

DEVELOPER



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a project of







# HIGH ALTITUDE EXTRAVAGANCE

## HIGH ALTITUDE EXTRAVAGANCE

Sri Anjaneya Township is located in the most prestigious part of Vijayawada. Sri Anjaneya is an oasis of calm which allows you to live the life as you deserve - a life of comfort, a life of plenty and offers a range of facilities to make the life convenient. Much time has been spent to achieve an ideal balance between aesthetics and functionality- to create a home that you will be proud to own. Enough thought has been given to anticipate your needs and give all the joys of owning your home without any facility or feature left.





# AN OASIS OF SERENITY & LUXURY



Sri Anjaneya Township is a luxurious community backed with quality and craftsmanship. The elegant community comes with beautiful open spaces and world-class amenities which you always desired. With beautifully designed Jogging Tracks, Imposing Club House, Lawns, Swimming Pool sets you at par with international lifestyle. It is situated conveniently to access every important place in Vijayawada.







## AN OASIS OF SERENITY & LUXURY

Sri Anjaneya Township has provided a Mini Open Theatre at your disposal for exclusive screenings of films exclusively for residents. Enjoy your favourite movie any time you choose. Or invite your community, friends or colleagues for a private party.







## STAR STUDED FEATURES

- CRDA Approved, Located in Edupugallu, Bandar road, Near I.G. Registrar's Office
- 3.85 acres fully Developed Gated Community
- Contemporary Architecture Designed by RAW
- Sophisticated Community with Captivating Open and City Views
- 200 Flats in G+4 Floors
- 1350 sft. to 1818 sft. Areas
- Children Park
- Elders Park
- Effortfully Developed Lawns Available for Private and Community Gatherings
- Swimming Pool with Deck and Lounge
- High-performance Fitness Gym and Other Programs
- Urban Garden Planted with a Variety of Seasonal Plants
- 24/7 Security and High Performance CC Cameras
- Outdoor and Indoor Games
- Jogging Track
- Elite Amenities Club House







18,000 SFT  
LUXURY  
CLUB HOUSE

## A BOUNTIFUL ENTERTAINMENT

Life at Sri Anjaneya Township has a stunning 18,000sft Club House. It offers an exclusive array of recreational and leisure facilities that could rival any resort. Enjoy exclusive use of the Club House, Spa, Beauty Salon, Steam and Sauna. Keep yourself fit at the Fitness Centre, Jogging Track, Cycling Track. Or a quick game of Table Tennis, Billiards/Snooker, Carrom. Children's Play Area and Multi Purpose Hall that can be used for private parties. Elders can relax at Meditation/Healing Gardens.







# RECREATION. REJUVENATION. SERENITY.

## LUXURY FEATURES

- A Welcome Lounge Area
- Fitness Centre with State of the art Gym
- Wellness Centre with Spa, Steam & Sauna
- Pagodas / Gazebos
- Gathering Plaza with Multipurpose Hall



## INDOOR GAMES

- Billiard or Pool Tables
- Table Tennis
- Carrom
- Chess

## OUTDOOR GAMES

- Toddlers Play Area
- Swings for Kids
- Jogging Tracks
- Cycling Track
- Meditation/Healing Gardens







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## A PRIVATE AFFAIR

Sri Anjaneya Township has provided a Mini Theatre at your disposal for exclusive screenings of films exclusively for residents. Enjoy your favourite movie any time you choose. Or invite your community, friends or colleagues for a private party.







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## CONVENIENCE OF SHOPPING

Time is money in today's context. For your convenience, just across the road. Sri Anjaneya Township has constructed a beautiful commercial space is planned so that you can just walk-in and purchase all the stuff you need. Be it a quick bite at the Eatery Joint on the top floor or a quick cheque-drop at the bank. Convenience is at your fingertips at Sri Anjaneya Township.

### Suitably Designed for

- Banks
- Offices
- Restaurants
- Shopping







ආනන්දා ටවන්ෂිප් හිදී නිර්මාණය කර ඇති ජනප්‍රිය වෙළඳාමේ සඳහා සකස් කළ ප්‍රදේශයක් මගින් ඔබගේ ජීවිතයේ වටිනාකම වැඩි කිරීමට අවස්ථාවක් ඇත. ඔබගේ ජීවිතයේ වටිනාකම වැඩි කිරීමට අවස්ථාවක් ඇත.

RECREATION.  
REJUVENATION.  
SERENITY.



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# UNIT PLANS

West Facing | 3BHK | 1714 sft.



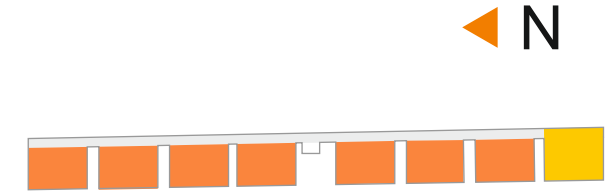
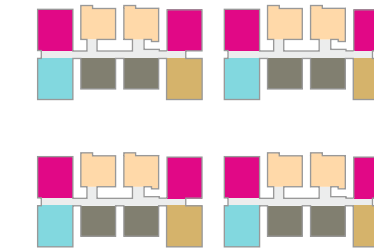
East Facing | 2BHK | 1251 sft.



EAST Facing | 3BHK | 1714 sft.



EAST Facing | 2BHK | 1288 sft.





# UNIT PLANS

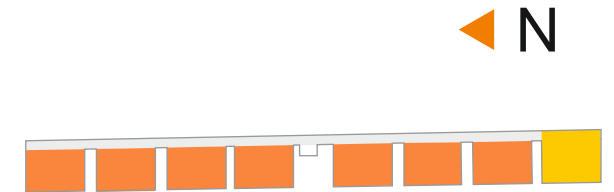
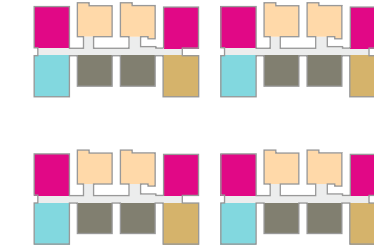
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■ West Facing | 2BHK | 1251 sft.



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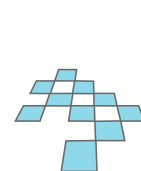




# SPECIFICATIONS



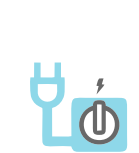
**STRUCTURE**  
RCC framed structure. 6" solid cement blocks for exterior walls & 4" solid cement blocks for internal walls.



**FLOORING**  
24" X 24" Vitrified tiles for living, dining, kitchen and bedrooms. Ceramic tiles for balconies and utility. Anti-skid tiles in toilets of a minimum size of 12"X 12".



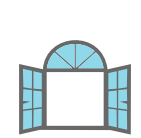
**KITCHEN**  
Black granite Platform with stainless steel sink 2ft glazed tile dado above granite kitchen platform. Provision for Aqua - guard point. Provision for washing machine in utility area.



**BACKUP GENERATOR**  
Standby generator for light in common area, lifts and pumps 1 KVA power backup to each apartment.



**PAINTING**  
One coat of primer and two coats of emulsion paint with smooth finish for Interior walls and common areas. Exterior Walls - One coat of primer and two coats of emulsion paint



**WINDOWS**  
UPVC window shutters with 3 tracks.



**SOLAR WATER**  
Provision of Solar heated Water.



**ELECTRICAL**  
Power Supply of 3KVA for 2BHK and 5KVA for 3 BHK apartment. Concealed conduits with good quality Copper wire of standard make. Modular electrical switches- equivalent. One Earth Leakage Circuit Breaker (ELCB) for each apartment. One Miniature Circuit Breaker (MCB) for each room. Points for Geyser in toilets, Washing Machine in utility, Refrigerator in Kitchen or Dining, Microwave Oven in Kitchen, Air Conditioner in Master Bed Room, TV & Telephone Point at Living and master bedrooms.



**DOORS**  
Main Door - Teak frame with moulded skin shutter. Internal Doors -Sal wood frames with moulded skin shutters.



**TOILETS**  
Colored glazed tiles upto 7ft. height. Fitting & Accessories - EWC and wash basins (white color) of equivalent make. Hot and cold valve mixer, pillar cock, health faucet in each toilet of half turn of standard make.



**SECURITY**  
Round the clock security. Intercom facility from each apartment to security room, club house and other apartments.



**LIFTS**  
8 passenger automatic lift.

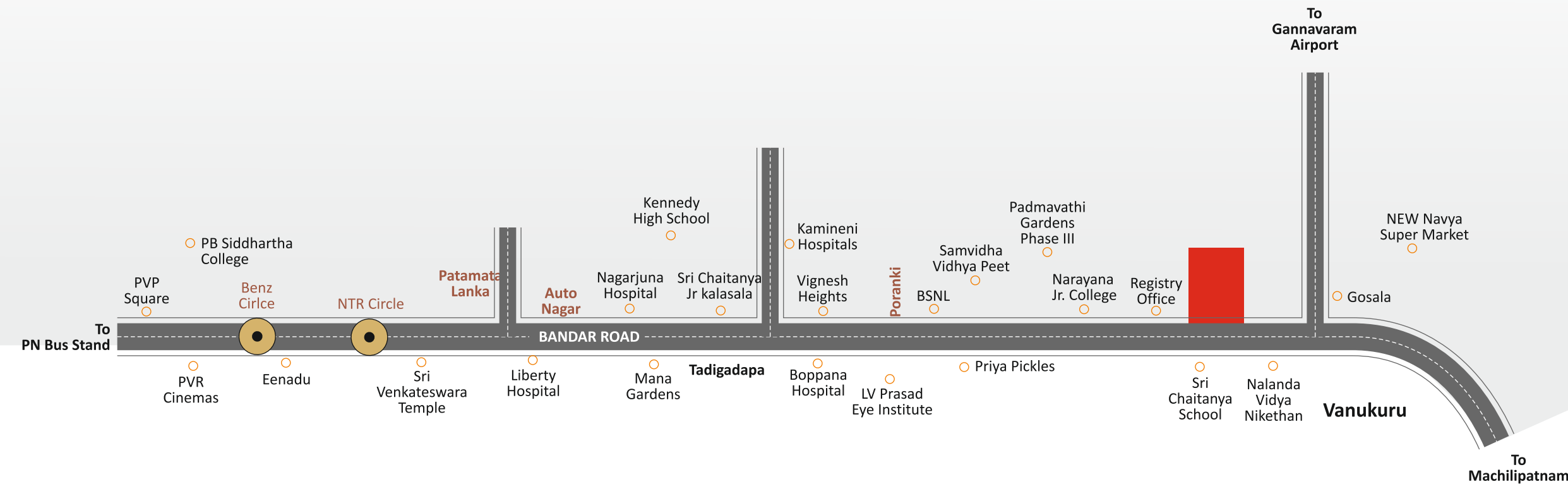




# A COMFORTING LOCALE FOR STRIKING AN IDEAL WORK-LIFE BALANCE

The location puts you on the edge of a happening lifestyle. It offers a great chance of living close to areas that are most visited and offer a host of facilities. Added to this, the quiet neighbourhood and best of urban amenities let you experience the very finest of modern living.

## LOCATION MAP (NOT TO SCALE)



### close to

#### EDUCATIONAL INSTITUTES

Narayana Junior College  
Sri Chaitanya Jr. kalasala  
Nalanda Vidya Nikethan  
Delhi Public School  
Dhanekula Inst. of Eng. & Tech.  
School of Planning & Architecture

#### HOSPITALS

LV Prasad Eye Hospital  
Kamineni Hospitals  
Liberty Hospital  
Boppana Hospitals  
Jabilli Hospitals  
Nagarjuna Hospital

#### RESTAURANTS/ FUNCTION HALLS

Relax Restaurant  
Mana Gardens  
Sri Lakshmi Narasimha Gardens  
Sweet Magic  
Domino's  
KFC

#### SHOPPING & ENTERTAINMENT

PVP Square  
PVR Cinemas  
Life Style  
Topsy Topsy  
Cinepolis



## LIVE VIBRANTLY ABOVE ALL ELSE

MBMR Real Estate Pvt. Ltd. enjoys a strong presence in real estate industry and has made its position as one of the consistent realtor since a decade. The company is one of the fastest growing entities in the realty sector with a difference that offers luxury for reasonable costs, excellent customer care levels with highest customer satisfaction index and the highest imaginable standards for the welfare of its staff, society as well as for the environment.

The Company has expertise in building quality commercial spaces, villas, residences, boutique apartments and layouts.

The company is managed by highly qualified professionals who are fully engrossed to ensure that the company maintains its high standards in quality construction, timely delivery and customer satisfaction. MBMR Real Estate has always strived hard to keep its commitments and thus enjoys an extremely resonant reputation in the construction industry.

#### For more details

##### Corporate Office

Plot No.101, MVL Legend,  
Salipeta Road, Poranki,  
Vijayawada - 521137

##### Site Address

Sri Anjaneya Township,  
Bandar Road, Edupugallu,  
Near Commissioner Office,  
Commercial Tax, Edupugallu

##### Contact

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Email: **sales@mbmrrealestate.com**  
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#### Architects & Engineer



3rd, RK MANSION, # 130, 7th Cross,  
Jayanagar 4th Block, Bangalore - 560010.  
Cell : +91 9972756699  
E-mail: rangaraoarchitect@gmail.com

#### Electrical Consultants

**SPRASAD & ASSOCIATES**  
Electrical Consulting Engineer.  
Hyderabad.  
Cell : +91 9959992859

#### Plumbing Consultants

**SVAD Consultants,**  
Flat No. 202, Block-3,  
Kalyans RBR Complex,  
Miyapur. Hyderabad-49,  
Cell : +91 9247807589

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