY CONSTRUCTION
- DESIGNER LANDSCAPE
- 24 HRS WATER SUPPLY
- 3 LEVEL PARKING
- 100% DG BACKUP FOR COMMON AREAS
- REPUTED DEVELOPERS
- FIRE FIGHTING SYSTEM

3 TIERED AMENITIES
Luxury at Every Level

SARDAR EMPIRE

Whether you're looking for relaxation, recreation, or community engagement, SARDAR EMPIRE has something for everyone. With three activity zones, tailored to your lifestyle preferences, there's endless opportunity to create unforgettable moments in your new home.

1
Emperor's
Sky Lounge



2
Emperor's
Club House

3
Emperor's
Oasis Retreat

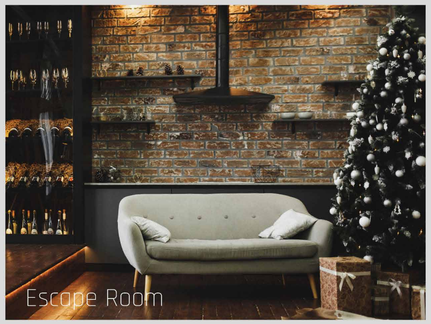
SARDAR 101 EMPIRE

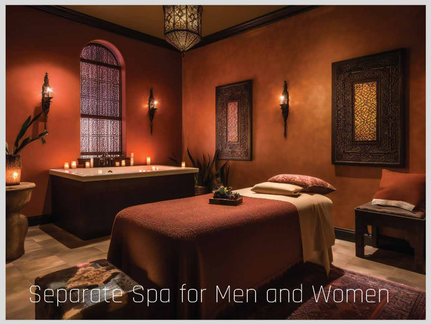
Emperor's Sky Lounge

Featuring a luxury gym for energizing workouts, a sparkling swimming pool for refreshing dips, and a lively party zone for unforgettable gatherings under the open sky.

Well Equipped Gym

Party Area


Escape Room


Separate Spa for Men and Women

Theater

TT Room

Terrace Swimming Pool

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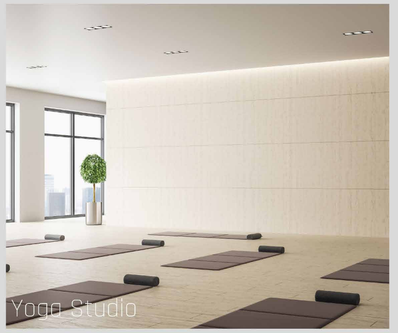
Emperor's Club House

From kids' play to elegant events, find excitement at every turn. Unwind in our serene yoga studio or host unforgettable gatherings in our elegant function hall. With guest rooms for convenience, the clubhouse is your ultimate sanctuary.

Banquet Hall

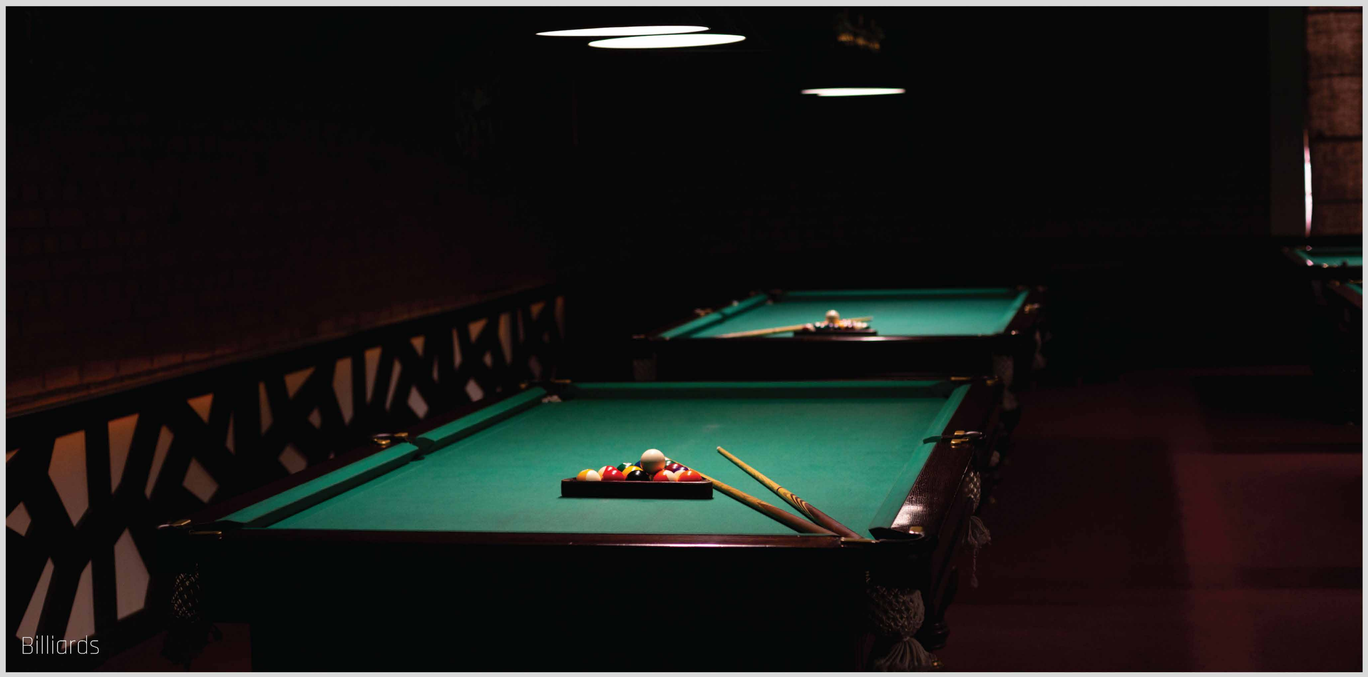

Yoga Studio

Library

Kids Core

Table Soccer

Guest Rooms


Billiards

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Emperor's Oasis Retreat

Recharge in our Outdoor Amenities Area, featuring a kid's play zone, yoga space, badminton court, cosy seating, and a coffee bar for quality time with loved ones.

Coffee Bar

Badminton Court

Out Door Gym

Fish Pond

Children Tot Lot

Green Areas

Out Door Sitting Area

SARDAR
101 EMPIRE

Featuring a range of 2 and 3 BHK apartments across 8 variants.
Each residence offers spacious living, modern amenities, and scenic views for a luxurious living experience.

S.NO	FLAT NO	FLAT TYPE	CARPET AREA	OUTER WALL	EXCLUSIVE BALCONY	PLINGTH AREA	COMMON AREA	SUPER BUILT AREA
1	1	3BHK	1214	79	307	1600	480	2080
2	2 -11	3BHK	1129	73	141	1343	402	1745
3	12	2BHK	762	60	93	915	275	1190
4	13- 17	2BHK	777	63	118	958	287	1245
5	18 -22	3BHK	1280	78	203	1561	469	2030
6	23	3BHK	1361	85	397	1843	552	2395
7	24	2BHK	757	63	99	919	276	1195
8	25	3BHK	2061	186	318	2565	769	3334

*All Units are in SFT
10 ft gap between flats

LEGEND

TERRACE LEVEL :

1 Swimming Pool
2 Unisex Gym
3 Party Area
4 Table Tennis Board
5 Billiards Room
6 Escape Room
7 Gents Salon & Spa
8 Ladies Salon & Spa
9 Dance Floor
10 Telescope

CLUB LEVEL :

11 Carrom Board
12 Trampoline
13 Chess Board
14 Table Soccer
15 Dart Game
16 Golf Simulator
17 Air Hockey
18 Banquet Hall
19 Multi Purpose Hall
20 Luxury Suites
21 Board Room
22 Library

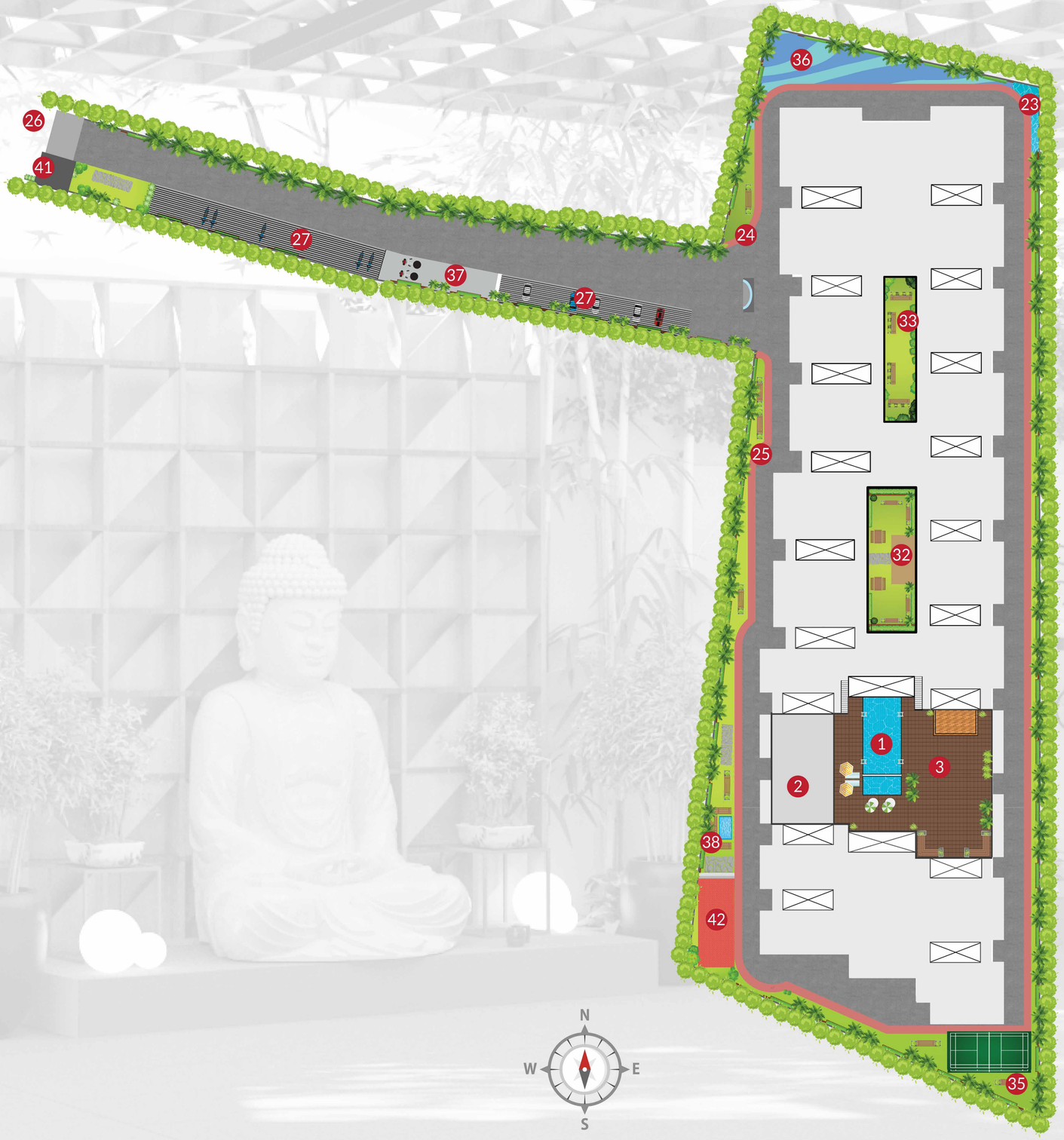
GROUND LEVEL :

23 Fish Pond
24 Flag Post
25 Cycling and Jogging Track
26 Grand Entrance Arch
27 Visitors Parking Area
28 Premium Visitors Lounge 1
29 Premium Visitors Lounge 2
30 Rock Climbing Wall
31 Reflexology Path
32 Living Green Wall
32 Cafeteria
33 Elders Sitting Area
34 Outdoor Chess
35 Badminton Court
36 Children's Play Area
37 Outdoor Gym
38 Grand Water Feature
39 Art Wall/Doodle Corner
40 Personal Meeting Rooms
41 Children's Bus Waiting Area
42 Outdoor Yoga Arena
43 Drivers Waiting Area

SERVICES:

44 Generator Backup
45 24 Hrs Security
46 Surveillance
47 Service Lift
48 MyGate Services
49 Premium Lift Lobbies
50 Sewerage Treatment Plant
51 Wi-Fi Enabled Community

MASTER PLAN



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SPECIFICATIONS:

STRUCTURE

RCC FRAMED: RCC framed structure designed for wind & seismic forces.

SUPER STRUCTURE:

External walls: 6 inches thick solid block work.
Internal walls: 4 inches thick solid block work.

PLASTERING

INTERNAL WALL FINISHES: Cement plastering in CM 1:5 for walls & ceiling.

EXTERNAL WALL FINISHES: 2 coats of plastering in CM 1:5/ 1:4 Rough/ Smooth plaster for all external walls, as per the façade design.

DOORS

MAIN DOOR: Teak wood frame & paneled shutter, polished with iron mongery of reputed make.

INTERNAL DOOR: Engineered wood frame with laminate flush shutters of reputed make, fixed with reputed make hardware.

FRENCH DOORS: UPVC/ Aluminium sliding doors with 5mm toughened glass of reputed make and provision for fly proof shutter.

SHAFT DOORS: Metal doors with louvers.

WINDOWS: Sliding UPVC/ Aluminium windows with 5mm thick plain glass with provision for mosquito mesh shutter.

VENTILATORS: UPVC/Aluminum for toilets.

PAINTING

INTERNAL: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make for all internal walls and ceiling.

EXTERIOR: Combination of textured and non-textured surfaces with two coats of exterior weather-proof acrylic emulsion paint.

DADOING

KITCHEN: Glazed ceramic tiles for 2ft. height dado above counter.

TOILETS: Glazed ceramic tiles dado up to false ceiling.

UTILITY: Glazed ceramic tile dado up to 3' height.

LIFT FASCIA: Granite cladding.

KITCHEN PLATFORM: 18 - 20mm Thick polished granite slab with ss sink.

WASH AREA: Provision for washing machine and wet utensil area.

FLOORING

DRAWING, LIVING, KITCHEN, DINING & ALL BEDROOMS: Premium Vitrified Tiles of Size 600 x 1200mm.

BATHROOMS, BALCONY & UTILITY: Anti-Skid Ceramic Tiles of size 600 x 600mm.

CORRIDORS: Vitrified tiles of size 600 x 1200.

STAIRCASE: 18mm thick Granite slabs for flooring and Skirting upto First Floor and then afterwards Tandur stone.

BASEMENTS: Vitrified tiles flooring for lift lobbies VDF flooring for parking and drive ways.

RAILING

BALCONY: Glass and stainless steel railing as per design.

STAIRCASE: S.S railing as per design.

LIFTS

Automatic lifts of reputed make for passengers and one separate lift for goods.

ELECTRICAL SPECIFICATIONS

ELECTRICAL POINTS: A/c point in all bed rooms and living room

Points for Aqua guard, chimney, exhaust, mixer and grinder in Kitchen.

PVC insulated fire retardant copper wires of standard make.

Modular electrical switches of reputed make.

Lightening protection system.

TV& TELECOM: Provision for Cable TV / DTH and Telephone in Master bed room and living room.

INTERNET: Provision for Wi-Fi system.

POWER BACK UP: For all common amenities and 1KW for each flat.

SECURITY SYSTEMS: CC TV monitoring.

PLUMBING & SANITARY

WASHBASINS: Counter Top Wash basin with 18-20mm thick Granite Counter.

WC: Wall mounted white color EWC.

SHOWER: Single lever Fixtures with Wall mixer cum shower.

All CP Fittings of Reputed make.

Provision for Geysers in all Bathrooms.

WATER SUPPLY: 24 Hrs Water Supply.

STP: Placed in basement and Treated Water to be reused in Flushing in toilets and Landscaping.

LPG RETICULATION : Reticulated gas supply with metering facility.

FIRE FIGHTING & PROTECTION: Fire tanks, Automatic Sprinklers in basements, Hose boxes, Fire alarms etc. as per DGFS norms.

NOTE

a) Any enclosures on external balconies, whether through grills or other methods, are prohibited.
b) The installation of grills on main doors is not allowed.
c) Flat owners are responsible for purchasing all electrical fittings. The developer will only provide provisions for these fixtures.
d) Repositioning of AC points shall not be allowed.
e) Dimensions provided in plans exclude painting and finishing. Columns and walls may undergo minor changes based on structural designs.
f) Furniture depicted is for reference only and is not included in the contract.
g) The builder is not responsible for false ceiling installation.
h) Displayed architectural features are subject to change and are for illustration purposes.
i) APSEB, GVMC, water, standby generator charges are extra
j) Customers are responsible for registration, legal documentation, GST, and other applicable taxes.
k) Infrastructure charges will be borne by customers.

SARDAR EMPIRE

LOCATION MAP

(NOT TO SCALE)

SCAN THE QR CODE TO GET DIRECTIONS TO **SARDAR EMPIRE**

Distance from Sardar Empire

- Visakhapatnam Airport - 4.8 Klm
- Kims Icon Hospital - 1 Klm
- Dmart - 200 M
- Visakhapatnam Railway Station - 11 Klm
- Stbl Cine World - 1.7 Klm
- Globex Multiplex - 3 Klm
- Cmr Central Gajuwaka - 5 Klm
- Naval Base - 8 Klm

Y VENKANNA CHOUDARY
Managing Director

At Sardar Empire, our vision extends beyond constructing buildings; we strive to create communities where residents thrive and memories are made. Committing to excellence and innovation, we continuously push boundaries to redefine luxury living. From the initial concept to the final execution, every detail is meticulously curated to ensure that the Sardar Empire remains a beacon of sophistication and elegance for future generations.

ARCHITECTS

EDEN
ARCHITECTURAL CONSULTANTS

STRUCTURAL AND MEP

Ameyaa Infra Consultants

Member
NAREDCO
National Real Estate Development Council

OUR FOUNDER AND MENTOR

Dr SARDAR GOUTHU LATCHANNA

SARDAR PROJECTS PVT LTD

Site Address : Behind Sheelanagar Petrol Bunk, Visakhapatnam.

9676664422
9912571779
9440293822

www.sardar101empire.com

Designs by Access Reality: +91 78426 95525