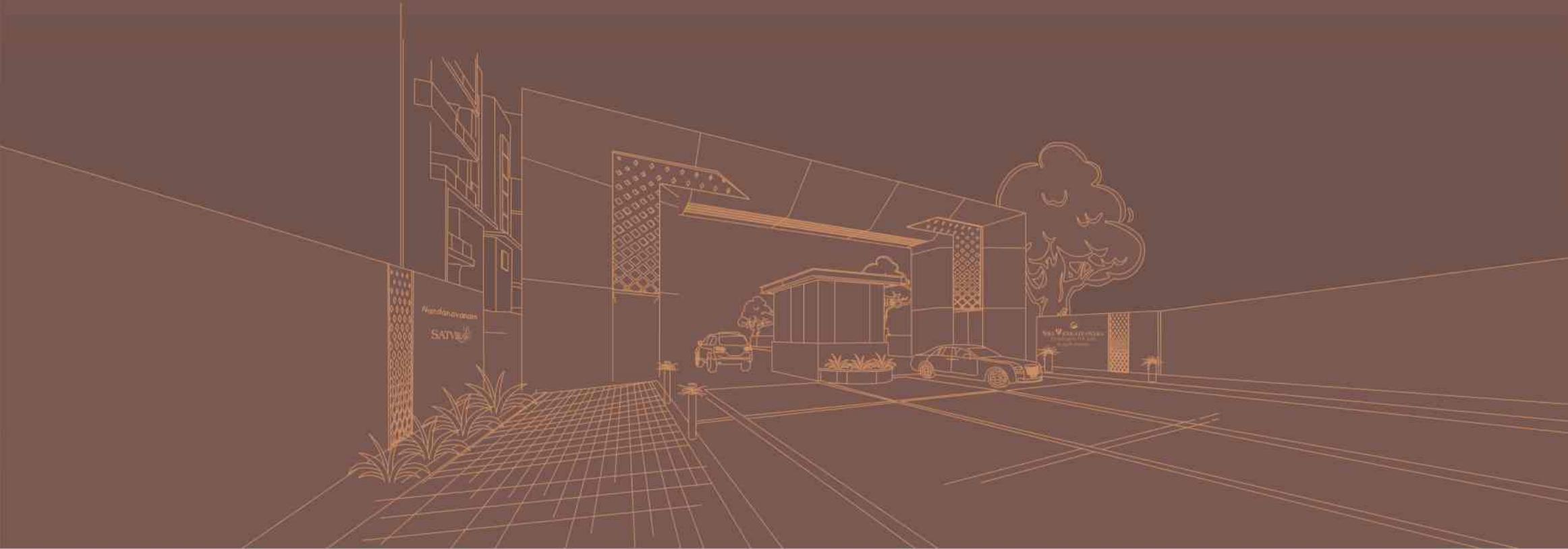


# prestigious address of splendour

LUXURY VILLAS, GATED COMMUNITY APARTMENTS & VILLA PLOTS @ GOLLALAPALEM, VIZAG



  
**SIRI VENKATESWARA**  
Developers Pvt. Ltd.  
శ్రీ సుబ్బకమే వా ప్రాజెక్టు

An ISO 9001:2008 Certified Company

  
**SATVIKA**  
VILLAS & VILLA PLOTS





## epitomizing both urbane & tranquillity

Siri Venkateswara Developers with an enormous success story of 15 remarkable ventures like Nandanavanam 1,2,3 and 4 phases, now launches Satvika, where the sky becomes your own and inspires you endlessly at Vizag a smart city of destiny. Satvika offers new era of luxurious Villas and Apartments Gated Community along with Villa plots encompassed in 47.5 acres with pure green lifestyle at Gollalapalem. A refined lifestyle of iconic architecture, meticulously designed, enjoying extraordinary lavish Club House.

# an urban meadow - inspired by nature's best

Elegant, glorious, sophisticated, and filled with light, Satvika, a landmark gated community that will turn heads in this most sought-after Gollalapalem location.

Satvika offers a lifestyle most could only dream about. It strives for tranquility and calmness, qualified by space, light and structural order. Spaces interact with central park and an adventure zone that mesmerises you in many ways.



## project features

- + VUDA approved layout
- + 100% vastu compliant
- + Layout entrance abutting 100ft master plan road
- + Main road, internal 60', 40', 30' black top roads with paved side walks
- + Under ground drainage system
- + Electrification
- + Avenue plantation
- + 3 Acres of organic garden & diary farm - supplies meant for the community
- + Green walk ways & healing gardens
- + Lush green land scaping in all parks
- + Grand entrance arch with gate complex
- + Round the clock Security
- + Security & intercom systems with CCTV surveillance for common Areas
- + Entire Layout covered by compound wall
- + 20,000sft modern club house with swimming pool
- + Dedicated water tank
- + Solar lighting for common areas like Roads etc
- + Rain water harvesting pits
- + Power back up for club house & common areas
- + Bank loan available



**ENTRANCE ARCADE**  
Aesthetically designed



**SECURITY**  
CCTV provision for common areas such as entrance, exit, tot lots & cellar parking area of clubhouse. Boom barrier entry.



**CENTRAL PARK AND ADVENTURE ZONE**



**VIDEO DOOR PHONE**  
Samsung or equivalent colour LED Video Door Phone.



**MINI SUPER MARKET**



**PEST CONTROL TREATMENT**  
Pre & post construction anti-termite treatment for all structures & landscaped area by Pest Control India Pvt. Ltd.



**RAIN WATER HARVESTING**  
All the rain water from the villas and common areas shall be used for efficient rain water harvesting



**UPVC / ALUMINIUM FRENCH DOORS**  
or equivalent



**ORGANIC GARDEN & DIARY FARM**



**SOLAR PANELS**



**Seating Lounges under Pergola**



**SIGNAGES & DIRECTIONS**  
Proper signages at necessary locations in luminous paint with lights



**WATER TREATMENT PLANT**  
Bore water will pass through water softener to remove the hardness in the water and supplied to the community



**CENTRAL GARBAGE**  
Central Garbage collection area shall be demarcated for collection of organic and in-organic waste.



Plot Sizes: 90 Sq.Yds, 167 Sq.Yds, 180 Sq.Yds, 200 Sq.Yds, 220 Sq.Yds, 267 Sq.Yards, 300 Sq.Yds, Upto 690 Sq.Yds

### east facing 167sq.yds

Other sizes available: 180, 200, 220 & 267 sq.yds

### area statement

GROUND FLOOR - 926 Sq.ft  
 FIRST FLOOR - 926 Sq.ft  
 TERRACE FLOOR - 230 Sq.ft  
**TOTAL BUILT-UP - 2082 Sq.ft**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

### west facing 267sq.yds

Other sizes available: 167,180, 200 & 220 sq.yds

### area statement

GROUND FLOOR - 1368 Sq.ft  
 FIRST FLOOR - 1368 Sq.ft  
 TERRACE FLOOR - 273 Sq.ft  
**TOTAL BUILT-UP - 3009 Sq.ft**



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



RC No. 10939/2016/L3  
 5686/2017/L3  
 Total Extent 47.5 acres



### area statement

Plot No.	Areas in Sq.yds	Plot No.	Areas in Sq.yds	Plot No.	Areas in Sq.yds	Plot No.	Areas in Sq.yds
1	387.65	60	724.11	224, 225, 246, 247	277.77	536	265.83
2	693.50	61	540.77	258, 270, 271, 283	166.66	537	247.50
3-6	324.44	62	970.60	284, 296, 297, 309	180	547, 570, 595, 616	222.22
13	553.33	63	1253.50	617, 632	170	558	191.66
14	440	64-66, 214, 235, 236, 257, 625	311.11	259-269, 272-282, 285-295, 298-308	90	559	177.77
15-24, 27-36, 118-128, 131-141, 146-152, 154-161, 164-172, 311-319, 322-330, 528-535, 538-545	220	67	358.47	548-557, 560-569, 572-581, 584-593, 596-604, 607-615	277.77	582	188.88
25, 26, 117, 142, 145, 173, 320, 321, 527, 546	305.55	68	1400.00	332-342, 365, 366, 399, 400, 419, 454, 495, 496, 517-526	180	583	175.00
37	427.77	69, 80, 81, 92, 93, 104, 105, 116, 129, 130	300.00	343, 344	170	605	258.11
38	440.00	162, 163, 310, 331, 174, 183, 184, 193, 194, 203, 204, 213, 162, 163, 310, 331	366.66	345-364, 367-398, 401-418, 421-452, 455-473, 476-494, 497-514	90	606	204.80
7-12, 39-47, 50-58, 70-79, 82-91, 94-103, 106-115, 175-182, 185-192, 195-202, 205-212	266.66	104, 105, 116, 129, 130	268.88	474	120	624	356.30
48, 49, 633, 646	333.33	143, 144	244.44	475	115	625	311.41
59	426.66	153	485.90	640	880.24	641	400
		162, 163, 310, 331	342.22	647	973.75	648, 649	533.33
		174, 183, 184, 193, 194, 203, 204, 213, 162, 163, 310, 331	366.66	650	254	651	216.33
		215-223, 226-234, 237-245, 248-256, 420, 453, 571, 594, 618-623, 626-631, 634-639, 642-645	200	516	135		



### soak in the grandeur of 20,000 sft lavish club house

At Satvika, club house has been meticulously planned as a fully integrated lifestyle precinct. Let the fresh winds help reinvigorate you every day, while the sprawling lawns allow you the luxury to meditate amidst nature. To extend the immense health benefits a state-of-the-art gymnasium invites you to break a sweat, and the swimming pool draw you in for a few laps. After a strenuous workout, cool off at the spa designed to relax your body, mind and soul.

#### CLUB HOUSE AMENITIES

- + Welcome lounge area
- + Restaurant & coffee Shop
- + Multi Purpose Hall with Dining Area accommodates 190 nos.
- + Swimming Pool with Rain Dance Provision
- + Wash & Change Rooms
- + Fitness Centre with Yoga & Meditation Space
- + 9 Guest Rooms with Common Dining Area & Lounge
- + Library
- + Terrace Party Zone

#### INDOOR GAMES

- + Table Tennis
- + Carroms
- + Chess
- + Snooker etc

#### SPA & ENVIRONS

- + Pagodas/Gajibos Near Swimming pool
- + Fish & Duck Pond
- + Designer Landscaping with all Types of Plant & Trees



### high spirited out door activities

Satvika is embellished with a beautiful outdoors to grace your out door living. A beautiful Central Park, an Adventure Zone, Kids' Play Zone, Sit-outs for elderly people and an artificial lake that provide an opportunity for residents to connect and revitalise.



#### OUT DOOR GAMES

- + Badminton Court
- + Shuttle Court
- + Tennis Court
- + Basket Ball
- + Cricket Net Practice

#### ACTIVITIES

- + Tree Trekking
- + Cycling
- + Children Play Area
- + Jogging Track
- + Swings for Kids

commute less.  
enjoy more.

**5** kms

+ Anandapuram to Anakapalli  
6 lane Highway – 4.5 kms

**10** kms

+ Sabbavaram Junction – 5.5 kms  
+ Duvvada Railway Station – 7 kms  
+ Vizag SEZ – 7 kms  
+ Sabbavaram Educational Hub – 8 kms  
+ Steel Plant Town Ship – 10 kms

**15** kms

+ Pharma SEZ – 13 kms  
+ Gajuwaka Junction – 14 kms

**20** kms

+ Airport – 18 kms  
+ Simhachalam – 18 kms



location plan  
(not to scale)

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An ISO 9001:2008 Certified Company

**Registered Office**

D.No. 49-24-68,  
Sankaramatham Road,  
Vizag-530016.

**Corporate Office**

D.No. 55-8-35/3,  
4th Floor, Opp. BSNL Exchange,  
Seethammadhara, Vizag-530013.

**Branch Office**

D.No. 10-1-128, 2nd floor,  
Beside Bullet Showroom,  
Old Gajuwaka Jn, Vizag-26.

**Site**

Survey No. 196/IP, 2,  
Gollalapalem (Village),  
Sabbavaram (Mandal), Vizag.

Call: +91 891 2521414

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.