



**S H A N T I N I K E T A N**

A new frontier in luxury living





## A new frontier in luxury living



Welcome to a place where lush greens and an unpolluted atmosphere cradle you. Where the joys of today are guaranteed to overflow into your tomorrow. A standout contemporary villa gated community in Nellore that is brought to you by the best for the best.

Welcome to VPR Shantiniketan, a new frontier in luxury living.



STEP IN AND EXPERIENCE  
VIBRANT COLORS OF LIFE

Once you enter the community after passing through the security, you are greeted by vibrant landscaping and a beautiful tree lined avenue that's straight out of a fairy tale.

VPR  
SHANTINIKETAN







LUXURY VILLAS  
FOR THE LIKE MINDED

Revel in the true harmony of art, style and substance. The upmarket villas are brought to you by the best for best and offer an elegant ambience luxuriously positioned for those seeking a refined life. It's a haven of beauty and grace, abundance and comforts, the villas make living an absolute joy.







## THE CENTRAL HUB FOR RELAXATION & CELEBRATIONS

The central park is a series of gardens with manicured lawns and lush green foliage. This park is the central hub for recreation, interaction and celebrations. It features a range of facilities to suit everyone's interests and activity levels.







## AMENITIES THAT ENCOURAGE BONDING

VPR Shantiniketan offers its residents access to an exclusive array of recreational and sporting facilities that could rival any resort. With access to the best sporting facilities at your doorstep, you have the flexibility to bring sport and exercise into your life to suit your pace and timing. Every amenity is planned to encourage bonding with your friends in the community and heighten your moments of leisure.





CLUBHOUSE

INDULGE  
AND BE INDULGENT

Life in the lap of luxury is incomplete without a few indulgences. And that's exactly what we offer at the Clubhouse. The ground plus two floors clubhouse is the perfect place to unwind. Here, you get access to a host of modern lifestyle amenities like, outdoor swimming pool with an attached kid's pool, a spacious banquet hall with side lawns, a well equipped gym, indoor games room and a conference room.

#### CLUBHOUSE AND OTHER AMENITIES

- SWIMMING POOL WITH KIDS POOL
- MULTIPURPOSE HALL
- GYMNASIUM
- INDOOR GAMES ROOM
- CONFERENCE ROOM
- OUTDOOR BADMINTON COURT
- HALF BASKETBALL COURT
- KIDS PLAY AREA
- AVENUE PLANTATION
- CENTRAL PARK
- PARTY LAWN
- DESIGNER LANDSCAPE
- DESIGNER STREET LIGHTING
- SOLAR FENCING
- WATER TREATMENT PLANT
- SEWAGE TREATMENT PLANT
- WATER SUPPLY THROUGH PNEUMATIC SYSTEM
- COMPREHENSIVE GENERATOR BACK UP











GROUND FLOOR PLAN



AREA STATEMENT

PLOT AREA	- 507 Sq.yds.
GROUND FLOOR	- 2500 Sft.
FIRST FLOOR	- 2390 Sft.
SECOND FLOOR	- 1030 Sft.
TOTAL AREA	- 5920 Sft.



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING VILLA



## GROUND FLOOR PLAN



PLOT AREA	- 507 Sq.yds.
GROUND FLOOR	- 2350 Sft.
FIRST FLOOR	- 2340 Sft.
SECOND FLOOR	- 1025 Sft.
<b>TOTAL AREA</b>	<b>- 5715 Sft.</b>

## FIRST FLOOR PLAN



## SECOND FLOOR PLAN







EAST FACING VILLA



GROUND FLOOR PLAN



AREA STATEMENT

PLOT AREA	- 357 Sq.yds.
GROUND FLOOR	- 2035 Sft.
FIRST FLOOR	- 1860 Sft.
SECOND FLOOR	- 820 Sft.
TOTAL AREA	- 4715 Sft.

FIRST FLOOR PLAN



SECOND FLOOR PLAN







WEST FACING VILLA



GROUND FLOOR PLAN



AREA STATEMENT

PLOT AREA	- 357 Sq.yds.
GROUND FLOOR	- 2000 Sft.
FIRST FLOOR	- 1900 Sft.
SECOND FLOOR	- 700 Sft.
TOTAL AREA	- 4600 Sft.

FIRST FLOOR PLAN



SECOND FLOOR PLAN







### A BLISSFUL ABODE

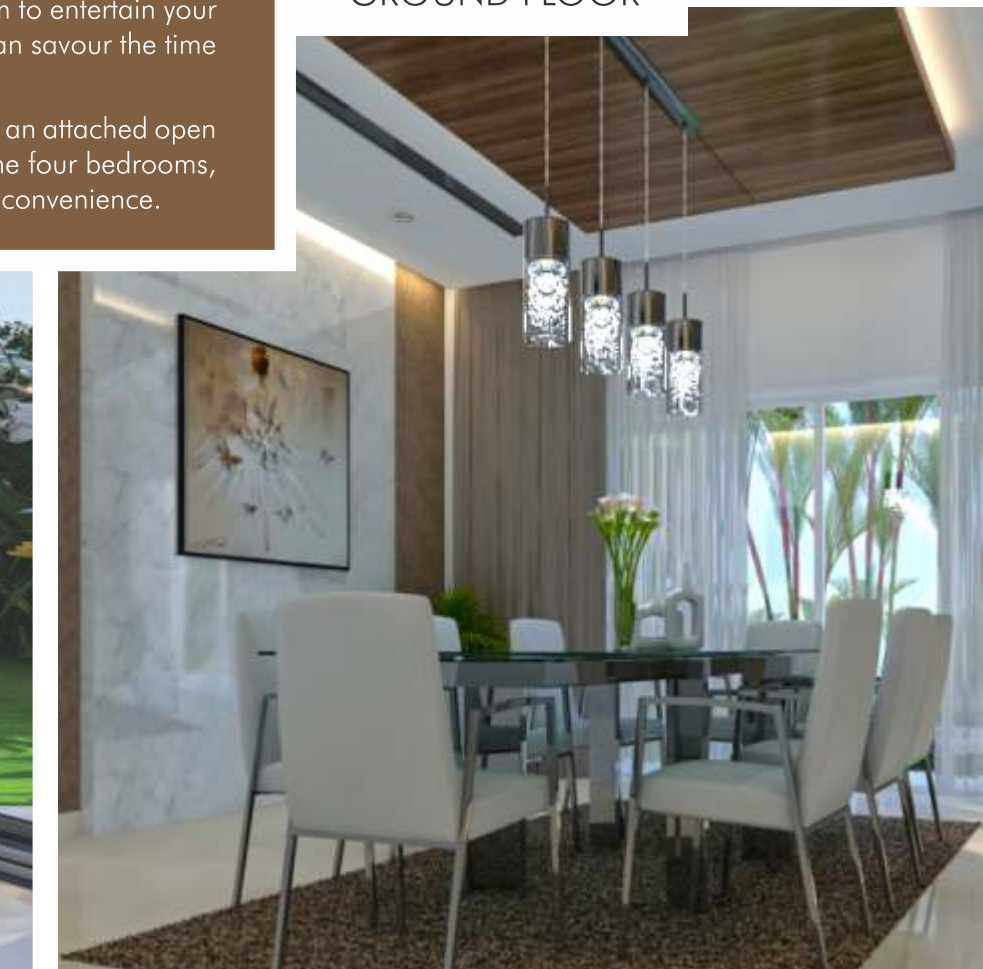
Living in VPR Shantiniketan is an experience taken straight out of a fairytale. Crafted with all the modern sensibilities in mind, the villas offer luxurious lifestyle for a discerning few.

Every home comes with parking space for two cars. The ground plus two floors homes open up to a formal drawing room to entertain your guests, next to it is a plush living room where you can savour the time with your family.

The dining room next to a well ventilated kitchen has an attached open sit out area. The ground floor also has the first of the four bedrooms, which can double up as a guest bedroom as per your convenience.



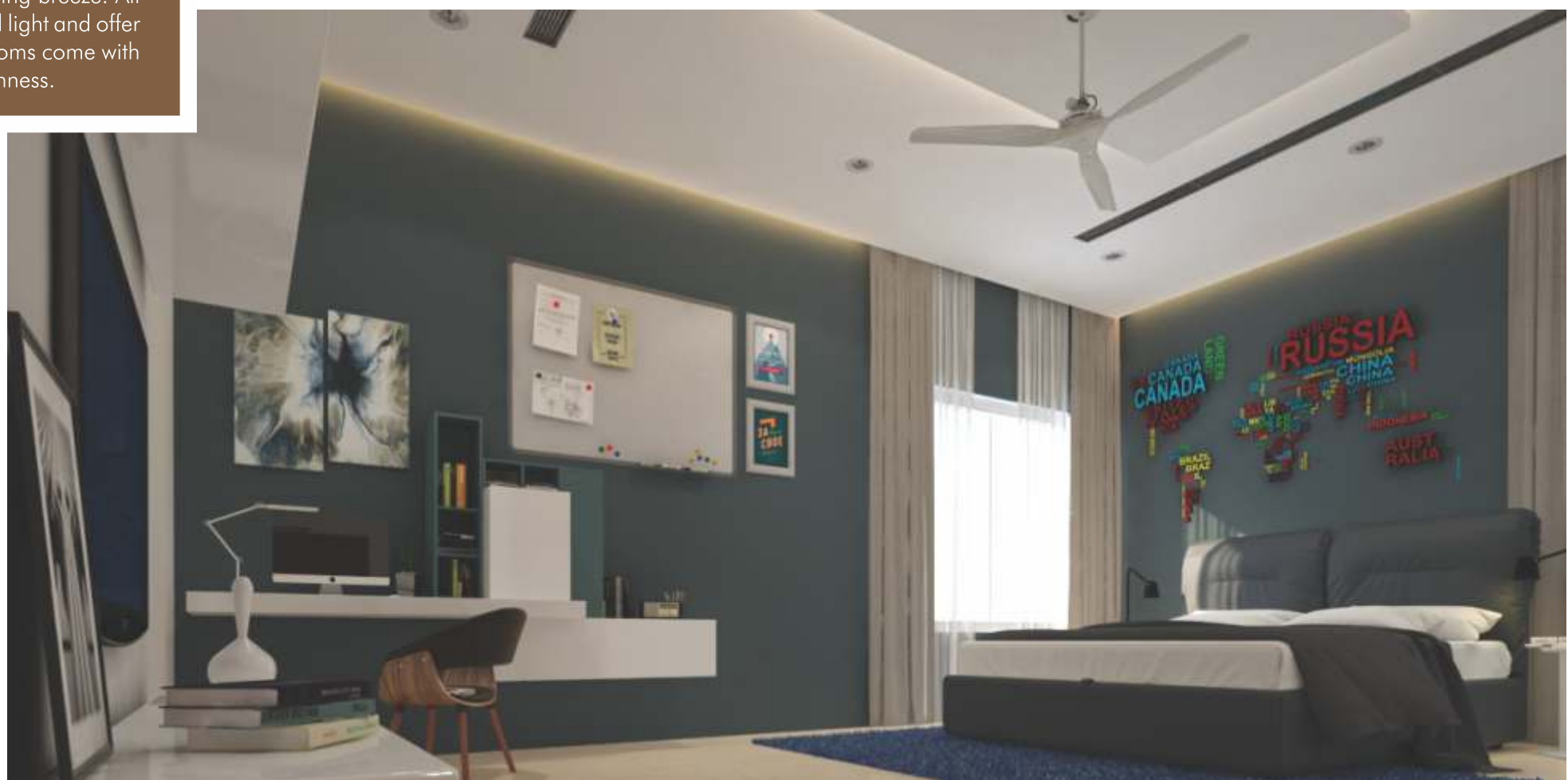
GROUND FLOOR







The bedrooms are spacious and adorned with the most luxurious fittings and fixtures, there is a puja room and a family lounge which has an attached open sit out where you can start your day by taking in the cool morning breeze. All bedrooms are designed to let in ample natural light and offer ravishing views of the community. The bathrooms come with only the choicest of fittings to reflect a life of richness.







The second floor features an exclusive home theatre suite and a massive terrace where you can host your house parties in style.

#### SECOND FLOOR





SPECIFICATIONS	
STRUCTURE	RCC-framed structure with red clay brick / cement solid block masonry.
PLASTERING	Internal : Sand-faced cement plastering. External : Double-coat cement plastering.
FLOORING AND DADO	Drawing Room, Ground Floor Living Room and Dining Hall : Italian marble flooring. Dry Kitchen and Common Areas : 800 X 1200 MMGVT flooring. All Bedrooms & Home Theatre : Laminated wooden flooring. Staircase : Italian marble flooring. Wet Kitchen and Utility : Anti-skid superior quality vitrified tiles. Toilets : GVT on floor and walls.
TOILETS	Sanitaryware : Duravit / Toto or equivalent make washbasins and wall hung EWC with concealed flush tank in all toilets.  Faucets : Hansgrohe / Kohler or equivalent in all toilets. Counter : Granite counter in all toilets. Maid Toilet : Hindware or equivalent
DOORS & WINDOWS	Main & Internal Doors : Teakwood frame & teak veneer shutter with polyurethane finish as per approved design. Door Hardware : Godrej / Dorset or equivalent. Windows & French Doors : Alumil / Schuco or equivalent aluminum frame with glass sliding /openable / fixed with mosquito shutter.
SECURITY NETWORK	CCTV cameras in identified common areas and clubhouse with monitoring and recording from security / maintenance office.  Boom barriers with long range readers at entry and exit for residents' unobstructed movement.  Access control with card readers for maid's entry/exit.  Solar-powered security fence on compound wall.
COMMUNICATION NETWORK	Telephone points in MBR, living in two floors.  Intercom facility throughout the community.  Wi-Fi connectivity in clubhouse.  TV provision in all bedrooms and living area with DTH connectivity.
PLUMBING SYSTEM	Hydro-pneumatic system for water supply.  Water treatment to portable water standards.  Rain water recharge system.
ELEVATOR	Provision for lift.
LANDSCAPING	Professionally planned landscape around the community with appropriate lighting.
PAINT	External : Two coats of weather-proof acrylic exterior emulsion paint with texture finish as per approved design.  Internal : Two coats of acrylic premium emulsion paint over smooth putty finish.
ELECTRICAL FIXTURES	Wires : Fire-retardant low smoke wires of reputed make (Finolex / Havells / V-Guard or equivalent).  Switches : Modular switches of reputed make (Schneider/Panasonic/Legrand or equivalent). Power Distribution : Through underground cabling. Power Quality : Regulated power to entire community along with surge suppressors. Back-up Power : 100% back-up with DG sets. Metering : Both normal and DG power metered through energy meter also water meter integrated for automatic bill generation.
AIR-CONDITIONING	Air-conditioner sleeves provision for split and cassette system for entire villa.
WET KITCHEN	Granite counter with single bowl stainless steel sink of Franke or equivalent make.  Provision for water purifier / RO unit, 2 feet vitrified tile / granite dado as above granite counter as per approved design.
UTILITY AREA	Provision for dishwasher and washing machine.
NOTE	a) Customer shall not be given any reduction in the price if they choose to replace the default finishing (as per specifications) with their own choice of finishing.  b) Villa will be handed over for wood work/interiors after receiving of 100% payment only, subject to payment of facilitating cost as may be decided by the builder.  c) Registration Charges, GST and any other taxes applicable as per government norms to be borne by customers only.





VPR School

## A NEW POINT OF REFERENCE

VPR Shantiniketan is quite simply the most iconic villa gated community and a new point for reference when it comes to living life to the fullest in Nellore. It is located on the Guntur-Vijayawada highway, just a short drive from the heart of the city. The strategic location allows easy access to all important destinations that matter for a hassle-free, convenient life.



VPR Hospital





## LEADING THE WAY FORWARD

Vemireddy Prabhakar Reddy is visionary leader, philanthropist and an elected Rajya Sabha Member of Parliament and founder of globally recognized VPR Mining Infra Pvt. Ltd. Adopting the best practices, VPR Mining has executed more than 150 projects across the world and has built a strong reputation to convert any challenging assignment into an enterprising opportunity. With organizational capabilities that match the best in the world, best equipment in the industry, skilled manpower, expert management and most critically a plethora of experience that spans over 20 years in project management and execution helped VPR to age into the global player.

VPR as he is loving addressed, started VPR Foundation in 2015 at Nellore, under which VPR Vidya, VPR Vaidya and VPR Vikas operate. VPR Vidya focuses on providing free education to the poor and the under privileged. VPR Vaidya provides the poor and the needy with free medical facilities which on par with any super-specialty hospitals in the region. VPR Vikas works for the rural development and human development index of remote villages. Through VPR Vikas, the foundation has set up several mineral water (Reverse Osmosis – RO) plants in several villages in Nellore to ensure fluoride-free safe drinking water free of any harmful minerals.

The pride of Nellore, VPR Convention Center by VPR Group is the preferred destination for international class events, made-in-heaven weddings, memorable celebrations, mega business conferences, live concerts and more. VPR Shantiniketan is the latest endeavour by VPR group which is sure to become a new point of reference in villa gated communities in Nellore.



## PROJECT CONSULTANTS



Master planing  
& Project execution

CONCRETE INFRA



Architects

BHOSH DESIGN GROUP



Landscape Architects

RRBUN SHAPES PVT LTD



Structural Engineers

ZAKI & ASSOCIATES



MEP Consultants

SYNERGY INFRA



PMC Consultants

PAVILION ANFRA



Newmedia Partner

team works





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