



CHITRA  
VILASA  
GARDEN CITY

A EMINENT OFFERING FROM **AK INFRA HOLDINGS**



## Vizag- The Jewel of the East Coast

**Vizag-** the city of enchanted hills, far stretched the serene Bay of Bengal, and the verdant flora and fauna beckon you towards an indulging experience of life. The port city is one of the most populated cities in Andhra Pradesh. Vizag is the home to many dreamers and achievers. Vizag is rapidly growing and expanding its borders. Boyapalem, a pollution-free zone, and surrounded by green landscapes, is becoming a popular choice for people in quest of a serene abode in Vizag.

The industrial Park Gambheeram is just 2KM away from Boyapalem and 4.5 Km to Madhurawada. Amidst the hills, Chitravilasa is the urbane confluence of class, style, luxury, and modern architecture. The gated community lets you dwell in the absolute concord of pristine nature and opulent lifestyle. Unfurl your wing to the salubrious breathing of the cold wind and rejuvenate in the magnificence of nature at the Chitravilasa the home of radiance and luxury at a reasonable price.

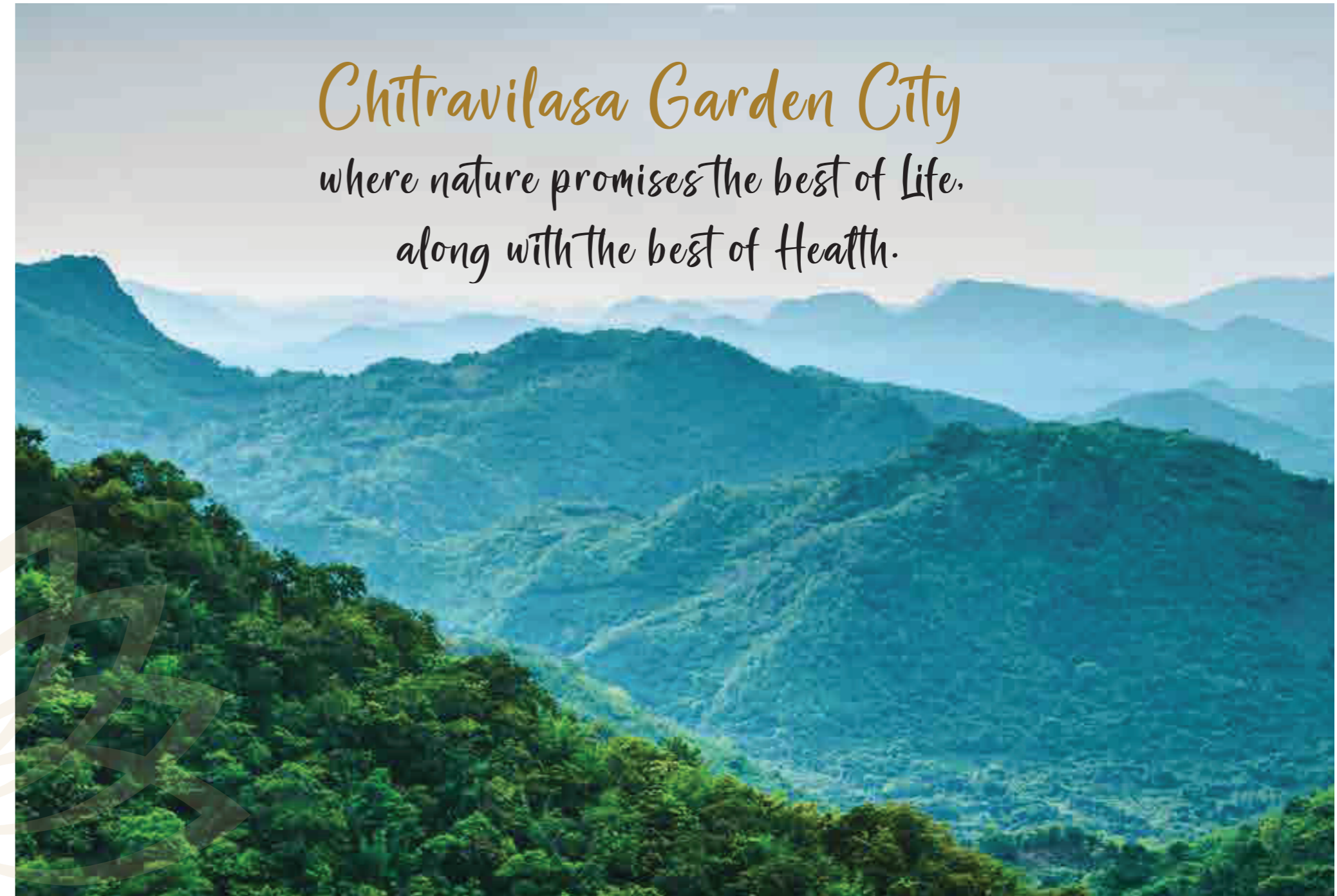




## Boyapalem The Future of Vizag

Welcome to Boyapalem, where Chitravilasa Graden City is all set to add grandiose to your life. Surrounded by hills, the gated community offers a vivid green landscape, modern architecture and lavish amenities to make your living enriched.

Boyapalem- A developing residential location for the people in Vizag, is well connected with the other parts of the city by various means of public transport. It is a fast-growing oasis of IT & Industrial Hubs(APIIC). Flourishing in leaps and bounds, Boyapalem offers all the basic amenities and has close access to schools, colleges, hospitals, and parks.



*Chitravilasa Garden City*  
where nature promises the best of Life,  
along with the best of Health.



# Welcome To Chitrazilasa Garden City In Vogue Lifestyle

With the confluence of modern artistry in architecture and premium facilities for luxury living- Chitrazilasa offers an enriching living experience to its residents. The gated community consists of 135 flats having 1-duplex on the ground floor, 2BHK, and 3BHK apartments with multiple amenities and facilities for every age group which makes it one of the most sought after gated communities in Boyapalem, Vizag. As the name suggests, Chitrazilasa is a nature retreat with glorious hill views and vermillion from dusk to dawn, creating a saintly aura making your mornings and evenings blissful. Get overwhelmed by the picturesque views around you and get lost in the splendour of nature at Chitrazilasa.

# Specifications:

## Structure:

- RCC Framed Structure to withstand wind and seismic loads.

## Super Structure:

- 6" thick red/fly ash bricks for external walls
- 4" thick red/fly ash bricks for internal walls

## Wall Plaster:

- Internal Wall Finishes: Smooth Plastered Surface with Putty and painted with Emulsion.
- External Wall Finishes: Sponge Finish procedure with layer of Cement, Sand Motor with putty and painted with Emulsion.

## Windows & Doors:

### Windows:

- UPVC Windows/Aluminium Window with clear glass and provision for mesh track.

### Main Door:

- Teak Wood Frame & Aesthetically designed teak doors with veneer polish with good quality hardware.

### Internal Doors:

- Seasoned wood door frames/WPC Frames/PVC Doors for Bathrooms.

### Flooring:

- 600 X 600 mm (2\*2 ft) size, Double Charged Vitrified Tiles of reputed make for Living, Dining, Bedroom & Kitchen.
- Bathrooms/Balconies/Utility: Anti skid Vitrified/Ceramic Tiles

### Tile Cladding:

- Dado upto 2 ft height above kitchen platform.
- Dado upto 8 ft height in bathrooms.
- Dado upto 3 ft height in utility.

## Electrical:

- Concealed Conduit Wiring with PVC insulated Copper Cables
- MCB for distribution board in each unit.
- Modular Switches of reputed make.
- 3 phase supply for each unit.
- Power outlet for geysers in all bathrooms.
- Power outlet for chimneys, refrigerator, aquaguard, microwave, mixer/grinder in the kitchen.
- Power outlets for air conditioners in living and master bedroom only.

## Indoor & Outdoor:

### Indoor:

- Reputed make quality of ceramic wash basins and EWC, Wall mixer with Shower in toilets.

### Outdoor:

- AC pipelines for outdoor outlets in elevation.

### Water Supply:

- Adequate supply of water from borewell and provision of bulk water supply from GVMC.

### Kitchen:

- Granite platform with stainless steel sink.

### Lift:

- 8 passenger automatic elevators with V3F & ARD facility. (Tile Cladding/Granite/Marble)
- 1 service lift with V3F & ARD facility. (Tile Cladding/Granite/Marble)

### Railing:

- MS Grill/SS railing as per elevation design.

### Generator:

- Limited D.G. Power backup with Acoustic Enclosure

**Note:- Outside balcony enclosure are not permitted either by grills or any other way.  
No Grill on the main door is permitted.**



*Terrace garden*



*Building Layout*

*An indulging abode for  
those who love opulence*



# Property Highlights



Terrace Garden



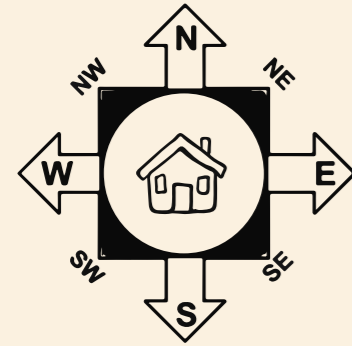
Club House



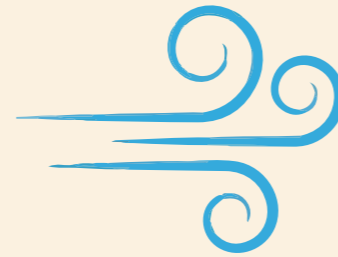
Jogging/Walking Track



Semi basketball court



Vaastu Compliant



Abundant Ventilation & Lighting



Open Air-Amphitheatre



Elderly Seating Decks on Terrace



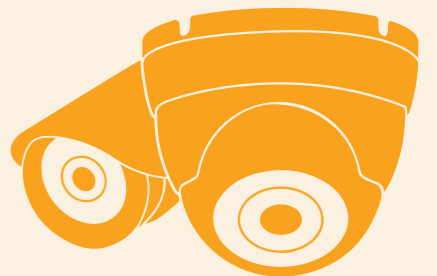
Facility for Departmental Store



Facility for Pharmacy/Clinic



Kids Zone with Sand Pit & Play Equipment



24 hours security with CCTV Cameras



*Beneath the twinkling stars,  
here is my casa,  
Where sparks the cerulean sky,  
gush the cool breeze,  
The view of serrated hills loomed  
in the distance,  
I found my solace, my abode, my  
vilasa.*



# Ground-1st floor Plan



# 2nd-5th floor Plan





*Endearing Lifestyle  
Splendid Living!*



UJDAIO2SHE

# Location Highlights:



Scan the  
QR code  
To get  
Direction



## Education:

- Narayana Residential College - 50 mts
- Sri Chaitanya Techno School - 850 mts
- Delhi Public School - 7.9 Kms
- Pydah College of Engineering - 600 mts
- Gayatri College of Engineering - 7.8 Kms
- GITAM University - 13 Kms

## Shopping & Entertainment:

- Metro Wholesale - 6.8 Kms
- D-Mart Supermarket - 7.5 Kms
- STBL Cineworld & Drive in - 6 Kms
- Cinepolis Sree Kanya - 9.5 Kms
- Rushikonda Beach - 14 Kms
- Ramanaidu Studios - 14 kms

## ITSEZ & Industrial Hubs:

- APIIC Industrial Park Gambheeram - 1.8 Kms
- IT SEZ - 9.8 Kms

## Hospitals:

- Gayatri Hospital - 7.8 Kms
- Gitam Hospital - 13 Kms
- Arilova Health City - 16 Kms



## About AK Infra Holdings

Owing an excellent legacy of 20 years with many successful projects, AK Infra Holdings has come up a long way delivering architectural brilliance and high-quality residential and commercial constructions. AK Infra Holdings is dedicated to developing personalized, innovative, quality-driven solutions that meet or exceed customer expectations. Our approach at AK Infra Holdings is simple and clear, we want to build and develop more than just great properties. We want to build long-term relationships. Every new project offers an opportunity for us to renovate and strengthen our work.

## Our Team:

### **Kolagotla Srinivas**

The founder of AK Infra Holdings, Kolagotla has a vast experience of 2 decades in the field of construction and Real Estate Development. Kolagotla has completed a plethora of projects in Visakhapatnam out of which Sea Shells Enclave (Apartments & Villas) is his crowning accomplishment among his repertoire. Under his guidance, the firm has established proficient organizational goals and objectives. He supervises the performance of various departments in the organization and ensures the stringent quality of the project is maintained.

### **Kolagotla Akhil**

By inheriting his father's legacy, Kolagotla Akhil forays into the business after finishing his MBA from GITAM University in 2018. His futuristic visions and agile philosophy is helping AK Infra Holdings to fly high and achieve excellence in all projects. A thorough professional, Akhil is scaling up the firm by helping strategize the projects under his watch.

### **Sornapudi Sushil Prabhakar**

A B.Tech Graduate in Electrical & Electronics Engg. & Post Graduate in MBA, he started his career in Dubai and worked in the line of Constructions for 3 years. Obsessed with quality-driven projects, he returned to his hometown Visakhapatnam with a burning quench to achieve his dreams and has successfully completed 5 residential projects. He also ventured into Industrial Construction and completed the piling & civil works contracts in RMHS Department for Jindal Steel Plant, Dolvi.

### **Sornapudi Naina Bipin Kumar**

With a vast experience of 11 years in the field of construction, Naina Bipin Kumar is carrying forward her father's legacy. Breaking the dominance of males in the construction industry, she inspires many with her excellent work and leadership skills. A Post Graduate of Business Administration, Naina began her career in Marketing and later ventured into the fields of HR & Project Management. She is a powerful force behind augmenting product delivery levels, attainment of superior standards of quality and customer relationship management. For the past four years, she is actively involved in all facets of the firm's business.



PROMOTERS



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