



LIVE IN THE LAP OF LUXURY!



SHAURYA

MANGALAGIRI ONE

At Kirlampudi



AN ADDRESS FOR THE PRIVILEGED

Its more than just a residence, its a landmark.
A residence so luxurious and stylish, it clearly
signals your undisputed success to the world.



LIVE IN THE LAP OF LUXURY

Mangalagiri One is situated in the heart of Vizag - Kirlampudi Layout which is one of the most coveted residential locations. M1 is an epitome of stunning architecture made with international design, magnificent materials and absolutely top of the line features that stand apart from the ordinary.

M1 is designed to leave an indelible mark on Vizag's skyline. It encompasses 25 luxury apartments with bespoke 3 BHK and 4 BHK apartments and ultramodern facilities and amenities. It features special attractions like Club House, Swimming Pool, Landscaping Gardens, Party Hall, Gymnasium and many more.



PROJECT HIGHLIGHTS

- Premium Quality Construction
- Boutique project with 25 Apartments
- 3 & 4 BHK Premium Luxury Apartments
- Air- Conditioned Lobby with Biometric Access Control System
- Servant Room for all apartments
- 100 % Vaastu Compliant
- Hydro-pneumatic plumbing system
- Prime Residential area
- No Common Walls
- Earthquake resistant design
- Intercom facility to Lobby
- Provision for Laundry and Concierge Services
- Excellent Landscaping
- Swimming Pool & Club House
- Rainwater Harvesting pit
- 24-hr water supply
- 24-hr Security + CCTV Cameras for the entire Area
- 100% Generator Back-up
- Ample Car Parking



Living area

REVEL IN THE LUXURY INTERIORS

The international trend in luxury residences arrives in Vizag. Now you don't just wear fashion. You live it, 24 hours a day.



Master bedroom



Kids bedroom



Bath room



Dining area



Kitchen

CLUBHOUSE

Elite living Comforts

The project offers recreational facilities such as

- Club house
- Gymnasium
- Swimming pool
- Party hall
- Indoor gaming Room



Swimming pool



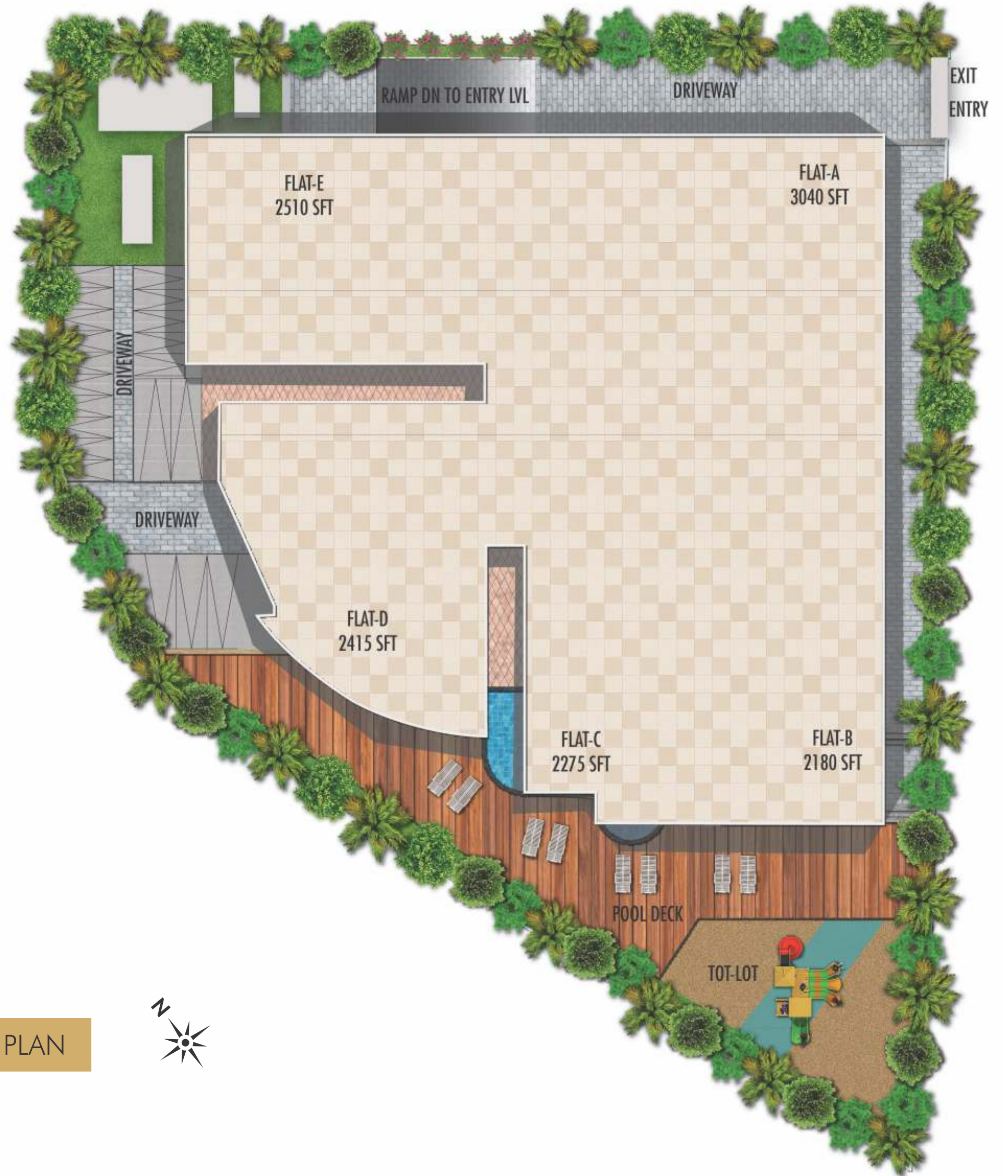
Gymnasium



Indoor games



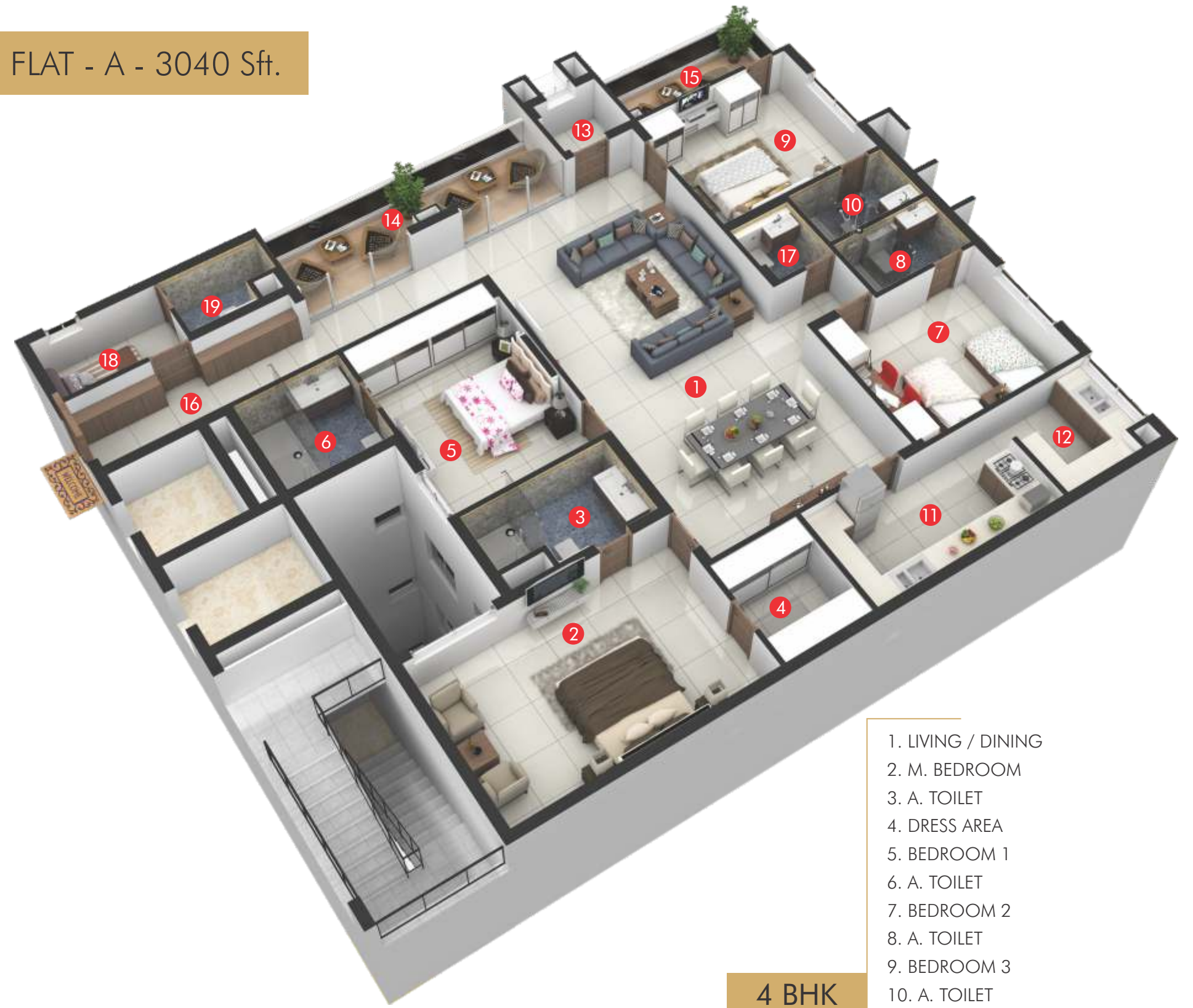
Multipurpose hall



SITE PLAN



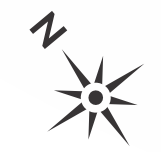
FLAT - A - 3040 Sft.



4 BHK

- 1. LIVING / DINING
- 2. M. BEDROOM
- 3. A. TOILET
- 4. DRESS AREA
- 5. BEDROOM 1
- 6. A. TOILET
- 7. BEDROOM 2
- 8. A. TOILET
- 9. BEDROOM 3
- 10. A. TOILET
- 11. KITCHEN
- 12. UTILITY
- 13. PUJA
- 14. BALCONY 1
- 15. BALCONY 2
- 16. FOYER
- 17. P.D.R.
- 18. SERVANT ROOM
- 19. TOILET

TYPICAL FLOOR PLAN



FLAT - B - 2180 Sft.

FLAT - B - 2180 Sft.



3 BHK

1. LIVING ROOM
2. M. BEDROOM
3. A. TOILET
4. DRESS AREA
5. DINING AREA
6. BEDROOM 1
7. A. TOILET
8. BALCONY
9. PUJA
10. BEDROOM 2
11. A. TOILET
12. KITCHEN
13. UTILITY
14. SERVANT ROOM
15. P.D.R.
16. FOYER

FLAT - C - 2275 Sft.



3 BHK

1. LIVING ROOM
2. M. BEDROOM
3. A. TOILET
4. DRESS AREA
5. DINING AREA
6. BEDROOM 1
7. A. TOILET
8. BALCONY
9. PUJA
10. BEDROOM 2
11. A. TOILET
12. KITCHEN
13. UTILITY
14. SERVANT ROOM
15. TOILET
16. P.D.R.
17. FOYER

FLAT - D - 2415 Sft.



3 BHK

1. LIVING AREA
2. M. BEDROOM
3. A. TOILET
4. DRESS AREA
5. DINING AREA
6. BEDROOM 1
7. A. TOILET
8. DRESS AREA
9. BEDROOM 2
10. A. TOILET
11. KITCHEN
12. UTILITY
13. PUJA
14. BALCONY 1
15. BALCONY 2
16. FOYER
17. P.D.R.
18. SERVANT ROOM
19. TOILET

FLAT - E - 2510 Sft.



3 BHK

1. LIVING/DINING
2. M. BEDROOM
3. A. TOILET
4. DRESS AREA
5. BEDROOM 1
6. A. TOILET
7. BALCONY 1
8. BEDROOM 2
9. A. TOILET
10. KITCHEN
11. UTILITY
12. PUJA
13. SERVANT ROOM
14. TOILET
15. P.D.R.
16. FOYER
17. BALCONY 2

SPECIFICATIONS

FRAMED STRUCTURE : RCC framed structure designed to withstand wind and seismic loads as per Zone III.

SUPER-STRUCTURE : 9 "thick burnt red brick/AAC Block/ cement brickwork for external walls & 4.5" thick burnt red brick/AAC Block/ cement brick work for internal walls.

PLASTERING & PAINTING : Double coat smooth finish cement plastering for inside & outside walls.

Internal Walls : One coat primer and two coats of plastic emulsion paint with smooth luppum finish using reputed brands like Alteck, Birla White etc.

External Walls : One coat primer and two coats of Apex paints (Weather Coat) with smooth exterior luppum finish and cladding with tiles & texture as per elevation.

JOINERY WORKS

Main Door : Teak wood frame & teak wood paneled shutter with designer hardware of reputed make.

Internal Doors : Teak wood frame and teak veneer moulded flush shutters with standard hardware.

Windows : UPVC sliding type/anodized aluminum windows with glass.

Cupboards : Only provision for cupboards will be given.

FLOORING

Drawing, Living & Dining Rooms : 1m X 1m Vitrified tiles of premium quality of reputed make (Asian, Johnson, Kajaria, Imported etc).

Bedroom & Kitchen : 2½ X 2½ Vitrified tiles of premium quality (Asian, Johnson, Kajaria, Imported etc).

Toilets : Best quality acid-resistant and antiskid ceramic tiles.

TILE CLADDING & DADOING

Kitchen : Ceramic tiles dado up to 2' height above the kitchen platform.

Toilets : Designer glazed ceramic tiles dado till ceiling and grid based false ceiling.

Utility / Wash : Glazed ceramic tiles dado up to 3' height.

KITCHEN

1. Granite platform with stainless steel sink with drain board (NIRALI) with both municipal water & bore well water connection.

2. Provision for exhaust fan & chimney.

3. Provision for Aquaguard.

Utility/ Wash : Provision for washing machine and dryer.

Wet area for washing.

Bathroom Suites : **Shaurya is introducing a new concept of bathroom suites**

All Toilets will consist of

- Washbasin of reputed make. (Duravit / Grohe / TOTO / Kohler / Hindware Italian Collection).
Glass shower partition in master toilet.

- WALL MOUNTED EWC in each toilet with CONCEALED flush tank and designer push plates of reputed make.

- Hot & cold mixer with concealed diverter with shower (Kohler, Grohe, Duravit, TOTO).

- Provision for geyser & exhaust fan in all bathrooms.

- All chrome plated fittings of premium quality from Jaquar or higher make.

- Health faucet / bib tap at commode in all bathrooms.

- Stainless Steel Cockroach traps in all bathrooms.

ELECTRICAL

3-phase supply for each unit.

Fire resistant Concealed copper wiring of reputed make.

Modular switches of reputed brand (Panasonic (Anchor), Legrand, MK, Schneider).

Power outlets for air-conditioner in all bedrooms rooms.

Power outlets for geysers in all bathrooms.

Power plug for cooking range chimney, refrigerator, microwave oven and mixer / grinders in kitchen.

Plug points for TV & audio systems etc.

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

TELEPHONE : Telephone provision for master bedroom, drawing and living. Intercom facility in all the units connecting to the security.

CABLE TV : Cable provision for all bedrooms.

INTERNET : High speed Internet cable provision for each flat.

LIFTS : 2 Lifts 8 & 14 persons lift with V3F of reputed make (Schindler / Johnson) technology.

GENERATOR : 100% DG back up with acoustic enclosure for common areas and flats. (excluding Geysers).

NOTE:

1.APSEB, GVMC water, standby generator and car parking charges are extra.

2.Registration, Service Tax, VAT and Sales Tax are to be borne by the customer.

3.This brochure is purely a conceptual presentation and not a legal offering.

4.The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

LOCATION MAP

THE NEW LANDMARK OF DEVELOPMENT

Kirlampudi deserves a special mention as it's planned to be the first smart colony as a part of Vizag's commitment to greenery, cleanliness, safety, health and digital applications. With Schools, Supermarkets, Hospitals, Temples, Port at a stone's throw distance, Kirlampudi is the new strategic landmark of development.



SHAURYA
— CONSTRUCTIONS —

About Us

Established in 2011, Shaurya Constructions is a forward thinking young company with a commitment to building quality, luxury housing. We don't just build houses – we build lifestyles.

At Shaurya Constructions we have carved a niche for ourselves as a provider of global standard residential solutions. Our projects are a perfect blend of opulence, style and magnificent quality.

Pioneering new trends in the market, we deliver absolutely top of the line features that stand apart from the ordinary. We collaborate with design professionals and leading suppliers in the industry to translate blueprints and specifications into quality craftsmanship to deliver the finest in architectural design, fittings, finishes, landscaping and lifestyle amenities.

Mission:

To provide the highest quality living and commercial spaces

Vision:

To be the company that creates landmarks and changes the skyline of the city



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