



Vishwanadh Avenues

Destination to Premium Homes

S HANGRI-LA



34
YEAR
EXCELLENCE

Experience life's finest moments with your loved ones



The first future-ready Mega-Gated Community in Vizag





Meditation Zone



OAT



Pergola Seating



Kid's Play Arena



Where Luxury meets Convenience



Swimming Pool



Multipurpose Court



Open Gym



Club seating



Ensconced in
a scenic 3-acre estate,
Shangri-La is a magnificent landmark
community like no other. Its lush green
setting gives you the much-needed
respite from the hustle and bustle of
city. Yet, its proximity to educational
institutions, industries, highway, Railway
Station and Airport, allows you to stay
connected to the urban environment.
With 225 flats and a wide pool of
amenities on offer, this is luxury living for
a select community.



LIVE THE LUXURY



AMENITIES

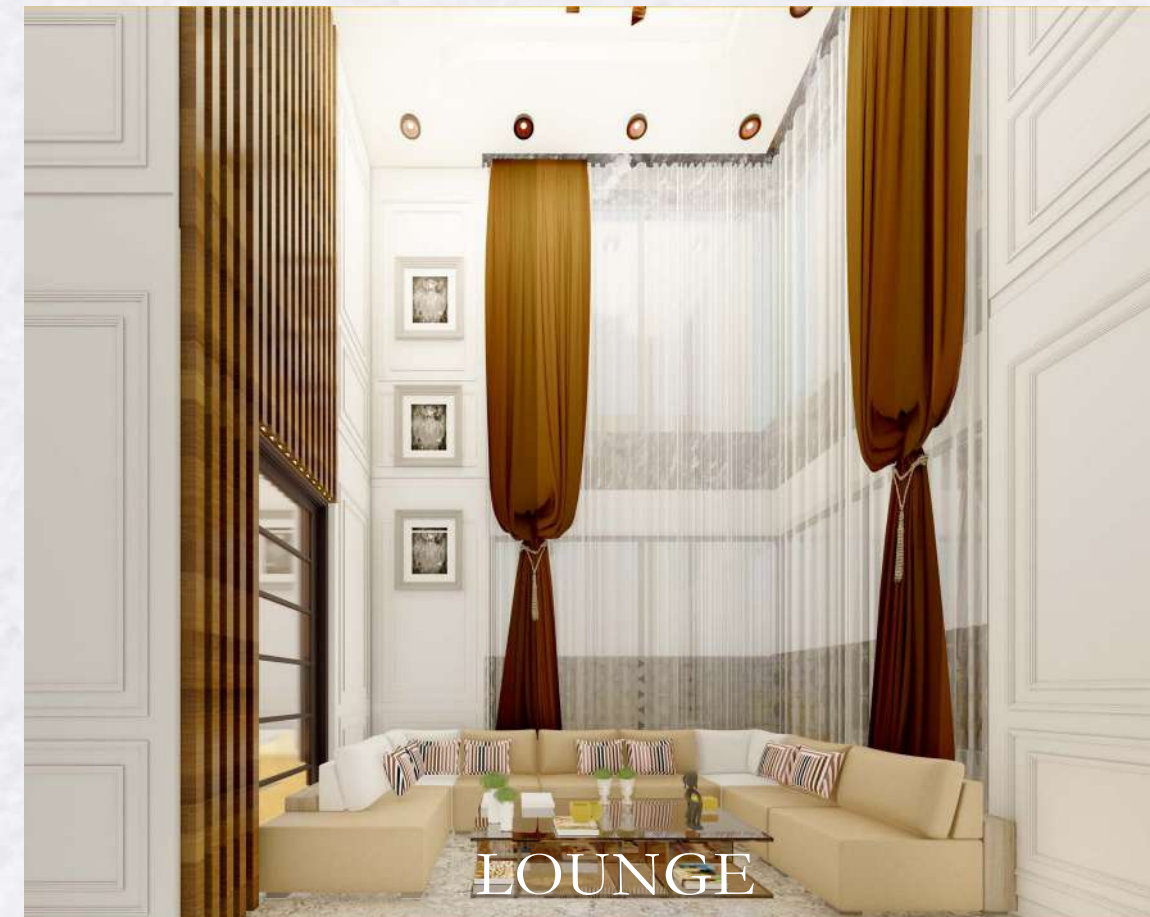
V25



CENTRAL ZONE



CLUB HOUSE-9820 SFT



CENTRAL ZONE



WAITING AREA



DOCTOR'S CLINIC

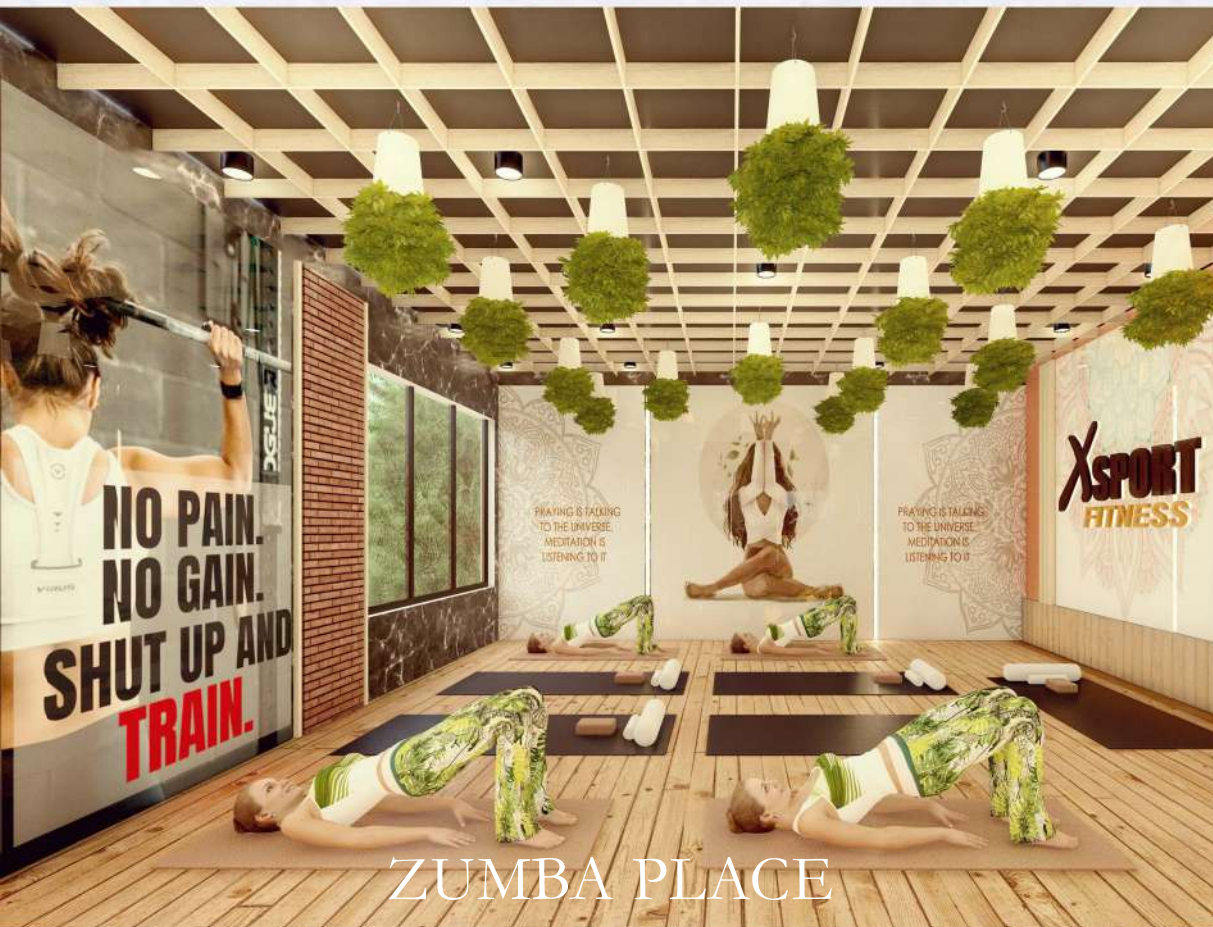
FIRST FLOOR



DOCTOR'S CLINIC

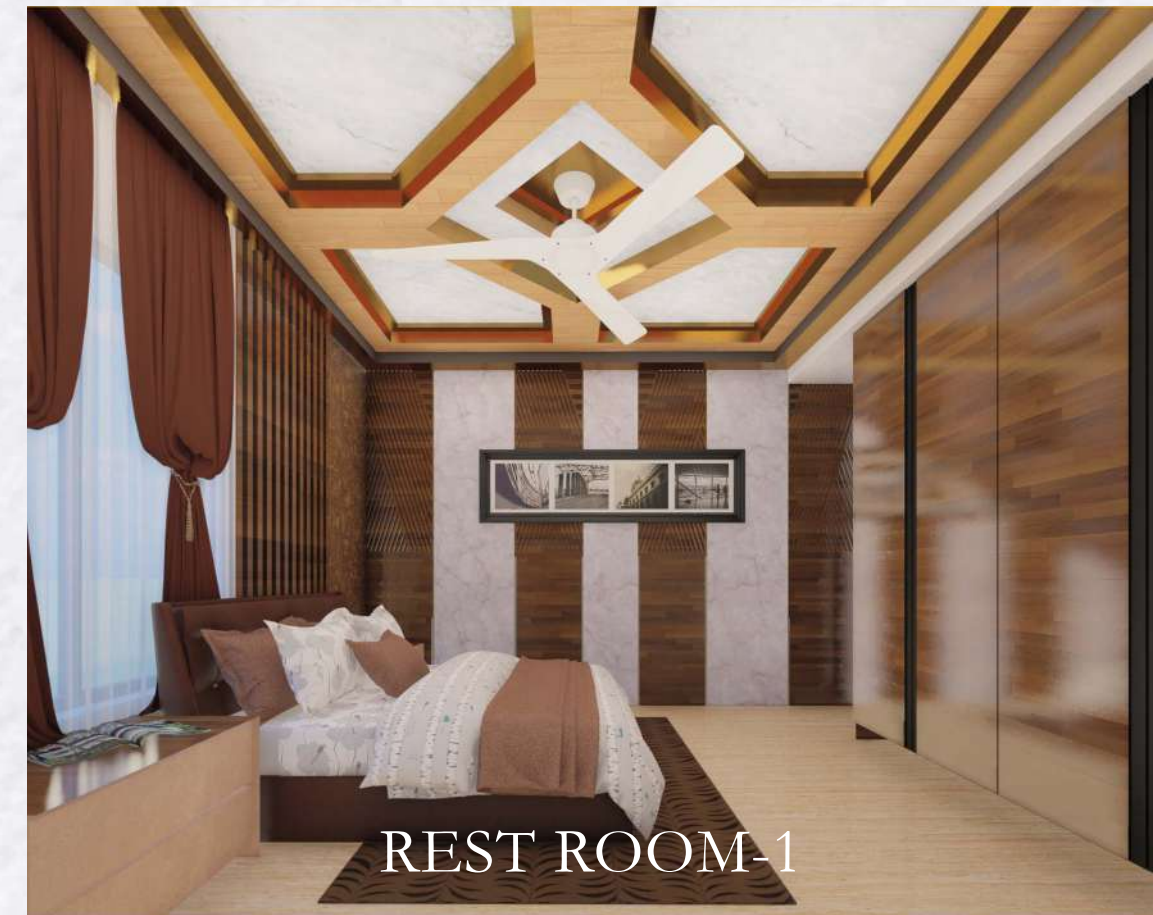


CENTRAL ZONE



THIRD FLOOR



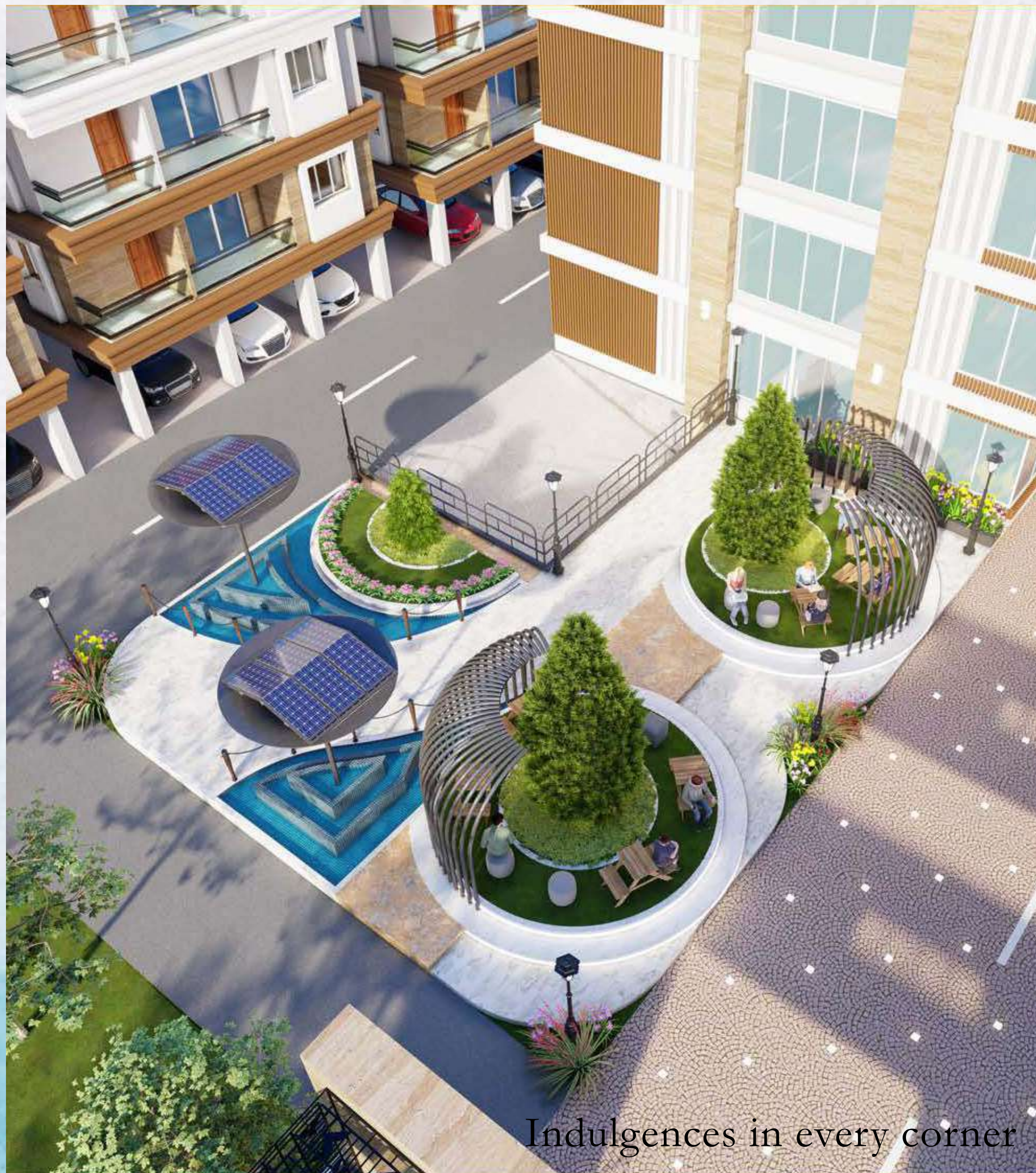


CENTRAL ZONE



TERRACE FLOOR





Indulgences in every corner

AMENITIES

V25



COZY CORNERS

CENTRAL ZONE



GRAND ENTRANCE



Where nature is your neighbour



GET. SET. GO.

AMENITIES

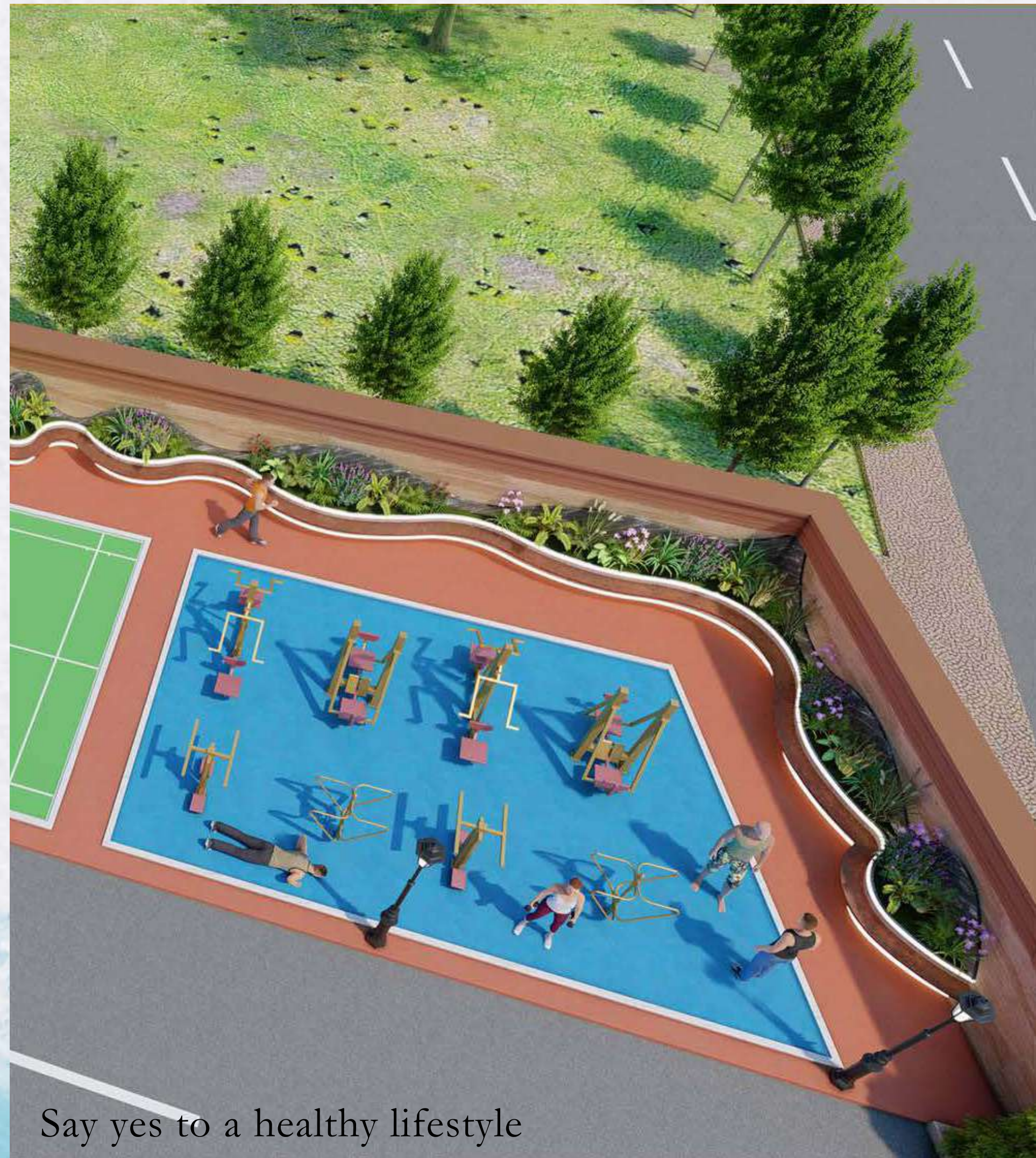


MULTI-PURPOSE COURT

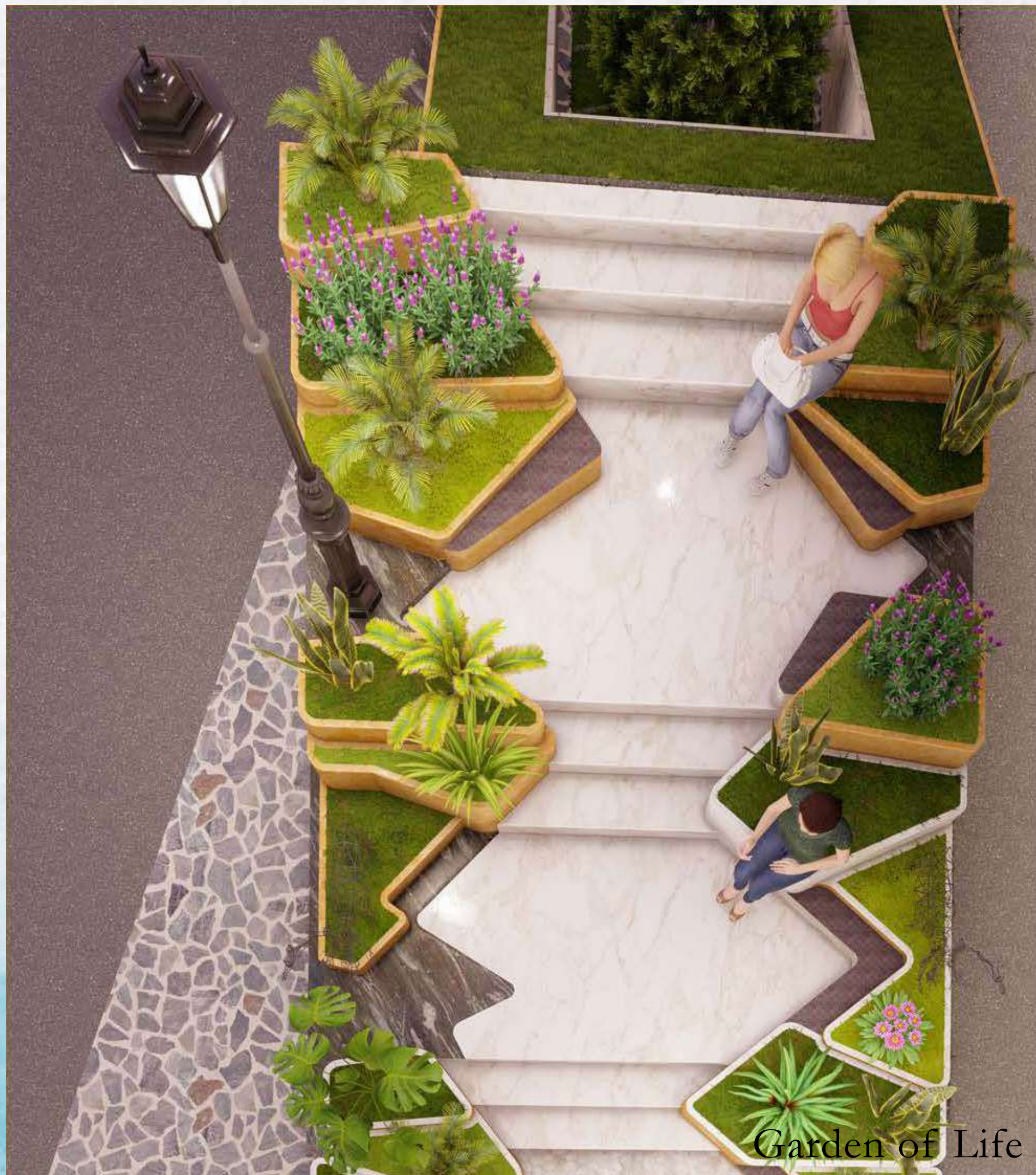
EAST ZONE



OPEN GYM



Say yes to a healthy lifestyle



Garden of Life

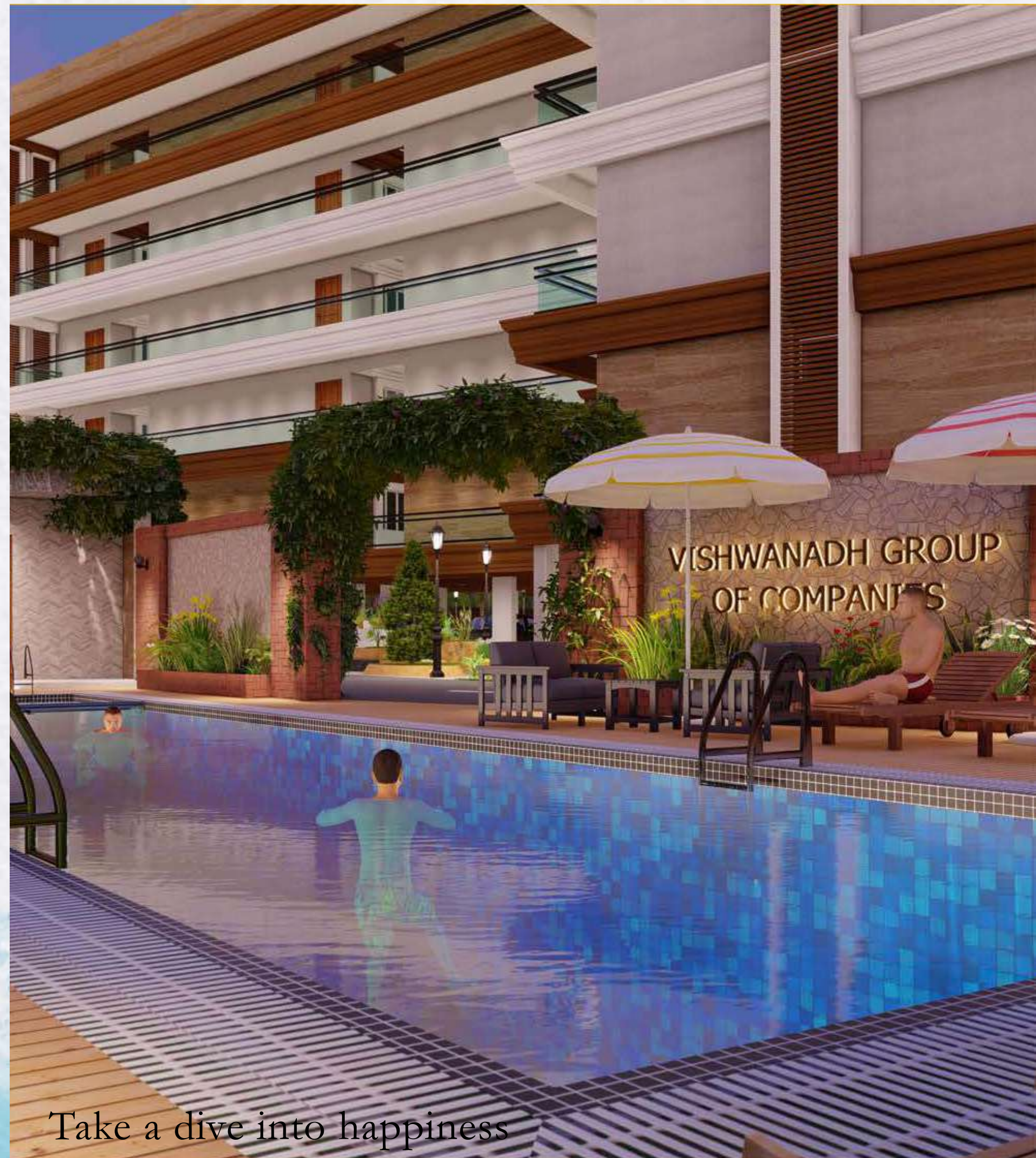


STEPPED GARDEN

EAST ZONE



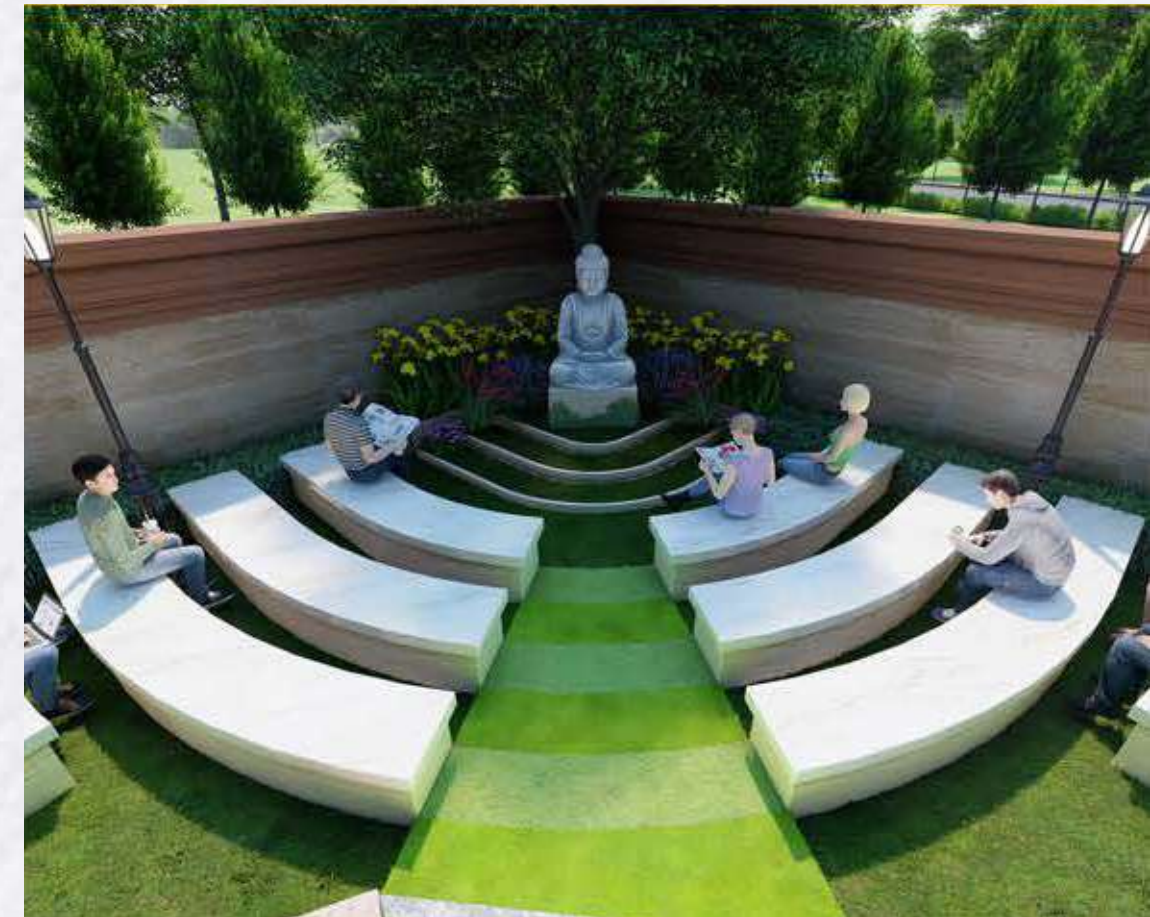
LITTLE GOA



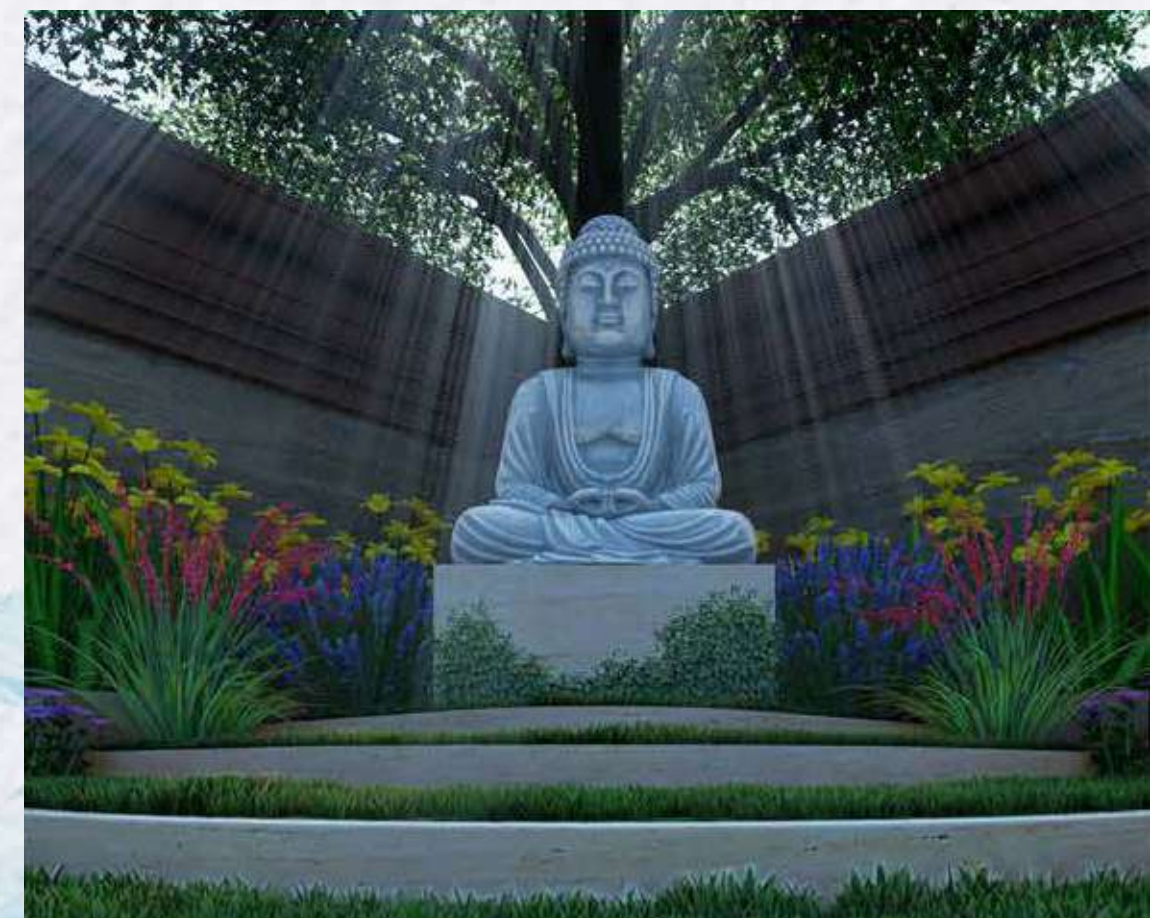
Take a dive into happiness



Find peace within



MEDITATION ZONE



WEST ZONE



OPEN AIR THEATRE



Make real connections



Rejoice the endless luxuries

AMENITIES

V25



KID'S PLAY ARENA

WEST ZONE



COVERED SEATING



Live your dream life

MASTER PLAN



AREA STATEMENT

BLOCK A (FLAT 1-8) - 1300 SQFT

BLOCK B (FLAT 1-4) - 1350SQFT

BLOCK B (FLAT 5-8) - 1030SQFT

BLOCK C (FLAT 1-8) - 1435SQFT

BLOCK D (FLAT 1-8) - 1240SQFT

BLOCK E (FLAT 1-8) - 1540SQFT

BLOCK F (FLAT 1-5) - 1020SQFT



AMMENITIES

MEDITATION ZONE

AMPHITHEATRE

SENIOR CITIZEN CORNER

KID'S PLAY ARENA

CLUB SEATING CORNERS

INFINITY POOL

MULTIPRUPOSE COURT

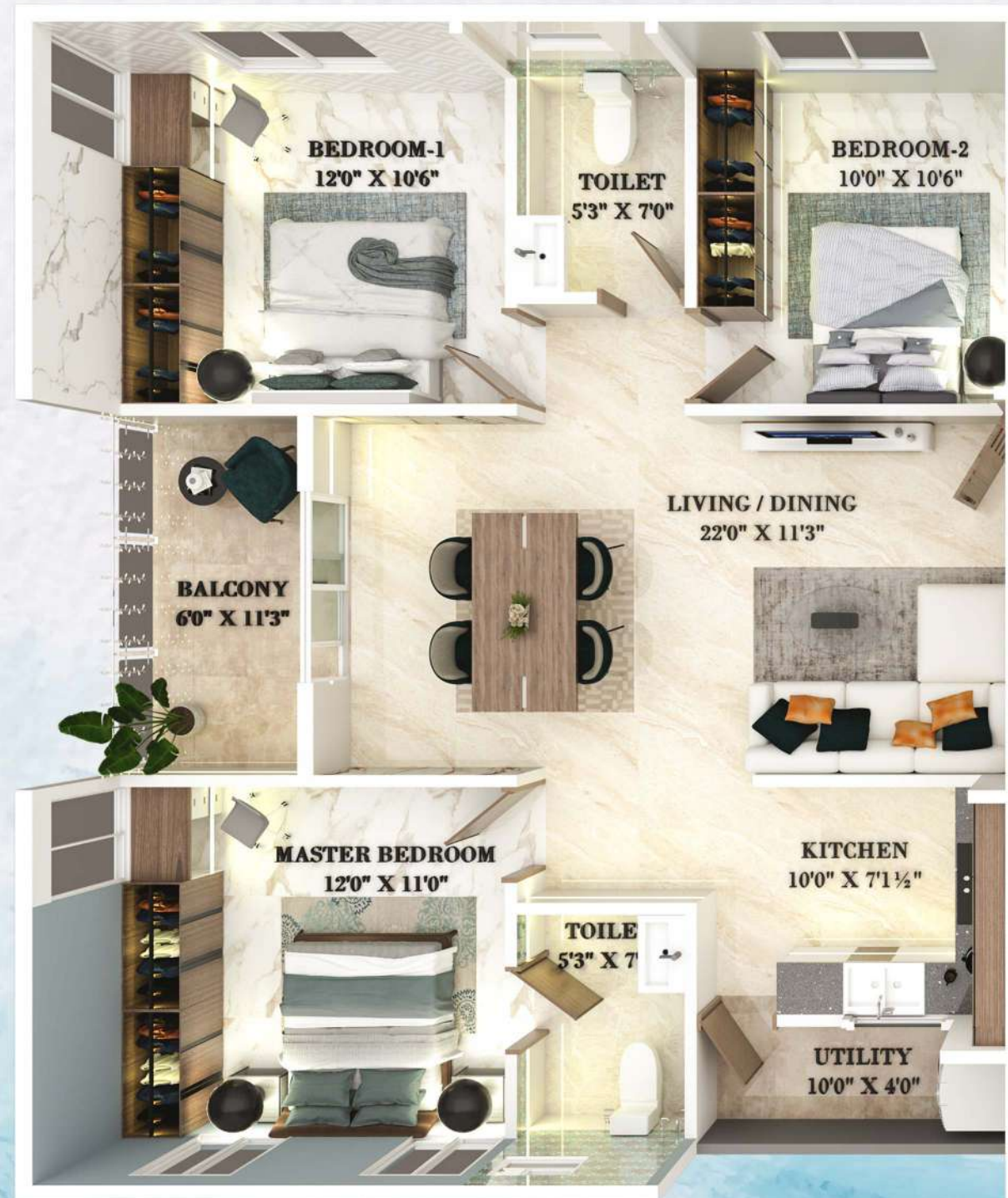
OPEN GYM

JOGGING TRACK

STEPPED GARDEN



SHANGRI-LA

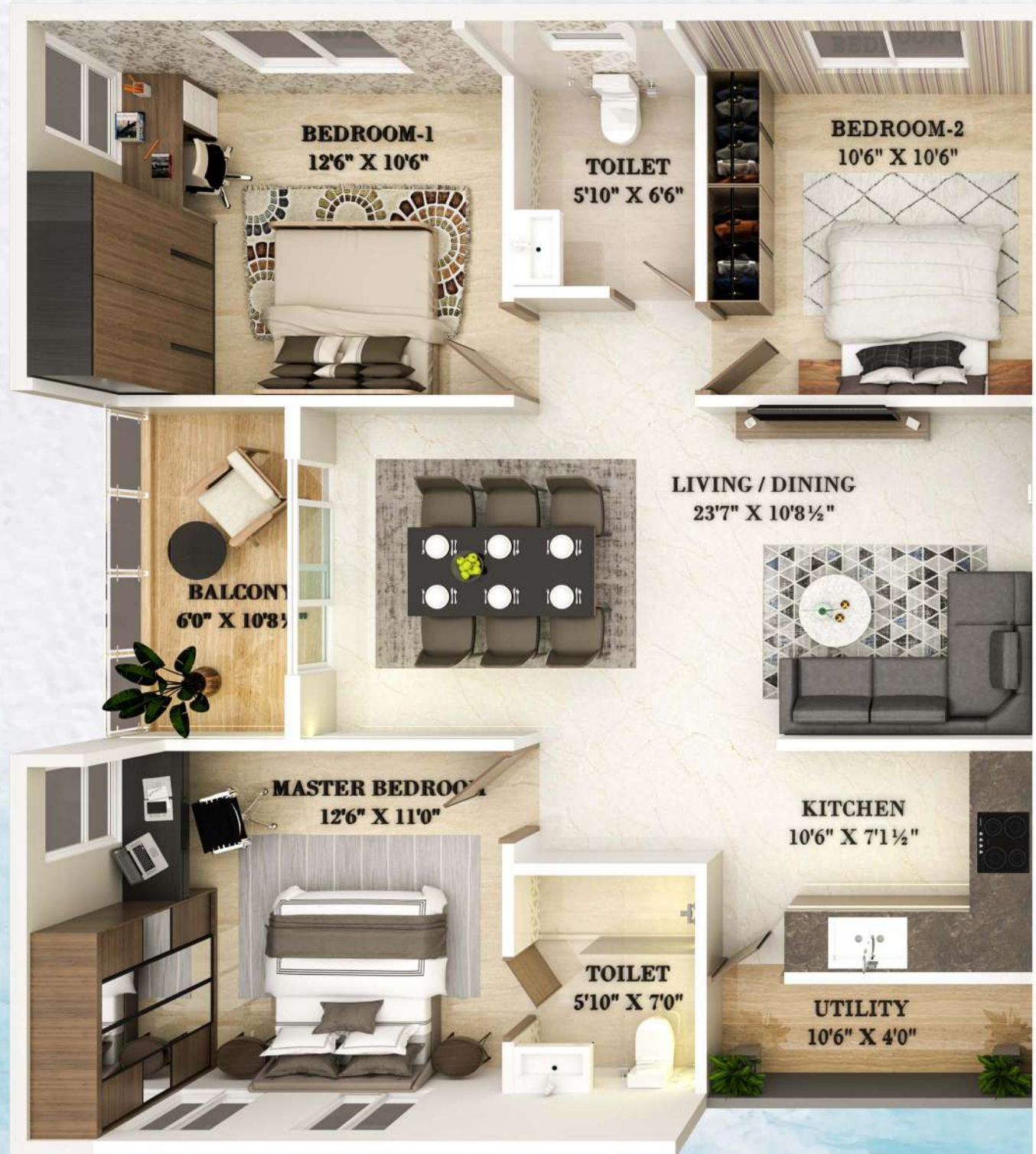


BLOCK A - EAST FACING FLATS - 1300 SQ.FT

BLOCK A - WEST FACING FLATS - 1300 SQ.FT



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BLOCK B - EAST FACING FLATS - 1350 SQ.FT



BLOCK B - WEST FACING FLATS - 1030 SQ.FT



SHANGRI-LA



BLOCK C - EAST FACING FLATS - 1435 SQ.FT

BLOCK C - WEST FACING FLATS - 1435 SQ.FT



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BLOCK D - EAST FACING FLATS - 1240 SQ.FT

BLOCK D - WEST FACING FLATS - 1240 SQ.FT

KEY PLAN



BLOCK E - NORTH FACING FLATS - 1540 SQ.FT



BLOCK E - SOUTH FACING FLATS - 1540 SQ.FT



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BLOCK F - EAST FACING FLATS - 1020 SQ.FT



BLOCK F - WEST FACING FLATS - 1020 SQ.FT

Unique homes,
just like you.





LUXURY INTERIORS

With attention to detail being the corner stone of our design philosophy, we crafted a space that captures breathtaking views of Vizag. The interiors come tailor-made to your desired indulgences that are visceral, visual and symbiotic.

Thoughtfully Designed Homes



Terrace bar
and Lounge



Open GYM



Swimming Pool



Recreational zone



Mini Temple



Kids Pool



Shangri-la
Entrance



Zen Garden



Meditation
Zone



Solar Pavilion





Passenger Lifts



Mini Super Market



Bicycle Track



Kids Car Race Track



Single post Basketball



Power Backup



24/7 Surveillance



Bonfire Pit



Water Fountain



Sandpit



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BLOCK-C



DINING

BLOCK-E



DINING

Where conversations never end





Chit Chat Alcove



Mobile Charging Station



Living Green Walls



Intercom Service



Concierge Service



Jogging Track



Admin Office



Meditation Arena



24/7 Wi Fi Availability



Cleaning Service



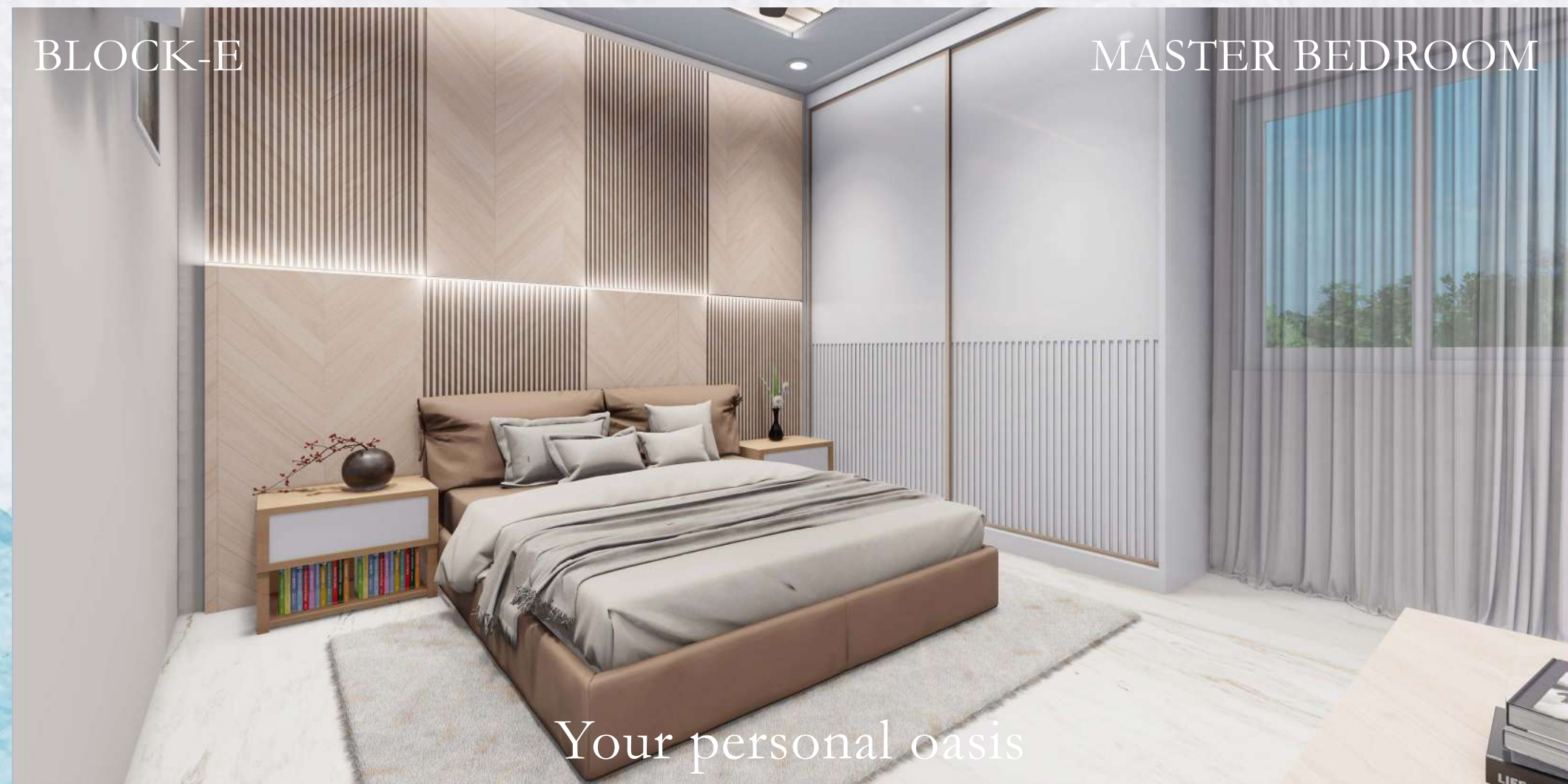
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BLOCK-C



MASTER BEDROOM

BLOCK-E



MASTER BEDROOM

Your personal oasis



Bonsai Garden



pergola



Flag Hoisting
Arena



Common
Wash Rooms



Zumba Place



Secured
Barricades



Outdoor
Seating Area



Visitors' Parking



Emergency
Assembly Point



Food Court

Canvas of your little one's imagination



Reception



Emergency
First Aid



Mailboxes



Reflexology
Pathway



Fire Protection
System



Valet Trash



Private
Meeting Room



Laundry &
Ironing Area

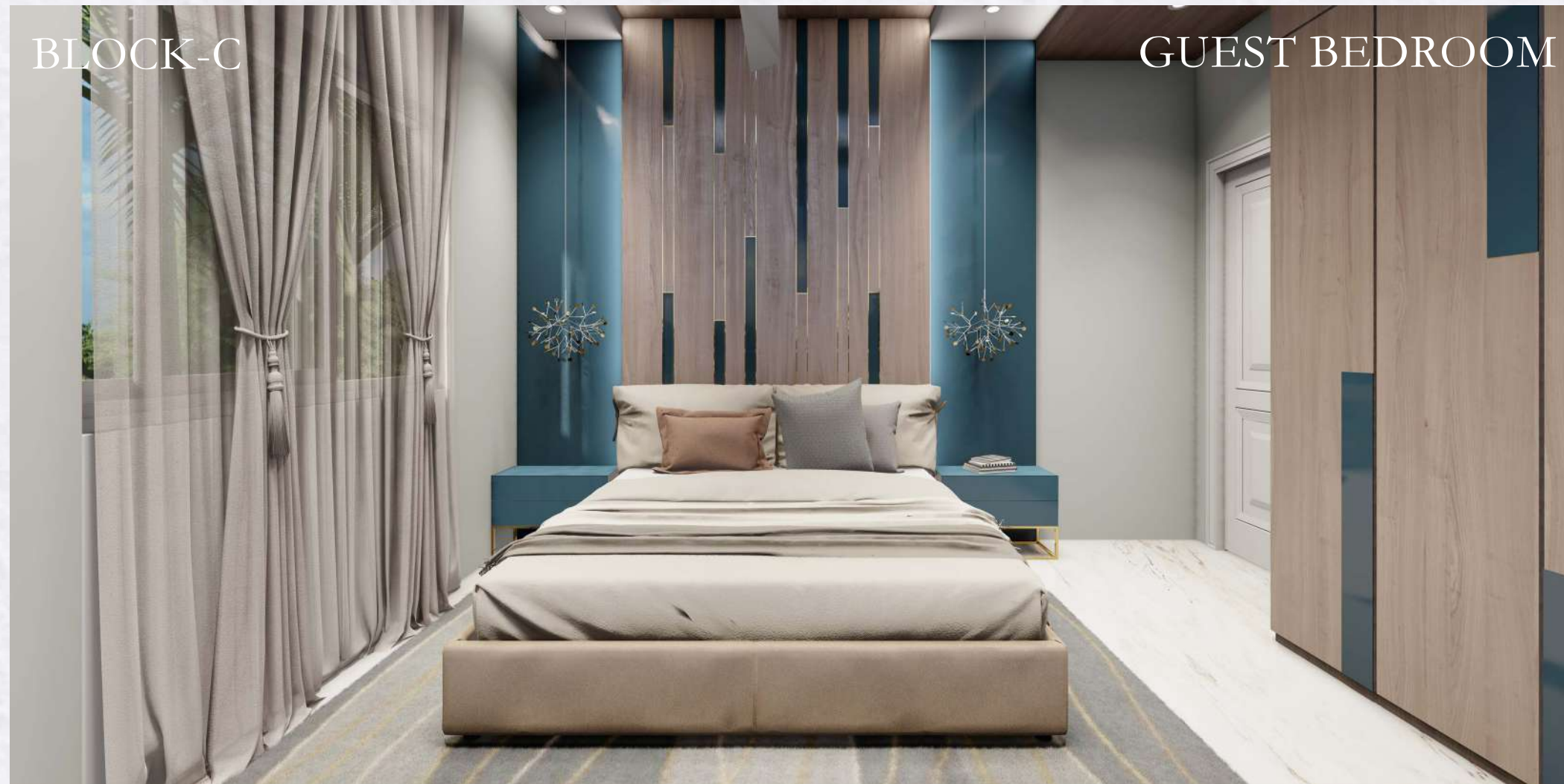


On Site
Management



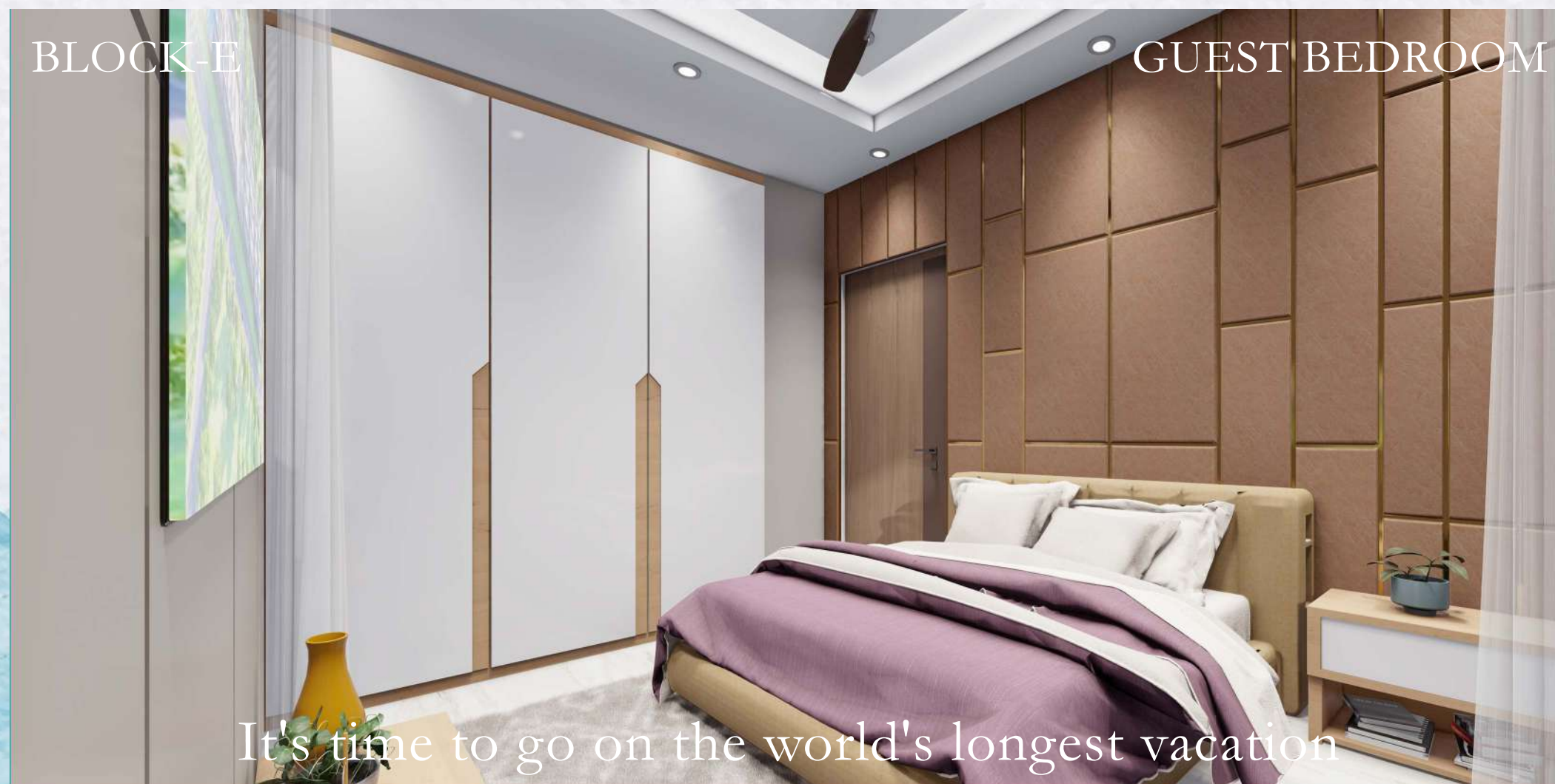
Lounge

BLOCK-C



GUEST BEDROOM

BLOCK-E



GUEST BEDROOM

It's time to go on the world's longest vacation



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Specifications

Structure



- a) Earthquake resistant RCC framed structure designed for seismic compliance zone-3
- b) Wind resistant structure
- c) Steel: Fe 500D TMT Rebar's

Doors



DOOR FRAMES:

- a) MAINDOOR : Teakwood Frame:
Section : 6"X 4" , Frame : 7'6" X 3'6"
- b) INTERNAL DOORS: Teakwood Frame:
Section : 3"X 4" , Frame : 7'6" X 3'0"

DOOR SHUTTER:

- a) MAINDOOR : Teakwood Shutter
- b) INTERNAL DOOR : Panel door
- c) BATHROOM DOOR: WPC doors.

HARDWARE:

- a) MAINDOOR : Grand handle, Brass/CP Brass
- b) INTERNAL DOOR : Brass/CP Brass Doorset

Windows



WINDOWS:

UPVC windows with mesh

GRILLS:

10mm guage grills for windows

Superstructure



Painting



- a) INTERNAL WALL FINISHING :
Living, Dining, Bedrooms, Kitchen, Utilities , Balconies, Lobby, Corridor etc with 2 Coats Smooth putty finish, one coat primer and 2 coats of Premium Acrylic emulsion paints
- b) EXTERNAL WALL FINISHING :
Elevation and Façade shall be finished with either Texture / smooth finish putty, one coat primer and 2 coats of Premium Exterior Acrylic emulsion paints.

Architectural features as per the design

- c) Brands:
Berger Paints, Asian Paints, Nerolac Paints or Equivalent

Flooring



- a) Living, Dining, Bedrooms & Kitchen :
Vitrified tiles – 600mm X 600mm size
- b) Bathroom :
Anti-skid ceramic tiles - 300mm X 300 mm size for floor, 400mm X 800mm size for walls up to false ceiling level.
- c) Balcony / Utility :
Anti-skid ceramic tiles - 300mm X 300 mm

Brands:

KAJARIA / JOHNSON / RAK or Equivalent

Features



COMPOUND WALL:

Building perimeter fenced by compound wall with entry gate

LANDSCAPING:

Designer landscaping at places as shown in the amenities

RAIN WATER HARVESTING:

Under ground rain water harvesting system with 5000 liters capacity

Kitchen



- a) Spacious Kitchen as per the floor plan designed to build Modular Kitchen with standard sizes
- b) Provision for chimney, RO water purifier, Exhaust fan etc
- c) Provision for washing machine, Dishwasher, Microwave oven etc

UltraTech
CEMENT
The Engineer's Choice

TATA
PRAVESH

Fenesta
Better by Design

asianpaints

RAK
CERAMICS
Close to you worldwide

PHILIPS **CP PLUS**
security made simpler

DR. FIXIT
FOR HEALTHY CONSTRUCTION
Waterproofing Products Sealants Civil Repair Products
Grouts Concrete Admixtures Tile Fixing Products

CERA

Jaquar

Kajaria
INDIA'S NO. 1 TILE COMPANY

MASONITE
Interior Doors

KOHLER

FinOlex
INDUSTRIES

Electrical



- a) Main Power: 5KW 3 Phase power supply
- b) Premium brand Switches and MCB
- c) Wires: Top Brand Fire Retardant Wiring
- d) Internet, telephone, Intercom and TV wiring shall be provided
- e) Air conditioning provision in all rooms
- f) Geyser and Exhaust fan in the all Bathrooms
- g) Backup power from Generator

Basement



STILT FLOOR :
VDF Flooring and Car parking numbers with name plates

CAR PARKING :
Car parking slots in stilt floors

TERRACE FLOOR:
Solar power, over head tanks and solar water heats facility

POWER BACK UP:
100% power back up for the entire project including Flats, common amenities such as lifts, water pumps, and corridors.

Power backup



Security



SECURITY :

- a) CCTV surveillance cameras shall be provided for the entire project including corridors common areas and basements.
- b) Boom Barriers at entry and exits
- c) Round the clock Security guards
- d) Intercom shall be provided

FIRE PROTECTION SYSTEMS:
Designed in compliance with fire norms of the state

Bathrooms



- a) Premium floor mount EWC with concealed flush tank
 - b) Premium design wash basins with half pedestals
 - c) Branded CP fittings
- Brands :
Jaquar or Equivalent

Lift



LIFT :

Johnson 4 High Speed Lifts with V3f technology

LIFT LOBBY :

Granite / Marble Cladding for Lifts in all floors

Staircase



STAIRCASE :

SS Railing with branded staircase tiles

CORRIDOR: Granite Flooring

Plastering



- a) 2 coats external plastering with waterproofing compound
- b) External plastering shall be with 1:4 cement mortar proportion
- c) Internal plastering shall be with 1:4 cement mortar proportion

NOTE :

- a) External balcony enclosures shall not be permitted either by grills or any other way
- b) All electrical fittings and accessories shall be purchased by the flat owners at their own cost only provisions for the above electrical fixtures shall be provided by the developer.
- c) Repositioning of AC points shall not be allowed. Erection of any type of structures for AC outdoor units or for any other purposes shall not be allowed
- d) All dimensions indicated in the above plans are excluding the paintings and finishings. Columns and walls are subject to minor changes based on structural designs
- e) Furniture shown is for indicative purposes only and do not form the part of the contract
- f) Architectural features shown are indicative and subject to change
- g) Registration, Legal and Documentation, GST and Labour Cess are to be borne by customer.
- h) Additional electrical and plumbing points are chargeable
- i) Any charges regarding change or modification in the floor plan with respect to brickwork electrical and plumbing after the work is complete shall be borne by the customer.





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Company Overview:

Our parent company, Kasi Associates was established in 1988. From commercial spaces to bridges, hospitals to market yards, the company had dealt with more than a hundred projects. Tapping on the growing market of real estate industry, we evolved into "Vishwanadh Avenues India Pvt. Ltd." in 2015.

Each project handled by us combines a 34-year-long legacy of excellence and trust with a commitment to cutting-edge design and technology. Our homes are ensconced in developments where we bring alive multitude of experiences – all geared to help one live their best life. Be it the carefully crafted vast open spaces, the manicured greens, the world-class gyms, the infinity pools, the sports arenas or the places of worship, all our amenities are built to enrich your lifestyle.

We are proud to inform you that we have the experience and skills to deliver both quality and scale, at an outstanding pace in Andhra Pradesh and Telangana. With customer satisfaction as our ultimate motive, we are committed to act in the larger interest of the environment and society through innovation and sustainability.

They say that happiness is a feeling. A feeling called home. Come and experience that magic at Vishwanadh Avenues.

34+
YEARS LEGACY

2000+
HAPPY FAMILIES

10 LAKH SQ.FT+
BUILTUP SPACES



S HANGRI-LA



Mr. B. Kasi Vishwanadham,
B.E Civil
Chairman
Vishwanadh Avenues

Vishwanadh Avenues is a testament to our Chairman, Mr. B. Kasi Vishwanadham's 33-year-long legacy of excellence and trust with a commitment to cutting-edge design and construction technology. Satisfaction, has made Vishwanadh Avenues stand where it is today.



Mr. B. Pramod Kumar
MTech IT
Director - Finance & Operations
Vishwanadh Avenues

Spearheading the team, Mr. B. Pramod Kumar started off as an entrepreneur and now shoulders the F&O operations at Vishwanadh Avenues.



Mr. B. Narendra Kumar
M.Tech (IIT KGP)
Director (Construction)
Vishwanadh Avenues

Graduated from IIT Kharagpur with a specialization in Infrastructure and design management, Mr. B. Narendra Kumar chooses to be honest in all their business interactions and transactions and remains steadfast even when challenged.



Mr. Rahul Boddeti
MIM (Cranfield University)
Founder and CEO
Vishwanadh Architects

The youngest scion of the Boddeti family, Mr. Rahul works with a vision to take our group of companies to a different paradigm where it can cater to all needs of its clients across the globe with excellent support and services.

Address

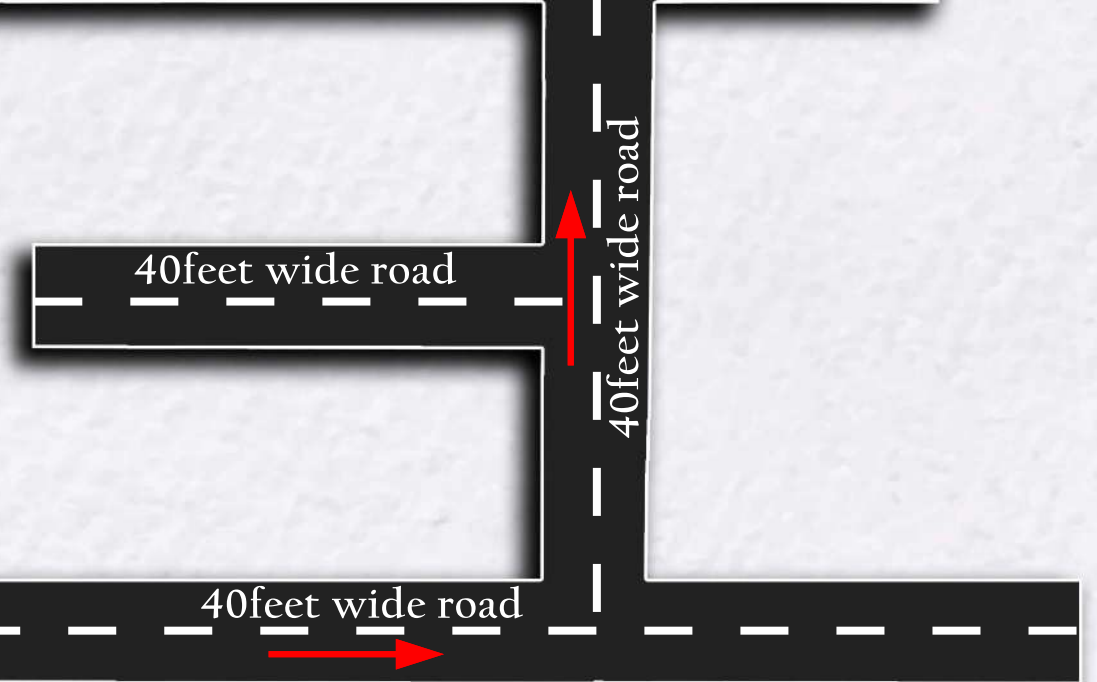
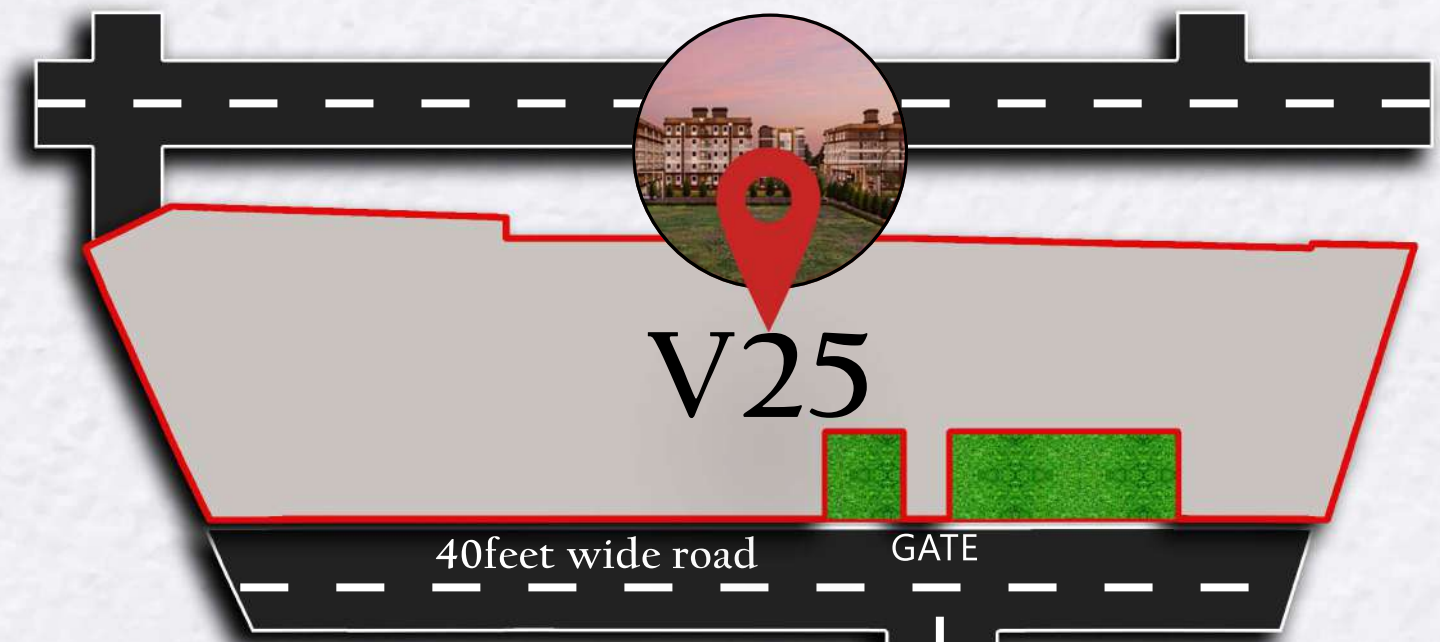
Sujatha Nagar Arch, Pendurthi, Visakhapatnam,
Andhra Pradesh

TRAVEL MODES:

RAILWAY STATION	- 5.0 KM
A.P.S.R.T.C BUS COMPLEX	- 6.0 KM
AIR PORT	- 10 KM

AVAILIBILITIES:

AYAPPA SWAMI TEMPLE	- 0.3 KM
DISHA INSTITUTE	- 0.5 KM
HONDA SHOWROOM	- 0.6 KM
INDRANI FUNCTION HALL	- 0.8 KM
NAVODAYA JUNIOR COLLEGE	- 0.8 KM
RAVINDRA BHARATHI SCHOOL	- 1.0 KM
K-PLAY ACADEMY	- 1.0 KM
LUCKY FUNTION HALL	- 1.0 KM
RYTHU BAZAR PENDURTHI	- 3.0 KM



ROUTE MAP

SHANGRI-LA



designed by



Vishwanadh Architects

Concept to Creation

SHANGRI-LA

Vishwanadh Group of Companies



A project
by



Concept & Design
by

Vishwanadh Avenues

Destination to Premium Homes

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Vishwanadh Architects

 Concept to Creation

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