Perfect Destination for **Abundant Living**

SIRI's ROYAL SPACES

2 | 3 BHK Gated Community **@ Poranki, VIJAYAWADA**

AP RERA

No: P06180034511

www.siriventures.co.in

Living in full bloom



EMBRACE LUXURY LIVING

IN NATURE'S LAP!

VIJAYAWADA - THE CENTRE OF FUTURE

A life of quality and serenity which your heart always yearns for.
A kind of luxury graced with accessibility and convenience,
living amidst peace and nature.
Here, you can get the best of both worlds.

Welcome to Siri's Royal. It's time to change your perspective.



SIRI™
VENTURES

WE BUILD HOMES
FROM THE HEART

Siri Ventures redefines luxury living with world-class residential projects that seamlessly integrate with modern lifestyles. Leveraging state-of-the-art technology and premium materials, they create personalized spaces that truly reflect individual preferences.

Siri's will always....

- OFFER OUR CUSTOMERS A CHANCE TO UPGRADE FROM RENTED ACCOMMODATION TO HOME OWNERSHIP.
- KEEP OUR CUTOMERS AT THE CENTRE OF OUR GROWTH AND FUTURE PLANS.
- GREAT VALUE FOR MONEY, GRAND LIFESTYLE AT POCKET-FRIENDLY PRICES.
- FOCUS ON QUALITY AND TIMELY DELIEVERANCE.

SIRI's ROYAL SPACES

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At Royal Spaces, we are committed to bring in an exceptional lifestyle, that would be a continual source of unending joys and enrichment for you.

Everyday is a day well lived!

Spread area of Site 1.95 acres

3 Blocks divided by a full-length central space

2 & 3 BHK Residences

Total 130 Smart Apartments

12,000+ Sq.ft Club House

AP RERA
No: P06180003451l

SIRI's ROYAL SPACES

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Green corners



BASK IN THE **COMFORTS OF LUXURY**



An artistic expression of Royal Spaces front view

'Living in full bloom' is our brand positioning and
the emotional encapsulation of Royal spaces.
The four pillars above from the nature represent
a new standard for a peaceful, sophisticated and innovative lifestyle.

Bright side



BASK IN THE **VIBRANT LIVING**



An artistic expression of Royal Spaces night view

Royal Spaces brings together leisure, scenic views and offers green spaces for communities to thrive. It's the ideal setting for a balanced lifestyle, where nature and connectivity create the perfect environment for all.

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A TASTE OF **ROYALTY**









Siri's Royal Spaces offers 2&3 bedroom apartments ranging from 1015 Sft to 2176 Sft areas. Choose from different floor plans that suit your needs. Each apartment is a beautiful design which captures the magnificent views from every corner. Every detail is thoughtfully done for an exciting life. The customer-inspired homes are where indoors and outdoors merge seamlessly. The serenity of Poranki provides the perfect backdrop for modern living.

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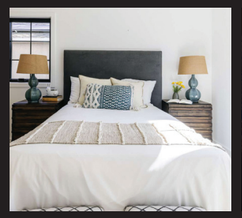














CLUBHOUSE AMENITIES:

- Infinity Swimming Pool
- Multipurpose Hall
- Guest Rooms
- Open Terrace
- Indoor Games
- Caféteria
- Gymnasium
- Yoga & Meditation Hall
- Activity Rooms

THE MEGA CLUBHOUSE



You don't own just a home in Siri's Royal Spaces,
what you get is a slice of paradise.
the mega 12,000 Sq.ft clubhouse is where you work out at the gym,
unwind over coffee, catch up on a indoor game.
There's so much the children can do too. Let them loose & watch them grow!

LUXURY CRAFTED FOR
URBAN LIFESTYLE

SIRI's ROYAL SPACES

2 | 3 BHK Gated Community @ **Poranki, VIJAYAWADA**

An artistic expression of Royal Spaces swimming Pool

WHERE **JOYFUL** MEMORIES BEGIN



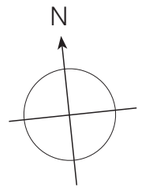
SIRI's ROYAL SPACES

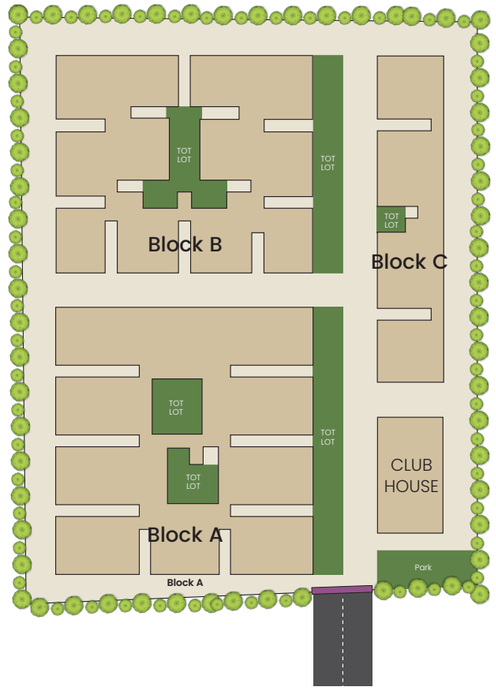
2 | 3 BHK Gated Community **@ Poranki, VIJAYAWADA**



THE MASTER PLAN **FOR PERFECT LUXURY**

The Three blocks are seamlessly connected to each other. connecting them at various levels strengthening bonds.
Enjoy the views of the city in many shades from different altitudes.





SIRI's ROYAL SPACES

2 | 3 BHK Gated Community @ Poranki, VIJAYAWADA

BLOCK A

Total Units : 50
Each Floor Units : 10
Unit Sizes (Sft) : 1542, 1535 & 1545
Facing : East & West

Flat No	Facing	Plinth Area	Common Area	Parking	Total Area
1	East	1535.16	391.15	242	2168.31
2	East	1535.16	391.15	121	2047.31
3	East	1535.16	391.15	121	2047.31
4	East	1535.16	391.15	242	2168.31
5	East	1544.81	393.14	121	2058.95
6	West	1541.91	392.54	242	2176.45
7	West	1541.91	392.54	121	2055.45
8	West	1541.91	392.54	121	2055.45
9	West	1541.91	392.54	242	2176.45
10	East	1544.81	393.14	121	2058.95

*In Sft

East Facing
04 | 3 BHK 2168 Sq.ft.

East Facing
05 | 3 BHK 2058 Sq.ft.

West Facing
06 | 3 BHK 2176 Sq.ft.



03 | 3 BHK 2047 Sq.ft. East Facing

07 | 3 BHK 2055 Sq.ft. West Facing

02 | 3 BHK 2047 Sq.ft. East Facing

08 | 3 BHK 2055 Sq.ft. West Facing

01 | 3 BHK 2168 Sq.ft. East Facing

10 | 3 BHK 2059 Sq.ft. East Facing

09 | 3 BHK 2176 Sq.ft. West Facing

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BLOCK B

Total Units : 60
Each Floor Units : 12
Unit Sizes (Sft) : 1010, 1015, 1020, 1025 & 1030
Facing : East, West & North

Flat No	Facing	Plinth Area	Common Area	Parking	Total Area
1	East	1022	301.63	121	1444.63
2	East	1022	301.63	121	1444.63
3	East	1022	301.63	121	1444.63
4	West	1015.73	300.24	121	1436.97
5	West	1030.75	303.58	121	1455.33
6	North	1023.5	301.97	121	1446.47
7	East	1012.09	299.43	121	1432.52
8	East	1023.5	301.97	121	1446.47
9	East	1012.09	299.43	121	1432.52
10	West	1034.38	304.39	121	1459.77
11	West	1034.38	304.39	121	1459.77
12	West	1034.38	304.39	121	1459.77

*In Sft

East Facing
03 | 2 BHK 1444 Sq.ft.

West Facing
04 | 2 BHK 1437 Sq.ft.

East Facing
09 | 2 BHK 1432 Sq.ft.

West Facing
10 | 2 BHK 1459 Sq.ft.



West Facing
05| 2 BHK 1455 Sq.ft.

East Facing
08 | 2 BHK 1446 Sq.ft.

02 | 2 BHK 1444 Sq.ft.
East Facing

11 | 3 BHK 1459 Sq.ft.
West Facing



01 | 2 BHK 1444 Sq.ft.
East Facing

06 | 2 BHK 1446 Sq.ft.
North Facing

07 | 2 BHK 1432 Sq.ft.
East Facing

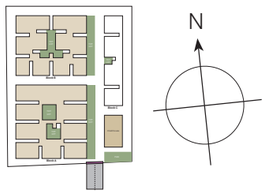
12 | 2 BHK 1459 Sq.ft.
West Facing

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BLOCK C

Total Units : 20
Each Floor Units : 4
Unit Sizes (Sft) : 1300 & 1305
Facing : East



Flat No	Facing	Plinth Area	Comn. Area	Parking	Total Area
1	North	1304.25	368.46	242	1914.71
2	East	1298.53	367.17	121	1786.7
3	East	1298.53	367.17	121	1786.7
4	East	1304.25	368.46	242	1914.71

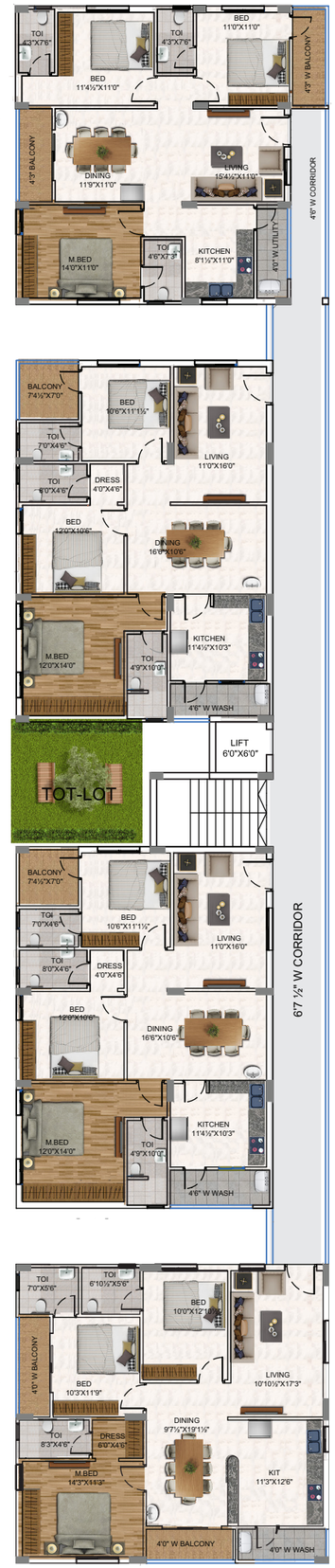
*In Sft

04 | 3 BHK
1914 Sq.ft.
East Facing

03 | 3 BHK
1798 Sq.ft.
East Facing

02 | 3 BHK
1786 Sq.ft.
East Facing

01 | 3 BHK
1914 Sq.ft.
East Facing



SPECIFICATIONS

Structure: Earthquake resistant - R.C.C framed structure in accordance with IS code.

Super Structure: In table moulded bricks with cement, mortar 9" thick for exterior walls and 4 "thick interior walls.

Doors:
1. **Main Door:** Main door frames of Teak wood and Teak paneled shutter with melamine polishing & designer hardware of the standard brand.
2. **Internal Door:** Teak wood frames with waterproof flush shutters.

Windows: Aluminum powder coated windows /UPVC sliding with glass with safety grills (M.S) with enamel paint finish.

Flooring:
1. **Living & Dining:** 1600mm size vitrified tiles of the standard brand.
2. **Bedrooms & Kitchen:** Vitrified tiles of the standard brand.
3. **Toilets, Balcony & Utilities:** Acid-resistant, anti-skid tiles of the standard brand.
4. **Corridors, Staircases & Lift Lobbies:** /Granite /Vitrified flooring.
5. **Entrance Lobbies:** Italian marble / Granite
6. **Kitchen:** Black granite platform with stainless steel sink with 2' height dadoing.

Bathrooms:
1. Tile dado up to 6ft height.
2. Wash basin of Parryware or equivalent make.
3. All W.C of Parryware or equivalent make.
4. Hot and cold wall-mixer with shower.
5. All C.P fittings of Grohea or equivalent make.

Electrical:
1. Concealed copper wiring with PVC insulated wires and modular switches of reputed make.
2. Two way switches for fan and light in bedrooms.
3. Power points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders, water purifier, exhaust fan in kitchen, washing machine in utility area.
4. Provision for geyser points in bathrooms.
5. Provision for AC points in all bedrooms.
6. TV points in hall and master bedroom.
7. 3-phase supply for each unit and individual meter boards.

Telecom:
1. Intercom facility to all the units connecting Security.

Utility/Wash:
Provision for washing machine & wet area for washing utensils etc.

Painting:
External Walls: Acrylic emulsion paints for external walls.
Internal Walls: For internal walls, Acrylic emulsion paints in putty finish with emulsion paints.
Doors: All doors & windows shall be painted with putty & enamel paint.

Lift:
1. Sufficient number of high speed automatic passenger lifts with rescue device with V3F for energy efficiency of standard make.
2. Two service lifts with V3F for energy efficiency.
3. Granite /marble cladding at ground level at lift lobby.
4. Vitrified tiles/granite tile cladding at other levels of lift lobby.

Generator:
Power backups for common amenities and backup for basic essentials in each flat.

WTP & STP:
1. Fully treated water made available through an exclusive water softening plan
2. Sewage Treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping.

Clubhouse & Amenities:
Well designed club house with all facilities like single pole basket ball court, table tennis, gym, library, open party areas, terrace swimming pool, indoor games, banquet hall, Guest rooms, Yoga/meditation/aerobics, shallow pool multipurpose hall etc.

Security:
1. Sophisticated round-the-clock security system.
2. Surveillance cameras at the main Security & Entrance of each block.
3. Panic button & intercom will be provided in the lifts connected to the Security room.

Car parking:
Car parking provision in stilt floor.

Note:
1. Any locational changes in A/C outdoor and indoor units and elevational changes will not be allowed.
2. Outside grills for balconies are not allowed.
3. A.P.S.E.B., V.M.C., Water, NEDCAP, Standby Generator & Car parking charges are extra.
4. Registration, GST Tax and Labour Cess are to be borne by the customer.

Iconic

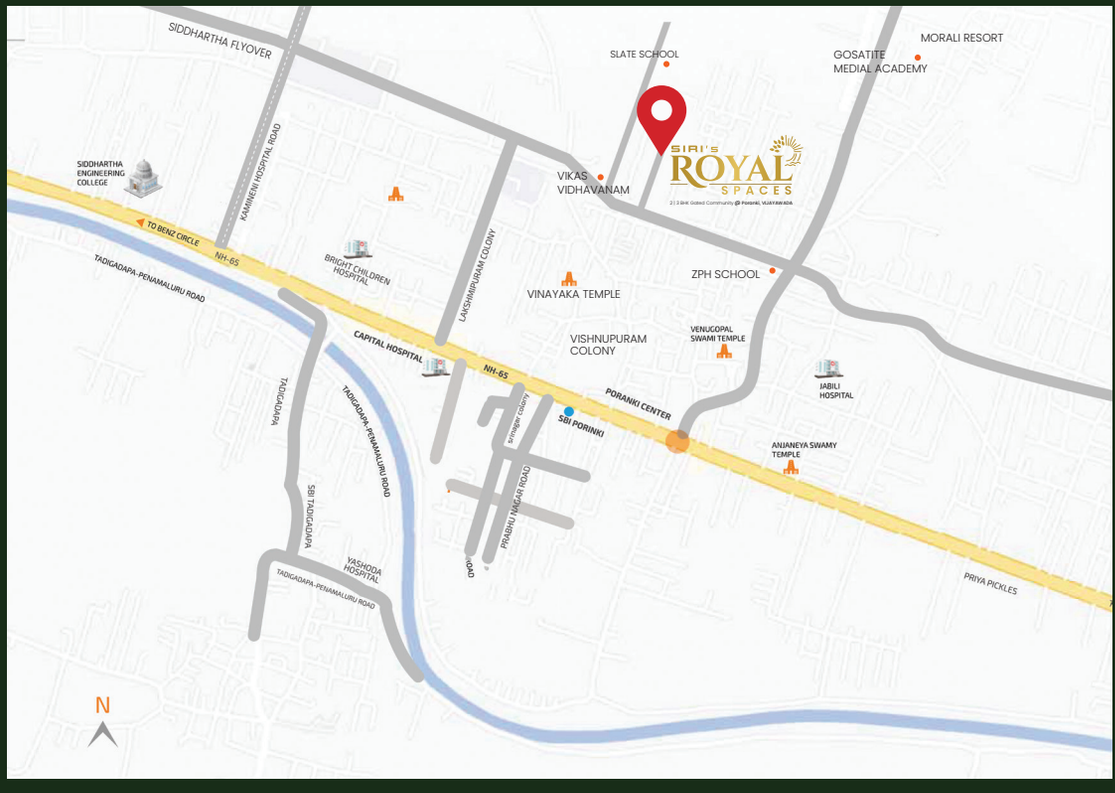
BE A PART OF THE FUTURISTIC ICON OF VIJAYAWADA!

It feels good to be known for your exceptional taste. That's why, your home should be speaking for you! Siri's Royal Places in Poranki, Vijayawada is a benchmark project that is destined to be a destination point in this scenic city.

AFTER ALL, IT'S BEYOND COMPARE...



LOCATION MAP



Schools nearby : Shamrock, Vikas Vidya vanam, Slate, Bloomingdale, Chaitanya, Narayana, KKR Gowtham & D.P.S.

Colleges nearby : Many Junior Colleges, Engineering Colleges

Hospitals nearby : Kamineni, Capital and Nagarjuna

LOCATION HIGHLIGHTS: Just a 5 min walk to Machilipatnam National Highway Walk away distance from Departmental Stores, Hospitals and commercial spaces 15 min's to Airport 10 Min's to Benz Circle

SITE ADDRESS:

Siri's Royal Spaces

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