



FLORA  
HEIGHTS

THE LIFE STYLE YOU DESERVE...



## About Madhurawada

Madhurawada is a major business and residential area of Visakhapatnam City in the Andhra Pradesh State. It is located on the Visakhapatnam-Vizianagaram stretch of NH16 at around 16 km from Visakhapatnam City Centre. Dr.YSR International Cricket stadium and Shilparamam Jathara of Visakhapatnam also lies in this suburb.

This region is famous for its IT HUB, and is also known for the Visakhapatnam IT Special Economic Zone is located in the proposed digitally-enabled smart urban city. The six marquee projects of A.P.Tourism, the Madhurawada project would include a five-star hotel, convention centers and amusement park to be developed in 250 acres. The DPR is completed and many investors have shown interest to be part of that project.

Madhurawada is a major commercial center now. There are many SCHOOLS, COLLEGES, THEATERS, SHOPPING MALLS, and for entertainment zones there is a MULTIPLEX called Srikanya Cinepolis @ 100 feet road.

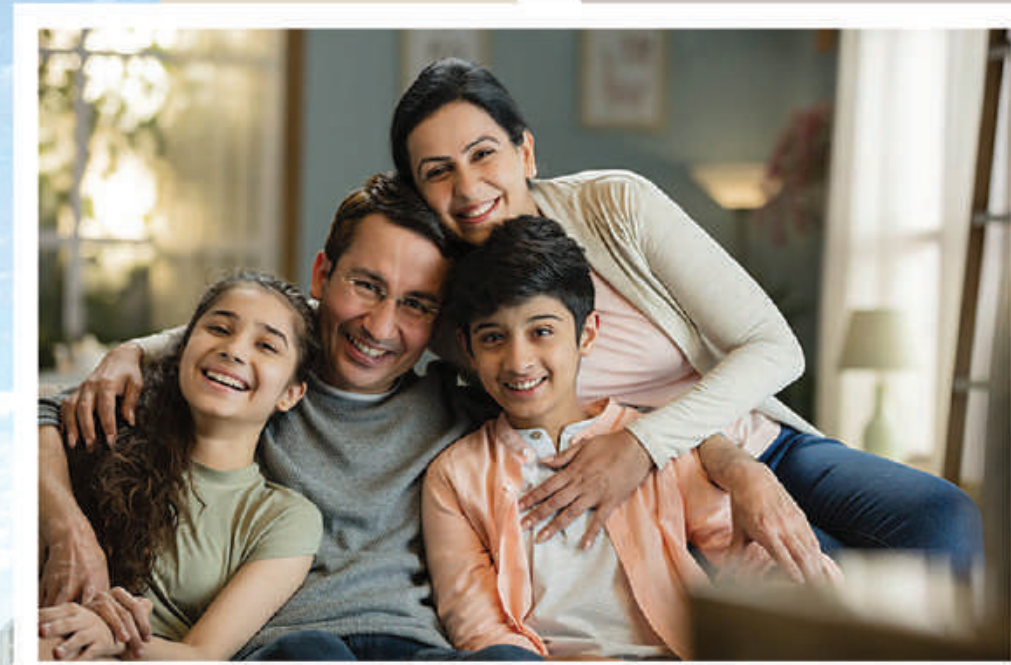


A SENSE OF ARRIVAL

A GRAND ENTRANCE arriving at your home feels like checking in at an inviting resort-style hotel. With an exciting entrance plaza on the ground floor, along with on-property security and services, you will live with a piece of mind.

WE BUILT YOUR  
*dream home*

FLORA  
HEIGHTS



## LIVE A CONVENIENT LIFE

**Flora Constructions** is not just a place where you live.

It's a home which offers the great luxury.

Thanks to its superb location the proud residents can invest their precious time on their loved ones more productively, every single day, this ensures every family member has the luxury of time to pursue their passion live a happy & convenient life.



## DESIGNED FOR YOUR HAPPINESS

**Experience it.** The exclusive designer homes are inspired by the quest of freedom in you. An exploration of nature, Sunshine, and Breeze. The whole concept is one of seamless flowing spaces interconnecting multi-levels so that you can experience a life within, making your home much larger than the mere square feet.

FLORA  
HEIGHTS

THE  
*Dazzling*  
ELEVATION



# GROUND FLOOR PLAN



AREA STATEMENT - GROUND FLOOR PLAN

FLAT NO	PLINTH AREA	CARPET AREA	COMMON AREA	BUILT AREA
1	1092.00	907.00	343.00	1435.00
2	1101.00	917.00	344.00	1445.00
3	1092.00	918.00	343.00	1435.00
4	1111.00	939.00	349.00	1460.00
5	1111.00	950.00	349.00	1460.00
6	1111.00	939.00	349.00	1460.00
7	1121.00	946.00	354.00	1475.00
8	876.00	744.00	274.00	1150.00
9	910.00	750.00	290.00	1200.00
10	928.00	768.00	292.00	1220.00
11	860.00	705.00	265.00	1125.00
12	888.00	718.00	277.00	1165.00

# TYPICAL FLOOR PLAN



AREA STATEMENT - TYPICAL FLOOR PLAN

FLAT NO	PLINTH AREA	CARPET AREA	COMMON AREA	BUILT AREA
1	1571.00	1271.00	499.00	2070.00
2	1279.00	1054.00	411.00	1690.00
3	1571.00	1268.00	499.00	2070.00
4	1310.00	1085.00	415.00	1725.00
5	1310.00	1085.00	415.00	1725.00
6	1310.00	1086.00	415.00	1725.00
7	1310.00	1071.00	415.00	1725.00
8	865.00	676.00	270.00	1135.00
9	1126.00	893.00	359.00	1485.00
10	1002.00	825.00	318.00	1320.00
11	1122.00	952.00	353.00	1475.00
12	910.00	750.00	290.00	1200.00
13	1086.00	915.00	344.00	1430.00
14	860.00	705.00	265.00	1125.00
15	1085.00	885.00	344.00	1430.00





FLORA  
HEIGHTS

DESIGNED FOR  
LUXURIOUS & COMFORT  
DESIGN AT ITS BEST

Optimizing light and views was FLORA HEIGHTS principal focus in the design of the building, a comfort, safety and aesthetics of the community. Each residence enjoys uninterrupted exposure to the spectacular vistas of the city and nature. Wide sit-outs extend the living space, enabling all-year outdoor living experience.



ENVIRONMENT DECK



## NATURE, SKY & CONTEMPORARY ARCHITECTURAL DESIGN AT ITS BEST

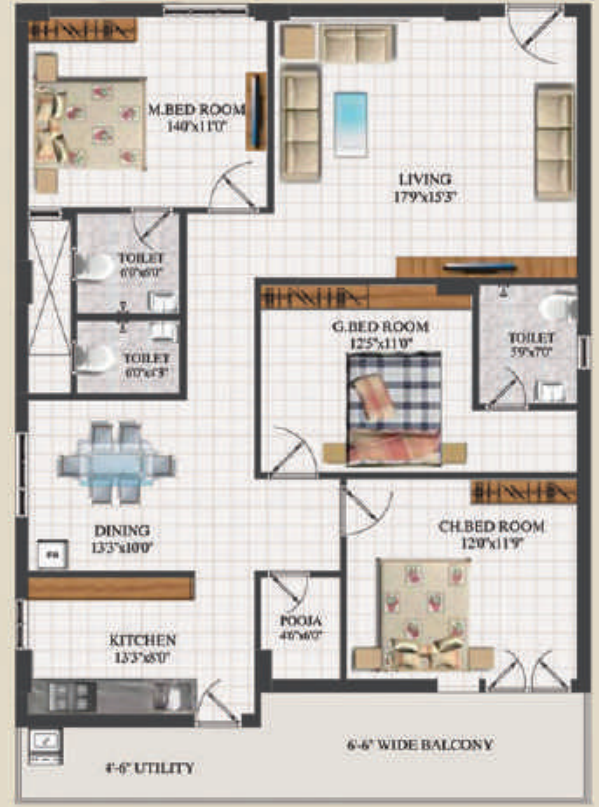
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Flat No. 1  
West Facing



Flat No. 10  
South Facing



Flat No. 4  
North Facing



Flat No. 15  
East Facing





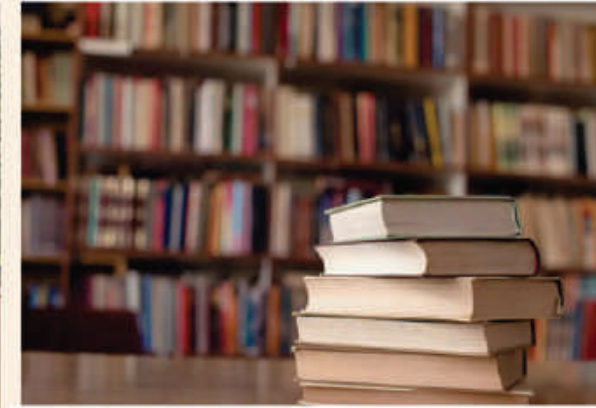
## CHILDREN PLAY AREA

Give your children a rare experience of spending leisure with friends in play area. Set them free and inculcate a sense of freedom in them, The sky is the limit to their imagination, as they play in the securely designated play areas.

## CLUB HOUSE VIEW

Clubhouse offer a plethora of recreation amenities for residents. A grand lounge, A terrace swimming pool, and an ultra-modern Amenities being some of its major attractions.





# FLORA HEIGHTS

## PROJECT DETAILS

### INSPIRING FEATURES

- Gated Community
- Cellar + Stilt + 10 floors
- 2 & 3 BHK -147 units-1125 to 2070 sft
- Apartments 100% vastu

### CLUB HOUSE

- Lavish Club House
- Sky pool

### KIDS & LANDSCAPE

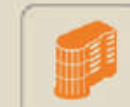
- Indoor Games
- Out door games
- Library / Reading Room
- Children's Play Areas
- Pedestrian Walkways
- Lighting for Gardens
- Two level Parking

### SECURITY

- 24/7 Security Services
- CCTV Surveillance
- Automatic entry & exit system

LAVISH  
**CLUB  
HOUSE**  
WITH  
MODERN  
AMENITIES

# Specifications



## Analysis

Soil Analysis for structural strength and for ground water by geological surveyors.

## Structure

RCC Framed structure. Designed by well experienced Civil Engineer. Earth quake resistance.



## Vastu

100% Vastu & Sufficient Cross Ventilation.

## Walls

6" Thick External walls and 4" for internal walls.



## Doors

Frames well seasoned country wood and water resistant flush doors of standard make.

## Main Door

Teak wood frame and Teak Wood Door.



## Windows

UPVC Windows, with safety grills.

## Electrical

Concealed copper wiring with sufficient points. (Provision for A.C., Mixer, Fridge, Telephone & other Internal points will be provided).



## Flooring

2'6" X 2'6" Vitrified tiles flooring for all rooms.

## Toilets

Glazed ceramic tiles dado upto 6' height white sanitary with concealed piping.



## Kitchen

Black Granite kitchen platform with sink & glazed ceramic tiles dado upto 2'-0" height above the platform.

## Watersupply

24 hours water supply from borewell.



## Cup Boards

Provision for making Cup Boards space will be provided.

## Paintings

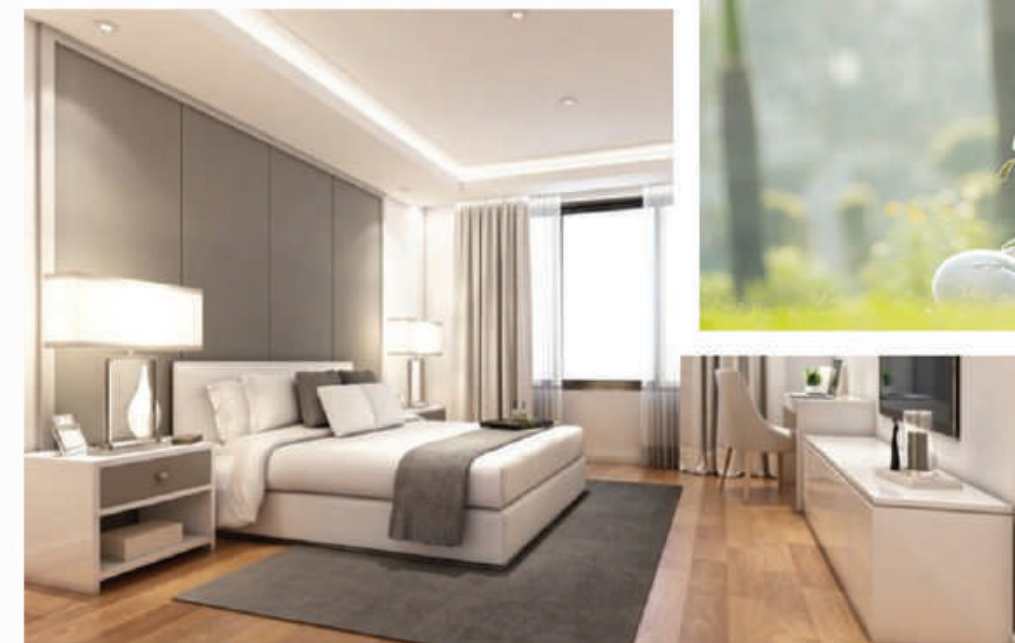
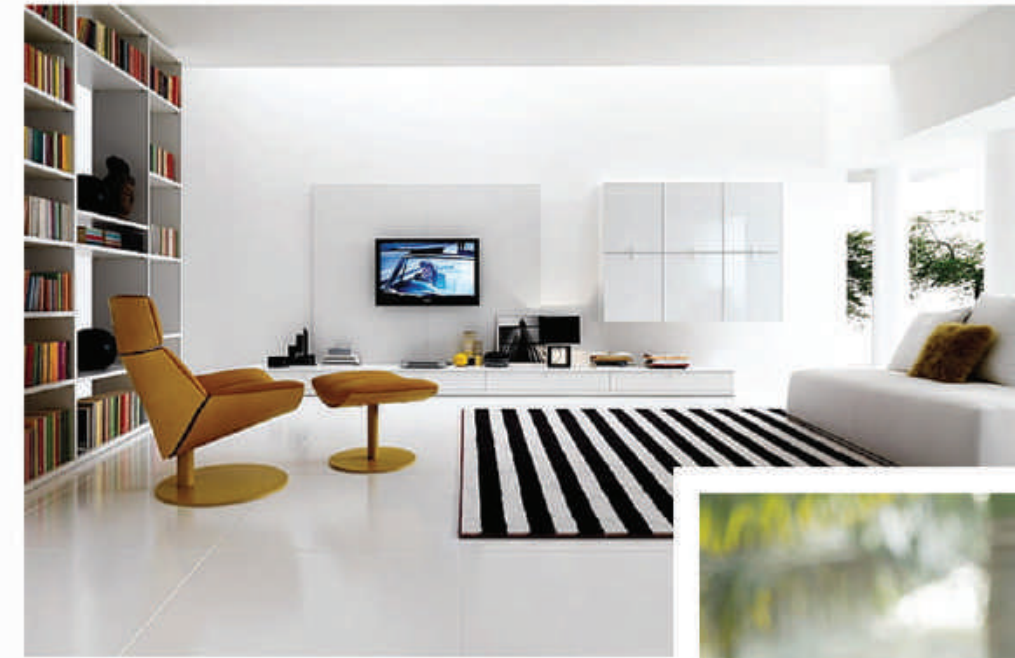
External : 2 coats Emulsion paint.

Internal : Internal walls two coats emulsion all doors and windows one coat putty primer and two coats of enamel paint.



## Power backup

Generator facility will be provided for all flats.



- Terrace Swimming Pool / changing room
- Aerobic, Yoga/Meditation Room
- Waiting Lounge
- Indoor Games
- Gymnasium
- Admin office

Note : APSEB, Car Parking, Generator, GST, Club house Amenities & Registration Extra Charges.

The details / Accessories shown in this brochure are indicative and are subject to change without notice and does not constitute a legal offering.

SCAN QR CODE  
FOR LOCATION



### Location near by.....

- Location at pleasant area with ecofriendly nature.
- Near to Colleges & schools.
- Near to shopping complex & market.
- Near to international cricket statdium.
- Near to National highway.
- 10 km distance RTC complex & Railway station.
- 15 km distance to Airport.
- 30km distance to Bhogapuram International Airport.



**FLORA**  
CONSTRUCTIONS  
bringing dreams to reality

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