



DISCOVER YOUR DREAM HOME

BOOK NOW

**Celebrate the Joy of
Homeownership!**


**Luxurious 3 BHK and 4 BHK Modern
Duplex Homes in Anantapur**



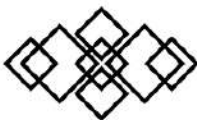
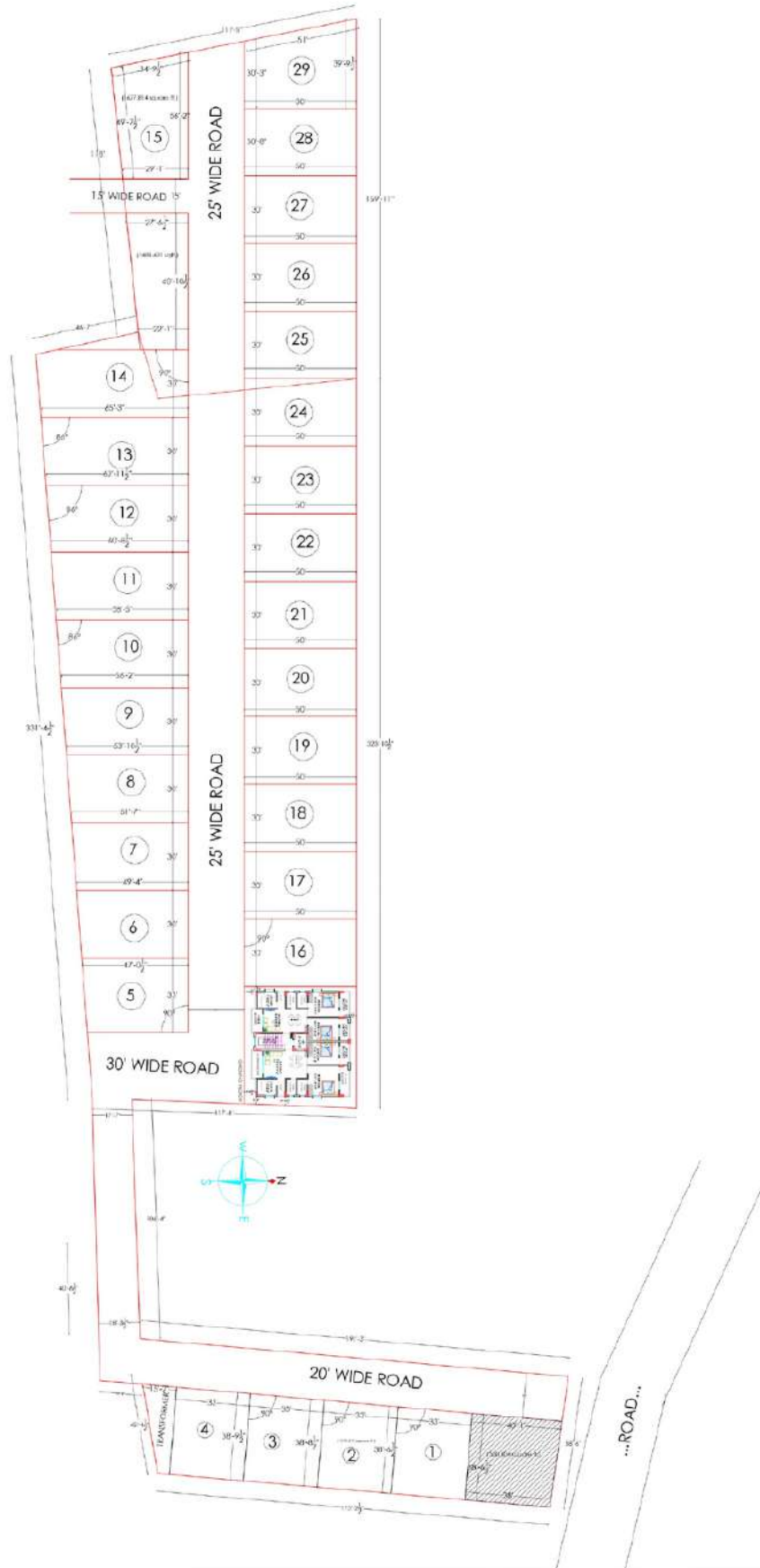
Welcome to Your New Beginning

Imagine waking up in a beautifully designed, modern duplex home nestled in the prime location of Anantapur. Just 4kms from NH-16, Phulnakhara Chhak between Cuttack & Bhubaneswar, our homes offer unparalleled convenience and connectivity.

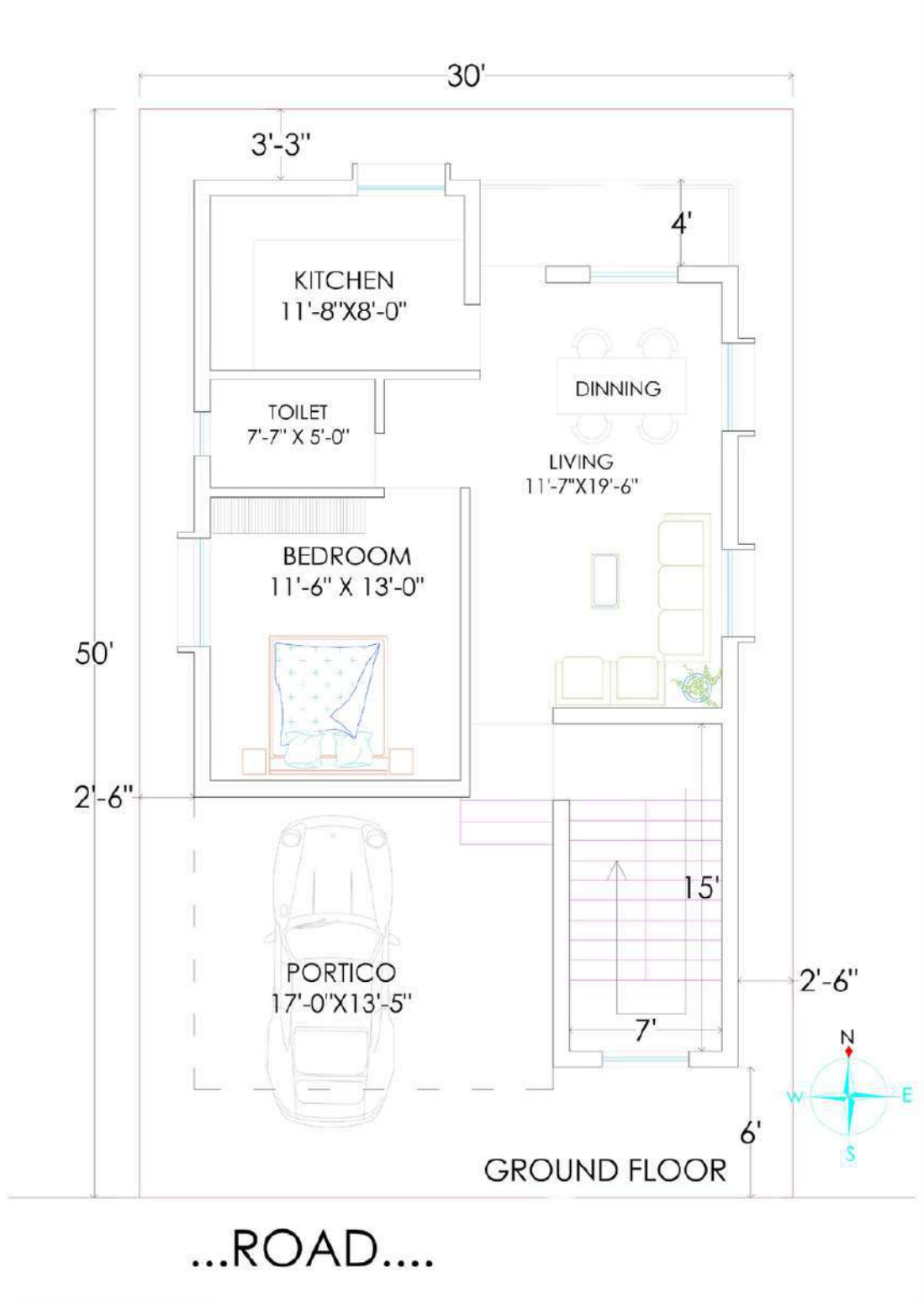
Why Choose Us?

- **Luxurious Living:** Experience the epitome of modern living with our spacious and stylish 3 BHK and 4 BHK duplex homes.
 - **Prime Location:** Enjoy the perfect blend of city life and tranquility, situated just minutes away from major highways and urban amenities.
 - **High-Quality Construction:** Built to the highest standards, ensuring durability, safety, and aesthetic appeal.
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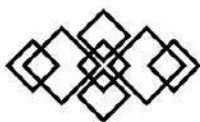
Layout Plan



Type-1 Plot Area-1500 Sqfts Ground Floor Plan

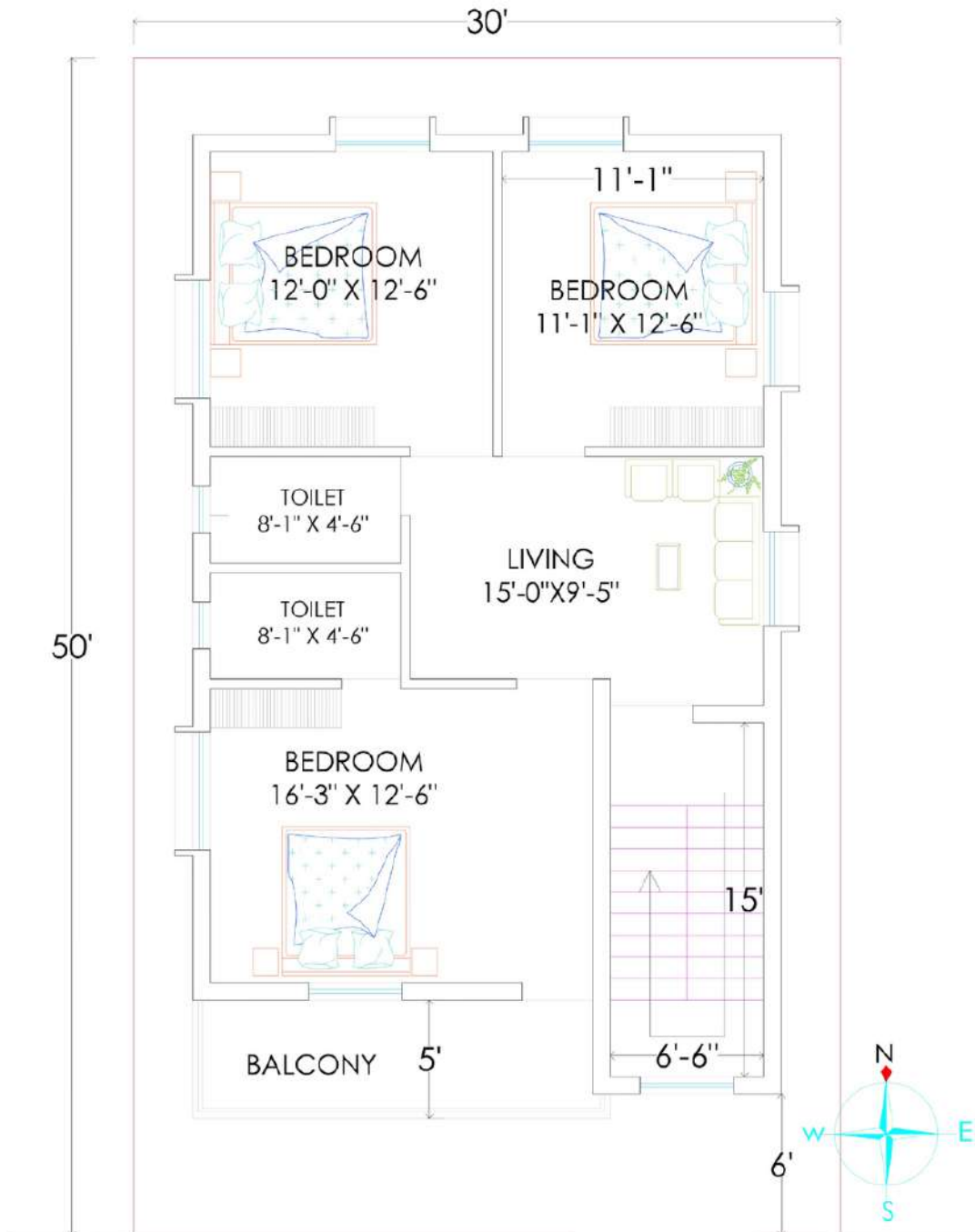


1040 Sqfts BUA

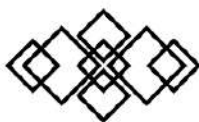


Type-1

First Floor Plan

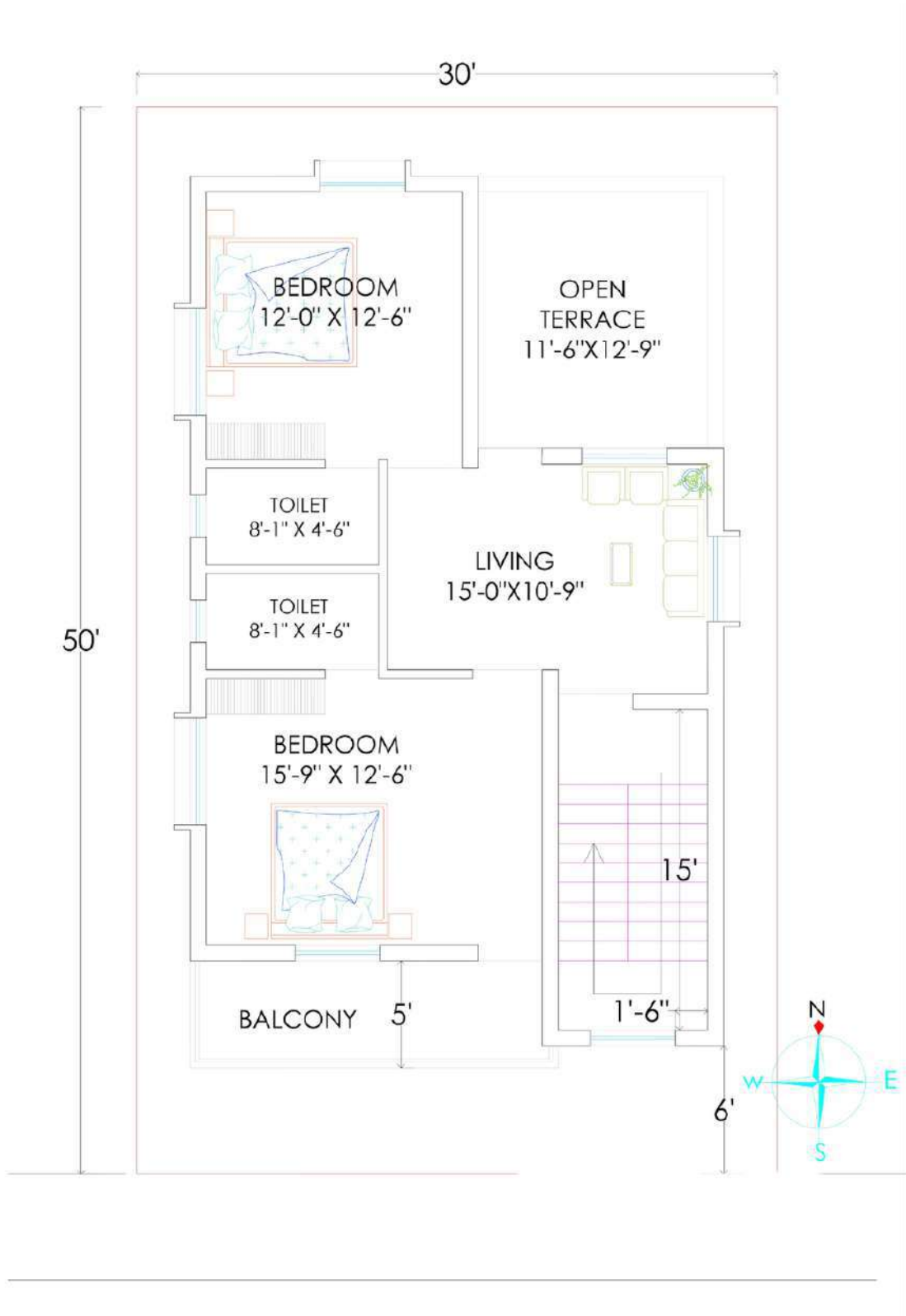


1040 Sqfts BUA + 180 Sqfts BUA H-Room

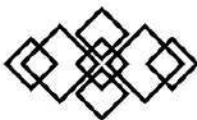


Type-1

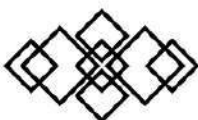
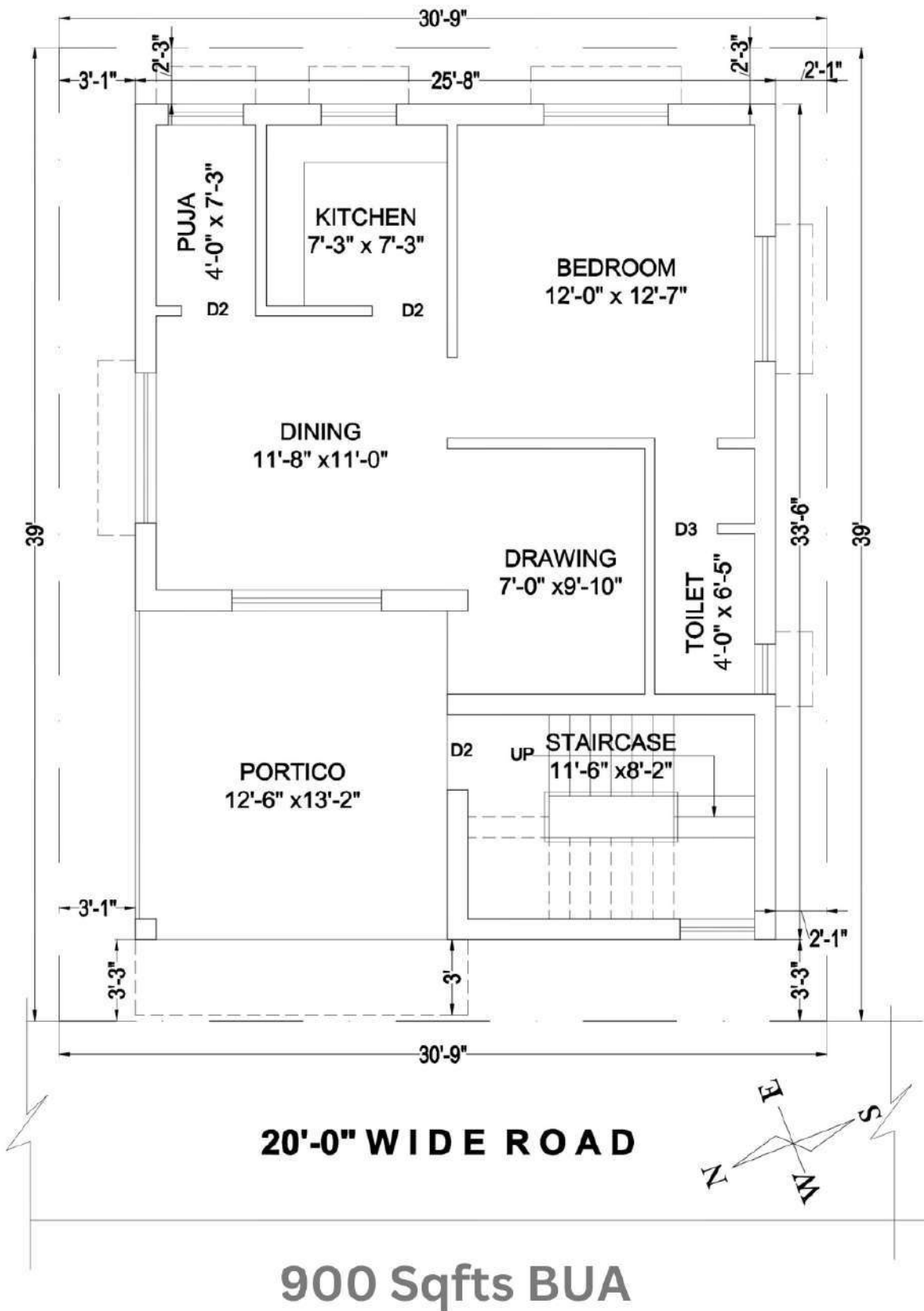
First Floor Plan(Optional)



890 Sqfts BUA + 180 Sqfts BUA H-Room

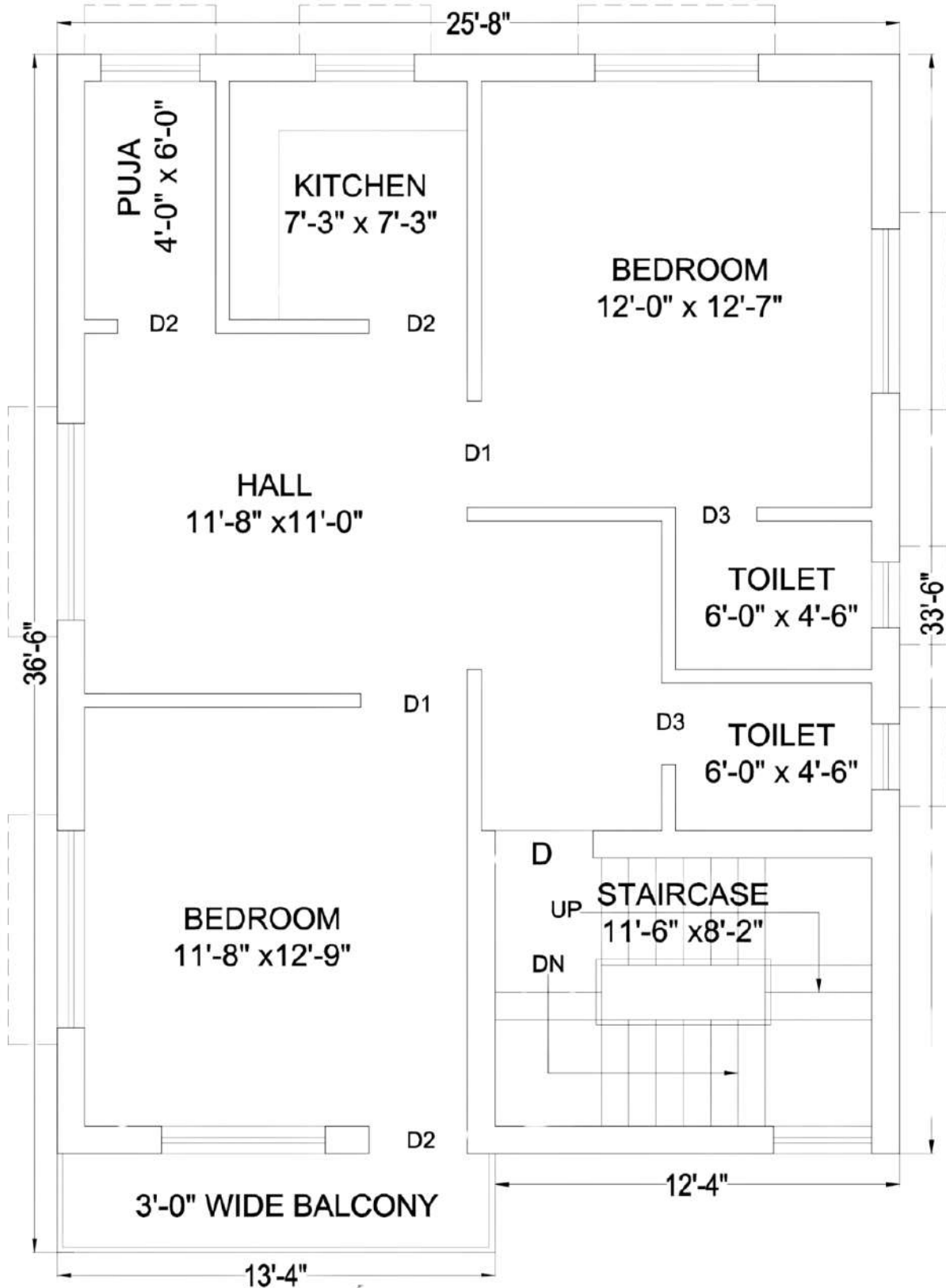


Type-2 Plot Area-1200 Sqfts Ground Floor Plan

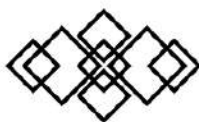


Type-2

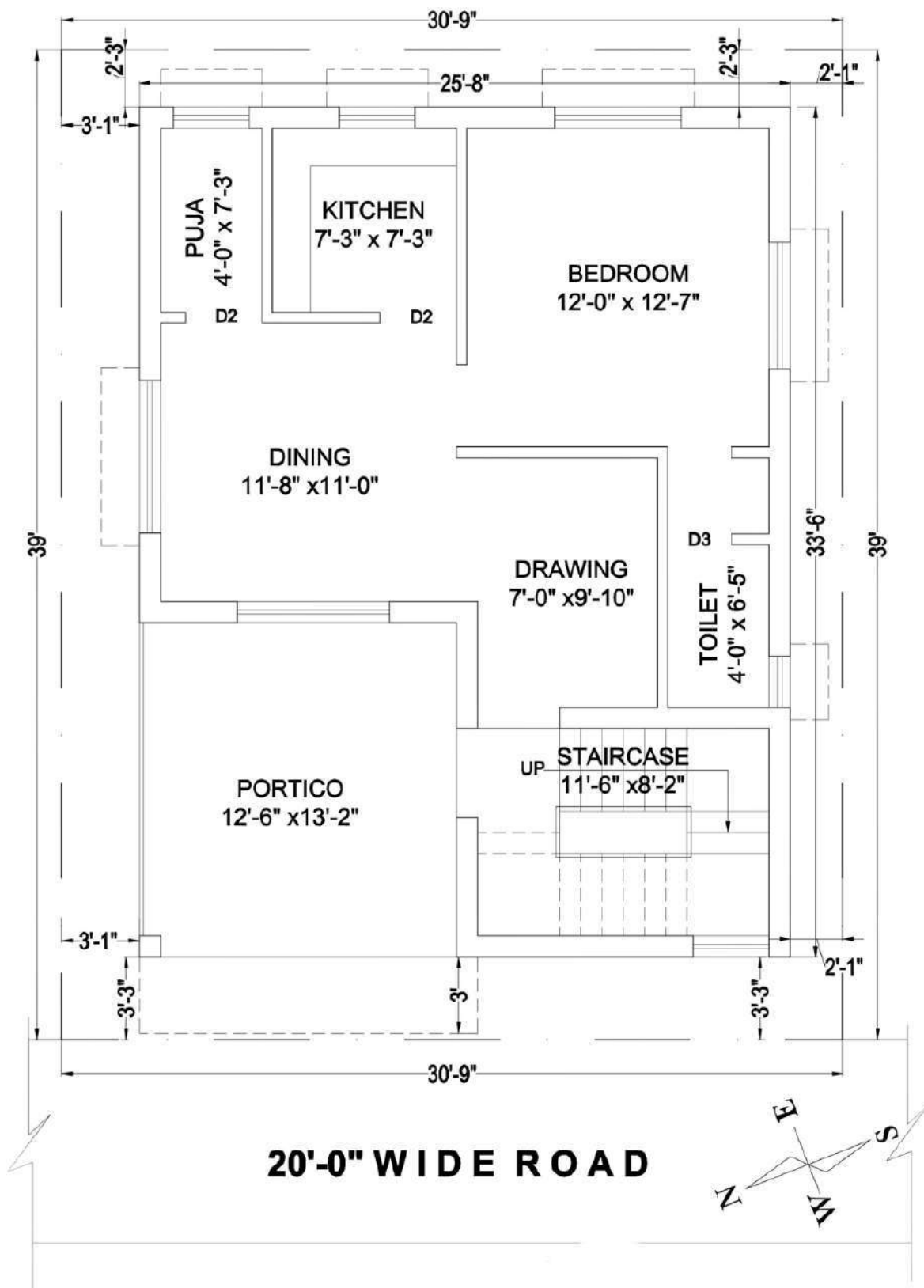
First Floor Plan



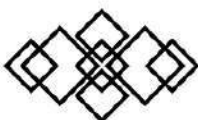
900 Sqfts BUA + 160 Sqfts BUA H-Room



Type-3 Plot Area-1200 Sqfts Ground Floor Plan



900 Sqfts BUA



Key Features

Spacious Plot Area:

- 1200 sqfts for 3 BHK.
- 1500 sqfts for 4 BHK.

Elegant Built Area:

- 1800 sqfts for 3 BHK.
- 1960 sqfts, 2110 sqfts, and 2260 sqfts for 4 BHK

Modern Amenities:

- High-end fittings and fixtures.
- Advanced security systems.
- Energy-efficient designs.

Special Offer for Early Birds!

- Bhumi Pooja on Spot Booking: Commence your home journey with traditional blessings.
- Immediate Construction Start:
Begin building your dream home immediately.

Construction Linked Payment

- 10% - On Booking.
- 10% - Eligible for Unit Reservation/Agreement.
- 10% - Unit Registration.
- 15% - On Completion of unit Foundation (Plinth level).
- 15% - On Completion of Ground floor Roof casting.
- 15% - On Completion of First floor Roof casting.
- 15% - On Completion of Brick work & Plastering.
- 10% On Completion of flooring and finishing.

Super Flexy Payment Plan

- 10% - On Booking.
- 35% - Within 30 days of Booking.
- 15% - Within 60 days of Booking.
- 15% - Within 90 days of Booking.
- 15% - Within 120 days of Booking.
- 10% On notice of Possession.

Note :- Payment plan can be changed without notice.
Taxes, Duties, and Registration charges as applicable.

SPECIFICATIONS FOR MODERN DUPLEX

FOUNDATION:

- solated Footing Foundation for G+2.

STRUCTURE:

- RCC Framed Structure with M20 Grade Concrete.
- Staircase with SS Railing connected to Second Floor Roof Slab.

BRICK WORK:

- Fly Ash Solid Bricks.

WALL & FINISHING:

- External 10" Wall & Internal 5" Wall with Cement Plastering in the proportion 1:6.

WALL PAINTING:

- All interior wall faces & ceiling painted in:
- 2 layers of Putty.
- 1 layer of Primer.
- 2 coats of Acrylic Emulsion Paint.
- External finishing with Weather Coat

FLOORING:

- Vitrified Tiles in Living, Dining, Bedroom, and Kitchen.
- Granite Finishing at Staircase and all window frames.
- Protective Anti-Skid Ceramic Tiles for Toilets, Balcony & Open Terrace.
- Parking Tiles at parking area.

DOORS:

- Main Door: Salwood Frame with both sides laminated Flush Door.
- Internal Doors: Factory made Flush Doors with Mica Paste and Superior Fittings.
- Bathrooms: PVC Frame and PVC Doors.
- MS Gate / Grill at Parking.

WINDOWS:

- Superior Quality UPVC Frame with 5mm Tinted Glass and Protective Safety Grills at all windows.

KITCHEN:

- Granite Platform with 18" x 22" Stainless Steel Sink.

ELECTRICAL INSTALLATION:

- Adequate Electrical Points.
- Fire-resistant Insulated Copper Wires.
- Modular Switches & Circuit Breakers.

DINING HALL:

- Wash Basin with Face Mirror, Soap Case & Towel Ring.

SANITARY & PLUMBING:

- Ceramic Ware of reputed brands.
- CP Fittings.
- Internal CPVC & External UPVC Piping with Special Fittings in Toilet & Kitchen.

ADDITIONAL NOTES:

- Drainage, Electrification, Compound Wall, Substation & Transformer, Deep Bore Well with Overhead Water Tanks & Water Supply Provisions will be charged at extra cost.





**Don't miss this opportunity to own
a piece of paradise in Anantapur.**


Limited Units Available – Act Fast!

**Contact Us Today to Book
Your Dream Home!**

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 **www.landmarkliving.in**



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