



VILASAM

Embracing nature

CELEBRATING LIFE

THE FIRST GREEN RESIDENTIAL ADDRESS OF VIZAG

"Home, the spot of earth supremely blest. A
dearer, sweeter spot, than all the rest."

Robert Montgomery



a life of *affluence* beckons you

Stride into a grand abode, as opulent living beckons you to **VILLAASAM**. Blessed with azure blue skies, you are enveloped by fresh pure air and vivid green landscape all around. So come, own one of the most exclusive homes in the city, and indulge in the high life. Experience lavish wide spaces, the best of amenities and high quality design. Right here and right now.

Welcome to the villa life at **VILLAASAM**.

62 VILLAS | 11 ACRES

*Phase - 1 of development





Nature.
NURTURED.

nestled amidst
lush *greenery*

The layout of the land with rich greenery all around and its proximity to abundant nature, is what inspired **VILLAASAM**. The project has been accordingly conceptualized and designed for people who wish to dwell in complete harmony with pristine nature.

Each individual villa in the estate is meticulously planned to be a luxurious abode in a sea of green; and the result is a classy confluence of style, space, form and function. Unravelling in the tranquillity and rejuvenating in the lushness of nature is what living at **VILLAASAM** is conceived to be.



promoters



“Building homes and building *relationships* are long term investments.”

With a rare trait of near-perfectionism & incredible focus, **Y.S. Raveendranath Reddy** brings to Visakhapatnam a project that will define the city’s future destiny. Conceptualized and supported by his family, this prestigious project brings to the city the first-of-its-kind resort experience. This project is driven by his immense passion, high value systems and keen eye for detail and as a result, **VILLAASAM** translates to bringing incredible value to you through a well-articulated lifestyle in the best neighbourhood in town.



“For knowledge, we study; for *wisdom*, we observe.”

With a flair for excellence, 37 year old **Y.S. Madhur Reddy** has been a critical part of the senior management team for many prestigious projects. These include a Hydro power project implementation in the Himalayas and a National Highway construction project in Bihar. Affable by nature, he forayed into business during his college days. His unique skill sets and strong interpersonal skills enable him to motivate his team towards excellence, and bring the best for his customers and clientele. Madhur enjoys a deep understanding of the business. He is a very keen observer, quick learner and a great team leader.

walk into the land of your *dreams*

VILLAASAM is where the dream of owning a villa in the lap of luxury becomes real. Reminiscent of wealthy homes, here the comfort of community living melds seamlessly with the prerequisite of privacy. A modern aesthetic shines through the design sensibilities, as keen attention is paid to every little detail. From the layout of these villas, to the avenue plantations and placement of the amenities, you are ensured a life of opulence. With 62 villas in Phase 1, an additional 110 villas are planned in the proposed Phase 2. Spread out over a total stretch of twenty-eight acres, beautiful tree-lined streets, anti-skid tiled pram-friendly walkways and lush lawns take your breath away.

The grand life
IS HERE





a safe *haven* of
magnificence

The uniqueness of **VILLAASAM** shines through the exclusivity it offers. Lush green exteriors and lavish interiors, set the tone. Promising indulgence and luxurious coddling, the manicured landscaping and thoughtfully designed pathways make the entire place a safe haven especially for the elderly and children to enjoy their time outdoors. With its distinctive architecture, **VILLAASAM** gives you the best of both worlds: a lively residential community and a haven of absolute privacy.







433 sq.yds - North Facing



481 sq.yds - East Facing



625 sq.yds - East Facing



500 sq.yds - East Facing



NOT JUST ONE
BUT TO *17* OPTIONS
TO CHOOSE
FROM

433 sq.yds - South Facing



Living Room



Dining Area



find *inspiration*
everywhere

With each villa being a statement in classy opulence, **VILLAASAM** harmoniously blends sumptuousness and spaciousness, providing an environment for a distinctive indulgent lifestyle. Glamour, exclusivity, bountiful nature, and security in the lap of luxury are the key aspects that define life at **VILLAASAM**.



Master Bedroom

Swimming Pool



Indulge
YOUR SENSES



East Wing

The *Grand* - Clubhouse



West Wing

snuggle in *effusive*
verdure and flora



If weekends seem to be just a blur in the mad race we call living, then its time to check out the innumerable options that make those very weekends memorable, at **VILLAASAM**.

With our long list of recreational amenities, you'll be spoilt for choice. Get in shape at our world-class gymnasium or take a break at the relaxing swimming pool, engage in exciting indoor games or disengage with a book in a cozy corner, discover inner peace with yoga or feast your eyes on the beauty of nature... everything is possible here!

- ° Swimming Pool
- ° Indoor Games
- ° Indoor Badminton Court
- ° Banquet Hall
- ° Cafeteria
- ° Basketball Court (Half)
- ° Guest Rooms
- ° Convenience Store
- ° Tennis Court
- ° Multi-Purpose Hall
- ° Cricket Net Pitch
- ° Amphitheatre
- ° Gymnasium
- ° Laundry Service
- ° Outdoor Fitness Station
- ° Salon / Spa
- ° Kitty Party Area
- ° Elderly Seating Decks
- ° Lounge
- ° Children's Play Area
- ° Reflexology Pathway



Clubhouse - Lobby



Tennis Court



Amphitheatre



Conference Room/Library



Banquet Hall



Lift Lobby



Kids Play Areas



Gymnasium



VILLALASAM



live the grand life
in a lovely *neighbourhood*

Located on the northern side of Visakhapatnam, Kapuluppada is the emerging address for high class living in the city. Overlooking the hills on one side, this is a place that's away from the noise and pollution of city life, yet well connected to everything you need. Situated between the highway and Bheemili road, you are in close proximity to schools, healthcare, entertainment options, beach and also the proposed international airport at Bhogapuram.

- | | |
|--|--|
| ¹ Isukathota Jn. | ¹¹ GITAM University |
| ² Medicover Hospital | ¹² GIMSR Hospital |
| ³ AS Raja Sports Complex | ¹³ Rushikonda Beach |
| ⁴ Tenneti Park | ¹⁴ Dr. YSR-ACA VDCA Stadium |
| ⁵ Sagarnagar | ¹⁵ D Mart Supermarket |
| ⁶ Visakha Valley School | ¹⁶ Madhurawada |
| ⁷ Radisson Blu Resort | ¹⁷ Greendale School |
| ⁸ Visakha Institute Of Medical Sciences | ¹⁸ IT SEZ Junction |
| ⁹ Indira Gandhi Zoological Park | ¹⁹ Gambhiram |
| ¹⁰ Yendada | ²⁰ Bheemili |

Mathan *Ramaiah*

Principal Architect, **FHD India**



In an endeavour to create a green and idyllic villa community in Vizag, we have planned a picturesque estate with lakes, water bodies and rolling hills in the background. In fact, many of the existing trees and the natural water systems have been preserved and incorporated into the greenery within the community.

Every plot is aligned to cardinal directions and is designed to be vastu compliant. Soft villa boundaries and open entrances to villas make the public realm more open and inviting. Each unit is designed to look outwards. Greenery, light and link to outdoor are the key parameters used in the villa designs.

The use of glass is done in a way that will increase visibility to the gardens and terraces without increasing unwanted heat gain. The development has been envisioned to deliver the highest standards of healthy outdoor living at all levels in the community.



Vandana *Sreepada*

Principal Architect, **Studio MARC**

At Villaasam, landscape design transcends ornamentation to embody a lifestyle of understated luxury, well-being, and connection. Envisioned as a living green ecosystem, it weaves together vibrant open spaces and refined recreational zones that nurture every generation.

The master plan offers a spectrum of experiences - from the quiet charm of shaded avenues and fragrant gardens to the spirited energy of a net cricket arena, tennis court, pickleball court, beach volleyball court and a half basketball court that invite active engagement. Thoughtfully designed niches and alcoves merge seamlessly with nature, creating intimate corners for reflection, reading, or casual conversations amidst lush foliage.

Textured pathways lead residents through sensory journeys of shade, light, and scent, while ambient lighting ensures safety and serenity after dusk. Every element - from inclusive play zones with visual proximity to senior seating, to pet-friendly green pockets - reinforces a sense of belonging and community.

The landscape at Villaasam is an elegant dialogue between nature and design: curated, comfortable, and deeply experiential. It is not merely an amenity, but an atmosphere — where fragrance, texture, and movement craft a sanctuary of timeless sophistication and vibrant living.



Jagadeesh *Gorle*

Principal Architect, **Studio MARC**

Maheedhar *Reddy*

Director (Technical) Augmented Realty



A civil / Structural engineer, Mr Y M Reddy has a rich experience of over 40 years in real estate development. With a vast exposure to world class design and construction practices, his gamut of experience in real estate projects ranges from infrastructure development to SEZs, offices, commercial spaces, IT and business parks, hospitality industry, healthcare, educational institutions, industrial and residential developments.

A B. Tech (Bachelor of Civil Engineering) from the prestigious JNTU College of Engineering, he pursued his ME (Master of Engineering) in Civil Engineering from IISc (Indian Institute of Science), Bangalore and MSc (Master of Science) in Civil Engineering from NUS (National University of Singapore). He is a MStruct.E (Member of Institute of Structural Engineers), London; CEng. (Chartered Engineer) London, MIE (Member of Institution of Engineers, India); MIES (Member of Institution of Engineers, Singapore).

Having started his career at TCE (Tata Consulting Engineers), Bangalore, he worked in TCE, Hyderabad and then moved to Singapore, where he worked for about 15 years. During his work tenure, he was associated with organizations of repute like Buro, Meinhardt, Palmer & Turner (P&T) and Ascendas, before relocating to India. He was MD, Tempus Infra Projects, a construction company for about a decade before joining the Ascendas- Singbridge and Sembcorp consortium for the Amaravati Capital City Project as a Dy. CEO.

Since 01.03.2022, associated with Augmented Realty, on a full-time basis, as Director (Technical).



Master Bedroom – Bathroom

Specifications

STRUCTURE : RCC framed structure.

WALLS: Solid cement concrete blocks for External & Internal walls.

PLASTERING:

Internal Walls: Cement sand plaster with putty finish. External Walls: Double coat Cement sand plaster, textured finish.

DOORS & WINDOWS:

Main Door: Frames of Hardwood / Engineered Wood and Flush shutters made of LVL (Laminated Veneer Lumber) with Afrosia Veneer Overlay and premium hardware fittings.

Lock: Smart lock of **Yale** brand.

Internal doors: Frames of Hard wood / Engineered wood and Flush shutters made of Afrosia Teakmix.

Hardware from Dorset or equivalent.

French doors: Aluminium sliding door with performance tinted glass and mosquito mesh.

Windows: Aluminium sliding windows with performance tinted glass and mosquito mesh.

Aluminium Ventilators with Translucent Glass.

All Aluminium sliding doors, windows and ventilators are from **FENESTA**.

PAINTING:

External: Textured / Smooth finish with two coats of acrylic exterior emulsion paint. Internal: Two coats of acrylic emulsion paint over smooth putty finish.

FLOORING:

Main entrance: Granite

Foyer, Drawing, Living, Dining, Family Lounge, Dry Kitchen, Puja & Staircase: Imported marble with 3” skirting.

Master Bedroom, Dress Area & Home Theatre: Engineered wooden flooring. Other Bedrooms: Vitrified tiles.

Store / Wash area / Wet kitchen / Utilities / Maid’s room & Maid’s toilet: Matt finish vitrified tiles.

Bathrooms, Balconies, Deck & Terrace: Anti-skid vitrified tiles.

Parking area: Full body vitrified tiles or natural stone.

DADO:

Kitchen: Polished Glazed Vitrified Tiles (PGVT) up to 2’ height above kitchen platform.

Bathrooms: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) with a mix of designer tiles, upto metal grid ceiling height.

Utility / Wash area: Polished Glazed Vitrified Tiles (PGVT) / Glazed Vitrified Tiles (GVT) up to sill level.

Note: All Polished Glazed / Glazed / Matt finish / Full body vitrified tiles, whether for flooring or for dadoing are from **NITCO**.

KITCHEN:

Granite platform with Stainless Steel Sink & Drain Board with Sink Mixer of reputed make. Provision for Water Purifier and Gas Cylinder with necessary Copper Piping arrangements.

Utility Area: Provision for Sink, Dish Washer, Washing Machine, Drier, and Instant water heater.

PLUMBING:

Good quality PVC Drainage Pipes and Storm Water Pipes

Provision for Solar water heating system

Individual metering for water supply

Dual piping for freshwater in shower / wash basin / bathroom faucet / kitchen. All plumbing lines shall be pressure tested.

BATHROOMS / TOILETS:

Metal Panel ceiling.

Toughened glass partition shower cubicles in all the bathrooms.

White-coloured Wash basins and Wall mounted EWCs with flush valves from **AMERICAN STANDARD**, except at Maid’s bathroom.

Single-lever mixer, Rain shower, Hand shower, Bath spout in the shower area, Single-lever Basin mixer and Health Faucet in all bathrooms from **GROHE**, except Maid’s bathroom.

Ceiling-mounted Exhaust fan in all bathrooms and powder room.

Provision for Geyser in all the Bathrooms.

ELEVATORS:

Provision for elevator installation. Elevator not in builders scope. Only lift shaft & pit provided.

ELECTRICAL:

Good quality concealed copper wiring and elegant Modular Switches from **Schneider Electric**.

Power sockets for AC in all Bedrooms, Drawing Room, Living area, Family Room & Dining Room.

Power sockets for geysers and exhaust fans in all bathrooms, powder room and kitchen.

Power sockets for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Water purifier in kitchen.

Power sockets for washing machine, dish washer, drier and Instant water heater in utility area.

Three phase power supply.

Miniature Circuit Breaker (MCB) at main distribution box.

Earth Leakage Circuit Breaker (ELCB) at main distribution box for AC, Heating and Lighting.

100% DG set Power back-up (common to all villas in the community) with acoustic enclosure and AMF.

Individual metering for both Transco & DG power.

TV / TELEPHONE / DATA:

Provision for Optical Fiber to home (Fibre-to-the-Home) for internet, telephone, data & Intercom.

TV points in Living, Drawing, Family, Home Theatre and at all Bedrooms.

Telephone points in all Bedrooms, Drawing, Living, Family and Home Theatre area. Provision for Video door phone at the main door.

Other Facilities

100% Power backup (including for air conditioners) | Rain Water Harvesting | Sustainable & Odour-free Aerated Wetlands Sewage Treatment Plant (STP) | Water Softening Plant, Supply of Softened Water at Uniform Pressure to all Villas | Centralized Cooking Gas Network | DTH | Internet | Telephone | Intercom Security | CC surveillance | Dedicated Visitors Parking.

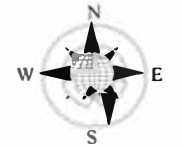
Site Plan



Villa #	Facing	Plot Area (SqYds)	Villa BUA (Sft)
1	North	482.62	5,697
2	North	466.66	5,697
3	West	527.95	5,523
4	West	533.33	5,523
5	North	280.01	4,255
6	North	300.00	4,650
7	North	300.00	4,650
8	North	300.00	4,650
9	North	300.00	4,650
10	North	300.00	4,650
11	North	300.00	4,650
12	North	300.00	4,650
13	South	427.95	5,282
14	South	433.33	5,282
15	South	433.33	5,282
16	South	433.33	5,282
17	South	433.33	5,282
18	East	486.18	6,458
19	East	480.82	6,458
20	North	433.33	5,697
21	North	433.33	5,697
22	North	433.33	5,697

Villa #	Facing	Plot Area (SqYds)	Villa BUA (Sft)
23	North	433.33	5,697
24	North	427.95	5,697
25	East	625.24	7,273
26	East	524.62	6,792
27	South	666.51	7,025
28	South	583.60	7,025
29	South	799.65	5,646
30	South	336.01	4,717
31	South	397.98	4,244
32	North	349.44	4,650
33	North	349.44	4,650
34	North	526.81	5,988
35	North	521.36	5,988
36	West	584.87	5,658
37	West	584.92	5,658
38	West	580.84	5,658
39	West	572.60	5,658
40	West	563.77	5,658
41	West	554.39	5,658
42	West	545.20	5,658
43	West	667.97	5,998

Villa #	Facing	Plot Area (SqYds)	Villa BUA (Sft)
47	East	688.89	6,160
48	East	555.56	5,371
49	East	555.56	5,371
50	East	555.56	5,371
51	East	555.56	5,371
52	East	555.56	5,371
53	East	555.56	5,371
54	East	555.56	5,371
55	North	647.49	7,406
56	North	596.67	7,406
57	North	647.49	7,406
58	West	500.00	6,472
59	West	500.00	6,472
60	West	500.00	6,472
61	West	500.00	6,472
62	West	500.00	6,472
63	West	500.00	6,472
64	West	500.00	6,472
65	West	620.00	7,737



Please note: The floor plans, elevation design and details of Built up Area for any specific villa selected from the table can be accessed by a call / WhatsApp message to **+91-96903 88888** or by visiting our website, **www.villaasam.com**.

Project Partners



Augmented Realty

Conceptualized by a team of enthusiastic developers, Augmented Realty works with the unique vision to make high-quality construction standards accessible to people. Working with an eco-centric focus, the company consistently endeavours to strike a balance between nature and lifestyle. Therefore, each project that the organization takes up sets a benchmark and is executed to perfection. Spearheaded by a strong team of reliable, reputed and dynamic individuals makes Augmented Realty a one-stop destination for superior real estate projects.



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