

Sitaram Ayodhya

Timeless Elegance



Experience unparalleled luxury at Akkireddy Palayam's premier gated villa community.

A project of Sitaram Holistic Homes Pvt. Ltd.



Elevate your life..

Introducing premium gated community villas, where you can experience a privileged life in a nature-filled community.

Ayodhya offers luxury villas and recreational areas. Designed with our years of expertise and professional architects, Ayodhya delivers the home you will love.



Master planned

Community with exceptional features and amenities.

Project highlights:

- Luxury villa community
- Grand entrance
- Controlled entry and exit
- Street lighting
- Exclusive clubhouse
- Sports arena
- Vastu compliant
- 24-hour water supply
- Rainwater harvesting

Club house

Rejuvenate your soul in our vibrant recreational areas, which we firmly believe are the heart of the community and keep you alive. Ayodhya offers a wide range of activities to help you take a break from the monotony of everyday life.

Our philosophy revolves around the notion that a home should not only offer shelter but also nurture the soul.





Community Living



At Ayodhya, we understand that community living goes beyond shared walls and boundaries. Our homes offer a harmonious blend of privacy and communal engagement, allowing residents to enjoy the best of both worlds.

Here every path leads to opportunity for interaction. From the clubhouse gathering to tranquil morning strolls among greens. At Ayodhya, every amenity and space is a testament to community living at its finest.



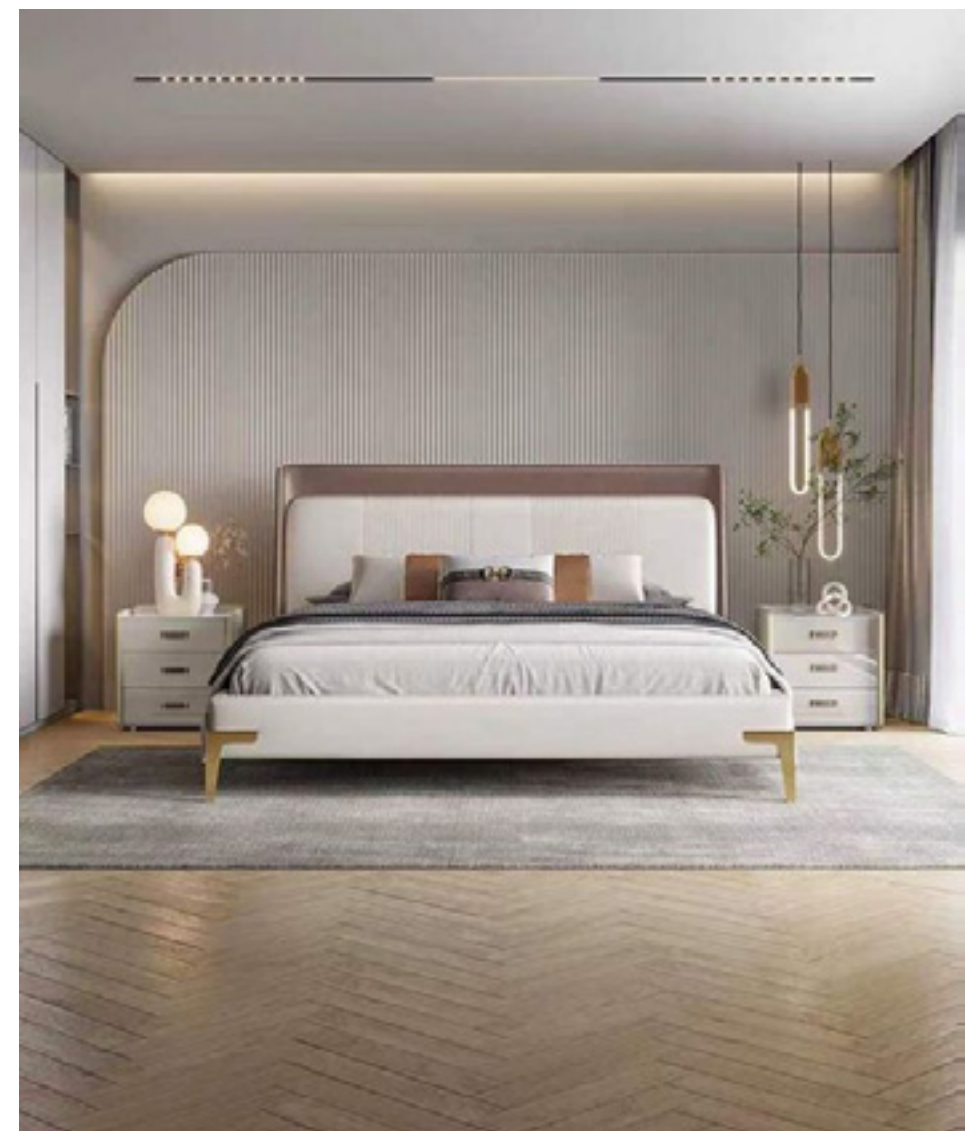
East facing villa

230 Sq. Yrds.
 Ground floor area: 1400 sft
 First floor area: 1400
 Total area; 2800



West facing villa

230 Sq. Yrds.
Ground floor area: 1400 sft
First floor area: 1400
Total area: 2800

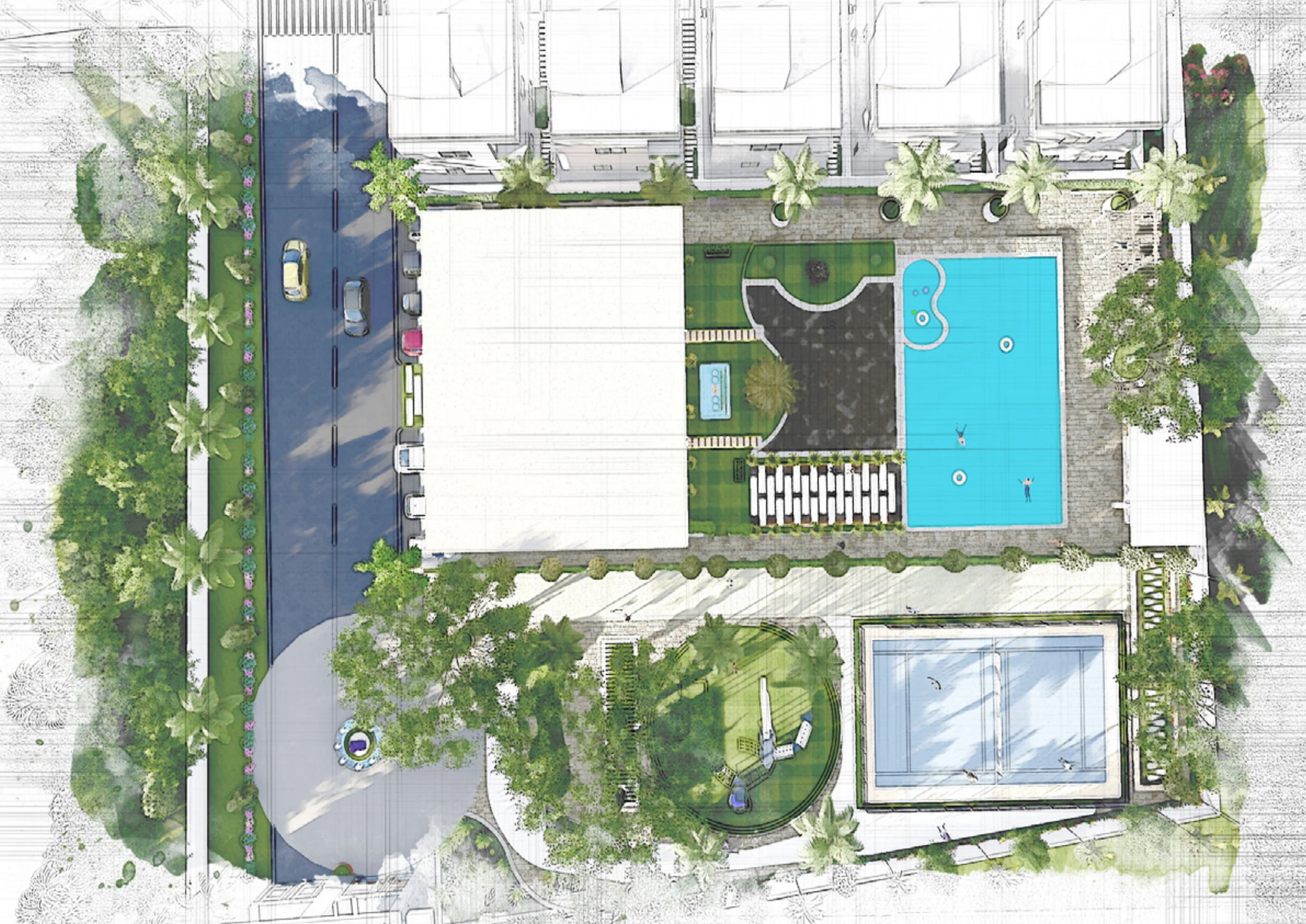




Community Retreat

Community meets comfort..

- Club House
- Central Park
- Children Play Area
- Cycling Pathway
- Walking Track
- Stoned Pathways
- Seating Spaces
- Party Lawns
- Pergolas
- Water Features



Play Time !!

A seamless blend of design, finish & function



Foundation and Structure: RCC framed structure on footings over hard strata with plinth beams for exira safety by using steel and cernent of treputed make, Super structure: Brick masonry with red clay or solid cement bricks



Toilets: Alltollets consist of

- Wash Basin Toto/Kohler/Duravit or equivalent make ~ EWC with flush tank of Toto/Kohler/ Duravit or equivalent make
- Hot and cold wal mixer with shower Provston for geyser in all toilets ~C. P. fittings are of chrome plated or Jaquar/ESS/Hindware or of equivalent make Plumbing and Sanitarve SI make of FI/PPR/CPVC piping executed by professional plumbers



Plastering: Internal: Double coat–cement plaster of 12 mm thick with smooth finish External: Double coat sand faced cement plaster of 20 mm thick Solar Fencing: Solar Fencing around the entire compound wall with 100% security C



Electrical: concealed copper wiring of Finolex/Anchor or equivalent make in conduits for lights, fans, plugs and power plug points wherever necessary Power outlets for air conditfoners in all bedrooms Power outlets for geysers in all bathrooms Plug points for refrigerators, TV., Audio Systems etc. 3 phase supply for each unit and individual metre boards Minlature Circuit breakers (MCBs) or MDS/Malingering or equivalent make Switches are of Northwest/Anchor/Legend or equivalent make



Doors: Main Door: B.T. Wood Frame and Shutter aesthetically designed and polished Internal Doors: B.T. Wood Frame with polished Masonite flush Shutters Windows: UPVC windows with clear glass and mosquito mesh screen provision



DG Backup: Generator back-up provided for essential areas of each villa, all common areas and common facilitfes



Painting: External: Luppam Finishing Internal: Smooth finish with Luppam Coat, two coats of Acrylic Emulsion paints over a coat of premier Ceiling: Smooth Finish with Luppam, two coats of acrylic emulsion paint over a coat of premier



Water supply: Centralised pneumatic system to supply treated water for each villa



Flooring: Marble slabs of 3 X3' for Dining, Drawing and Living Areas Laminated Wooden Flooring for Bedrooms and Home Theatre, Ant–skid Vitrified tiles for Kitchen area. Toto/Kohler/Duravit or equivalent for Toilets. Anti–skid Ceramic Tiles for utlity area. Tile Cladding and dadolng



TV & Telephone cable: TV point will be provided in living room, family living room, media room and in all bed rooms (Rg 6 cable for TV and Cat 6 cable for data). Telephone point provided in living room.



Kitchen: Glazed ceramic tiles dadolng above the klitchen platform. Provision for modular kitchen with both municipal and bore water connections and provision for Aqua–guard/individual R.O. plant for every kitchen. Provision made for cabinets, exhaust fan and chimney,

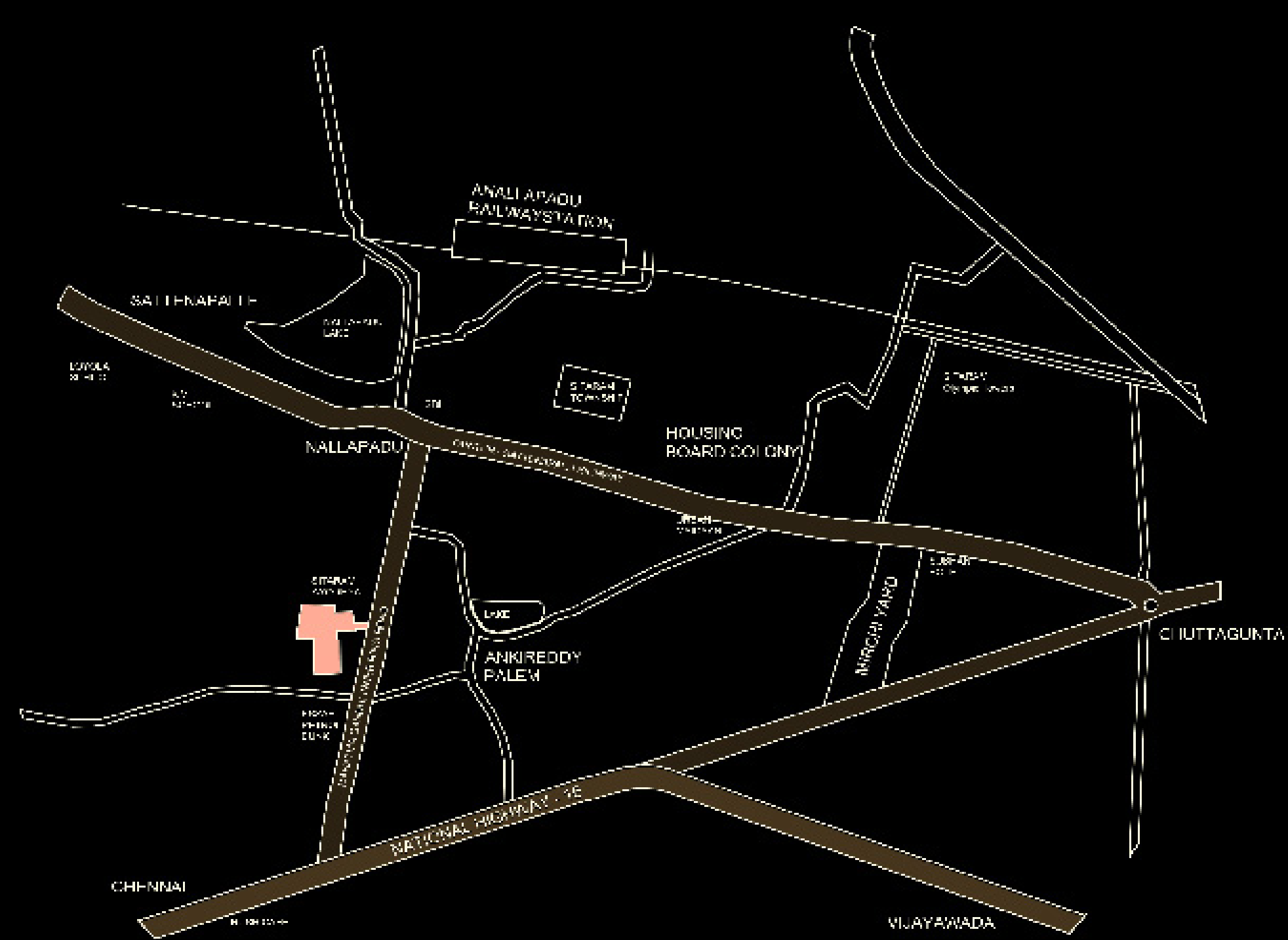


Telecom: Provision for telephone points in all bedrooms, kitchen, master tollet areas



Cable TV: Provlson for cable connection in all bed rooms and living rooms

Location Map





DEVELOPERS:

Plot No. 16, Sitaram Township, Nallapadu Road,
Guntur – 522 005
Mob No.: **98852 92678**
www.sitaramconstructios.in

CONSULTANTS:

ARTTO Architects
ARCHITECTS & INTERIOR DESIGNERS
Mob No: **80081 28128**

Structural Engineer:

Sirman Narayana
Mob No: **62818 76561**