



sun, sand & serenity



AYA ANSH PALM VILLAS

THE BEACHFRONT *Retreat*

Breathe in the first light of the day, bask in the plushy Palm yard and blossom a lifestyle in nature's heart! With a faultlessly located spot, the villas embody a perfect blend of serenity and sophistication. Walk through the sands of love and enliven the epitome of joy every day.





YOUR WAY TO *beach villas*

Residing by the cues of the Ocean is a million-dollar dream! Bask in this pursuit to enliven a day every day, inspired by optimism, liveliness and absolute novelty as you sit by the sea. Located on the lines of Bheemili, Palm Villas is a dream come true.

INDULGE IN THE *palm delights*

AYAANSH
PALM VILLAS



THE WORLD OF *ultimate luxury*

Welcome to Palm Villas! Experience the highest quality of living. Our Villas are built on the foundation of a secure environment, a relaxed pace, and a peaceful lifestyle. You can find a safe and joyful place to call home, create precious memories and enjoy the freedom to explore.



AYA ANSH
PALM VILLAS

A CASTLE OF *elegant villas*

Nestled amidst a scenic land, this 2 acre property embodies unparalleled style, sophistication, and safety. You are guaranteed a world-class experience complete with exceptional amenities and a secure environment.



EVERYTHING YOU NEED IS *Right Here*

At Palm Villas, we are committed to creating effortless experiences that allow you to bestow rarely-seen indulgence at our clubhouse! Enjoy unparalleled luxury as you step into the realm of world-class amenities.



PRISTINE GREENS



NATURAL
AIRFLOW



TROPICAL THEMED
LANDSCAPES



PLUSH GATED
NEIGHBOURHOOD



MAGNIFICENT
CLUBHOUSE



WALKING
TRACK



TEMPLE OF BODY & MIND
FOR YOGA & MEDITATION





LUXURY IS ALL ABOUT *signature style*

Your pathway to a happy world and a cliff of magnificence is here! Our homes are meticulously designed to entitle you and your family to traverse into a happy macrocosm. Submerge in the magnificence of exteriors and relinquish the exquisiteness of the interiors.



SWIMMING POOL



A LITTLE WHILE IN THE
SPLASHES OF JOY

Your trip to the island of bliss! At Palm Villas, experience the ultimate family vacation. Dive into the pristine blue waters as you create memories that will last a lifetime.

CAFÉ



YOUR PERFECT COFFEE
BUDDY

Our cafe in the clubhouse is sure to tantalize your taste buds with its culinary charms. A warm and cosy cup of coffee, accompanied by a breathtaking view and a soulful conversation is all you need.

PARTY HALL



GOOD VIBES AND
GOOD TIMES

Socializing in style and spending quality time has never been easier. The meticulously curated space accommodates a sizeable number of people, whether it's a tiny gathering or a surprise party.

PLAY ZONE



YOUR KIDS' SPACE IS A
HAPPY PLACE!

Our villas offer a delightful retreat for children! Our vast park captures the attention of kids, allowing them to enjoy a fun-filled hour exploring a wide variety of games and activities.

GYMNASIUM



YOUR GO-TO SPOT FOR
FITNESS GOALS

All you need is a gym with a view! We ensure all your fitness goals are contented while you relish the beach view. Get exclusive access to an idealistic, hygienic and easily accessible workout zone everyday.

OUTDOOR SPORTS



THE PATHWAY TO BEING A
GAME CHANGER

Sporting is the right way of spotting hidden talent! Play the sport anytime, day or night, and elevate your skills to new heights at our sports arena and have the best time of your life while laughter rings the bells of good times.

SCRIPT YOUR OWN JOY JOURNAL

Experience the golden hour like no other! As the Sea invites the Sun to rise from its waters, and the birds call for the calm, you get to relish the fantasy. Spend the early hours in bliss - an ideal way to start the day!




TERRACE GARDEN

REVEL EVERY MOMENT IN NATURE'S ECSTASY

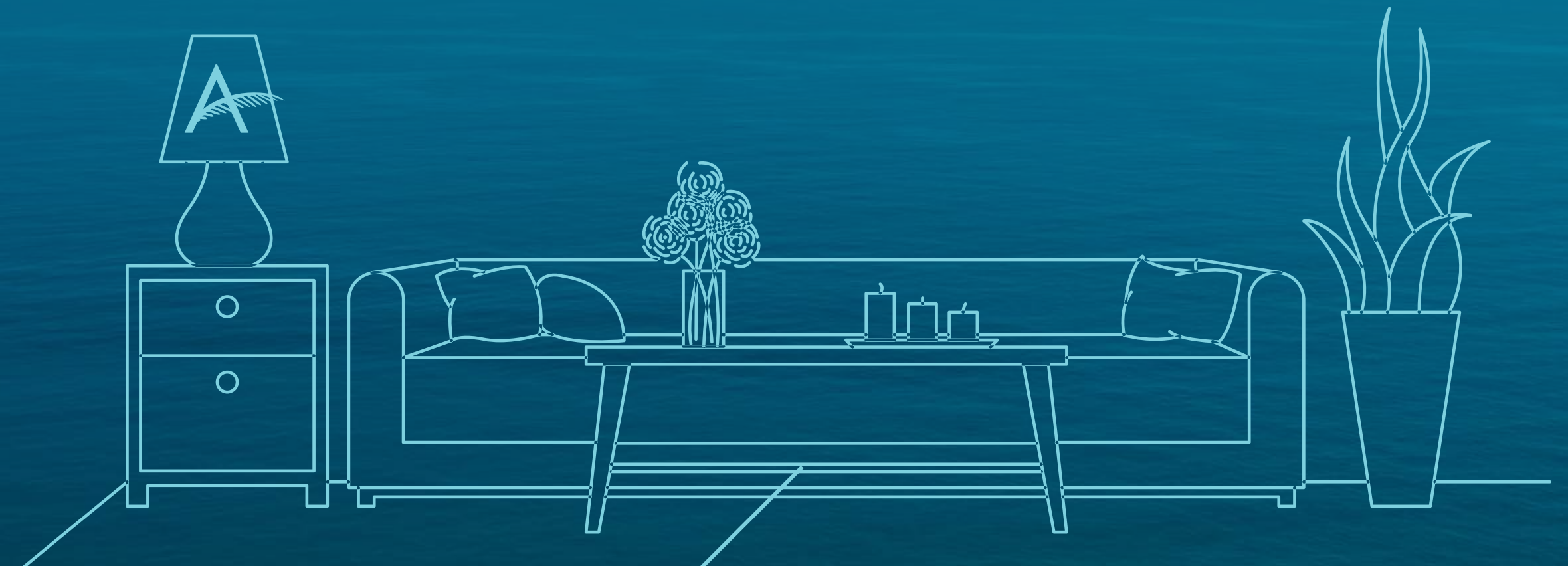
You cannot resist the immensely wonderful family time in your garden! Breathe in the breezes of love as you unwind a long day in the lush green hangout space that has been carefully designed for you.

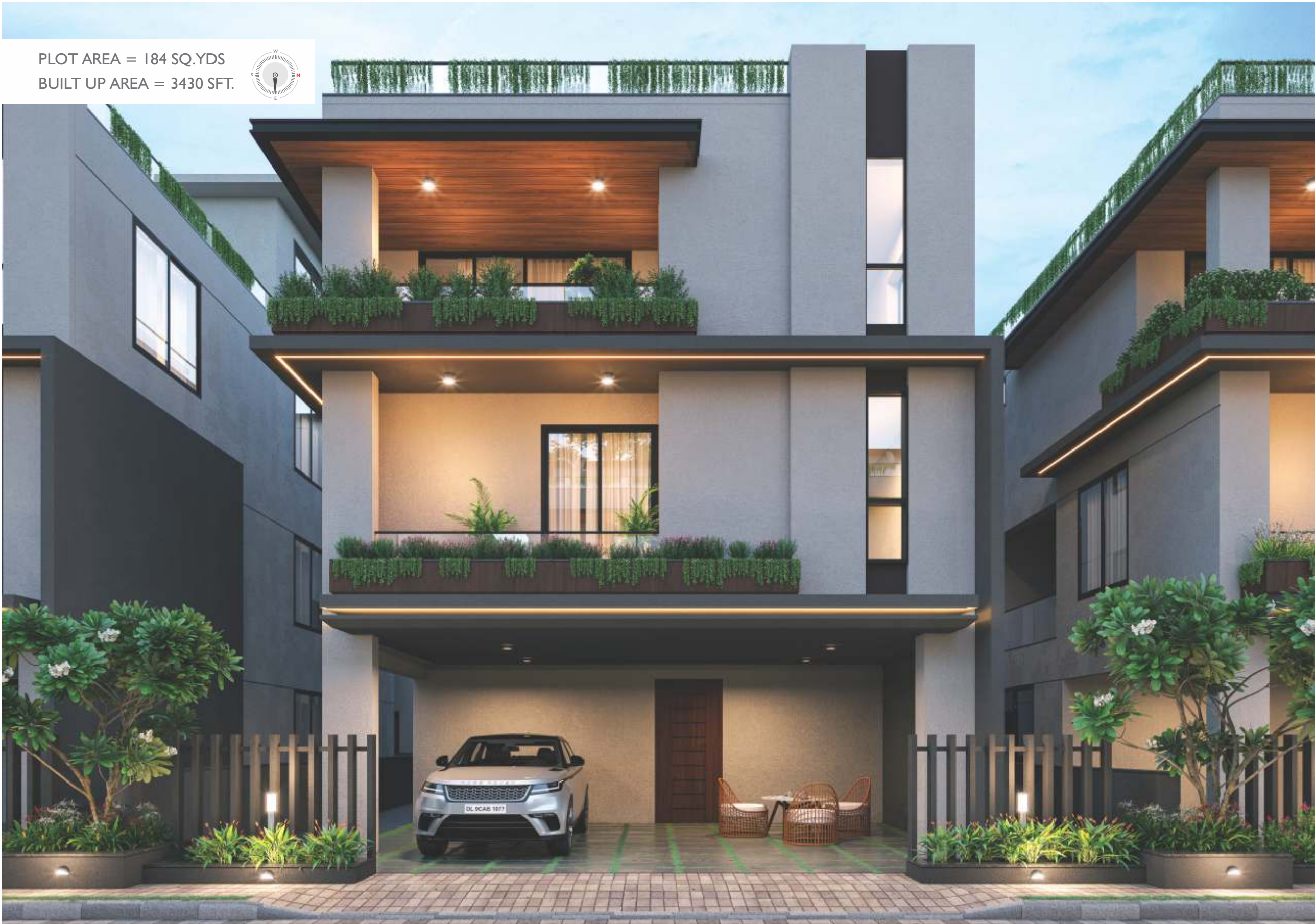



OUTDOOR LOUNGE

LUXURY IN EVERY *Square feet*

Every corner of your home beholds a story to tell. Keeping this in mind, we demonstrated a strong sense of conscientious planning. The superbly designed luxurious interiors within the splendidly planned Villas redefine the way of living coaxing a magnificent livelihood.



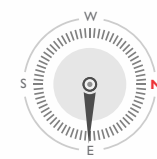


Ground Floor



GROUND FLOOR

- 1. PARKING
- 2. MULTI-PURPOSE / AV ROOM - 12' X 21'
- 3. MAID ROOM - 7'9" X 8'
- 4. TOILET - 4'9"
- 5. ENTRANCE LOBBY - 12' X 9'6"
- 6. STAIRCASE
- 7. LIFT - 5'X5'

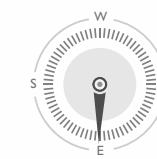


First Floor



FIRST FLOOR

1. DINING - 16'9" X 11' 2. KITCHEN - 7'8" X 11' 3. UTILITY - 5'
 4. LIVING ROOM - 14'3" X 11'3" 5. LIFT - 5' X 5'
 6. LOBBY - 7'4" X 9'3" 7. BEDROOM - 16'6" X 12' 8. TOILET - 8'X5'
 9. WALK-IN CLOSET - 8' X 5' 10. STAIRCASE

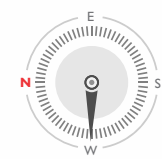
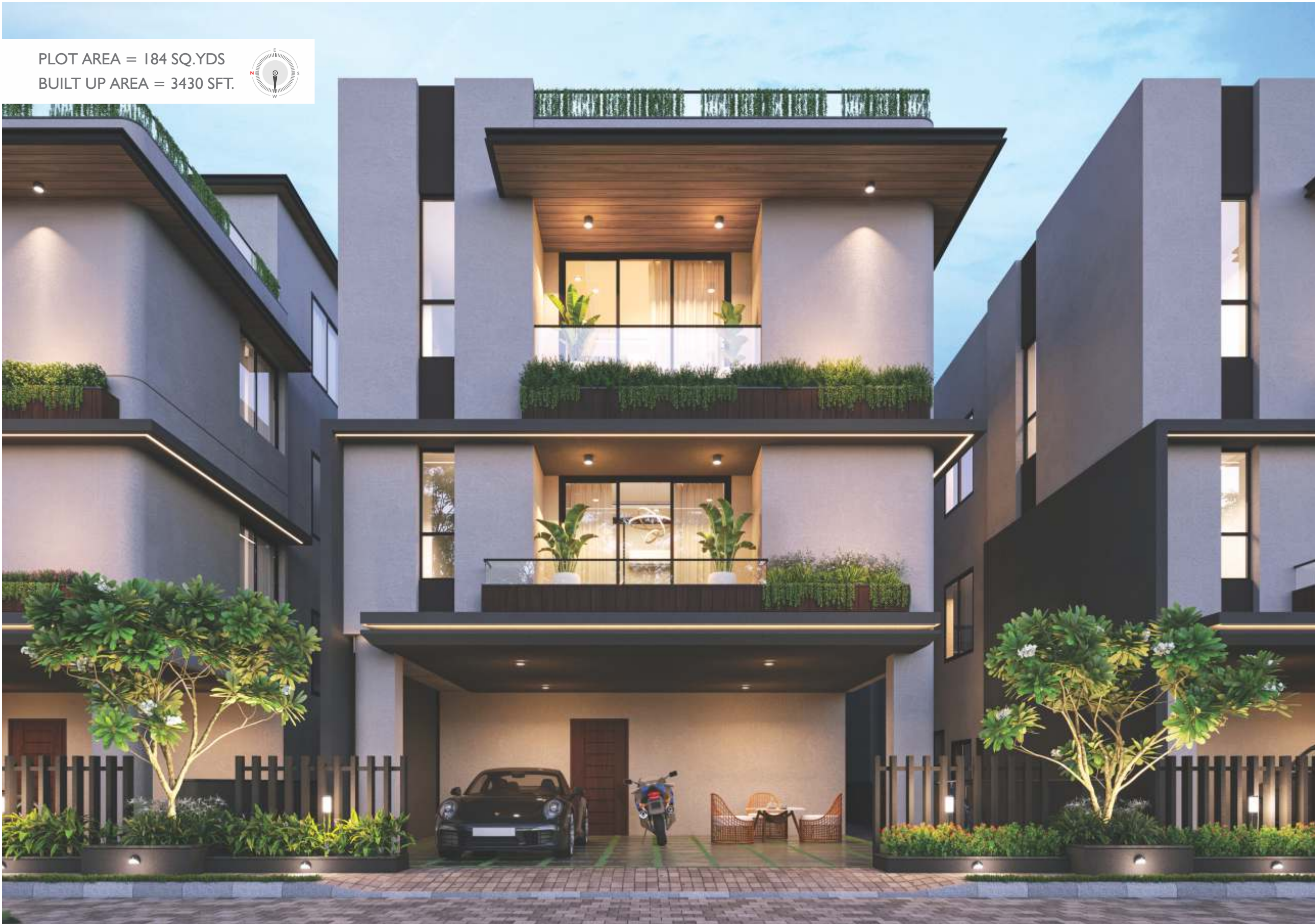


Sechond Floor



SECOND FLOOR

1. FAMILY LONGUE - 11'0" X 13'0" 2. BEDROOM 1 - 16'6" X 12'
 3. WALK-IN CLOSET - 8' X 5' 4. TOILET - 8'X5' 5. BALCONY - 6'
 6. POOJA ROOM 7. LIFT - 5' X 5' 8. BEDROOM 2 - 13' X 12'
 9. WALK-IN CLOSET - 5'0'X6'0" 10. TOILET - 7'9"X6'0"
 11. LOBBY - 7'4' X 9'3" 12. STAIRCASE

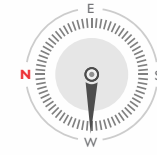


Ground Floor



GROUND FLOOR

1. PARKING
2. ENTRANCE LOBBY - 5' WIDE
3. LIFT - 5'X5'
4. MAID ROOM - 8'3" X 9'0"
5. TOILET - 8'3"X4'0"
6. MULTIPURPOSE / AV ROOM - 19'3" X 11'9"
7. TOILET - 4'9" x 11'9"
8. STAIRCASE

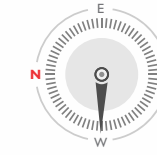


First Floor



FIRST FLOOR

1. LIVING ROOM - 14' X 21'
2. DINING ROOM - 14' X 21'
3. KITCHEN - 8' X 11'9"
4. UTILITY - 4'6"
5. POOJA ROOM
6. BALCONY- 4'9"
7. BEDROOM - 17' X 12'
8. WALK-IN CLOSET - 7' X 7'3"
9. TOILET - 7' X 8'
10. BALCONY - 4'9"
11. LIFT
12. STAIRCASE



Second Floor



SECOND FLOOR

1. FAMILY LONGUE - 14' X 12'6"
2. BEDROOM I - 10' X 13'3"
3. TOILET - 10' X 5'
4. BEDROOM 2 - 17' X 12'
5. WALK-IN CLOSET - 7' X 7'3"
6. TOILET - 2'7' X 8'
7. BALCONY - 4'9"
8. SITOUT - 10'6" X 7'6"
9. LIFT
10. STAIRCASE



VILLA NO	PLOT AREA SQ. YARD	FACING	TOTAL BUILT UP AREA (SQ.FT)
1	183	WEST	3430
2	183	WEST	3430
3	183	WEST	3430
4	183	WEST	3430
5	183	WEST	3430
6	183	WEST	3430
7	183	WEST	3430
8	183	WEST	3430
9	183	WEST	3430
10	183	WEST	3430
11	183	WEST	3430
12	183	EAST	3430
13	183	EAST	3430
14	183	EAST	3430
15	183	EAST	3430
16	183	EAST	3430

VILLA NO	PLOT AREA SQ. YARD	FACING	TOTAL BUILT UP AREA (SQ.FT)
17	183	EAST	3350
18	183	EAST	3350
19	183	EAST	3430
20	183	EAST	3430
21	183	EAST	3430
22	183	EAST	3430
23	184	WEST	3430
24	184	WEST	3430
25	184	WEST	3430
26	184	WEST	3430
27	184	WEST	3350
28	184	WEST	3350
29	184	WEST	3430
30	184	WEST	3430
31	184	WEST	3430
32	184	WEST	3430
33	185	WEST	3430



GUARANTEEING A SAFE *Community*

We surpass the safety norms by creating a secure environment for each individual and adopting all safety precautions. Palm Villas is a perfect environment for you and your family, with 24-hour CCTV surveillance, a biometric lock system, reinforced glass balcony railings, and more.



Specifications



STRUCTURE

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



SUPER STRUCTURE

9" thick brickwork for external walls. 4" thick brickwork for internal walls as specified by our architects using Red / light weight 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).

(c) Balcony - wooden/Stone finish tiles.

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



DOORS

MAIN DOOR: Crafted designer hardwood frame with premium finished teak veneer flush shutter

INTERNAL DOORS: Designer hardwood frame with premium finished laminated flush shutter



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 (kohler, Roca or equivalent) with concealed flush tanks.

Showers and faucets of kohler, Roca or equivalent make with high flow diverters.

Washbasin of Kohler, Roca, or equivalent make



WINDOWS

UPVC Full length french doors in living areas and UPVC windows in bedrooms and toilets of reputed make with mesh provision



ELECTRICAL

Concealed copper wiring with PVC insulated wires and

modular switches of reputed make (Finolex or equivalent for wires), (Legrand/Schneider for switches).



ELEVATION

Aluminium hand railings with toughened glass, Shera Planks, Glass, Textured Putty as per Architect Designs



RAILING

Stainless steel railing for staircase



GENERATOR

24 hrs power back up for villas and 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



LANDSCAPING

All round landscaping of the community as per landscaping consultant designs.

NOTE:

- 1) Our technical consultant may alter specifications for betterment at any stage of construction and their decision will be final.
- 2) Charges for connection of electrical supply, sewage, water connections, G.S.T, registration, sales tax, service tax, labour cess, any other unspecified taxes levied by government body to be bared by the purchaser. Any locational changes in the a/c outdoor and indoor units and elevational changes will be not be allowed. outside grills for balconies are not allowed.



THE CREATOR OF PASSIONATE

Projects

Muthyala Sri Krishna Satish is a graduate of Warwick Business School with a degree in Finance and Economics. With a passion for developing projects that create value for customers, he ventured into the real estate and construction industry a decade ago by establishing AYAANSH INFRASTRUCTURE. Over the years, he has worked on building dreams into reality by constructing close-knit residential projects, gated communities, luxury apartments and villas. Ayaansh's projects stand out as one of the most impressive projects in the region, a true reflection of the commitment of the developer's exceptional attention to detail and accurate planning. His ongoing and future projects focus on core elements such as a future-friendly approach, eco-conscious planning and adherence to global standards. With a keen eye towards the future, he is committed to creating realms that will make a difference today and for generations to come.



AYAANSH PROMENADE

SAGAR NAGAR, VISAKHAPATNAM
18 PREMIUM 4-BHK RESIDENCES

Ayaansh Promenade displays the fine art of treating mega spaces in full regalia at the seashore in Sagar Nagar. The 6-floor tower on Beach Road has 18 premium 4-BHK apartments that offer you a world of comfort and convenience. It's a home to just 18 families, three families per floor. The all-west-facing apartments showcase spaces that are built in tasteful architecture, top-class brands and shining interiors. The apartments take the living experience to a new high. This deluxe quality construction provides a space for you and your family to spend quality time on the shores of the Bay of Bengal.



VIHAANA GRANDEUR

LAKSHMIPURAM, VISAKHAPATNAM
8 ACRES - 150 VILLAS

Vihaana Grandeur, a Luxury Gated Community Villa Project, located at Vepagunta Pinagadi Road. Total 10-acre plot being developed as a gated community with Villas in Phase I and Apartments in Phase 2 along with all amenities. This prime residential property is just off the proposed 150ft main road within 5 minutes driving distance from Vepagunta Junction. The entire land area is designed with a master plan, including a modern clubhouse and adequate space for outdoor recreation facilities. Professionally curated landscaped gardens create the perfect environment for the whole family to relax, rest and play.



ADYSSA

BHEEMILI, VISAKHAPATNAM
120 UNITS - WEEKEND HOMES

The project is designed as a G+4 building with units of 700 sqft. (approx). It is well landscaped and provides amenities such as a rooftop infinity swimming pool, home theatre, a well-equipped AC gym, a children's play area and games like billiards, table tennis, ice hockey boards etc. The project also facilitates two restaurants and a spa along with a banquet hall for marriages, business conferences, seminars, birthday parties etc. It is a Joint Development project on a concept of weekend homes, Adyssa is a semi-commercial and residential property with 96 units and 90,000 sqft.

AYA ANSH
PALM VILLAS



LOCATION MAP
(Not to Scale)





Ground Floor, Pavan Adithya Building Plot No 28, Lawsons Bay Colony, Visakhapatnam - 530 017
Ph: 0891 4055269, Mob: +91 81438 83356 Email: info@ayaanshinfra.com

www.ayaanshinfra.com

Architects
aakaar 
www.aakaararchitects.in
Visakhapatnam , A.P.
Ph: 0891-2560202

Structural Consultant
PROF K. RAMBABU
Andhra University

Landscape Consultant



Member of
CREDAI 

Disclaimer: This Brochure is purely conceptual and not a legal offering. The Promoters reserve the right to change any specification, amenities, floor plans, etc. mentioned here as required