

a prestigious project from



*Luxe living just
got a new address.*

*Experience the art of living at
Dhanalakshmi puram, Nellore*

P R E S E N T S

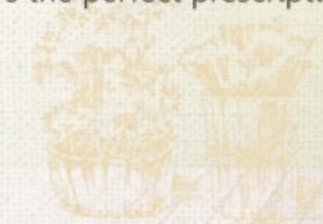




Welcome to Smart & Luxury Villas

Home is about space. A space that allows you and your loved ones to grow and bloom, enjoy and dream big. Come, experience the spacious villa life!

Nellore is now ready for New Town - the city's first exclusive gated of luxury villas. Never before has Nellore experience such a balanced mix of indoors and outdoors. It's the perfect prescription for a healthy life.





Welcome to new town for a new way of life

New Town by the Bhavani Group lives up to its name. It's a fresh way of looking at a home.
Right from the entrance, you feel energized by the positive vibes.

Discover smart living across 36+ exquisite villas spread across 3 lush acres in phase - 1. These homes are designed for the complete family and are sensitive to the needs of children and the elderly.
Pollution-free and calm surroundings make New Town an ideal habitat for all ages.



an artistic rendering of bhavani new town entrance gate view



an artistic rendering of bhavani new town birds eye view



360 degree luxury living with a million joys

We have conceptualized the smartest villas for you. These spacious abodes also provide a separate study room for "work from home" routines. Well ventilated and sun-kissed, New Town villas are super hygienic – you can wash right at the entrance before entering the house!

That's not at all. The Clubhouse facilities and active open spaces are unmatched. If you want your children to grow up strong and bright, there are ample sports arenas. We also have pleasant seating areas, yoga centre, and a temple for livening up your aged parents. It's the complete package!

AP RERA APPROVED



BHAVANI 
NEW TOWN



an artistic rendering of bhavani new town east facing villas street view



Be part of a beautiful community of exquisite homes

Gated Community Features

- Built in 03 acres in Phase - 1
- 36+ Beautiful Villas
- Grand Entrance with Security post
- Plots Ranging from 22, 25 to 30ankanams (180, 200 to 400sq.yds)
- Built up area ranging from 2233 sft to 3600 sft
Spacious layout with 30 feet roads
- Provision for Super Market
- Landscaped Gardens with Avenue Tree Plantation
- Walking/Jogging Track
- Children's Play Area
- Generator Back-up Facility for common areas and Lights and Fans in Villa
- CC/BT Roads with LED Lighting
- Complete Underground Electrical cabling
- Good Cross-Ventilation
- Hydro-pneumatic Pressurized Water supply with Underground Sump
- Borewells as required
- Well-designed Rain Water Harvesting

Security

- All round Compound Walls with Fencing
- Round the Clock CCTV Surveillance
- 24/7 Security with Intercom



NEW TOWN



an artistic rendering of bhavani new town clubhouse with swimmingpool view



A leisure zone for young & old alike

The highlight of living in New Town is the immediate access to the finest Clubhouse. This spectacular structure is right within the complex and has facilities ranging from indoor games to a swimming pool, gym to yoga hall party lawns.

Start your day at the Clubhouse or rejuvenate yourself after a long day at work. Right from the grand waiting lounge every corner is made to make your moments memorable.



Club Luxuries
*Designated spaces for
body, mind & soul*



an artistic rendering of bhavani new town clubhouse view

GRAND WAITING
LOUNGE



YOGA HALL



GYMNASIUM



CHESS AND CAROMS



TABLE TENNIS

Amenities

- Fully-equipped Gym
- Indoor Games
- Swimming Pool
- Provision for Library
- Space for Super Market/Grocery
- Yoga/Aerobic Center
- Provision for solar panels on the terrace for its power and power to common areas, with net connectivity





The outdoor life just got into active mode

To build a strong body and keep the mind in top form, open outdoor spaces are so very important. The layout of New Town is a blend of concrete and greenery. There is a **safe Play Area for kids**. Future champions can practice at the **tennis/volley ball** in the inner roads.

Senior citizens will love the **park** and **special seating area** for them. There is a winding **Walking Track** for the keep-fit crowd. An **Party Lawn**, turn life into a fairytale!

Large Outdoors Features

- Walking track
- Kids Play Area
- Multi Ply court (Tennis/Basket Ball)
- Senior Citizens Park
- Open air Theatre/party lawn



an artistic rendering of bhavani new town seating view



2200 sft.
East Facing villa
in 25 anks site

Ground floor	1062 sft.
First floor	1138 sft.
Total	2200 sft.




2250 sft.
 West Facing villa
 in 25 anks site

Ground floor	1072 sft.
First floor	1178 sft.
<hr/>	
Total	2250 sft.

*A master plan that
has the future built in
Phase - 1*

Area Statement

Plot Nos.	Facing	Area (Anks)	Areas (Sft.)	Building Areas (Sft.)
1	West	22	1600	1916
2-8	West	25	1800	2250
9-14	East	25	1800	2200
15-20	West	25	1800	2250
21	East	33	2373	2747
22-29	East	25	1800	2200
30-32	West	25	1800	2250
33-35	East	25	1800	2200



an artistic rendering of bhavani new town west facing street view



STRUCTURE

RCC framed structure to withstand wind and seismic loads.
Super structure masonry work with first-class brick work in cement mortar.



PLASTERING

Internal : Double-coat cement plaster with smooth finish.
External : Double-coat sand-faced cement plastering.



DOORS & WINDOWS

Main Doors : Seasoned teak wood frame and door shutter with melamine polishing with Godrej or equivalent hardware fittings.
Internal Doors : Seasoned teak wood frame with laminate door shutter with standard hardware fittings.
Windows : UPVC door system with clear glass and mosquito proofing fitted with elegantly designed MS painted grills. Granite slab will be provided on the windows sill All hardware of reputed make provided on the window sill.



FLOORING

Living/Dining/Entrance Foyer/Master Bedroom/Other Bedrooms / vitrified tiles of 800mmX800mm/600mmx1200mm with elegant designer finish look with skirting.
Bathrooms : Acid - Resistant, anti-skid ceramic tiles of Johnson, Kajaria or equivalent.
Staircase : Granite with skirting with SS railing.
Covered Balconies : Ceramic tiles of Johnson, Kajaria or equivalent.
Parking Area : Best quality cement based parking tiles over PCC bed.
Utilities / Wash : Provision for washing machine, dishwasher and additional laundry area in terrace. Wet area for washing utensils.



PAINTING

External : Synthetic spray plaster / exterior emulsion paints of Asian/ICI make.



KITCHEN

Granite platform with stainless steel sink with both municipal and bore water connection. Provision for fixing RO system, exhaust fan and chimney.



CLADDING AND DADOING

Kitchen : Glazed ceramic tile dado up to 2' height above kitchen platform.
Bathrooms : Glazed ceramic tile dado of Johnson, Kajaria or equivalent up to 7' height.
Utilities/Wash : Glazed ceramic tile dado up to 3' height.



BATHROOMS

- All toilets will be designed with dry and bath areas consisting of :
 - Wash basin with hot and cold mixer value.
 - EWC with concealed flush tank of Cera, Hindware, Parry or equivalent make.
 - Hot and cold wall mixer with shower.
- Provisions for geysers in all toilets.
- All CP fittings are chrome - plated of Jaquar, Marc, Plumber or equivalent make.
- All CPVC fitting/material are of Finolex, Ashirvad or equivalent make.
- All PVC fittings/material are of Sudhakar, Nandi or equivalent make.

TERRACE

Provision for solar - water heaters and provision for solar panels with net metering on rooftop of first floor.



ELECTRICAL

- Concealed PVC pipes with ISI standard copper wiring in conduits for lights, fans, plug and power plug points wherever necessary.
- AC points in all bedrooms and hall.
- Mixer/Grinder/Oven/Refrigerator points in Kitchen.
- Separate MCB with isolator will be provided at main distribution box in each house.
- Three-phase supply for each unit and individual meter boards.
- All electrical fittings of Finolex/Finecab/ Anchor/Northwest/ equivalent make.
- Provision for UPS and net-metering from solar panels.



TELECOM/INTERNET/CABLE TV

- Telephone points in all bedrooms, drawing and dining areas with provision for EPABX.
- Provision for internet connection in living room/bedrooms.
- Provision for Wi-Fi routers and Wi-Fi range extenders in all floors. Intercom connectivity in all villas connecting to central security.
- Cable connection in all bedrooms and living room.

COMPOUND WALL AND GATE

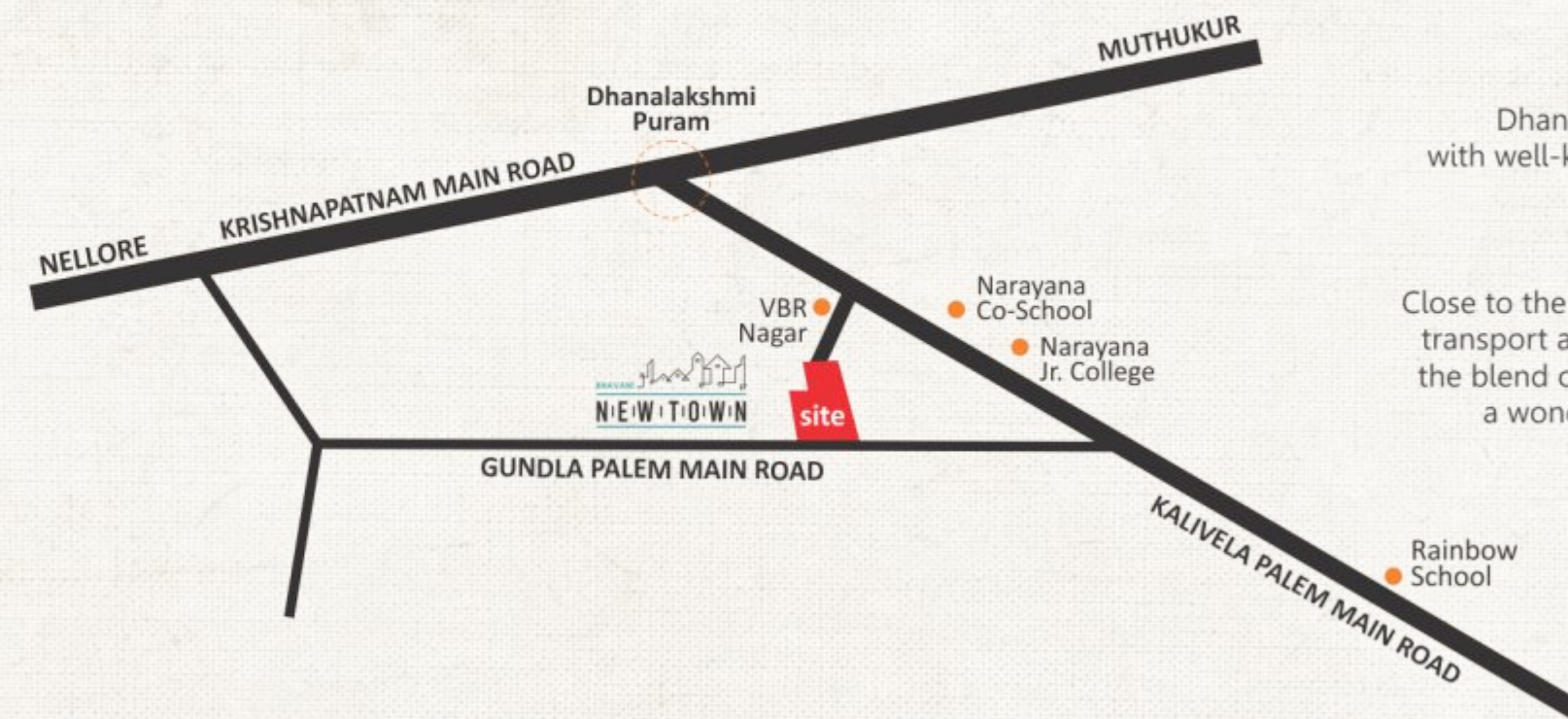
Masonry wall with MS gate and wicket gate with electricity connection provision for auto gate.



Location Plan

(not to scale)

Connected to all amenities & enriched tomorrow



Dhanalakshmi puram in Nellore is a fast-developing area with well-known institutions like Narayana Co and Olympid School Narayana Junior College in the vicinity. VBR Nagar is a few minutes away.

Close to the Krishnapatnam main road and within easy reach by public transport and private vehicles, New Town in Dhanalakshmi puram is the blend of connectivity, calm and natural charm that promises you a wonderful lifestyle and great returns on your investment.

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Corporate address

Bhavani Guest INN Ground Floor,
Childrens Park Main Road, Nellore-524004. AP

Site address

Bhavani Newtown VBR Nagar,
Opp Narayana CO & Olympiad School, Kalivelapalem Road,
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scan to open website

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