

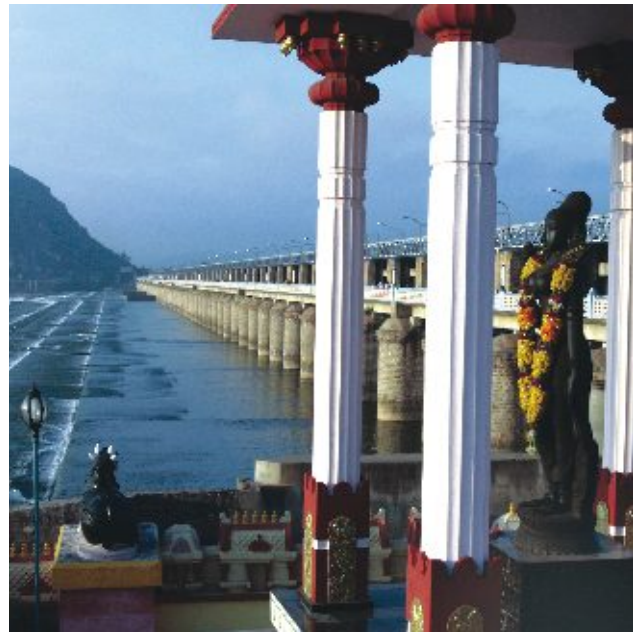
LEAD A SMART LIFE!

BOPPANA'S VALLURU EMPIRE

at Mogalrajapuram, Vijayawada



A PROJECT BY SREE DURGA ESTATES



THE CAPITAL CITY IS RISING...

As the capital city, Vijayawada is transforming into a smart city with well-planned development for work, lifestyle and recreation on par with any metro city in the world. A new zeal for change is empowering to build new landmarks in the city. In tune with happening future, Sree Durga Estates presents a boutique residential project in the midst of an enviable location. It's time to explore and enjoy life to the fullest with an apartment at **Boppana's Valluru Empire!**

PROJECT HIGHLIGHTS

VMC- Approved project

2 Blocks, 5 floors each

Deluxe quality construction

100% Vaastu

Central location

No common walls

Designer landscaping

Children play area

Adequate water supply

* Wood - work in all bedrooms with

Modular kitchen

* False ceiling in all bedrooms & living area

* 3 A.C. units of 1.5 ton capacity for 3BHK

flats & 2 A.C. units of 1.5 tons capacity for

2BHK flats

*** Amenities subject to payment**

BOPPANA'S VALLURU EMPIRE

at Mogalrajapuram, Vijayawada

Boppana's Valluru Empire offers elegant spaces in two and three bedroom apartments ranging from **1180 Sft to 1865 Sft**. An unrivalled quality and thoughtful amenities will greet you at every step. You will find latest designs in hi-end brands and material. While interiors are elegant, spacious sit-outs and windows connect you with streaming sunshine and breeze. Family bonding flourishes in this ambience.

TAKE TO NEXT LEVEL LIFESTYLE!

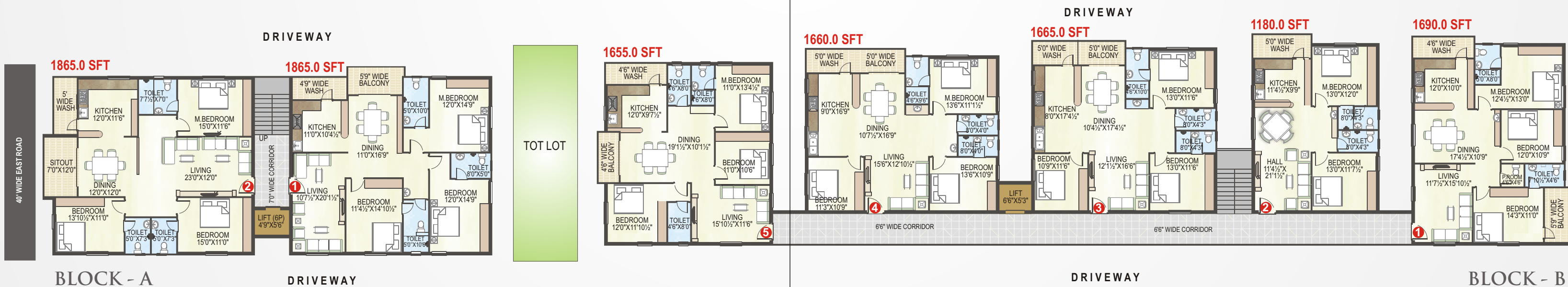




BLOCK - A



BLOCK - B



NORTH

TYPICAL FLOOR PLANS

BOPPANA'S
VALLURU EMPIRE

at Mogalrajapuram, Vijayawada

SPECIFICATIONS

STRUCTURES

FRAMED STRUCTURE

R.C.C. framed structure to withstand seismic loads.

SUPER STRUCTURE

All internal walls of 4½ inch thickness, using high quality lightweight moulded clay red bricks. Outer walls of 9 inch thickness, using high quality lightweight moulded clay red bricks.

PLASTERING

Internal: Double coat cement plastering for walls and single coat cement plastering for ceilings with two coats of smooth finish.

External: Double coat plastering for external walls, RCC and masonry surfaces.

WOOD WORK

MAIN DOOR

Total Teakwood frames and Teak wood main door with melamine finish fitted with Godrej locks, handles and fittings of reputed make.

INTERNAL DOORS

Machine made frame with mold panels shutters doors with painting and Godrej locks, handles and reputed make fittings.

WINDOWS & GRILLS

UPVC Windows with glass and safety grills.

TILES (FLOORING)

LIVING / DINING / ENTRANCE

FOYER/ ALL BEDROOMS

Vitrified (2*2) tiles of Rak/Johnson make of good quality will be used in all internal flat floors except bathrooms, kitchen and Utility.

BATHROOMS, KITCHEN AND UTILITY

Acid Resistant, Anti-skid Ceramic Tiles of Naveen/Johnson make.

STAIRCASE RAILING

SS railing will be used.

BALCONIES

(1*1) Tiles of good quality

PARKING AREA

Anti-skid parking tiles will be provided in the Parking Area.

TILES (CLADDING)

DADOING IN KITCHEN

Glazed ceramic tiles of good quality (1*1 size) up to 4 feet above kitchen platform.

DADO IN TOILETS

Glazed ceramic tiles of good quality (2*1 size) up to 6 feet height in toilets.

UTILITIES / WASH

Glazed ceramic tiles of good quality.

KITCHEN PLATFORM

Black granite cooking platform with stainless steel sink with provision for fixing water purifier and sufficient electrical power outlets.

PAINTING

External

Walls with Weather Shield paints. Texture paint of acrylic exterior emulsion for front elevation.

Internal

Internal walls and ceiling with smooth Altek finish with emulsion paint (Asian Paints).

Servant Quarters & Service Areas

Two coats of acrylic Oil Bound Distemper (OBD) over one coat of primer.

PLUMBING & SANITARY

All bathrooms consist of best quality polished chrome (CP) fittings of Cera/Jaquar make. Sanitary ware fixtures of Hindware / Cera. ISI mark GI piping lid / CPVC piping of adequate size.

Superior quality PVC for sanitary piping, drain piping and venting system of adequate sizing.

Provision for geysers in all bathrooms.

ELECTRICAL

Concealed copper wiring Polycab or equivalent with adequate points and Legrand.

SHELVES

Premade shelves in all bed rooms & kitchen and bathrooms.

POWER BACK UP

Kirlosker Generator (Back up) will be provided for all the common areas/services/lifts, flats except A.C's & geysers

CENTRALIZED WATER SUPPLY

Centralized underground and overhead storage tanks of suitable capacity.

TAPS

Jaquar/Cera/Ess or equivalent make taps will be used in all places wherever required.

LIFT

Lifts of 6-passengers capacity of Johnson/Kone will be installed with V3F for energy efficiency backed up by generator in case of power failure.

AMENITIES

A) Intercom facility from Security to each flat.

B) 24 hrs Video surveillance system at the entrance and parking area.

C) Solar fencing on the compound wall.



Sree Durga Estates is a leading construction company building residential, commercial and infrastructure projects for over 15 years. Sree Durga Estates built duplex villas, apartments and layouts providing quality spaces in latest designs. The company has built over 10 lakh Sft area with five million Sft area under construction in Hyderabad and Vijayawada. The company is led by Sri Boppana Ramesh, an engineer and an entrepreneur in Information Technology. He delivers excellence through on-time completion and fiscal discipline for discerning customers.



KVR PARADISE, BACHUPALLY, HYD



TSR CENTRAL, VJA



SAS CLASSIC, VJA



A4 LOUNGE, KONDAPUR, HYD



PVR MEADOWS, MALLAMPET, HYD



SS GRANDEUR, KPHB COLONY, HYD



PARADISE APARTMENTS, BACHUPALLY, HYD



POORNA PRIDE, MIYAPUR, HYD



LOCATION MAP
(NOT TO SCALE)

PVP SQUARE MALL



TRENDSET MALL



DV MANOR



MURALI FORTUNE PARK



When the best of city amenities are just a few minutes away, life is bountiful and blessed. Built at Mogulrajapuram, Boppana's Valluru Empire enjoys the enviable location. City's plush malls, shopping, fine dining and schools are located within a few minutes drive on wide roads. With every civic amenity spread around your home, life takes off with an apartment at **Boppana's Valluru Empire**.

- PVP Mall - Walkable distance
- Lifestyle - Walkable distance
- Fortune Murali Hotel - Walkable distance
- Siddhartha Mahila College - Walkable distance
- Prashanth Hospital - Walkable distance
- MG Road - Walkable distance
- Benz Circle - 1 Km
- Bus Stand - 3 Kms
- Railway Station - 3 Kms



PROMOTERS

101, Boppana's A4 Lounge
Opp. Surya Towers, Near HITEX
Kondapur, Hyderabad - 500 084
Website: www.sreedurgaestates.com
Email: sales@sreedurgaestates.com
Ph: +91 9550 65 65 65 (MD),
Sales: +91 99088 45111, 99088 455 11

SITE ADDRESS

Beside Prashanth Kumar Hospital
APSEB City Central Colony
Labbipet, Mogalrajapuram,
Vijayawada - 520 010, AP



ARCHITECTS
Akshaya Infra Consultants Pvt. Ltd.
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