

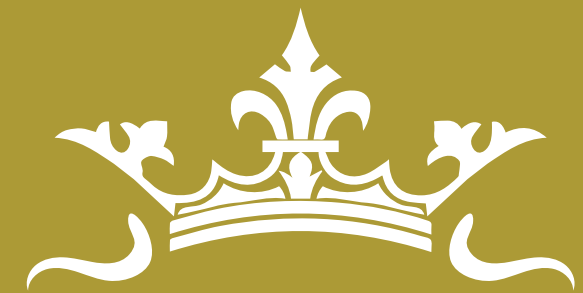


Elite Vistas

— Gathering Better Communities —

LUXURY VILLA PLOTS & VILLAS

VIJAYALAKSHMI ESTATES, KESARAPALLI.



DISCOVER

A BETTER WAY OF
LIVING LIFE

Imagine a place where you're able to enjoy day after day with your loved ones. This is where children have space to grow and where your house becomes your home filled with ever-lasting memories. Look no further than Elite Vistas, a family-friendly master community located in the heart of Vijayawada. Seamless connectivity and fantastic facilities make it an ever-popular neighbourhood in a rapidly developing area of Vijayawada.



Trust . Value . Happiness



The Himaja Constructions Pvt. Ltd is a highly effective Real Estate team that is committed to our current and past clients. Its provides a memorable experience in their real estate transaction by offering the highest level of customer service. The experience that our clients undertake will be filled with full of satisfaction. And will be a positive experience that they will remember for years to come. We do this in an effort to become one of the top Real Estate teams in the state.

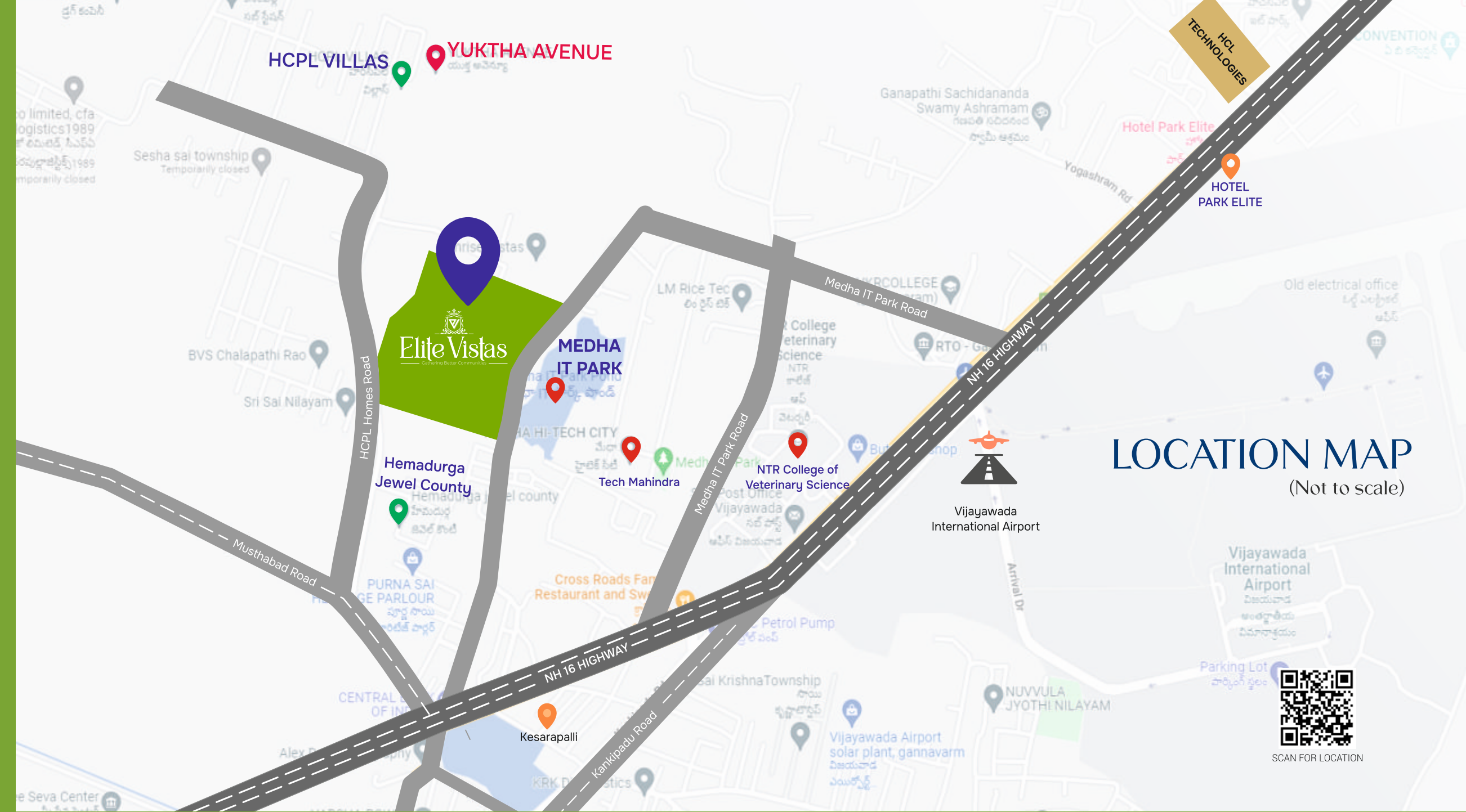
Our Ongoing Projects



Central Location with ELITE NEIGHBOURHOOD

Elite Vistas incorporated beside Medha IT Towers & HCL technologies provides you the exceptional access to the max best. An amplify international airport acting at a neck breaking speed to bridge the capital to global offers enlightened sophistication.

Proximity to highly qualified educational institutes, healthcare hubs, business parks, malls all lined up as eyewitness for easy and appropriate lifestyle, facilitate change in industries, agriculture, administration and technology. A massive swap is approaching to city that integrating world class way of living into our domestic lives.















LOCATION MAP (Not to scale)



SCAN FOR LOCATION

Location Proximity

-  500 Mts. FROM NH-16
-  KKR GOWTHAM SCHOOL - 7 Mins.
-  ST.JOHN'S PUBLIC SCHOOL - 10 Mins.
-  AIRPORT & MEDHA IT PARK - 5 Mins.
-  PINNAMANENI MEDICAL COLLEGE - 10 Mins.
-  DELHI PUBLIC SCHOOL - 10 Mins.
-  HCL TECHNOLOGIES - 7 Mins.
-  BEST PRICE - 10 Mins.
-  DECATHLON & D-MART - 15 Mins.
-  SRI CHAITANYA & NARAYANA COLLEGES - 7 Mins.
-  ANU NEURO & ANU MY BABY HOSPITALS - 15 Mins.
-  KAMINENI HOSPITAL - 15 Mins.

Community Living Like NEVER BEFORE

A Place that Represents:

Peace

Prosperity

Luxury

Rejuvenation

Elegance

Royalty

Serenity



 AERIAL VIEW

A way of life encased in nature

ELITE VISTAS is a family-friendly master community offering lush landscapes, ideal amenities and fantastic facilities. This is truly a place where you would want your family to grow.



✿ Grand Entrance plaza, featuring elaborate landscapes



✿ Broad Landscape Avenues

An international class of lifestyle embedded in lavish environs

The perfectly formed islands in the middle of the crossroads and the wide open roads give you a truly european feel inside ELITE VISTAS



LAYOUT PLAN

A Place to Run Free and Appreciate Life

Amenities :

- APCRDA approved layout
- AP RERA registered project
- Grand entrance arch with 24/7 security
- Luxury Villa Plots & Villas
- Eco-friendly layout with lush landscapes
- Entire layout surrounded by compound wall
- 40' wide B.T. roads with landscaping
- Rainwater harvesting pits to manage ground water levels
- Children's play area
- Under Ground Drainage
- Under Ground Cables Power
- Overhead water tank connected to each plot with pipeline
- Designed Street lights

Project Highlights :

- Open Air Theatre
- Jogging Track
- Outdoor Gym
- Reflexology Pathways
- Childrens play area with climbing wall
- Sand pit
- Skating Rink
- Party Lawn
- Open Air Amphitheatre
- Senior citizens seating plaza
- Outdoor yoga & meditation space
- Water Body
- Cricket practice Pitch
- Long tennis court
- Badminton Court
- Sitting gazebos



RESIDENCES AS RADIANT AS THE MORNING

Savor the radiant sunrise and feel a sense of being reborn every day in these villas. The spacious luxury offered by them is simply beyond comparison





✿ Proposed Seating Area Along With Water Body & Landscape

AT ELITE VISTAS VILLAS, opens out to a vast landscaped courtyard; a convenient arrangement to host your gala dinners.



✿ Proposed Living Area



✿ Proposed Villa Master Bedroom

BRIGHT INTERIORS AND ELEGANT FINISHING

The interiors in Elite Vistas are thoughtfully appointed and offer optimized floor plans to maximize space.



✿ Proposed Kitchen



✿ Proposed Home Theatre



✿ Proposed Bedroom

LUXURY VILLA

EAST FACE - 489 sq. Yds.



SCAN QR CODE
FOR FLOOR PLAN



LUXURY VILLA

WEST FACE - 489 Sq.Yds.



SCAN QR CODE
FOR FLOOR PLAN



LUXURY VILLA

EAST FACE - 444 Sq.Yds.



SCAN QR CODE FOR FLOOR PLAN



LUXURY VILLA

WEST FACE - 444 Sq.Yds.



SCAN QR CODE FOR FLOOR PLAN



LUXURY VILLA

EAST FACE - 350 Sq. Yds.



SCAN QR CODE
FOR FLOOR PLAN



SCAN QR CODE
FOR FLOOR PLAN



LUXURY VILLA

WEST FACE - 350 Sq.Yds.

LUXURY VILLA

EAST FACE - 267 Sq. Yds.



SCAN QR CODE FOR FLOOR PLAN



LUXURY VILLA

WEST FACE - 267 Sq. Yds



SCAN QR CODE FOR FLOOR PLAN





VILLAS

Specifications

Structure & Super Structure

- R.C.C. Framed structure with G+2 Floor Foundation as designed by the Structural Engineer.
- External walls 9" thick with Red Brick cement mortar ratio (1:6)
- Internal walls 4" Thick with Red brick cement mortar ratio (1:5)
- Single coat sponge plastering ½" thick cement mortar ratio (1:5)

- **Basement Height:**
2'-6" from the finished road level

- **Slab Height:**
11'-3" from the basement level (inclusive of 4 ½" thick slab)

- **Flooring:**
4'x4' GVT Tiles in Hall & 2'x4' Tiles Flooring for Remaining Areas with Skirting.

Toilets & Plumbing

- Toilets flooring are made using Anti Skid GVT tiles.
- Dado with GVT tiles to Door foot level.
- Wall mounted E.W.C with concealed tanks will be provided.
- Counter Top wash basins will be provided with necessary fittings in Each Toilet & 1 in Outside and 1 in the dining area.
- One head shower is provided with Single Liver Diverter for each toilet.
- All water lines are laid with CPVC pipes.
- Whole Drainage system would be laid with S.W.R. pipes.
- Water Proofing will be done in Toilets , Wet Areas & Terrace.

Painting

- **Internal Walls:** - Wall putty (Lappam) finish with White Emulsion paints over a coat of cement primer
- **External walls:-** Wall Putty / Textured Finish With Premium exterior emulsion paints over a coat of cement primer (Colors as per Architect's suggestions only)
- All Doors polished with melamine matt finish
- M.S. Grills will be painted with synthetic enamel paints.

Hardware

- Main Door : Brass hardware shall be provided with necessary fixtures
- Other Doors : Brass finished S.S. fixtures shall be provided.

Electrical

- Concealed Standard make Copper Wiring with Necessary Points.
- MCB'S & Branded modular Switches. shall be provided.

Open Yard & Passage

- Set backs area maintain a 15" down from the foot of the door frames.
- Provided parking tiles max. 5'- 0" width all around the building
- Provided by 11'- 0" (maximum) wide C.C. passage with parking Tiles in front of the Building



Proposed Bedroom

Doors and Windows

- **Teakwood Frames & Veneered Shutters**
 - 4"x9" Frame for Main Door.
 - 5"x3" Frames will be provided for all other doors.
 - 4"x5" WPC Frames For Toilets. (All Doors are 8' height)
- 2.5 Track UPVC windows with mosquito net.

Staircase Railings : SS Railing with Glass shall be provided to internal staircase.

Washing Platform: Washing platform with C.C. Bed will be provided.

Outside Taps : 3 taps will be provided at selected corners.

Kitchen : Platform & Dado Not in the Scope.

Lift : Not in the Scope.

False ceilings : Not in the Scope.

Cub Boards : Not in the Scope.

Landscaping : Not in the Scope.

Proposed Dining Area

THE CLUB

ELITE SIGNATURE is enveloped with serene nature and offers an unparalleled abundance of amenities and leisure. Whatever your lifestyle demands, it's all right here.

- ✦ Grandeur Entrance Lounge
- ✦ A fine-dining family restaurant
- ✦ Indoor Games
- ✦ Rejuvenating spa/saloon
- ✦ Shopping Zone
- ✦ Well-equipped gymnasium
- ✦ Luxury Guest Rooms
- ✦ Grand Banquet hall
- ✦ Terrace swimming pool
- ✦ Terrace Garden Restaurant
-and many more





The eloquent club reception and lounge;
a perfect place to socialise with
fellow Elite Signature club members.



Let the pleasing environs
make your every meal here an
unforgettable memory
filled with joy and laughter





✿ Well Equipped Gym

State-of-the-art gymnasium that offers a utopia filled with sublime facilities for fitness



✿ Luxury Guest Rooms





✿ Pool & Terrace garden restaurant with comfortable outdoor seating

Surrounded by a closer ambience and a rich grandeur, the terrace garden restaurant at Elite Signature Club brings to you the privilege of turning your special moments into splendid celebrations.