

INDULGE IN A VIBRANT LIFE WHERE...  
ELEGANCE PERSONIFIED, EMOTIONS  
INTENSIFIED & ENGAGEMENT DIVERSIFIED



AN ULTRA MODERN LUXURIOUS VILLAS @ TIRUPATI, A.P



A DANCE OF ENDEARING MOMENTS  
WHERE JOY FINDS ITS  
PERFECT PARTNER

FOR THOSE WHO CRAVED THE PINNACLE OF LAVISH LIVING!  
STEP INTO A WORLD WHERE MODERN LIVING MEETS  
COMFORT, LUXURY, AND A FUTURISTIC LIFESTYLE! WITH  
EVERY INTRICATE DETAIL METICULOUSLY CURATED, LIFE IS  
DEFINED HERE AS THE EPITOME OF REFINED INDULGENCE,  
SATISFYING THE INSATIABLE THIRST FOR THE HIGHEST  
ECHELONS OF GRANDEUR.







**24/7**  
SECURITY

**GATED**  
COMMUNITY

## WELCOME TO THE FUTURE OF SAFE, SECURE, AND HIGH-TECH LIVING

LIFE HERE BECKONS WITH A HIGH-TECH, NEXT-LEVEL ENTRANCE EXPERIENCE. WITH STATE-OF-THE-ART BIOMETRIC SYSTEMS, CUTTING-EDGE SURVEILLANCE, AND SEAMLESS ACCESS CONTROL, YOUR SAFETY AND PEACE OF MIND IS THE TOP PRIORITY. STEP INTO A WORLD WHERE ADVANCED TECHNOLOGY MEETS IMPECCABLE SECURITY, SETTING A NEW STANDARD IN GATED COMMUNITY LIVING.

67 LUXURY  
FAMILIES

TRIPLEX  
VILLAS

LUXURY  
CLUB HOUSE

30+ LUXURY  
AMENITIES

ADVANCE  
SECURITY  
SYSTEM

SERVANT  
QUARTERS









**67**  
UNITS

**5** ACRES  
16 CENTS



## THAT JAW-DROP MOMENT... WHICH TAKES YOUR BREATH AWAY!

PREPARE TO BE MESMERIZED BY THE BREATHTAKING FRONT VIEW. THE IMPECCABLE ARCHITECTURE BLENDS SEAMLESSLY WITH STUNNING LANDSCAPING, CREATING A VISUAL FEAST FOR THE EYES. FROM THE GRAND ENTRANCE TO THE METICULOUSLY DESIGNED FACADE, EVERY DETAIL HAS BEEN CRAFTED TO DELIGHT AND INSPIRE, LEAVING YOU IN AWE OF THE INCREDIBLE BEAUTY THAT AWAITS.

### PROJECT FEATURES

100% VAASTU

SECURE GATED COMMUNITY

UNDERGROUND ELECTRICITY

POWER BACKUP PROVISION

DESIGNER ELECTRICITY POLES

CC CAMERA SURVEILLANCE SYSTEM

ADVANCED SECURITY SYSTEM

ELECTRIC VEHICLE CHARGING POINTS

UNDERGROUND DRAINAGE

SOLAR SECURITY SYSTEM

RAINWATER HARVESTING SYSTEM

TREE LINED AVENUE PLANTATION

PURIFIED WATER SUPPLY

PRESSURE PUMPS

24 HOURS UNINTERRUPTED WATER SUPPLY



LUXURY  
CLUB  
HOUSE

RELAX, REJOICE, UNWIND,  
AND EXPERIENCE THE  
EPITOME OF TRANQUILITY  
AND LEISURE.

REJUVENATE YOUR SENSES AT THE LUXURIOUS SPA,  
INDULGING IN BLISSFUL TREATMENTS THAT MELT AWAY  
STRESS. STAY ACTIVE AND ENERGIZED IN THE FULLY  
EQUIPPED FITNESS CENTER, OR TAKE A REFRESHING  
DIP IN THE SERENE INDOOR AND OUTDOOR POOLS.  
WITH A VARIETY OF INDOOR GAMES AND  
RECREATIONAL SPACES, THE CLUBHOUSE IS A HAVEN  
WHERE YOU CAN UNWIND, SOCIALIZE, AND CREATE  
CHERISHED MEMORIES WITH FRIENDS AND FAMILY.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



OUTDOOR AMENITIES

- Swimming Pool
- Half Basket Ball Court
- Jogging Track
- Senior Citizen Lounge
- Toddlers Pool
- Volleyball Court
- Outdoor Gym
- Pergola
- Dress Change Rooms
- Skating Rink
- Cricket Practice Net
- Outdoor Work Space
- Kids Play Area
- Shuttle / Badminton Court
- Outdoor Party Zone
- Visitors Parking

INDOOR AMENITIES

- Indoor Gym
- Foosball
- Grocery Shop
- Banquet Hall
- Business Lounge
- Laundry
- Yoga / Mediation Hall
- Table Tennis
- Security Restrooms
- Billiards
- Cafeteria
- Library





## ACHIEVE BODY-MIND-SOUL BALANCE WITH ADVENTURE ACTIVITIES



PRESENTING A BOUNDLESS REALM OF LEISURE ACTIVITIES, CATERING TO EVERY INTEREST AND PREFERENCE. EMBRACE AN ACTIVE LIFESTYLE WITH SPORTS FACILITIES, SPRAWLING LAWNS FOR OUTDOOR RECREATION, AND SCENIC WALKING TRACKS THAT INVITE REJUVENATING STROLLS. FOR INDOOR ENTERTAINMENT, INDULGE IN A VARIETY OF GAMES, FROM TABLE TENNIS TO BILLIARDS, ENSURING ENDLESS POSSIBILITIES FOR LEISURE AND ENJOYMENT.



LUXURY  
SWIMMING  
POOL





# VILLA: 1 & 2

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST FACING**  
**35'9" X 46'6"**

BUILT-UP AREA : 2840 SFT.

SALABLE AREA : 2840 SFT.



# VILLA: 39-51

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST FACING**  
**30' X 60'**

BUILT-UP AREA : 3120 SFT.

SALABLE AREA : 3120 SFT.





# VILLA: 8-23

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**EAST FACING**  
**30' X 57'**

BUILT-UP AREA : 2980 SFT.

SALABLE AREA : 2980 SFT.



# VILLA: 3-7

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



**SOUTH FACING**  
**30' X 63'9"**

BUILT-UP AREA : 3285 SFT.

SALABLE AREA : 3285 SFT.





# VILLA: 25-38

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



WEST FACING  
30' X 50'

BUILT-UP AREA : 2650 SFT.  
SALABLE AREA : 2650 SFT.



# VILLA: 55-67

GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



WEST FACING  
30' X 60'

BUILT-UP AREA : 3114 SFT.  
SALABLE AREA : 3114 SFT.





# VILLA: 54

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING  
41' X 60'

BUILT-UP AREA : 3646 SFT.  
SALABLE AREA : 3646 SFT.



# VILLA: 24

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING  
50' X 51'3"

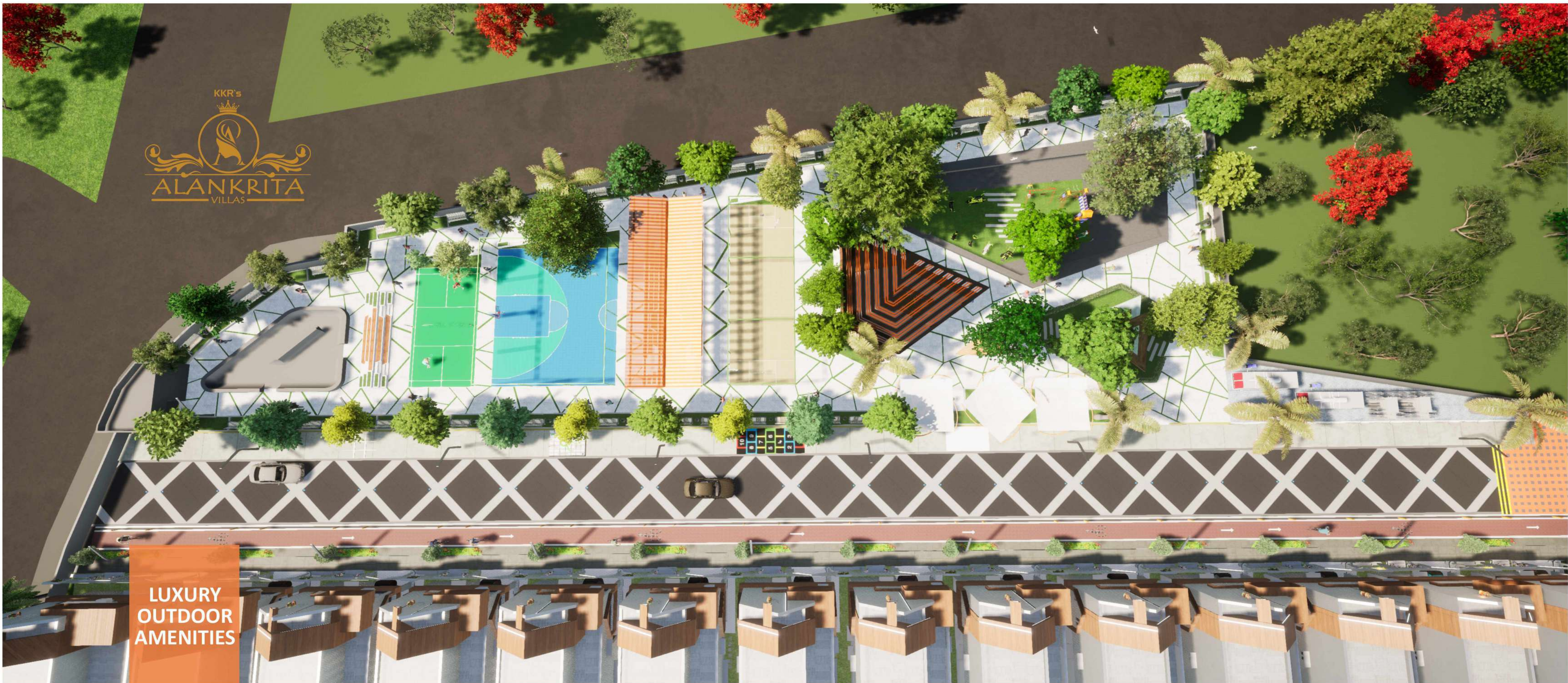
BUILT-UP AREA : 3891 SFT.  
SALABLE AREA : 3891 SFT.







LUXURY  
OUTDOOR  
AMENITIES





# PREMIUM SPECIFICATIONS



## LIVING/ DINING

- Flooring  
Italian Marble shades Kajaria or Equivalent (2'X4')
- Skirting  
Matching flooring up to 4" height
- Walls & Ceiling  
Putty with Acrylic Emulsions (Asian Paints / Nippon) or equivalent

## BEDROOMS

- Flooring  
Wooden flooring HDF - Action Tesa / Lamiwood or equivalent for Master Bedroom
- Walls & Ceiling  
Putty with Acrylic Emulsions (Asian Paints / Nippon) or equivalent

## PLUMBING & HARDWARE

- CP Fittings  
ASTRAL or equivalent in toilets, utility and kitchen
- Water Supply  
ASTRAL or equivalent CPVC water & UPVC sewer lines
- Hardware  
Ironmongery & Smart locks (GODREJ) or equivalent
- Glass Panels  
5mm clear glass panels (SAINT GOBAIN) or equivalent

## DOORS/ WINDOWS

- Main Doors  
Teak-wood frame with designer solid shutters and polished
- Bedroom Doors  
Solid flush doors laminated with veneer and polished or MICA Laminated doors
- Toilet Doors  
WPC Frames and Doors
- Windows  
High-Quality UPVC Windows (SUDHAKAR) or equivalent

## TOILETS

- Flooring & Walls  
Anti-skid tiles flooring and walls up to the ceiling.
- EWC  
Floor / Wall mounted with flush tank (JAQUAR) or equivalent
- Wash Basin & CP Fittings  
JAQUAR or equivalent

## GLOBAL BRANDS USED



100% ABOVE BRANDS WILL BE USE. INCASE IF ANY CHANGES WILL HAPPEN, PROVIDED ALTERNATIVE BRANDS

## BUILDING

- Structure  
RCC framed structure for seismic resistance
- Walls  
Red Brick 9" external, 4" internal
- Steel  
FE 500/550 TMT Bars
- Sub Structure Treatment  
Anti-termite treatment under foundation & along external perimeter

## ELECTRICAL

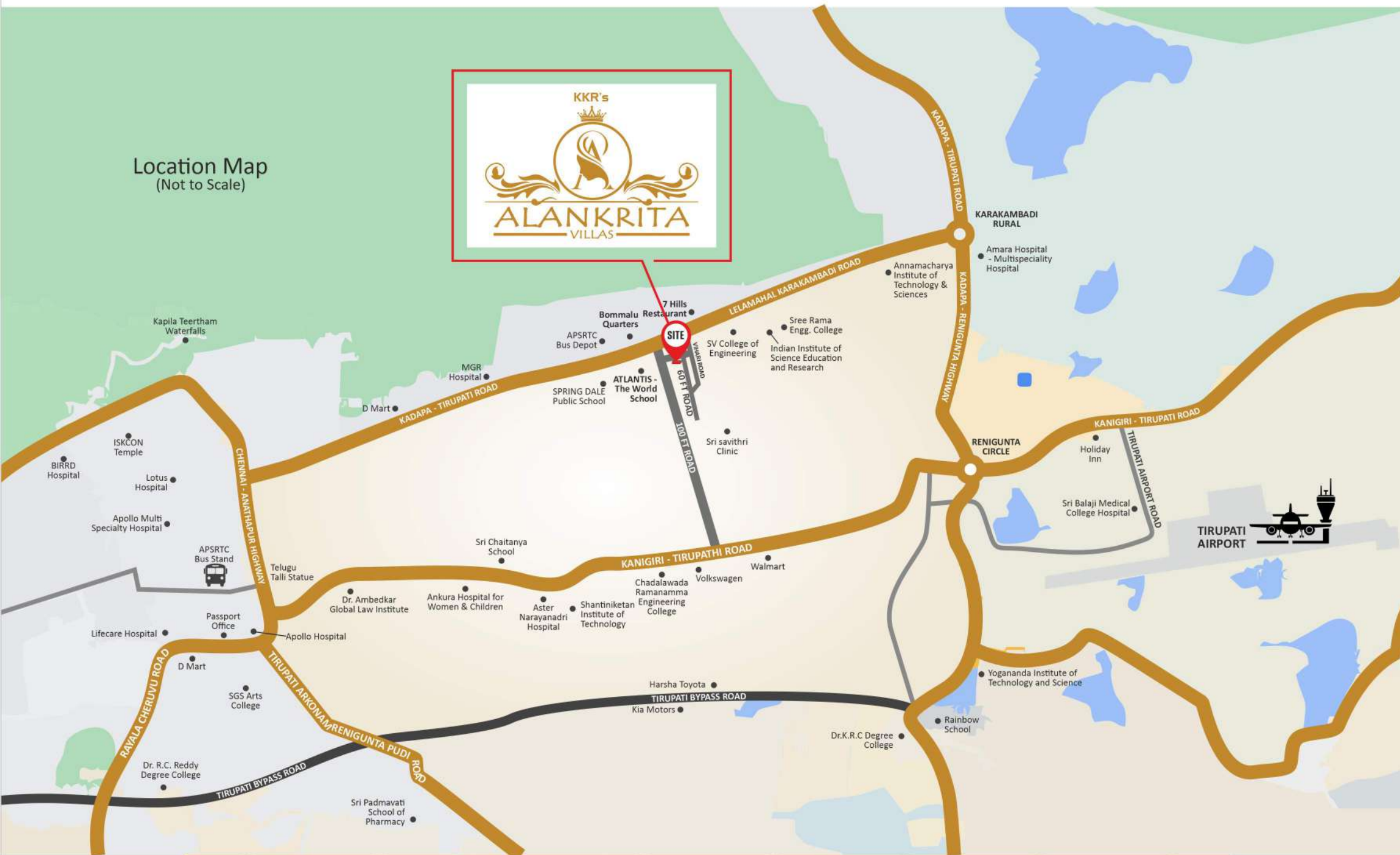
- CP Fittings  
Copper wiring in PVC concealed conduits (Finolex/ KEI/ R R Kables) or equivalent
- Switches  
(Legrand) or equivalent
- AC Provision  
Ready to use AC conduits in living/dining and bedrooms

## KITCHEN

- Flooring & Cooktop  
Granite Flooring and Glazed granite up to 2' above the cooktop
- Sink  
Designer series SS single bowl - Matte Finish.



Location Map  
(Not to Scale)



## NEIGHBOURHOODS

### EDUCATIONAL INSTITUTES

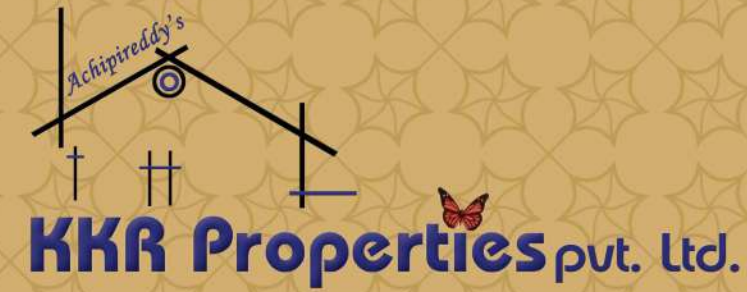
- + ATLANTIS - The World School -100 Mtrs.
- + SPRING DALE Public School - 0.5 Km
- + SV College of Engineering - 1 Km
- + Sree Rama Engg. College - 1 Km
- + Indian Institute of Science Education - 1.5 Km
- + Annamacharya Institute of Tech. - 1.5 Km

### HEALTH CARE

- + Lotus Hospital - 0.5 Km
- + MGR Hospital - 2 Kms
- + Amara Hospital - Multi Speciality Hospital - 2.5 Kms
- + Apollo Multi Specialty Hospital - 6 Kms
- + Lifecare Hospital - 6 Kms
- + Yogananda Institute of Tech. and Science - 7 Kms

### OTHER LANDMARKS

- + 7 Hills Restaurant - 200 Mtrs.
- + Bommalu Quarters - 300 Mtrs.
- + APSRTC Bus Stand - 1 Km
- + D Mart - 2 Kms
- + Walmart - 2.5 Kms
- + Tirupati Airport - 6 Kms



A DECADE OF TRUST AND UNWAVERING COMMITMENT - BUILDING A STRONG FOUNDATION FOR YOUR LIFE WITH A DECADE OF DEEP DOMAIN EXPERTISE AND AN UNWAVERING COMMITMENT TO EXCELLENCE, KKR PROPERTIES HAS EMERGED AS A TRUSTED NAME IN THE REAL ESTATE MARKET OF TIRUPATI. THEIR VISIONARY APPROACH HAS REDEFINED THE CITY'S SKYLINE, REFLECTING BOTH THEIR EXPERTISE AND ENTHUSIASM. ADHERING TO A TIMELESS AND ETHICAL APPROACH, KKR PROPERTIES HAS BUILT AN ENVIABLE REPUTATION BASED ON TRUST AND CUSTOMER SATISFACTION. FROM INCREDIBLE RESIDENTIAL SPACES TO COMMERCIAL COMPLEXES, THEIR DEDICATION TO DELIVERING EXCEPTIONAL QUALITY HAS GARNERED THEM THE TRUST OF NUMEROUS CUSTOMERS, CEMENTING THEIR POSITION AS A LEADING REAL ESTATE PLAYER IN THE HOLY CITY.

### Office Address

# 19-9-3/A3/211, 2nd Floor,  
A Block, Chalapathi Towers,  
Jayanagar, Tirupati.

### Site Address

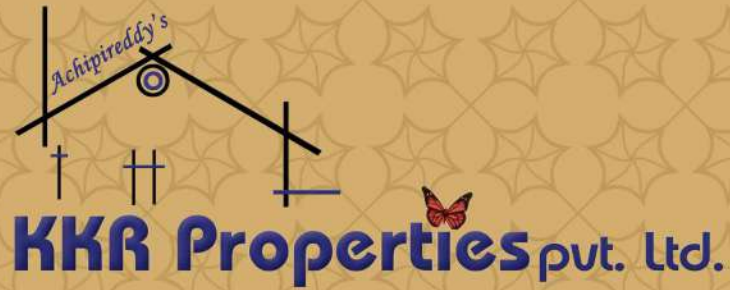
KKR's Alankrita Villas  
Opposite Bommalu Quarters,  
Near Atlantis World School,  
Karakambadi Road, Tirupati, A P.

### Architect & Engineer

CO-ORDINATES ARCHITECTURE  
Sudheer Atmakur M.Arch Sydney  
Bengaluru



[www.kkrproperties.in](http://www.kkrproperties.in)



# 19-9-3/A3/211, 2nd Floor, A Block,  
Chalapathi Towers, Jayanagar, Tirupati.

 +91 80198 58577 / 73311 77877 / 70324 44977

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

Design by: [www.creativeethics.com](http://www.creativeethics.com) / +91 90329 32953