

AN AADITRI'S PROJECT



PREMIUM APARTMENTS AT **VIDYA NAGAR**, GUNTUR.

**The Exotica
Life Is Calling.
Are You Ready?**



EXOTICA

Stylish

Embodiment
of Happiness

Exotica isn't just your next address, it is a reflection of your success and the essence of your pride. The grand modern architecture of Exotica is hard to miss, making it a landmark that enhances the aesthetics of this beautiful city. A home at Exotica is the symbol of your happiness, a delightful gift that enriches the life of your entire family.



EXOTICA



Every inch of Exotica has been carefully planned and constructed to provide more to its residents. The smartly designed homes boast of large ambient spaces that emanate luxury and grandeur. Each unit has also been carefully crafted to make sure that loved ones of all ages prosper and thrive.

Smart | tecture

In Every
Square Foot



EXOTICA



Imagine coming home to a safe space, where the children run carefree and wild. Imagine coming home to a smart abode, where thoughtful design ushers in ease and comfort for the young and old. Imagine a home where you never get bored, courtesy of the premium amenities that engage your body, mind, and soul. This is what it feels like to come home to Exotica, a heavenly living experience in your very own safe haven.

The Haven

That
Feels Like
Heaven



EXOTICA



A Space

for Everyone
& Everything Dear

Every 3 BHK dream home at the Exotica is a spacious abode for the entire family. Witness as the environment of your home in this luxurious gated community enhances your children's capabilities, enriches the wise ones and vitalize you and your partner. Rest assured, only the finest has gone into your new home.





LEGEND

- 1. Entrance Gates/Security 2. Ramp to Cellar 3. Avenue Plantation 4. Entrance Plaza 5. Visitor's Parking 6. Gathering Area 7. Children's Play Area 8. Gazebo 9. Water Bodies
- 10. Sitting Area 11. Clubhouse Entry 12. Flower Garden 13. Changing Room 14. Toddler's Pool 15. Swimming Pool 16. Deck Area 17. Vertical Landscape
- 18. Jogging Track 19. Driveway 20. Open Air Theatre

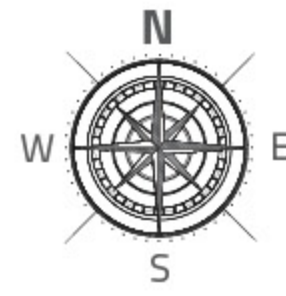
EXOTICA

A Sublime

World
of peace &
development

The premium luxury gated community is a world within itself. Residents of Exotica will boast of the best amenities in town like two swimming pools, grand entrance plaza, fully-equipped gymnasium, Clubhouse and so much more! Your new home isn't just a place where you recharge, it is an entire world of activities that engage, enrich and energize your life.





TYPICAL MASTER PLAN



An Extravagant

Reflection
Of Your Love

Nothing showcases your love for family more than giving them the best of everything. Exotica has been crafted keeping this very thing in mind. From ease of access to comfort as well as the best in design, planning and materials have gone into the heart of Exotica. So gift your loved ones a life of luxury and solace that they cherish forever.



TYPICAL FLOOR PLAN
Type - A
Flat No.1
(East Facing)
3BHK + HT
2990 sft.



TYPICAL FLOOR PLAN
Type - B
Flat No.2 & 21
(East Facing)
3BHK + HT
2305 sft.



GROUND & FIRST FLOOR PLAN
3BHK + HT
2450 sft.



GROUND & FIRST FLOOR PLAN
3BHK
2030 sft.



TYPICAL FLOOR PLAN
Type - C
Flat No.3
(East Facing)
3BHK
2875 sft.



TYPICAL FLOOR PLAN
Type - D
Flat No.4
(West Facing)
3BHK + HT
3695 sft.



FIRST FLOOR PLAN
3BHK
2350 sft.



FIRST FLOOR PLAN
3BHK + HT
3040 sft.

TYPICAL FLOOR PLAN
Type -E
Flat No.5 & 18
(West Facing)
2BHK & Study
1690 sft.



TYPICAL FLOOR PLAN
Type -F
Flat No.6 & 15
(East Facing)
3BHK
2140 sft.



TYPICAL FLOOR PLAN
Type -G
Flat No.7,8,13 & 14
(East Facing)
2BHK
1420 sft.



TYPICAL FLOOR PLAN
Type -H
Flat No.9
(East Facing)
2BHK+Study
1755 sft.





EXOTICA

AADITRI
CLUB HOUSE



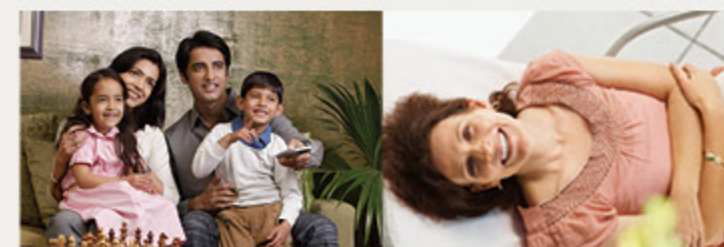
2BHK + STUDY ROOM EAST FACING FLAT
3D VIEW



- A. ENTRANCE
- B. LIVING ROOM
- C. DINING ROOM
- D. KITCHEN
- E. BALCONY
- F. MASTER BEDROOM
- G. TOILET
- H. TOILET
- I. KIDS BEDROOM



3BHK + HT EAST FACING FLAT
3D VIEW



- A. ENTRANCE
- B. LIVING ROOM
- C. DINING ROOM
- D. KITCHEN
- E. MASTER BEDROOM
- F. TOILET
- G. BALCONY
- H. SITOUT ROOM
- I. KIDS BEDROOM
- J. TOILET
- K. TOILET
- L. GUEST BEDROOM

TYPICAL FLOOR PLAN
Type -I
Flat No.10
(East Facing)
3BHK + HT
3925 sft.



TYPICAL FLOOR PLAN
Type -J
Flat No.11
(West Facing)
3BHK + HT
3925 sft.



TYPICAL FLOOR PLAN
Type -Q
Flat No.24
(West Facing)
3BHK
2625 sft.



GROUND & FIRST FLOOR PLAN
3BHK + HT
2140 sft.

TYPICAL FLOOR PLAN
Type -K
Flat No.12
(East Facing)
2BHK + Study
1815 sft.



TYPICAL FLOOR PLAN
Type -L
Flat No.16
(West Facing)
3BHK + HT
2990 sft.



GROUND & FIRST FLOOR PLAN
2BHK
1500 sft.



GROUND & FIRST FLOOR PLAN
3BHK + HT
2450 sft.



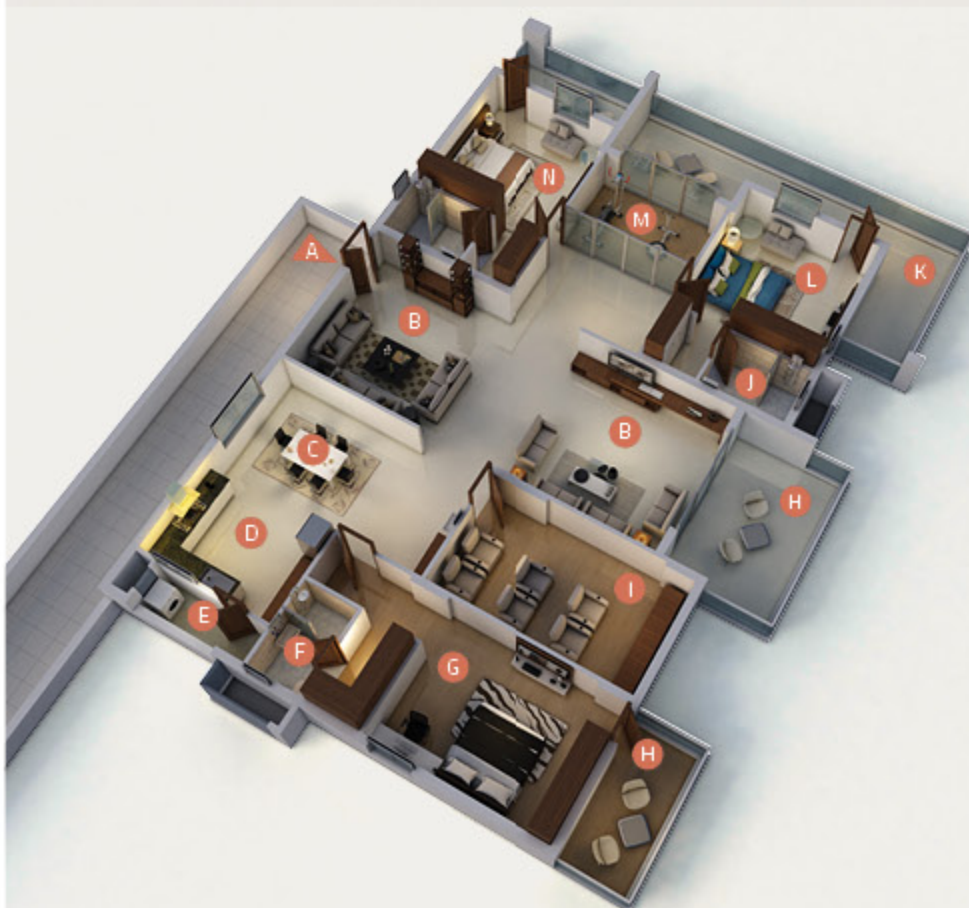
EXOTICA



3BHK EAST FACING FLAT
3D VIEW



A. ENTRANCE B. LIVING ROOM C. TOILET D. GUEST BEDROOM
E. SITOUT AREAS F. KIDS BEDROOM G. MASTER BEDROOM
H. TOILET I. KITCHEN J. DINING AREA K. BALCONY



3BHK EAST FACING FLAT
3D VIEW



A. ENTRANCE B. LIVING ROOM C. DINING AREA D. KITCHEN E. WASH AREA
F. TOILET G. MASTER BEDROOM H. SITOUT AREA I. MINI THEATRE J. TOILET
K. BALCONY L. KIDS BEDROOM M. GYM N. GUEST BEDROOM

TYPICAL FLOOR PLAN
Type -M
Flat No.17 & 19
(East Facing)
2BHK + Study
1695 sft.



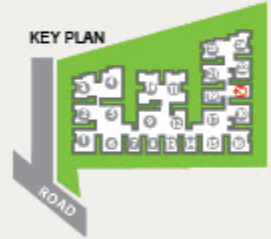
TYPICAL FLOOR PLAN
Type -N
Flat No.20
(West Facing)
2BHK + Study
1665 sft.



GROUND & FIRST FLOOR PLAN
2BHK+Study
1470 sft.



GROUND & FIRST FLOOR PLAN
2BHK+Study
1470 sft.



TYPICAL FLOOR PLAN
Type -O
Flat No.22
(West Facing)
2BHK + Study
1665 sft.



TYPICAL FLOOR PLAN
Type -P
Flat No.23
(East Facing)
3BHK
2400 sft.



GROUND & FIRST FLOOR PLAN
2BHK + Study
1470 sft.



GROUND & FIRST FLOOR PLAN
3BHK
1960 sft.



EXOTICA



Guntur's Finest

Landmark
Home Awaits
Your Arrival

Exotica offers a holistic life to every member of the family. The gated community's premium location gives you easy access to the best of everything that the city has to offer. The superior range of amenities add to the comfort and development of its residents. Usher in a life that's luxuriously unique, embrace the exotic lifestyle, come home to Exotica.



A Lifestyle Worth Indulging In

Aaditri's Exotica satiates a family's wants and needs with a host of amenities smartly crafted to engage all their senses. Nurture both the young and the old in a safe and interactive world that you can call home every day.

AMENITIES

Hobby Hall For Children / Creche | Administrative Hall with Manager Room | Senior Citizen Hall
 Provision for Grocery Store | Provision for ATM | Provision for Coffee Lounge | Provision for Pharmacy
 Provision for Car Wash Area | Provision for Travel Desk | Conference Hall



CLUBHOUSE
GROUND FLOOR PLAN



CLUBHOUSE
FIRST FLOOR PLAN

SPECIFICATIONS

STRUCTURE & SUPER STRUCTURE:

R.C.C. Framed Structure To Withstand Wind Loads & Earthquake Loads. Walls External 8" thickness and Internal walls 4" thickness with cc Bricks

PLASTERING:

Internal :Single Coat Cement Plaster with smooth finishing.
External :Double coat sand Faced Cement Plastering.
Parking Area :2 coats of plastering for Columns and Beams.

DOORS AND WINDOWS:

MAIN DOOR FRAME & SHUTTER : Premium Designer Teakwood Door Frame & Shutter of 7'-0" height & 4'-0" width with premium hardware fittings.

INTERNAL DOOR FRAME : Premium Designer

Teakwood frame with 7' height and Internal Door Shutters of Greenply

WINDOWS & FRENCH DOOR: UPVC Frame with double glass (DGLU) for windows of Fenesta

EXTERNAL : Textured / Smooth finish with 2 coats of Asian paint or equivalent

INTERNAL : 2 coats of Asian paint or equivalent. 1 coat putty and 1 coat premier finish

SITOUT / BALCONY : Weather proof paint of Asian paint or equivalent

PARKING AREA : Water proof cement paint and over a base coat of primer for columns and One coat putty finish for entire ceiling roof.

FLOORING AND DADO:

a) LIVING, DINING, DRAWING, POOJA, BED ROOM - 1,

BED ROOM - 2, FOYER & KITCHEN : 3' X 3' Vitrified Tiles Flooring.

b) Home Theatre and Master Bed Room: Engineering designed wooden flooring

c) ALL TOILETS 2' X 1' tiles as per architect design.

d) Corridors / Living Balconies : Combination of Premium Porcelain Tiles

e) STAIRCASE (PASSENGER) As per architect design.

f) STAIRCASE (FIRE) Tandoor Stone

g) Store/ Wash Area/Second Kitchen / Utilities/Servent Room & Servent Toilet : 600*600 size Premium Vitrified Tiles.

KITCHEN / UTILITY / WASH:

a) Separate municipal water tap and Bore wells water through softener plant.

b) Provision for Dish Washer, Washing Machine and wet area for washing utensils with CP

LIFTS :

A) Premium Passenger Lift 8 No's Of Thyssenkrupp / Otis / Schindler or Equivalent Make.

B) Service Lift 3 No's of Mitsubishi / Schindler or Equivalent Make.

WTS & STP :

A) Bore Water, Fully Treated Water Made Available Through An Exclusive Water Softening And Purification Plant Of Reputed Make.

B) A Sewage Treatment Plant Of Adequate Capacity As Per Norms Will Be Provided Inside The Project. Treated Sewage Water Will Be Used For Flushing And Landscaping.

GENERATOR :

100% D.G backup for Lights and Fans.

CAR PARKING :

a) Each Flat will have 1 Car parking and parking will be in 2 Levels.

b) Tri-mix concrete road

c) Visitor's car parking as per norms.

FACILITIES FOR PHYSICALLY CHALLENGED :

Access and Non-slippery ramps at all entrances shall be provided for Physically Challenged. Appropriately designed preferred car park. Uniformity in floor level and visual warning signage's.

CC TV:

CC Cameras will be provided at Entrance Gate, Parking areas. Common areas and where ever necessary.

FIRE & SAFETY :

Fire Systems will be provided as per fire department norms.

Fittings.

c) Gas line for kitchen

d) Exhaust fan in wet kitchen.

BATH ROOMS:

a) Wash Basin.

b) Single lever diverter with shower of reputed make Grohe

c) All C.P. Fittings & Sanitary Fixtures of Premium make.

d) Provision for Exhaust fan.

TELECOM:

Telephone points in all Bed rooms, Living room & Drawing room.

INTERCOM: Intercom facility connecting to all the flats and Security, Reception within the community.

INTERNET:

Provision for 100% Wi-Fi internet within the community.

Video Door Phone: One Video Door Phone will be provided for each flat at main door.

ELECTRICAL :

A) Concealed Copper Wiring Of Havells / Finolex Or Equivalent Make.

B) Power Outlets For Geysers And Exhaust Fans In All Bathrooms.

C) Power Plugs For Cooking Range Chimney, Refrigerator, Microwave Oven, Mixer / Grinder and Aqua Water In Kitchen.

D) Power Plugs For Washing Machine And Dish Washer In Utility Area.

E) Three Phase Power Supply For Each Unit And Individual Meter Boards.

F) Miniature Circuit Breakers (MCB) For Each Distribution Board Of Best Brands.

G) A.c Provisions In All Rooms

H) Plug Pins For Tv & Audio In Living, Drawing And All Bed Rooms

CAR WASH FACILITY :

Provision for Car Wash facility in cellar parking area.

LPG :

Provision for Supply of gas from centralized Gas bank to all individual flats in kitchen with gas meters.

WASTE MANAGEMENT :

Provision of Duct / Chute.

LANDSCAPING :

Landscaping in the setback areas and in tot lot areas as per architect design.

WATER :

Pneumatic pumps will be used for supply of Fresh water, Municipal water & Treated water to individual flats

EXTERNAL LIGHTING :

LED Light posts with lamp fittings, at setback and Landscaping areas and lights in staircase & corridor areas.

BOOM BARRIERS :

Boom Barriers at entry/exit for vehicles with mechanical operation.

DRIVEWAY :

V.D.F. Flooring.

COMPOUND WALL :

Compound wall shall be constructed all around the plot with Solar Fencing

FALSE CEILING: Zypsum ceiling for All rooms excluding Kitchen, Utilities & Balconies

NOTE :

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

BRANDS WE USE



Step Into

The Smart & Exotica
Way OF Living



Location Map
(Not to Scale)



SCAN FOR LOCATION



NEARBY LOCATION

- 600 meters RTA Guntur
- 1 km Shilparamam
- 1.4 km Little Flower School
- 1.5 km ITC Hotel
- 1.5 km Siva City Center
- 1.8 km Amaravathi Road
- 1.8 km AP Municipal Administration
- 2 km JKC College
- 2 km Cine Square
- 4 km Guntur Club
- 4.6 km Guntur Railway Station