



Lifestyle Blooms...



VIHAANA GRANDEUR

by

AYAANSH
INFRASTRUCTURE

PREMIUM VILLAS ON VEPAGUNTA - LAKSHMIPURAM ROAD, VIZAG



WHERE LIFESTYLE BLOSSOMS IN BEAUTY

Man is not meant to live in concrete jungle, but in Nature's lap, enjoying a healthy life with fresh air, sunshine and surrounded by lush greenery all round. The cosmopolitan city of Vizag now has a new landmark in the making. Vihaana Grandeur by Ayaansh Infrastructure is located off proposed 150ft Vepagunta-Pinagadi main road. Just 2kms from Vepagunta Junction. It is centrally located close to Vizag Airport, Schools Colleges, Hypermarkets and Hospitals. In this oasis of serenity, you are close to all the city highlights like shopping, restaurants, entertainment and nature.





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Vihaana Grandeur is a unique villas project, part of 10 acres residential villas gated community where you have best of both worlds. The most luxurious living spaces with all amenities at your fingertips, and outside, landscaped green vistas of gardens, shade trees and inviting pathways to explore Nature at your leisure.

NOURISHING THE JOY OF LIVING

Vihaana Grandeur is a prestigious project meticulously planned and executed by Ayaansh Infrastructure. These dream villas give you the edge of twin benefits-an unbeatable location and excellent connectivity





A HOME THAT BRINGS THE SERENITY

Vihaana Grandeur Villas are part of 10 acres of prime residential property just off the proposed 150ft main road within 5 minutes driving distance from Vepagunta Junction. The entire land area is thoughtfully designed with a master plan, including a modern clubhouse and adequate space for outdoor recreation facilities. Professionally designed landscaped gardens create the perfect environment for the whole family to relax, rest and play. The peaceful location offers villa owners the added bonus of a relaxing and fulfilling lifestyle.



VIHAANA GRANDEUR

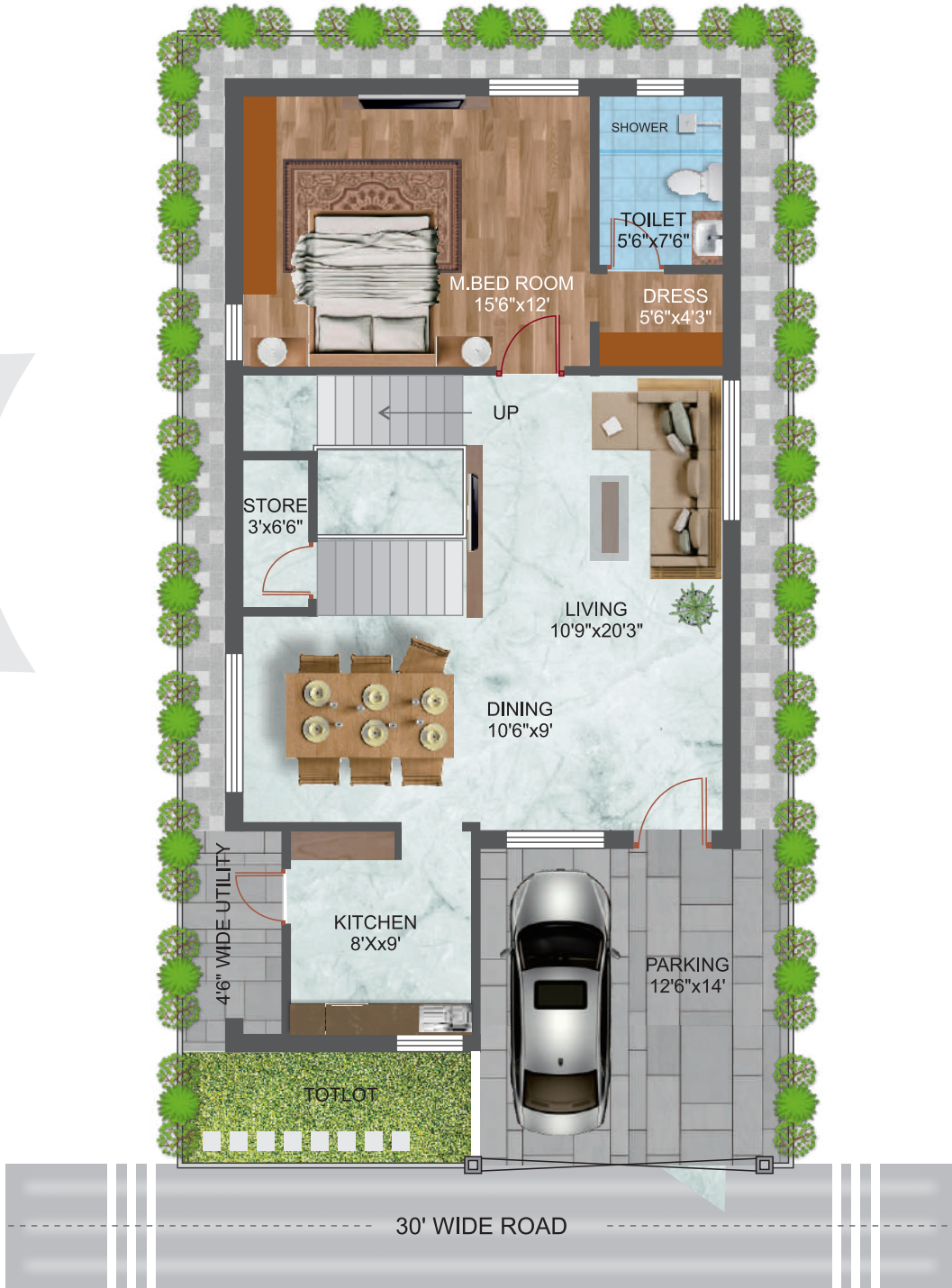
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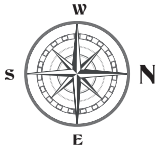


East Facing Villa

Ground Floor Plan



First Floor Plan



Plot Size 150 sq yards

G+1 Super Builtup Area 2100 Sft

east facing villa

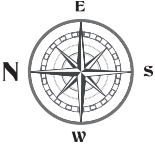


West Facing Villa

Ground Floor Plan



First Floor Plan



Plot Size 150 sq yards

G+1 Super Builtup Area 2100 Sft

west facing villa

ISOMETRIC VIEWS OF EAST FACING VILLA

GROUND FLOOR



FIRST FLOOR



ISOMETRIC VIEWS OF WEST FACING VILLA



GROUND FLOOR



FIRST FLOOR





DISCOVER A NEW STANDARD OF LIVING

Step into this spacious villa, where luxury and comfort intertwine. The grand entrance warmly welcomes you, setting the stage for a refined living experience that embodies elegance and sophistication.





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Modern Comforts

Indulge in top-notch amenities that redefine comfort and elevate your living experience.



Community

Join a vibrant community that fosters connection and camaraderie.



Spacious Layouts

Enjoy thoughtfully designed spaces that maximize comfort and functionality.



Nature

Enjoy seamless integration with nature, with landscaped gardens and scenic views.



Fresh Air

Breathe easy with abundant natural ventilation and lush surroundings.



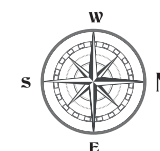
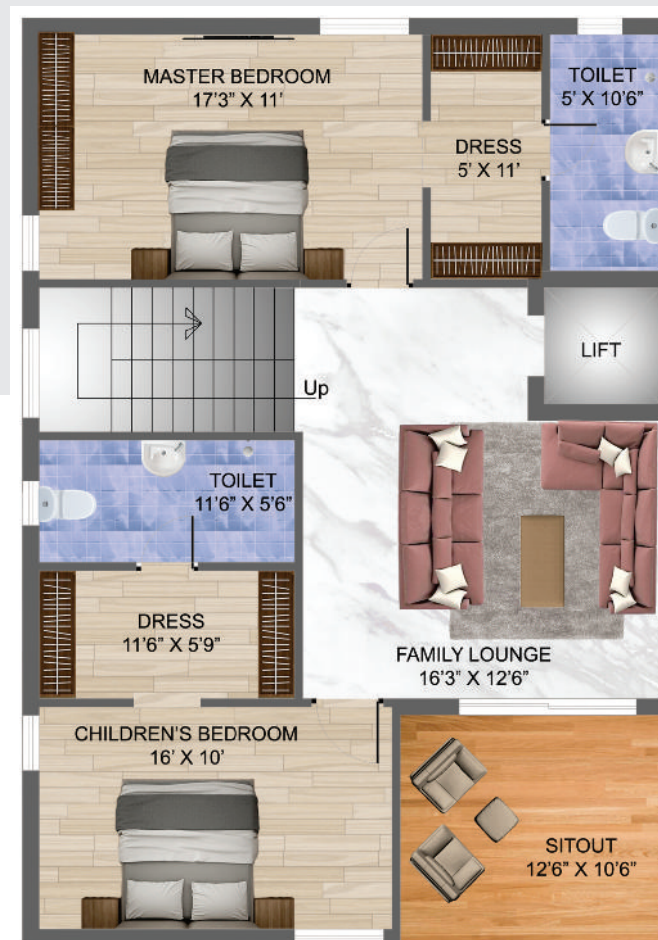
Safety

Benefit from advanced security systems ensuring peace of mind for you and your family.

Ground Floor Plan



First Floor Plan



Plot Size 200 sq yards

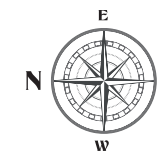
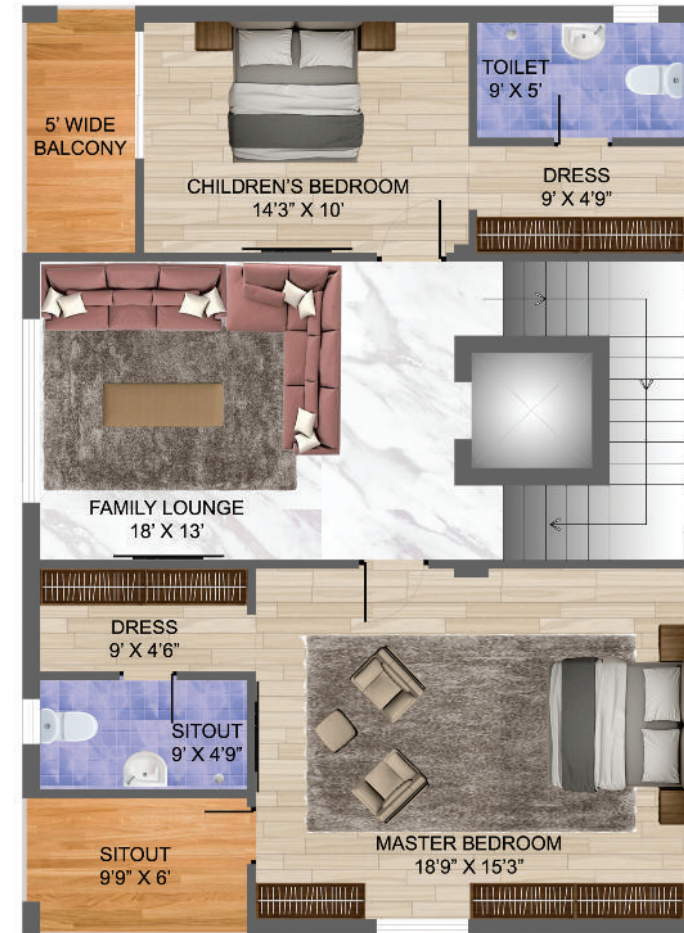
G+1 Super Builtup Area 2690 Sft

east facing villa

Ground Floor Plan



First Floor Plan



Plot Size 200 sq yards

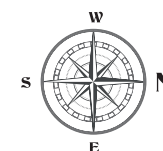
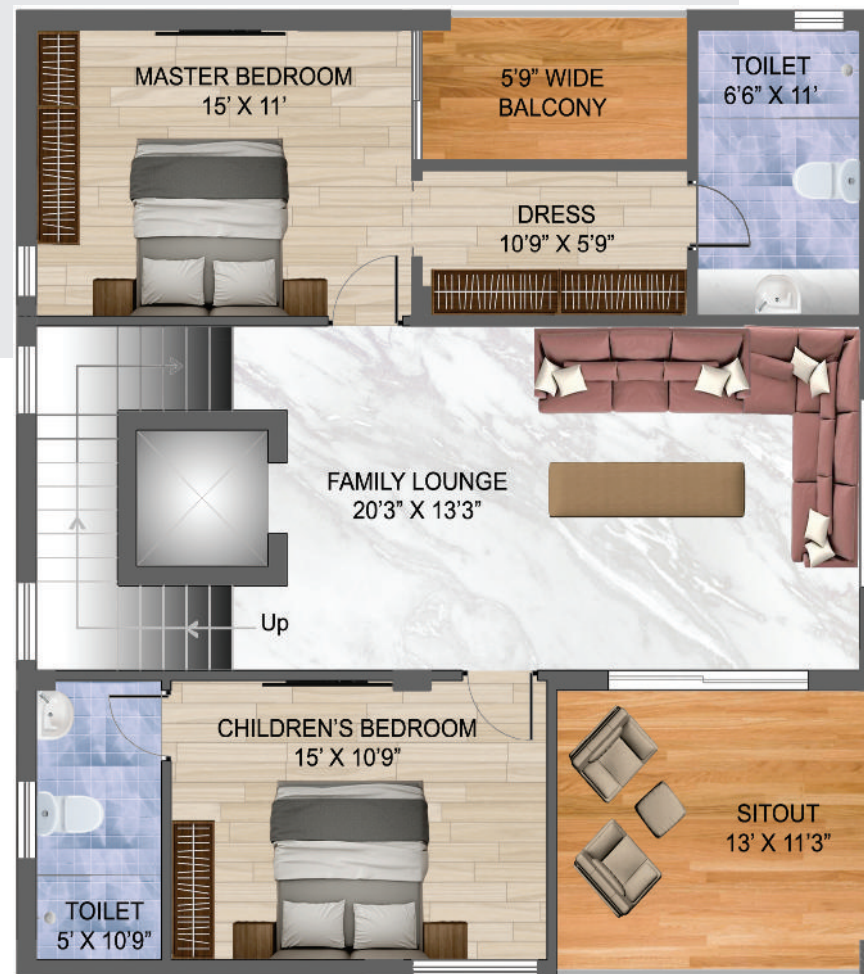
G+1 Super Builtup Area 2690 Sft

west facing villa

Ground Floor Plan



First Floor Plan



Plot Size 250 sq yards

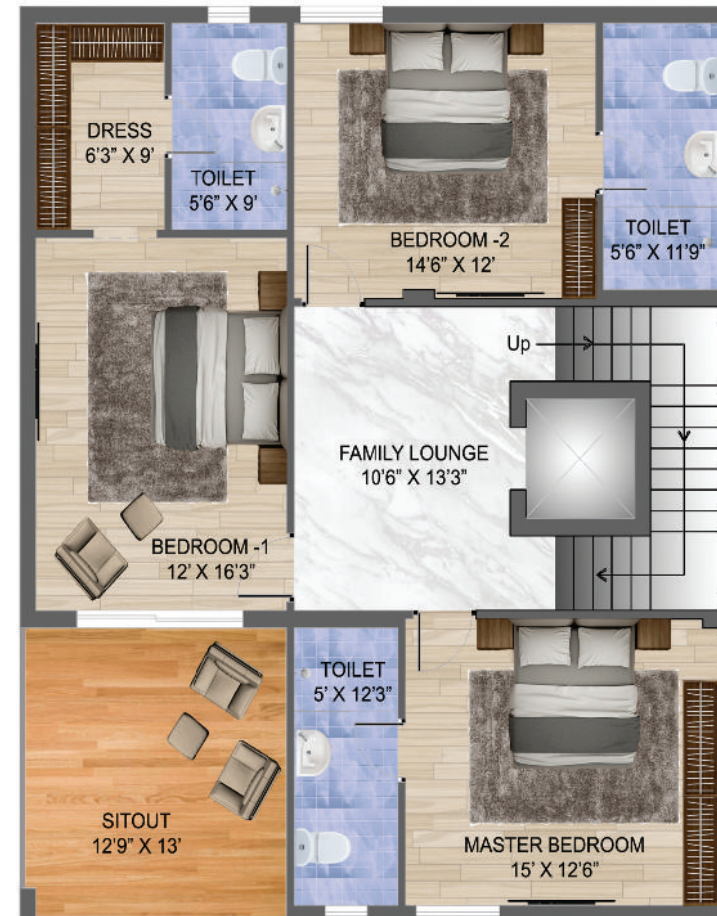
G+1 Super Builtup Area 2980 Sft

east facing villa

Ground Floor Plan



First Floor Plan



Plot Size 250 sq yards

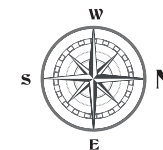
G+1 Super Builtup Area 2980 Sft

west facing villa

Ground Floor Plan



First Floor Plan



Plot Size 300 sq yards

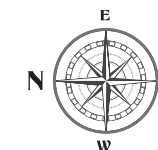
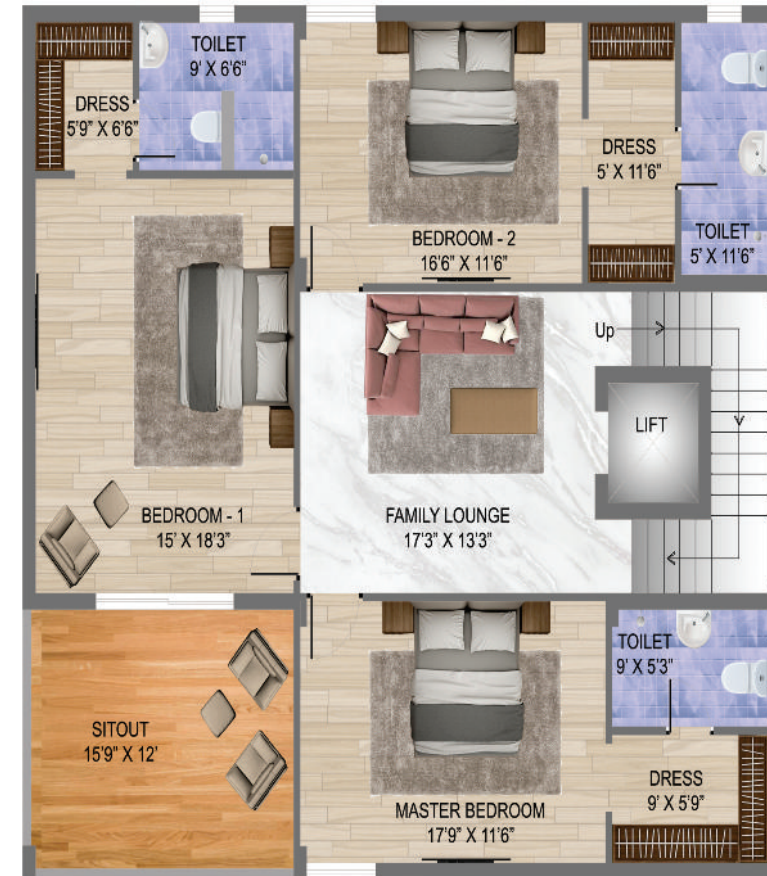
G+1 Super Builtup Area 3630Sft

east facing villa

Ground Floor Plan



First Floor Plan



Plot Size 300 sq yards		
G+1	Super Builtup Area	3630 Sft

west facing villa





DESIGNER VILLAS FOR INSPIRED LIVING



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Living Architecture with the breath of life and soul. Our architects give a lot of thought before designing the villas, giving them the innovative touch that speaks of the loving care we infuse in every little detail of the project. We supervise the project and ensure that the project takes shape as designed and executed meticulously by experienced engineers. Ayaansh Infrastructure takes pride in delivering homes that are a notch above the rest

EXPERIENCE THE PANORAMA OF GRANDNESS

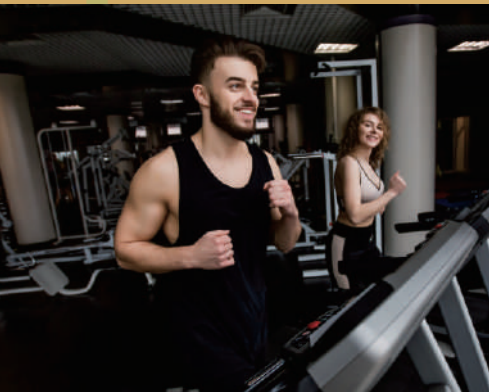


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→ RELISH & REJOICE AT ULTIMATE CLUB HOUSE ←



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LEISURE SPREAD ACROSS WITH THE FINEST AMENITIES

To ensure exclusivity and convenience, Vihaana Grandeur has crafted the finest of amenities and spread them across in a three-floor clubhouse. Life's best moments are the ones that define our life. It is these unforgettable moments of joy that make the inspired lifestyle.



All 30 feet black
top roads



24 hours CCTV
security system



Garden with lawn



Yoga & Fully equipped
Gym



Footpaths
with curbstones



Designer landscaping
through the community



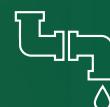
Indoor Games



Swimming
Pool



Walking track



Underground
drainage system



LED street lights



Home Theatre



Children
play areas



Rainwater
harvesting pits



Power backup
for common areas



Function Hall



SPECIFICATIONS

STRUCTURE

RCC Framed structure, designed to withstand wind and seismic loads.

SUPER STRUCTURE

6" thick brick work for external walls. 4" thick brick work for internal walls as specified by our architects using Red Brick.

FLOORING

(a) Living, Dining and Bedrooms - Premium GVT tiles of reputed make (Kajaria/Somany or equivalent).

(b) Toilets and Utility - Acid resistant, Anti-Skid premium make vitrified tiles (Kajaria/Somany or equivalent).

© Balcony – wooden/Stone finish tiles.

(d) Staircases – Granite flooring as per Architect Designs.

DOORS

MAIN DOORS: Teak frame and Teak wood entrance door with melamine polishing & good quality hardware (Godrej or equivalent)

INTERNAL DOORS : Well seasoned teak wood door frames with water proof flush door shutters with hardware of reputed make (Godrej or equivalent)

TILE CLADDING

Tile Cladding: (a) Dado in Kitchenette – Premium tiles dado up to 2 feet height above the Kitchen platform.

(b) Bathroom: Matt finish premium tiles dado up to full height.

KITCHEN

Granite Kitchen Platform with Stainless steel Sink and provision for Modular Kitchen.

Provision for washing machine and wet area for washing utensils etc.

PAINTING

INTERIOR : Two coats of putty finish, primer coat, 2 coats of good quality emulsion paint (Asian/Berger)

EXTERIOR : Two coats of putty finish, primer coat, 2 coats of weatherproof emulsion paint based on the finalized elevation (Asian/Berger)

TOILETS

Wall hung WC (Jaquar or equivalent) with concealed flush tanks.

Showers and faucets of Jaquar or equivalent make with high flow diverters.

Wash basin of Jaquar or equivalent make.

WINDOWS

UPVC Full length french doors in living areas and UPVC windows in bedroom and toilets of reputed make.



ELECTRICAL

Concealed copper wiring with PVC insulated wires and modular switches of reputed make (Finolex or equivalent for wires), (Legrand/Schneider for switches)

ELEVATION

SS Hand railing, Shera Planks, Glass, Textured Putty as per Architect Designs.

RAILING

Stainless steel railing for staircase and balconies.

GENERATOR

Power backup for community common areas.

WATER SUPPLY

Adequate supply of water from Bore well and provision for GVMC Supply line.

CAR PARKING & SETBACK AREAS

Good quality parking tiles for car parking and all round setback areas.



DISCOVER THE LOCATION OF CONVENIENCE

NEAR BY PLACES

BANKS

- ✧ SBI
- ✧ ANDHRA BANK
- ✧ BANK OF BARODA
- ✧ HDFC BANK
- ✧ ICICI BANK
- ✧ AXIS BANK Etc.,

HOSPITALS

- ✧ APOLLO
- ✧ PINACCLE
- ✧ GIMS
- ✧ Q1
- ✧ KIMS
- ✧ LV PRASAD EYE INSTITUTE

SCHOOLS

- ✧ MOUNT DIOS INTERNATIONAL SCHOOL
- ✧ BALAJI HIGHFIELDS INTERNATIONAL SCHOOL
- ✧ VIKAS VIDYANIKETAN
- ✧ BHASHYAM
- ✧ SRI CHAITANYA
- ✧ NARAYANA Etc.,

SHOPPING MALLS

- ✧ CMR SHOPPING MALL
- ✧ VAIBHAV JEWELLERS
- ✧ LUCKY SHOPPING MALL
- ✧ SWARNA JEWELLERS
- ✧ RELIANCE TRENDS
- ✧ RAMAYYA SHOPPING MALL



BAY OF BENGAL



DELIVERING HAPPINESS



AYAANSH
INFRASTRUCTURE

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Visakhapatnam - 530 017.
Phone: 81438 83356, 70758 73356
Email: info@ayaanshinfra.com
Website: ayaanshinfra.com

ARCHITECTS

aakaar plus

architects housing interiors

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Ram Nagar, Visakhapatnam, Andhra Pradesh 530002
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Email: aakaar.arch@gmail.com

Note: This brochure is a conceptual presentation of the project only and not a legal offering. The promoters can make changes in elevation and specifications as deemed fit.