

 Grape Safari



A
Project by

living
b  **x**

AT
Midhilapuri
VUDA COLONY



HOME AUTOMATION



GYPSUM FALSE CEILING



SOLAR HOT WATER



WATER SOFTENER

SPECIAL AMMENITIES



STAY IN COMFORT
IN THE HEART OF NATURE
Spacious apartments with
high quality of living.



COMPLETE POWER BACK
GENERATOR



PROVISION FOR CHARGING ELECTRICAL
VEHICLES IN DEDICATED PARKINGS



FIRE EXTINGUISHER IN COMMON AREAS.



INTERCOM FACILITY



OUTDOOR SURVEILLANCE CAMERAS

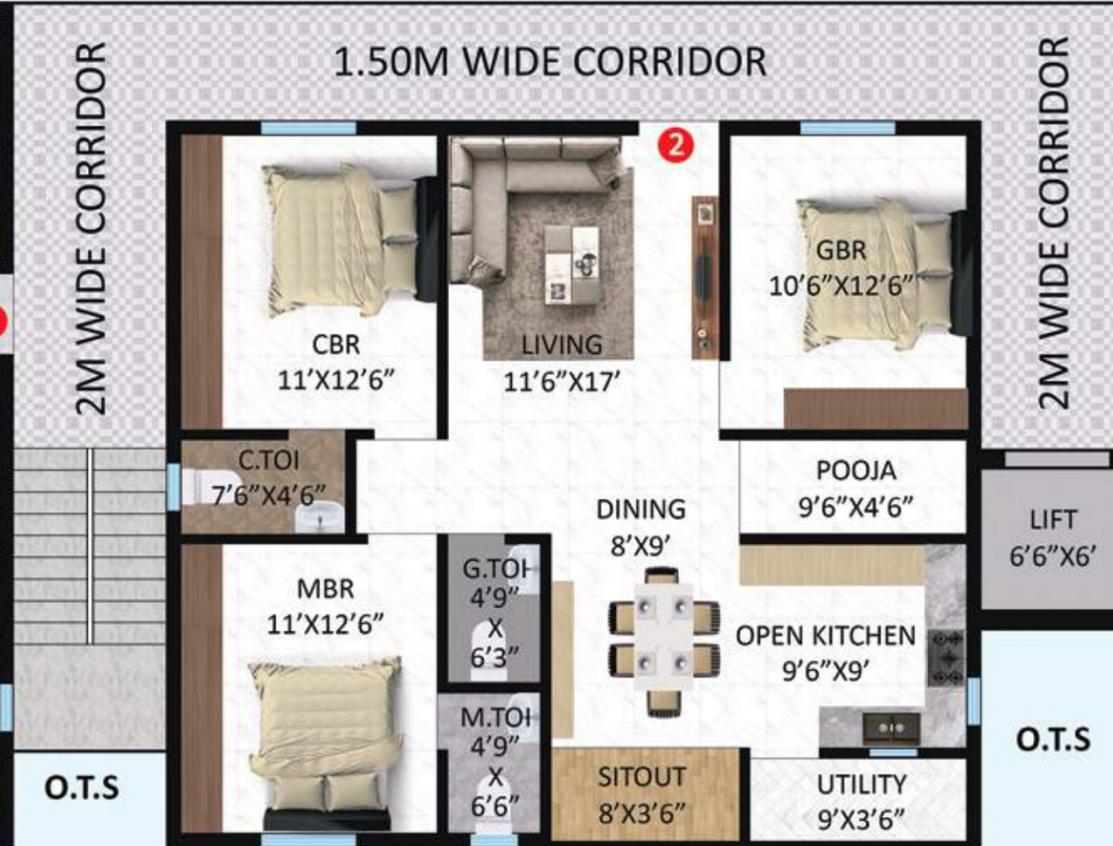
TYPICAL FLOOR PLAN



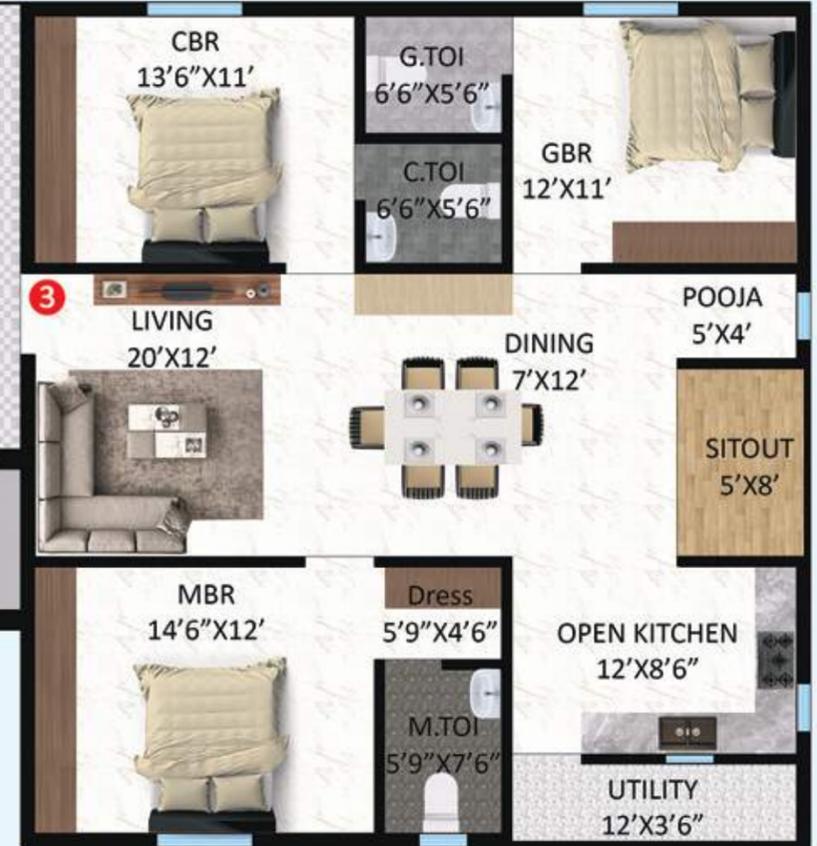
30' WEST ROAD



Sft. 1633



Sft. 1440



Sft. 1633



DISTANCES FROM GRAPE SAFARI

SCHOOLS - COLLEGES

- DELHI PUBLIC SCHOOL - 600 METERS
- GREENDALE INTERNATIONAL SCHOOL- 4 KMS
- SILVER OAKS INTERNATIONAL SCHOOL-5.9KMS
- GAYATRI MEDICAL COLLEGE -7.8KMS
- SANKETHIKA ENGG COLLEGE -2.7KMS

HOSPITALS

- GITAM HOSPITAL - 6.4KMS
 - APOLLO HOSPITAL -11KMS
 - CARE HOSPITAL - 10KMS
 - VIMS HOSPITAL - 8.9KMS
 - LV PRASAD EYE HOSPITAL -9.2KMS
- NEARBY PLACES

PLACES AROUND GRAPE SAFARI

IMPORTANT PLACES

- ALL REPUTED BANKS
- WESTSIDE SHOPPING
- BARBEQUE NATION
- KFC, DOMINOS & PIZZA HUT
- RED VELVET AND REPUTED BAKERIES
- IT HUB
- RUSHIKONDA BEACH
- INTERNATIONAL CRICKET STADIUM

TYPE - I EAST FACING



ENTRANCE



- 1 🎵 JUKE BOX 19'9"X12'
- 2 🍽️ LUNCH BOX 7'X12'
- 3 📦 MATCH BOX 12'X8'6"
- 4 💎 JEWEL BOX 14'6"X12'
- 5 📎 PENCIL BOX 13'6"X11'
- 6 📁 GIFT BOX 12'X11'
- 7 🗑️ DROP BOX 12'X3'6"
- 8 🌸 FLOWER BOX 5'6"X12'
- 9 🧼 SOAP BOX 5'9"X7'
- 10 💄 MAKE UP BOX 5'9"X4'9"
- 11 🧼 SOAP BOX -2 6'6"X5'6"
- 12 🧼 SOAP BOX-3 6'6"X5'6"



CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1104	134	68	1306	327	1633



TYPE - II
NORTH FACING



- 1 JUKE BOX 11'6"X17"
- 2 LUNCH BOX 8'X9'
- 3 MATCH BOX 9'6"X9'
- 4 JEWEL BOX 11'X12'6"
- 5 PENCIL BOX 11'X12'6"
- 6 GIFT BOX 10'6"X12'6"
- 7 DROP BOX 9'X3'6"
- 8 FLOWER BOX 8'X3'6"
- 9 SOAP BOX-1 4'9"X6'6"
- 10 SOAP BOX -2 4'9"X6'3"
- 11 STORAGE BOX 7'6"X4'6"
- 12 DIVINE BOX 9'6"X4'6"

CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
973	115	64	1152	288	1440



TRADITIONS WITH INNOVATIONS

SPECIFICATIONS



STRUCTURE : R.C.C.framed Structure to withstand wind & seismic loads

Super Structure : Brick Masonry with cement mortar(1:5)
6"thick Red brick for external walls
4" thick Red brick for internal walls



WALL FINISHES

- a) **INTERNAL WALL FINISHES :** Smooth plastered surface treated with putty and painted with emulsion
- b) **EXTERNAL WALL FINISHES :** Sponge Finished sand faced cement plaster and painted with emulsion.



SANITARY & PLUMBING :

WaterCloset : Water Saving Dual flush concealed cistern of european make & Cp fittings of Grohe or Kohler make

Bathrooms : Sanitary fixtures of european make, provision for geysers shall be given in all bathrooms

Faucets : European make



Bathroom accessories : towel ring, towel racks, soap dish provided in all bathrooms

Coakroachtrap : A Detachable SS trap with lid for all toilets and utility areas.



Kitchen : provision for RO system

Plumbing : All water supply lines shall be with CPVC pipes, all drainage lines shall be with SWR Pipes of Astral make



FENESTRATION :

Main Door : Teak wood frame of 5"X4" section with designer Shutter Of Teak Wood fixed with superior quality of SS Hardware Along with Godrej Safety locks.

Internal Doors : SAL wood / Country Wood Frames of 4"x3" section and all doors are of water proof flush doors sticked with laminates on both sides and solid WPC frames and doors for washrooms.



Windows : All window frames and shutters shall be of UPVC made with frosted glass and provision for mosquito mesh

Grills & Hardware : M.S powder Coated grills for windows & Stainless steel railing for Steps, SS and aluminium hardware fixtures,entrance door with night latch, other doors with mortise locks, magnetic door stoppers.



ELECTRICAL :

Wiring : concealed conduit wiring with pvc insulated copper cables of HAVELLS fire resistant make for lights, fans and Plug points. split AC points in all bed rooms with copper cabling work with modular Switches Controlled by ELCB and MCB.

Switches : All switches shall be provided with LEGRAND/ Equivalent make.

M.C.B's : legrand/Havells make.

a) Drawing room with provision for one fan point, two light points, two 3-pin sockets, tv and telephone points.

b) Living & dining will be provided with 2 fan points, one chandleir point, three light points, tv and telephone points and two 3-pin 5 amps sockets.

c) Bed rooms will be provided with one fan point, two light points,Tv and telephone points,two 3-pin 5 amps switch &sockets,and split A/c provisions.

d) Kitchen shall be provided with 5 amps points for chimneys/water purifiers and 15 amps switch & socket shall be provided for any other necessary appliances.

e) Common points include 15 amps switch & socket for washing machine in utility area and fridge in dining area, two light points and fan point in all balconies



FLOORING & DADOING :

Vitrified/PGBT tiles of size 2'x4' in living, dining, bed rooms and kitchen and tiles of 2'x2' size tiles for utility and 1'x1' anti skid tiles for wash rooms. Dadoing upto 3' height above kitchen platform and upto roof level for all washrooms and upto 3' height in utility areas.

Exhaust System : Exhaust fans shall be provided in kitchen and washrooms.



FINISHES :

Interior Paints : all internal paints are of asian make premium emulsions with low VOC content thereby reducing toxic emissions.

External Paints : asian paints apex ultima for all exterior walls.

Putty : all walls applied with 2 coats with Birla wall care putty and applied with interior and exterior primers after the walls are duly scrapped with stone paper



CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1104	134	68	1306	327	1633



TYPE - III WEST FACING



- 1 🎵 JUKE BOX 20'X12'
- 2 🍱 LUNCH BOX 7'X12'
- 3 📦 MATCH BOX 12'X8'6"
- 4 🎁 JEWEL BOX 14'6"X12'
- 5 📚 PENCIL BOX 13'6"X11'
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- 10 🪞 MAKE UP BOX 5'9"X4'6"
- 11 🧼 SOAP BOX -2 6'6"X5'6"
- 12 🧼 SOAP BOX-3 6'6"X5'6"
- 13 🏠 DIVINE BOX 5'X4'



PROJECT HIGHLIGHTS

- 100% Vasthu Compliant
- No Common Walls
- Direct Ventilation
- All 3 Bhk Apartments
- 8' Height Doors
- Smart Entry
- Abundant Ground Water Supply



LOCATION MAP



BUILDERS & PROMOTERS

living
box

ADDRESS :
9-408, PGP RAJU'S ENCLAVE,
POLICE QUARTER'S ROAD,
VISALAKSHI NAGAR,
VISAKHAPATNAM-530043

MARKETING PARTNERS



HARI HARA PROPERTIES
VISAKHAPATNAM
PH : 9856621234

ARCHITECTS

VK INNOVATIVE ARCH
VAMSI KRISHNA
PH : 9949730313

+91 95503 13231

info@livingbox.co.in

www.livingbox.co.in

Note : This brochure is only conceptual presentation of the project and not a legal offering.

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