

DIVINITY. TRANQUILITY. PROSPERITY



 VANAM

A REFINED FINE LIVING APARTMENTS
@ KARKAMBADI ROAD, MANGALAM

www.eeshainfra.com





AN URBAN LIFESTYLE ROOTED IN TRADITION

This wonderful gated community of premium apartments has old-world charm and caring. The address will dazzle the cityscape of Tirupati with its stunning architecture, superb amenities, a grand clubhouse and artistic landscaping.





A CAPTIVATING
VIEW OF
TIRUMALA HILLS
FROM ONE SIDE



Residential complex is blessed with an unbroken view of the holy hills from the spacious sit-out. So fresh, so tranquil and so beautiful.

AN ELEGANT HUB FOR THE CITY'S ELITE

The quality of life in Srivanam promises to be extraordinary. The location itself is perfect, giving you great connectivity to the city and highways. The special highlight is the scenic splendour of the hills and lake as twin backdrops. The 7 towers offer you 612 elegant apartments for a lifetime of joys.



SRIVANAM

7
BLOCKS

12
FLOORS

4
LEVEL EXCLUSIVE
CLUBHOUSE

612
UNITS



2,2.5 & 3BHK
APARTMENTS

1380 TO
2760 SFT AREAS

24X7 SECURITY SERVICES
CCTV SURVEILLANCE
AUTOMATIC ENTRY & EXIT SYSTEM



A HOME OF SUNSHINE & LOVELY VIEWS

The towers have been designed to let
sunshine and breeze play in all the apartments.
You can look out on miles of greenery and the
natural beauty of the grounds.
Smart features like a dedicated pet park and terraced
swimming pool make it a special place for all ages.



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A LAYOUT DESIGNED FOR 360-DEGREE LIVING

LEGEND

- | | |
|--|--|
| 1 Entrance Waterbody with Water Features | 23 Kisok |
| 2 Security Cabin | 24 Tennis Court |
| 3 Children's Waiting Area | 25 Pavillion |
| 4 Children's Play Area | 26 Swimming Pool |
| 5 Seating Plaza | 27 Kids Pool |
| 6 Bicycle Stand with Seating | 28 Hammock Park |
| 7 Woods | 29 Amphitheatre |
| 8 Sensory Walkway | 30 Grand Walk |
| 9 Zen Garden | 31 Great Lawn |
| 10 Infinity Walk | 32 Outdoor Gym |
| 11 Aroma Garden | 33 Palm Grove |
| 12 Half Basketball Court | 34 Bleachers |
| 13 Jumble Seating Area | 35 Children Play Area |
| 14 Volleyball Court | 36 Sand Pit Area |
| 15 Cricket Practice Nets | 37 Gazebo |
| 16 Skating Rink | 38 Pet Park Area |
| 17 Pickle Ball Court | 39 Pavillion |
| 18 Outdoor Table Tennis | 40 Feature Wall with Planter & Waterbody |
| 19 Frangipani Court | 41 Driveway |
| 20 Sr. Citizen Court | 42 Cycle Track |
| 21 Yoga Lawn & Meditation Deck | 43 Drop Off |
| 22 Banquet Lawn | 44 Pathway |



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THE SPECTACULAR FEATURES OF PARADISE

HIGHLIGHTS

- TUDA Gated community
- 7 Blocks
- 612 of units
- Stilt +12 Floors
- Max area left open
- 2 and 3 BHK Premium Residences
- Vaastu Complaint Units
- Staggered Balconies for Better Feel
- Huge Cantilever Balconies
- Max units facing Greenery
- 2 Covered Car Parking's per flat
- Access ramps at all the entrants for disable friendly
- Clinic & Pharmacy Provisions
- 100% Power Back up for all Apartments except AC's and Geysers
- Domestic Water Available through a Water Softening Plant
- STP Provided for Landscaping purpose for
- Landscaping and Flushing Purpose only
- Walking and Jogging Areas
- Temperature controlled Terrace Pool with Seating Deck



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THE
SERENE VIEW
OF A NATURAL
LAKE FROM THE OTHER



The other side of Srivanam is hemmed by the blue waters of a natural lake, which will never be replaced by concrete. It's a picture perfect view.



THE EPICENTRE OF FITNESS & LEISURE

The opulent Clubhouse is a multi-level structure that is impressive all the way! Right from the welcome lounge to the Swimming pool, from the swanky gym to the indoor games zone, and from the party hall to the deck side seating – the Clubhouse has luxurious leisure facilities under one roof.



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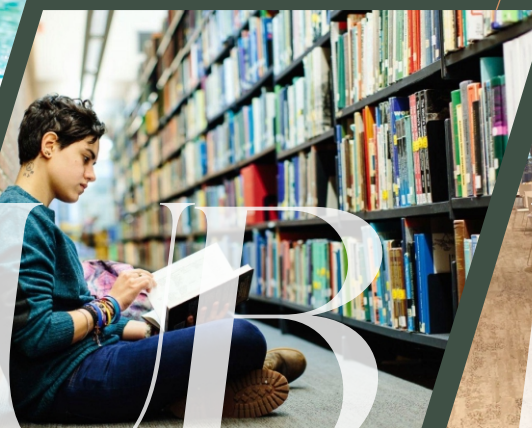
CLUB HOUSE

THE ONE SPOT FOR MULTIPLE JOYS

FAMILY SWIMMING POOL
KIDS POOL
WITH POOLSIDE SEATING DECK



LIBRARY



MULTIPURPOSE HALL



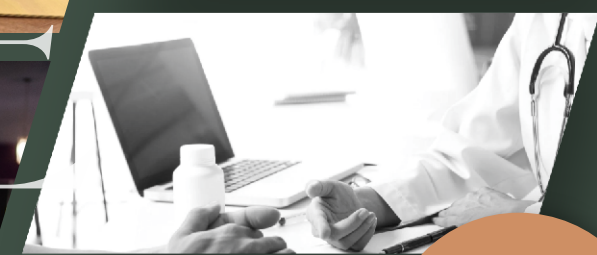
MEDITATION/ YOGA HALL



UNI SEX
SALOON
& SPA



CLINIC



SPACES
PROVISION

SUPER
MARKET



DOUBLE HEIGHTEN RECEPTION &
WELCOME LOUNGE



EQUIPPED GYM



COFFEE SHOP



INDOOR GAMES



OUTDOOR SEATING DECKS



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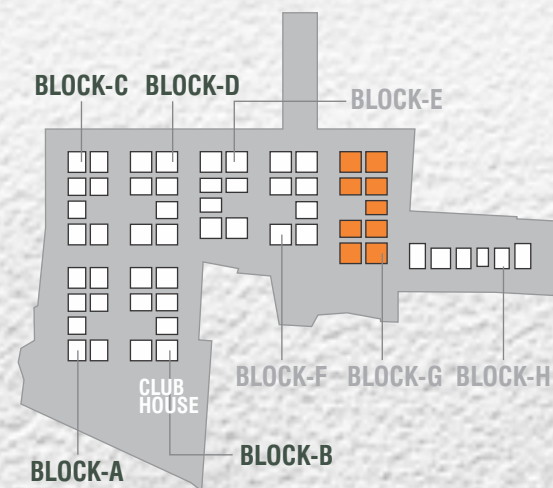


BLOCK - A&C

BLOCK - B&D



KEY PLAN



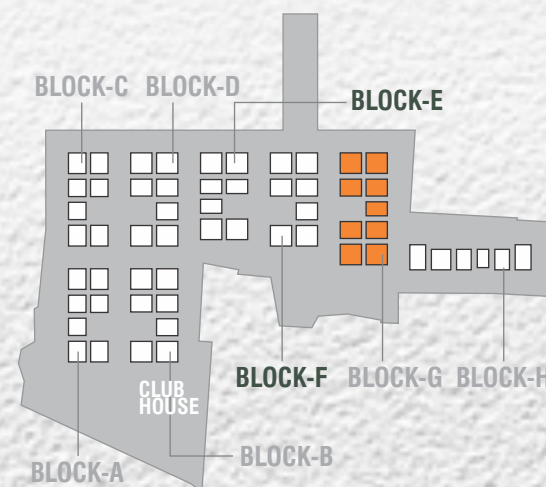


BLOCK - E

BLOCK - F



KEY PLAN

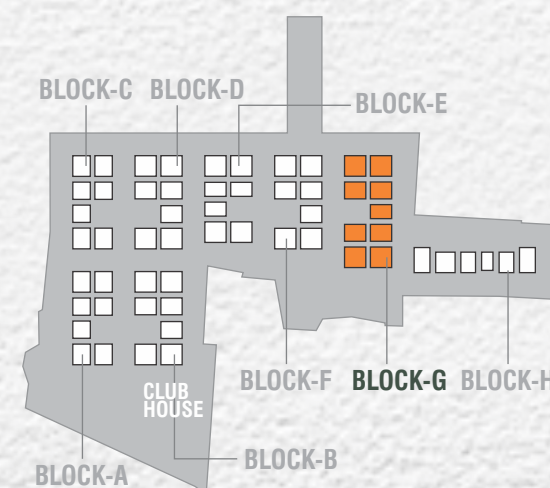


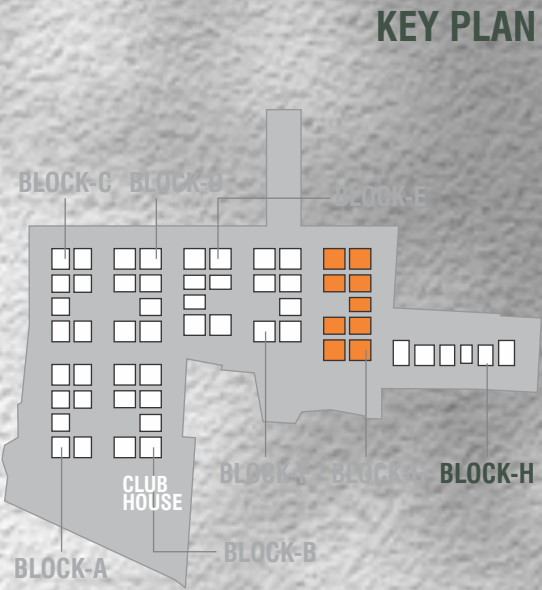
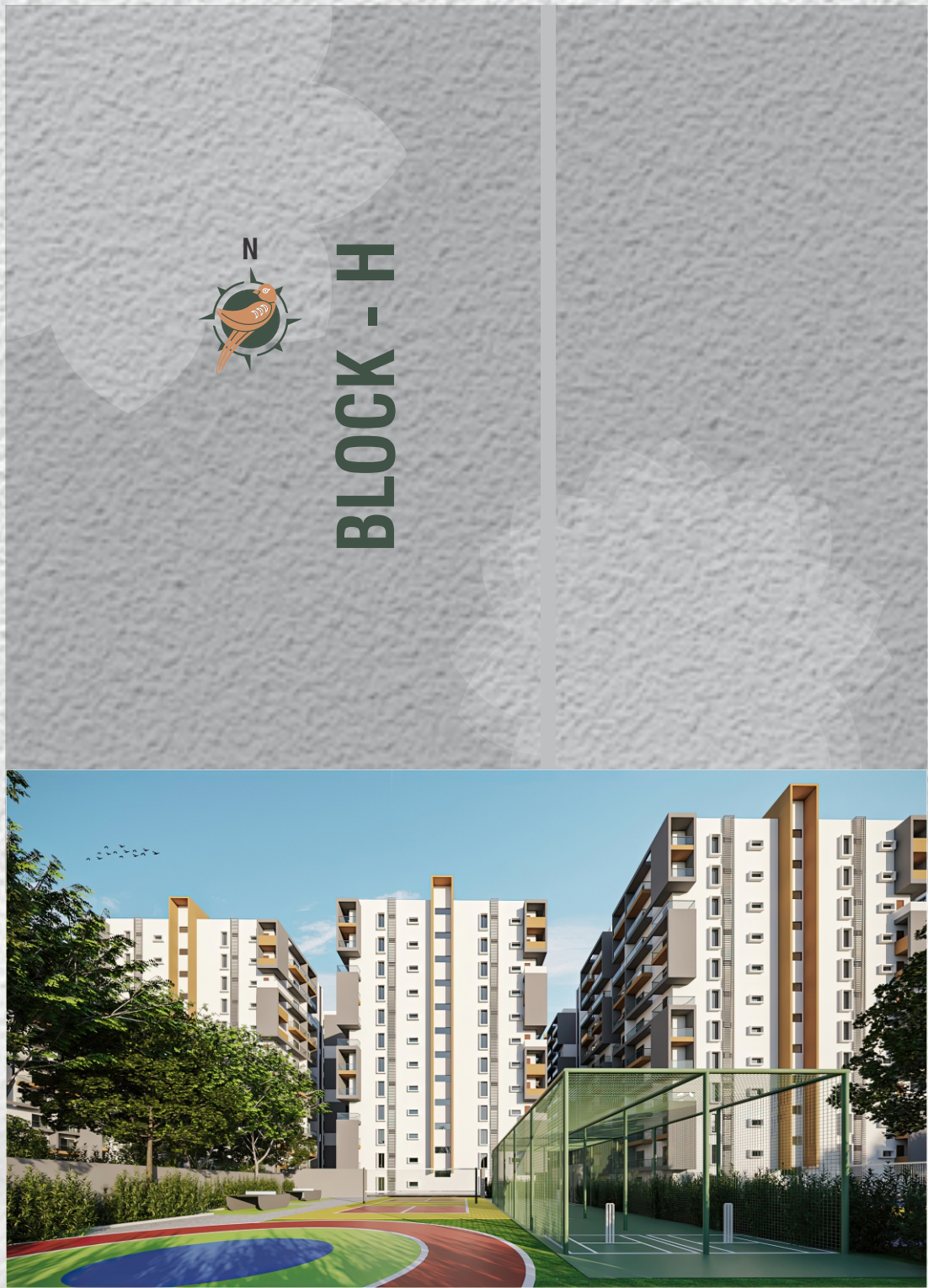


BLOCK - G



KEY PLAN





1715 sq. ft.



1680 sq. ft.



1245 sq. ft.



1245 sq. ft.



1725 sq. ft.

FOUNDATION & SUPER STRUCTURE

RCC Foundation & RCC framed structure with light weight blocks partition.

PAINTING

External : Textured finish with 2 coats of weatherproof External Emulsion paint (Asian/Berger or equivalent).

Internal : Smooth putty finish with 2 coats of premium acrylic emulsion paint over a coat of primer (Asian/Berger or equivalent)

ELEVATORS / LIFTS

4 high-speed automatic passenger lifts with rescue device with V3F for energy efficiency and 1 service lift (Schindler or equivalent).

PLUMBING AND CP FITTINGS

- Municipal water provision along with RO-treated water pipes
- All CP fittings and sanitary fixtures of Grohe/Kohler or equivalent.
- Drainage pipelines : PVC pipes & PVC fittings (SWR prince/sudhakar or equivalent).
- Water supply pipelines, plumbing & fittings : Internal 7 external CPVC pipes and fittings (Ashirwad/Astral or equivalent).
- Geyser points : Geyser points are provided in all the toilets (Norisys/Legrand/Schindler or equivalent).

FIRE & SAFETY

- Fire systems will be provided in common areas and parking areas with a Fire Hydrant System.
- Fire Safety Equipment and Water Sprinkler Systems wherever required based on the fire department norms.

PARKING

- The entire parking is well designed to suit the no. of car parks with parkings signage.
- Dedicated space for car charging and car washing.

TELECOMMUNICATION, CABLE TV AND INTERNET

- Telephone point in the drawing room.
- Intercom facility to all units connecting Security cabin, Clubhouse and Maintenance office.
- Provision for DTH/Cable connection for TV in Drawing, all bedrooms and Home Theatre.
- Wired internet provision in the Drawing rooms.

SPECIFICATIONS THE WORLD-CLASS SPECIFICATIONS THAT DENOTE CLASS

WTP & STP

- Domestic water made available through an exclusive water treatment plant (RO Plant).
- Sewage treatment plant of adequate capacity as per norms.
- Provision for DTH/Cable connection for TV in Drawing, all bedrooms and Home Theatre. Wired internet provision in the
- Drawing rooms.

GENERATOR

- 100% DG set backup for all apartments and common areas.
- A separate DG meter will be provided for each unit.

FLOORING & WALL CLADDING

Living, Dining & Kitchen : 1200x800 mm PGVT tiles. (RAK/Zeal Top/Simpolo or equivalent).

All bedrooms & Home theatre : 800x800mm PGVT tiles (RAK/Zeal Top/Simpolo or equivalent).

All Balconies : Anti-skid vitrified tiles of reputed brand. Corridors and Lift lobby : Italian design tiles and granite as per design.

Staircase : Granite & S.S. Railing for the staircase.

Kitchen Platform : Quartz platform with S.S. Sink.

Dadoing in Kitchen : Glazed vitrified tiles dado of reputed make upto 2' height above the kitchen platform.

Bathrooms : Glazed/Matte finish vitrified tiles dado upto door/lintel height.

Utility Area : Vitrified tiles dado upto 4' height and flooring with Matte finish.

Parking Area : Combination of VDF, stamped concrete and vitrified tiles as per design.

ELECTRICAL FIXTURES

- Wiring : Cables-conduits with copper wiring (Finolex, Havells or equivalent).
- Switches & others if any : Modular Switches (Norisys/Legrand/Schindler or equivalent).
- AC points for all rooms (Norisys/Legrand/Schindler or equivalent).
- Three-phase power supply for all flats.

DOORS, WINDOWS, SLIDING DOORS & RAILINGS

Main Door : Best quality Teakwood frame and polish on veneered flush shutters of 5'x8' size with reputed hardware.

Internal Doors : Teakwood door frame

Bedrooms : 3'3"x8' size doors on both side Veneer with polish.

Toilets : 2'6"x8' size doors one side veneer and other side laminated.

Utility : Flush door 8'/lintel level both sides laminated.

Windows : Reputed make of UPVC windows with safety MS grill and provision for mosquito mesh track.

Sliding doors : UPVC door frames with performance glass shutters, provision for mosquito mesh track.

Railing : Good quality glass railing for balconies.

FALSE CEILING

In Common areas as per design (Gyproc or equivalent).

Note :

Person desirous to alter/modify shall inform before the brickwork starts and the same is subject to the builder's discretion.

Extra charges applicable for any extra work involved apart from the scope of defined work of the builder.

No changes allowed which can affect the outside facade.



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Location Map
Not to Scale



Location QR Code

CLOSE TO

Education Institutions

- SV Agricultural University
- SV Veterinary University
- SV University
- SV Sanskrit University
- SV Medical College
- Padmavathi Medical College
- SV Ayurvedic University
- Bharati Vidya Bhavan
- SV Degree College
- SV Arts College
- SV Women's Arts & Degree College
- SV Polytechnic College for Men / Women
- SV Law College
- Padmavathi Nursing College
- Hotel Management College

Hospitals

- SVVR Govt Hospital
- SVMR Hospital
- BIRD Hospital
- Ayurvedic Hospital
- Padmavathi Women's Hospital

Entertainment

- Devlok
- SV Science Center
- SV Zoological Park
- Chandragiri Fort
- Srinivasa Mangapuram

Shopping

- Walmart
- D Mart
- Military Canteens

SERENE LOCALE IN THE MIDST OF ACTION

Karkamabadi Road- Mangalam in the temple town of Tirupati is pulsating with modern hubs like supermarkets, restaurants and hotels, academic institutions and cinema complexes. The railway station and bus terminal is only a short drive away.

However, it is the tranquility and greenery that makes Location a much-coveted area. Known for its refined gentry, this is the right place to live with your family.



 VANAM



QUALITY THAT STANDS THE TEST OF TIME

We believe our passion shines through in the homes we build. A diverse team with decades of collective experience, we are driven by the positive impact our homes have on the communities we develop.

Our values translate through our rigorous site selection, uncompromised design, and precision in construction processes to deliver superior value to the customer. Building vibrant communities begins with designing homes for the way you live.

WE BUILD WITH A PURPOSE

Eesha Infra's commitment to you as a homeowner is to deliver an exceptional home that meets your family's needs now and in the future. In order to achieve this, our projects are community driven and our homes are highly livable.

A MEANINGFUL FUTURE

We are confident that with focus and dedication, great things can be accomplished. Our vision is to create homes of enduring value, with a parallel goal of bettering communities and living experiences for years to come.

Corporate & Site Office

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ARCHITECTS



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LANDSCAPE ARCHITECTS



Eco Logical Design

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BRANDING



D3 Concepts

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