

A PROJECT BY

AADITRI
CREATING LIFESTYLE



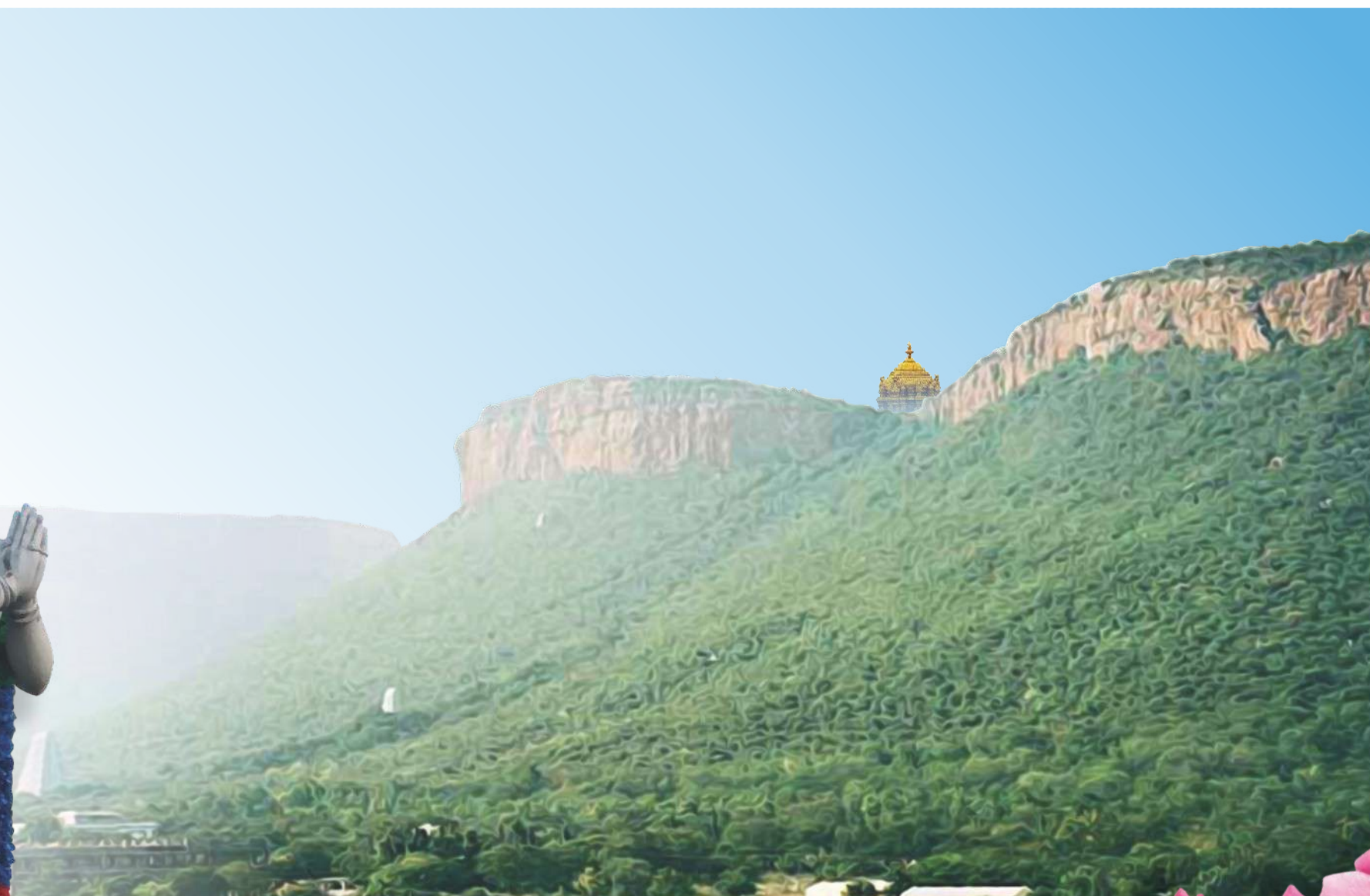
AADITRI'S

EMPRESS

ABUNDANT PRECIOUS DIVINE LIFE

LUXURY GATED COMMUNITY APARTMENTS
@ RENIGUNTA ROAD, SMART CITY - TIRUPATI



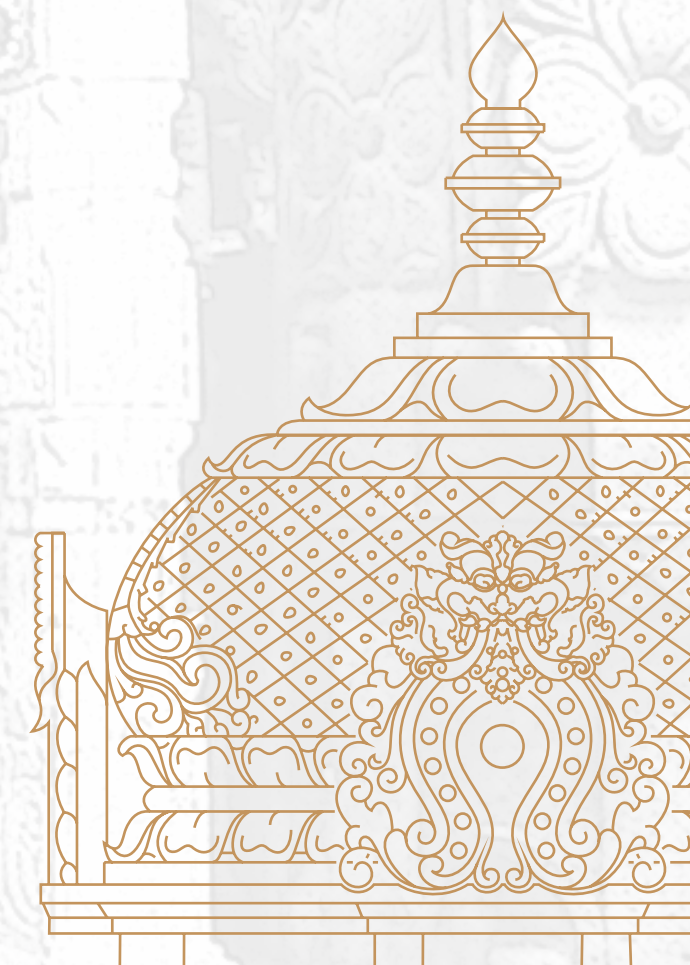


Stay blessed in a sacred smart city in the spotlight

@ RENIGUNTA ROAD, SMART CITY - TIRUPATI.

Tirupati is all set for its turn in the spotlight. It's shining with unique strengths such as history, divinity, scenery, modernity and the tag of Smart City. Needless to say, there's a lot to look forward to in the blessed milieu of this growing, world-class cosmopolitan.

With a touch of architectural elegance and hint of contemporary extravagance, a royal spectacle is rising in the heart of this charming city. Welcome to Aaditri's Empress, a landmark of the future. And your majestic new home for a lifetime of luxuriant living.





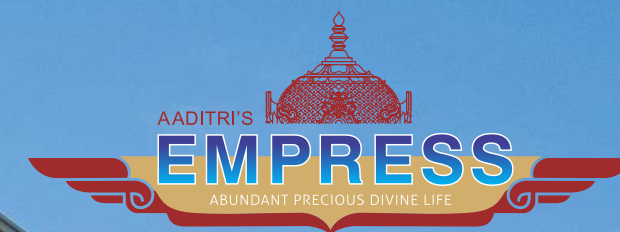
A towering residential retreat designed to impress

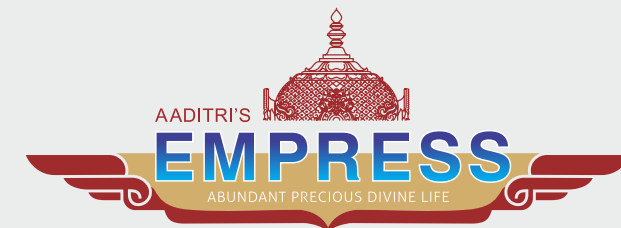
Heralding a new high in elevated living in the most salubrious part of Tirupati - overlooking the energetic Renigunta Road, Aaditri's Empress invites you to indulge in a luxe lifestyle like no other. Dedicated to enabling immersive experiences like never before, the thoughtful planning creates a towering residential retreat that strikes a breathtaking balance between purpose and beauty.

3.75 Acres	C+G+5 Floors	350 Flats	13,600 sft. Clubhouse
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Aesthetic facade enlivened with stately squares and glossy glass

A serene stretch of 3.75 acres prime land brought to life by avant-garde architectural touch, Aaditri's Empress redefines the concept of comfortable city homes for the active and upwardly mobile families. The aesthetic facade, enlivened with stately squares and glossy glass features, easily attracts attention of passers-by with its subtle design and classy craftsmanship. What's more, each apartment is assured of wonderful views, ample sunlight and natural breeze.





Soak in
the majestic
ambience



TYPE 1 | 2000 SFT. | 3BHK | EAST FACING



TYPE 2 | 2000 SFT. | 3BHK | WEST FACING



TYPE 3 | 1630 SFT. | 3BHK | EAST FACING



TYPE 4 | 1630 SFT. | 3BHK | WEST FACING



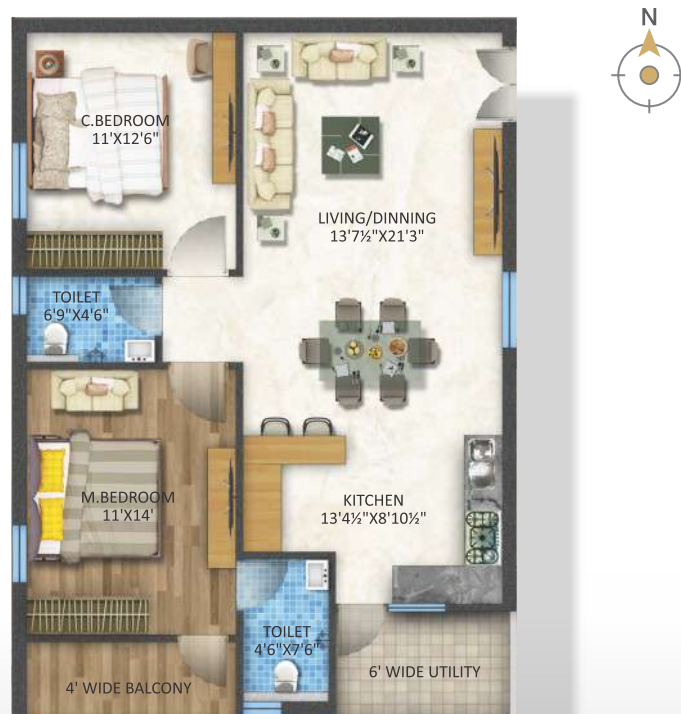
TYPE 5 | 1230 SFT. | 2BHK | EAST FACING



TYPE 6 | 1230 SFT. | 2BHK | WEST FACING



TYPE 7 | 1230 SFT. | 2BHK | EAST FACING



promising a peak in contemporary class living

Adding richness to the energetic ambience are well planned interiors. while promising a peak in contemporary living, the apartments enable an exalted lifestyle desired by many but cherished by a privileged few. for life



Typical Floor Plan



Area Statement

- TYPE 1

2000 SFT. | 3BHK | EAST FACING
FLAT NO: 6, 7, 50, 51
- TYPE 2

2000 SFT. | 3BHK | WEST FACING
FLAT NO: 8, 9, 52, 53
- TYPE 3

1630 SFT. | 3BHK | EAST FACING
FLAT NO: 1, 2, 3, 4, 5, 21, 29, 30, 35
- TYPE 4

1630 SFT. | 3BHK | WEST FACING
FLAT NO: 14, 22, 28, 36
- TYPE 5

1230 SFT. | 2BHK | EAST FACING
FLAT NO: 17, 18, 19, 20, 31, 32, 33, 34, 45, 46, 47, 48, 49
- TYPE 6

1230 SFT. | 2BHK | WEST FACING
FLAT NO: 10, 11, 12, 13, 23, 24, 25, 26, 27, 37, 38, 39, 40, 41, 42, 54, 55, 56, 57, 58, 59, 60
- TYPE 7

1230 SFT. | 2BHK | EAST FACING
FLAT NO: 15, 16, 43, 44



Good lifestyle at all times

Resplendent residential community

Created exclusively as a retreat to relax in the most sought-after locale of Tirupati, Aaditri's Empress is based on the simple concept that a vivid, welcoming space would inspire good lifestyle at all times. From independently planned apartments to greenery thrown in good measure, each and every aspect of the resplendent residential community reflects the decades of expertise and architectural sensibility of the development company - Aaditri Housing Pvt. Ltd., a renowned real estate entity focused on making life more comfortable and convenient for its growing customer base.



Project Features

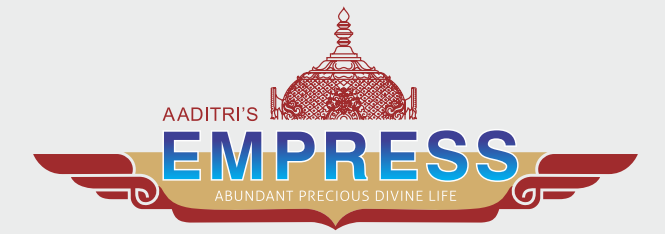
- 3.75 Acres Gated Community
- Cellar+G+5 Floors
- 350 Flats
- 100% Vasthu
- Pollution Free Atmosphere
- Lift & Power Backup
- Close to Shopping Malls & Schools
- Rainwater Harvest Pit
- Strategic Location
- Deluxe Quality Construction
- Designed Elevation in Classical Style
- Experienced Architecture
- Cellar Car Parking
- Well Experienced Builder



Legend

- | | | | | |
|------------------------|-----------------------|-------------------|-----------------|----------------------|
| 1 Entrance & Exit | 4 Great Lawn | 7 Yoga Deck | 10 Feature Wall | 13 Kids Play Area |
| 2 Seating Plaza | 5 Outdoor Gym | 8 Meditation Area | 11 Gazebo | 14 Water Features |
| 3 Senior Citizen Plaza | 6 Outdoor Chess Court | 9 Swimming Pool | 12 Amphitheater | 15 Clubhouse Parking |

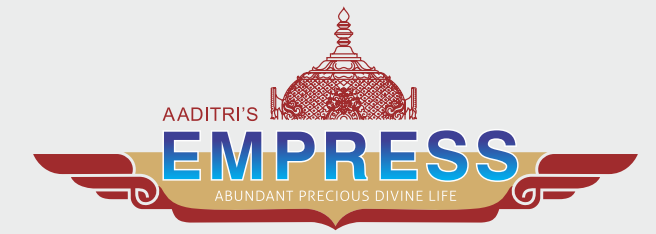




A broad selection for a truly distinct experience

With a broad selection of varied sizes to offer each of the families residing in it a truly distinct and personal experience, each apartment of Aaditri's Empress is custom-made to suit a flexible lifestyle. The free flow of space and attention to detail completes the picture-perfect setting of each unit.





Revitalising activities
and integrated facilities
for resort-like experiences



Aaditri's Empress is chock-a-block with chic amenities to inspire you to lead the lifestyle you desire and deserve. Designed for people of all ages, the never-ending list of revitalising activities and integrated facilities offer resort-like experiences within the pristine environment of the exquisite enclave.

Amenities

- Reception/lounge with
- Grand Entrance & Double Height
- Wi-Fi Facility
- Jogging Track
- Swimming Pool with
- Changing Rooms & Toilets
- Reading Area / Library
- Gymnasium
- Intercom
- Cc Camera Surveillance System
- Children Play Area
- Cellar Car Parking
- Children Hobby Hall / Creche
- Aerobics Hall
- Multi- Purpose Hall with Dining &
- Pantry Attached with Toilets & Lawn
- Meditation Hall / Yoga Hall
- Amphitheatre
- Guest Rooms
- Indoor & Outdoor Games
- Administrative Hall with
- Manager Room
- Senior Citizen Hall
- Provision for Spa & Salon
- Provision for Grocery Store
- Provision for ATM
- Provision for Coffee Lounge
- Provision for Pharmacy
- Provision for Car wash area
- Provision for Travel Desk
- Conference Hall



Make a splash
to tell the world
you have arrived!



Clubhouse Ground Floor Plan



Clubhouse First Floor Plan





A place of
sanctuary amid
peace and
seclusion



Specifications



STRUCTURE

Footings, columns, beams and slabs in RCC grade.



SUPER STRUCTURE

All external walls of 9" and internal walls of 4", table molded quality solid bricks in cement mortar.



PLASTERING

Two coats of gypsum plastering / cement plastering with sponge finishing.



MAIN DOORS

Best teak wood door frames and teak wood shutters, aesthetically designed with fine finish. Melamine polishing and designer hardware of reputed make.



WINDOWS

Window frames and shutters with complete UPVC with glass panels fitted with elegantly designed MS painted grills and standard hardware.



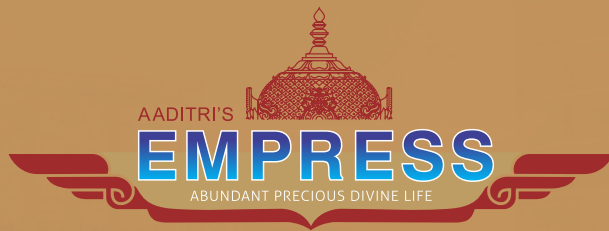
FLOORING

2X2 Vitrified tiles with 4" skirting.



PAINTING

Smooth finish with Altek and plastic emulsion paint over a coat of primer for all the internal walls and exterior emulsion paint of Asian/ICI make over a coat of primer for the exterior. Two coats of enamel paint with grey luppam for internal doors, windows and grills.



ELECTRICAL

Concealed copper wiring with 3 phase meters and MCB's. Good quality modular switches, power plugs for Geyser, Washing Machine, Cooking Range and Refrigerators. Telephone, TV & AC's all electrical wiring with Finolex / reputed make and switches are Legrand Concealed point in hall and master bedroom and internet cable provision in hall.



KITCHEN

Granite slab for Kitchen platform with glazed ceramic tiles dado up to 2' height with built-in Steel sink. Ceramic tile dado will be provided in the wash area up to 3'-0" height.



TOILETS

Ceramic anti skid tiles for flooring and walls with glazed ceramic tiles dado up to 7'-0" height of johnson or equivalent make. Good quality sanitary ware with bathroom fittings with cera / parryware reputed make.



LIFT

Six passenger lift of johnson or reputed make.



GENERATOR

Standby generator of reputed make to operate lift, pumps, lobby, staircase lighting and selected points in each flat.



NOTE:

- a) Registration charges, GST and other Govt. charges if any applicable to be borne by the purchaser as per government norms.
- b) Brands mentioned in this brochure are indicative only. The developer reserves the right to use Indian/Imported materials of equivalent quality.
- c) The developer reserves the right for any alterations in plans, elevations, specifications and amenities. Internal modifications are strictly not allowed.

Locale that's rooted in local tradition while offering modern sophistication

Mere minutes from all that Tirupati is famous for, Aaditri's Empress is anchored in a neighbourhood that's deeply rooted in local tradition while offering modern sophistication. Serenely set in the pulsating part of the city, the site assures a lifestyle reserved for the fortunate few. From eminent educational institutions and quality healthcare to new age cinematic experiences and delectable delicacies, you can discover life at its best within the vicinity. What's more, easy connectivity is enabled through new railway station within 1 km radius as well as bus stand and international airport about 10 to 15 minutes distance.



Location Advantages

4 KM	2 Star To 4 Star Hotels in Tirupati	0.5 KM	Chadalawada Engineering College	10 KM	Amara Raja Batteries
1 KM	Padmavathi Puram (new) Railway Station	0.5 KM	Chadalawada Dental College	9 KM	Amara Raja Hospital
5 KM	Tirupati Railway Station	9 KM	International Airport	0.5 KM	Narayanadri Hospital
5 KM	Renigunta Railway Station	8 KM	Hardware It Park	5 KM	RTC Bus Stand
2 KM	Tiruchanoor Temple	9 KM	Gajulamandyam Industrial Estate	6 KM	Shilparamam
0.5 KM	IIT Tirupati	3 KM	ESI Hospital		

About the company

Aaditri Housing Private Limited was established in 2016. It was formerly known as Aaditri Infra. Aaditri group has a decade old presence and has thousands of delighted customers. Aaditri's uncompromising attitude towards quality, innovation, in-house research, business ethics, and transparency in all realms of business conduct has become the fastest growing and trusted reality developers in Andhra Pradesh and Telangana.

The founders carry with them a decade long functional expertise in development and construction of residential projects across Andhra Pradesh and Telangana having completed about 20 prestigious residential apartment projects.

The company has a diverse range of expertise and also has best architects and designers, construction experts, a perfect sales team, and after sales services. The Projects are located in most desirable, exclusive, and serene locations, and the residential homes are built under high quality specification that has become synonymous with the group. Aaditri Housing Pvt. Ltd. Has a strong management team complementing each other in case of opportunities.

Aaditri Housing has but one vision; to create as much home space with competitive prices for our customers and the mission is to build a world-class real estate development company with the highest standards of professionalism, ethics, and customer service to thereby contribute and benefit, from the growth of the Indian economy.



Corporate Office :

HYDERABAD

AADITRI HOUSING PVT. LTD.
Pravritti Bhavan, H.No: 8-2-293/82/A/233,
3rd Floor, Rd. No: 36, Beside Jubilee Hills
Checkpoint Metro Station, Jubilee Hills,
Hyderabad-500 033.

Regional Office (S):

TIRUPATI

AADITRI HOUSING PVT LTD
19-3-13(M), Hero Showroom Upstairs,
3rd Floor, Renigunta Road,
Tirupathi - 517 501.

Registered Office :

GUNTUR

AADITRI HOUSING PVT. LTD.
D.No. 3-28-18/48/96, 4/1,
Brindavan Gardens, Guntur,
Andhra Pradesh - 522 006.

Regional Office (N):

VISAKHAPATNAM

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Architects



Engineers

