



The Art of Fine Living



**CAPITAL
GATEWAY**



**“Crafting communities where every brick tells
a story of trust and excellence.”**

ABOUT US

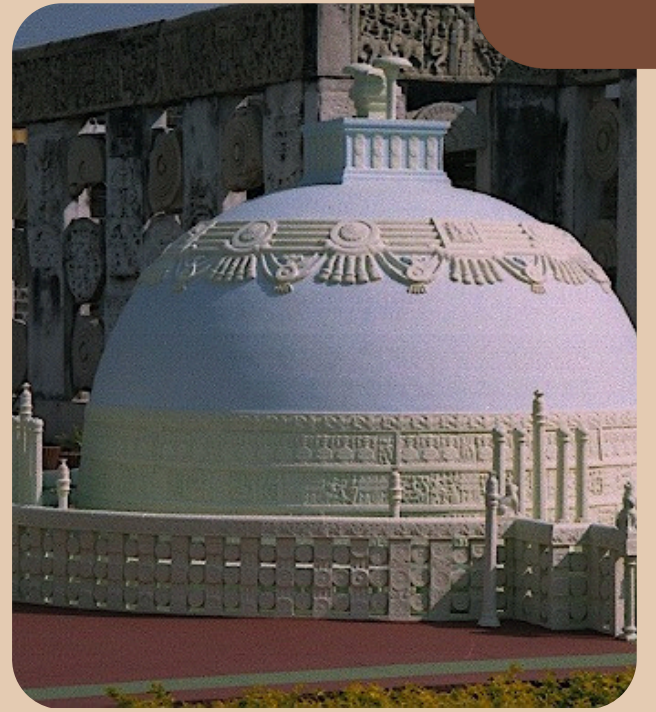
At Aryavarta Developers, we are committed to build exceptional living spaces that blend modern design, comfort, and sustainability. With a focus on quality and community, our projects are thoughtfully crafted to offer a lifestyle of luxury, tranquility, and convenience.



MORE THAN A HOME



CLOSER TO THE CAPITAL,
MANGALAGIRI IS THE HOT
BED TO ECONOMIC
DEVELOPMENT AND
SOCIAL TRANSFORMATION.



As per the vision of Govt. of
Andhra Pradesh,
Amaravati will be an
innovation hub comprising
of nine cities - Media,
Sports, Admin, Justice,
Finance, Knowledge,
Tourism, Electronics and
Health Cities.

Amaravati is located
on the southern banks
of the river Krishna in
Guntur district,
Amaravati is
positioned between
Vijayawada and
Guntur is Vaastu-
complaint, it's a river
front capital city of
Andhra Pradesh.





A new kind of lifestyle awaits. Here, spacious floor plans take priority over the number of flats. It means that a select few get whole lot more.

The Capital Gateway, is a luxury gated community located at Mangalagiri, beside NRI hospitals

- Situated very close to Amaravati Capital.
- APCRDA approved project.
- RERA Registered project.
- Cellar, Stilt + 8 residential floors.
- 162 units.
- Ranging from 1311 Sft. to 2370 Sft.
- Vaastu complaint design.
- Adequate ventilation.
- Futuristic gated community.
- Rooftop swimming pool.
- Designer landscapes.
- High end finishes.
- Kids friendly environment.

- Provision for Home Automation
- CC Cameras at Entrance Area and Lift Lobby Area/staircase
- STP for Solid Waste Management and Re-cycling of Waste Water.
- Re-cycled Water for Landscaping and flushing
- Rainwater Harvest Pits.
- Softner / R.O. for raw water.



“Building not just homes, but a future of connected and sustainable living.”

Enjoy the pleasure of a low-density enclave designed to create a pleasant living environment.

These 162 units that are grouped harmoniously across 8 storeyed and spacious Cellar + Stilt parking.

- EAST/WEST/NORTH FACING.
- Spacious Balconies.
- Adjacent to 3,600 Sq. Yds Park.
- AMINITIES: 8,315 Sft.

RESEDENTIAL
FLOORS - 8

2BHK - 92 Nos.

3BHK - 62 Nos.

4BHK - 8 Nos.



Yoga & Meditation



The sun rises, and as the first light filters through your spacious apartment, the city wakes up beneath your balcony. You start your day with a yoga session in the meditation room, feeling at peace in the tranquil environment created just for you.

CHILDREN PLAY AREA

Welcome to the heart of our community, where nature meets urban living in the form of a sprawling 3600 square yard dedicated park. Nestled amidst the hustle and bustle of city life, this green oasis offers a sanctuary for relaxation, recreation and rejuvenation.



**3600 SQUARE YARDS
SERENE PARK**



FULLY EQUIPPED GYM

Energized, you head to the fully equipped gym for a refreshing workout that strengthens both body and mind. With every stretch and lift, you feel yourself moving closer to a healthier, happier version of you. After breakfast, you take a refreshing dip in the rooftop swimming pool, where the cool water meets the warm sunlight, and the breeze whispers stories of a new day.



TERRACE SWIMMING POOL



Saloon and SPA

Unwind at the exclusive salon and spa, designed to offer moments of relaxation and rejuvenation. Let soothing treatments melt away your stress, leaving you refreshed and ready to embrace the day.

Library

In the afternoon, you stroll through the lush green pathways with a book from the library in hand, soaking in the peaceful atmosphere. The chirping of birds and the scent of blooming flowers accompany you, turning every page into a serene escape.



Multi Purpose Function Hall

Enjoy and celebrate every little moments of your life in the Capital gateway's Multi purpose function hall along with the community family members and capture all the beautiful memories within your hearts.





entrance gate with security

An elegant entrance gate with 24x7 security stands as the first line of safety, ensuring that every resident feels protected and every guest is warmly welcomed. With 3-phase electricity ensuring uninterrupted power, every aspect of your modern lifestyle is supported.

Departmental Store With Pharmacy

For your everyday needs, a departmental store with a pharmacy is available within the community. Whether it's a quick grocery run or essential medicines, everything you need is just a few steps away.



Administrative Room in Parking Area

As night falls, the lights across the eight floors create a warm glow, welcoming everyone home. A dedicated administrative room in the parking area adds convenience, making operations smooth and efficient.





3BHK - West
(including common area & car parking – 1498.89 sft)



3BHK - East
(including common area & car parking – 1652.20 sft)



3BHK - East
(including common area & car parking – 1652.20 sft)



2BHK - East
(including common area & car parking – 1311.93 sft)



3BHK - North
(including common area & car parking – 1498.89 sft)



2BHK - West
(including common area & car parking – 1311.93 sft)



4BHK - East
(including common area & car parking – 2370.12 sft)

GROUND FLOOR PLAN



The ground floor layout of Capital Gateway is meticulously designed to ensure functionality, ease of access, and convenience for residents and visitors alike. It offers a seamless blend of essential facilities and thoughtfully curated spaces

TYPICAL FLOOR PLAN



These floor plans will reflect the essence of **Capital Gateway**, showcasing a harmonious blend of luxury, practicality, and community living. If you need visual aids or graphical representations, a graphic designer or architect can help create detailed floor plans.

CONNECTIVITY IS THE KEY TO DEVELOPMENT



AMARAVATI

A Landmark Amids the Landmarks



Medical

NRI Hospital, Manipal Hospitals, AIIMS, Health City in the Amaravathi Capital.

Recreation

Haailand, Vijayawada Club, Go-Kart, Undavlli Caves, International Cricket Stadium, CK Conventiion center



Education

Acharya Nagarjuna University, SRM University, VIT, NID, NIFT, KLC University, VVIT/VIVA, Delhi World School.

Temples

Sri Panakala Narasimha Swamy Temple
Mangalagiri, Sri Bhramaramba Malleswara
Awamy Temple Pedakakni, Sri Kanaka Durga
Temple, Amara Lingeswara Temple Amaravathi



Roads (Connectivity)

NH - 16, NH Vijayawada Bypass(Entry to capital),trunk road.

IT

Mangalagiri IT SEZ, Mayuri IT Park, AP IIC



Government

AP 6th Battalion, DGP office, AP Police headquarters, Assembly, Secretariat & High Court.

Specifications

| | | | | |
|---|---|---|--|--|
| Structure | | Kitchen | | |
| Foundation | : Isolated / Combined RCC Footing | Counter | : Granite top with “SS” sink and provision for water purifier | |
| Super Structure : RCC framed structure with earthquake design | | Electrical | : 16 Amp – 1 No, 6 Amp – 4 Nos will be provided | |
| Block Work | : AAC block masonry(outer wall 9" and internal wall 4/6") | Sanitary Fixtures | : Floor mounted WC with external flush tank(hindware/parryware/equivalent) including all CP fittings of Cera/Parryware/Kerovit or equivalent make | |
| Plastering | : Double coat cement plastering in External area and single coat with smooth finish in internal area(including common areas). | | Shower | : Wall mixture for shower (Cera/Parryware/Kerovit) for all bathrooms |
| Flooring | | | | |
| Lift Lobby | : Granite/Vitrified Tiles | Wash Basins | : Two wash basins for 2BHK(one in MBR & one in dining) Three wash basins for 3BHK(two in BR & one in dining) Four wash basins for 4BHK(Tree in MBR & one in dining) | |
| Super Structure | : Vitrified Tiles 600Mm X 1200Mm | Electrical | : Modular switches of make Legrand or equivalent make Cables of branded make | |
| Staircases | : Granite/step tiles | Railing | : Balcony Railing : Glass Railing with “SS/UPVC” frame. Staircase/ common area (if any):Zinc Railing synthetic enamel paint | |
| Terrace | : Swimming Pool area-anti skid ceramic Tiles balance area Ips flooring with waterproofing | Doors | | |
| Electrical/ Pump rooms | : Ips Flooring | Main Door | : Teak Wood Frame with veneer finish with architrave | |
| Basement/ Cellar Parking area | : VDF/IPS Flooring with smooth Finish | Internal Door | : Hard Wood Frames with paint finish, flush shutter with Lamination | |
| Stilt Parking | : Flooring with Smooth finish | Bath Rooms/ wash Area Doors | : WPC frame with WPC shutter with paint finish | |
| Bedrooms/ Living/dining/ kitchen | : Vitrified Tiles 600Mm X 1200Mm | Windows | : UPVC/Aluminum sliding windows with safety grill and provision for bug screen | |
| Utility/ Balcony | : Anti skid Ceramic Tiles 600Mm X 1200Mm | Paint & Finishings | : External Walls with weather proof acrylic based paint with textured scratch finish | |
| Bathrooms | : Anti skid Ceramic Tiles 600Mm X 1200Mm | | Internal Ceilings | : Acrylic Emulsion Over Putty |
| Wall Dado | | | | |
| Bathroom | : Glazed Ceramic Tiles of standard size and standard make upto false ceiling height | Cellar Area Ceiling Stilt Car Park Area Ceiling | : Cement Paint over plastered surface/RCC surface | |
| Kitchen | : Glazed Ceramic/ vitrified tiles of standard size and standard make upto 2' height from Granite counter top | Internal Walls | : Cement Paint Over plastered Surface. | |
| Utility | : Ceramic tiles 600Mm X 1200Mm upto Parapet Wall height | Corridor Walls | : With Acrylic Emulsion paint over Putty / Oil Bound Distemper Over Putty / textured scratch finish | |
| Balcony | : Ceramic tiles skirting upto 4" height | Cellar & Retaining Walls and Columns | : Cement Paint/oil bound distemper over RCC/plastering surface | |
| Bedroom/ living/ dining/Kitchen | : Vitrified tiles skirting upto 4" height | Stilt Car Park Area walls/columns | : Cement paint/oil bound dispenser over putty surface staircase, utility & service area-oil bound distemper paint over putty finish/textured scratch finish | |
| Water Supply/Drainage | | | | |
| Water Supply | : CPVC for external piping, CPVC for internal piping of branded make | | | |
| Sewage Line | : PVC for both external and internal of branded make | | | |
| AC Provision | : Provision for Split AC’s for all bed rooms and hall | | | |
| Data Points | : Provision for all bed rooms and hall | | | |
| Lifts | : 4 Lifts of 8 Passenger capacity, 1 Goods Lift(Kone/Johnson/equivalent make) | | | |
| DG Backup | : 100% Back up for Common Areas and Lifts, 1 Light point in MBR, Hall, Kitchen & Bathroom, 1 Fan point in MBR Hall | | | |



How to reach us

Our Address

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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.
