



A STROKE TOWARDS... A MASTERPIECE



Opposite Gannavaram Airport, Beside Medha IT Park
VIJAYAWADA

Floor Plans Booklet
**CHOOSE
THE BEST FOR
YOURSELF**

A Perfect
**HARMONIZE WITH
LUSHNESS AND LUXURY**



LIVING ROOM



DINING



KITCHEN



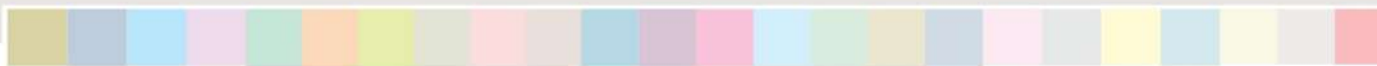


VIJAYAWADA

**WELCOME TO ONE OF THE MOST MODERN
PROPERTIES OF ANDHRA PRADESH LOCATED
OPPOSITE GANANAVARAM INTERNATIONAL AIRPORT
AND MEDHA IT PARK & HCL TECHNOLOGIES**

SUNRISE VISTAS OFFERS A VARIETY OF VILLAS.

**CHOOSE FROM
DIFFERENT TYPES
OF FLOOR-PLANS
THAT SUITES YOU.**





10 Varieties of 139 Independent Villas



VIJAYAWADA

Master Plan
VILLAS TO SUIT
YOUR EVERY NEED



Extention Villas

Extention Villas





10 Varieties

CHOOSE
THE BEST FOR
YOURSELF

Sunrise Vistas offers a range of independent duplex villas for sale in Vijayawada. Our 3 BHK & 4 BHK home villas and row houses are expertly planned to maximize the carpet area for your home.

These luxury villas and row houses in Vijayawada include spacious balconies and terraces letting you spend hours taking in the natural scenic beauty at Sunrise Vistas.

Whether you like to be on your own or whether you are a social butterfly, our luxury villas and row houses at Sunrise Vistas ohave space for everyone.



- Good Rent 35k pm because of IT park employees
- Every Villa is Triplex
- Good schools nearby
- 15 min to Benz Circle
- 10 min to Best price, DMart

SCHEMATIC DIAGRAM

EAST
Total
62

S.No	Sizes	Area in Sft.	Villa Numbers	No of Villas
1	33' x 54'	2638	16, 17, 18, 19, 20, 21, 22, 23, 25, 26, 27 28, 29, 30, 31, 46, 50, 51, 52, 55, 56, 57 58, 59, 67, 68, 69, 72	28
2	33' x 60'	2746	1, 2, 3, 4, 5, 6, 82, 83, 84, 85, 95, 96, 97, 98	14
3	30' x 54'	2356	24	1
4	54' x 40'	2727	77	1
5	41'.9" x 47'.9"	2639	73, 74	2
6	25'.9" x 54'	2093	60	1
7	35'.6" x 46'	2548	132, 133	2
8	35' x 42'	2404	74A, 75, 76	3
9	35' x 86'	3712	127, 128, 129, 130, 131	5
10	35' x 60'	2448	67, 68, 69, 70, 71	5

WEST
Total
50

S.No	Sizes	Area in Sft.	Villa Numbers	No of Villas
11	33' x 54'	2607	33, 34, 35, 36, 37, 39, 40, 41, 42, 43 44, 45, 79, 80, 81, 87, 99, 100, 101, 102 103, 104, 105, 106.	24
12	33' x 60'	2764	61, 88, 89, 90, 91, 92, 93, 94, 116, 117 118, 119, 123, 124.	14
13	30' x 60'	2477	62, 63, 64, 65, 66, 122.	6
14	30'.9" x 54'	3278	73, 74	2
15	25' x 55'	2202	86	1
16	45'.6" x 67'.6"	2887	121	1
17	37'.3" x 51'.9"	2767	125, 126	2

NORTH
Total
18

S.No	Sizes	Area in Sft.	Villa Numbers	No of Villas
18	30' x 60'	2698	7, 8, 9, 10	14
19	33' x 59'	2925	38, 53, 54, 107, 108, 109, 110	6
20	35' x 47'	2638	15, 134, 135, 136, 137, 138	2
21	42'.6" x 70'	3295	115	1

SOUTH
Total
09

S.No	Sizes	Area in Sft.	Villa Numbers	No of Villas
21	30' x 60'	2428	111, 112, 113, 114	14
22	33' x 59'	2649	11, 12, 13, 14.	6
23	35' x 47'	3067	120	2

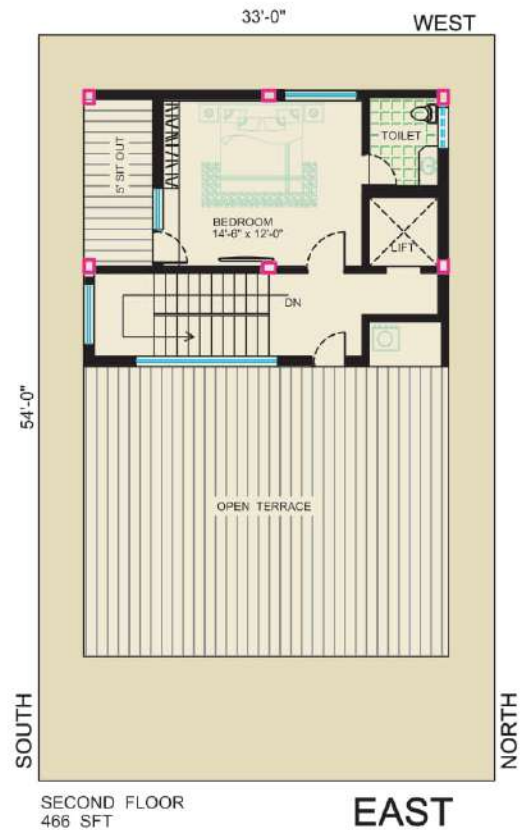
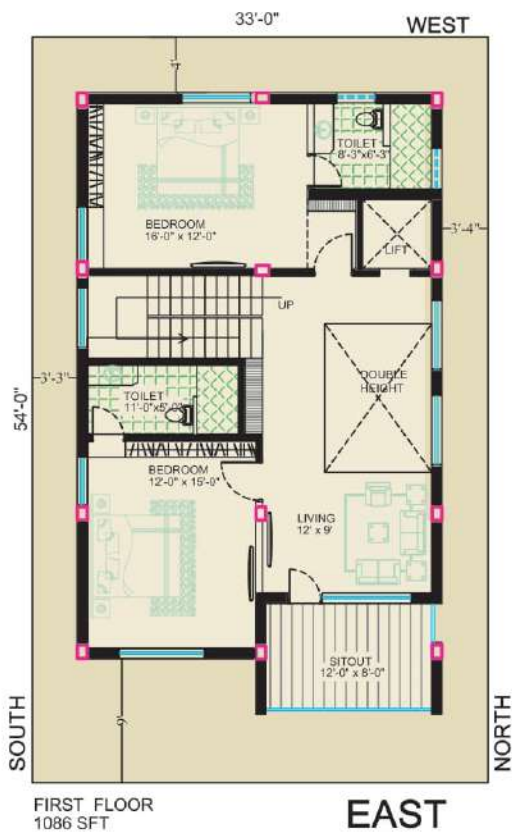
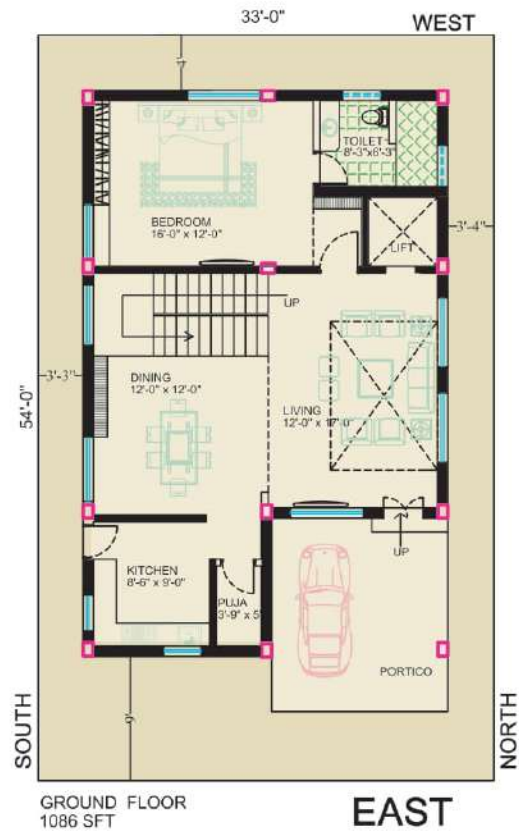
E

East Facing Independent Villa



01 EAST 33 x 54 Sq.yds
198 Sq.yds

Ground Floor	: 1086 Sft	Slab Area 2638 Sft
First Floor	: 1086 Sft	
Second Floor	: 466 Sft	



E

East Facing Independent Villa

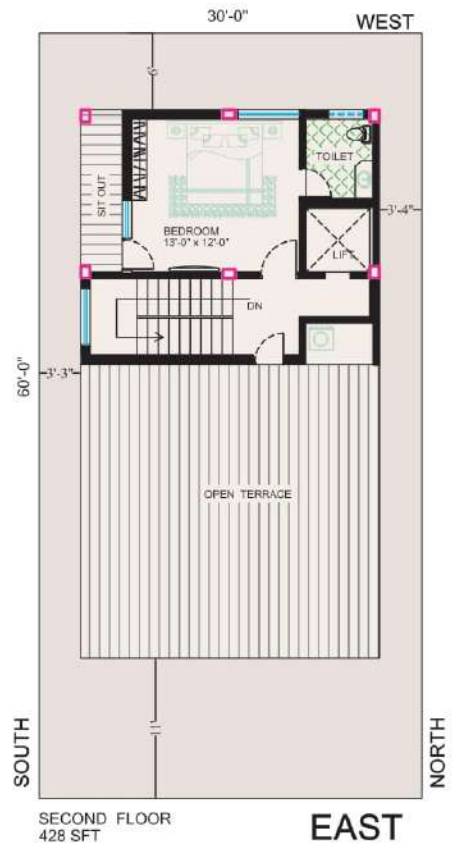
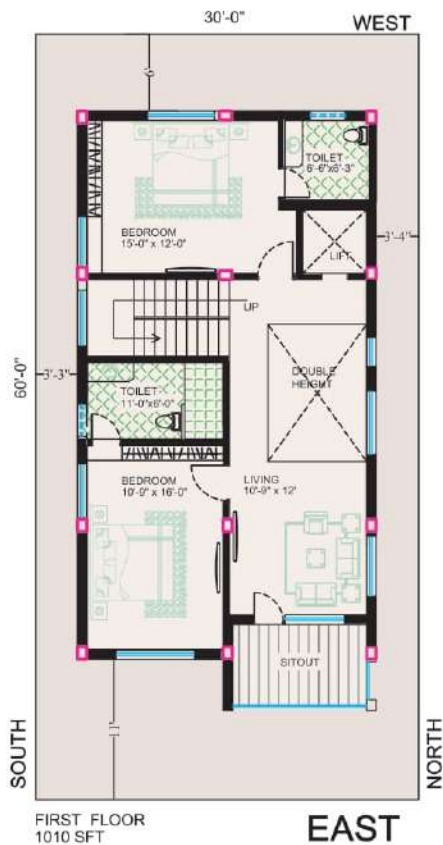
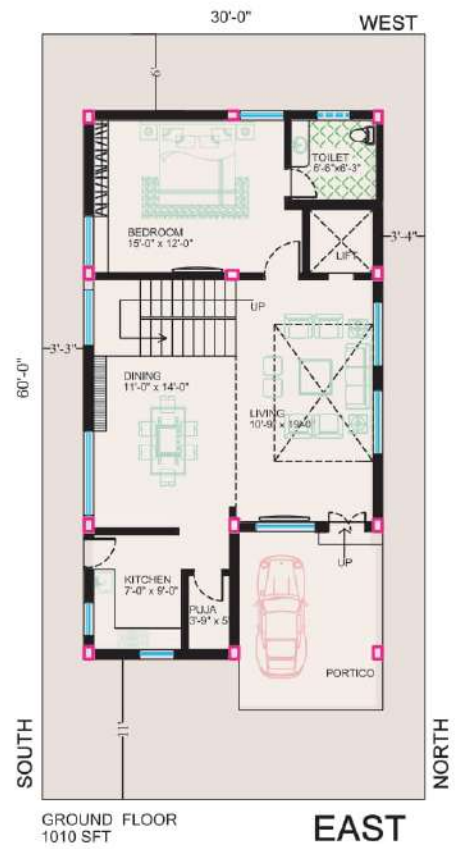


03 EAST

30 x 60 Sq.yds
200 Sq.yds

Ground Floor	: 1010 Sft
First Floor	: 1010 Sft
Second Floor	: 428 Sft

**Slab Area
2448 Sft**



E

East Facing Independent Villa

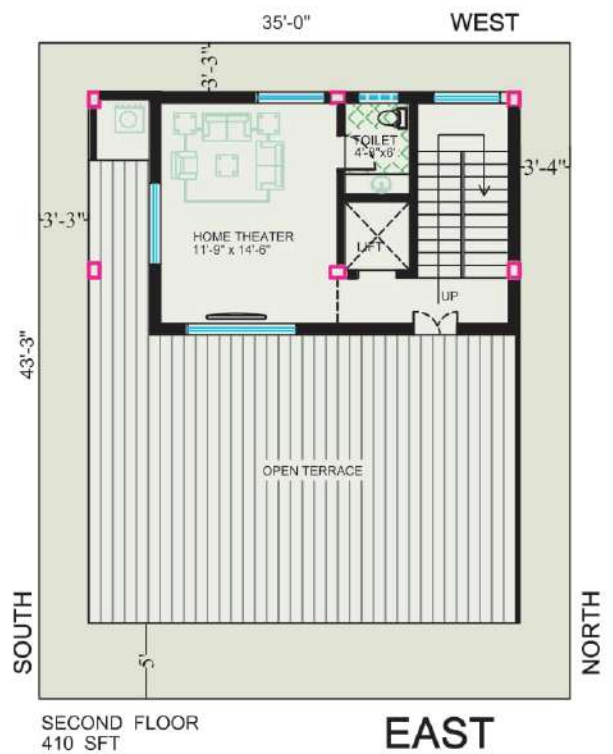
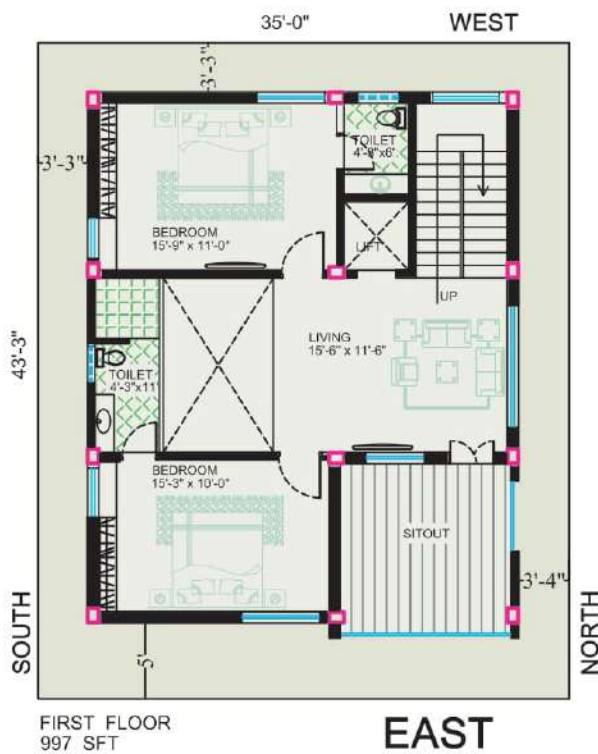
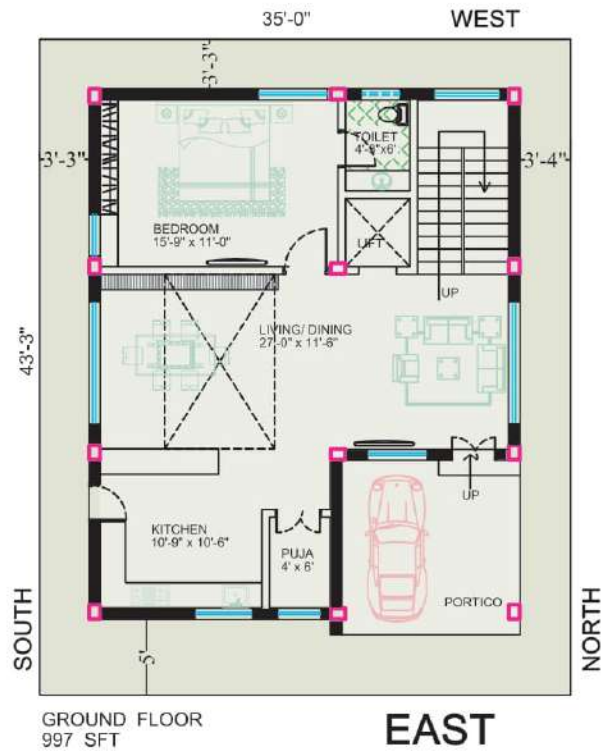


04 EAST

35 x 43 Sq.yds
167 Sq.yds

Ground Floor	: 997 Sft
First Floor	: 997 Sft
Second Floor	: 410 Sft

Slab Area
2404 Sft



STEP UP for REJUVENATION

INDULGE IN DIVERSE WORLD-CLASS AMENITIES

Apart from the joy of living around trees, you will also be able to enjoy the world-class amenities that are replete at Sunrise Vistas - Club House



Club House Amenities:



Grand Entrance Plaza with Security Room



Association Room



Guest Rooms



Conference Room



Mini Function / Event Hall



Air Conditioned Gym



Swimming Pool with Toddler's pool



Golf Simulator

Indoor Games



Snooker

Indoor Games



Table Tennis

Indoor Games



Air Hockey

Indoor Games



Football



Badminton Court



Cricket Nets



Children's Play Area



Walking Tracks



Cafeteria Provision



Ambulance Service



Clinic Provision



Saloon & Spa



Reflexology Pathways



Senior Citizens Park



Landscaped Seating Areas



CCTV Surveillance





THE CLUB HOUSE



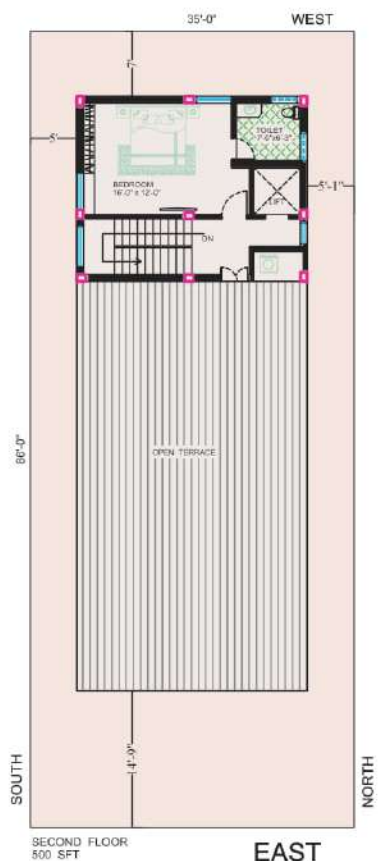
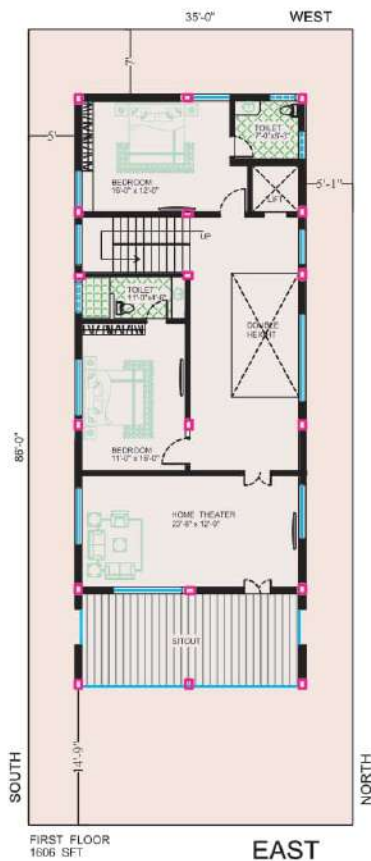
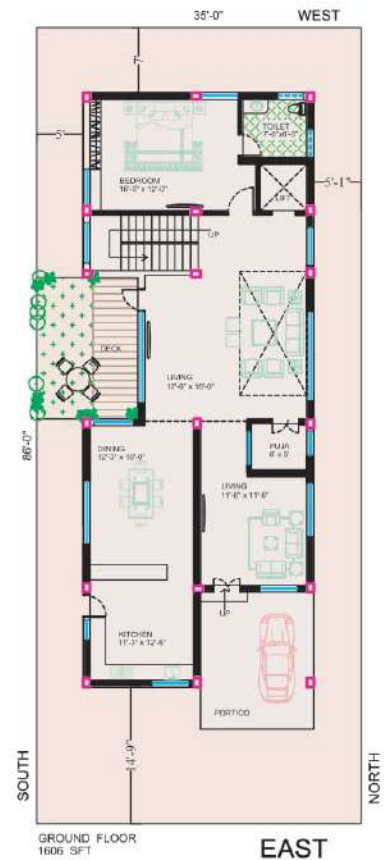
E

East Facing Independent Villa



05 EAST 35 x 86 Sq.yds
334 Sq.yds

Ground Floor	: 1606 Sft	Slab Area 3712 Sft
First Floor	: 1606 Sft	
Second Floor	: 500 Sft	



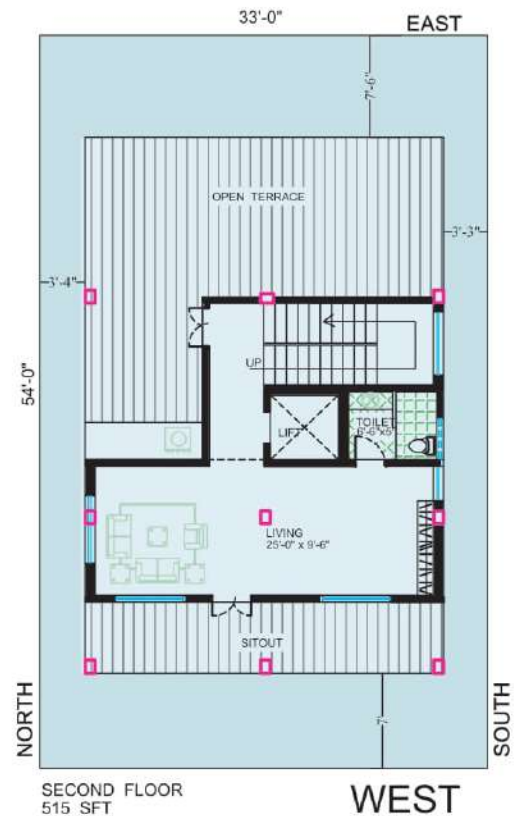
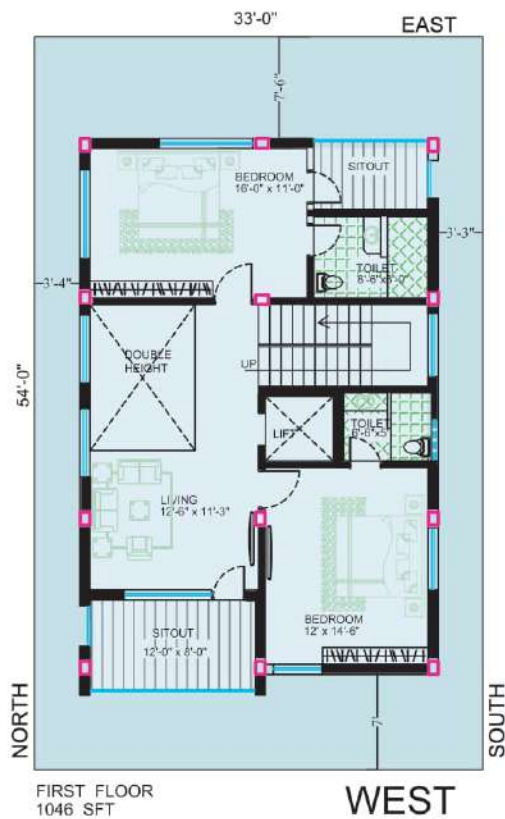
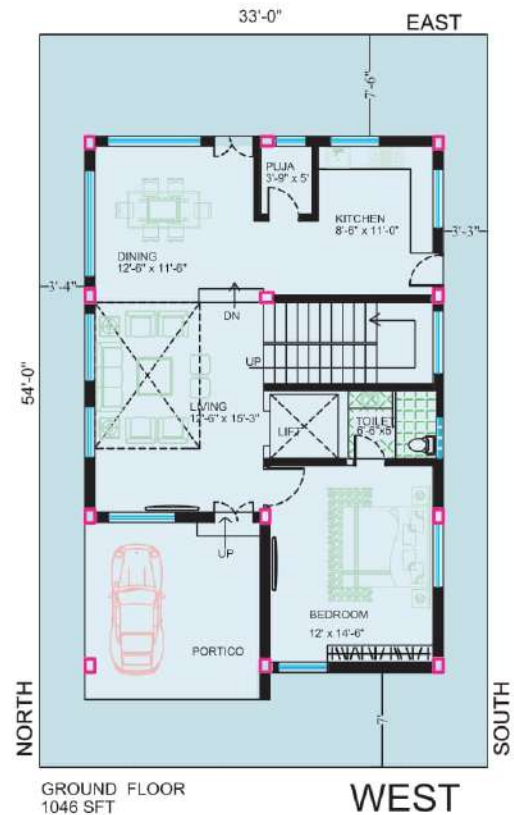
W

West Facing Independent Villa



01 WEST 33 x 54 Sq.yds
198 Sq.yds

Ground Floor	: 1086 Sft	Slab Area 2607 Sft
First Floor	: 1086 Sft	
Second Floor	: 466 Sft	



W

West Facing Independent Villa



02 WEST

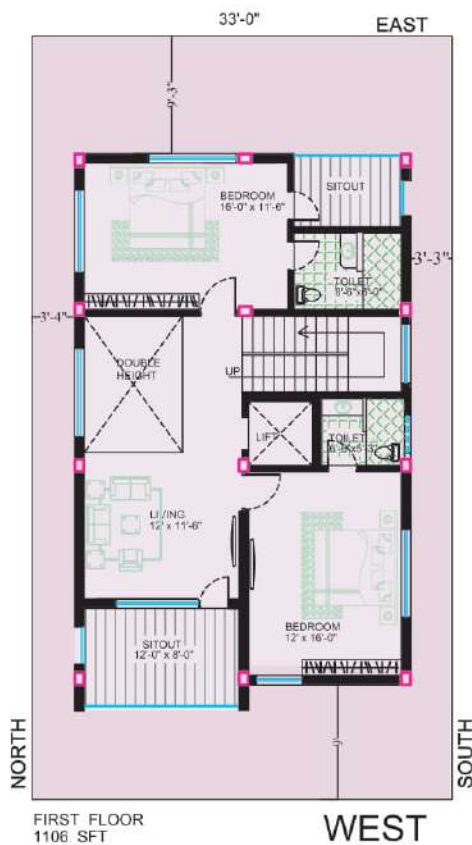
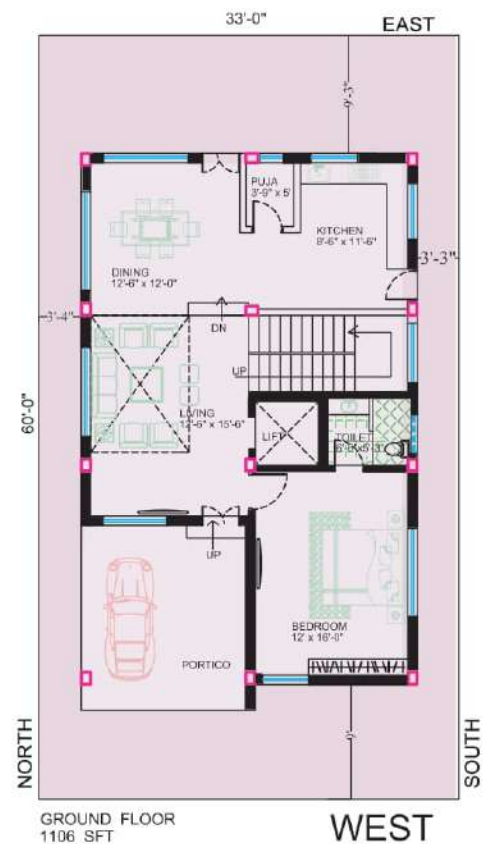
33 x 60 Sq.yds
220 Sq.yds

Ground Floor : 1140 Sft

First Floor : 1140 Sft

Second Floor : 466 Sft

**Slab Area
2764 Sft**



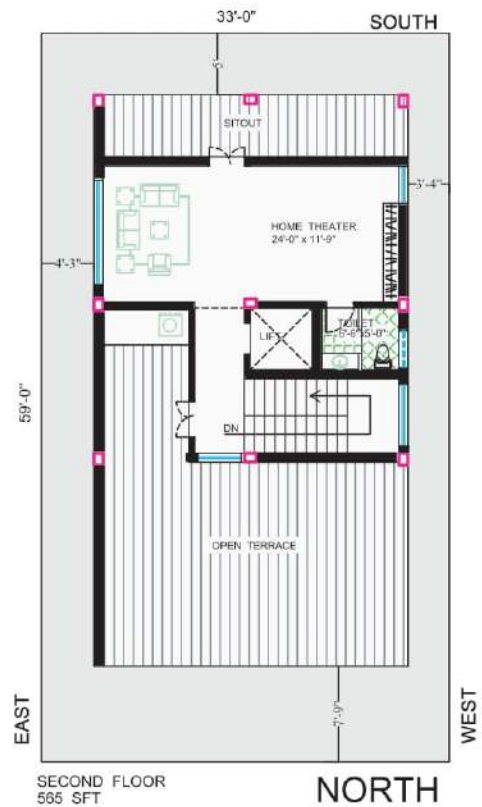
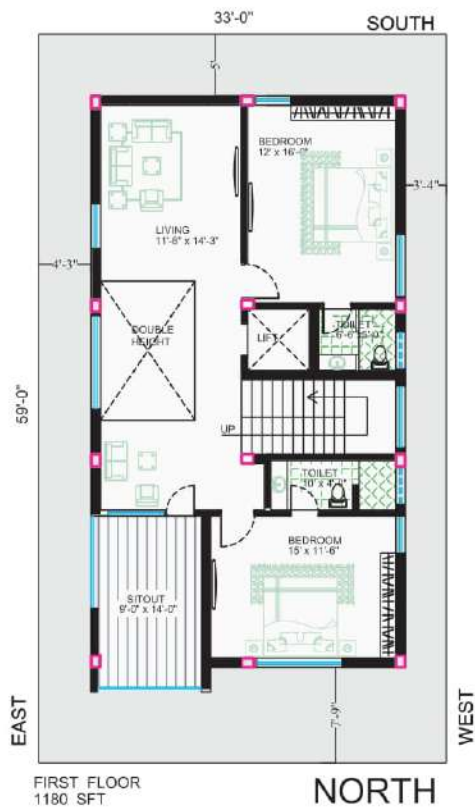
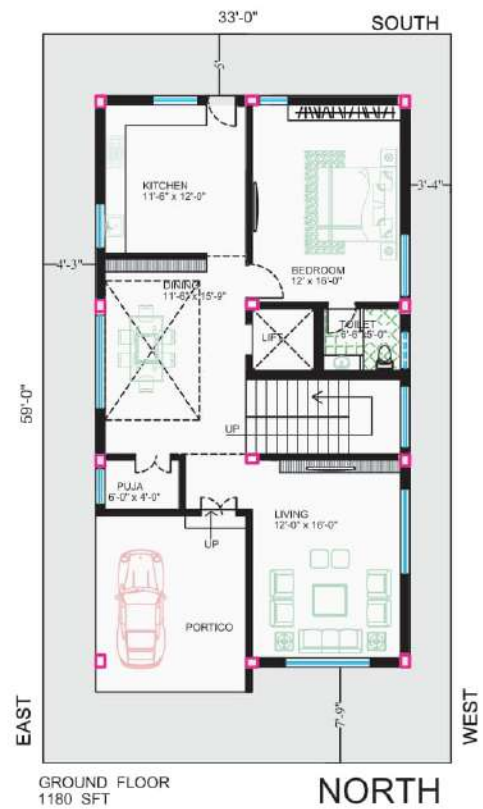
N

North Facing Independent Villa



01 NORTH 33 x 59 Sq.yds
216 Sq.yds

Ground Floor	: 1180 Sft	Slab Area 2925 Sft
First Floor	: 1180 Sft	
Second Floor	: 565 Sft	



N

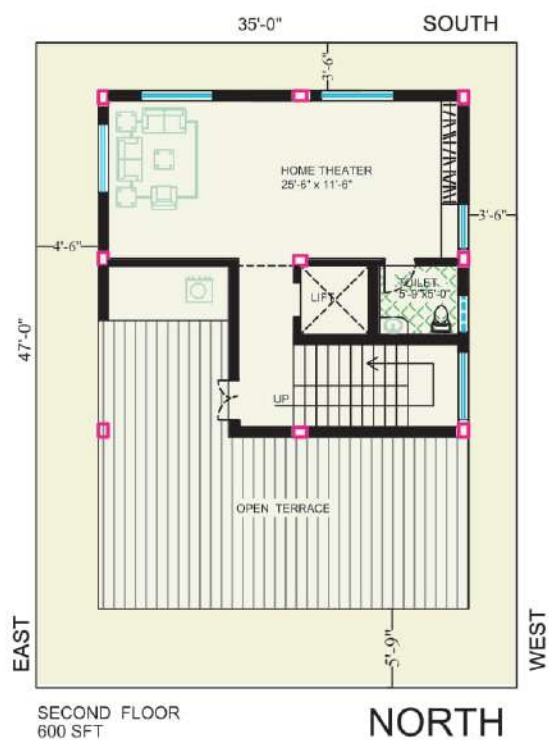
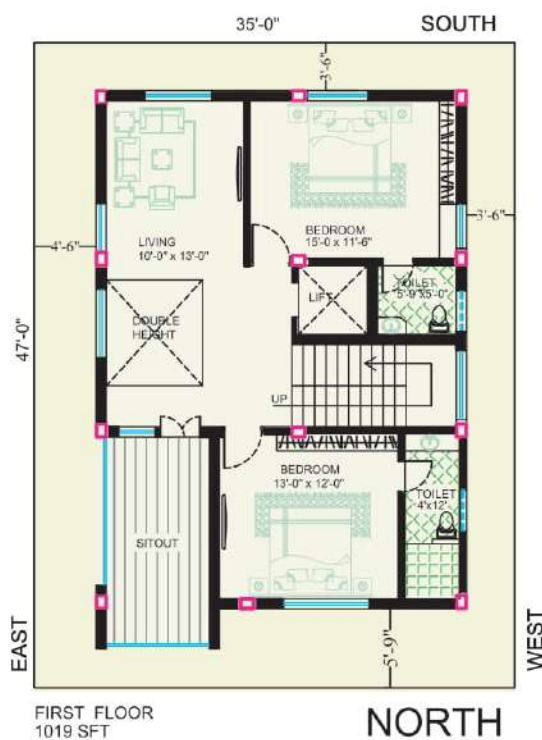
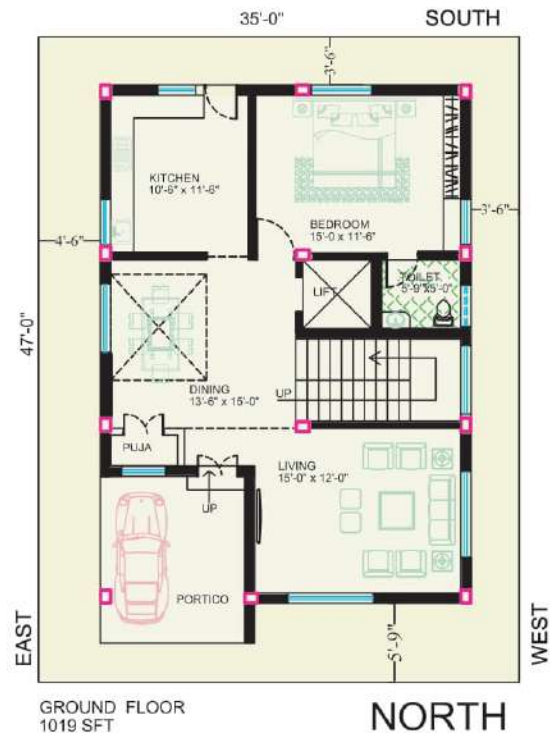
North Facing Independent Villa



02 NORTH 35 x 47 Sq.yds
183 Sq.yds

Ground Floor	: 1019 Sft
First Floor	: 1019 Sft
Second Floor	: 600 Sft

**Slab Area
2638 Sft**



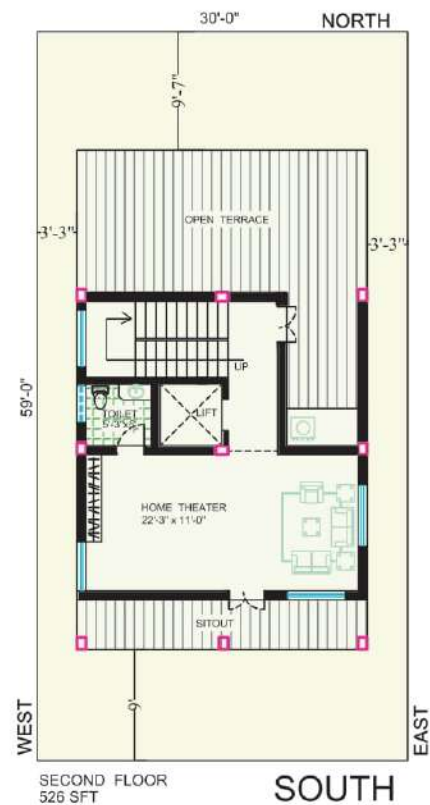
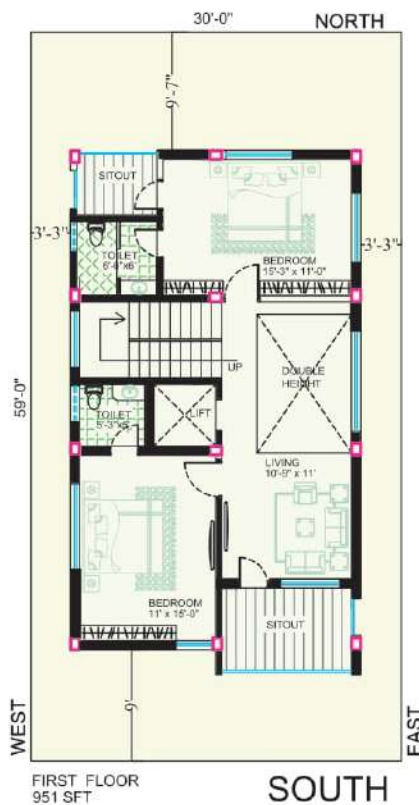
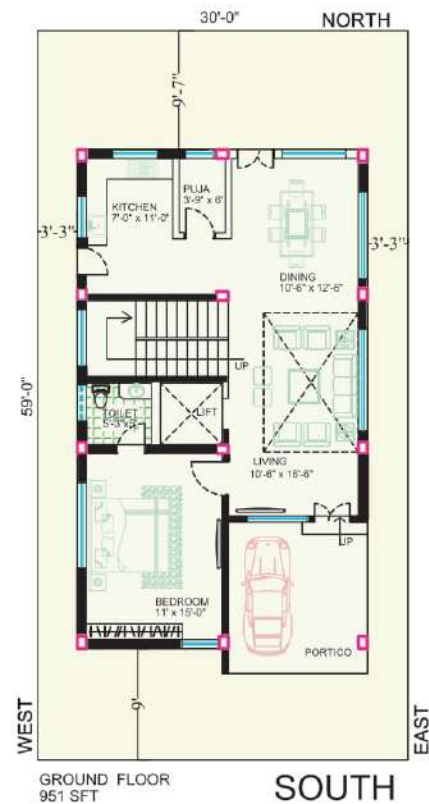
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South Facing Independent Villa



01 SOUTH 30 x 59 Sq.yds
197 Sq.yds

Ground Floor	: 951 Sft	Slab Area 2428 Sft
First Floor	: 951 Sft	
Second Floor	: 526 Sft	



Structure

RCC framed structure with RCC slabs & beams system Super structure

Super structured

- External walls in brick masonry 9" thick using Solid Fly Ash Blocks / light weight bricks/ AAC blocks
- Internal walls in brick masonry 4½" thick using Solid Fly Ash Blocks / light weight bricks/ AAC blocks

Wall Finishes

- **Internal Walls** Smoothly prepared surface with putty with Asian paints or equivalent make over
- **External Walls** Double coat plastering, with Weather proof paint in Smooth or Textured finish of Asian paints or equivalent make
- Internal Walls Single coat plastering, exposed surfaces shall be finished with two coats of roller applied plastic emulsion of Asian paints or equivalent make over smoothly prepared surface with putty
- External Walls Weather proof paint in Smooth or Textured finish of Asian paints or equivalent make
- Water proofing
- Water proofing in all toilets and other wet areas and Terrace Area with Brush Bond

Bath Fixtures & Plumbing

- **Washbasins:** Bedroom toilet wash basins of Duravit / TOTO or equivalent of counter below type
- **EWC:** wall mounted EWC of Duravit / TOTO or equivalent with concealed flush tank, health faucet and angle stopcocks
- **CP Fixtures / Faucets:** Basin Mixers: Grohe / Bravat / Kohler or equivalent mixer for hot and cold water & angle stopcocks
- **Shower:** concealed single lever diverter for hot and cold water, over head shower & spout of Grohe / Bravat / Kohler or equivalent
- **Kitchen Bowls:** Plumbing lines only will be provided for Sink in Kitchen and Utility.
- **Geyser:** Provision for Geyser's in all Toilets and Utility
- **Maid Toilet's:** EWC with Flush Tank & One Spout Tap will be provided
- **False Ceiling** All internal drainage lines shall be under deck covered with Grid false ceiling to facilitate serviceability

Water proofing

- Water proofing in all toilets and other wet areas

Joinery

- Frames o Main door frame in solid sal Wood / Imported Finger Jointed Rubber Wood covered with Veneer with Architraves finished with Melamine polish o Internal door frames in solid sal wood / Imported Finger Jointed Rubber Wood frames covered with Veneer with Architraves finished with Melamine polish

• Shutters

- **Main door:** Flush shutter with Teak / OAK Veneer finished with Melamine polish
- **Bedroom doors:** Flush shutters with Teak / OAK Veneer finished with Melamine polish
- **Toilets & Utility door:** Flush shutter finished with one side Teak / OAK Veneer finished with Melamine polish and other side finished with Paint / Laminate
- **Hardware:** Door Hinges and Tower bolts in SS / Brass SS Coated of Quba or equivalent make
- **Windows:** Window Double Track Sliding Powder Coated / Anodised Aluminium / UPVC Windows with 5mm Glass and standard Hardwares

Railings

- External and internal Railings in Mild Steel with enamel paint

SPECIFICATION

Electrical Fixtures & Cables

- **Light points:** one light point for every 150 sft of built up area for each unit. Two way light points one each in bed rooms.
- **Fan points:** One point each in Drawing, Living, all bedrooms, dining, kitchen, Media Room
- **Exhaust fan** points in all toilets
- **Bell:** one call bell point with buzzer outlet in drawing
- **Provision for** Foot lamps in all bedrooms
- **Power Sockets: 5AMPS:** 2 nos 5amps in each bed rooms, 1 no 5 amp in each toilet, two each in dining and drawing, 1 each in sitouts, 3nos in kitchen (for cook top, chimney and RO unit)
- **15 AMPS:** 1 in each toilet for geysers, 6 nos for refrigerator, washing machine, oven and other kitchen appliances in Kitchen and Utility
- **20 AMPS:** Junction Box: Split type AC'S points in all bedrooms, dining, Media Room, living and drawing
- **TV Cable Outlets:** Conduit for TV Cable - in Living, Drawing, Media Room & Master Bedroom
- **Telephone:** Telephone points with conduit and without wire in master bedroom and drawing
- **Intercom:** Intercom wiring and point in Living room to connect between all units and security room
- **Internet:** Internet cable conduit provision in Living Room
- **Earthing:** Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer, DG set and lighting protection
- **Distribution Boards** with ELCB's and MCB's of MDS legrand/ ABB/Havells or equivalent make
- **Switches:** MDS mosaic / Legrand / Schneider/ Panasonic or equivalent make
- **Cables:** Concealed Copper Wiring of Polycab / Fenolex / Laap or Equivalent make
- **Power Backup:** Power Backup for Common Areas

Flooring & Skirting

- **Foyer, Drawing, Living & Dining:** Peacock Beige / Aghora Beige Imported Marble flooring with Polish
- **Master Bedroom & Home Theatre:** Laminated wood flooring of PERGO / equivalent Make
- **Other bedrooms, Kitchen, & office room:** 800 MM X 800 MM Full Body Vitrified Tiles of Multistone / Italice or equivalent make
- **Sitouts:** 2' X 1' Antiskid Full Body Vitrified / Ceramic Tiles of Multistone / Italice or equivalent make / Natural Stone
- **Toilets & Utility:** 1' X 1' Antiskid ceramic Tiles of Multistone / Italice or equivalent make and Leather Finish Natural Stone Flooring in Shower areas
- **Pathways & Other Hard Surfaces in Landscaped areas:** Rough Tandoor stone slabs
- **Parking Area:** Cement Concrete Flooring / Rough Tandoor stone slabs

Dado

- **Toilets :** Dado upto 8' (lintel Height) in Wet Area and upto 4' in Dry Area in glazed ceramic tiles of Multistone / Italice or equivalent make
- **Kitchen:** Dado – Not in Scope
- **Utility:** Dado upto 4' in glazed ceramic tiles of Multistone / Italice or equivalent make

Counter Tops

- **Toilet Washbasins:** in 18 mm Thick Polished Tan Brown / Black Granite slabs
- **Kitchen & Utility Platform:** Not in Scope

Services

- **Water Supply:** water supply shall be means of pneumatic system from central tank. Supply of water shall be from municipal main and bore well. Supply from bore well shall be treated as requirement.
- **STP:** Centralised Sewerage Treatment Plant for treating sewerage water to be used for Landscaping
- **Drainage:** Internal and external drainage lines in GRADE 'B' UPVC of Prince / Astral / equivalent make.

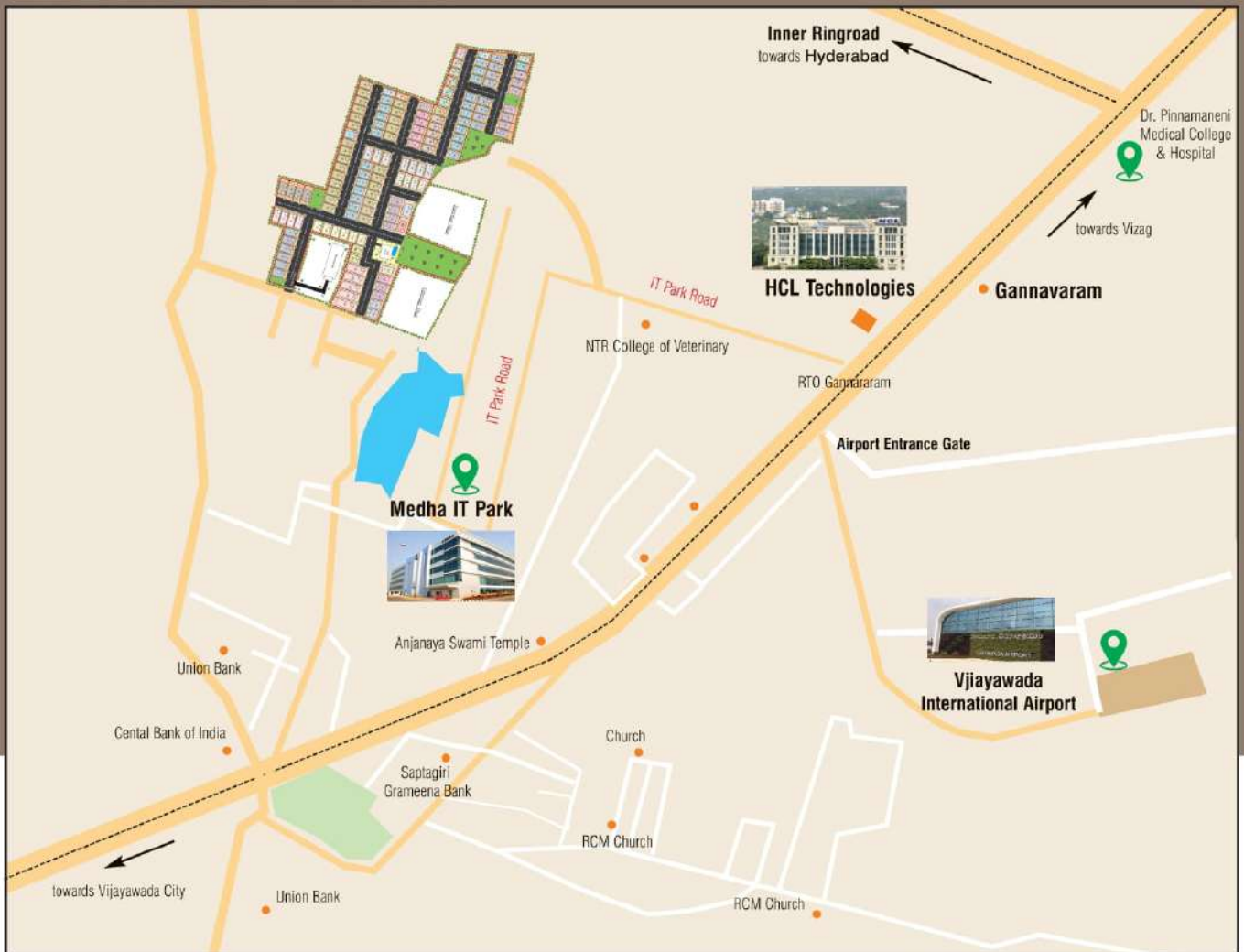


Medha IT Park



Gannavaram International Airport

GANNAVARAM GATEWAY TO AMARAVATI



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