



SIVA
GOLDEN VISTAS

a project of



SIVA CONSTRUCTIONS

a pure duplex luxury villa lifestyle @ JKC College Road,
Adavitakkalapadu, Guntur

AP RERA No. 120221103917

WELCOME TO THE



AN EXCLUSIVE VILLA COMMUNITY

Siva Golden Vistas is a unique project. The bustling town of Guntur now has its first exclusive gated community of villas. Well connected to the heart of the city, this 6-acre project offers 84 beautiful villas for those who love open space and greenery.

Golden Vistas is more than the villa life. You also get the best amenities, outdoor life, clubhouse facilities, oxygen-rich surroundings and lush greenery. It is the best gift you can give to your aged parents and growing children.



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an artistic rendering of siva golden vistas entrance arch

WELCOME TO THE

MOST SECURE, WELL-PLANNED LAYOUT

The entire community is free of pollution and chaos. From broad internal roads to tree plantations, from children's parks to senior citizens' seating, from visitor's parking facilities to supermarkets – you can enjoy calm and convenience together. The lighting, drainage systems and security systems ensure that you never have to worry about day-to-day hassles.

The community has a security post right at the entrance, for 24-hour safety.

GATED COMMUNITY FEATURES

- Built in 06 acres
- 84 Beautiful villas
- Grand Entrance with security post
- Plots ranging from 180 sq yards to 267 Sq yards
- Built up area ranging from 2300 sft to 2800 sft
- Spacious layout with 40 feet main road and 30 feet internal roads
- Super Market.
- Visitors Parking
- 24 Hour Security through C.C. Cameras
- All round compound walls with fencing



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an artistic rendering of siva golden vistas aerial view

WALKING TRACK



CRICKET NET



CHILDREN'S PLAY AREA

GAZEBO



SENIOR CITIZEN PARK

WELCOME TO THE

FINEST OUTDOOR LIFE

We believe you deserve more than just staying indoors. Physical activity is equally important and that is why, there are plenty of sports spaces in Golden Vistas. Take a walk or jog on the tracks. Let the kids enjoy their childhood in the kids' play areas. Accompany your aged parents to a shaded corner in the Senior Citizens' park. Encourage the kids to practice their shots at the Cricket Nets. And of course, there is a beautiful temple within the layout so that you are connected with the divine.

LARGE OUTDOORS

- Walking track
- Kids Play Area
- Cricket Net Play Zone
- Temple
- Senior Citizens Park



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SITE PLAN



Plot Nos.	Facing	Area (Sqyds.)	Areas (Sft.)
1	East	220	2320
2-9	East	180	2320
10-17	West	180	2320
18	West	220	2320
19-21	West	180	2320
22-23	East	180	2320
24	East	267	2850
25	East	231	2850
26-33	East	180	2320
34-41	West	180	2320
42	West	230	2620
43	West	267	2620
44-45	West	180	2320
46-48	East	180	2320
49	East	225	2850
50	East	239	2850
51-57	East	180	2320
58	East	182	2320
59	West	186	2320
60-66	West	180	2320
67	West	239	2520
68	West	225	2520
69-71	West	180	2320
72-73	East	176	2320
74-75	East	180	2320
76	East	251	2850
77-84	East	180	2320



LEGEND

- ① Entrance
- ② Security Cabin
- ③ Children's Play Area
- ④ Cricket Pitch
- ⑤ Designer Landscape
- ⑥ Seating Lounge
- ⑦ Clubhouse
- ⑧ Party Lawn



EAST
FACING
VILLA



VILLA
EAST
180 SQ YDS

2320 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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WEST
FACING
VILLA

VILLA WEST

180 SQ YDS

2320 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SIVA
GOLDEN VISTAS

VILLA EAST

239 SQ YDS

2850 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA WEST
239 SQ YDS

2620 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



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YOGA HALL



GYMNASIUM



CHESS AND CAROMS



TABLE TENNIS



SUPER MARKET



WELCOME TO

A CLUBHOUSE FOR FITNESS AND LEISURE

You don't have to leave the gate of Golden Vistas to enjoy the perks of a good lifestyle. Drop in with family and friends or just by yourself. Rejuvenate at the swimming pool. Burn calories at the gym. Master your moves in the chess and carrom tables. Match your skills at Table Tennis. Join Yoga classes in the morning or find a meditation space. The possibilities are unlimited.

The stylish Clubhouse building with its landscaped grounds is an exclusive retreat for all of you.



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an artistic rendering of siva golden vistas clubhouse view

SPECIFICATIONS



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STRUCTURE

RCC Framed Structure on footings over hard strata with plinth beams for extra safety by using steel and cement of reputed make.

Super Structure : 8" external & 4" internal walls with Red clay bricks in cement Mortar.



PLASTERING

Internal : Single Coat plastering in cement mortar for walls & Ceiling.

External : Double Coat plastering in cement mortar for external walls.



DOORS

Main Door : Seasoned teak wood frame and door shutter with melamine polishing with Godrej or equivalent hardware fittings.

Internal Doors : Seasoned teak wood frame with laminate door shutter with standard hardware fittings.



WINDOWS & VENTILATORS

Windows : UPVC sliding windows

Safety Grills : MS Safety grills for windows with enamel paint finish



FLOORING

Living, Dining, Kitchen and all bed rooms with 600 mm x 600 mm size Glazed Vitrified tiles of reputed make. Toilets & utility with Anti-skid ceramic tiles.

Stair case : Natural or artificial stone Floor and MS Railing.

Parking & passage : Interlocking Paver Blocks.



DADOING/CLADDING

Elevation : Texture Putty finish.

Kitchen : Glazed ceramic tiles up to 2' ht. above platform

Toilets : Glazed ceramic tiles up to 7' height

Utility/wash : Glazed ceramic tiles up to 3' height



KITCHEN

Granite Platform with stainless steel sinks of Single bowl of standard make.

Provision for fixing of R.O System and chimney.



ELECTRICAL WORKS

Wiring : Concealed copper wiring of ISI Standard.

Switches & Fittings : Modular switches of Anchor Roma or Equivalent make.

MCB & ELCB of good quality and 3 phase supply for each house.

Power outlets for AC's in all bed rooms, provision for geyser points in all toilets.



PLUMBING & SANITARY

Internal concealed CPVC pipelines.

All bath rooms consist of CERA /Equivalent make CP fittings.

All sanitary fixtures of CERA/Hind ware/Parry ware/ equivalent make.

Water supply through overhead tank.



PAINTING

Internal: Internal walls with smooth luppam finish and finished with two coats of acrylic emulsion paints.

External: 2 Coats of external water proof paint of Asian/equivalent make.



LOCATION PLAN
(not to scale)

**GOLDEN VISTAS AT
GUNTUR IN A PEACEFUL
AND WELL-CONNECTED
LOCATION. WELCOME HOME.**







“

“I strongly believe that Real Estate is the only asset that continues to be safe to invest in and pays multifold over the long term. The fact is evident when one compares any property that was bought ten years ago with its current value. Investing in property is a farsighted proposition.”

”

Mr. Alla Siva Reddy (M.Com)



SIVA CONSTRUCTIONS

An active player in real estate for over 29 years, Siva Constructions has constructed residential projects and commercial spaces across Guntur and Vijayawada. The organization's current portfolio has over 3500 modern homes in different parts of Guntur.

Fueled by the dedication of its visionary leader Mr.Alla Siva Reddy and his son Mr.A.V.Nagarjuna Reddy's professional expertise, Siva Constructions is leading from the front.

Mr. Nagarjuna Reddy is a Civil Engineering Graduate with an additional degree in construction management from National Institute of Construction Management and Research, Pune. That makes our projects superior in every aspect.

Celebrating



Trust & Commitment



“

During the pandemic, we all realized the importance and value of a home. So we planned a gated community project that creates a healthy world for you. Keeping the mantra of quality as our driving force, we pledge to deliver homes where your family can live happily ever after”

”

Mr. Alla V.Nagarjuna Reddy (B.Tech, M.B.A)

Corporate address



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