



Sri Padmavasam

Uber Luxury Villas





A SYMBOL OF PERFECTION

Where petals unfold in golden grace,
A sanctuary rises in a timeless space.
Bathed in light, pure and divine,
A home where joy and grandeur entwine.

Each breath echoes wealth untold,
Framed in opulence, draped in gold.
Serene as the Lotus, tranquil and bright,
A haven of bliss, bathed in light.

Here, divinity graces every door,
Prosperity flows forever more.
A life of splendour, rare and true



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Awaits you at Padipeta, Tirupati

A Bloom of Perfection

A Garland of Lotus Blossoms Where Divinity Graces Luxury



*“Vishnupatni Jaganmatah Vishnu Vakshasthalasthite I
Padmasane Padmahaste Padmavati Namostute” II*



Choose a Smart Address
Live in a Smart Villa



Sri Padmavasam

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1st

Time in Tirupati

5-Star Living in
Villa Community

Elevate your lifestyle at **Sri Padmavasam** benchmarked to 5-stars in an environment defined by detail to an unparalleled level. Here is an address to experience exclusivity and opulence in the sight of sacred 7 Hills and Sri Padmavati Ammavari Temple at Tiruchanur. Be it the choice of triplex villa designs, exceptional interiors, or meticulously rendered outdoors, club recreation and tranquil location - your home is one-of-a-kind at Tirupati.



A Lifestyle that
Matches Your Dreams





Where Divinity Meets Luxury

Your villa at Sri Padmavasam is a statement of class designed for only 70 privileged families. Here, the indoor and outdoor spaces blend seamlessly, soaking them in natural light and breeze. Whether it's family time in the dining and living spaces, focused study or work in dedicated spaces, serene moments in your bedroom, or unwinding with a movie, find your villa offering endless possibilities.

Acres
7.85
Luxury Gated Community

Only
70
Uber Luxury Triplex Villas

Villa Plots From
250 Sq Yds
to
458 Sq Yds

4 BHK
East, West
& North
Facing Villas

Home
Theatre
in Every Villa


Sri Padmavasam
Uber Luxury Villas
★★★★★





Fall in Love with an Elite Ambience



Refined Indoors with Divine Views

Sri Padmavasam villas display a seamless blend of traditional charm and modern sophistication. The villa design showcases personal niches and shared spaces to make every moment an experience. The opulent bespoke interiors make your villa one-of-a-kind. Overlooking the sacred Seven Hills and Sri Padmavati Ammavari Temple, this is the place to live.

Best-in-Class
Ventilation

Excellent
Space
Planning

Ample
Sunshine

High-End
Brand
Material

Vitrified
Tile
Flooring

Provision
for Lift
in each Villa



Sri Padmavasam

Uber Luxury Villas





Dining Area ▼

First Floor Living Room ▲



▼ Master Bedroom

▲ Children Bedroom



▲ Ground Floor Lobby Space



Modular Kitchen

**Well-designed Spaces
Functional & Elegant**


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Life unfolds effortlessly in every corner of villa that is built to inspire. It's a home where spaces flow in perfect harmony with your needs and aspirations.



Imagine heaven on earth at your premises




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Sri Padmavasam

Uber Luxury Villas



Far from Pollution, Closer to Everything

Project Highlights



TUDA & RERA
Approved Project



East, West &
North facing Villas



Underground
Drainage



7.85 Acre Luxury
Gated Villa
Community



Home Theatre
in each Villa



Sewage
Treatment Plant



All Round 6' High
Compound Wall



Underground
Electrical Cabling



24 hr Professional
Security with
CC Cameras



70 Premium
Luxurious Triplex Villas



Designer
Landscapes



24 hr Treated
Water Supply by
Pneumatic System



Rainwater
Harvesting



DG Power Back-up
for all Common Areas



100% Vastu
Compliant





Nature's Harmony

Open the windows and treat yourself to pleasant views of landscapes, flora and foliage. The outdoors is an inviting sight to participate in outdoor games, jogging and relax in seating areas enjoying sun and shade. No square yard is overlooked as the outdoors is designed to serve a purpose and delight the residents.

Oxygen-Rich
Environment

Activity /
Play Zones

Jogging Track

Chosen Plants
& Tree Species



Feel the warmth of green earth...



Outdoors



Designer Landscapes



Avenue Plantation



Parks & Play Areas



Ornamental Sculpture



33' & 40' Wide Internal Roads



Amphi-theatre



Seating Areas



Ganesh Temple



Street Lighting



Jogging Track



Outdoor Yoga Deck



Outdoor Fitness Centre



Badminton Court



Sri Padmavasam

Uber Luxury Villas





Unleash Energies & Indulge in Elite Ambience

It's like a privileged entry to a platinum class as you step into the exclusive clubhouse at Sri Padmavasam. It's the center of layout as residents flock to for different pursuits. Be it an alluring party, socializing over an Indoor game, toning your body at gym, or a swimming session or browsing peacefully, the clubhouse lets you relax, rejuvenate and connect for enriching memories.

An Exclusive 4-Level Clubhouse



Grand
Entrance Lobby



Meditation/
Yoga Studio



Swimming Pool
with Kids' Pool



Gymnasium



Library



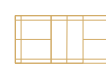
Indoor
Games



Guest Suites



Lavish
Banquet Hall



Indoor
Badminton
Court



Multi-purpose
Hall





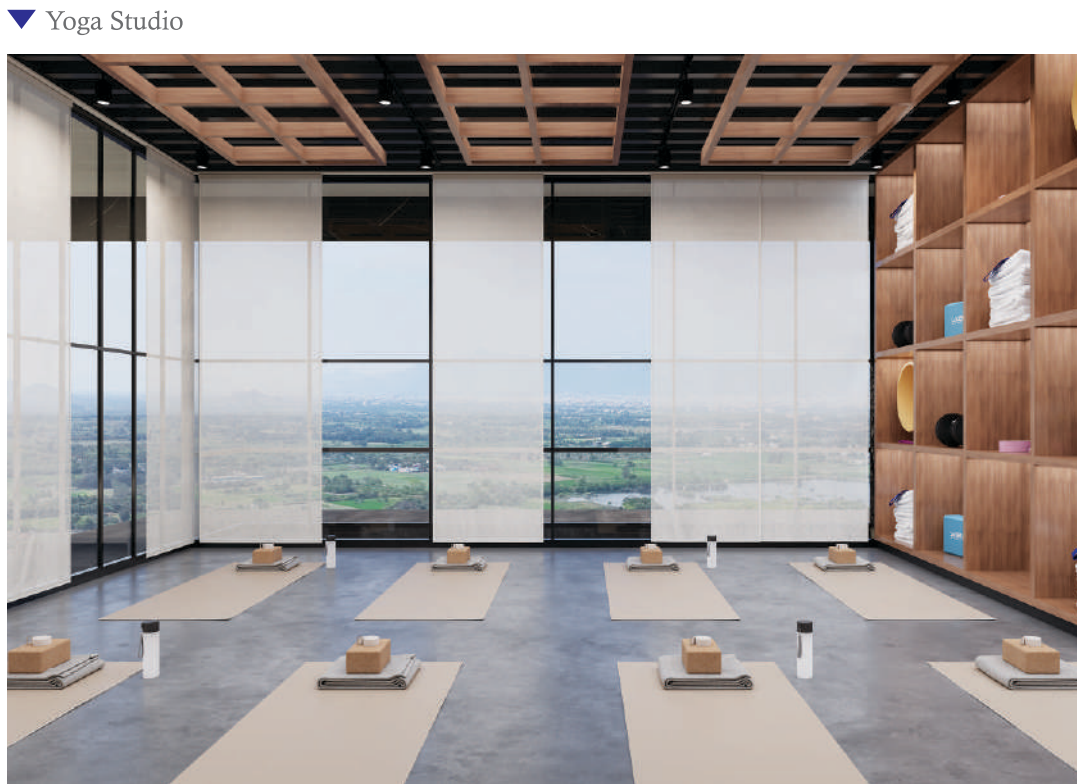
▲ Double Height Entrance Lobby & Reception



▲ Fully Equipped Gymnasium



▲ Terrace Swimming Pool



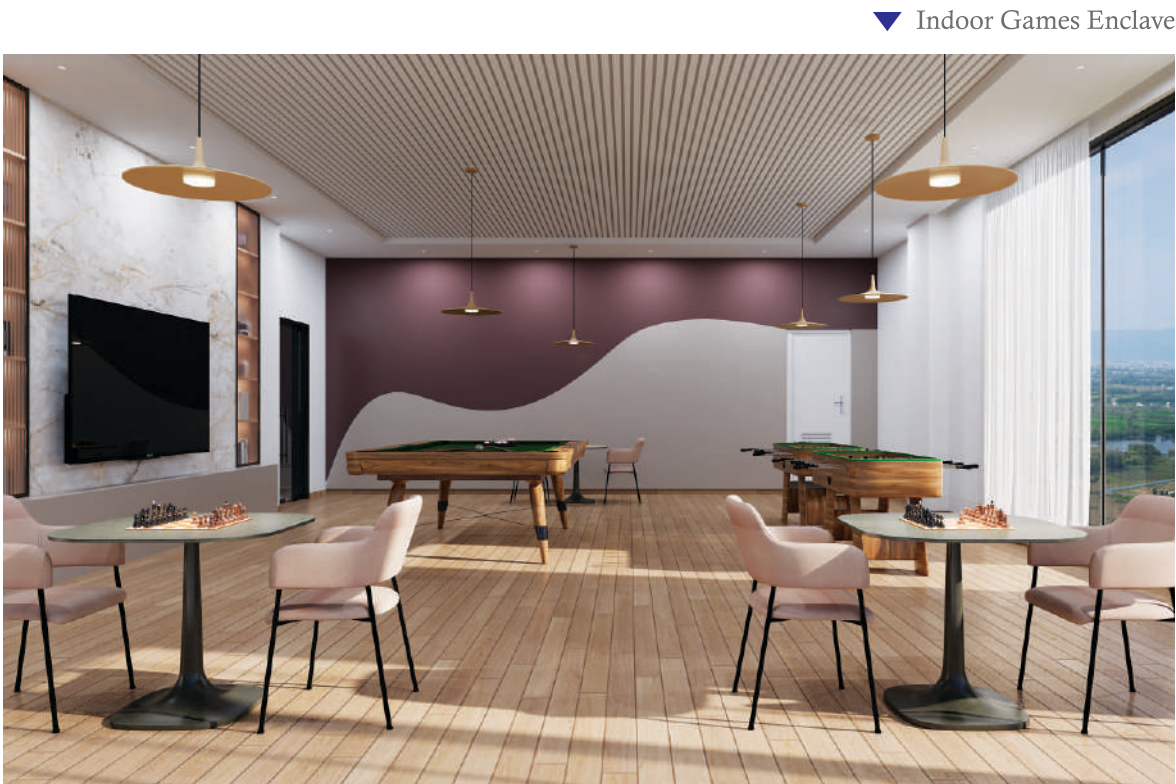
▼ Yoga Studio



▼ Work-From-Home Space



▼ Library & Reading Room



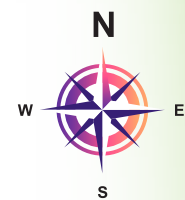
▼ Indoor Games Enclave



▼ Banquet Hall



Site Layout Plan



Legend

- 01. Entrance
- 02. Pathway
- 03. Grass Pavers
- 04. Drop-Off Zone
- 05. Amphitheater
- 06. Play Area
- 07. Party Lawn
- 08. Shuttle Court
- 09. Temple Area
- 10. Children Play Area
- 11. Open Gym



TYPE 1

Sri Padmavasam
Uber Luxury Villas
★★★★★



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

East-facing Triplex Villa

266.6 Sq yds | 60 X 40

Area Statement

No of Floors	G+2
Ground Floor	1426 Sft
First Floor	1426 Sft
Second Floor	1426 Sft
Terrace Room	112 Sft
Total Area	4390 Sft



TYPE2



Sri Padmavasam

Uber Luxury Villas

★★★★★



West-facing Triplex Villa

266.6 Sq yds | 60 X 40

Area Statement

No of Floors	G+2
Ground Floor	1426 Sft
First Floor	1426 Sft
Second Floor	1426 Sft
Terrace Room	112 Sft
Total Area	4390 Sft



The Uber Prestigious Address in Tirupati



SPECIFICATIONS



STRUCTURE
R.C.C. framed structure to withstand wind & seismic loads



SUPER STRUCTURE
9" Thick solid/Red brick work for external walls & 4" thick solid/Red brick work for internal walls



WALL FINISHES
A) Internal Wall Finishes: Smooth plastered surface treated with putty and painted with emulsion.
B) External Wall Finishes: Sponge finished cement plaster and painted with exterior paint



DOORS
A) Main Door: Engineered wood/Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand (Godrej, Europa or equivalent)
B) Internal Door: Engineered wood/Imported Teak wood frame & Laminated flush shutter fixed with Godrej, Europa or equivalent lock
C) French Doors: UPVC/Aluminium door frames with glass paneled sliding shutters with provision for mosquito mesh track
D) Windows: UPVC window/Aluminium system with glass with provision for mosquito mesh track



FLOORING
A) Living & Dining: 800mm x 1600mm size vitrified tiles of best brand (RAK, Johnson, Kajaria, Simpola or equivalent)
B) Bedrooms: Vitrified tiles of best brand (RAK, Johnson, Kajaria, Simpola or equivalent)
C) All Balconies: Anti-skid ceramic tiles of best brand
D) Bathrooms: Anti-skid ceramic tiles of best brand
E) Staircase: Granite flooring



TILE CLADDING
A) Dado in Kitchen: Ceramic tiles dado up to 2'-0" height above kitchen platform of best brand
B) Bathrooms: Glazed/Matt finish/Ceramic dado up to 7'-0" height of best brand
C) Utility Area: Ceramic tile dado up-to 3' of the best brand



KITCHEN
A) Granite platform with stainless steel sink
B) Provision for fixing of RO system, exhaust fan & chimney



UTILITY/WASH AREA
Provision for washing machine & wet area for cleaning utensils etc



BATHROOMS
A) Premium quality ceramic washbasins of good brand (Hindware, Parryware, Johnson or equivalent)
B) Premium quality EWC of good brand
C) Premium quality single lever C.P. fittings of good brand (Hindware, Parryware, Johnson or equivalent)



ELECTRICAL
A) Concealed copper wiring of reputed make (Havells, Anchor, Kei, Polycab or equivalent)
B) Power outlets for air-conditioners in living and bedrooms
C) 3-Phase power supply in each unit
D) Miniature Circuit Breakers (MCB) for each distribution board of reputed make
E) Modular switches of reputed make (Havells, Schneider, Anchor, Legrand or equivalent)



LIFTS
Provision for Lift in each villa



STP
Sewage treatment plant of adequate capacity



GENERATOR
100% D.G. backup for common areas and 1KVA for each villa



SECURITY/BMS
A) Sophisticated round-the-clock security system
B) Surveillance cameras at the main security and entrance of each block



CLUBHOUSE & AMENITIES
A) Well designed clubhouse with facilities for Indoor games like chess, carroms, Table Tennis etc
B) Well equipped gym, Fitness zone, meditation room / Yoga room, aerobics, senior citizens' lounge, multipurpose hall, children play area, guest rooms
C) Main swimming pool with kids' pool & changing rooms.



WTP/STP
Domestic water made available through an exclusive water softening plant with water meters for each villa (Not RO plant)
A sewage treatment plant of adequate capacity as per norms will be provided inside the project.



RAILING
Balcony and staircase railing will be of SS/glass.



Sri Padmavasam

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A Sanctuary in Tranquility, Yet Well-connected

Live in an elite community in tranquility as the city is expanding towards Padipeta. Being at Sri Padmavasam means living in proximity to all urban destinations. You are just five minutes away from shopping, reputed schools, hospitals and fine dining. You're guaranteed to take lifestyle to a higher level with a seamless connect between city conveniences and rich mosaic of Sri Padmavasam skillfully balanced.



Connectivity

Reliance & More Super Market	-	2.5 Kms
Taj, Grand Ridge, Marriott & Lemon Tree	-	3 Kms
Railway & Bus Stations	-	5 Kms



Educational Institutes

Think Infinity Intl. School	-	0.5 Kms
Sri Chaitanya & Narayana Colleges	-	2 Kms
Edify & Podar International Schools	-	2 Kms



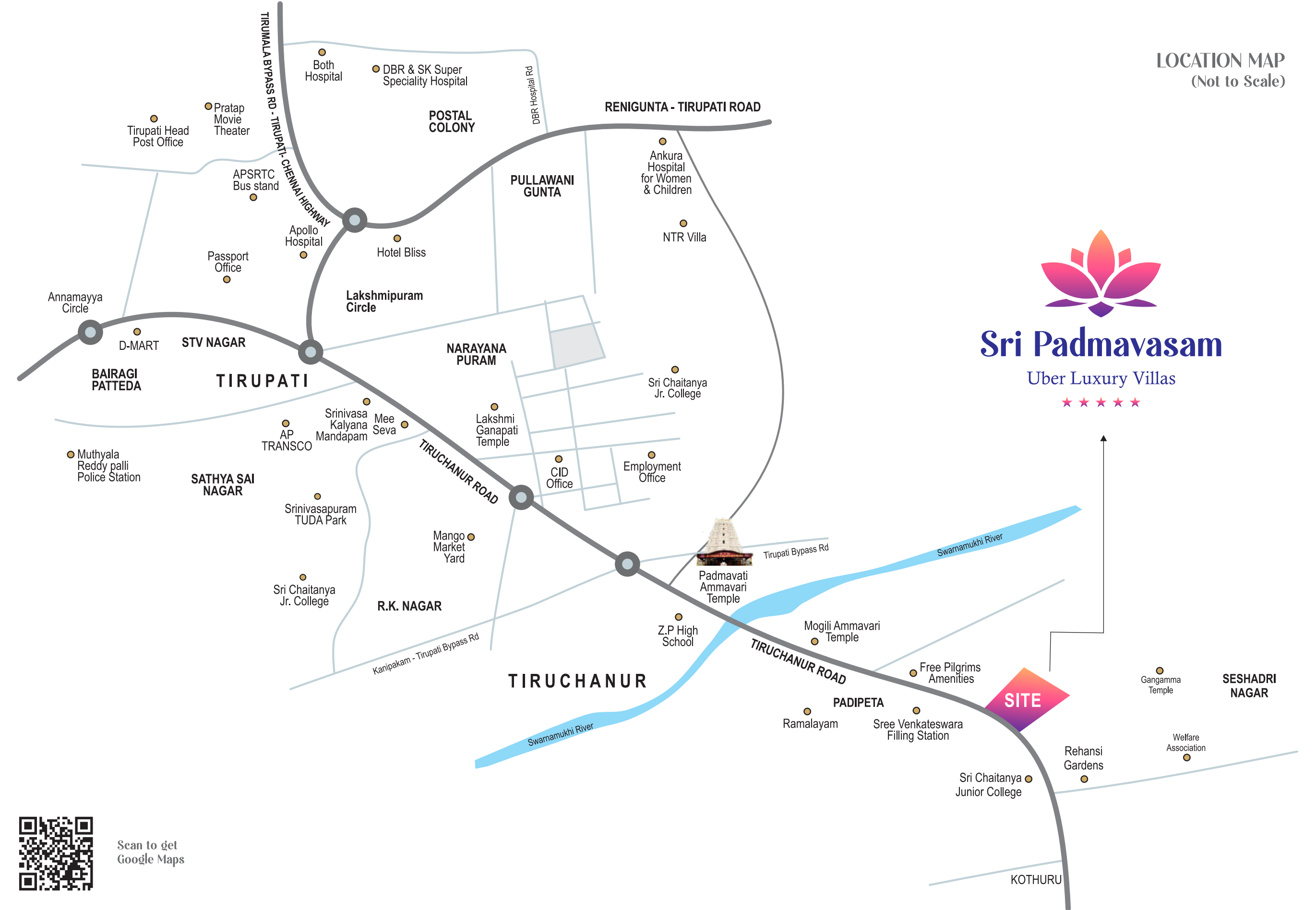
Hospitals

All Major Hospitals within	-	3 - 5 Kms
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Temples

Sri Padmavathi Ammavari Temple	-	2 Kms
Sri Prasanna Venkateswara Swamy Temple	-	10 Kms



LOCATION MAP
(Not to Scale)

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Scan to get
Google Maps

Kausthubham at Tirupati



Leading the change in Lifestyle Living



Nandanam at Tirupati



Brindavanam at Tirupati

Surakshaa Infra have been building integrated environments transforming lifestyle perceptions at Tirupati for over 23 years. The passion for latest designs, attention to detail and stringent quality standards make every project a landmark. Led by reputed technocrats, project managers and experienced workforce, the builders deliver supreme value through exceptional craftsmanship in projects built in strategic locations. All their projects stand out for desirable amenities, thoughtful features to make the promoters customers' first choice.



PROMOTERS



**SURAKSHAA
INFRA**

II Floor, 9-127/5, AB Towers
Opp. to Southern Spice, Surabhi Apartments
Avilala, Tirupati - 517 503

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ARCHITECTS impact — architecture studio — Hyderabad, Visakhapatnam, Tirupati	STRUCTURAL ENGINEERS  SSM CONSULTANTS Hyderabad	MEP CONSULTANTS BUILDWELL MEP CONSULTANTS Visakhapatnam	LANDSCAPE ARCHITECT LAND & FORM Hyderabad	3D VISUALIZATION  Hyderabad	BRANDING  Amitha Designs Hyderabad
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Note: This brochure is purely a conceptual presentation and not a legal offering. The developers reserve the right to make changes in elevations, specifications and plans as deemed fit.



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