

A PROJECT BY



# YOU'RE A CLASS APART AT

PREMIER   
SQUARE

PADMAJA NAGAR COLONY, VIJAYAWADA

SPACIOUS 3BHK  
PREMIUM APARTMENTS  
FOR FINE LIVING



# THE PERFECT PLACE FOR THE TRULY ELITE.

- Jumbo Spaces
  - Design
  - Quality
  - Connectivity
  - Clear title
  - Builders' Experience
  - Aesthetics
  - Superior specifications
  - Elite community
  - Bank loans
- Vertical bungalows
  - Latest, elaborate with features
  - Unrivalled
  - 15Mins from Benz Circle
  - Transparency
  - Reputed
  - Futuristic
  - Delightful
  - Distinguished
  - Easy

PREMIER SQUARE

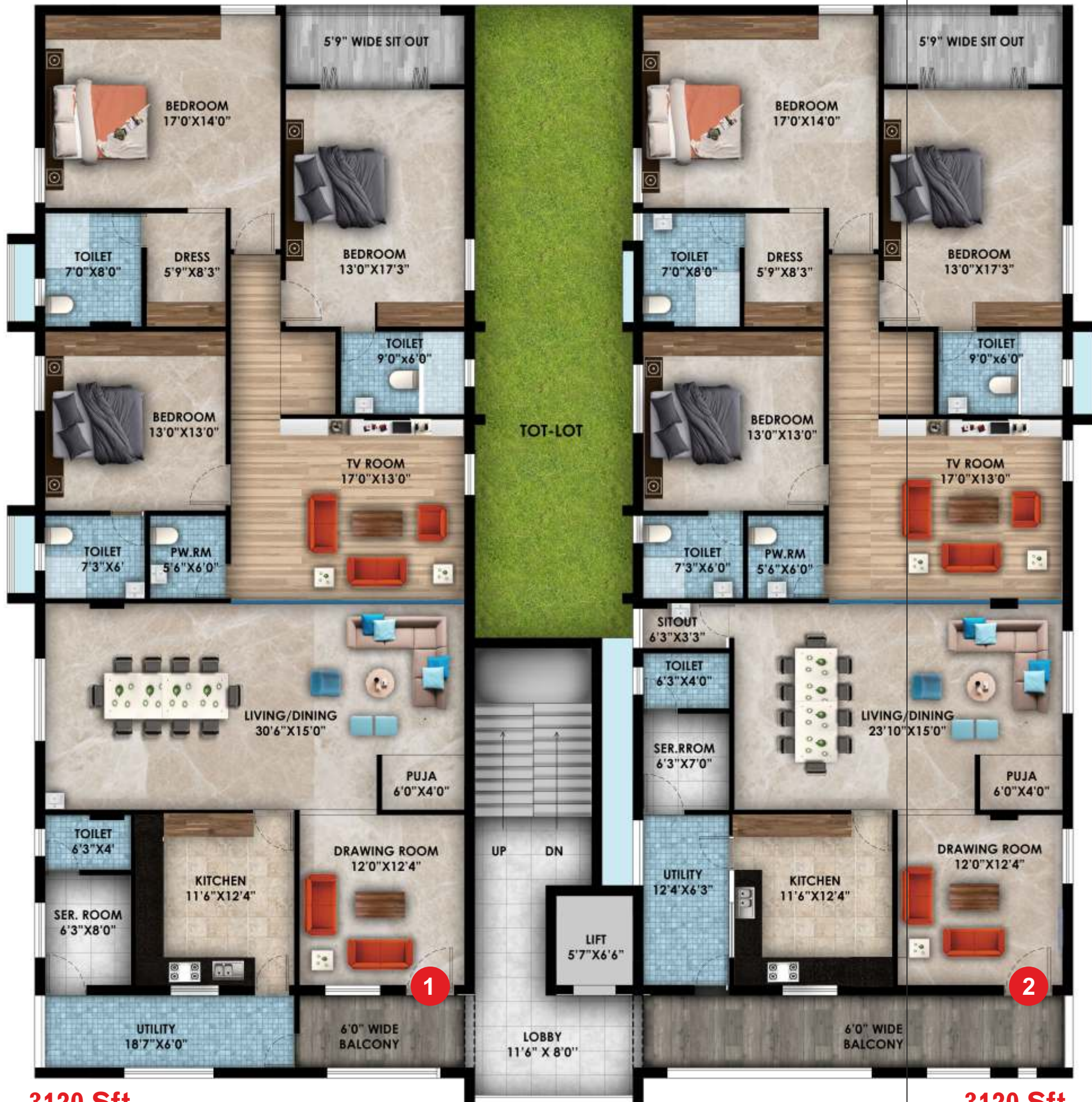


**LIVE IN VERTICAL BUNGALOWS CRAFTED JUST FOR YOU!**

**Premier Square** is a boutique project with limited edition, king-size apartments in a happening location, just 15 minutes from Benz Circle at Padmaja Nagar Colony, opposite road to Siddhartha Engg. College. The 5-floor high rise has just two apartments per floor. The apartments feel more like vertical bungalows on account of 4-side ventilation.

The sprawling 3120 sft areas accommodate your needs and fantasies. Outdoors connect with indoors through large windows, doors and sit-outs bringing a fresh breath of life every moment. Spacious living and dining spaces renew family bonding day in and out. Every nook and corner of your apartment are sun lit and invigorated by fresh breeze.

# TYPICAL FLOOR PLAN



3120 Sft

3120 Sft

EVERY  
MOMENT AN  
EXCITEMENT

PREMIER  
SQUARE  
PADMAJA NAGAR COLONY, VIJAYAWADA



### PROJECT HIGHLIGHTS

- CRDA-Approved Project
- 5 Floors, 10 Premium 3-BHK Apartments
- 2 Apartments per Floor
- 3120 Sft with Common Area
- 100% Vastu compliant
- 4-Side Cross Ventilation
- Tot lot
- Two-Level Parking
- 2 Car Parking for each flat
- 24-hr Water supply
- Intercom & CC Cameras
- Automatic Passenger Lift with ARD
- Generator Power Back up with Limited Power supply for each flat and common areas
- Common Water Softener
- Water purifier in the kitchen for each flat

### SPECIAL FEATURES

- East Facing Plot
- East/North East Entrance for Flats
- Extra Multi-Purpose Room per Apartment
- Separate Living & Drawing Room
- Maid Room & Toilet in each Apartment
- Separate Service Entry for Maids
- Solar Water Heating



▶ **1** 3BHK  
3120 Sft



▶ **2** 3BHK  
3120 Sft

Note: Areas mentioned in the brochure are with common area.  
Please contact us for carpet and plinth area details.

## SPECIFICATIONS

### FOUNDATION & STRUCTURE

R.C.C Framed Structure with Raft Foundation  
9" External walls and 4" Internal walls as per design  
with Red Clay Bricks Or Cement concrete blocks/  
Table moulded Bricks

### PLASTERING

Double coat sponge finished plastering for inside  
and outside walls.

### DOORS

**Main Door:** Teak wood door frame & shutter  
aesthetically designed with melamine polishing  
and with hardware of reputed make.

**Internal Door:** BT wood frame & solid core flush  
shutter with both sides veneer & polished of  
reputed make and standard hardware

**Toilet Door:** BT wood frame & solid core flush  
shutter with one side polished on veneer and  
other side or the both the sides synthetic enamel  
paint of reputed make and standard hardware.

### WINDOWS & GRILLS

UPVC windows with float glass, safety M.S grills  
with enamel paint finish.

### PAINTING

**Internal:** Smooth finish with (wall putty) over a  
coat of primer and top finish with two coats of  
plastic emulsion as per design.

**External:** premium exterior texture or emulsion  
paint as per design.

### FLOORING

**Drawing, Dining, Living:** 1 Mtr X 1 Mtr Vitrified  
Tiles or Marble with 4" high skirting.

**Master bedroom & Other bedrooms & kitchen:**  
Vitrified tiles with 4" high skirting as per design.

**Toilets/ Utility area:** Best quality acid resistant  
anti-skid ceramic tiles or vitrified tiles.

**Covered Terrace & Balconies:** Best quality rustic  
series ceramic tiles or vitrified tiles.

**Parking & Common areas:** Choice of the builder.

### TILES (Cladding)

**Kitchen Dadoing:** Glazed ceramic/vitrified tile  
dado upto 2'4" height above kitchen platform

**Bathrooms:** Designer make ceramic/vitrified tile  
dado upto 7' height.

**Utility/Wash:** 4" external walls with Ceramic tile  
dado.

### KITCHEN

Granite platform with reputed make stainless steel sink and  
water connection with provision of RO system.  
Provision for exhaust fan and chimney.

### UTILITIES/WASH

Provision for washing machine & wet area for washing utensils  
etc.

### PLUMBING

Concealed plumbing lines with CPVC pipes of ISI make.

### TOILETS

All the toilets consist of

**A.** Marble/Granite counter top wash basin in Master bedroom &  
other toilets wash basin wall hung/counter top/ semi pedestal  
with hot & cold basin mixer valve.

**B.** Wall Mount WC with health faucet.

**C.** Hot and cold wall mixer with shower.

**D.** Provision for geyser in all Toilets.

**E.** All C.P fittings are chrome plated of Hans Grohe/Toto/Jaquar  
or equivalent make.

**F.** Glass Partition in bedroom shower areas.

### ELECTRICAL SYSTEM

Concealed copper wiring in conduits for lights, fan, plug, and  
power plug points wherever necessary of Finolex  
/Anchor/RR/Havells or equivalent make.

Power outlets for air conditions in all bedrooms, Living, drawing,  
dining and Multipurpose rooms.

Power outlets for geysers in all bathrooms.

Power plug for cooking range, refrigerator, chimney, microwave,  
mixer & grinder in kitchen.

Plug points for TV & audio systems etc., wherever necessary.

3-Phase supply for each unit and individual meter board.

Miniature Circuit Breakers (MCB) & ELCB for each distribution  
board of standard make.

All electrical fittings of

MK/Northwest/Legrand/Toyama or equivalent make.

Provision for Solar water heating system in bathrooms.

### COMMUNICATION SYSTEM

TV points in all bedrooms, drawing & living.

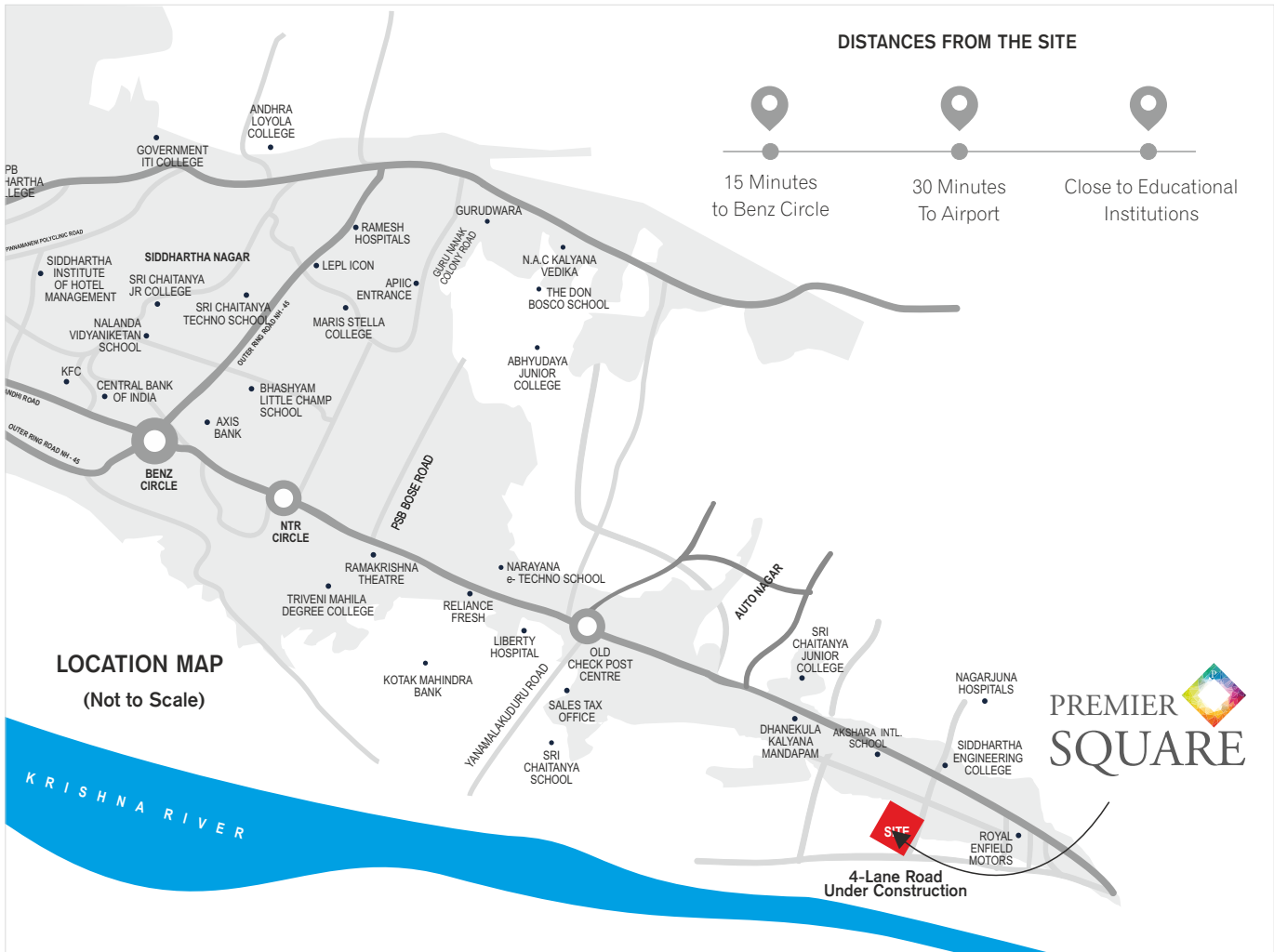
Provision for DTH TV service.

Telephone Cable with high speed CAT 6 cable.

Intercom facility connecting to security.

Internet provision in master bedroom and living room using CAT  
6 cable.

Telephone point in living, drawing & master bedrooms



## A Reputation You can Trust

The promoters of Premier Amaravati Ventures India Pvt Ltd have over 30 years of experience in construction field and have been involved in hi-end residential projects in Hyderabad. They are passionate about incorporating innovative designs, desirable amenities in strategic locations for comfortable living. Premier Square offers relaxed living and great investment potential for its customers.

### PROMOTERS



### ADMIN OFFICE

**PREMIER AMARAVATI VENTURES INDIA PVT. LTD.**  
 D.No. 54-13/2-1B, Plot No: 383,  
 Road No:7, Srinivasanagar Bank Colony-3  
 Vijayawada. PIN: 520 008  
 Email: premieramaravati@gmail.com

### SITE OFFICE

Plot No: 83,84, Padmaja Nagar Colony,  
 Opposite Road To Siddhartha Engg. College,  
 Vijayawada.

**Call: +91 9177 377 677**

**Home Loans made available by leading Banks**

### ARCHITECTURAL CONSULTANTS



**Vistas Architectural Consultants**  
 MUMBAI • HYDERABAD • PUNE • VIZAG

### STRUCTURAL ENGINEERS

**VAP ENGINEERS INDIA PVT LTD, GUNTUR**

Disclaimer: 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 plans, specifications, elevations and any other detail as deemed fit.