

IRIS VISTA



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AT SIMHAPURI VUDA COLONY

A PROJECT BY
living
b **bx**

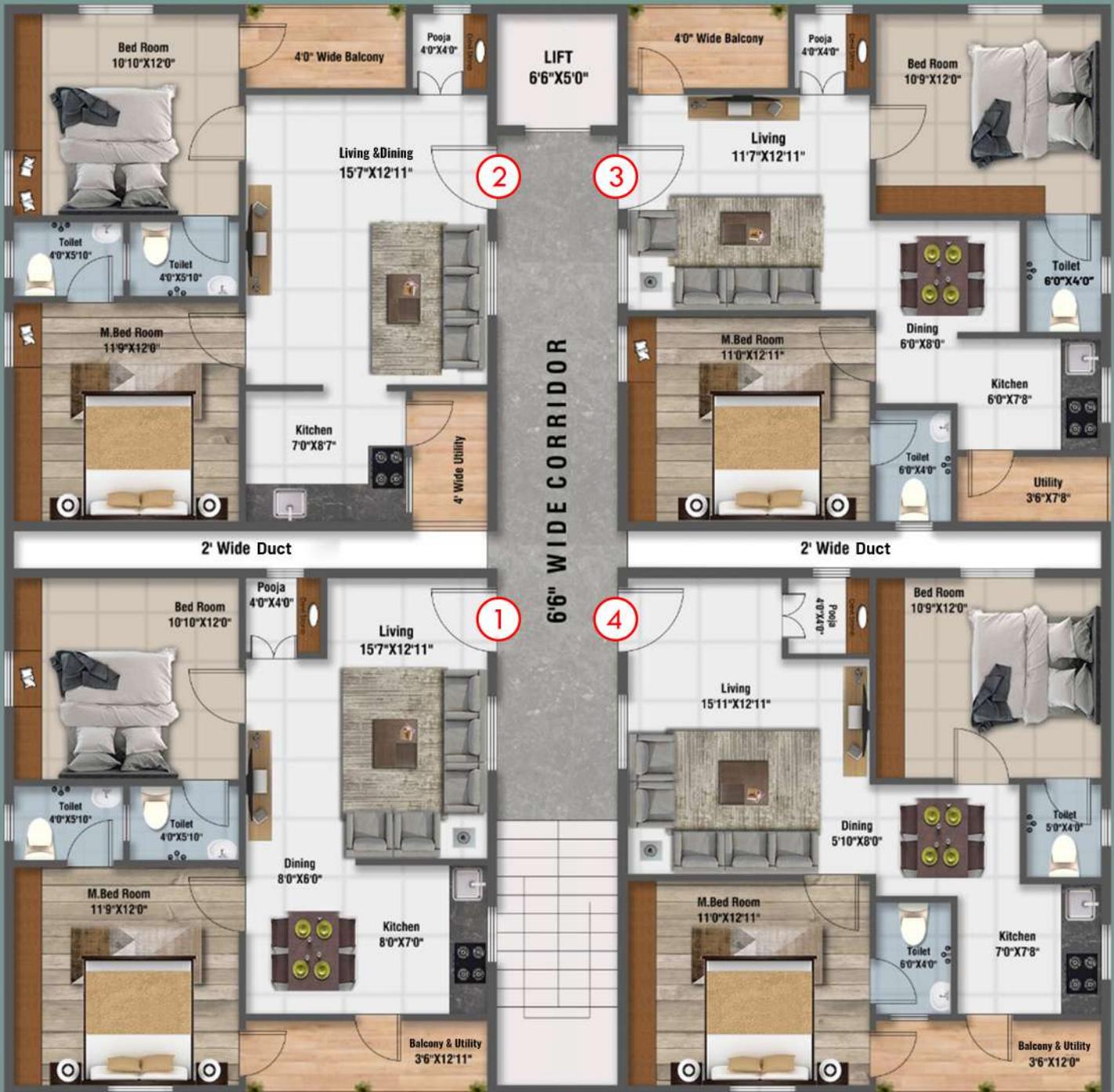
SPACIOUS
Apartments With
HIGH QUALITY OF
Living



SPECIAL AMENITIES

-  Out door surveillance cameras
-  Intercom facility
-  Complete power back UP Generator
-  6 passenger capacity lift with glass doors
-  Electrical meter connection
-  Fire extinguishers in common Areas

TYPICAL FLOOR PLAN



Type - I
East Facing



Type-I	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)	CAR PARKING (SFT)
East Facing	776	259	1035	80

1. JUKE BOX - 15'1"X12'11"
2. LUNCH BOX - 8'0"X6'0"
3. MATCH BOX - 8'0"X7'0"
4. JEWEL BOX - 11'9"X12'0"
5. PENCIL BOX - 10'10"X12'0"
6. DROP BOX - 3'6"X12'11"
7. SOAP BOX1 - 4'0"X5'10"
8. SOAP BOX2 - 4'0"X5'10"
9. DIVINE BOX - 4'0"X4'0"





Type - II
East Facing



Type-II	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)	CAR PARKING (SFT)
East Facing	776	259	1035	80

**Type-III
West Facing**



- 1. JUKE BOX - 11'7"X12'11"
- 2. LUNCH BOX - 6'0"X8'0"
- 3. MATCH BOX - 6'0"X7'8"
- 4. JEWEL BOX - 11'0"X12'11"
- 5. PENCIL BOX - 10'9"X12'0"
- 6. DROP BOX - 3'6"X7'8"
- 7. FLOWER BOX - 4'0"X8'6"
- 8. SOAP BOX1 - 6'0"X4'0"
- 9. SOAP BOX2 - 6'0"X4'0"
- 10. DIVINE BOX - 4'0"X4'0"

Type-III	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)	CAR PARKING (SFT)
West Facing	776	259	1035	80





Type - IV
West Facing



- 1. 🎵 JUKE BOX - 15'11"X12'11"
- 2. 🍱 LUNCH BOX - 5'10"X8'0"
- 3. 📦 MATCH BOX - 7'0"X7'8"
- 4. 💎 JEWEL BOX - 11'0"X12'11"
- 5. 📏 PENCIL BOX - 10'9"X12'0"
- 6. 🗑️ DROP BOX - 3'6"X12'11"
- 7. 🧼 SOAP BOX1 - 6'0"X4'0"
- 8. 🧼 SOAP BOX2 - 5'0"X4'0"
- 9. 🏠 DIVINE BOX - 4'0"X4'0"

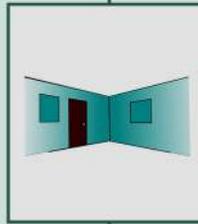
Type-II	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)	CAR PARKING (SFT)
West Facing	776	259	1035	80

SPECIFICATIONS



Structure: R.C.C. framed Structure with steel of Fe 550 grade of Simhadri or equivalent make and RMC concrete with appropriate mix as per design standard to withstand wind & seismic loads.

Super Structure: Brick Masonry with cement mortar (1:5)



Wall Finishes: 6" thick red brick for external walls 4" thick red brick for internal walls 9" thick Red brick for common walls

- a) **Internal Wall Finishes:** Sponge Finished sand faced cement plaster surface treated with putty and painted with emulsion.
- b) **External Wall Finishes:** Sponge Finished sand faced cement plaster and painted with emulsion.

FENESTRATION

Main Door: Teak wood frame of 6" X 4" section with 8' height and 3'.6" width frame 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 3' width water proof flush doors sticked with laminates on both sides for Bed Rooms and 'solid WPC frames and doors for washrooms.



Windows: All window frames and shutters shall be of UPVC of NCL make with pin head glass and provision for mosquito mesh. 4' X 4' at all Bed Room and Living 3' X 2' at Kitchen and 2' X 2' Ventilator for Wash rooms.

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.

Sanitary & Plumbing:



Water Closet: Water Saving Dual flush concealed cistern of European make & CP fittings of Grohe or Kohler make Bathrooms: Sanitary fixtures of jaguar or parryware make, provision for geysers shall be given in all bathrooms



Faucets: European make

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. Top grade.

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 modular Switches Controlled by ELCB and MCB.

Switches: All switches shall be provided with LEGRAND MYRIUS/ 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 and A/c provision*
- 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/PGVT tiles of size 2'x4' in living, dining, bed rooms and kitchen by KAZARIA premium make and tiles of 2'x2' size tiles for utility and 1'x1' anti-skid tiles for wash rooms. Dadding upto 4' height above kitchen platform and upto roof level for all washrooms and upto 3' height in utility areas.

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



Finishes:

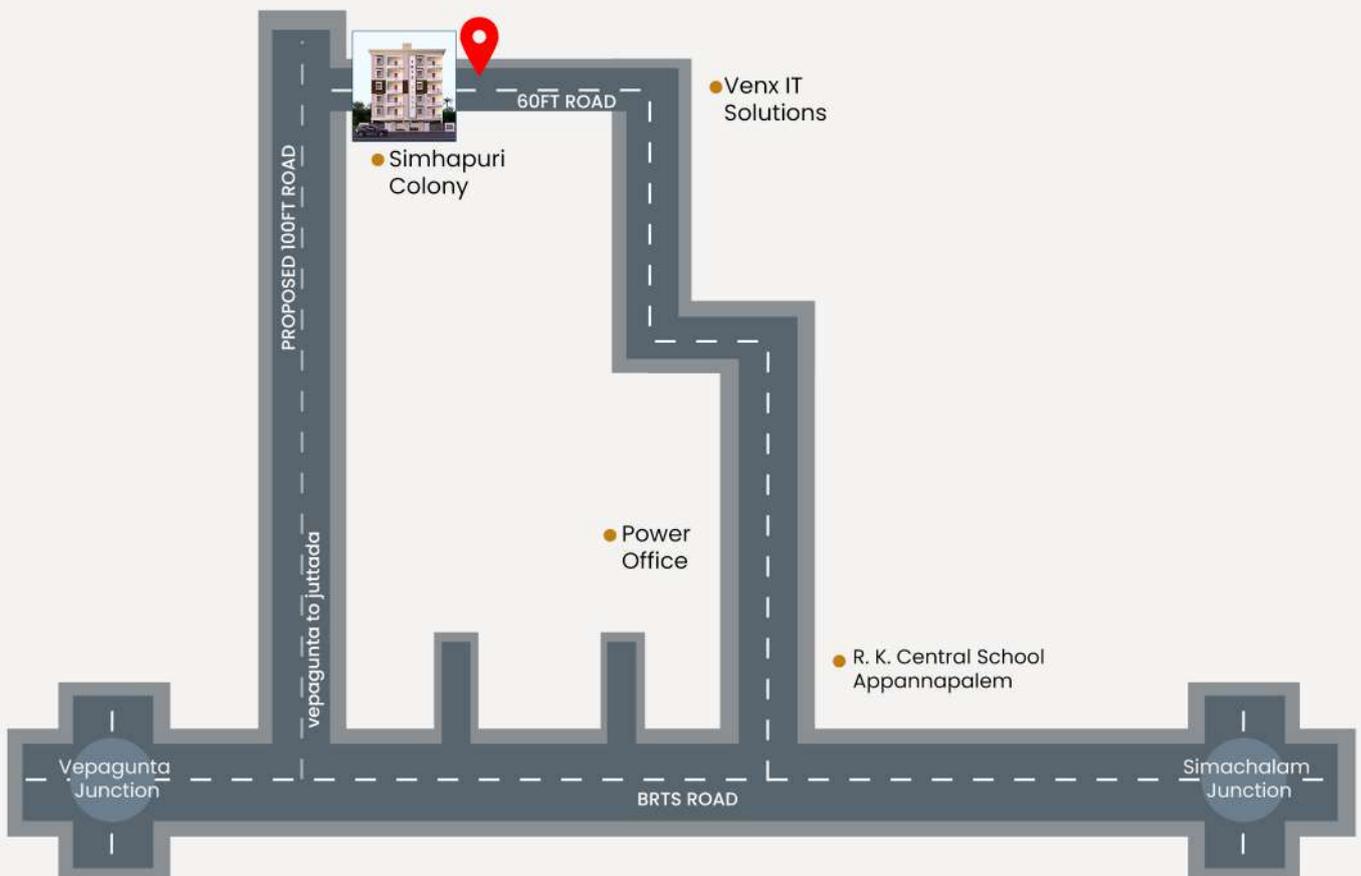
Interior paints: all internal paints are of ASIAN make premium emulsions with low VOC content thereby reducing toxic emissions.

External paints: ASIAN paints apex ultima for all exterior walls.

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



LOCATION MAP



BUILDERS & PROMOTERS

living
box

9-415, PGPRAJU'S
ENCLAVE, POLICE QUARTER'S
ROAD, VISHALAKSHINAGAR

📞 9550313231

MARKETING PARTNERS



PROPERTY MANAGEMENT SERVICES
VISAKHAPATANAM

📞 0891-3162534

STRUCTURAL DESIGNERS



BALAGANGADHAR

📞 9949611816

Site Address: 225&226, Simhapuri, Phase 2, Vepagunta, Visakhapatnam - 530047



Project Highlights:

- ✓ 100% Vasthu Compliant
- ✓ No Common Walls
- ✓ All Luxurious 2 BHK Apartments
- ✓ Prominent Location
- ✓ Excellent Environment
- ✓ Abundant Ground Water Supply





Contact Details

living
b  **x**

9-415, PGPRAJU'S
ENCLAVE, POLICE QUARTER'S
ROAD, VISHALAKSHINAGAR

 **9550313231**