



'Golden Ira Homes' is one of the few companies in Atmakur with a local presence in the construction industry in both the states of Seemandhra and Karnataka. Our company tirelessly engages in offering the highest quality solutions for the development of contemporary communities and innovative residential and commercial developments.

We work hand in hand with an innovative, hardworking team with a proven track record of excellence in delivering construction projects with state of the art Architecture. Our company ensures a corporate approach to meet the ever growing demands of buyers and to take head-on the challenges posed by the quality standards we prescribe to.

In fact, every little aspect that influences the customers' daily needs and their aspirations are analyzed carefully before each project is designed and built, thus enabling us to discover and realize their dreams.

Promoters



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EXPERIENCE
THE BEST OF LIFE



A quality project from GOLDEN IRA HOMES

Designed by FHMV (+91- 9246542471) www.fhmv.org

A WORLD OF
FINESSES AND CLASS

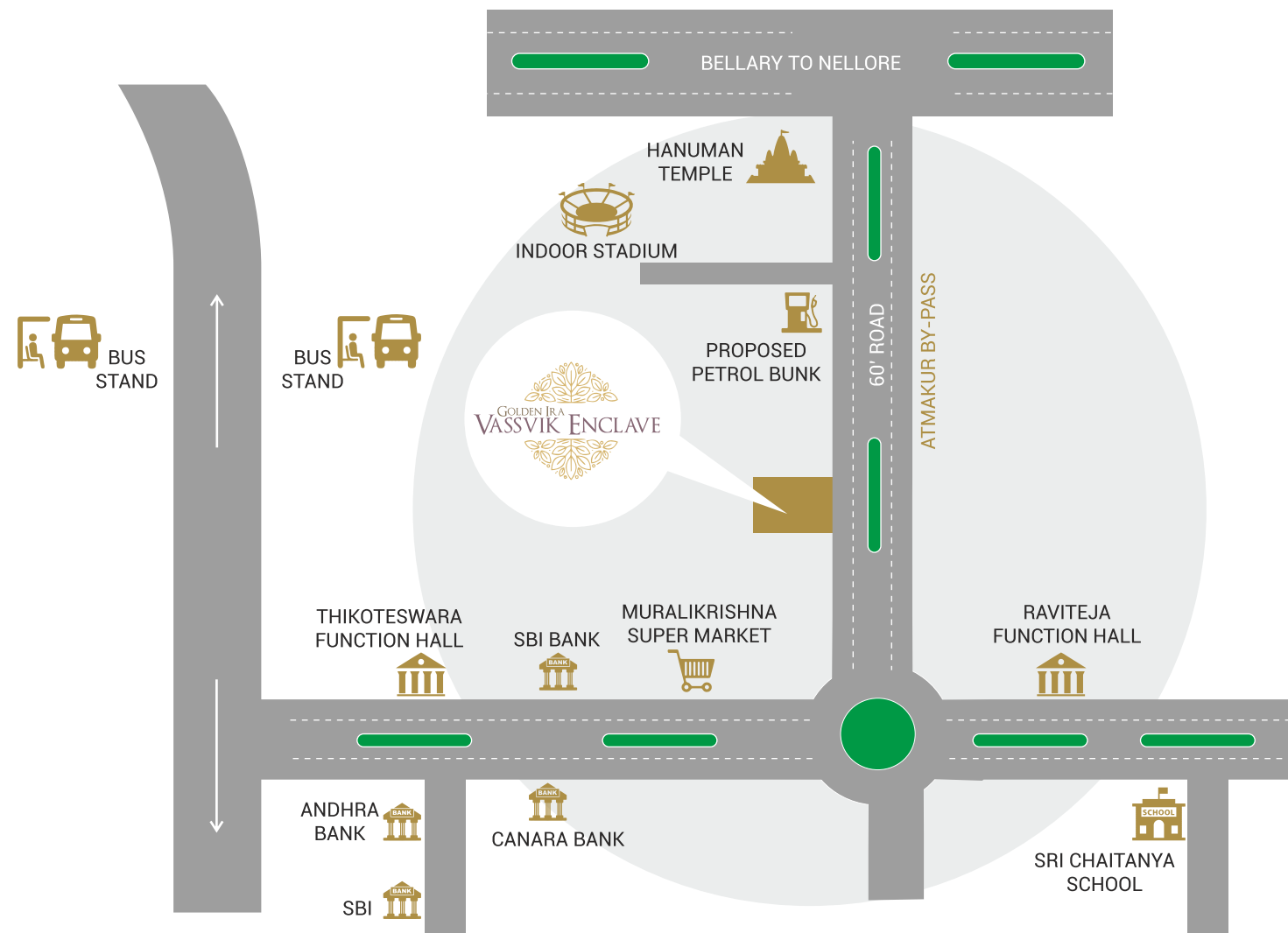


GOLDEN IRA
VASSVIK ENCLAVE

You are an achiever, and success has been your habit. And you have acquired an enviable social, economic status and recognition. Now is the time to let the world know about your accomplishments. What better way than to say it all with a new home – a home at 'Vassvik Enclave'.

This enclave is a high-end residential complex at the most sought after and respected location of Atmakur. That should be enough to say it all, without a word.

LOCATION MAP



The neighborhood

Located on the Atmakur By-Pass

Near to umpteen supermarkets and hospitals

Function Halls:-

Raviteja Kalyana Madapam-100m

Trikoteswara kalyana Madapam-300m

Bus Stand-700m

Banks:-

HDFC bank-700m

State Bank-300m

Andhra Bank-300m

Canara Bank-200m

State Bank Rural-200m

Schools:-

Pragathi School-200m

Sri Chaitanya School-200m

Ravindra Bharathi School-250m

Raghavendra college-300m

Priyadharsini college-300m

THE NEW HUB OF DEVELOPMENT



In view of all the above reasons, we assume the dynamics of real estate in and around 'Atmakur area' would change drastically and create huge demand and an upswing in prices of real estate. A strongly recommended investment in view of the above reasons. For further information, do call us.



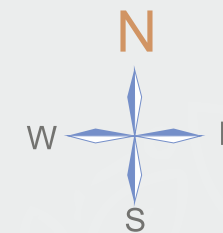
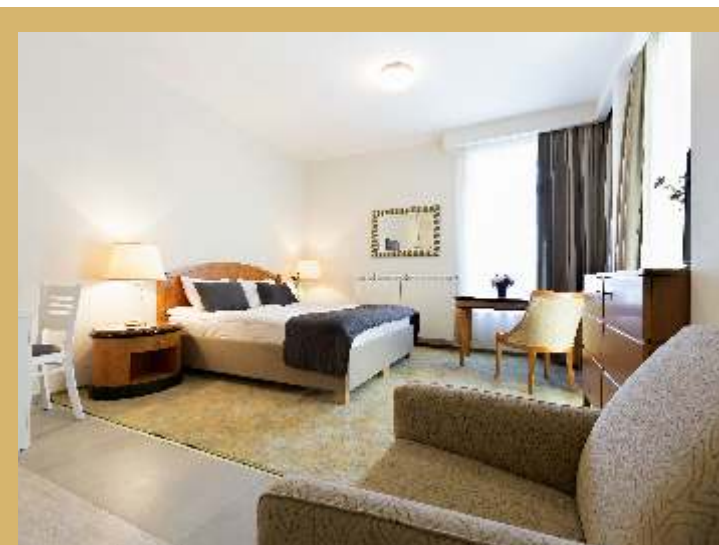
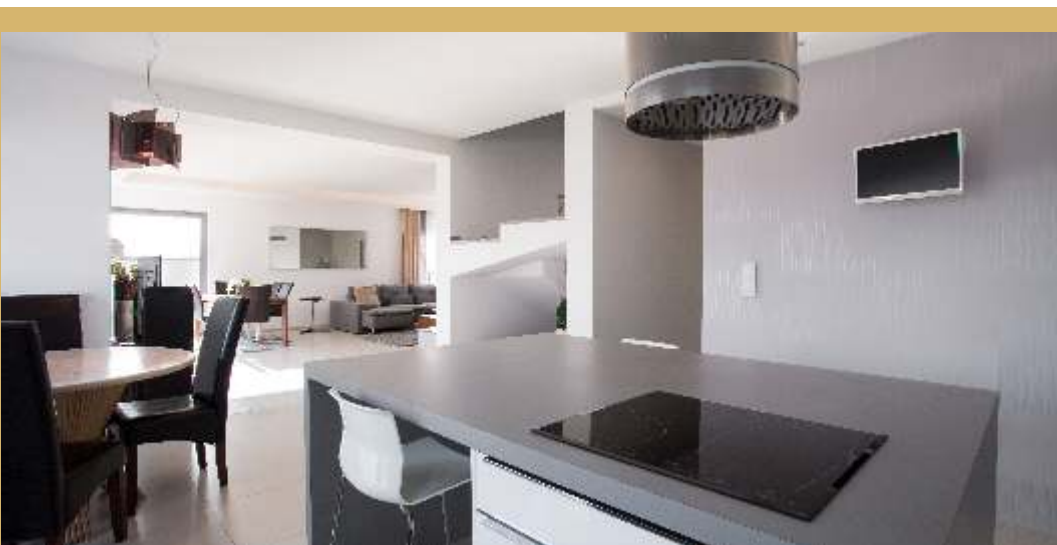
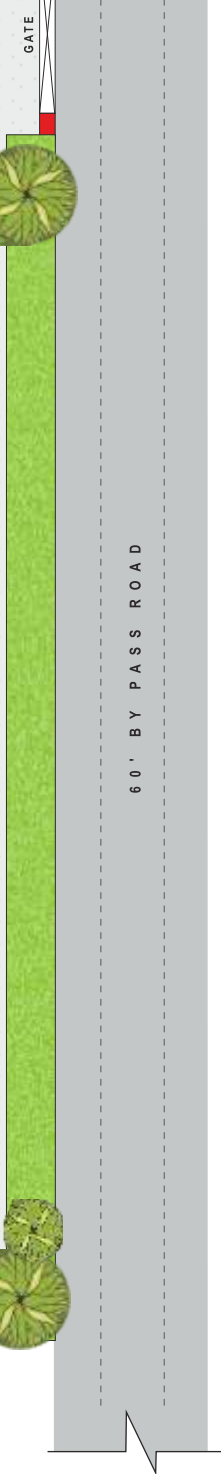
TYPICAL FLOOR PLAN

THE BYWORD FOR
LUXURY
AND **COMFORT**

On the periphery of Atmakur by-pass, is the new hub of development. As more and more residential and commercial activity is witnessed in this area, the demand is bound to go up.

This new elite and happening area is also home to every known civic amenity and facilities and then some.

With schools, hospitals, shopping malls, markets and many a companies flocking to this area, this premium residential space is bound to get lapped up fast. Make haste.



SECTIONAL FLAT
VIEWS

FLAT NO'S
01 & 06



DISCOVER UNENDING DELIGHTS OF
EXQUISITE PLANNING

With easy access from two sides, yet perfectly sealed in and secure, 'Vassvik Enclave' is an excellent proposition for the connoisseur of fine homes. Ample parking for residents and visitors too.

FLAT NO'S
02, 03, 04 & 05



GOLDEN IRA
VASSVIK ENCLAVE



A WORLD WELL THOUGHT OUT



FEATURES & FACILITIES

- ✓ 100% Vaasthu compliant
- ✓ Ideal location abutting Atmakur by-pass
- ✓ Spacious parking
- ✓ Clear marketable title
- ✓ Potential for High appreciation in value
- ✓ Beautiful and Aesthetic elevation
- ✓ 24 hour water supply from bore well
- ✓ Play ground for Children
- ✓ Intercom facility
- ✓ 24/7 security at the entrance via CC Cameras
- ✓ Lawn at the center of the building
- ✓ Provision for Gym & party hall
- ✓ Rentals comparable with metropolitan areas
- ✓ Housing loan facility



SPECIFICATIONS

STRUCTURE

Reinforced Cement Concrete framed structure.

SUPER STRUCTURE

All internal walls shall be of 4 ½" thickness and external walls 9" thickness (Red Brick) with Cement Mortar.

PLASTERING

Cement plastering with sponge finish for external walls & smooth finish for internal walls.

DOORS

A) Main doors of size 3'-6" x 6'-9" with polished Melamine teak wood frame with melamine polished teak wood door shutter and necessary hardware.

B) Internal doors-Bed Room doors of size 3'-0"x6'-9" and other bathroom doors of size 2'-6" x 6'-9" with flush door shutters and enamel paint.

WINDOWS

uPVC shutters with plain glass and safety grill / hardwood window frames & shutters.

FLOORING

2'x2' Vitrified tiles for rooms with skirting. Anti-skid Ceramic flooring for toilets.

TOILETS

Superior quality ceramic wall tiles dado up to 7 feet height with standard good quality C.P. fittings and sanitary fittings. Provision for geyser and exhaust fan in all bathrooms. Solar hot water provision for master bathroom.

PAINTING

Internal walls with luppum putty finish and plastic emulsion. External walls with water proof paint. Enamel paint for internal doors, windows and grills.

KITCHEN

Granite Platform with stainless steel sink and 2' height glazed tile dadoing above the platform. Provision for RO water purifier and bore water. Provision for washing machine in the utility space.

ELECTRICAL

Concealed 3 phase copper wiring with Finecab or equivalent company with necessary points like TV, Geyser and one Fridge point, Telephone in Living room, etc., and adequate light and fan points with modular switches. Anchor Roma or equivalent modular fittings in living hall, drawing room, bedrooms and kitchen.

COMMON AREAS

Vitrified tiles for Common areas. Granite for Lobby and Staircase areas

WATER SUPPLY

24 hours water supply from bore well with overhead tank and sump.

LIFT

Fully automatic lift of 8 passenger capacity, programmed to descend to immediate lower floor in case of any emergency.

POWER BACK-UP

Generator backup for common areas and provision for Inverter for all flats.

