



CORPORATE OFFICE

SAHITI INFRATEC VENTURES INDIA PVT. LTD.
Flat No: 102, Hara's Habitat, Plot No.77, Door No. 1-98/9/17,
Jaihind Layout, Madhapur, Hyderabad-81.
Ph: +91 40 6900 300/301/302
Cell: +91 88628 12345, 88638 12345

BRANCH OFFICE

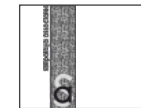
54-17-1/1B, Ground Floor, Suvarchala Building,
Prashanti Nagar, Executive Club Road, Vijayawada-08.
Ph: +91 866 6593555

Email: sales@sahiticonstructions.in, sahiticons@gmail.com
www.sahiticonstructions.in



TEAM

ARCHITECTS



SHILPALAYA ASSOCIATES
Ar. P.Jayakiran
Principal Architect
Plot No. 13, Akshaya Space, Near HMDA STP,
Kavuri Hills Phase II Extn, Madhapur, Hyderabad.
Ph: +91 40 40200300, E-mail: info@shilpalaya.com

LANDSCAPE DESIGNERS



ENVISION LANDSCAPES
43, Kavuri Hills Phase 1,
Madhapur, Hyderabad.
Cell : +91 9849168166,
E-mail: info@envisionlandscapes.in

STRUCTURAL CONSULTANT



DEZI TECH
Flat No:7121, Block-7D, Panchavathi Layout,
Pragathi Nagar, Opp. J.N.T.U, Hyderabad.
Ph:+91 40 23899698 / 9000414137
Email: dezitechstructuralconsultants@gmail.com

HOME AUTOMATION



SENSOMATIC INDIA PVT. LTD
Plot No.147, Road No.14, Banjara Hills,
Hyderabad, TG, India.
Tel: +91 40 64505445, 64605446 | HP: +91 9248009944
Email: arun@sensomatic.in

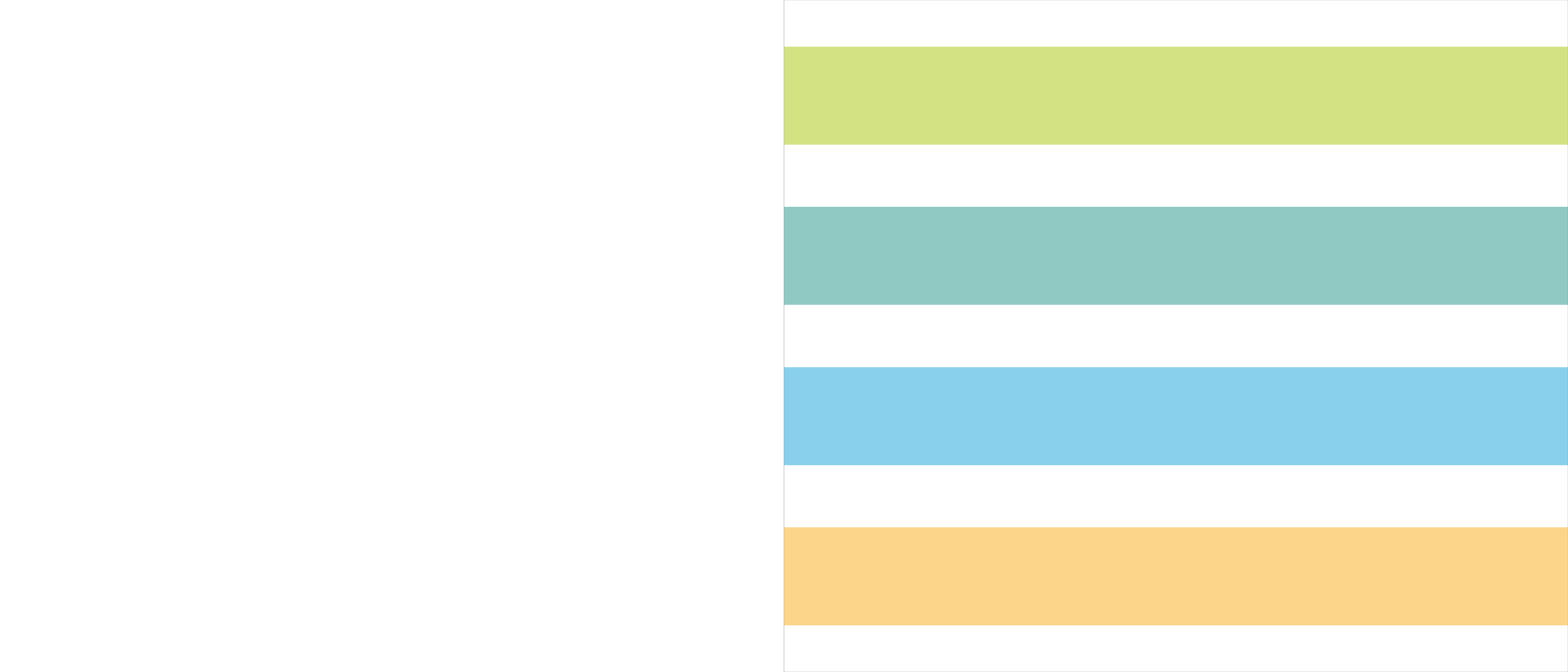
Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.



SAHITI
SUDHESHNA
ALPINE VISTAS

a concept of | d3 | 98491 92857

SIGNATURE VILLA LIFESTYLE AT THE THRESHOLD OF AMARAVATI



GLAMOROUS AND
SOPHISTICATED.
DESIGNED WITH GENIUS



SAHITI
SUDHESHNA
ALPINE VISTAS

LOCATED IN THE LAP OF VIJAYAWADA'S
NEW CENTRE FOR LUXURY & LIFESTYLE.



"YOU ARE MY HOME; IT IS IN YOUR LOVING GAZE THAT I FIND THE COMFORT ,
ACCEPTANCE, AND THE SENSE OF BELONGING"

– STEVE MARABOLI

A SANCTUARY OF CHIC BETWEEN THE CITY AND THE NATURE

IMAGINE YOURSELF LIVING IN A WELL DESIGNED COMMUNITY NESTLED IN A BEAUTIFUL GREEN SETTING. NOW YOUR IMAGINATION MAY GIVE WAY TO REALITY AT ONE OF THE QUIET PLACES IN VIJAYAWADA AND GUNTUR. ALPINE VISTAS IS A 241 VILLA COMMUNITY, IT OFFERS A NEW AND VIBRANT LIFESTYLE, EMPHASIZING EXCLUSIVITY AND PRIVACY.



AERIAL VIEW OF ALPINE VISTAS COMMUNITY



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ALPINE VISTAS



LIVE YOUR COMMUNAL LIFE IN TRUE HARMONY WITH NATURE

AN ABODE THAT IS DESIGNED TO LET YOU LIVE LIFE JUST THE WAY IT SHOULD BE. IT'S WHERE PERFECT BALANCE STRIKES BETWEEN YOU AND NATURE. IT REPLACES OVER-ADORNED LANDSCAPE WITH AN EXHILARATING DESIGN, THE EARTH REINFORCED, THE GARDEN REFRESHED. A COMPLETELY RELAXED FORM FOR THE LAID-BACK YOU. HERE, YOU'LL FIND LANDSCAPE DESIGN THAT IS SERENE AND INTELLIGENTLY LAID INFRASTRUCTURE TO PROVIDE A WORLD CLASS COMMUNITY LIVING EXPERIENCE.



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ALPINE VISTAS

STREET VIEW OF ALPINE VISTAS COMMUNITY



AMAZING CLUB HOUSE AT THE DOOR STEP OF ALPINE VISTAS COMMUNITY

AT ALPINE VISTAS, ENJOY SPARKLING CONVERSATION, PULSATING MUSIC, JOYOUS LAUGHTER. YOU'D LOVE TO ENTERTAIN YOUR FRIENDS IN STYLE, WHILE BEING CONSIDERATE TO THE NEIGHBOURS TOO. THE ELEGANT PARTY AT OPEN LAWNS AND THE STARLIT BANQUET HALL AT ALPINE VISTAS ARE SO SECLUDED, THEY LET YOUR GUESTS HAVE THE TIME OF THEIR LIVES, WITHOUT MISSING ANY EXPERIENCE OF CELEBRATION. RESIDENTS OF COMMUNITY WILL HAVE EXCLUSIVE ACCESS TO PLUSH AMENITIES AT CLUB HOUSE, FEEL PROUD AND RELAX AND EXPERIENCE LUXURY.



SAHTI
SUDHESHNA
ALPINE VISTAS

INDULGE IN A PEACEFUL LIFE



WITH THE SOPHISTICATION AT ALPINE VISTAS, YOU'LL FIND THAT ALL OUR AMENITIES AND FEATURES HAVE BEEN DESIGNED TO MAKE LIFE MORE EFFORTLESS... AND MORE LUXURIOUS. FROM THE LARGE 75 FOOT PRIVATE POOL TO THE JACUZZI AND FITNESS CENTER, RESIDENTS CAN UNWIND IN STYLE WITHOUT LEAVING THE SANCTUARY OF THE BUILDING. PLUS, WITH SPA, SNACK BAR, WELL DESIGNED LOBBY AND SERVICE, YOU CAN BE SURE THAT LIFE IS AS SEAMLESS AS POSSIBLE.



CLUB HOUSE AMENITIES

- + Welcome Lounge area
- + Full lap swimming pool
- + Wash & Change rooms
- + Toddlers Pool & Jacuzzi
- + Poolside cafe/Barbecue
- + Sound-proof Audio Visual Room

- + Fitness Centre with state of the art Gym
- + Wi-Fi enabled
- + Gathering Plaza with Multipurpose Hall
- + Deluxe Guest Rooms
- + A Snacking Zone /Cafe

INDOOR GAMES

- + Billiards or pool tables
- + Indoor Badminton / Shuttle Court
- + Table games like Table Tennis, Carom, Chess, Etc.

OUTDOOR GAMES / ACTIVITIES

- + Cricket Nets
- + Basket Ball Hoop
- + Cycling track
- + Jogging Tracks
- + Toddlers play area
- + Swings for Kids
- + Dog Run Area for man's best friend

SPA & ENVIRONS

- + Lily ponds
- + Wellness Centre With Spa, Steam & Sauna
- + Pagodas /Gazebos near the Swimming pools
- + Meditation /Healing Gardens
- + Designer Landscape



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SUDHESHNA
ALPINE VISTAS



E A S T F A C I N G V I L L A S



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EAST FACING VILLAS



180
SQ YDS

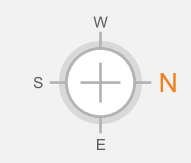
GROUND FLOOR



FIRST FLOOR

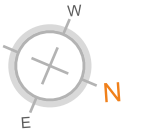


TERRACE FLOOR



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EAST FACING VILLAS



GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR





WEST FACING VILLAS



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WEST FACING VILLAS



180
SQ YDS

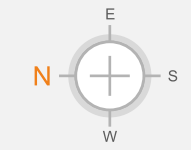
GROUND FLOOR



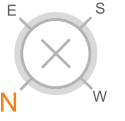
FIRST FLOOR



TERRACE FLOOR



WEST FACING VILLAS



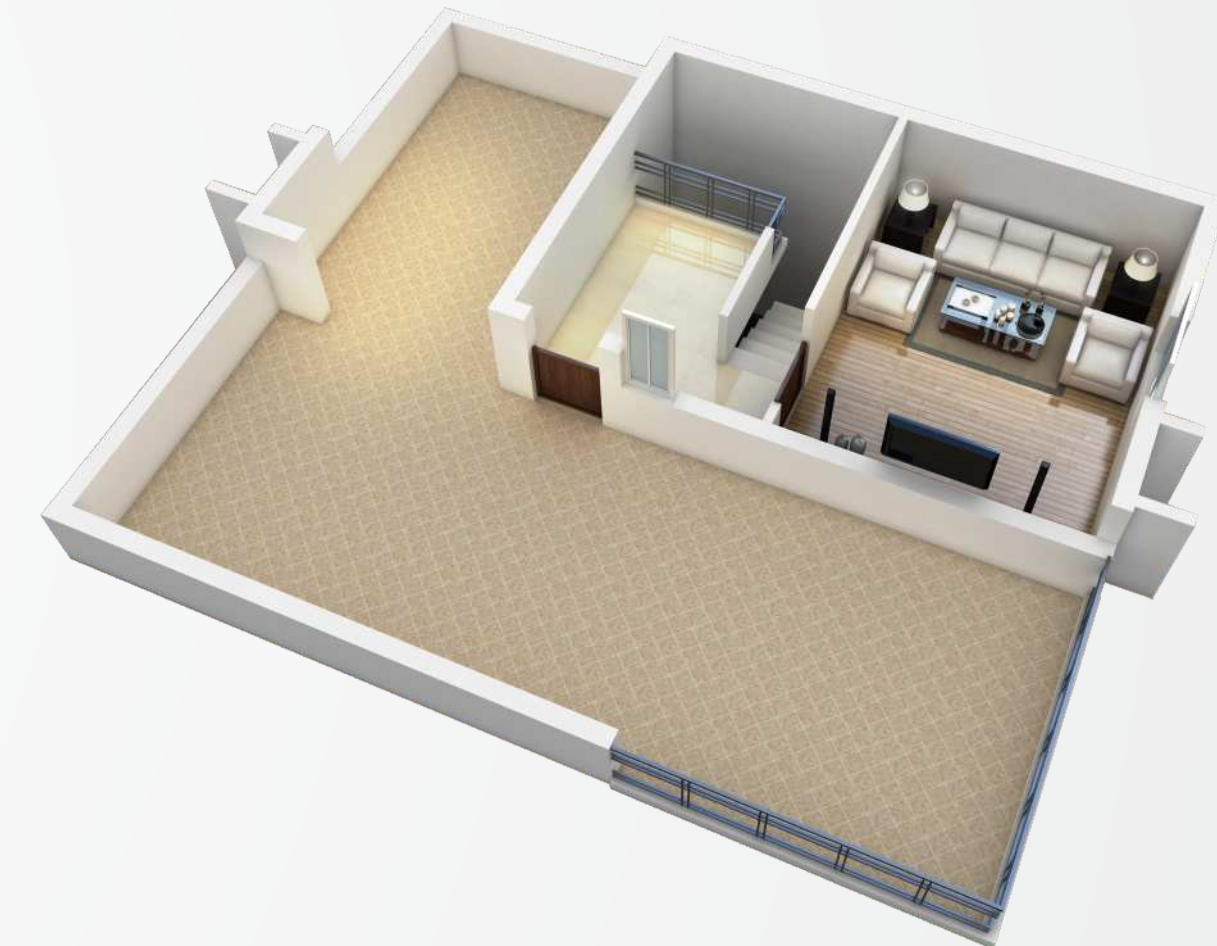
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



VILLA NO'S	FACING	PLOT AREA (IN SQYDS)	GROUND FLOOR CONST. AREA	1ST FLOOR CONST. AREA	2ND FLOOR CONST. AREA	TOTAL CONST. AREA
241	WEST	164.97	989	1034	363	2386
36	EAST	170	1090	1136	444	2670
8	WEST	170.78	1090	1150	540	2780
126	EAST	178.49	1127	1177	447	2751
240	WEST	179	1124	1174	418	2716
13, 16 - 20, 33, 37 - 40, 45, 51, 61, 64 - 67, 95 - 100, 111 - 116, 127 - 137, 152 - 160, 172 - 181, 196 - 205, 222 - 229	EAST	180	1177	1228	447	2852
2, 3, 23 - 27, 30, 42, 48, 58, 70 - 73, 76, 103 - 108, 119 - 124, 140 - 150, 163 - 171, 186 - 195, 210 - 219, 234 - 239	WEST	180	1177	1228	447	2852
10	WEST	183	1192	1245	454	2891
80	WEST	183	1125	1173	447	2745
4, 5, 6	WEST	184	1210	1262	447	2919
22	WEST	186.3	1177	1228	447	2852
151	WEST	188.12	1203	1257	447	2907
55	WEST	188.77	1228	1281	461	2970
54	EAST	193.21	1177	1228	447	2852
21	EAST	197.36	1177	1228	447	2852
12, 14, 15, 32, 34, 35, 44, 46, 50, 52, 53, 60, 62, 63, 78, 94, 110	EAST	200	1335	1392	447	3174
28, 29, 31, 41, 43, 47, 49, 56, 57, 59, 74, 75, 77, 81, 109, 125	WEST	200	1335	1392	447	3174
87-92	WEST	200	1318	1376	475	3169
79	EAST	202.07	1177	1228	447	2852
9, 11	WEST	203.33	1363	1421	447	3231
7	WEST	204.44	1372	1431	447	3250
138, 161, 182, 206, 230	EAST	209.37	1350	1408	447	3205
139, 162, 185, 209, 233	WEST	209.37	1350	1408	447	3205
1	WEST	216.30	1341	1400	542	3283
93	WEST	222	1322	1380	446	3148
183, 207, 231	EAST	226.28	1364	1421	553	3338
184, 208, 232	WEST	226.28	1364	1417	553	3334
101, 117	EAST	246	1361	1416	543	3320
102, 118	WEST	246	1361	1410	543	3314
69	WEST	256.48	1530	1584	614	3728
85	SOUTH	263.64	1393	1393	668	3454
68	EAST	265.15	1603	1658	638	3899
86	WEST	273.5	1353	1397	447	3197
84	EAST	303.38	1804	1846	1018	4668
220	EAST	309.42	1471	1471	921	3863
221	EAST	327.2	1581	1581	976	4138
83	WEST	331	1928	1978	1020	4926
82	EAST	349.63	2195	2241	1224	5660



AMENITIES WILL INCLUDE

- + AP CRDA Approved Layout
- + Vaastu Compliant
- + Wide Black top Roads with side walks, Main Roads & Internal roads of 30 to 33 ft.
- + Underground Power Cabling
- + Underground Drainage
- + Round the Clock Security
- + Green Walkways & healing gardens
- + Avenue Plantations
- + Lush green landscaping
- + Solar lighting to common area like Roads
- + STP & WTP with water softener plant
- + Security & Intercom systems with CC TV surveillance for common area
- + Rain water harvesting and RO plants
- + Solar Fencing
- + Power back up in the villas, club house and Common areas.
- + Individual meters for electricity and generator.
- + Convenience store and First Aid centre
- + Provision for ATM
- + Designated Areas for pipeline - Sports & leisure
- + Cooking gas Pipeline



SAHITI
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ALPINE VISTAS



A WELL DESIGNED OPEN SPACES - ALPINE VISTAS COMMUNITY

LUXURY FEATURES



ENTRANCE ARCADE
Aesthetically designed by reputed landscaper



VIDEO DOOR PHONE
Samsung or equivalent colour LED Video Door Phone



UPVC FRENCH DOOR OF VEKA MAKE



100% POWER BACKUP



VILLEROY & BOCH FIXTURES



FANTINA FIXTURES



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



MINI THEATRE
Exclusive mini theatre in clubhouse



SIGNAGES & DIRECTIONS
In & out 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 villas



RAIN WATER HARVESTING
All the rain water from the villas and landscape areas shall be used for proper & efficient rain water harvesting



DUST BINS & CENTRAL GARBAGE
Dust bins shall be provided at convenient places in the layout. Central garbage collection area shall be demarcated for collection of organic and inorganic waste.

FULLY AUTOMATED HOME...

YOUR NEW HOME COMES WITH STATE OF THE ART HOME AUTOMATION AS A STANDARD FEATURE TO DIGITALIZE YOUR LIVING EXPERIENCE. THE HOME AUTOMATION PACKAGE IS SCALABLE, FLEXIBLE AND FUTURE READY, TO TRANSFORM YOUR HOME INTO AN INTELLIGENT HOME. LIGHTING, SECURITY, CCTV, CONTROLLED AND MONITORED NOT ONLY FROM YOUR HOME, BUT FROM ANY WHERE IN THE WORLD.



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STRUCTURE

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

SUPER STRUCTURE

8" thick solid blocks for external walls and 4" thick solid blocks for internal walls.

PLASTERING

Internal : 1 coat of plastering / stucco plaster for walls.

External : 2 coats of plastering for external walls.

DOORS

Main doors: Teak wood frame with veneered flush shutter with melamine finish and reputed hardware.

Internal doors : Teak wood frame / granite frame with veneered flush shutter, melamine finished with reputed hardware.

French doors(if any) : UPVC door frames with clear float glass panelled sliding shutters and designer hardware of reputed make.

Windows : UPVC window system with clear float glass with suitable finishes as per design, with provision for mosquito mesh track.

PAINTINGS

External : Textured / smooth finish and two coats of exterior emulsion paint of reputed make.

Internal : Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer.

FLOORING

Living, Dining: 800x800 mm double charged vitrified tiles.

Bedrooms & Kitchen: 800 X 800 mm size double charged vitrified tiles in all bedrooms & 600 X600 mm size vitrified tiles in kitchen.

Bathrooms: Anti-skid ceramic tiles - of reputed make.

Staircases/Corridors: Vitrified 600x600 mm & Granite flooring.

All Balconies/Utilities: Rustic vitrified tile of reputed make.

TILE CLADDING / DADOING

Dadoing in Kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform of reputed make.

Bathrooms: Glazed ceramic tile dado of reputed make up to lintel height.

Utilities: Tiles dado up to 3' Height.

KITCHEN

○ Granite platform with stainless steel sink.

○ Provision for hot water near sink.

○ Provision for fixing of exhaust fan chimney.

SECURITY / BMS

○ Round-the-clock security system.

○ Solar power fencing around the compound.

○ Surveillance cameras at the main security and entrance

BATHROOMS

○ EWC with flush valve of best brands.

○ Single lever fixtures with wall mixer cum shower of best brands.

○ Provision for geysers in all Bathrooms.

○ All C.P. fittings are chrome plated of best brands.

Sanitary: Jaquar /Kohler/Grohe/ equivalent

C.P.: Grohe or equivalent.

ELECTRICAL

○ Concealed copper wiring of best brands.

○ Power outlets for air conditioners in all rooms.

○ Power outlets for geysers in all bathrooms.

○ Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinders in kitchen, washing machine and dish washer in utility area.

○ Three phase supply for each unit and individual meter boards.

○ Miniature circuit breakers (MCB) for each distribution boards of best brands.

○ Provision for water purifier

WTP & STP

○ Fully treated water made available through an exclusive water softening and purification plant (in case of bore water) with water meters for each unit.

○ Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping.

GENERATOR: D.G set backup with Acoustic enclosure & A.M.F.

LPG: Supply of gas from centralized gas bank to all individual villas with prepaid gas meters.



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ALPINE VISTAS

FIND YOURSELF

Kaza - placed on NH-5 and near the proposed Outer Ring Road - using which you can easily reach the bright lights of Guntur, Mangalagiri and the bustle of Amaravati, Vijayawada, Alpine Vistas is refreshingly placed amid thriving ambience and shadows of global class urban development. While you only need to look at nearby Acharya Nagarjuna University and premier colleges for higher education, you are also never far from good schools, quality hospitals, fine dining options and mega shopping arcades. What's more! the proposed Airport in the neighborhood makes it a breeze to fly in and fly out.

LOCATION HIGHLIGHTS



Located near Agrigold Haailand
Beside Murugan Hotel, NH-5 Kaza



Vijayawada Rly. Station 20 mins. drive
Nagarjuna University Rly. Station 5 mins. drive



Acharya Nagarjuna University
Kenbridge School
Sri Chaitanya School



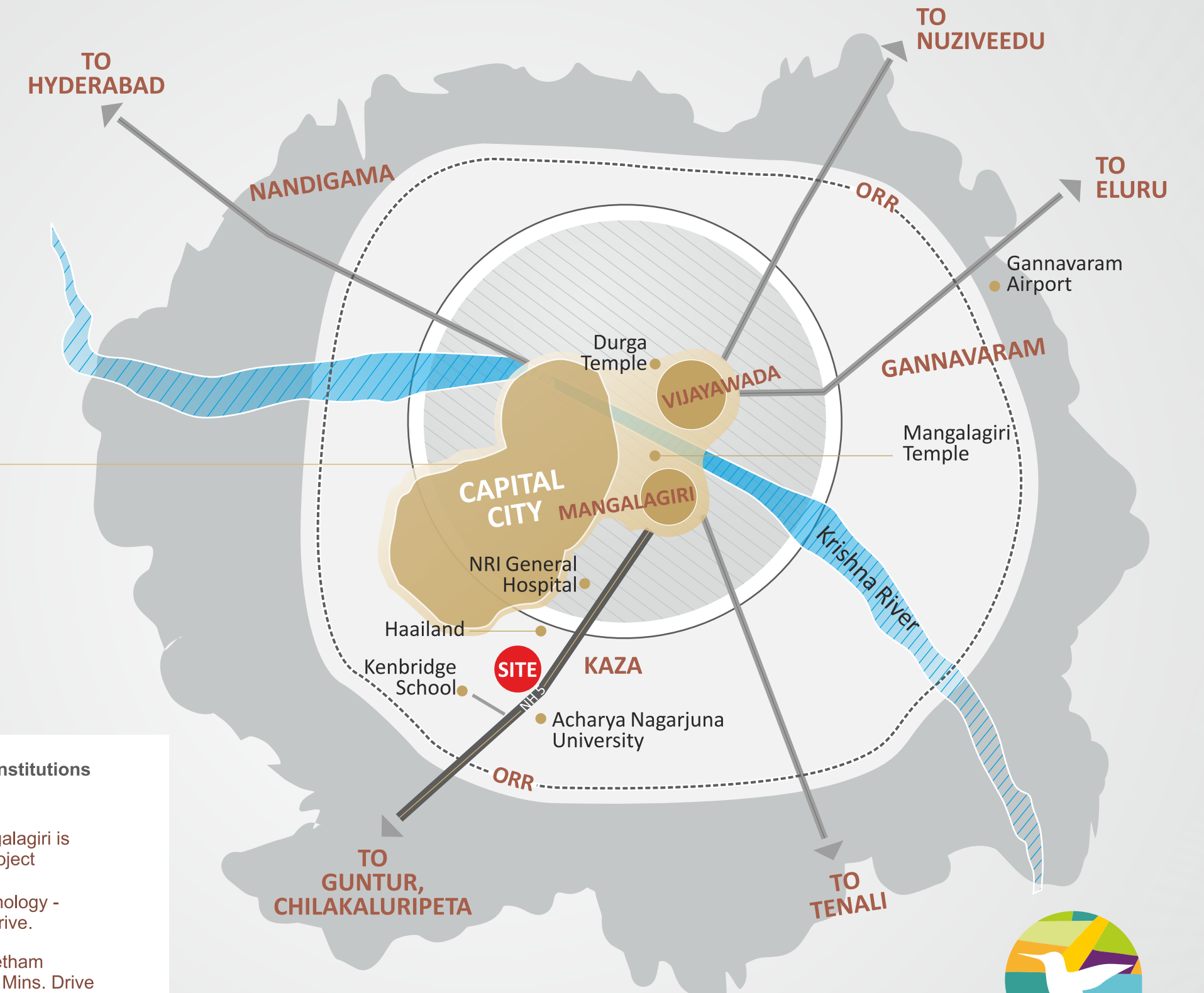
NRI General Hospital
Sri Devi Eye Hospital
Shankara Eye Hospital



LOCATION MAP (NOT TO SCALE)



NEW CAPITAL - AMARAVATI



Within Proximity of Premier Institutions Coming up at Amaravati



AIIMS, Located At Mangalagiri is only 3 Kms. from the Project



Vellore Institute of Technology - Amaravati is 10 Mins. Drive.



Amrita Vishwa Vidyapeetham Medical University is 15 Mins. Drive



Kings College Hospital Medical University at Amaravati Medical City is 20 Mins. Drive



Amity University Campus at Amaravati is 15 Mins. Drive.



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