

SREE BALAJEE
ALTIS

WHERE LUXURY MEETS LIFESTYLE

LUXURY 3 BHK HIGH-RISE APARTMENTS AT BIRLA JUNCTION, VIZAG

LIVE THE
HIGH LIFE



Artistic impression

ENJOY THE HIGH VIEW

FROM OUR HIGH-RISE APARTMENTS



LUXURY LIFESTYLE

17 FLOORS

77+ AMENITIES

328 UNITS

1625 TO 2400
S.Ft. LUXURY 3 BHK FLATS





Artistic impression

YOUR NEW WORLD WITHIN THE WORLD

where extraordinary is the new standard.

SREE BALAJEE ALTIS, situated in the center of the city, offers high-rise luxury flats with unparalleled access to the finest dining, shopping, and entertainment venues. Enjoy the convenience of nearby landmarks and major roadways, making commuting a breeze and the entire city easily accessible.



**A ONE-OF-A-KIND
MAJESTIC ENTRANCE.**

Artistic impression

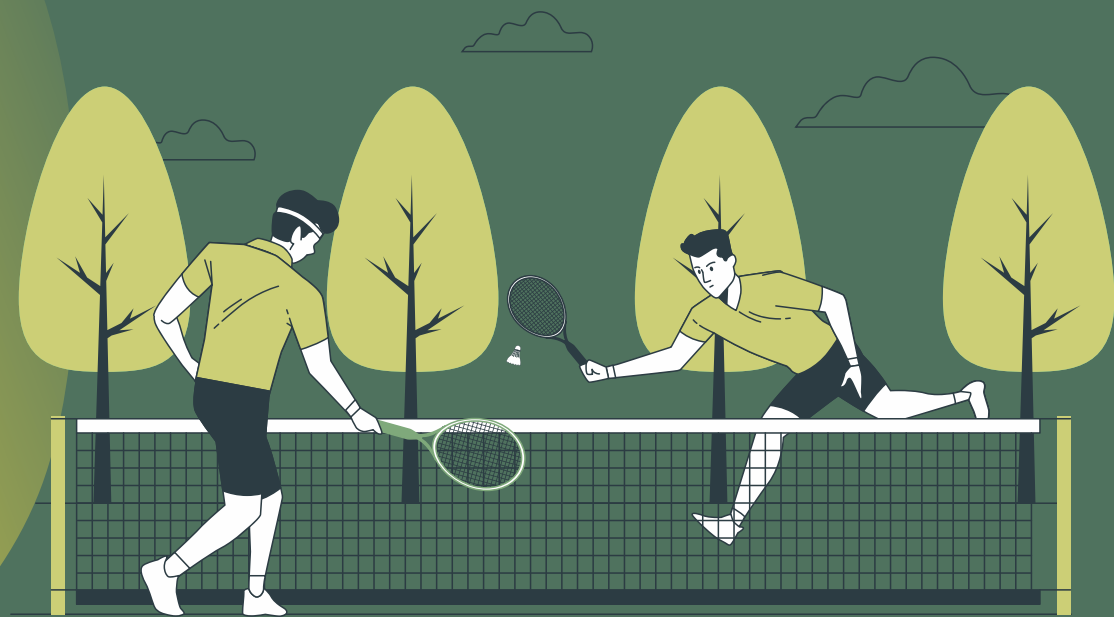
SOCIALIZE ALL YOU WANT

FROM THE COMFORT OF YOUR TERRACE





WAYS TO STAY
ENERGISED WITH OUR
LANDSCAPE AND
OUTDOOR AMENITIES



A LIFE OF EXCITEMENT AWAITS YOU



EMBRACE THE
SUNRISE WITH 25+
OUTDOOR
ACTIVITIES TO KICKSTART YOUR DAY

Artistic impression

LANDSCAPE AND OUTDOOR AMENITIES



CRICKET NET



REFLEXOLOGY PATH



FLOWER GARDEN



OUTDOOR FITNESS STATION

LANDSCAPE AND OUTDOOR AMENITIES



 WALKING TRACK

 BICYCLE STATION

 STAGE DECK AMPHITHEATER

 NAKSHATRAVANAM WITH SEATING



LANDSCAPE AND OUTDOOR AMENITIES



-  OPEN GAZEBOS
-  MULTI-PURPOSE COURT
-  PLAY ZONE GALLERY
-  SEATING AREA



32

REASONS
TO STAY
INDOORS



SAY CHEERS TO OUR CLUBHOUSE, ADORNED WITH
AMENITIES SPREAD ACROSS 25,000 SQUARE FEET.

IMPRESS YOUR GUESTS...



Artistic impression

ENTRANCE LOUNGE

Experience The Height Of Elegance With Our Lavish Entryway, Setting The Tone For The Exclusive Lifestyle That Awaits Within. Enjoy Social Gatherings In Our Stylish Lounge Areas, Or Host Events In Our Spacious Entertainment Rooms, Designed To Impress Even The Most Discerning Guests.



Artistic impression

INDOOR GAMES



Artistic impression

CRECHE



Artistic impression

PREVIEW THEATRE

BANQUET HALL



Artistic Impression

SAY CHEERS TO A GOOD LIFE



Artistic impression

SWIMMING POOL



Artistic impression

GYM









Artistic impression

CAFETERIA

CLUBHOUSE AREA AMENITIES



-  STEAM ROOM
-  ASSOCIATION OFFICE
-  SAUNA ROOM
-  DRYING AREA/CHANGING AREA
-  PHARMACY
-  NEWS PAPER KIOSK



CLUBHOUSE AREA AMENITIES



- JANITOR ROOM
- GUEST WASHROOMS
- FIRST AID CORNER
- ADMIN OFFICE
- ATM CORNER





FEAST FOR YOUR
EYES AND SOUL





ENJOY THE VIEW FROM THE TOP
TERRACE AREA AND OTHER AMENITIES!



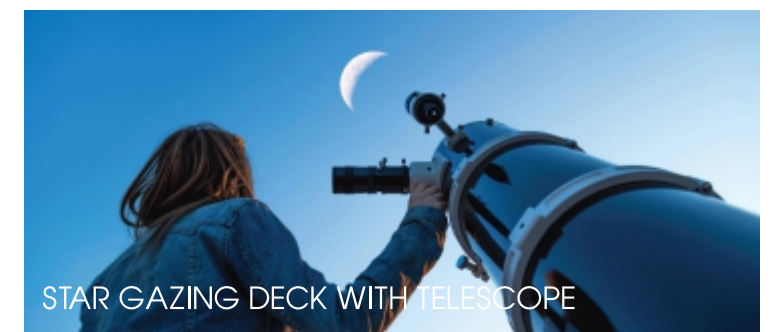
MOUNTAIN VIEW POINT

TERRACE AMENITIES

-  SUNRISE VIEW DECK
-  SUNSET VIEW POINT
-  STAR GAZING DECK WITH TELESCOPE
-  MOUNTAIN VIEW POINT
-  INFINITY CHIT CHAT AREA
-  TERRACE GARDEN
-  SHADE CANOPIES
-  HEALTH CLUB
-  SKY CAMPING
-  INFINITY 8 WALK TRACK



SKY CAMPING
















STAR GAZING DECK WITH TELESCOPE



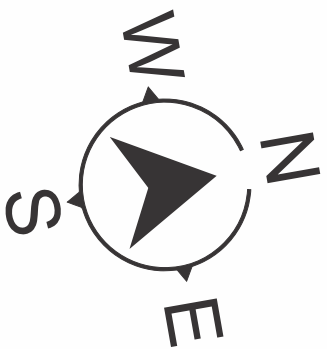
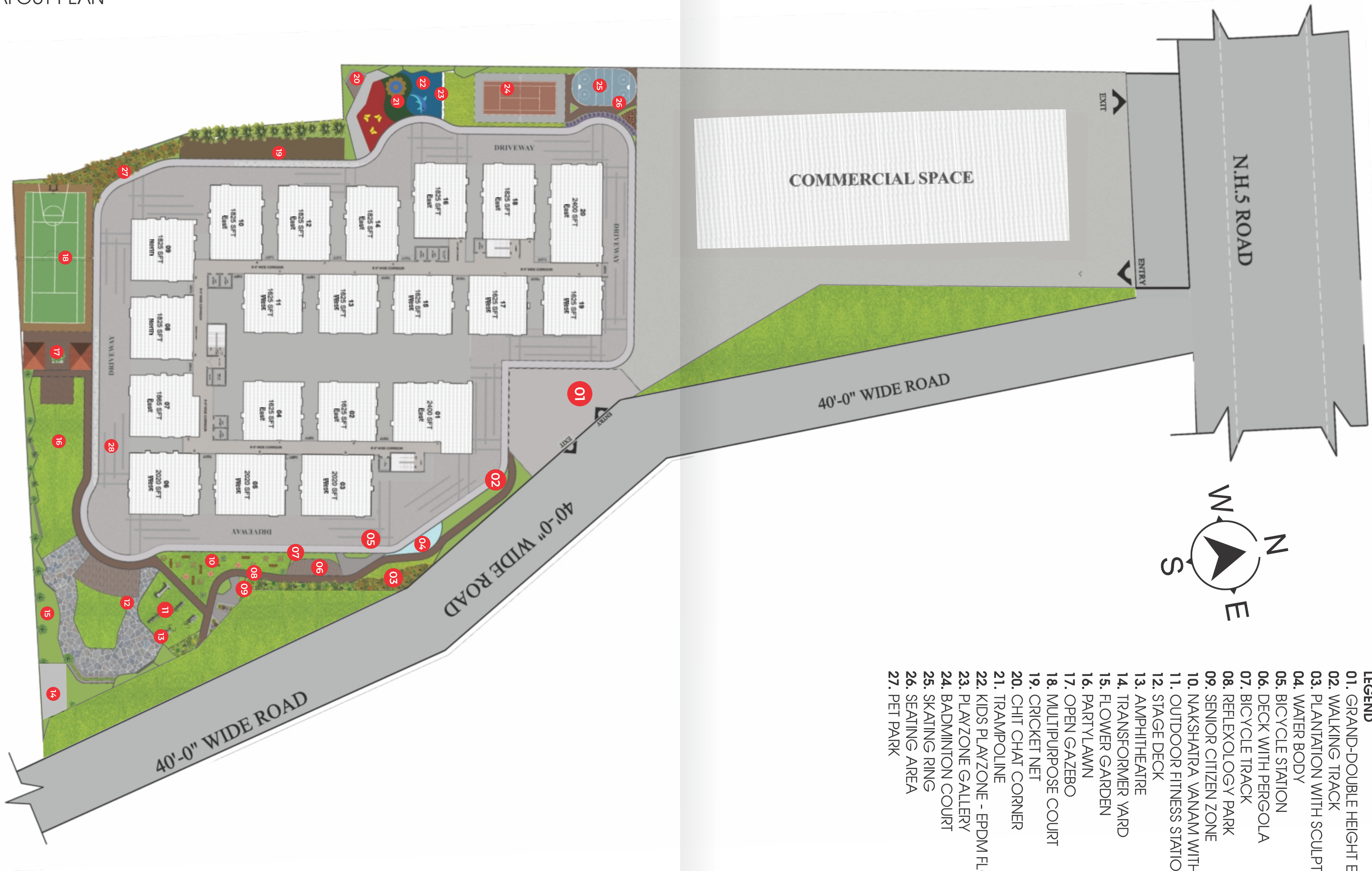
SUNSET VIEW POINT

OTHER AMENITIES

-  CAR WASHING FACILITY
-  EV CHARGING STATION
-  DRIVERS WAITING HALL
-  VISITORS CAR PARKING
-  WIFI ENABLED COMMUNITY
-  PREMIUM LIFT LOBBIES
-  MyGate App
-  FIRE PROTECTION SYSTEM
-  SEWAGE TREATMENT PLANT
-  ON-SITE MANAGEMENT
-  24/7 SURVEILLANCE
-  SPACIOUS AND DEDICATED CAR PARKING
-  TRANSFORMER YARD



LAYOUT PLAN



- LEGEND**
- 01. GRAND-DOUBLE HEIGHT ENTRANCE
 - 02. WALKING TRACK
 - 03. PLANTATION WITH SCULPTURE
 - 04. WATER BODY
 - 05. BICYCLE STATION
 - 06. DECK WITH PERGOLA
 - 07. BICYCLE TRACK
 - 08. REFLEXOLOGY PARK
 - 09. SENIOR CITIZEN ZONE
 - 10. NAKSHATRA VANAM WITH SEATING
 - 11. OUTDOOR FITNESS STATION
 - 12. STAGE DECK
 - 13. AMPHITHEATRE
 - 14. TRANSFORMER YARD
 - 15. FLOWER GARDEN
 - 16. PARTYLAWN
 - 17. OPEN GAZEBO
 - 18. MULTIPURPOSE COURT
 - 19. CRICKET NET
 - 20. CHIT CHAT CORNER
 - 21. TRAMPOLINE
 - 22. KIDS PLAYZONE - EPDM FLOORING
 - 23. PLAYZONE GALLERY
 - 24. BADMINTON COURT
 - 25. SKATING RING
 - 26. SEATING AREA
 - 27. PET PARK

TYPICAL FLOOR PLAN

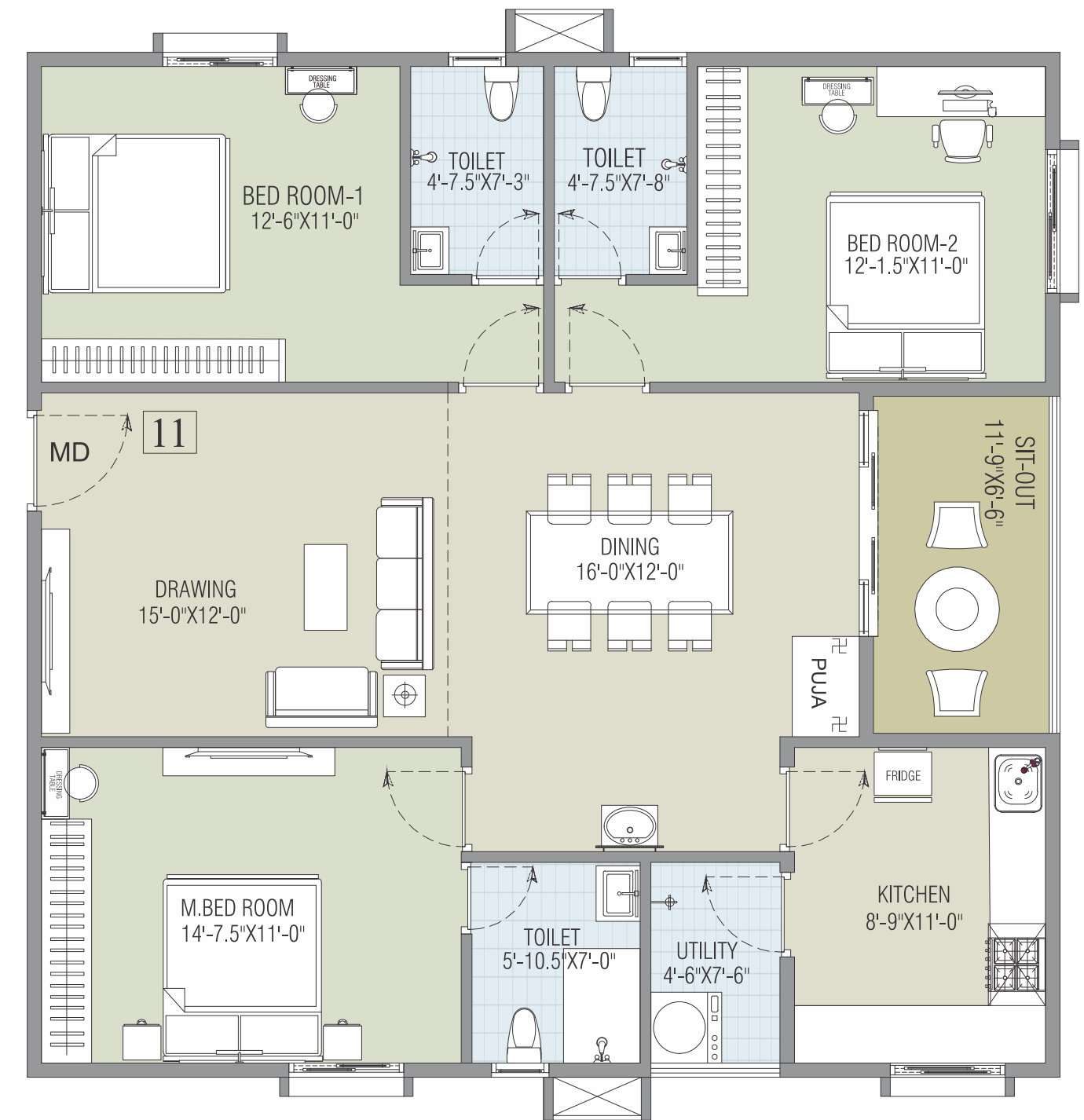


TYPE 01 - East Facing
1625 SQ. FT - Flat No. 2, 4



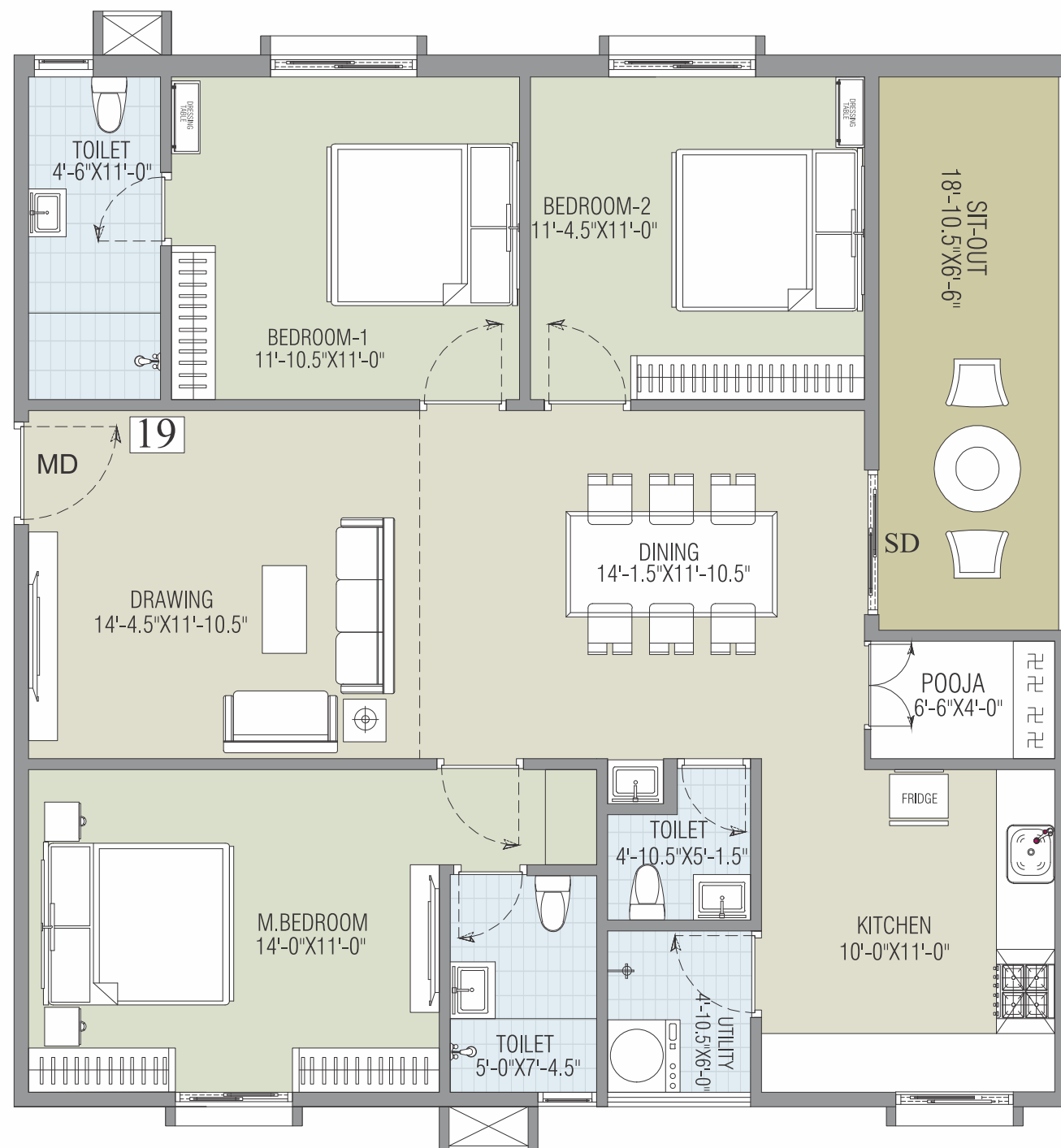
Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
1,625.00	1,219.52	405.48	26.37
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
137.45	30.68	1,051.42	

TYPE 02 - West Facing
1625 SQ. FT. - Flat No. 11, 13, 15, 17



Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
1,625.00	1,216.94	408.06	26.37
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
125.96	27.88	1,063.04	

TYPE 03 - West Facing
1625 SQ. FT. - Flat No. 19



Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
1,625.00	1,237.93	387.07	26.37
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
155.76	32.83	1,049.37	

TYPE 04 - North Facing
1825 SQ. FT. - Flat No. 8



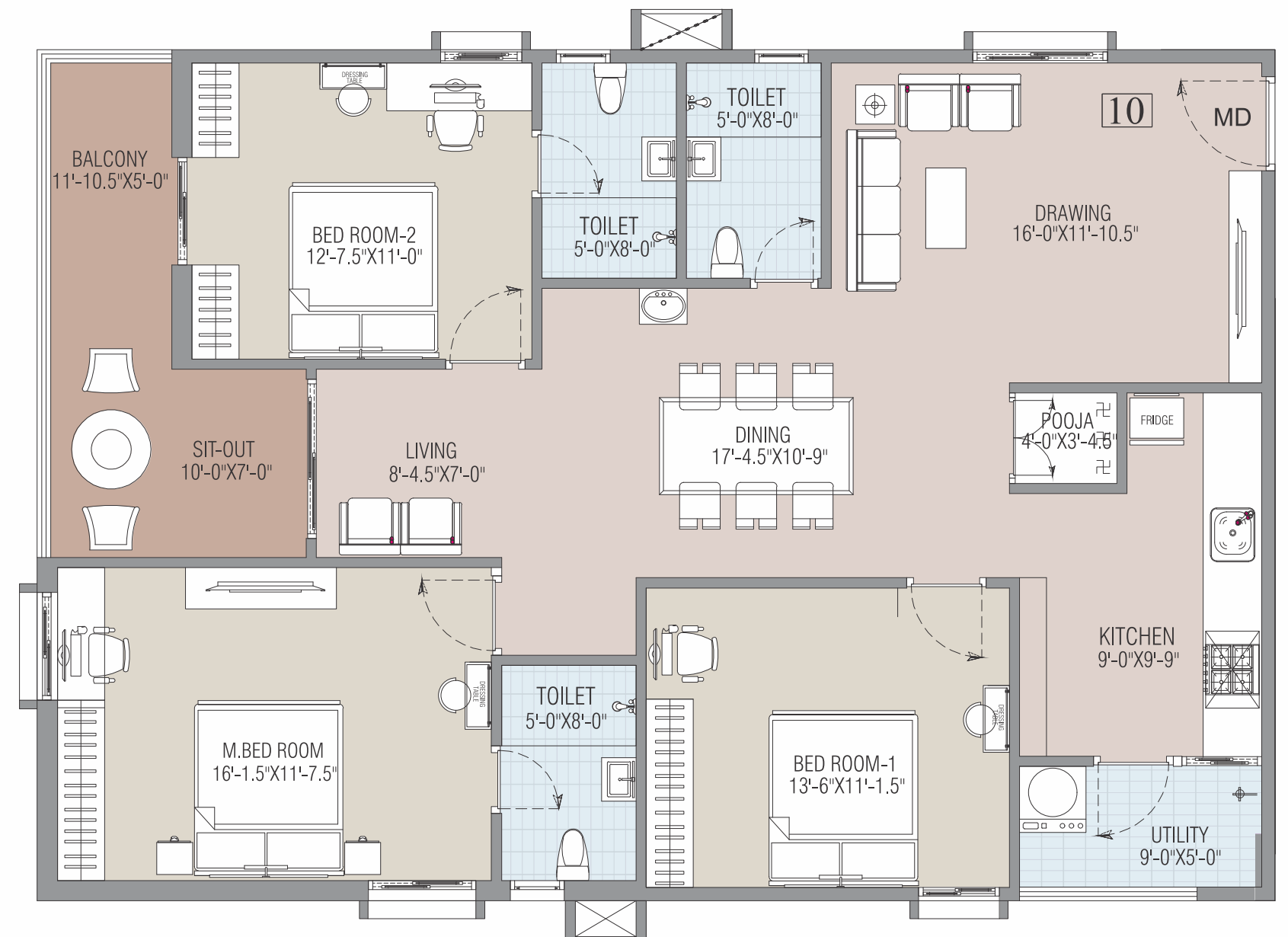
Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
1,825.00	1,393.58	431.42	29.61
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
159.71	34.88	1,198.99	

TYPE 05 - North Facing
1825 SQ. FT. - Flat No. 9



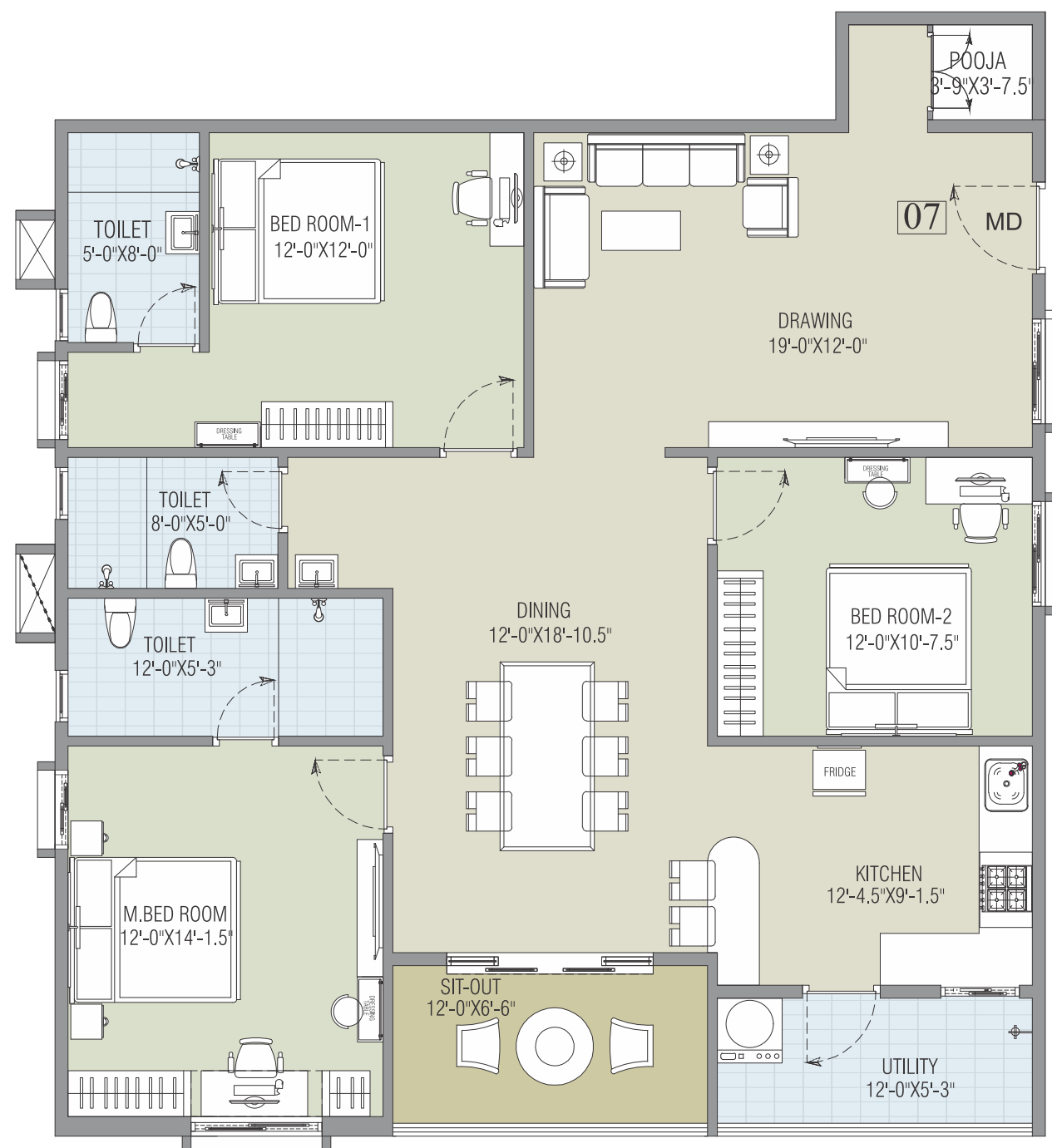
Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
1,825.00	1,380.55	444.45	29.61
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
152.26	33.37	1,194.90	

TYPE 06 - East Facing
1825 SQ. FT. - Flat No. 10, 12, 14, 16, 18



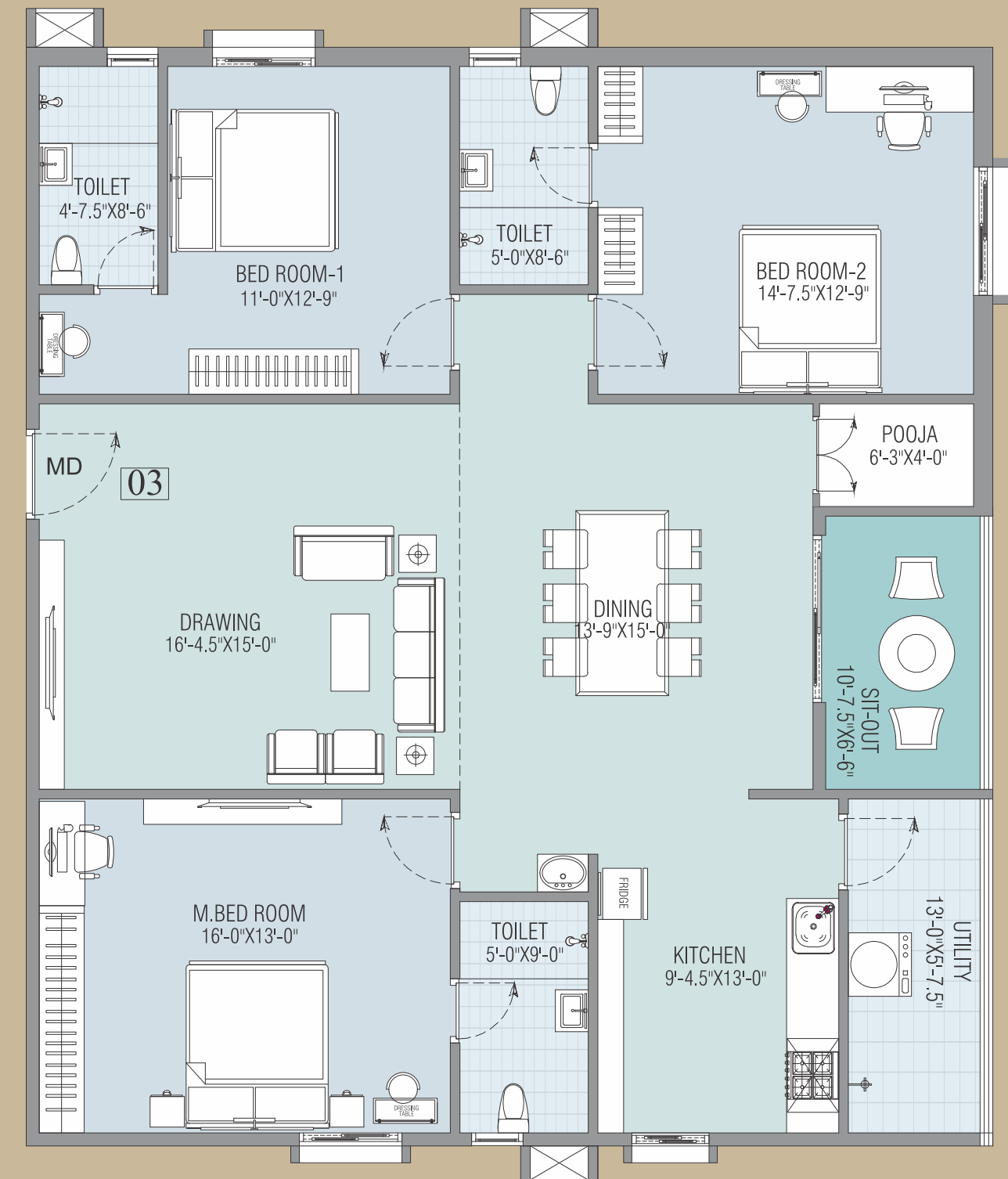
Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
1,825.00	1,377.33	447.67	29.61
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
167.50	32.18	1,177.68	

TYPE 07 - East Facing
1865 SQ. FT. - Flat No. 7



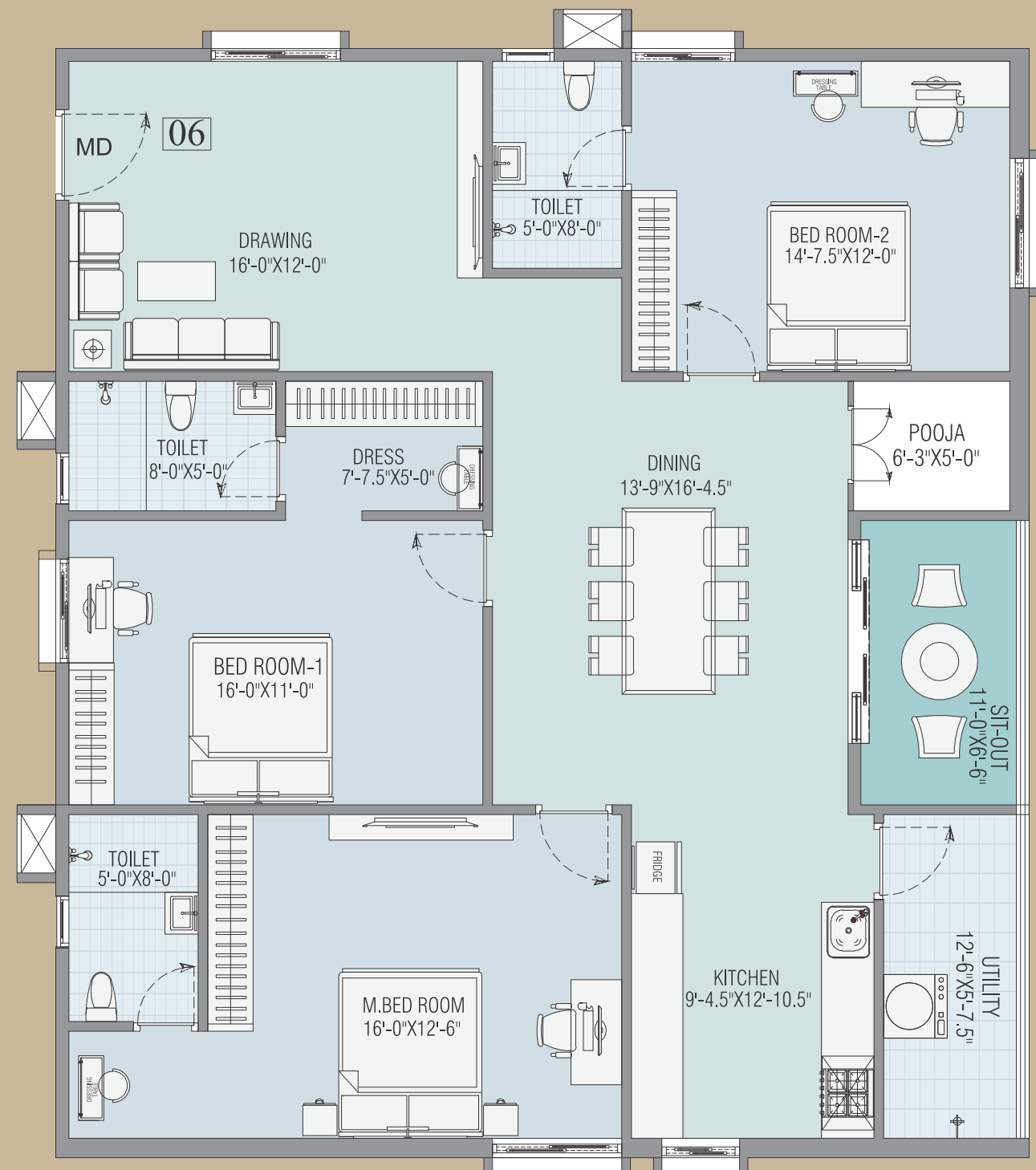
Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
1,865.00	1,422.71	442.29	30.26
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
159.90	34.88	1,227.95	

TYPE 08 - West Facing
2020 SQ. FT. - Flat No. 3, 5



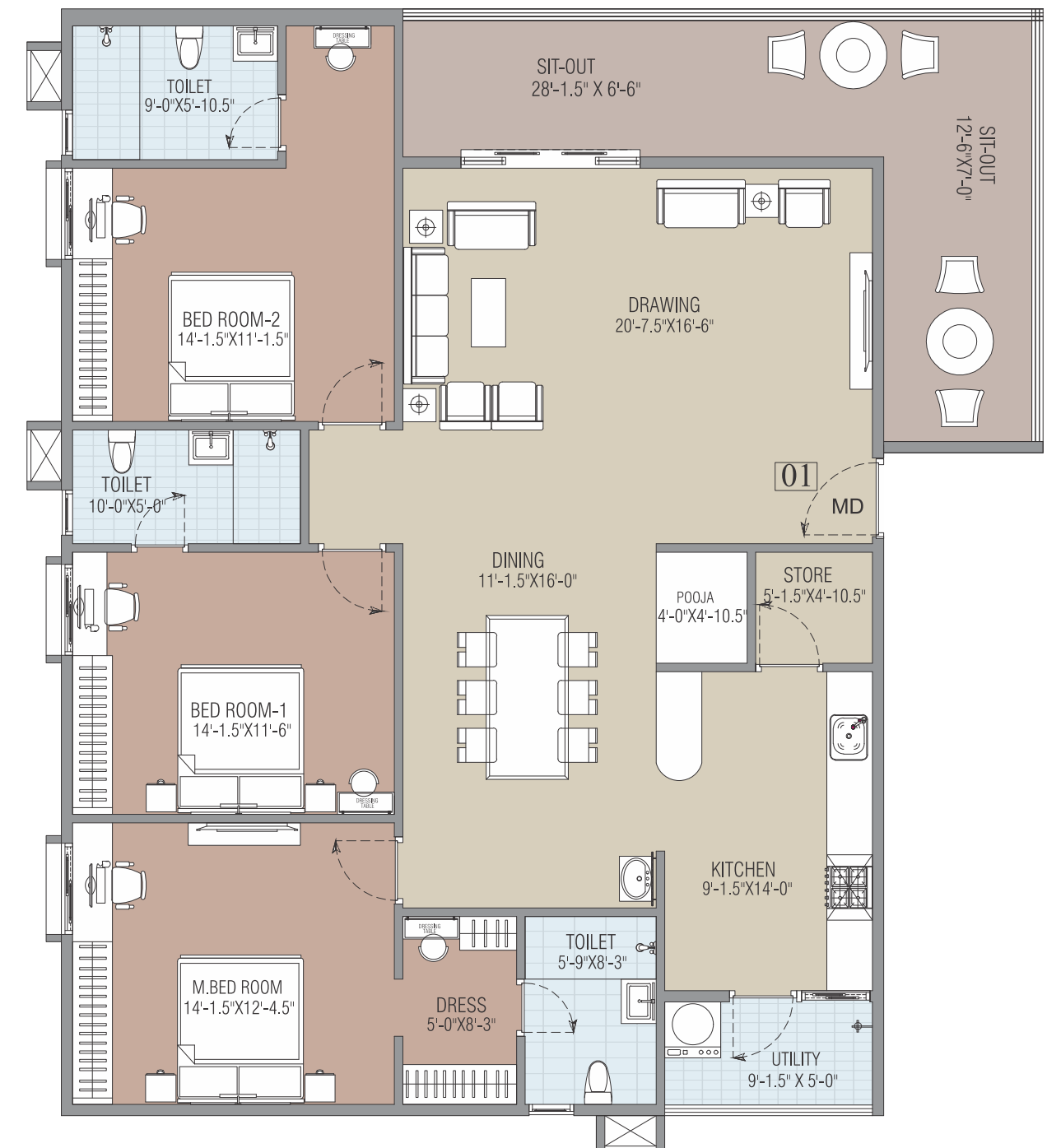
Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
2,020.00	1,535.51	484.49	32.77
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
169.98	37.46	1,328.05	

TYPE 09 - West Facing
2020 SQ. FT. - Flat No. 6



Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
2,020.00	1,532.18	487.82	32.77
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
168.27	41.12	1,322.78	

TYPE 10 - East Facing
2400 SQ. FT. - Flat No. 1



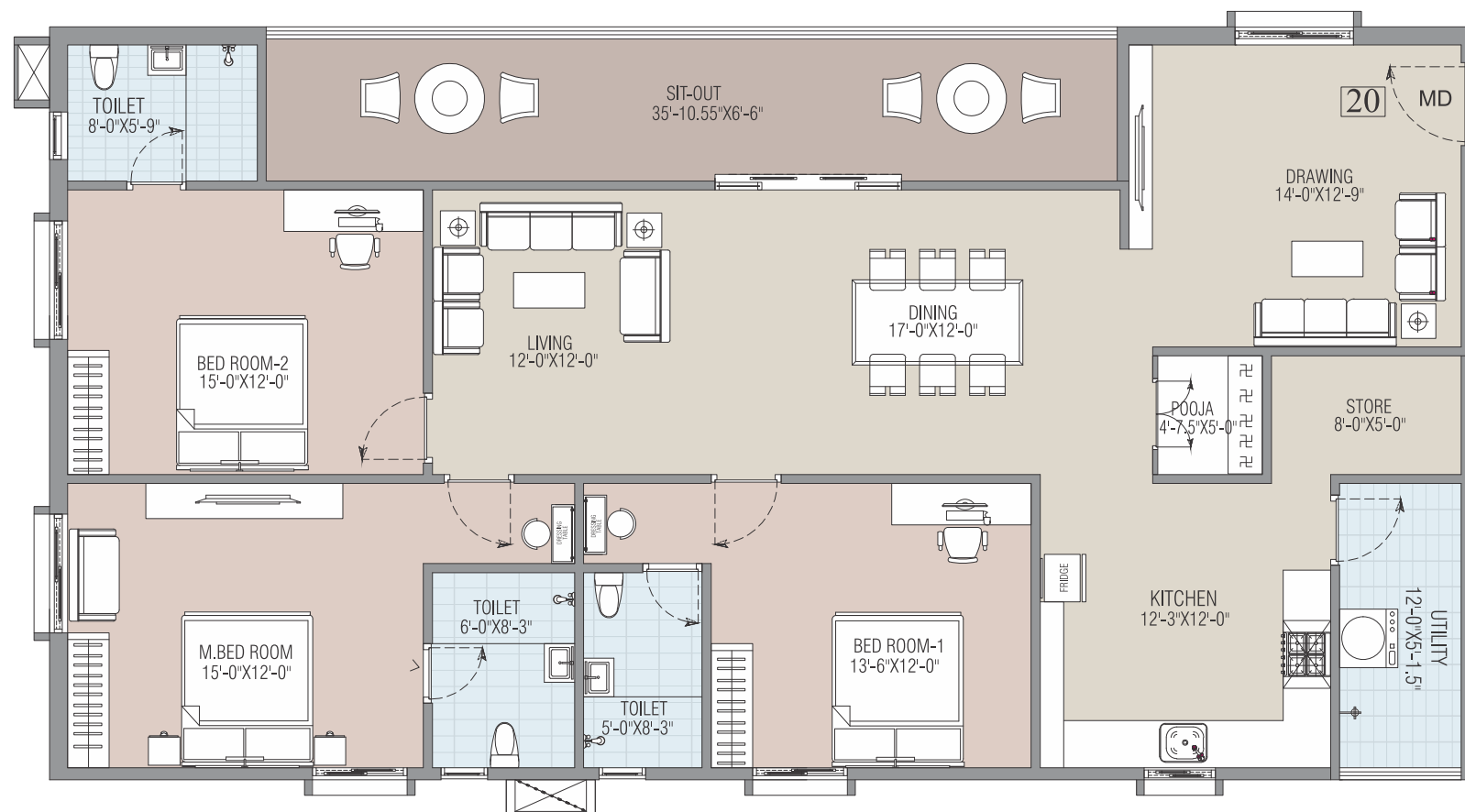
Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
2,400.00	1,816.16	583.84	38.94
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
338.15	41.98	1,436.01	

TYPE 11 - East Facing
2400 SQ. FT. - Flat No. 20



REVEL IN LUXURY

You'll find many reasons to experience true luxury every day. With its rich list of amenities and specifications, Sree Balajee Altis encapsulates contemporary aesthetics and indulging amenities, fulfilling the promise of an elevated lifestyle.



Saleable Area (SFT)	Plinth Area (SFT)	Common Area (SFT)	UDS (Sq. Yds.)
2,400.00	1,799.80	600.20	38.94
Balcony & Utility Area (SFT)	Outer Wall Area (SFT)	Carpet Area (SFT)	
296.82	42.09	1,460.88	

SPECIFICATIONS



STRUCTURE

R.C.C. framed structure to withstand wind and seismic loads in accordance with IS code.



MASONARY

9"/6" Thick external walls and 4" thick internal walls with table molded flyash brick/ AAC block work using cement mortar/ adhesive.



INTERNAL DOOR

Premium quality molded doors with well-seasoned wooden frames for bedrooms. WPVC door and door frames for bathrooms. UPVC door frames with glass paneled sliding shutter for french door.

MAIN DOOR

Teakwood frame and teak designer shutter/ teak veneer door with melamine finish on both sides fixed with reputed Hardware.



WINDOW

UPVC sliding window with float/ opaque glass. M.S. safety grills (with enamel paint finish) will be provided near windows.



PAINTING

Interior - Two coats of acrylic emulsion paint over two coats of putty.
Exterior - Two coats of exterior emulsion paint on textured surface.



KITCHEN

Provisions for modular kitchen, RO system, chimney. Drainage point for sink will be provided.



UTILITY/ WASH AREA

Tile Dadoing for sink backsplash area with ceramic tiles upto 4 ft height Provision for washing machine.



FLOORING

Living, dining, bedroom and kitchen - 800 x 800 mm or 600 x 1200 mm size vitrified/ PGVT tiles. Balconies and utility areas - Anti-skid matt finish vitrified tiles. Bathrooms - Vitrified/ ceramic tiles. Brands - Kajaria /Johnson/ Bonzer/ Vitero tiles or equivalent.



TOILETS

Tiles dadoing will be done up to 7 Ft. height. Wash basin, WC, flush tanks, CP fittings of Jaquar/ Parry/ Asian/ Gebreit or equivalent make.



ELECTRICAL

Concealed copper wiring with necessary points/ provisions for modern appliances with modular switches will be provided. AC provisions will be made in all bedrooms and living area. Each flat will be provided with 5KW load. TV provision will be made in living and master bedroom. Cable TV and internet provision will be given in living area.



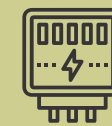
ELEVATOR

8/ 10 person capacity. Automatic lifts will be provided from Johnson/ Kone/ Schindler or equivalent.



WATER SUPPLY

Continuous water supply from bore well.



GENERATOR

24-hours backup provided through automatic diesel generator for full lighting load and common areas as per approved design by the developer.



SECURITY

Boom barrier for efficient traffic management. Surveillance cameras at the main security and entrance at parking level. Communication through MyGate app or equivalent.

NOTE :

(1) If any, minor variations in floor plans may occur as per structural design requirements. (2) The above specifications are subject to change without any limitation. (3) External balcony enclosures shall not be permitted either by grills or any other way. (4) Grills on the main doors shall not be permitted. (5) All electrical fittings shall be purchased by the flat owners at their own cost, only provisions for the fixtures shall be made by the developer. (6) False ceiling, kitchen platform not under developer's scope. (7) Architectural features, Artistic Impressions and all images are shown for indicative representation and are subject to change. (8) APSEB, GVMC, water, NEDCAP, standby generator and car parking charges, preferential position, facing, floor rise, infrastructure charges are extra. (9) Registration, legal and documentation, GST and labour cess are to be borne by the customer.



- NEXT TO**
VIZAG-SRIKAKULAM HIGHWAY
- OPPOSITE**
DECATHALON
- 02 MINUTES**
D-MART
- 02 MINUTES**
ASN MEGHA MALL
- 07 MINUTES**
FAIRFIELD BY MARRIOTT
- 10 MINUTES**
INORBIT MALL
- 15 MINUTES**
VIZAG INTERNATIONAL AIRPORT



SREE BALAJEE ALTIS
Birla Junction, Visakhapatnam

SCAN FOR LOCATION :



SREE BALAJEE
NIRMAN & ESTATES
ESTD. 1993



CORE VALUES

- QUALITY AND EXCELLENCE
- INTEGRITY AND TRANSPARENCY
- INNOVATION
- TIMELY DELIVERY
- CUSTOMER-CENTRIC
- SAFETY FIRST
- INVESTOR FRIENDLY

NOTABLE PAST PROJECTS :

2010 - 2024

Sree Balajee Dwibhasyam
Sree Balajee Adarsh Vilas
Sree Balajee Pebble Enclave
Sree Balajee Mynemi Vistas
Sree Balajee Lakshmi Nivasam
Sree Balajee Akshaja

East Point Colony, Vizag
 Doctors Colony, Vizag
 Visalakshinagar, Vizag
 Sagar Nagar, Vizag
 Muralinagar, Vizag
 MVP, Vizag

2000 - 2010

Sree Balajee Boppana Residency
Sree Balajee Gopi Residency
Krishna Enclave
Sree Balajee Annaporna Residency
Sree Balajee Lchambers

CBM Compound, Vizag
 VIP Road, Vizag
 Dwarakanagar, Vizag
 Seethammadhara, Vizag
 Gurudwara Junction, Vizag

OUR SUCCESS JOURNEY

1993

YEAR ESTABLISHED

35+

PROJECTS COMPLETED

30+

YEARS OF LEGACY

OVER 1 MILLION S.FT.

AREA OF PROJECTS EXECUTED

1990 - 2000

Vijaya Jyothi Arcade
Lorven Residency
Krishna Enclave
Sree Balajee Complex
Sree Balajee Residency

Visalakshinagar, Vizag
 Beach Road, Vizag
 Gajuwaka, Vizag
 Dwarakanagar, Vizag
 Seethammadhara, Vizag

PROUD MEMBER OF **CREDAI**

READY TO
TAKE
A LOOK
AT YOUR
NEW
HOME?

ARCHITECT & MEP



Aslam Architects &
Interior Designers Pvt.Ltd.

FACADE ARCHITECT



ARQUITECTOS
AHMEDABAD

STRUCTURAL CONSULTANT



SRI HARSHA CONSULTING
ENGINEERS (P) LTD

3D RENDERED & DESIGN



AHMEDABAD

LANDSCAPE DESIGN



landscape
MicroScopes



SREE BALAJEE
NIRMAN & ESTATES
ESTD. 1993



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