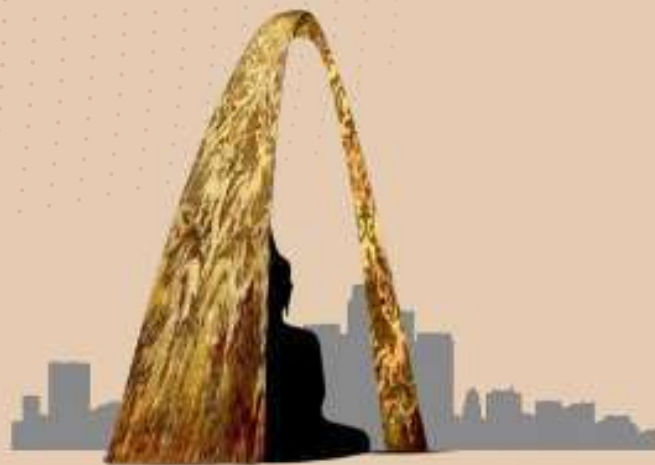




The Art of Fine Living



**CAPITAL
GATEWAY**



**“Crafting communities where every brick tells
a story of trust and excellence.”**

ABOUT US

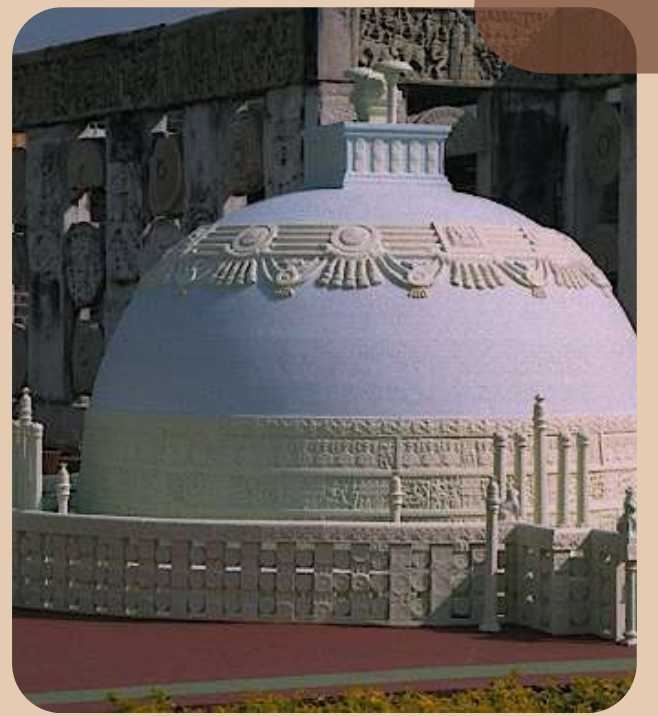
At Aryavarta Developers, we are committed to build exceptional living spaces that blend modern design, comfort, and sustainability. With a focus on quality and community, our projects are thoughtfully crafted to offer a lifestyle of luxury, tranquility, and convenience.



MORE THAN A HOME

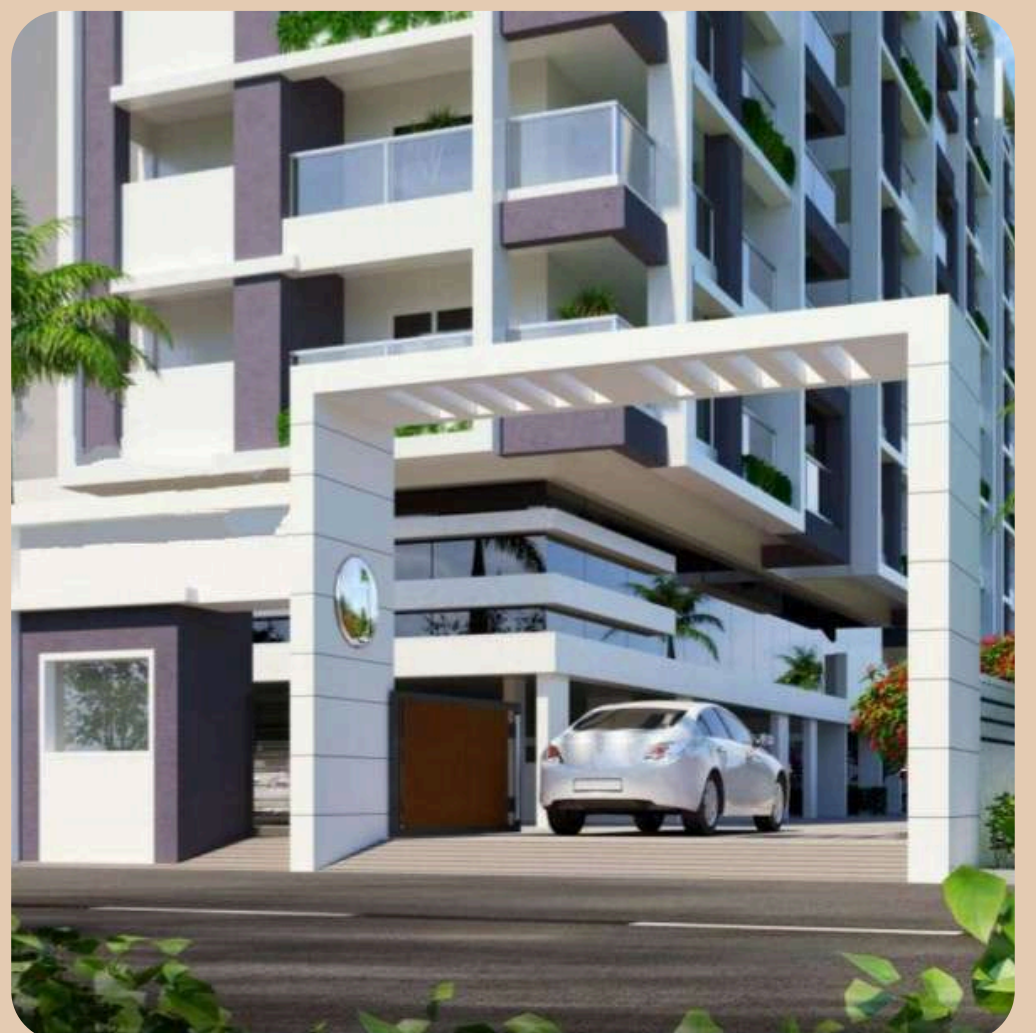


**CLOSER TO THE CAPITAL,
MANGALAGIRI IS THE HOT
BED TO ECONOMIC
DEVELOPMENT AND
SOCIAL TRANSFORMATION.**



As per the vision of Govt. of Andhra Pradesh, Amaravati will be an innovation hub comprising of nine cities - Media, Sports, Admin, Justice, Finance, Knowledge, Tourism, Electronics and Health Cities.

Amaravati is located on the southern banks of the river Krishna in Guntur district, Amaravati is positioned between Vijayawada and Guntur is Vaastu-complaint, it's a river front capital city of Andhra Pradesh.



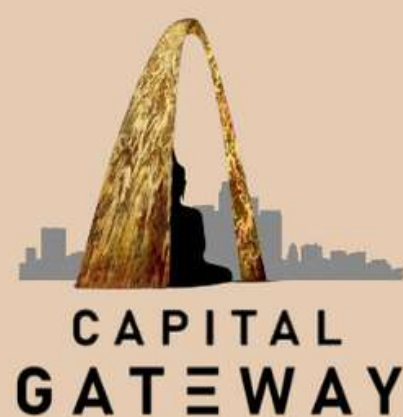


A new kind of lifestyle awaits. Here, spacious floor plans take priority over the number of flats. It means that a select few get whole lot more.

- Situated very close to Amaravati Capital.
- APCRDA approved project.
- RERA Registered project.
- Cellar, Stilt + 8 residential floors.
- 162 units.
- Ranging from 1311 Sft. to 2370 Sft.
- Vaastu complaint design.
- Adequate ventilation.
- Futuristic gated community.
- Rooftop swimming pool.
- Designer landscapes.
- High end finishes.
- Kids friendly environment.

The Capital Gateway, is a luxury gated community located at Mangalagiri, beside NRI hospitals

- Provision for Home Automation
- CC Cameras at Entrance Area and Lift Lobby Area/staircase
- STP for Solid Waste Management and Re-cycling of Waste Water.
- Re-cycled Water for Landscaping and flushing
- Rainwater Harvest Pits.
- Softner / R.O. for raw water.



“Building not just homes, but a future of connected and sustainable living.”

Enjoy the pleasure of a low-density enclave designed to create a pleasant living environment.

These 162 units that are grouped harmoniously across 8 storeyed and spacious Cellar + Stilt parking.

- EAST/WEST/NORTH FACING.
- Spacious Balconies.
- Adjacent to 3,600 Sq. Yds Park.
- AMINITIES: 8,315 Sft.

RESEDENTIAL
FLOORS - 8

2BHK - 92 Nos.

3BHK - 62 Nos.

4BHK - 8 Nos.



Yoga & *Meditation*



The sun rises, and as the first light filters through your spacious apartment, the city wakes up beneath your balcony. You start your day with a yoga session in the meditation room, feeling at peace in the tranquil environment created just for you.

CHILDREN PLAY AREA

Welcome to the heart of our community, where nature meets urban living in the form of a sprawling 3600 square yard dedicated park. Nestled amidst the hustle and bustle of city life, this green oasis offers a sanctuary for relaxation, recreation and rejuvenation.



**3600 SQUARE YARDS
SERENE PARK**



FULLY EQUIPPED GYM

Energized, you head to the fully equipped gym for a refreshing workout that strengthens both body and mind. With every stretch and lift, you feel yourself moving closer to a healthier, happier version of you. After breakfast, you take a refreshing dip in the rooftop swimming pool, where the cool water meets the warm sunlight, and the breeze whispers stories of a new day.



TERRACE SWIMMING POOL

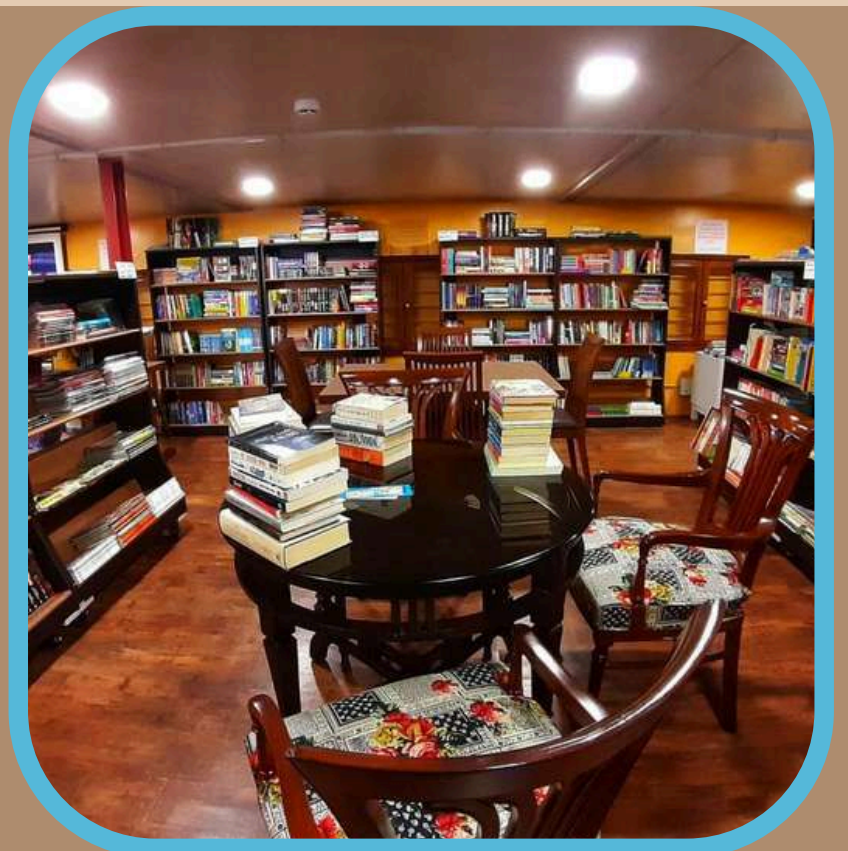


Saloon and SPA

Unwind at the exclusive salon and spa, designed to offer moments of relaxation and rejuvenation. Let soothing treatments melt away your stress, leaving you refreshed and ready to embrace the day.

Library

In the afternoon, you stroll through the lush green pathways with a book from the library in hand, soaking in the peaceful atmosphere. The chirping of birds and the scent of blooming flowers accompany you, turning every page into a serene escape.



Multi Purpose Function Hall

Enjoy and celebrate every little moments of your life in the Capital gateway's Multi purpose function hall along with the community family members and capture all the beautiful memories within your hearts.





entrance gate with security

An elegant entrance gate with 24x7 security stands as the first line of safety, ensuring that every resident feels protected and every guest is warmly welcomed. With 3-phase electricity ensuring uninterrupted power, every aspect of your modern lifestyle is supported.

Departmental Store With Pharmacy

For your everyday needs, a departmental store with a pharmacy is available within the community. Whether it's a quick grocery run or essential medicines, everything you need is just a few steps away.



Administrative Room in Parking Area

As night falls, the lights across the eight floors create a warm glow, welcoming everyone home. A dedicated administrative room in the parking area adds convenience, making operations smooth and efficient.





GROUND FLOOR PLAN



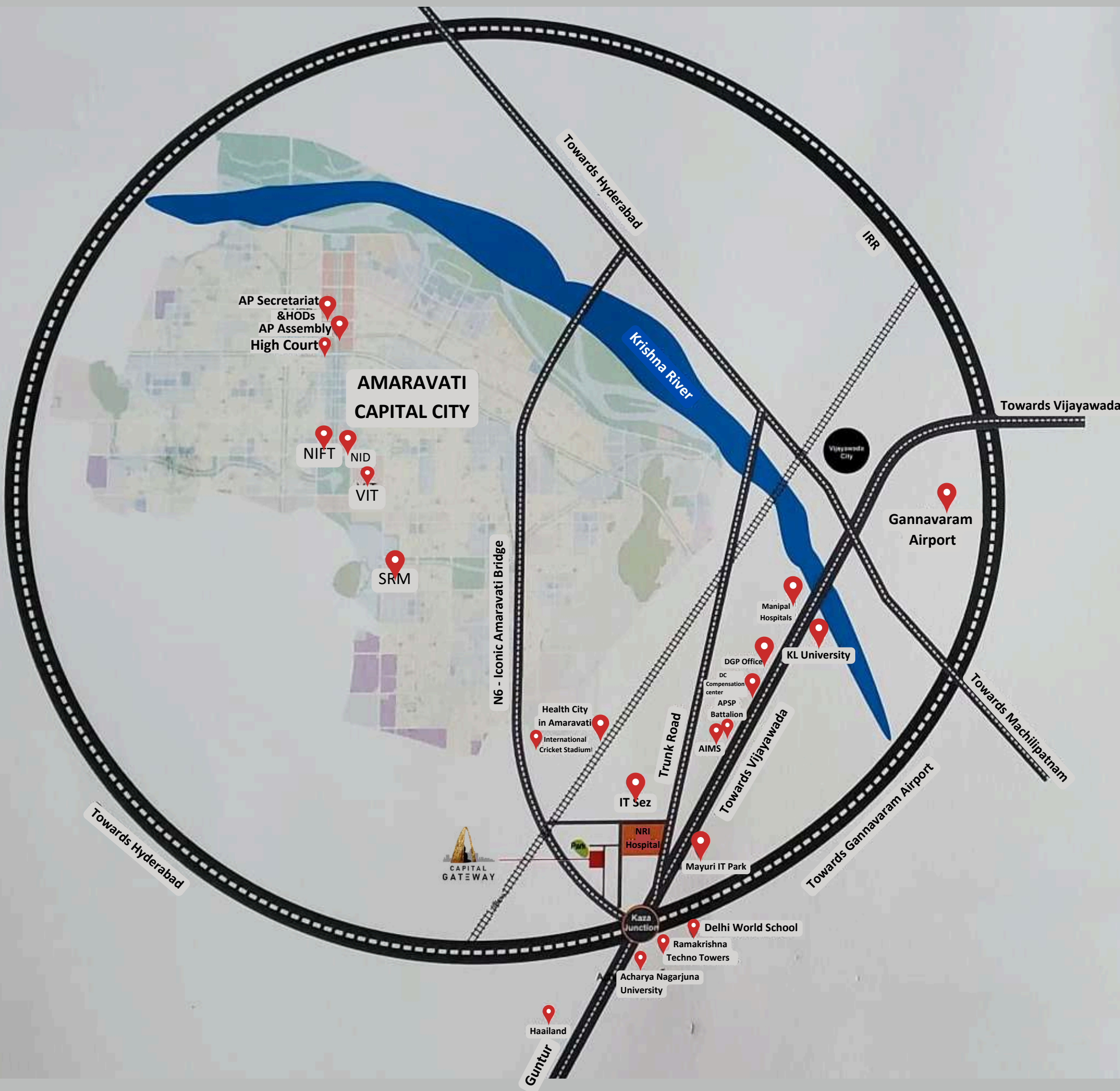
The ground floor layout of Capital Gateway is meticulously designed to ensure functionality, ease of access, and convenience for residents and visitors alike. It offers a seamless blend of essential facilities and thoughtfully curated spaces

TYPICAL FLOOR PLAN



These floor plans will reflect the essence of **Capital Gateway**, showcasing a harmonious blend of luxury, practicality, and community living. If you need visual aids or graphical representations, a graphic designer or architect can help create detailed floor plans.

CONNECTIVITY
IS THE KEY TO DEVELOPMENT



AMARAVATI

A Landmark Amidst the Landmarks



Medical

NRI Hospital, Manipal Hospitals, AIIMS, Health City in the Amaravathi Capital.

Recreation

Haailand, Vijayawada Club, Go-Kart, Undavalli Caves, International Cricket Stadium, CK Conventiion center



Education

Acharya Nagarjuna University, SRM University, VIT, NID, NIFT, KLC University, VVIT/VIVA, Delhi World School.

Temples

Sri Panakala Narasimha Swamy Temple Mangalagiri, Sri Bhramaramba Malleswara Awamy Temple Pedakakni, Sri Kanaka Durga Temple, Amara Lingeswara Temple Amaravathi



Roads (Connectivity)

NH - 16, NH Vijayawada Bypass(Entry to capital),trunk road.

IT

Mangalagiri IT SEZ, Mayuri IT Park, AP IIC



Government

AP 6th Battalion, DGP office, AP Police headquarters, Assembly, Secretariat & High Court.

Specifications

Structure		Kitchen	
Foundation	: Isolated / Combined RCC Footing	Counter	: Granite top with “SS” sink and provision for water purifier
Super Structure	: RCC framed structure with earthquake design	Electrical	: 16 Amp - 1 No, 6 Amp - 4 Nos will be provided
Block Work	: AAC block masonry(outer wall 9" and internal wall 4/6")	Sanitary Fixtures	: Floor mounted WC with external flush tank(hindware/parryware/equivalent) including all CP fittings of Cera/Parryware/Kerovit or equivalent make
Plastering	: Double coat cement plastering in External area and single coat with smooth finish in internal area(including common areas).	Shower	: Wall mixture for shower (Cera/Parryware/Kerovit) for all bathrooms
Flooring		Wash Basins	: Two wash basins for 2BHK(one in MBR & one in dining) Three wash basins for 3BHK(two in BR & one in dining) Four wash basins for 4BHK(Tree in MBR & one in dining)
Lift Lobby	: Granite/Vitrified Tiles	Electrical	: Modular switches of make Legrand or equivalent make Cables of branded make
Super Structure	: Vitrified Tiles 600Mm X 1200Mm	Railing	: Balcony Railing : Glass Railing with “SS/UPVC” frame. Staircase/ common area (if any):Zinc Railing synthetic enamel paint
Staircases	: Granite/step tiles	Doors	
Terrace	: Swimming Pool area-anti skid ceramic Tiles balance area Ips flooring with waterproofing	Main Door	: Teak Wood Frame with veneer finish with architrave
Electrical/ Pump rooms	: Ips Flooring	Internal Door	: Hard Wood Frames with paint finish, flush shutter with Lamination
Basement/ Cellar Parking area	: VDF/IPS Flooring with smooth Finish	Bath Rooms/ wash Area Doors	: WPC frame with WPC shutter with paint finish
Stilt Parking Bedrooms/ Living/dining/ kitchen	: Flooring with Smooth finish Vitrified Tiles 600Mm X 1200Mm	Windows	: UPVC/Aluminum sliding windows with safety grill and provision for bug screen
Utility/ Balcony	: Anti skid Ceramic Tiles 600Mm X 1200Mm	Paint & Finishings	: External Walls with weather proof acrylic based paint with textured scratch finish
Bathrooms	: Anti skid Ceramic Tiles 600Mm X 1200Mm	Internal Ceilings	: Acrylic Emulsion Over Putty
Wall Dado		Cellar Area Ceiling	: Cement Paint over plastered surface/RCC surface
Bathroom	: Glazed Ceramic Tiles of standard size and standard make upto false ceiling height	Stilt Car Park Area Ceiling	: Cement Paint Over plastered Surface.
Kitchen	: Glazed Ceramic/ vitrified tiles of standard size and standard make upto 2' height from Granite counter top	Internal Walls	: With Acrylic Emulsion paint over Putty
Utility	: Ceramic tiles 600Mm X 1200Mm upto Parapet Wall height	Corridor Walls	: With Acrylic Emulsion paint over Putty / Oil Bound Distemper Over Putty / textured scratch finish
Balcony	: Ceramic tiles skirting upto 4" height	Cellar & Retaining Walls and Columns	: Cement Paint/oil bound distemper over RCC/plastering surface
Bedroom/ living/ dining/Kitchen	: Vitrified tiles skirting upto 4" height	Stilt Car Park Area walls/columns	: Cement paint/oil bound dispenser over putty surface staircase, utility & service area-oil bound distemper paint over putty finish/textured scratch finish
Water Supply/Drainage			
Water Supply	: CPVC for external piping, CPVC for internal piping of branded make		
Sewage Line	: PVC for both external and internal of branded make		
AC Provision	: Provision for Split AC’s for all bed rooms and hall		
Data Points	: Provision for all bed rooms and hall		
Lifts	: 4 Lifts of 8 Passenger capacity, 1 Goods Lift(Kone/Johnson/equivalent make)		
DG Backup	: 100% Back up for Common Areas and Lifts, 1 Light point in MBR, Hall, Kitchen & Bathroom, 1 Fan point in MBR Hall		



How to reach us

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CAPITAL
GATEWAY

NOTE: 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 elevation, specifications and plans as deemed fit.