

AVASATMone

WHERE LUXURY RESIDES



Dr. K.V.V. Satyanarayana Raju

Chairman

FROM THE CHAIRMAN'S DESK

Hearty Welcome to Kakinada's First Ever Integrated Real Estate Development which encompasses Premium State of the Art Villa's, 2,2.5,3,3.5 BHK and Duplex Pent House Apartments along with Commercial Office Space, Retail Mall with Multiplex and Hotel Units, all clubbed to provide the region with the first ever development of this nature.

Avaasa Realtors is indisputably a fast-paced Realtor firm embracing the meritocratic culture combined with exponential growth opportunities. Moving forward with a selective approach, it helps property seekers to select from the most remarkable real estate projects.

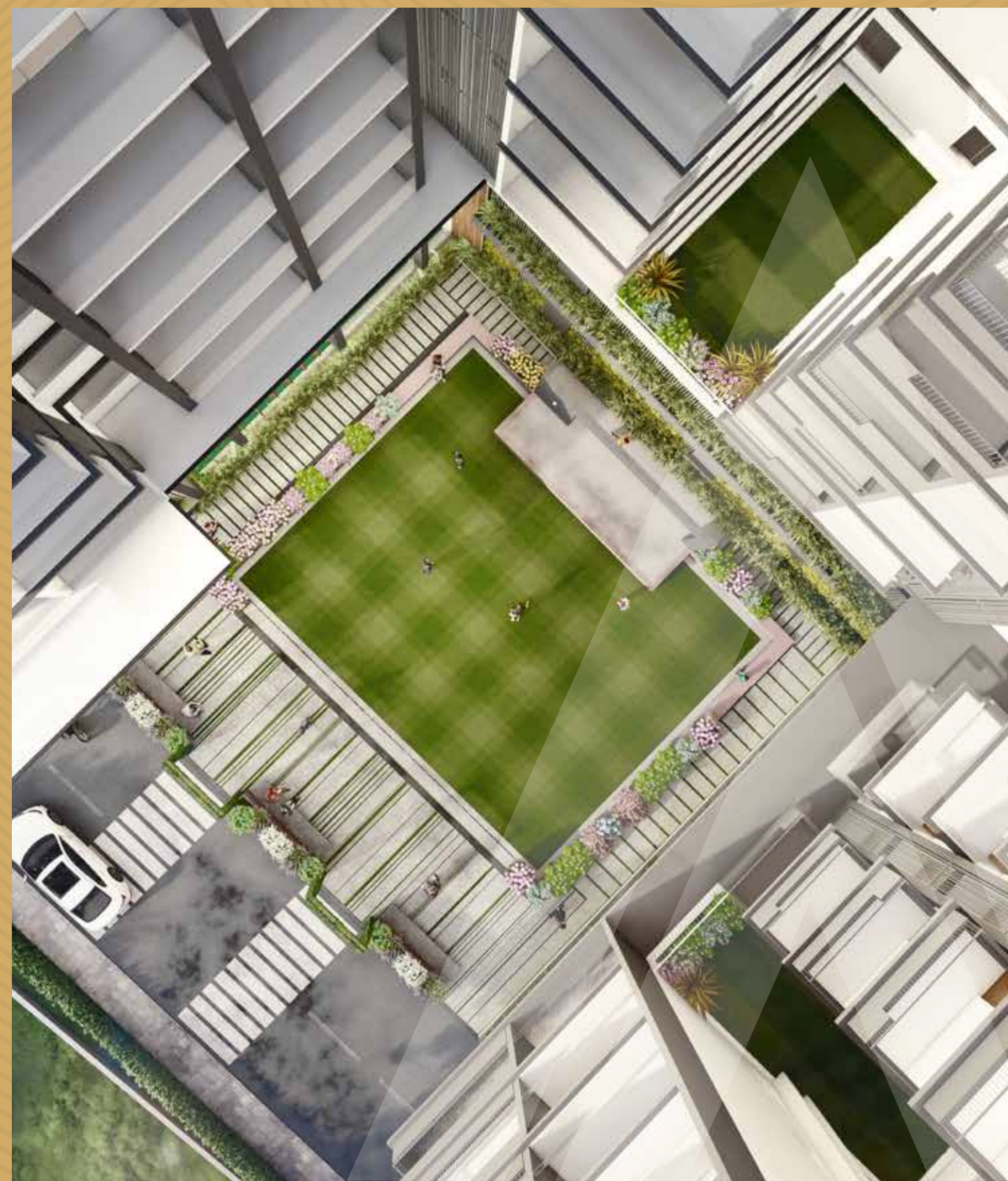
As we step into a new era in the real estate industry, we promise to be an exclusive builder creating unprecedented superior lifestyles with the highest quality of workmanship. We see ourselves to pioneer in LIFESTYLE, commercial, residential, hospitality projects along with quality schools and hospitals. Each project unprecedented in its class, each distinctly superior and each offering a lifestyle the occupant will be proud of.



ABOUT AVAASA ONE

A new world within Kakinada! A world where your dream homes take shape, filled with abundance of joy and bright prospects for your future! Welcome to Avaasa One, a sprawling new Gated Community right in the heart of **Kakinada, at Sarpavaram**. Spread across approximately 7,332 Sq.Yds of land with lush greenery and best in class facilities, Avaasa One is a beauty to recon!

LUXURY
GATED COMMUNITY
APARTMENTS



AVASATMone

is envisioned to be the birthplace of Kakinada's premium & upscale lifestyle upgrade, featuring the best array of premium high-end amenities & exquisite landscaping coupled with contemporary design.

OVERVIEW:

Location	Sarpavaram, Kakinada
Site Area	7332 Sq.Yds
Structure	Basement + Lower Ground + Upper Ground + 10 Residential Floors
Total Towers	Phase 1 : Upto 8th Floor Phase 2 : 9th and 10th Floor
No. of Units	165
No. of 2 BHK Units	50 (ranging from 1250 to 1500 sqft)
No. of 2.5 BHK Units	50 (ranging from 1600 to 1750 sqft)
No. of 3 BHK Units	20 (ranging from 2000 to 2150 sqft)
No. of 3.5 BHK Units	40 (ranging from 2150 to 2700 sqft)
4BHK Duplex Units	5 (ranging from 4450 to 5550 sqft)





KAKINADA AN OLD WORLD CHARM & NEW WORLD GRANDEUR!

A city with a perfect blend of cosmopolitan lifestyle and old-world charm, Kakinada in Andhra Pradesh is blessed with the best of both cultures – one side show cases the rich cultural heritage, while the other side will leave you in awe of its success in industrialisation and architectural grandeur.

With a population of about 6 lakhs, Kakinada is regarded as one of the peaceful cities and is one of the three smart cities in Andhra Pradesh under Smart cities mission.

A second new port being constructed by GMR group boasts of being the biggest port in the state petroleum complex. It is constructed by the Indian government thanks to the abundance of gas and petroleum resources in the region.



AVA SATM one

A STUNNING
ARCHITECTURAL
MARVEL!

Meticulously planned internal spaces
offering ZERO dead space

- Thoughtful apartment designs with private terraces, overlooking swimming pool, central landscape and city view
- 100% Vaastu compliant homes with 56% open spaces that provides ample light & ventilation
- Extravagantly designed 11,390 sft Clubhouse with world-class lifestyle amenities exclusively designed for the community
- A breath-taking and awe-inspiring 4000 sft. central courtyard with designer landscaping

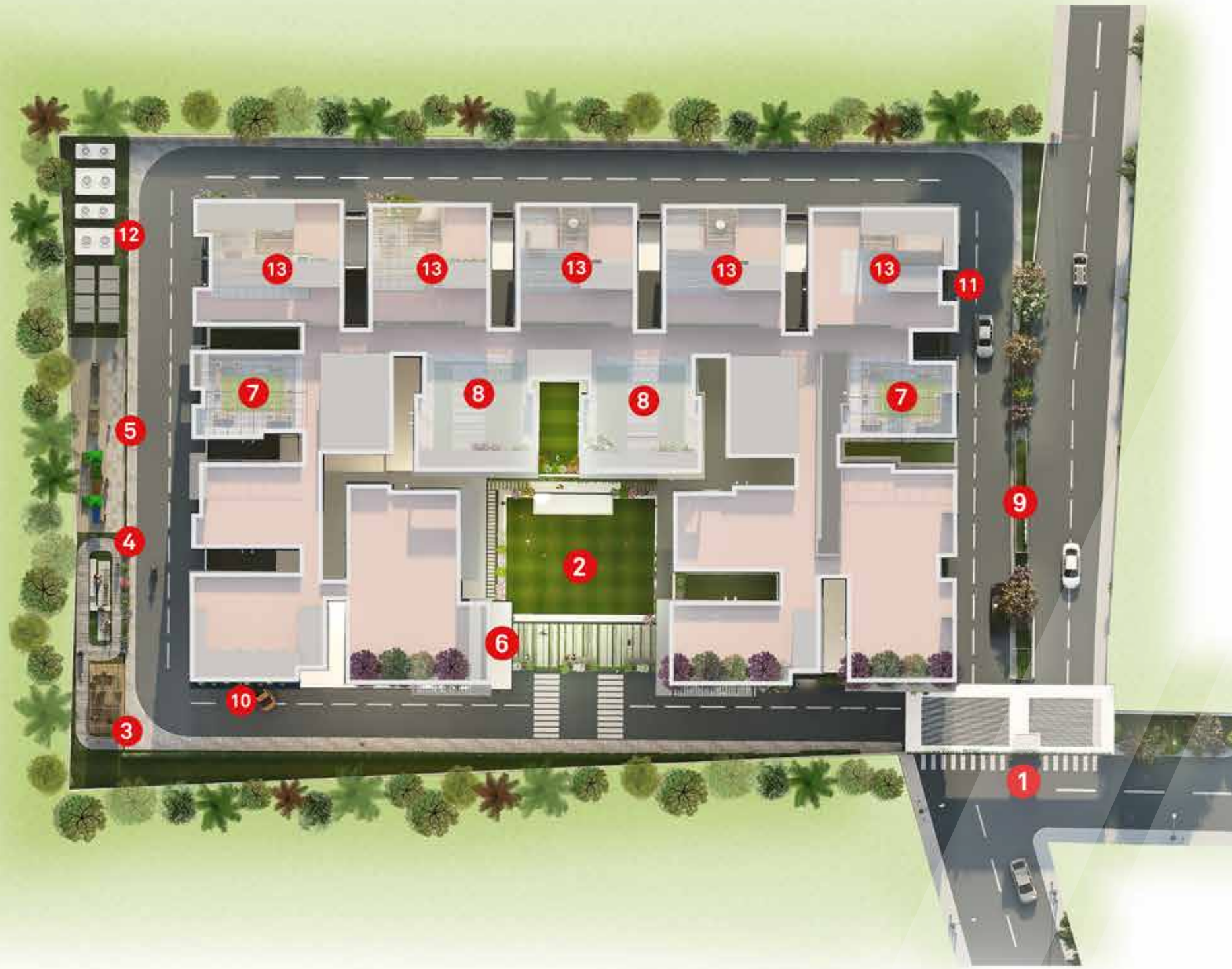


Soulful homes that
inspire you to make
special memories.

LIVE LIFE
TO THE FULLEST!

AVASA ONE

- 01. Entrance Vista
- 02. Central Landscape
- 03. Elders Corner
- 04. Joggers Track
- 05. Kids - Outdoor Playarea
- 06. Clubhouse
- 07. Terrace BBQ Pit zone
- 08. Therapeutic Garden
- 09. Serene Avenue
- 10. Ramp - To Podium
- 11. Ramp - To Basement
- 12. Service Corner
- 13. Penthouse Terrace



BIG ON AMENITIES, HIGH ON RELAXATION.

Indoor Amenities

- Elegant Entrance Lounge
- Multipurpose Hall
- Swimming Pool
- Yoga / Meditation Space
- Gym
- Mini Theatre
- Indoor Kid's Play Area
- Indoor Games- Billiards, Cards room, Carrom, Chess
- Convenience Store
- Salon
- Library
- Terrace Kitty Party
- Terrace Lawn
- Off-Grid Solar System

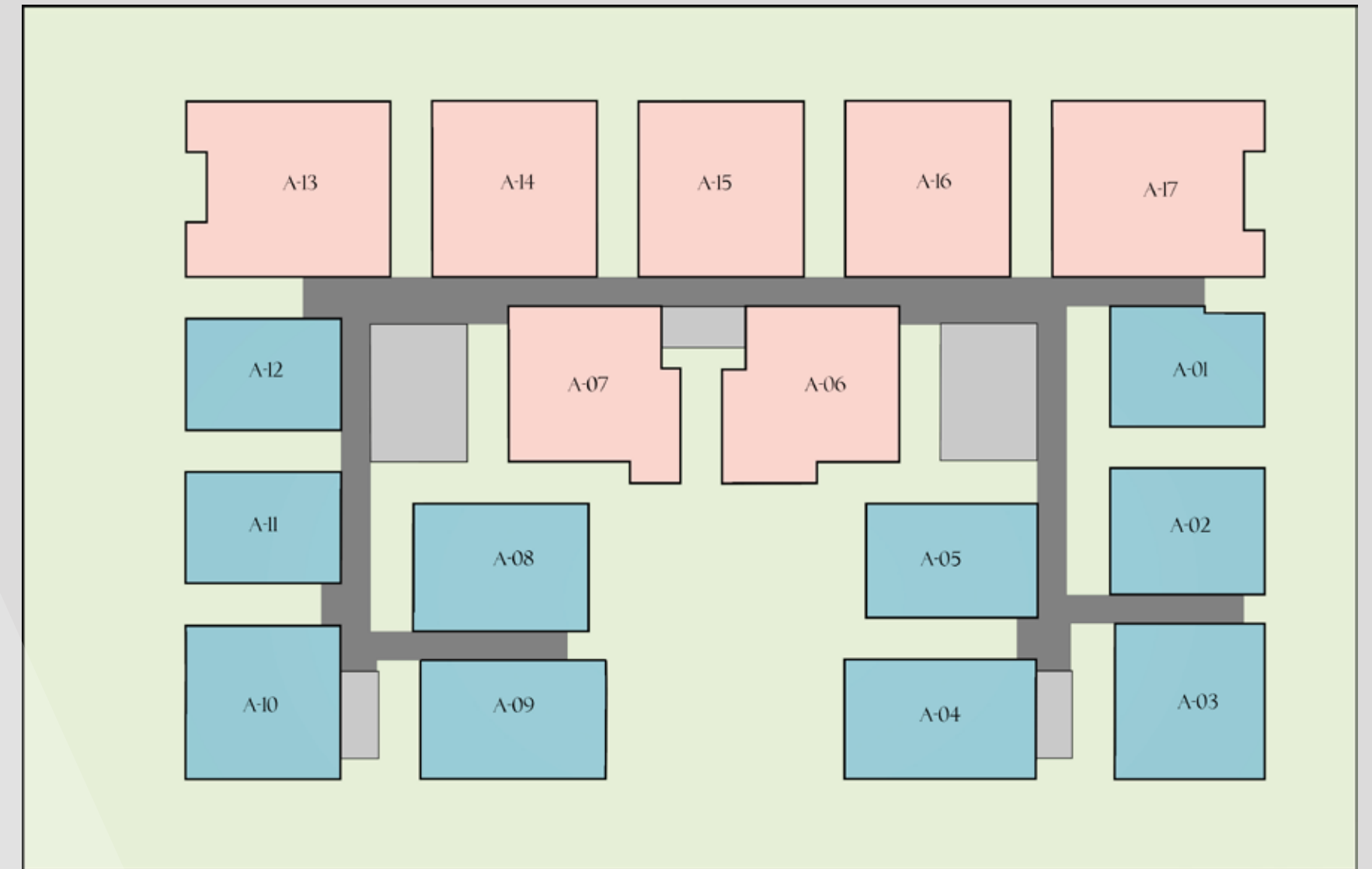
Outdoor Amenities

- Jogging Track
- Landscaped Seating Zone
- Outdoor Meditation Zone
- Senior Citizen's Corner
- Walking Zone
- Kids Play Area
- Therapeutic Gardens

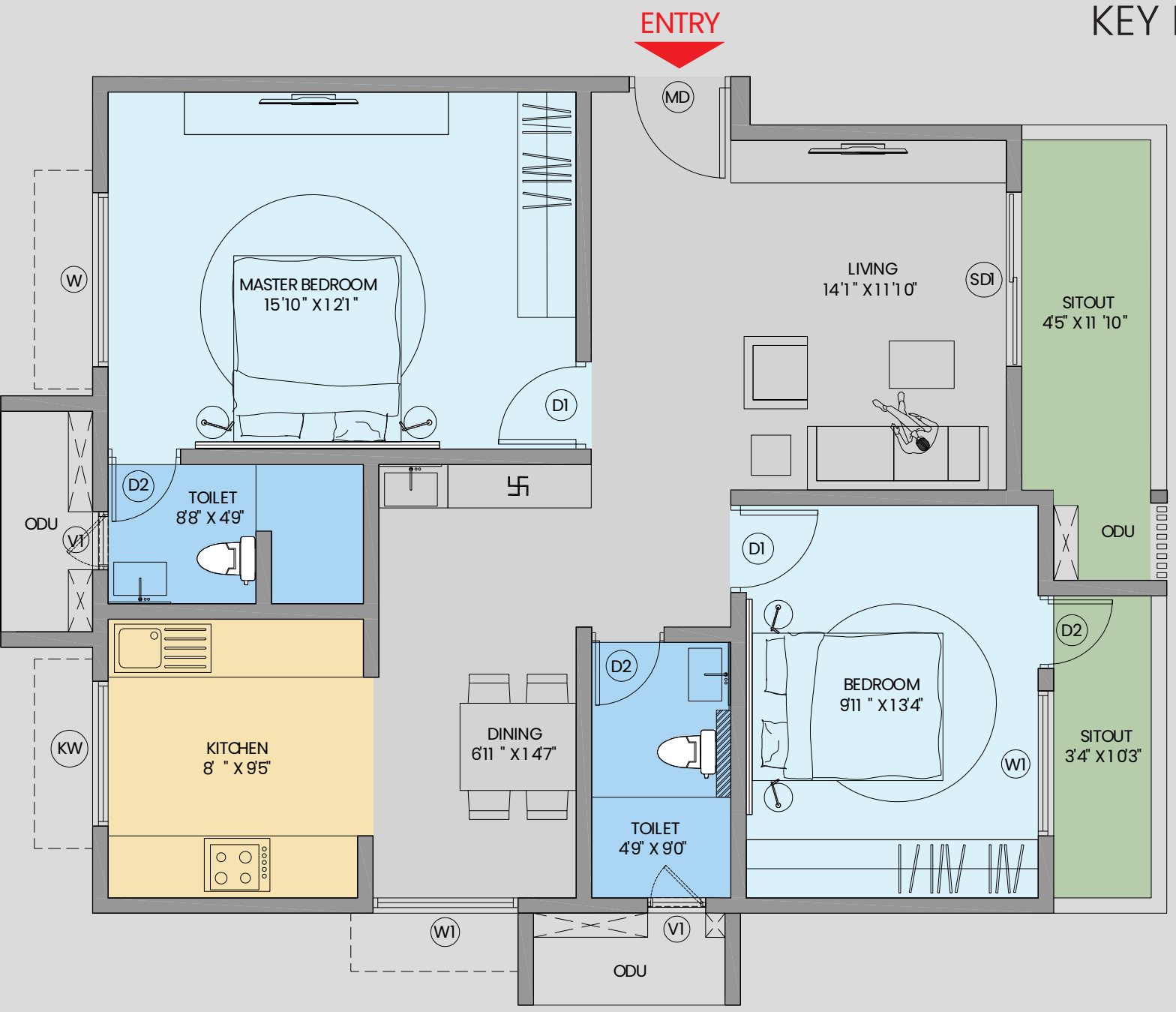
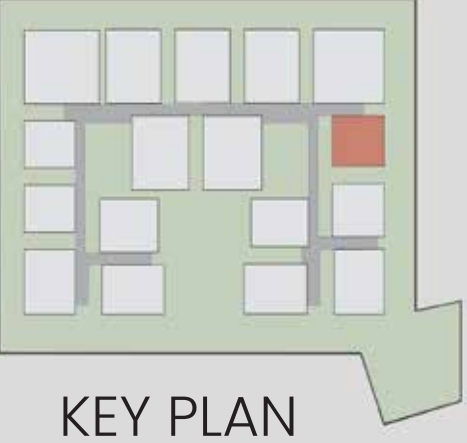
TYPICAL PLAN



MAPPING

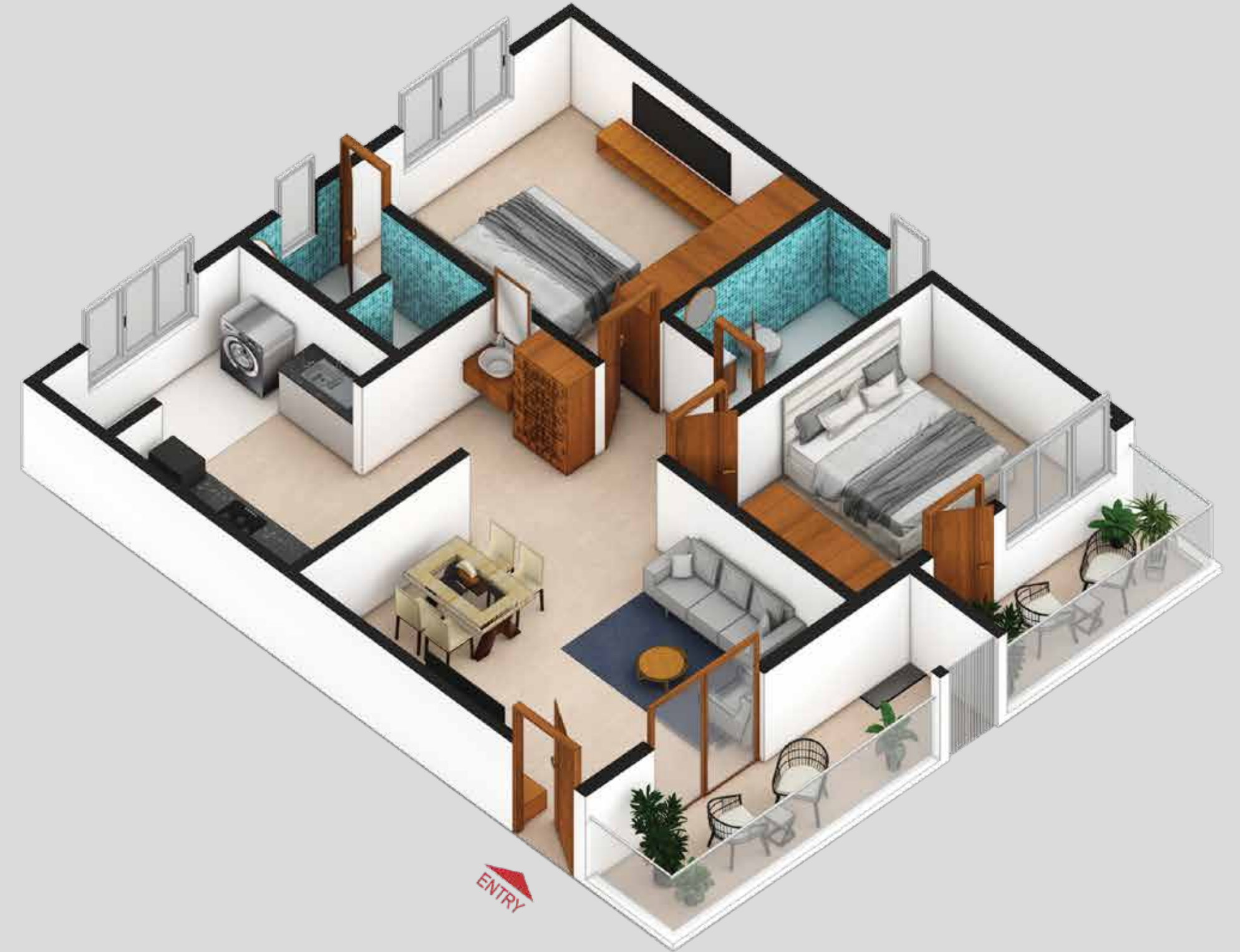
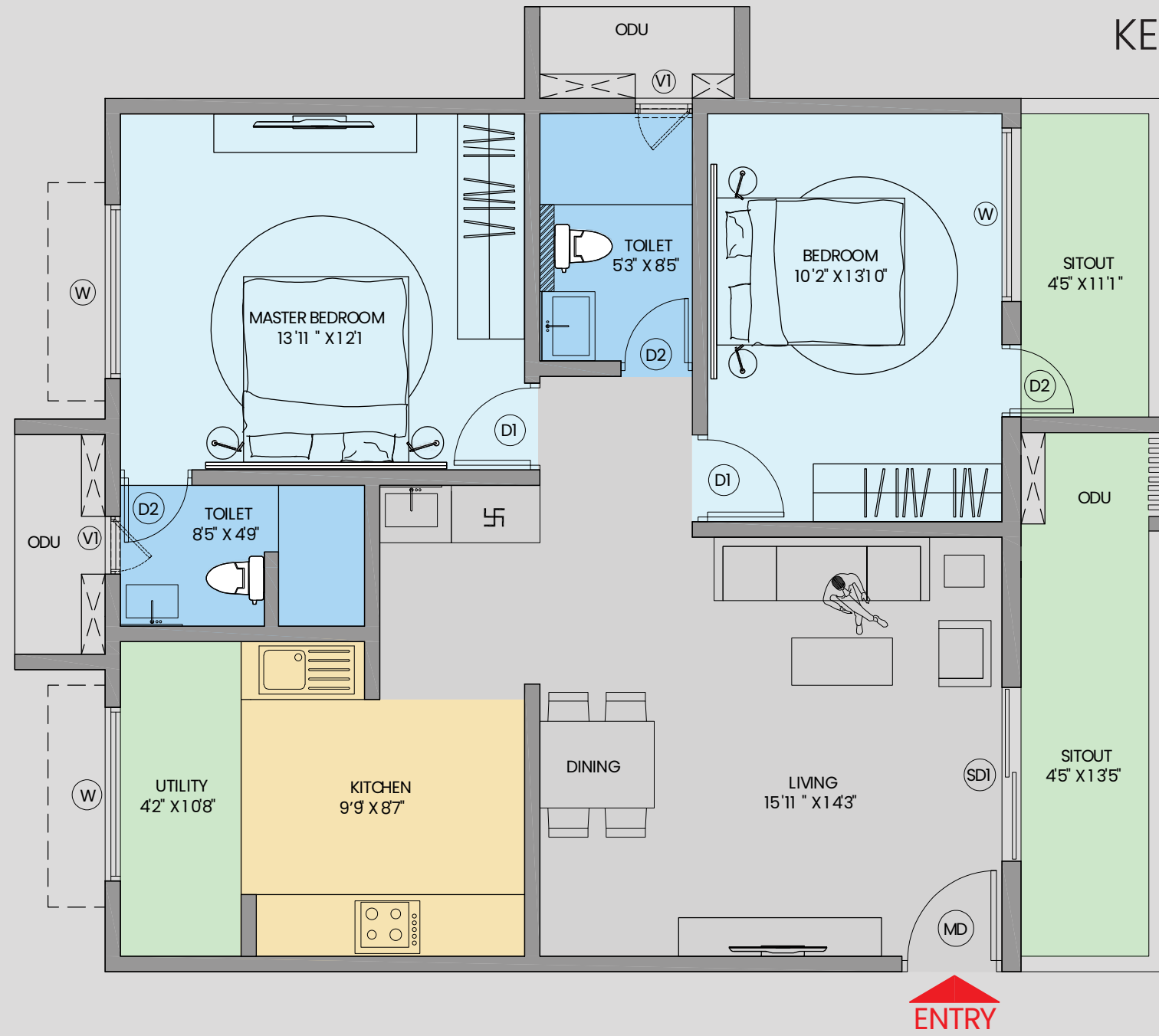
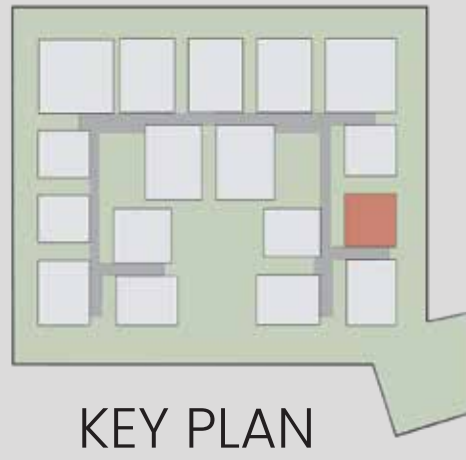


WEST FACING
2BHK + 2T



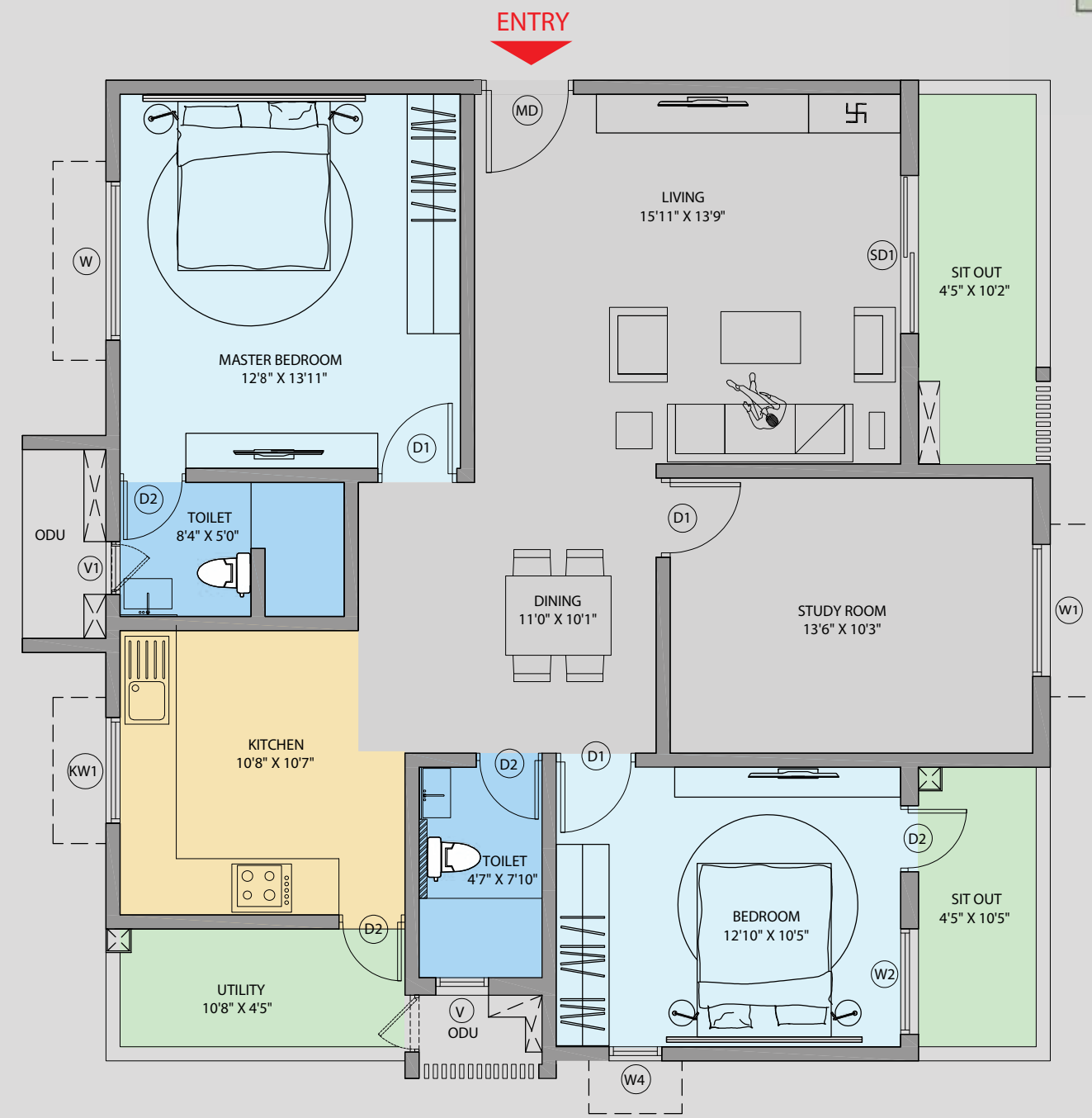
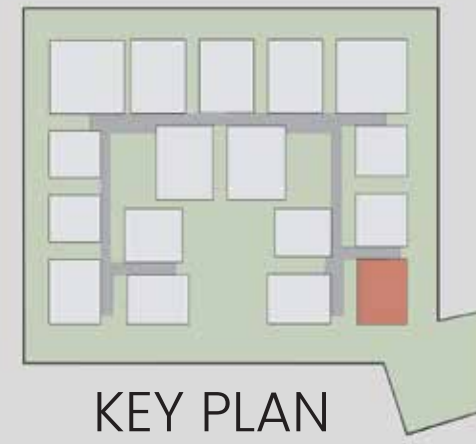
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A101 - A1001	West	2BHK + 2T	1,379

EAST FACING
2BHK + 2T



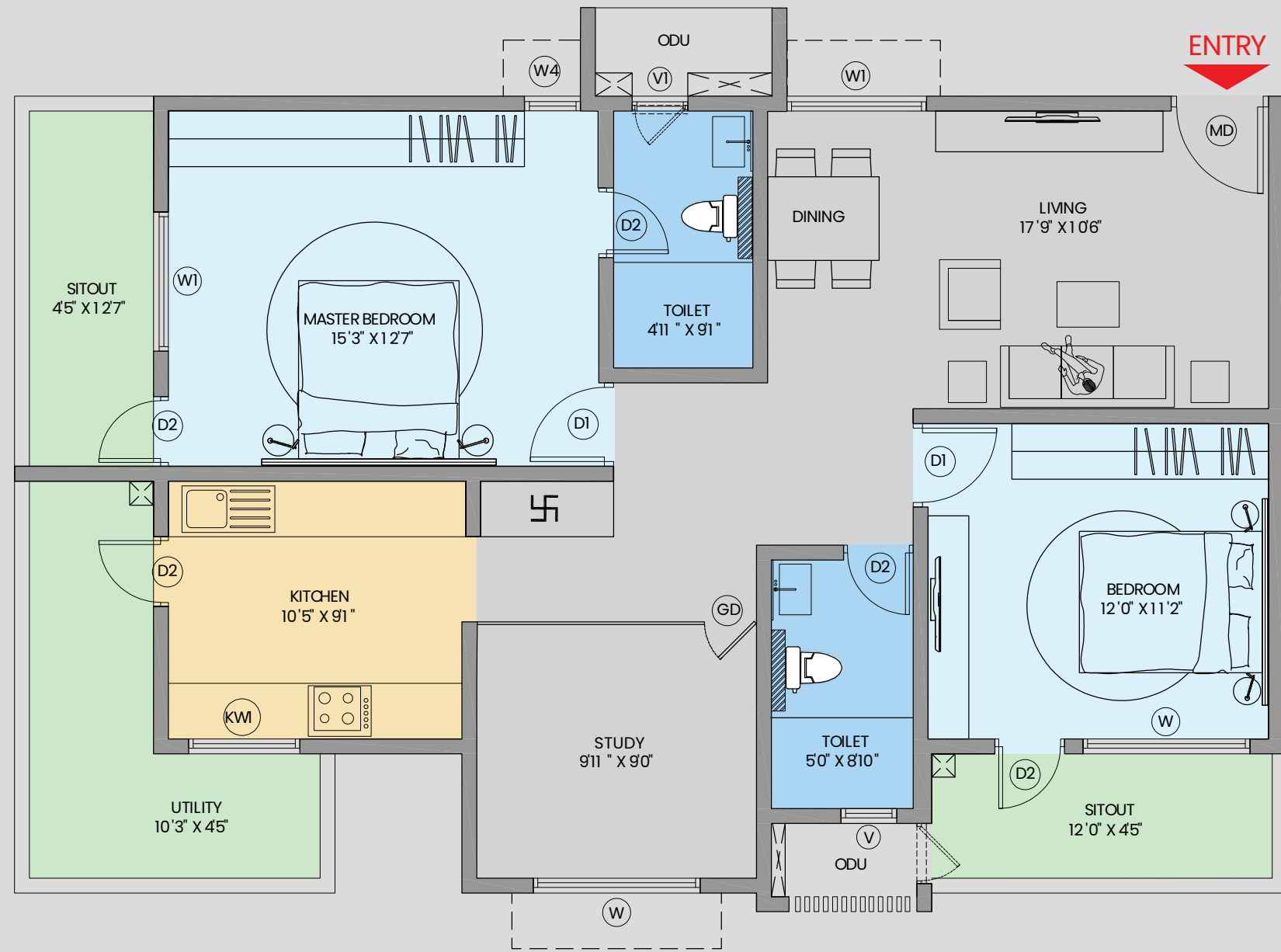
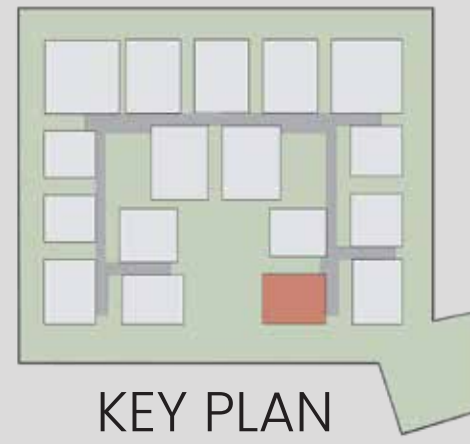
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A102-A1002	East	2BHK + 2T	1,467

WEST FACING
2.5BHK + 2T



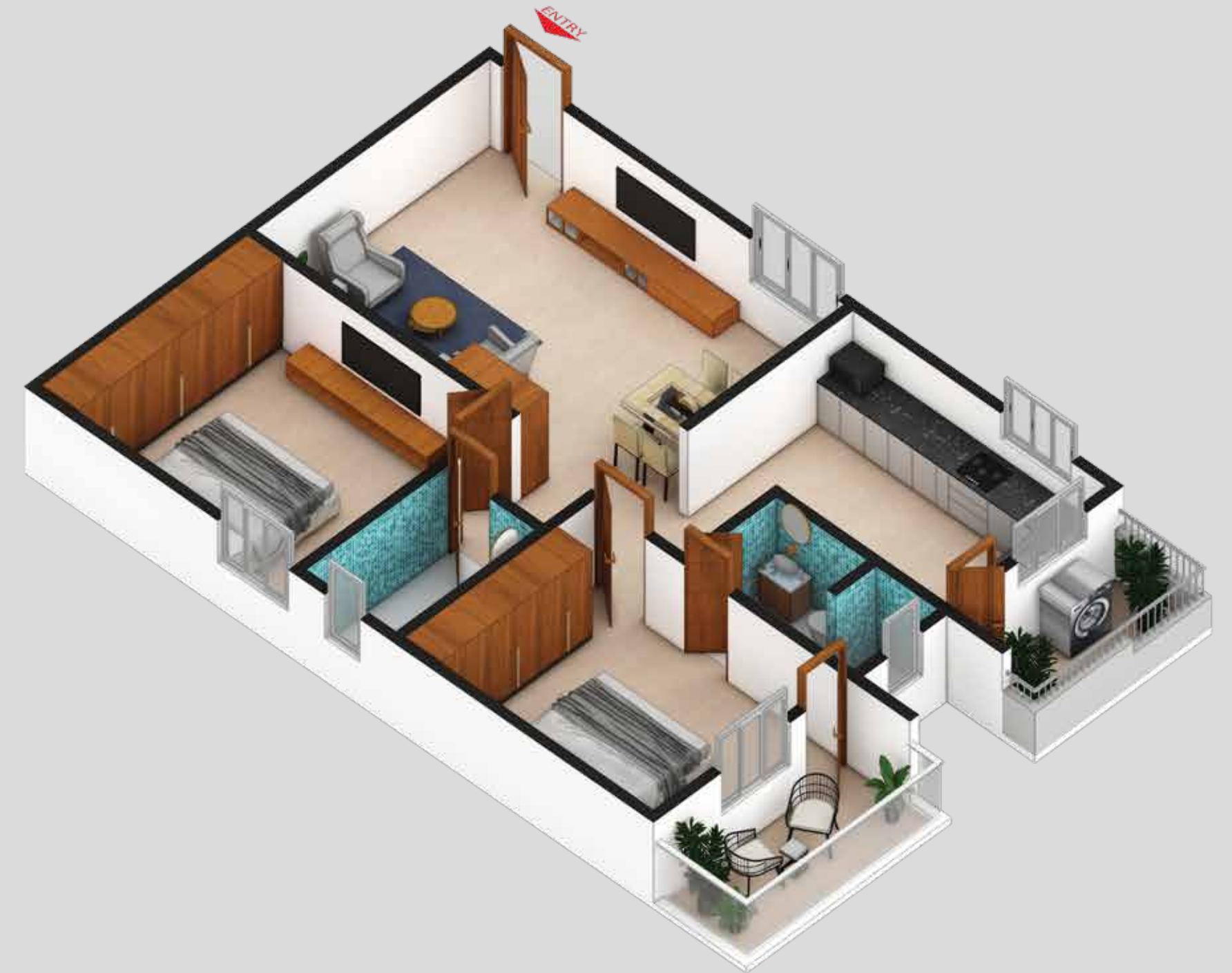
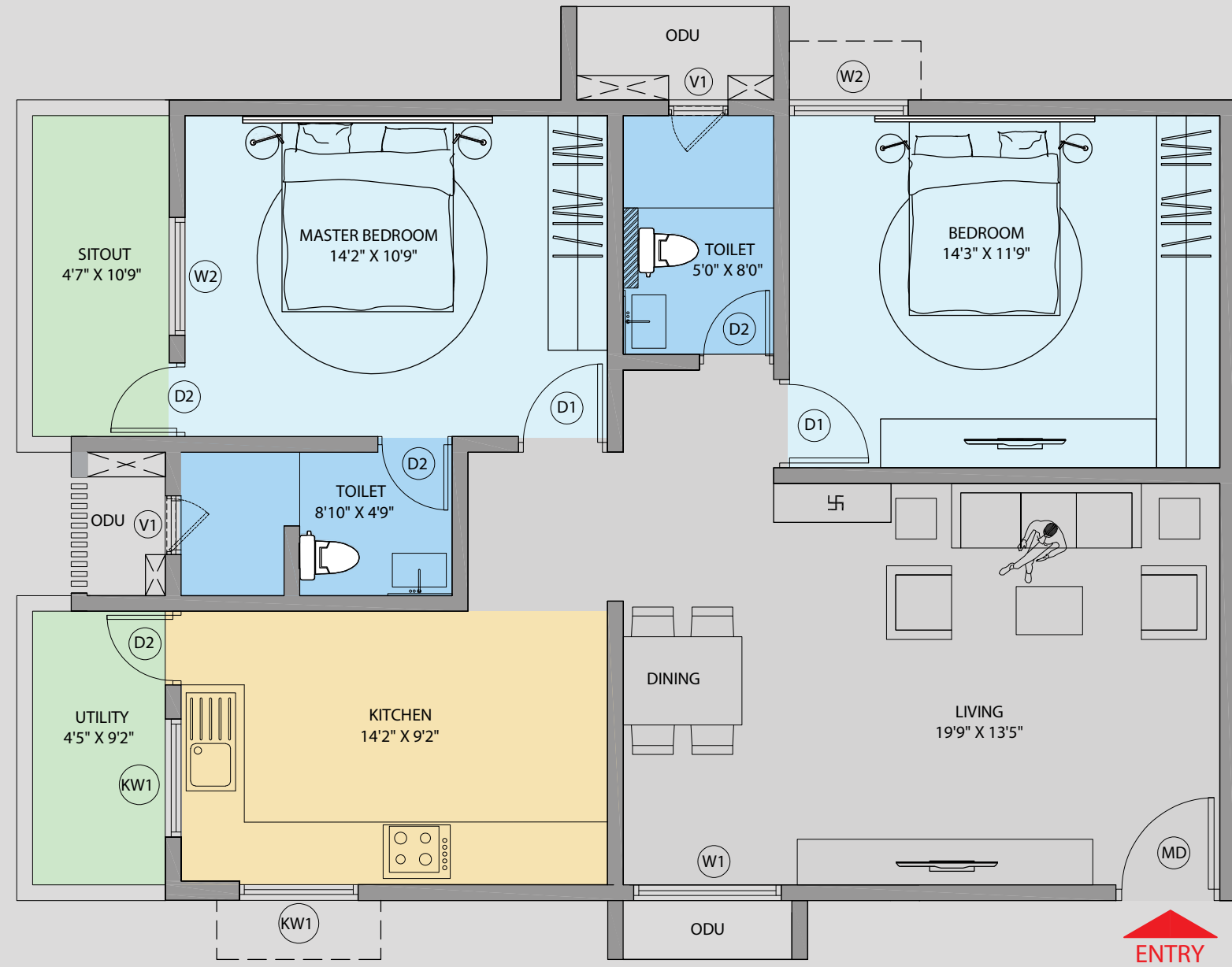
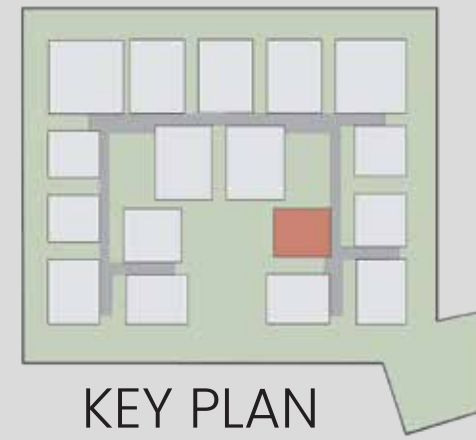
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A103-A1003	West	2.5BHK + 2T	1,705

WEST FACING
2.5BHK + 2T



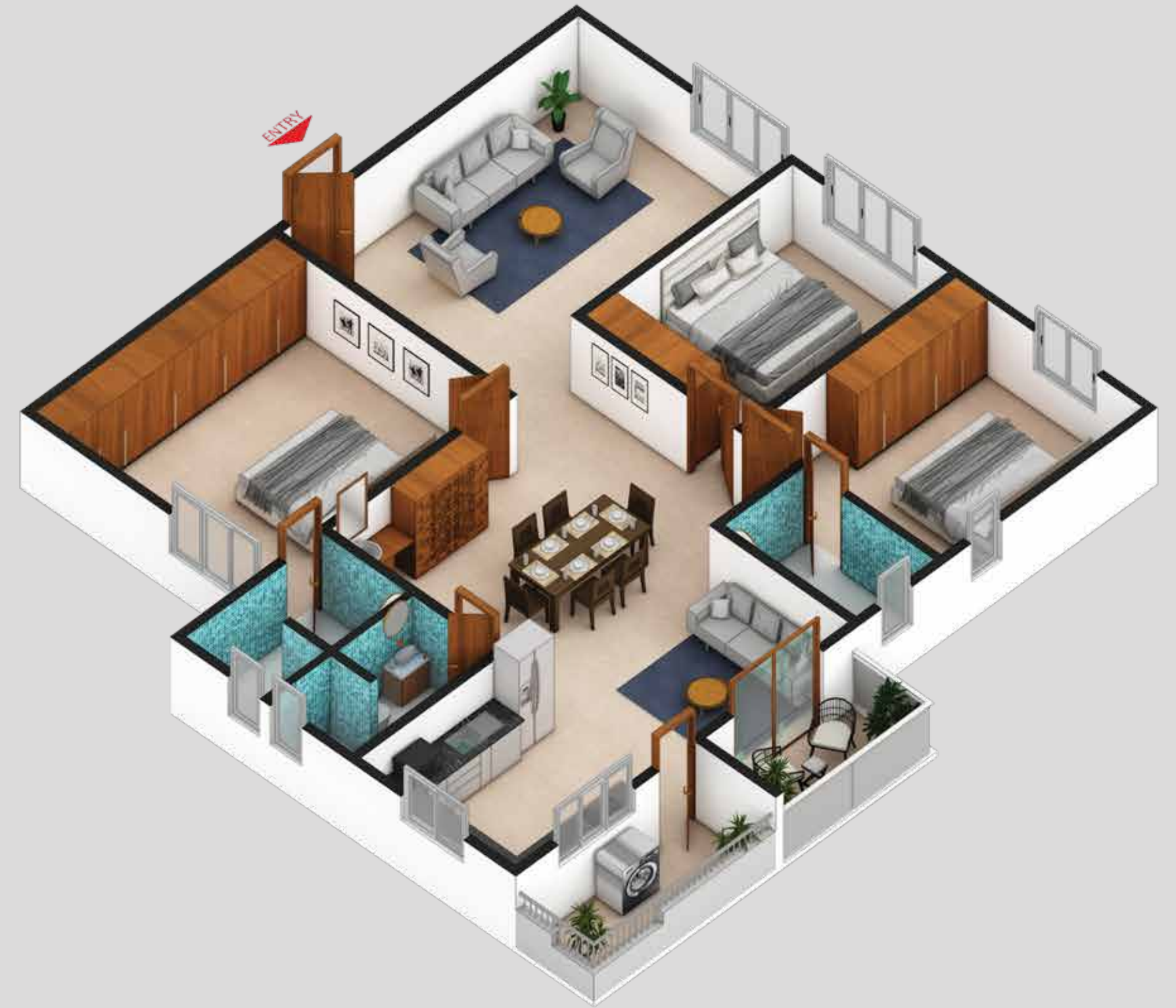
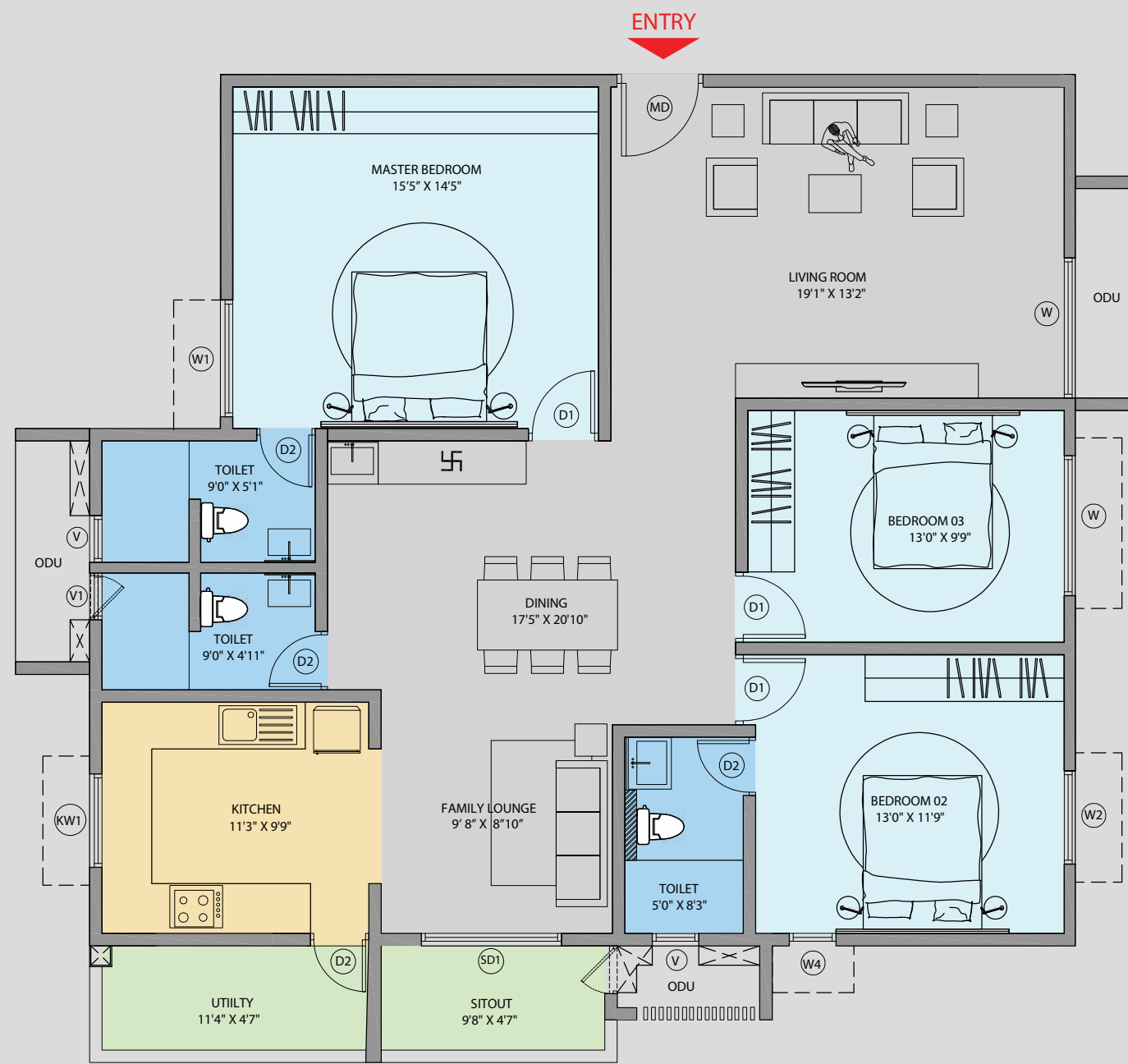
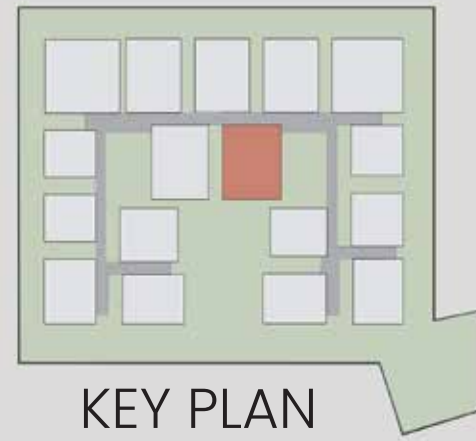
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A104 - A1004	West	2.5BHK + 2T	1,652

EAST FACING 2BHK + 2T



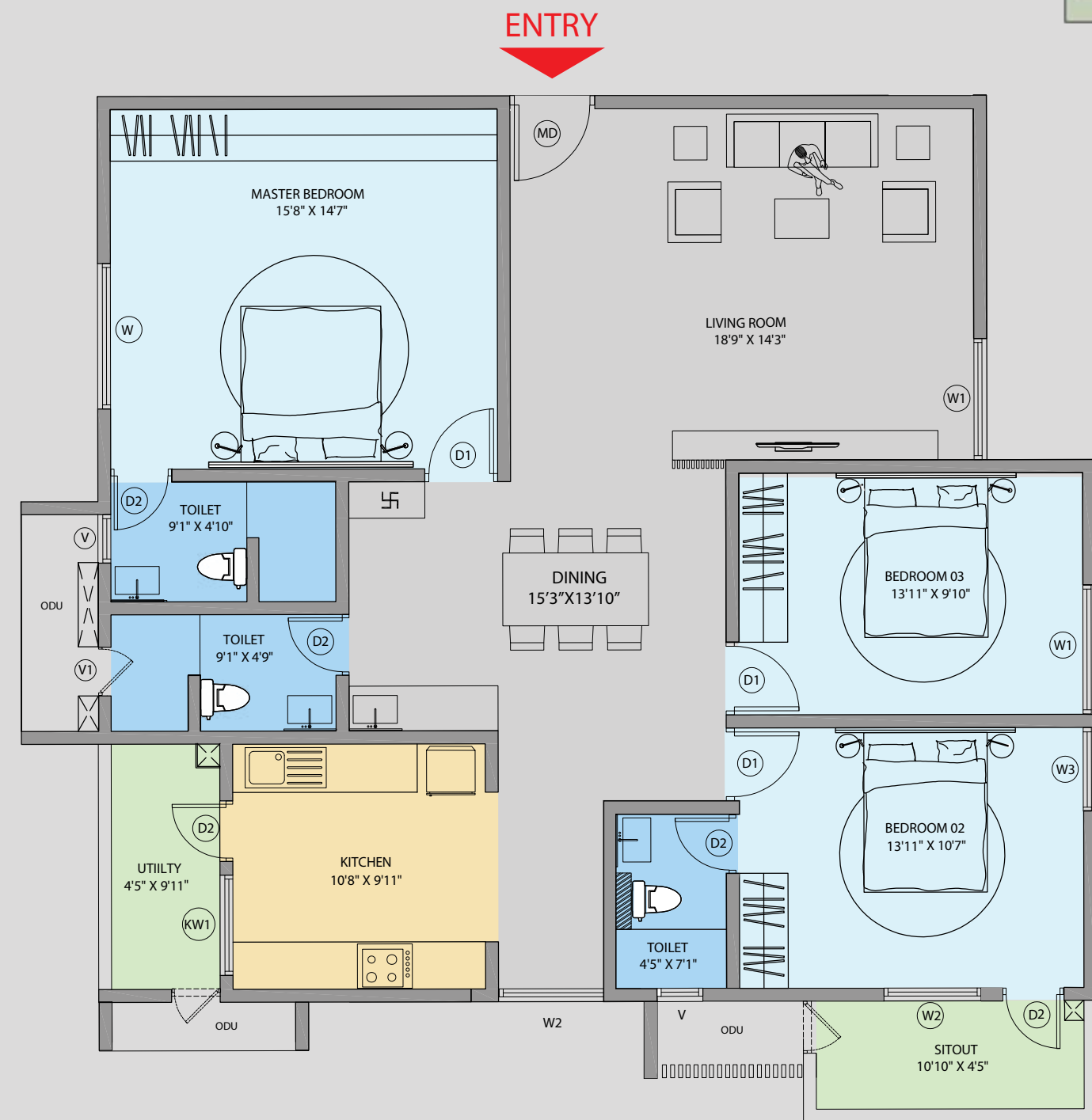
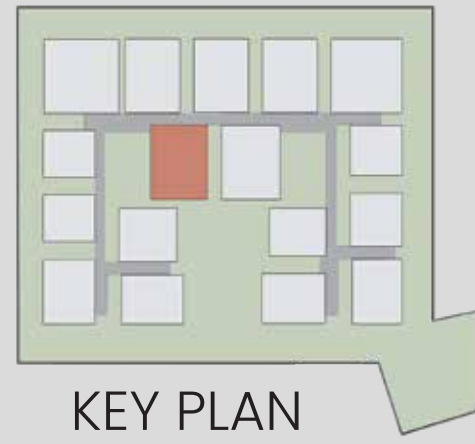
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A105 - A1005	East	2BHK + 2T	1,442

WEST FACING
3BHK + 3T



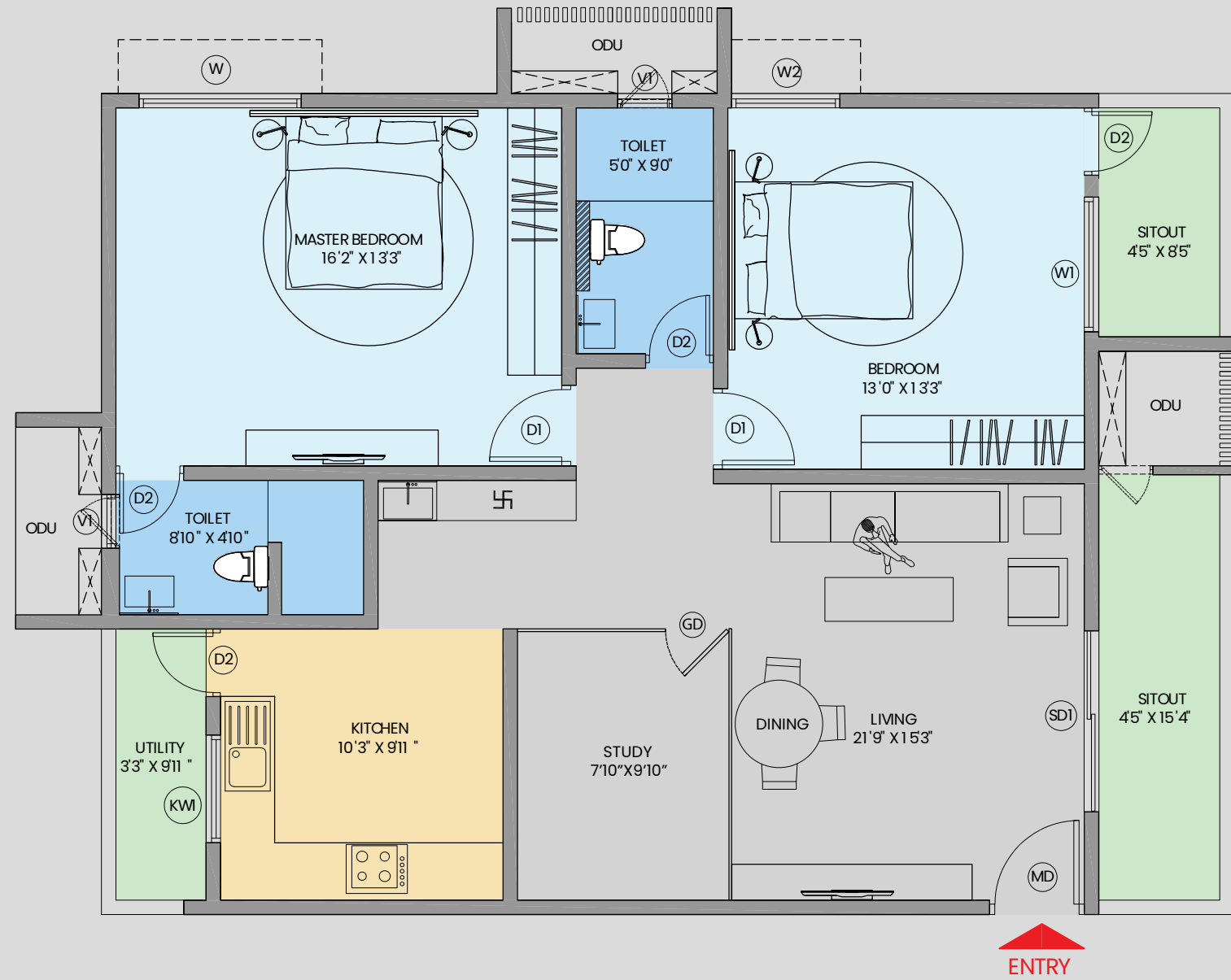
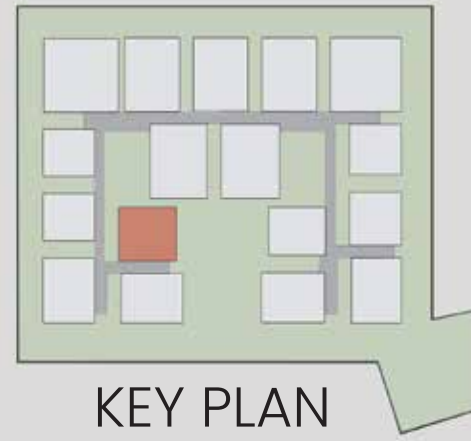
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A106 - A1006	West	3BHK + 3T	2,129

WEST FACING
3BHK + 3T



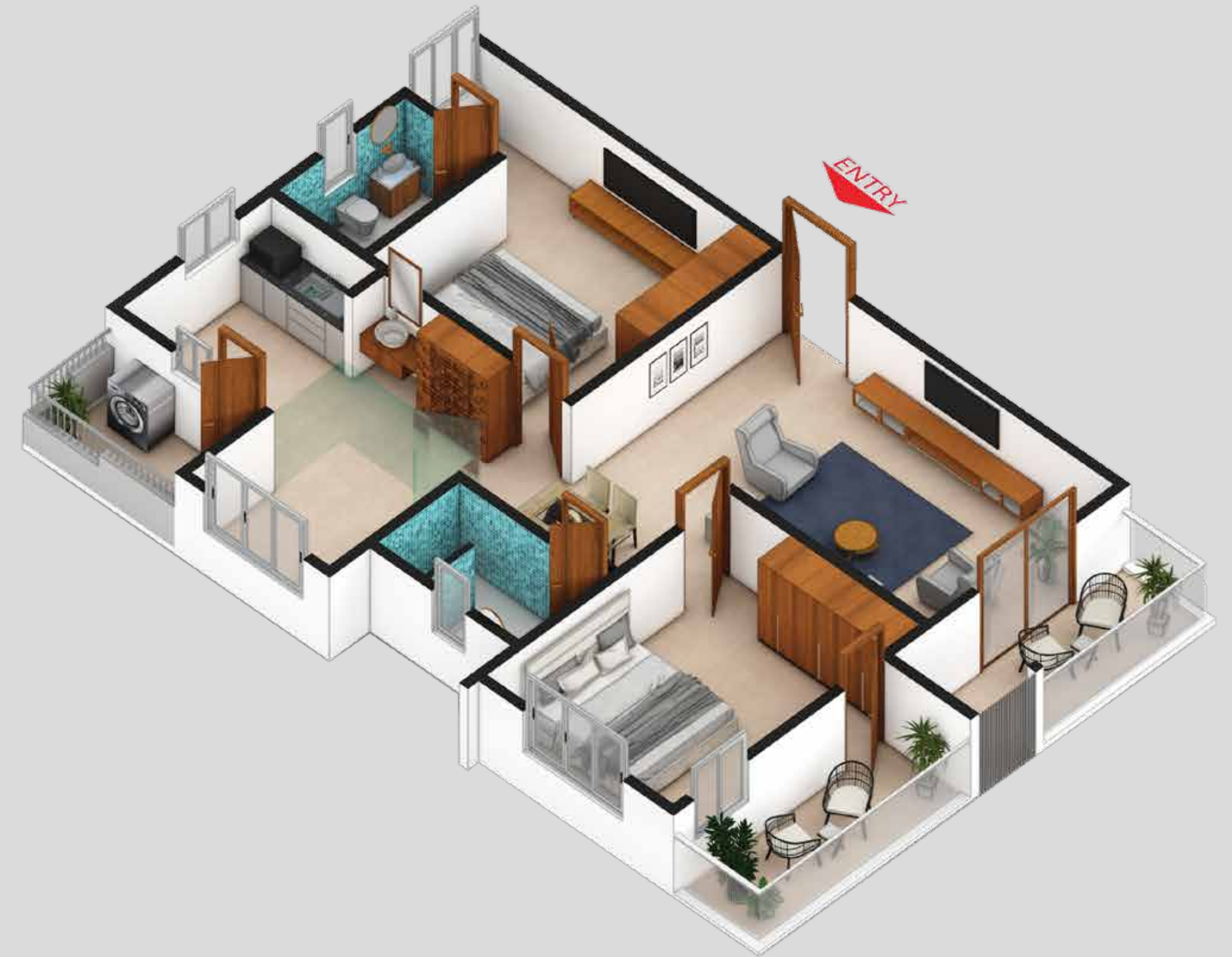
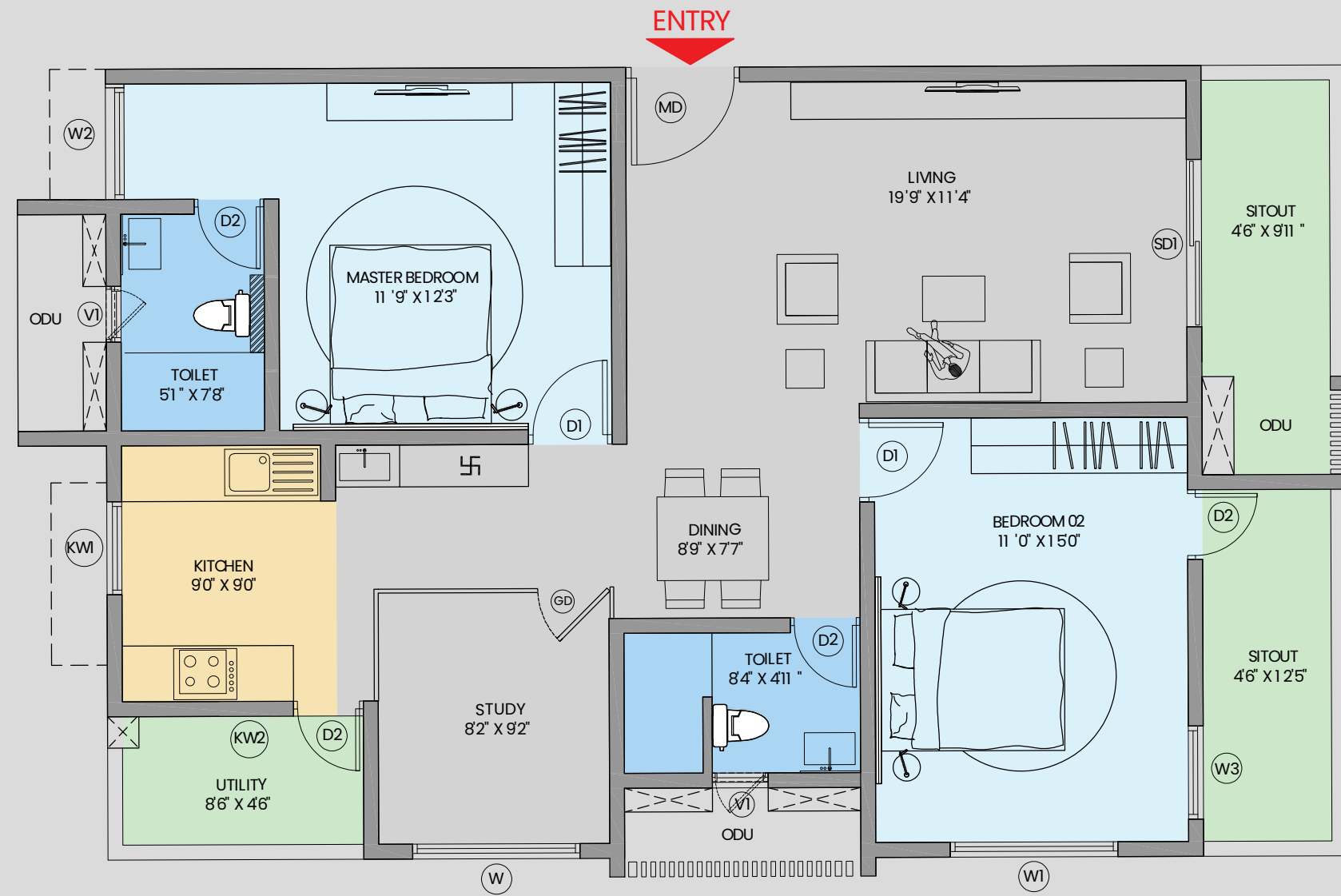
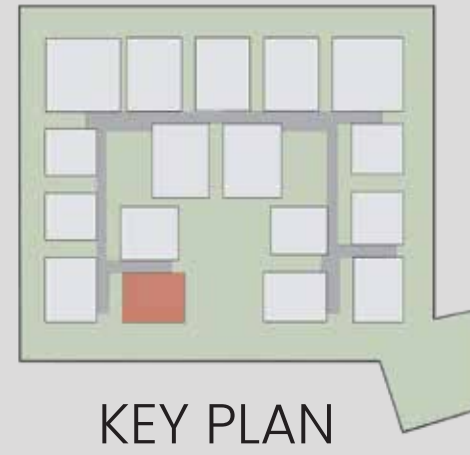
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A107 - A1007	West	3BHK + 3T	2,011

EAST FACING
2.5BHK + 2T



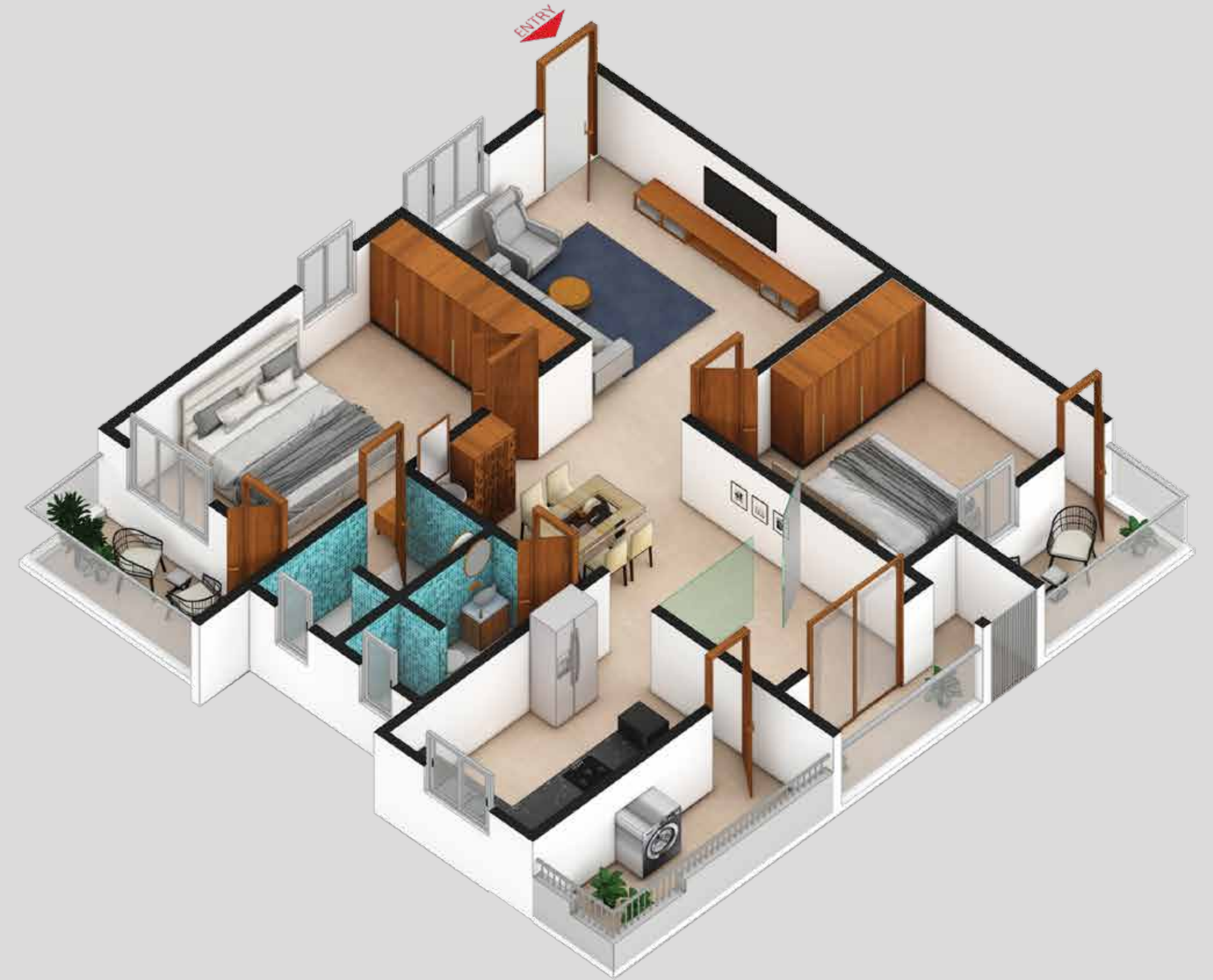
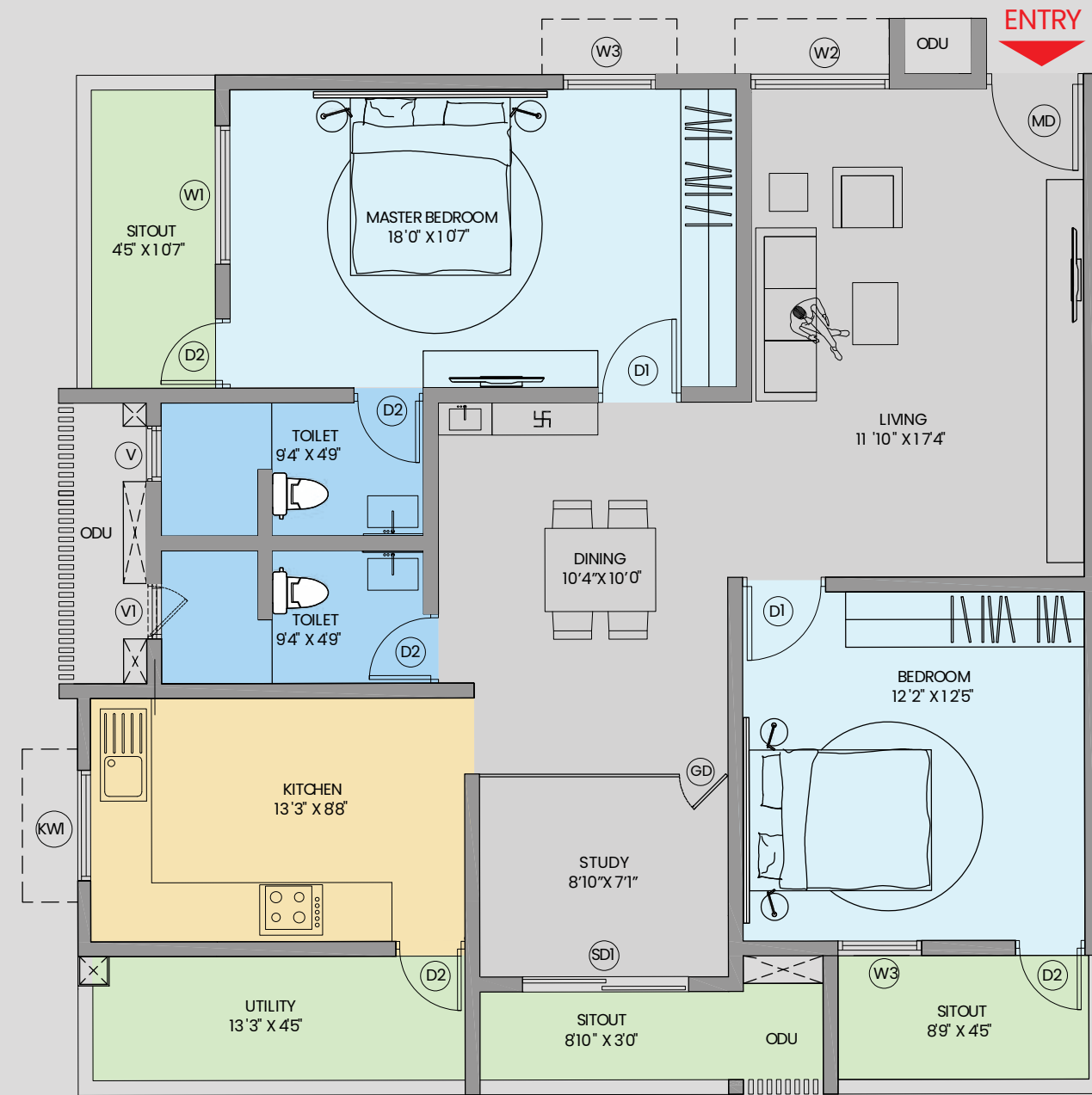
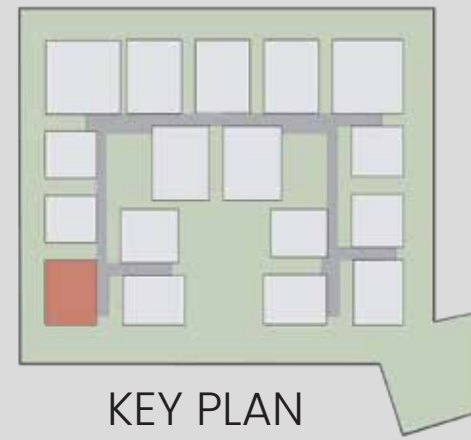
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A108 - A1008	East	2.5BHK + 2T	1,673

WEST FACING
2.5BHK + 2T



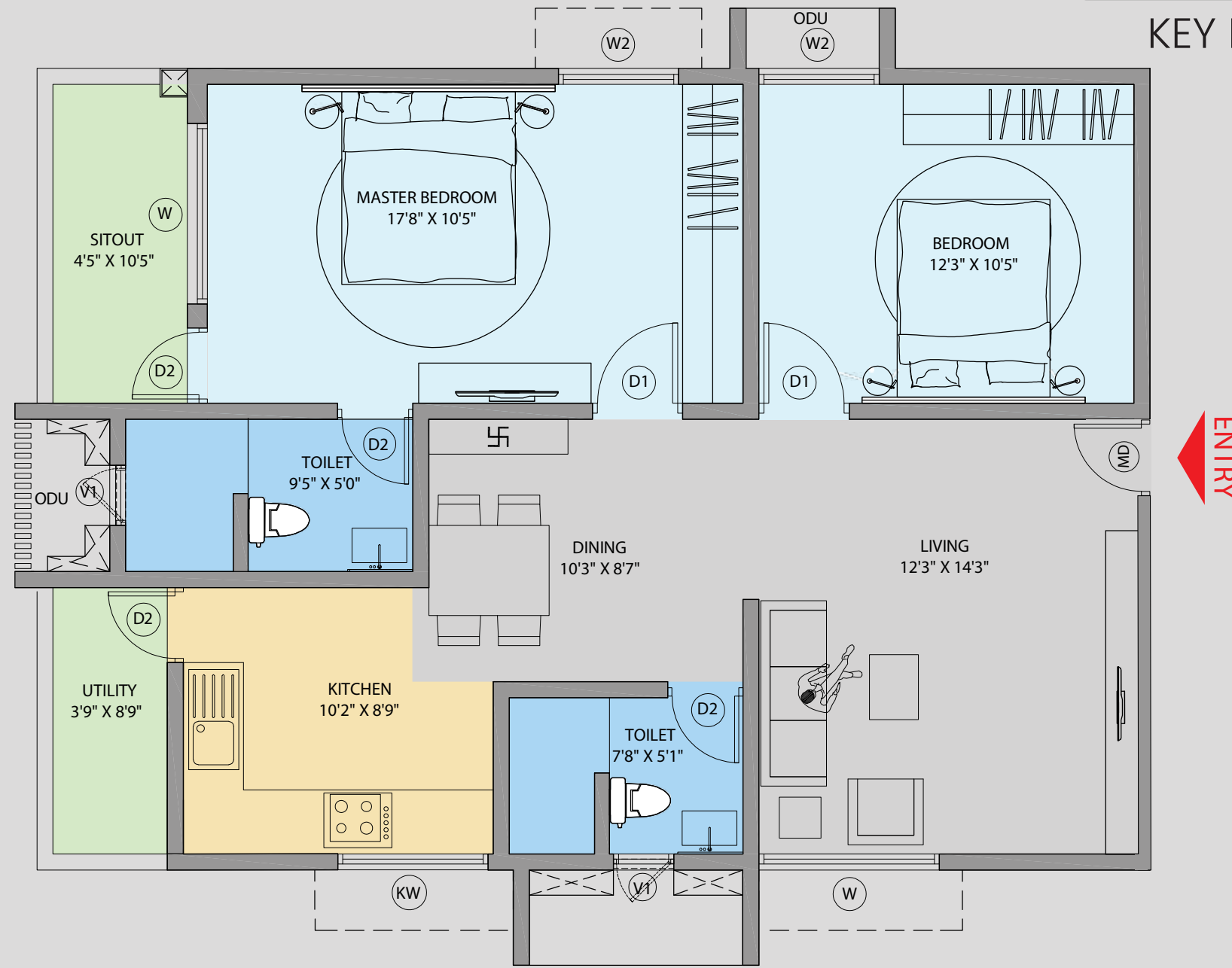
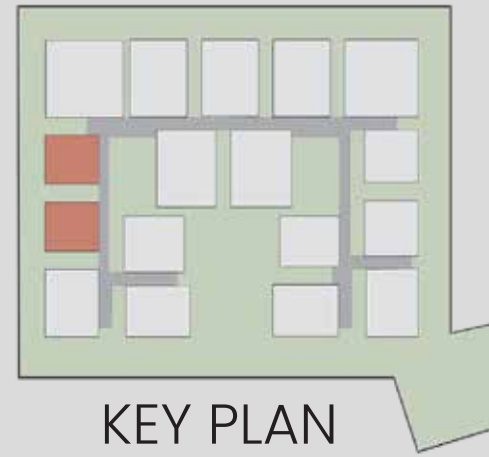
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A109 - A1009	West	2.5BHK + 2T	1,628

WEST FACING
2.5BHK + 2T



Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A110 - A1010	West	2.5BHK + 2T	1,728

NORTH FACING 2BHK + 2T

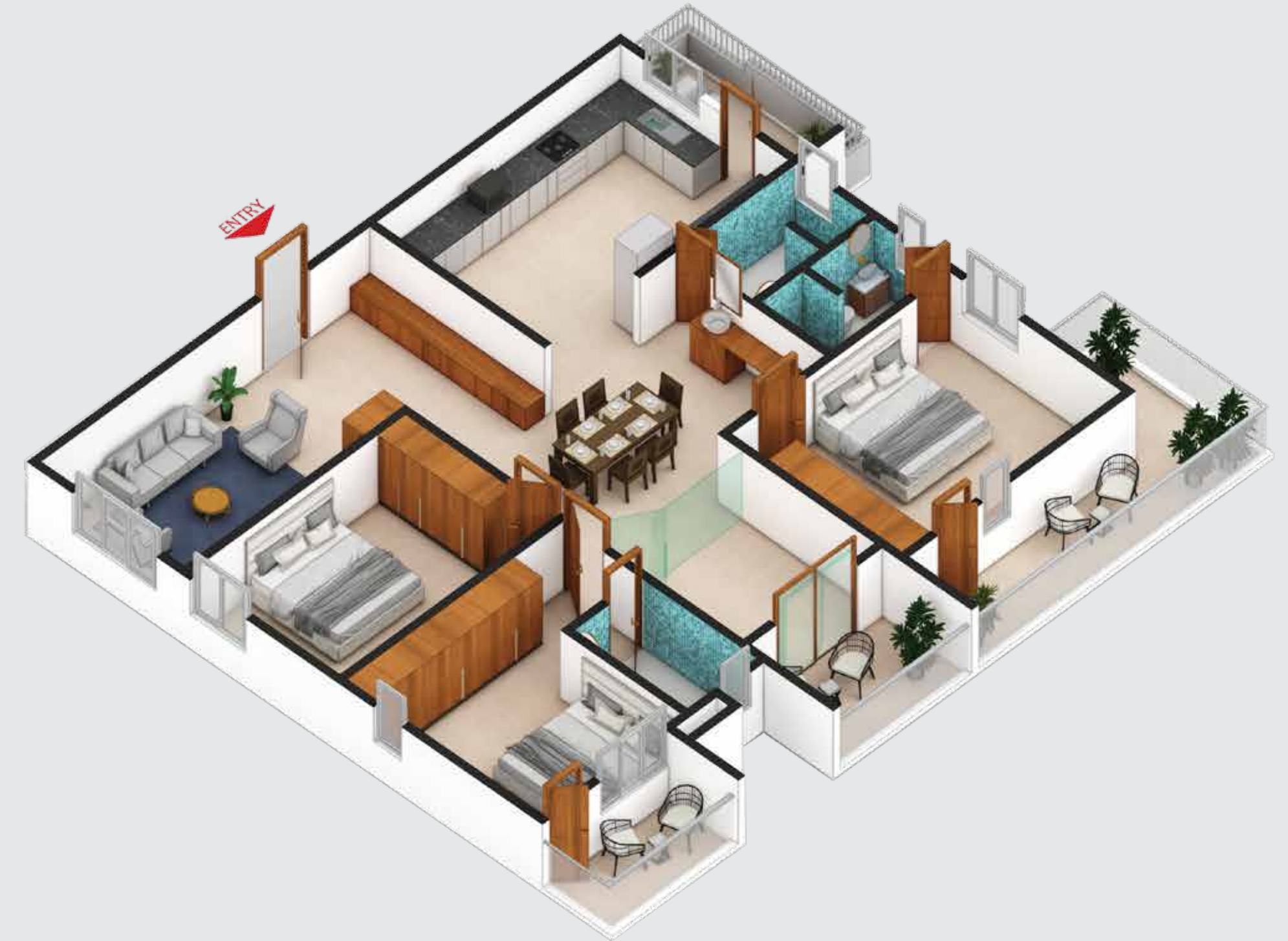
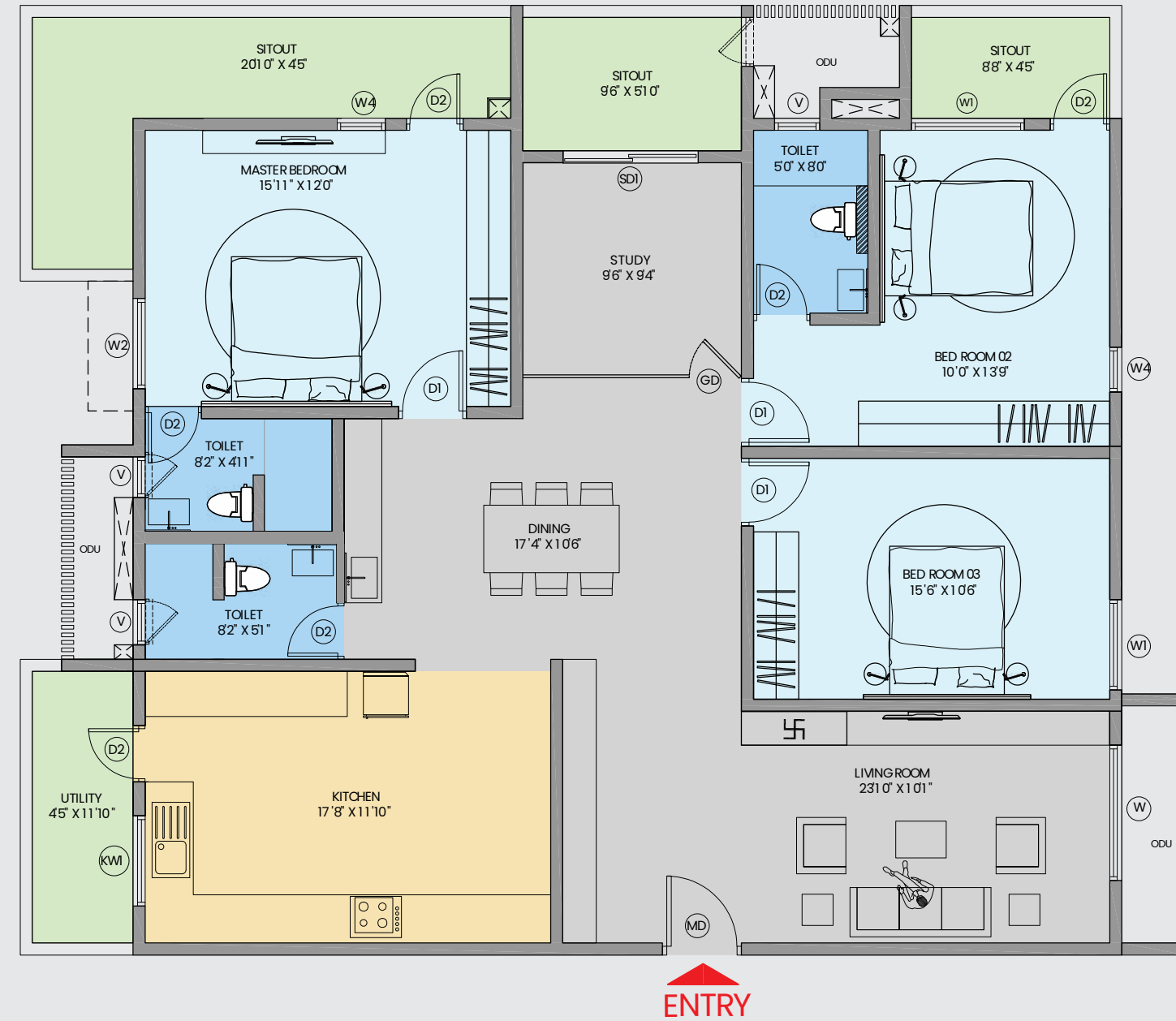
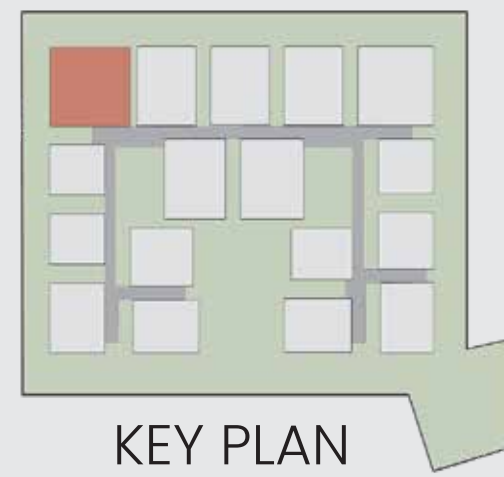


ENTRY



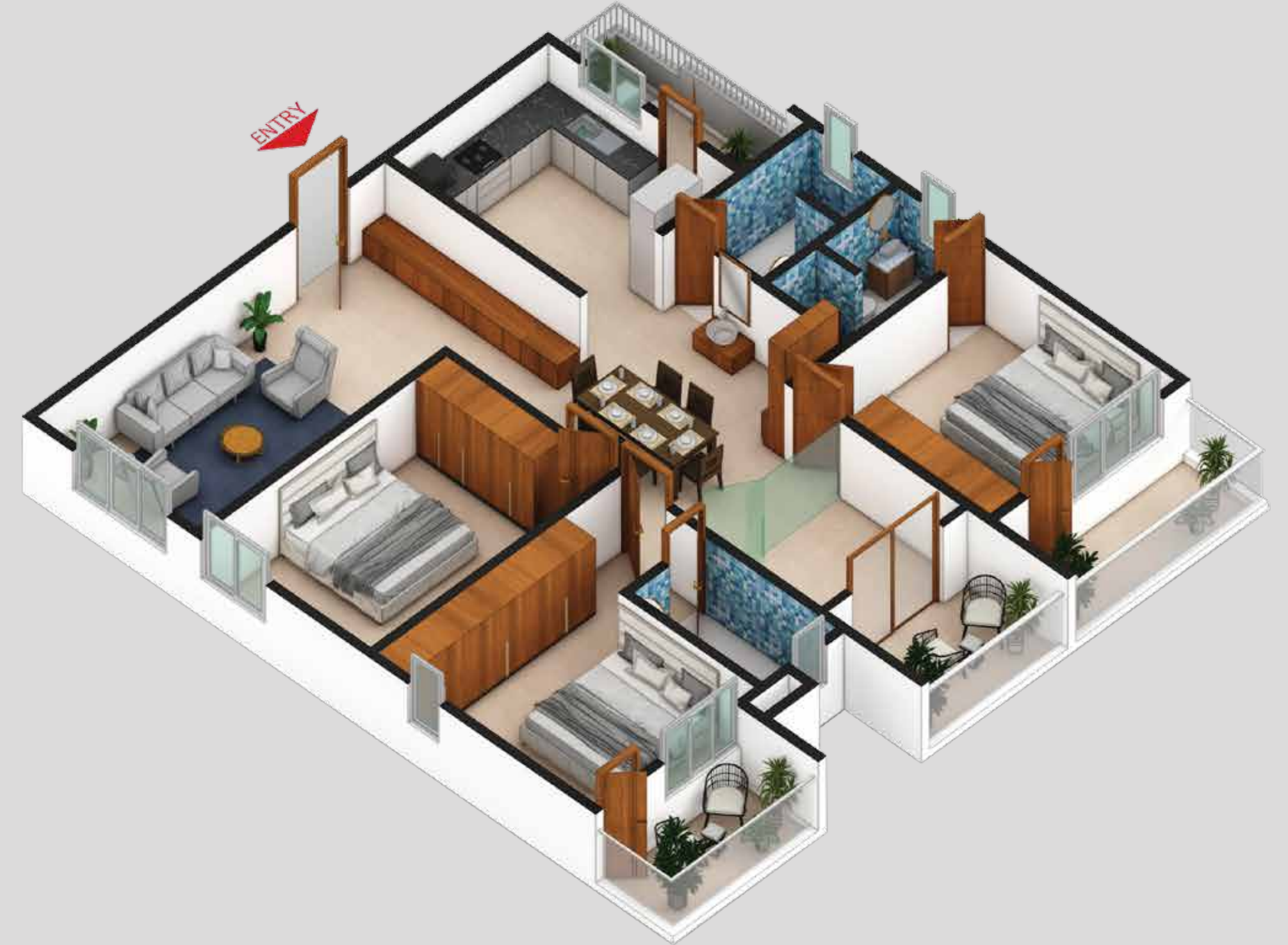
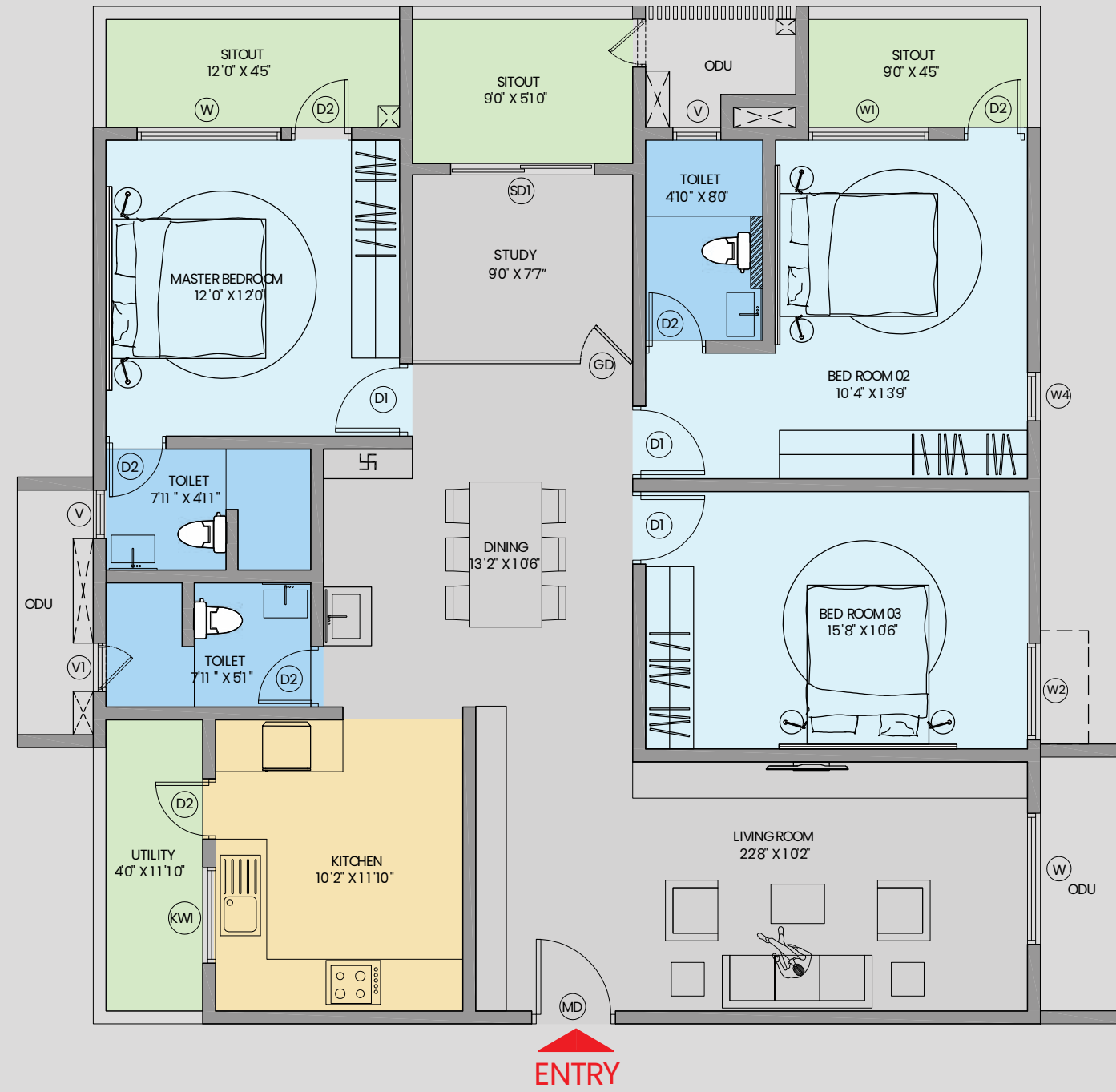
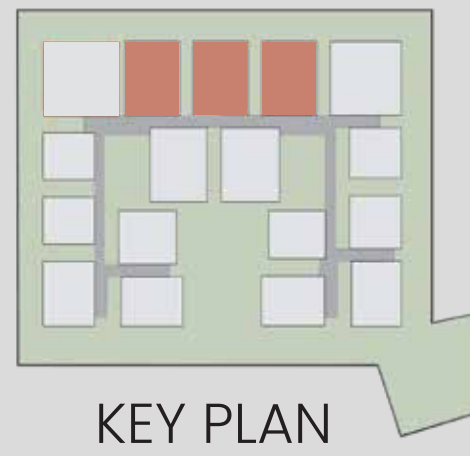
Unit Name	Facing	Apartment Type	Super Built-up area (Sft)
A111 - A1011	North	2BHK + 2T	1,260
A112 - A1012	North	2BHK + 2T	1,260

EAST FACING
3.5BHK + 3T



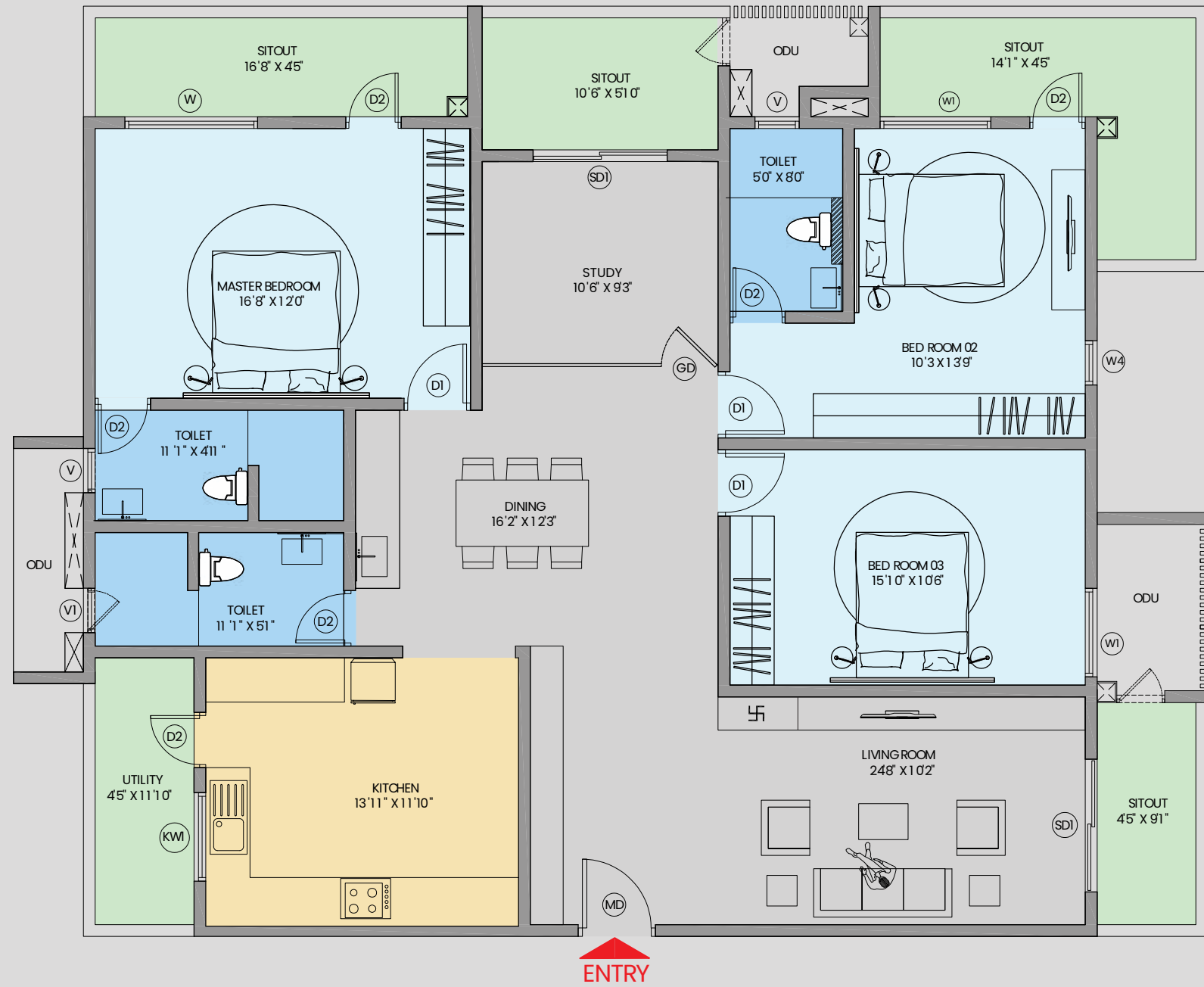
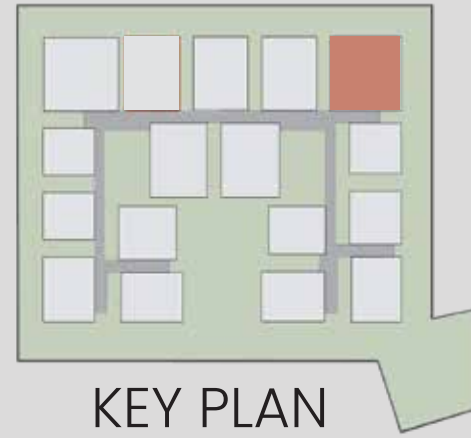
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A113 - A813	East	3.5BHK + 3T	2,558

EAST FACING
3.5BHK + 3T



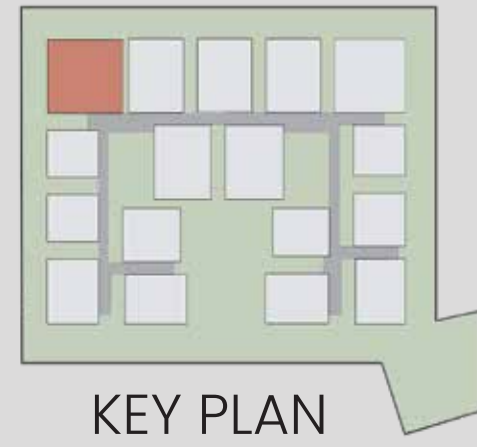
Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A114 - A814	East	3.5BHK + 3T	2,185
A115 - A815	East	3.5BHK + 3T	2,185
A116 - A816	East	3.5BHK + 3T	2,185

EAST FACING
3.5BHK + 3T

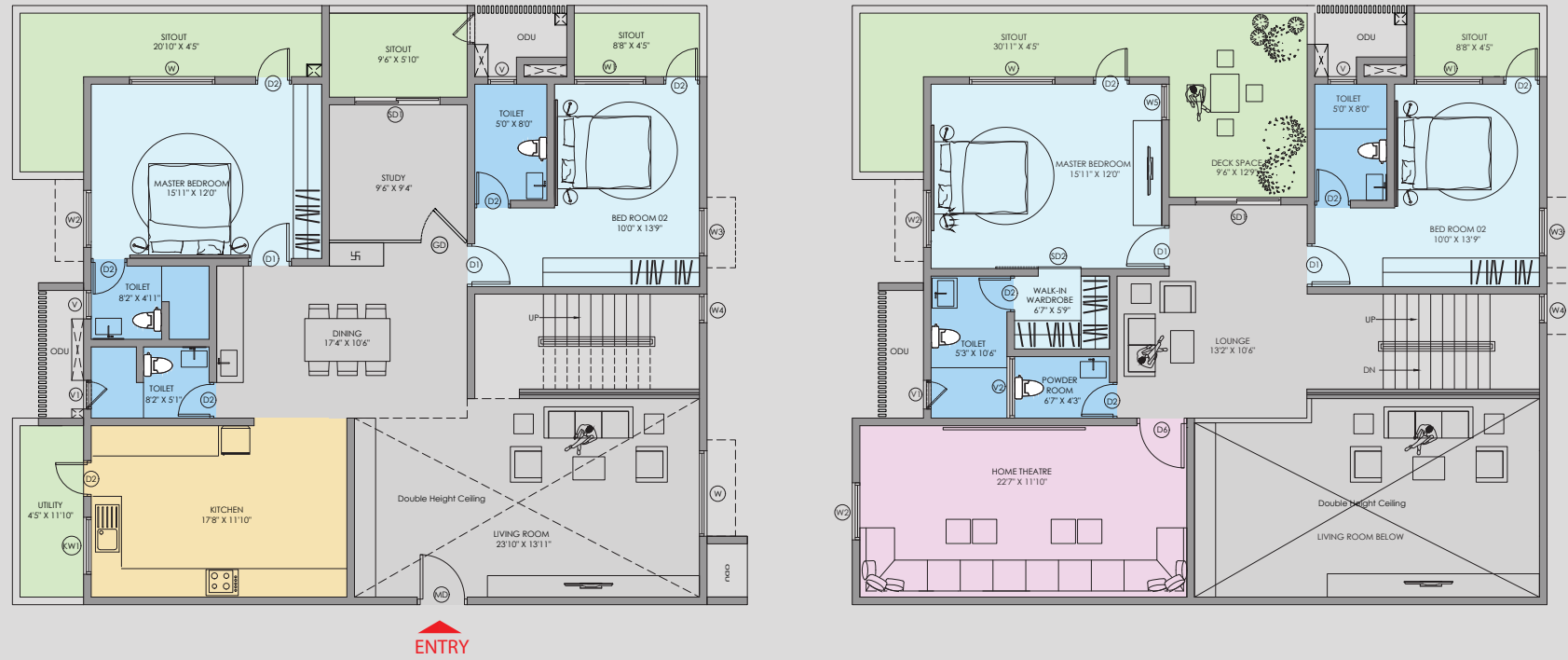


Unit Name	Facing	Apartment Type	Super Built-Up Area (Sft)
A117 - A817	East	3.5BHK + 3T	2,669

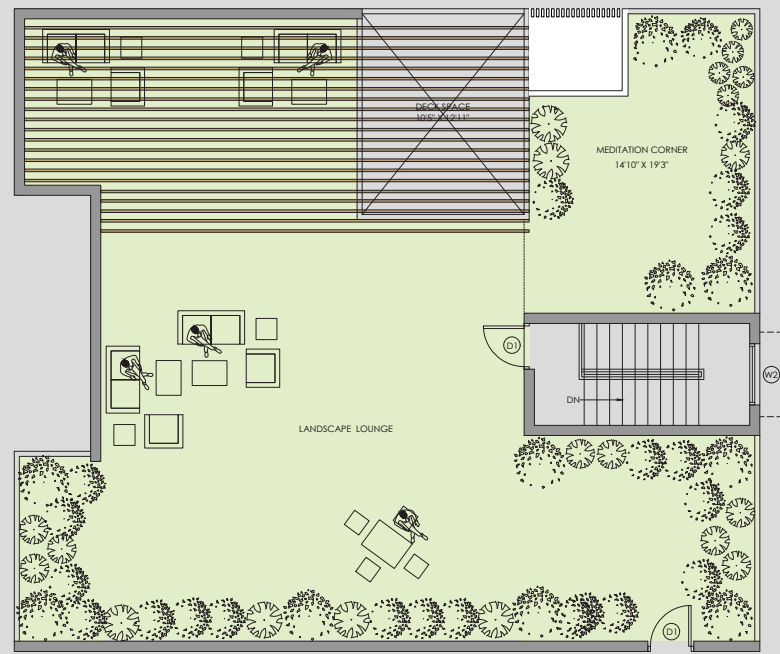
EAST FACING 4BHK DUPLEX UNIT



KEY PLAN

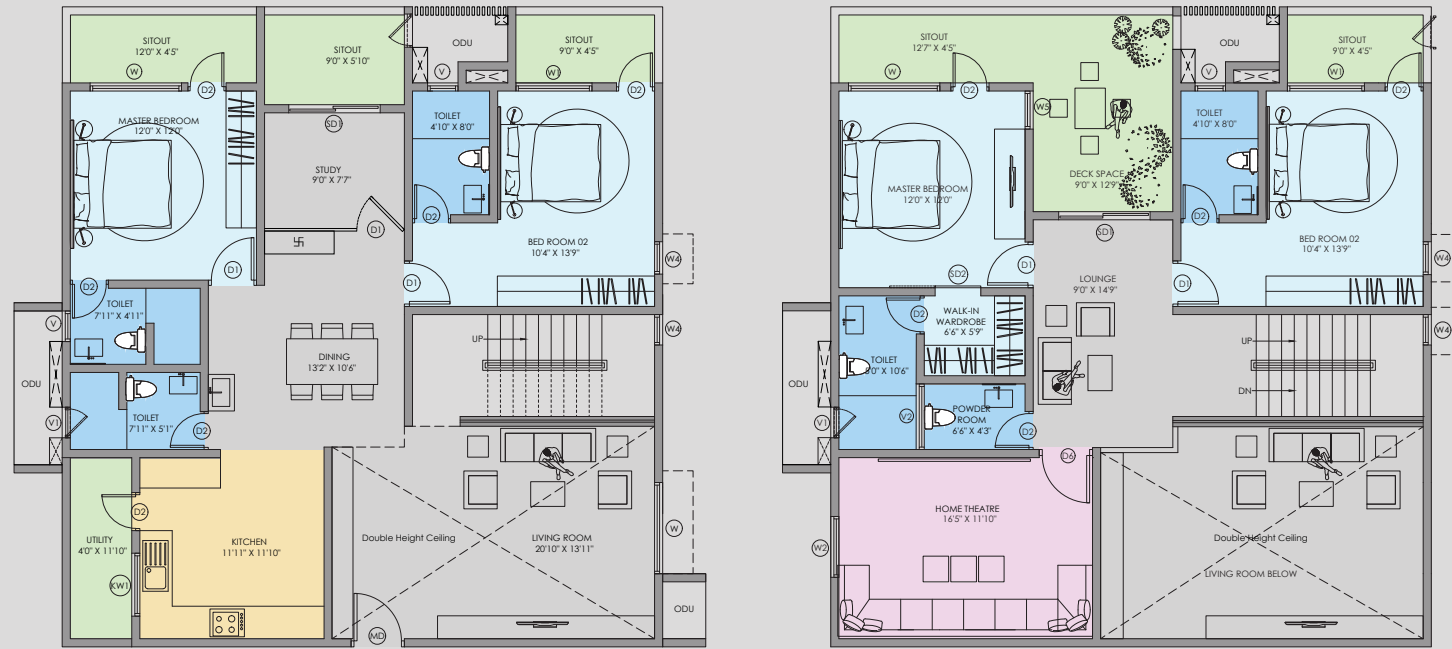
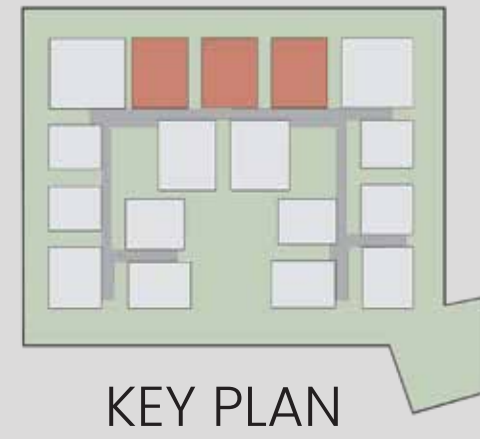


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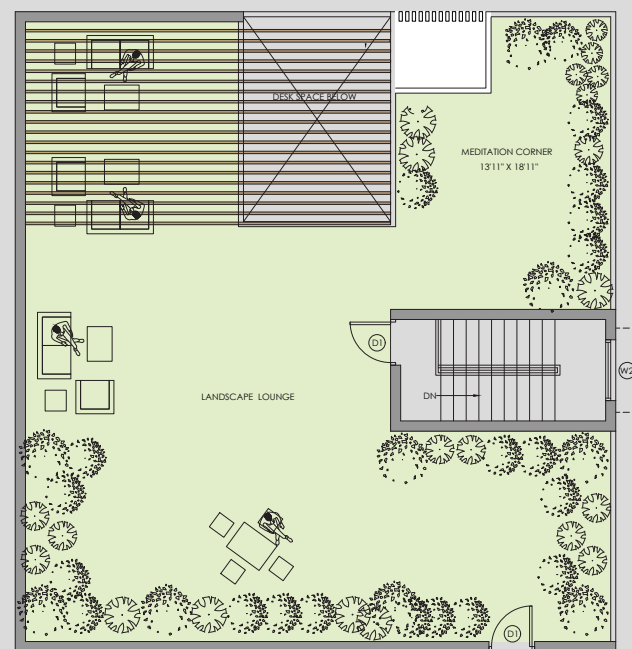


Unit Name	Facing	Apartment Type	Super Built-up Area (Sq.ft)	Terrace Area (Sq.ft)
A913	East	4BHK+6T+HT	5,225	1,630

EAST FACING 4BHK DUPLEX UNIT

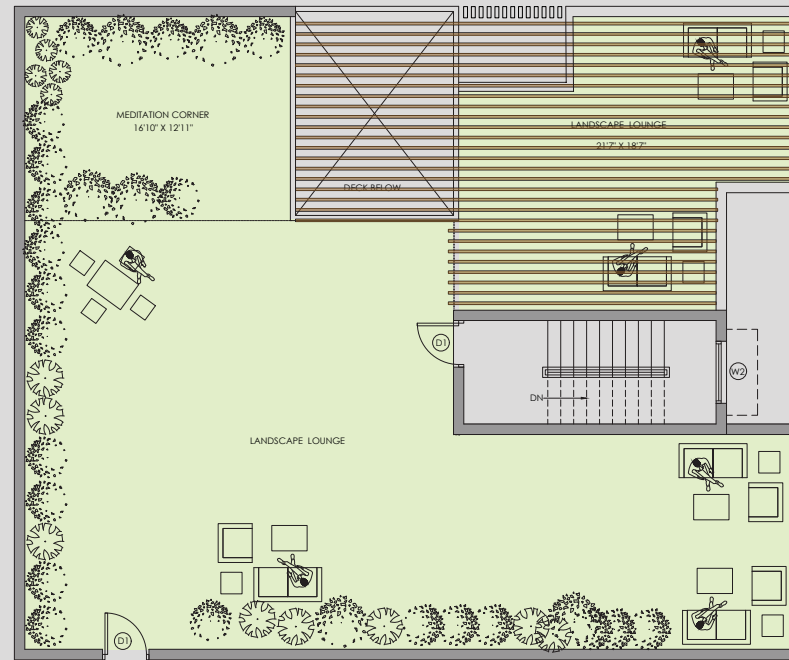
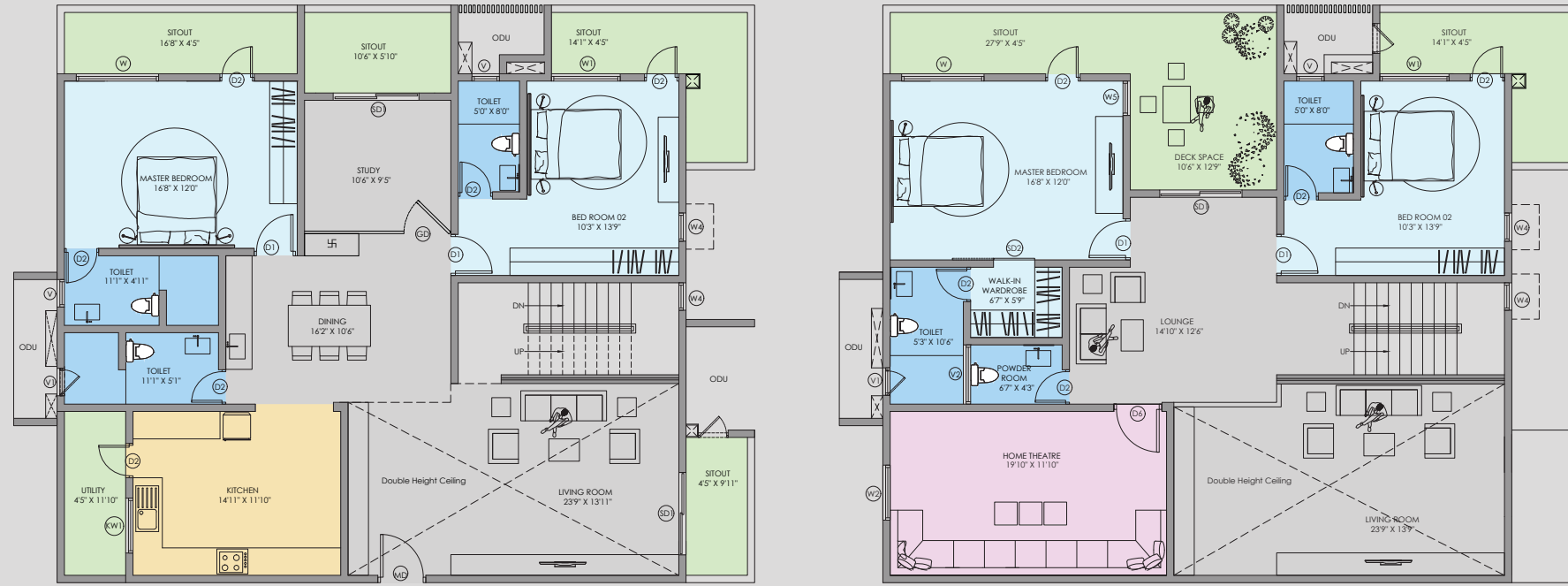
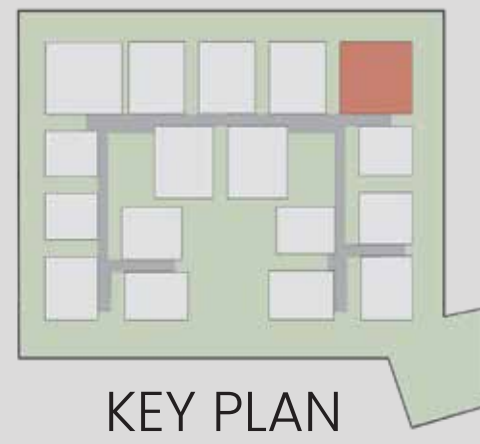


ENTRY



Unit Name	Facing	Apartment Type	Super Built-Up Area (Sq.ft)	Terrace Area (Sq.ft)
A914	East	4BHK+6T+HT	4,454	1,343
A915	East	4BHK+6T+HT	4,454	1,343
A916	East	4BHK+6T+HT	4,454	1,343

EAST FACING 4BHK DUPLEX UNIT



Unit Name	Facing	Apartment Type	Super Built-up Area (Sft)	Terrace Area (Sft)
A917	East	4BHK + 6T + HT	5,516	1,695



CLUBHOUSE

Experience unrivaled grandeur at the expansive and exclusive clubhouse designed to give you a luxurious social lifestyle at the community.

Experience an elite array of luxurious amenities, spread over 11,390 sft. at Avasa One's Clubhouse.

CLUBHOUSE FLOOR PLANS



CLUBHOUSE GROUND FLOOR



CLUBHOUSE FIRST FLOOR



GYM

Reach your fitness goals with an well equipped gym that caters to all types of fitness regimen. We have created the best atmosphere for you to get a thorough workout at any time you wish!



KID'S PLAY AREA



EDUCATIONAL AND RECREATIONAL

KID'S PLAY AREA & CRECHE

Give your children's imagination a boost with colorful and well-equipped playpens peppered throughout the community. Recreational spaces wonderfully equipped for an educational experience for tiny tots!



INDOOR GAMES

Never spend a boring moment at Avaasa One, as you can make use of our Indoor Games and Arcade. Spend evenings challenging your friends to a variety of different games, and exercise your mental fitness with plenty of options!



MULTIPURPOSE HALL

Take your celebrations to the next level, with an all in one multipurpose hall that caters to every occasion, from the smallest to the biggest. Our 50 seated hall is equipped with everything you need to host an elaborate and successful event with your loved ones!



MINI THEATRE

Experience cinema like never before, with a supreme Mini theatre (with a capacity of 25 seats) within your community. Enjoy private shows, hold spectacular cultural events and socialize with the elite residents of Avaasa One!



SWIMMING POOL

Flow or Float through life at your own pace. Avaasa One features an exceptionally designed swimming pool where you can relax after an eventful day, or take your kids for a fun-filled splash!



SALON

World-class amenities at your doorstep. From regular hair, skin, and body maintenance to giving yourself a little extra love and pampering, find fully equipped Salons with a team of professionals in your residential premise that has everything you'll ever need!



Shop
AVASA

CONVENIENCE STORE

Living in an Avaasa one Residential Gated Community means living a life of utmost comfort and convenience with world-class amenities at your doorstep. From fresh fruits & vegetables to local & exquisite groceries, find fully stocked departmental stores in your residential premise that has in store for you everything you'll ever need!

EXPERIENCE ULTIMATE BLISS,
WITHIN YOUR COMMUNITY.



BEDROOM



HALL



LIVING ROOM



KITCHEN



DINING

LIVING AT AVAASA ONE

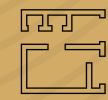


SPECIFICATIONS

THAT MATCHES URBAN COMFORT

FOUNDATION & STRUCTURE:

Designed with RCC Shear Wall Frame to withstand Wind and Seismic Loads.



SUPER STRUCTURE:

RCC Framed Structure. (Shear Wall)



WALL & CEILING FINISHES:

Internal Walls in Living room, dining room, bedrooms and kitchen finished with putty, primer & Premium Acrylic Emulsion.

Exterior Walls with Weather-proof exterior texture.

Bathrooms with Premium glazed ceramic tile.

Utility Walls with glazed ceramic tiles up to 4 feet height.

Toilet Ceiling with Grid false ceiling with water proofing board.



KITCHEN:

Kitchen Platform with granite slab 600 mm wide at a height of 800 mm from the floor level and will have stainless steel sink with drain board.

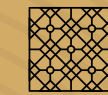
Dado Tiles with 600 mm height from granite slab.

Provision for Chimney and Water purifier.

Provision for Electrical point for chimney, Aqua guard & Exhaust Fan.

CP Fitting with Jaquar / Hindware or equivalent.

Washing Machine provision in kitchen.



FLOOR FINISH WITH SKIRTING:

Foyer, Living, Dining, Pooja, All Bedrooms & Kitchen with 600x600 mm size Premium vitrified tiles of Somany / Kajaria or equivalent make.

Bathrooms with Acid Resistance, Anti-skid / matte finish ceramic tiles of Somany / Kajaria or equivalent make. With size 300x 600 mm / 300x300 mm.

Balcony & Utility with Anti-skid / matte finish rustic ceramic tiles.



BALCONY:

Selected Handrail as per architect's specification.



BATHROOMS:

Sanitary Fixtures with Jaquar / Hindware or equivalent.

CP Fittings with Jaquar / Hindware or equivalent.

Master Bed with Wall-mounted EWC with cistern, health faucet; Single lever diverter with overhead shower, designer grating, counter top washbasin with granite.

Other Bathrooms with Floor-mounted EWC with cistern, health faucet, single lever diverter, shower, counter top washbasin with granite, SS trench drain grating.

Dining with Counter top washbasin with granite.



CORRIDORS:

Tiles in Common areas.



JOINERY:

Main Door with Wide & Elegant Design of size 3'6" X 7' of first quality Teak wood door frame & flush shutters finished with standard hardware and ironmongeries.

Wooden frame **Internal Doors** with Flush door of height 2100 mm (7'0") height with lock & latch.

Wooden frame **Bathroom Doors** with Flush door of size (2'6" X 7') with laminate finish on front side & laminated shutter with water proofing resistant on inner side.



WINDOWS:

UPVC Windows of standard make with sliding/openable shutters.

UPVC French Doors with clear glass sliding/openable shutters.

UPVC Frame Ventilators with Fixed/Openable glass panels with exhaust fan provision.

ELECTRICAL FIXTURES



INTERNAL ELECTRICAL FIXTURES:

Switches & Sockets with Modular box & modular switches & Universal sockets of Legrand / Anchor & Roma / Schneider / equivalent.

Copper Wires of Finolex / equivalent.

Exhaust Fans provision in all bathrooms & Kitchen.



AIR CONDITIONING:

Provision for electrical points for Split AC System in Living, Drawing & all Bedrooms.



KITCHEN/UTILITY AREA:

Power Point for Hob, Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen,

Washing Machine and Dishwasher in Utility Area.



TELECOMMUNICATIONS, CABLE TV & INTERNET DATA PROVISION:

TV Points with One Point each in Living Room & Master Bedroom.

Internet Data Connecting Points in Living Room.

Intercom Facility to all the units connecting Security.

SPECIFICATIONS COMMON TO APARTMENT COMPLEX



COMMON AMENITIES:

8 Elevators (6 Regular size & 2 Service lifts) will be provided with interior finish and granite flooring.

DG Set backup for the common services.

Granite Lift Fascia in all floors.

Lobby / Corridor with Premium Tile flooring with skirting in all floors.

Staircase Floor as per architect specification in all floors.

Staircase Handrail with synthetic enamel paint in all floors.

Stilt Flooring as per architect specification.

Terrace Slab treated with water proofing and adequate finish.

Lighting with LED Light fixtures for all common areas & landscape areas as per design.

Designer flooring with **Signage Board** in tower entrance lobby.



FIRE & SAFETY:

Fire Hydrant and Fire Sprinkler System in all floors and basements.

Fire Alarm and Public Address System in all floors and parking areas (basements).



OHT & SUMP:

Water Storage with OHT & UG sump.



OUTDOOR FEATURES:

Intercom facility to all the units connecting Security will be provided.

Safety features like CCTV surveillance will be provided in entry & exit area and all lobby areas.

Panic Button and Intercom is provided in all the lifts & connected to the security room.

Well Defined Paver Blocks laid all around the building with demarcated driveway.

Security booth will be provided at the entrance.

Compound Wall fenced around Building perimeter with entry gates.

Suitable Landscape at appropriate places will be provided.

Facade & compound wall lighting.

Driveway with convex mirror for safe turning.

Parking Management with Well-planned parking lots to suit the car parking requirements.

OUR TEAM

DEVELOPER



EPC CONTRACTORS



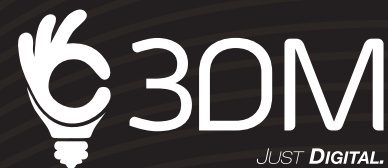
ARCHITECT



STRUCTURAL & MEP CONSULTANTS



DIGITAL PARTNER



MARKETING PARTNER



CURRENT & FUTURE DEVELOPMENTS

Spread over an area of 4.35 Acres, Kriya Imperial comprises of 46 villas that redefine "Luxury Living".

Integrated with contemporary residential and recreational aspects, the Villas epitome modernism. With best-in-class features and amenities, life is amazing and Lifestyle is exceptional here.

At Imperial, celebrate life everyday.

FUTURE DEVELOPMENTS



Retail Mall



Multiplex



Hotels



Commercial Office Space



Villas Community



Service Apartments

A WORLD WITHIN AND CLOSER TO YOUR ACTUAL WORLD

- 300m from IT SEZ, Kakinada
- 800m from Kakinada/Samalkot Main Road
- 1km from Kakinada Bypass Road, NH 216
- 1km from Sarpavaram Railway Station
- 1km from Sarpavaram Sri Bhavannarayana Swamy Temple
- 4km from Sarpavaram Junction, Kakinada Town
- 4.5km from Kakinada Town Railway Station
- 5km from District Collectorate and Judicial Court
- 3.5km from Subha Niketan School
- 5km from JNTU Kakinada and Rangaraya Medical College
- 150m from Surya Global Multi Speciality Hospital
- 7.3km from Kakinada RTC Bus Complex
- 8.5km from Samalkot Railway Station
- 60 minutes drive from Rajahmundry Airport





WE REDEFINE CONVENIENCE
WE REVOLUTIONIZE LUXURY

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Project Address

Avaasa Realtors Private Limited

Chaitanya Estate I, Near Sri Bhavannarayana Swamy Temple,
Sarpavaram, Kakinada , 533005 – Andhra Pradesh

Registered Address

Avaasa Realtors Private Limited

3rd Floor, Kalajyothi Rd, Masjid Banda,
Sai Pruthvi Enclave, Kondapur,
Hyderabad, Telangana 500084



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



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