



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.





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





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 FAÇADE, 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 BACK-UP 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

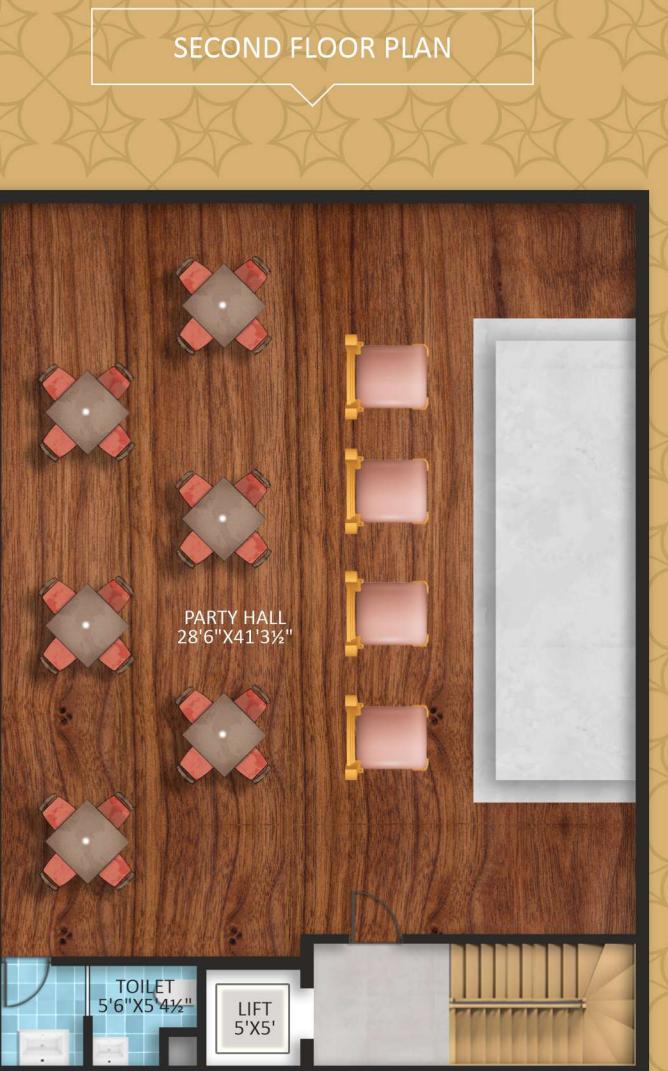


RELAX, REJOICE, UNWIND, AND EXPERIENCE
THE EPITOME OF TRANQUILITY AND LEISURE.

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.

ELEGANT
**STREET
VIEW**





OUTDOOR AMENITIES

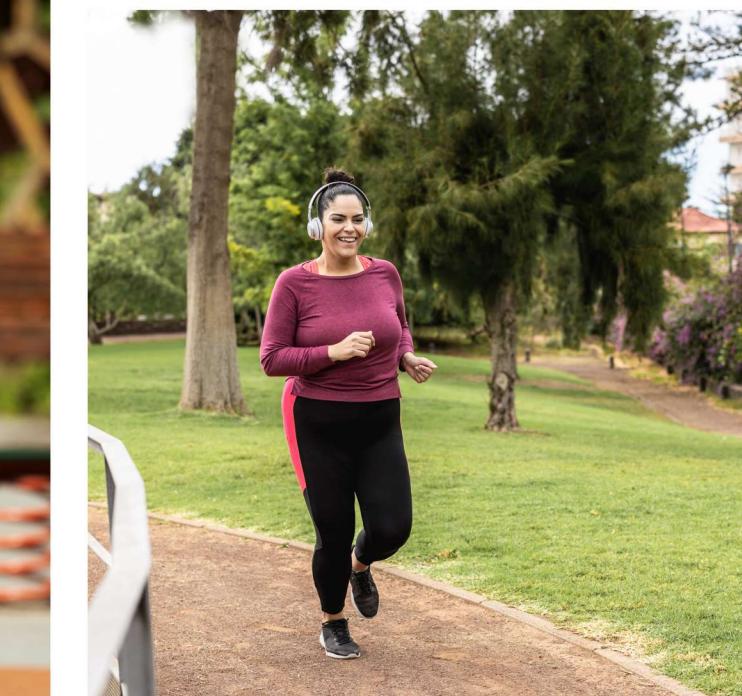
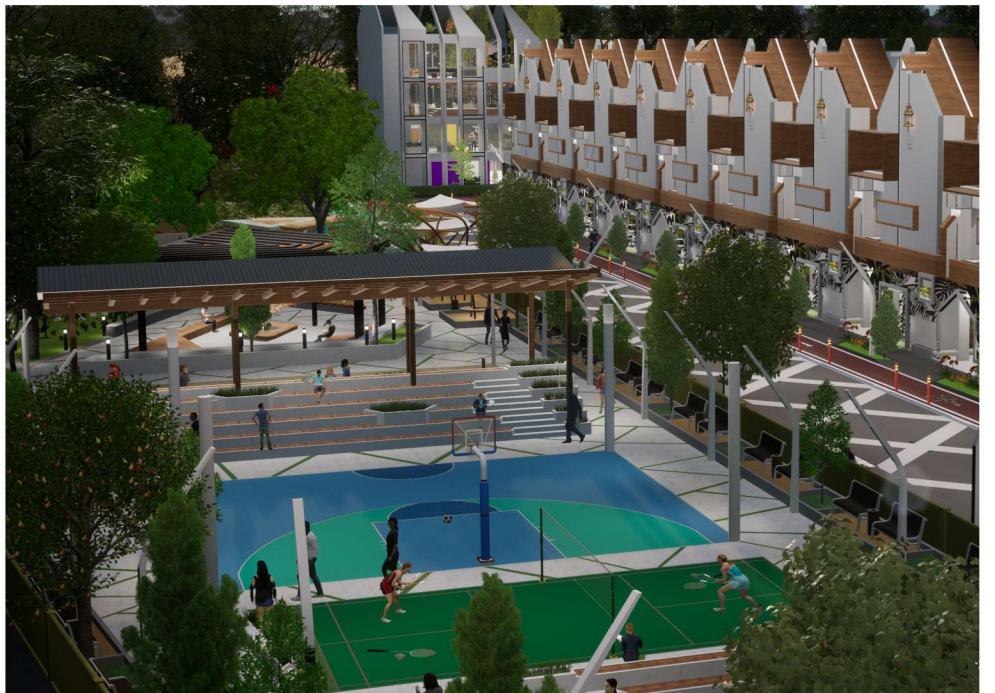
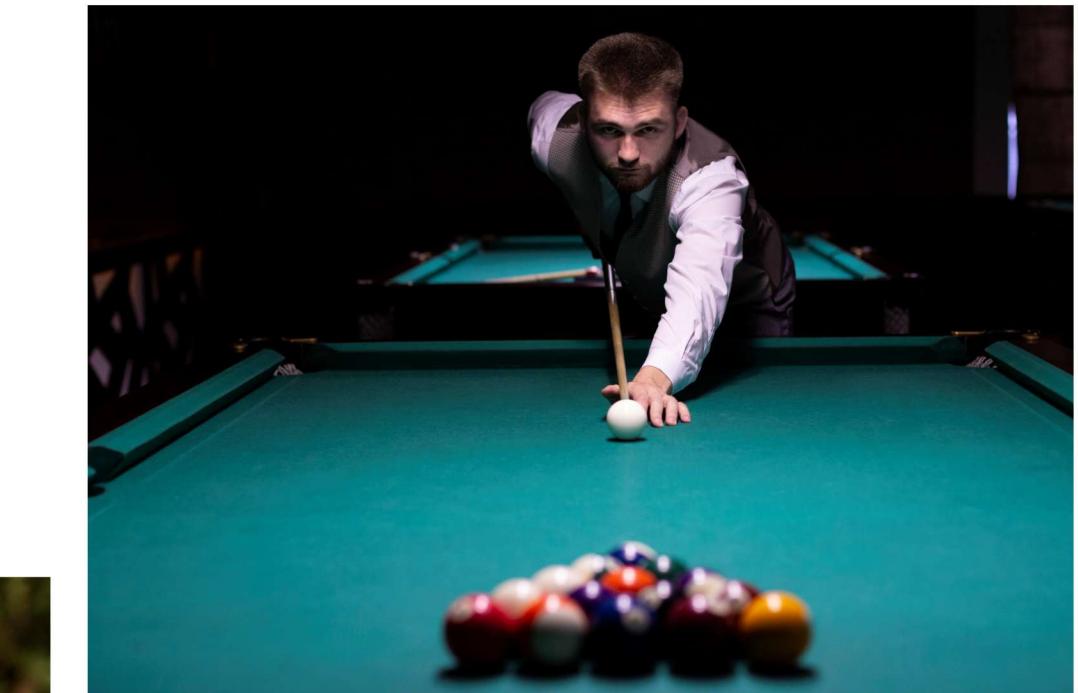
- Swimming Pool
- Half Basket Ball Court
- Jogging Track
- Senior Citizen Lounge
- Toddlers Pool
- Volleyball Court
- Outdoor Gym
- Pergola
- Dress Change Rooms
- Skating Rink
- Cricket Practice Net
- Outdoor Work Space
- Kids Play Area
- Shuttle / Badminton Court
- Outdoor Party Zone
- Visitors Parking

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

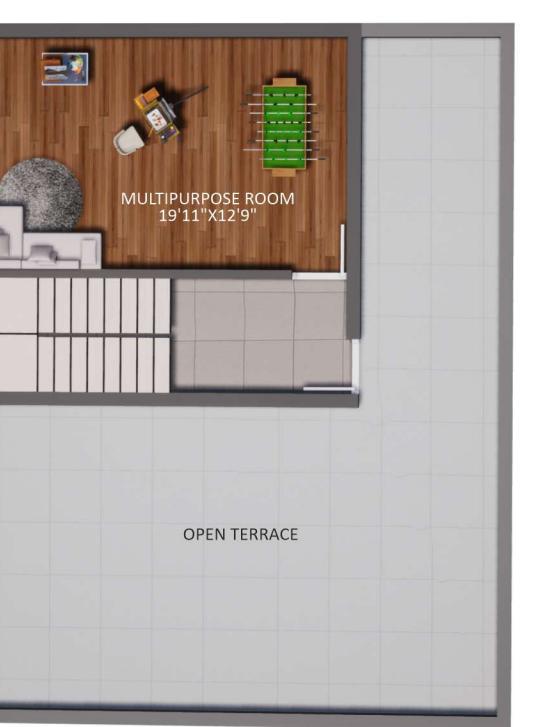
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



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.



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



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



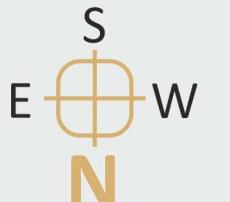
EAST FACING
30' X 57'

BUILT-UP AREA : 2980 SFT.
SALABLE AREA : 2980 SFT.



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.

AVAILABLE AREA : 2650 SFT.



WEST FACING

30' X 60'

BUILT-UP AREA : 3114 SFT.

SALABLE AREA : 3114 SFT.

VILLA: 55-67

FIRST FLOOR PLAN

SECOND FLOOR PLAN



VILLA: 54

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



VILLA: 24

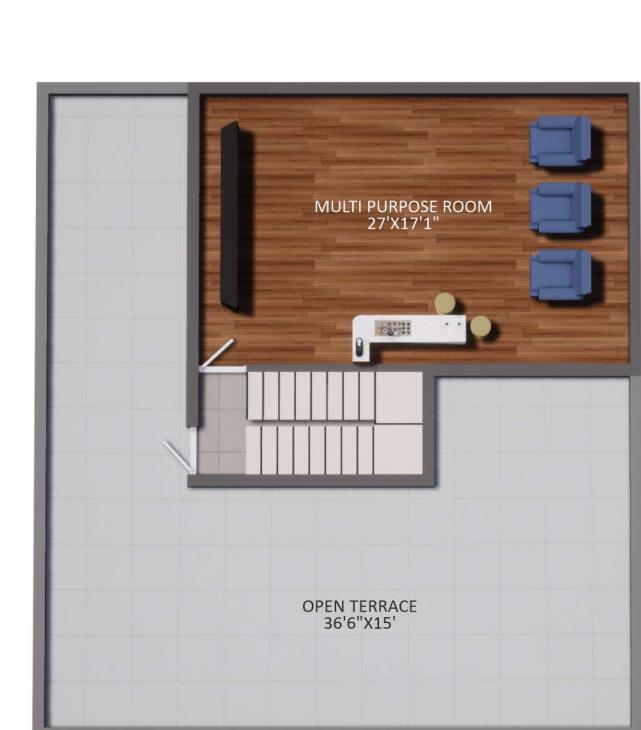
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



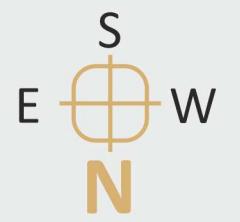
WEST FACING
41' X 60'

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



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 USED. 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.



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
- + 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



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



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