

# YAKSHA SQUARE



FIRST GATED COMMUNITY IN BOYAPALEM



**ABHILASH**  
CONSTRUCTIONS

# Director's MESSAGE

In my experience of completing 1544 flats from past 31 years and dealing with various customers, I've observed a common feeling....

"This year I will definitely plan for a home"

But by being engrossed in routine busy life and not having the clarity on budget, selecting the area, mobilization of funds and reliable builder, we are postponing the decision to own a home. As a consequence, the rates are escalating day by day and what we could avail yesterday is not affordable today.

Kindly go through the following table to know the consequences in further delaying the decision.

Year	2000	2005	2016	Future
Price of the Flat in Madhurawada (1000sft)	Rs.3,00,000/-	Rs.8,00,000/-	Rs.30,00,000/-	
Salary (per month approx)	Rs.10,000/-	Rs.15,000/-	Rs. 30,000/-	?
Loan eligibility	Rs.5,00,000/-	Rs.8,00,000/-	Rs.15,00,000/-	
Affordability	165%	100%	50%	
Monthly Installment (for loan)	Rs.4,000/-	Rs.10,000/-	Rs.20,000/-	

In 1990's, we were surprised to know that few flats in Mumbai costed Rs. 1 crore. Today, they cost Rs.18 crores. At present, even in vizag, few flats cost Rs.1 crore.

Imagine the future....

“ A person who  
visualises the  
future will have  
accomplishments  
in life. ”

## WHO WE ARE ?

A Beautiful Home is a long cherished “Abhilasha” for every one, which is becoming a day dream in the present day circumstances. We at Abhilash Constructions believe in providing quality homes which are “BEAUTIFUL, YET AFFORDABLE”. We proudly claim to have done that since 1987 supporting 1544 customers fulfill their “Abhilasha” to own a home.

We have set a trend by constructing the first projects in areas like Kirlampudi Layout, Maharanipecta, CBM Compound, Akkayyapalem, Madhurawada which now have developed to become the prime residential areas of Vizag.

We now visualise Boyapalem as the next hotspot of Vizag, looking at the developments around that area.

## WHY BOYAPALEM ?

Upcoming developments at Boyapalem: :

- Gambeeram IT SEZ
- Gambeeram APIIC
- Top Educational Institutions like IIM-Vizag, etc.
- Close proximity to International Schools like Oakridge).
- SAMEER (Society for applied Microwave Electronics Engineering And Research) 13 acres allotted. 25000 employees in coming 3 years.

# PROJECT HIGHLIGHTS

- Grand Designer Entrance Lobby
- 24 hrs Security System with CCTV
- Exclusive Clubhouse
- GVMC approved Project
- Located on 100ft Road
- Walkable distance from the highway (100 mtrs)
- Courtyard view for all apartments
- Good ventilation for cellar parking
- All flats are East & North Facing Entrances
- Tot lots & children play area
- 100% vastu compliant
- Generator backup for common areas



# THE AMENITIES



Gym

Banquet Hall

Swimming Pool

Open Air Theatre

Children Play Area

Yoga & Meditation Hall

Suite and Guest Rooms

Indoor Games (TT/Carroms/Billiards)



**YAKSHA SQUARE**  
in Boyapalem



# EXCLUSIVE SPECIFICATIONS



2x2 Vitrified Tiles



Putty finished interior walls with plastic emulsion paint



Finolex or equivalent wiring



Teak wood entrance door & frame



UPVC Windows



Flush shutter interior doors



7 feet height dado work in toilets



5 years warranted CP & Porcelain material



All European toilets unless preferred otherwise



Superior Quality PVC pipelines



Open Kitchen with black granite platform along with 2ft dado work



Bore Wells



Backup Generator facility for common lighting, motor & lifts (1 light & 1 Fan each for all flats)



Lifts



24x7 CCTV Security System for all floors

## MODE OF PAYMENT

Towards Booking **Rs. 3,00,000/-**

Towards undivided share of land registration **25% Flat Cost**

Towards foundation **15% Flat Cost**

Towards slab **20% Flat Cost**

(To be paid by every flat owner on completion of foundation on ground level, irrespective of the floor)

Towards Brick work **20% Flat Cost**

(Once your portion slab is completed)

Towards plastering **15% Flat Cost**

(Once your portion brick work is completed)

Balance amount towards completion of the flat (Flats will be handed over within two months after receiving the final installment).

# TYPICAL FLOOR PLAN



1 TYPICAL FLOOR PLAN

area : 550.00 Sq Yards

Unit-1	Unit-2	Unit-3	Unit-4	Unit-5	1610 sft.
Unit-6	Unit-7	Unit-8	Unit-9	Unit-10	1100 sft.
Unit-11	Unit-12	Unit-13	Unit-14	1320 sft.	
Unit-15	1775 sft.				



# UNIT PLAN



Flat 01 - 1775 SFT 3BHK - NF



Flat 04 - 1610 SFT 3BHK - EF



Flat 02 - 1320 SFT 3BHK - NF



Flat 03 - 1100 SFT 2BHK - NF

Note : All the flat sizes (Sfts) mentioned are including common areas.

Common areas of all the flats are proportionately distributed to each flat



Flat 01 - 1775 SFT 3BHK - NF



Flat 04 1610 SFT 3BHK - EF



Flat 02 - 1320 SFT 3BHK - NF



Flat 03 - 1100 SFT 2BHK - NF



**Ashwin Enclave - II**  
Akkayyapalem



**Bhavana Enclave - II**  
Maharanipeta



**Keerthana Enclave - II**  
Kirlampudi Layout



**Abhilash Enclave - I**  
Kirlampudi Layout



**Ananda Prastha**  
Madhurawada



**Abhilash Enclave - II**  
CBM Compound



**Ashwin Enclave - I**  
Assamgardens



**Keerthana Arcade**  
Madhurawada



**Ananda Castle**  
Madhurawada



**Radha Residency**  
Madhurawada



**The First Project in Madhurawada**  
**Ananda Nagar**



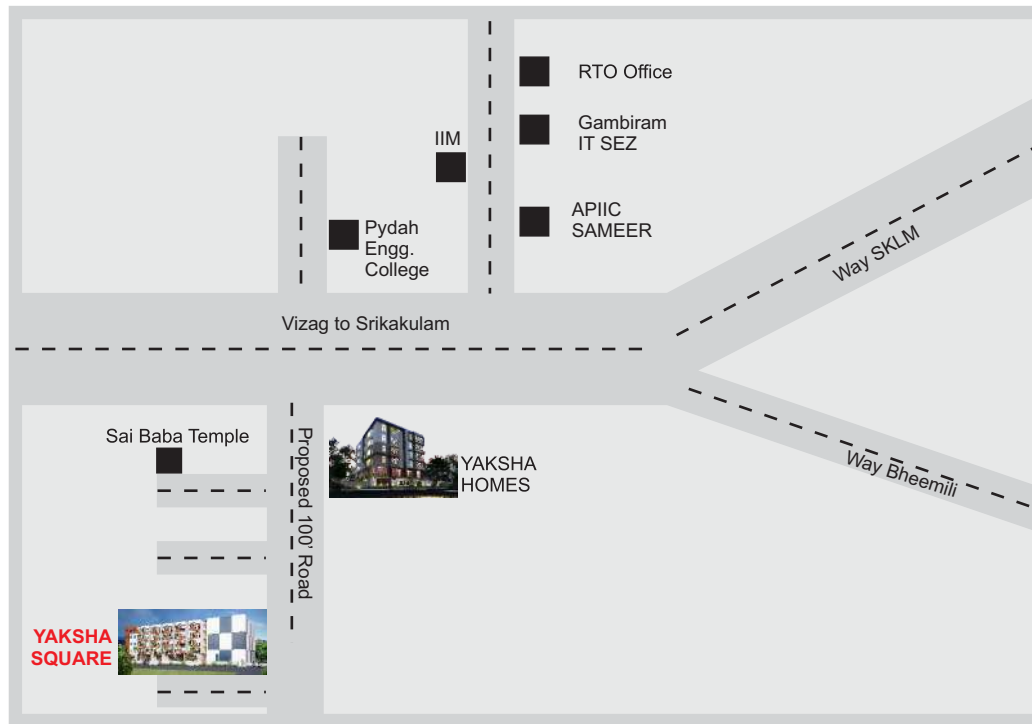
**Yaksha Homes**  
Boyapalem



**Anand Arcade (Gated Community)**  
Madhurawada

**FEW  
PREVIOUS  
VENTURES  
&  
(23 MORE  
PROJECTS)**

**ONGOING  
PROJECTS**



**ABHILASH**  
CONSTRUCTIONS

#9-29-14, 1st Floor, Balaji Nagar, Siripuram, Visakhapatnam-530 003  
 Ph : 9885053510, 7893922337, 9885579475  
 Web : [www.abhilashconstructions.com](http://www.abhilashconstructions.com)

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