

S H A U R Y A
AURUM
Feel Gold...



Discover the Treasure Trove!





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Shaurya Constructions is a young company with a commitment to redefine luxury perceptions in housing at Vizag. “**Aurum**” is the first in a series of boutique projects to inspire royal living. Get ready for lifestyle living with an apartment at **Aurum**.

Redefining Luxury!





SHAURYA AURUM

Feel Gold...

Aurum offers 10 ultra luxury, exclusive four-bedroom apartments built to uncompromising standards to deliver luxury beyond expectations. A grand five-star lobby leads to palatial homes which are meant for uber lifestyles. Glass doors open to the sit-out to enjoy sweeping views of Bay of Bengal. The new concept bathroom suites thrill its residents. The security is foolproof with electronic surveillance.

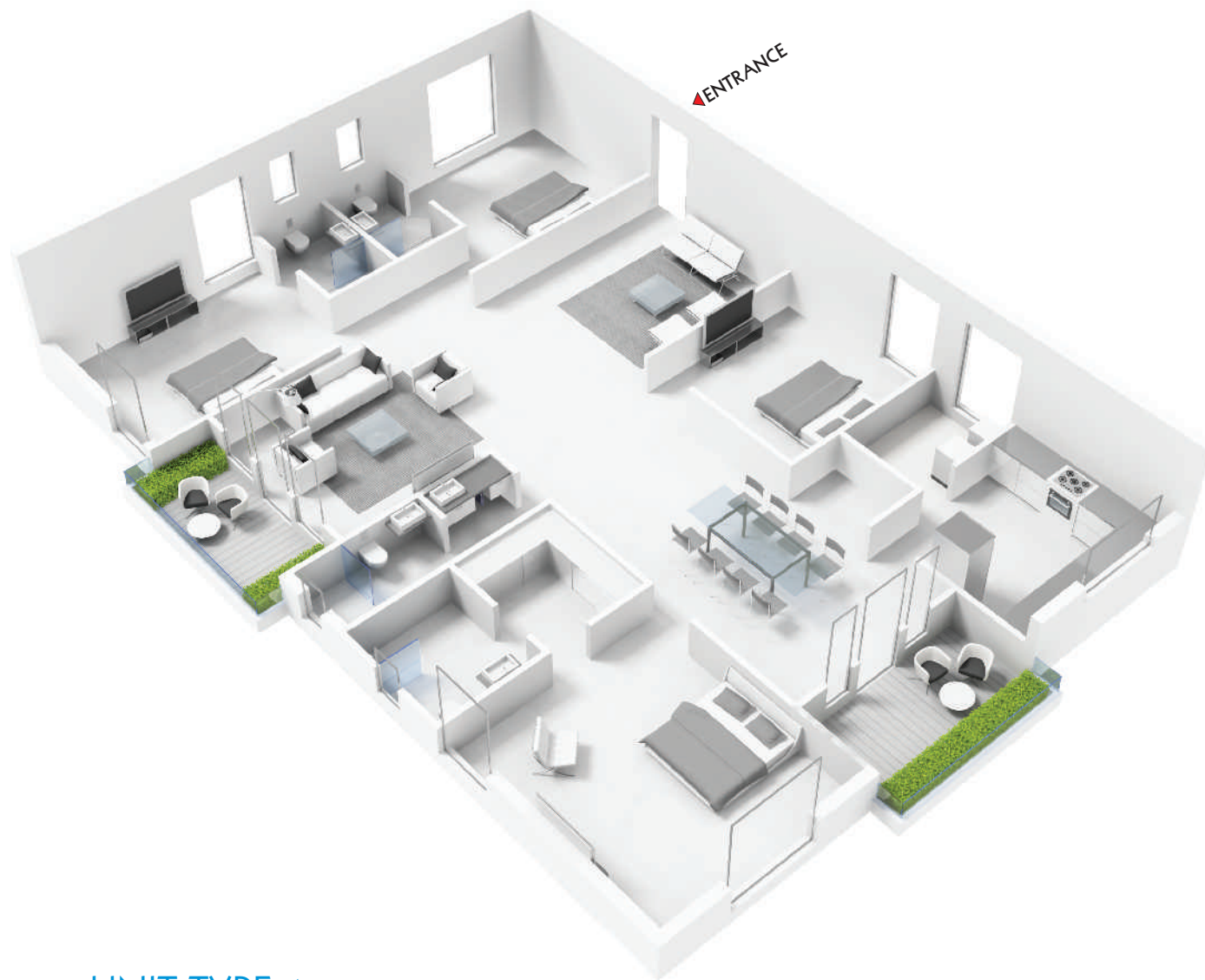
At Aurum, all that glitters is Gold!





SPECIAL FEATURES

- New concept Bathroom suites
- CCTV security for Compound, Gate & Entrance lobby
- Grand 5-star Entrance lobby at stilt level
- Contemporary Glass Facade
- Terrace Party area
- Access Control to lobby from each flat



UNIT TYPE-1



UNIT TYPE-2



PROJECT HIGHLIGHTS

- Premium Quality Construction
- Boutique project with 10 Apartments
- 4 BHK Premium Luxury Apartments
- Vaastu Compliant
- Prime Residential area
- No Common Walls
- Earthquake resistant design
- Intercom facility to Lobby
- All round compound wall with solar fencing
- Excellent Landscaping
- Children Play Area
- Rainwater Harvesting pit
- 24-hr water supply
- 24-hr Security
- 100% Generator Back-up except A/c & Geysers



2850 SFT

2840 SFT



TYPICAL FLOOR PLAN

SPECIFICATIONS

FRAMED STRUCTURE: RCC framed structure designed to withstand wind and seismic loads as per Zone III

SUPER STRUCTURE: 9" thick burnt red brick/ cement brickwork for external walls & 4.5" thick burnt red brick/ cement brickwork for internal walls

PLASTERING & PAINTING: Double coat smooth finish cement plastering for inside & outside walls
Internal Walls: One coat primer and two coats of plastic emulsion paint with smooth luppum finish using reputed brands like Altek, Birla White etc.
External Walls: One coat primer and two coats of Apex paints (Weather Coat) with smooth exterior luppum finish and cladding with tiles & texture as per elevation.

JOINERYWORKS:

Main Door: Teak wood frame & Teak wood paneled shutter with designer hardware of reputed make
Internal Doors: Teak wood frame and Teak veneer moulded flush shutters with standard hardware.
Windows: Anodized aluminum sliding windows
Cupboards: Only provision for cupboards will be given.

FLOORING:

Drawing, Living & Dining Rooms: 2 ½ X 2 ½ Vitrified tiles of premium quality of reputed make (Asian, Johnson, Kajaria or imported etc)
Bedroom & Kitchen: 2' X 2' Vitrified tiles of premium quality (Asian, Johnson, Kajaria or imported etc)
Toilets: Best quality acid-resistant and anti-skid ceramic tiles.

TILE CLADDING & DADOING:

Kitchen: Ceramic tiles dado up to 2' height above the kitchen platform.
Toilets: Designer glazed ceramic tiles dado up to 7' height.
Utility / Wash: Glazed ceramic tiles dado up to 3' height.

KITCHEN:

1. Granite platform with stainless steel sink with drain board (Nirali) with both Municipal water & bore well water connection
2. Provision for exhaust fan & chimney.
3. Provision for Aquaguard

UTILITY/ WASH: Provision for washing machine and dryer connection

BATHROOM SUITES: Shaurya is introducing a new concept of bathroom suites

- Toilets:** Washbasin of reputed make. (Jaquar/ American Standard/Grohe/TOTO/ Hindware Italian Collection).
- Glass shower partition in master toilet
- Wall mounted EWC in each toilet with concealed flush tank and designer push plates of reputed make.
 - Hot & cold mixer with concealed divertor with shower (Jaquar, Grohe, American standard, TOTO).
 - Provision for geyser & exhaust fan in all bathrooms.
 - All chrome plated fittings of premium quality from Jaquar or higher make.
 - Health faucet/ bib tap at commode in all bathrooms
 - Stainless steel cockroach traps in all bathrooms

ELECTRICAL:

- 3-phase supply for each unit.
- Fire resistant Concealed copper wiring of reputed make.
- Modular switches of reputed brand (Panasonic (Anchor), Legrand, MK, Schneider).
- Power outlets for air-conditioners in 4 rooms.
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave oven and mixer/grinders in kitchen
- Plug points for TV & audio systems etc.
- Miniature Circuit Breakers (MCB) & ELCB for each distribution board.

TELEPHONE: Telephone provision for master bedroom, drawing and living. Intercom facility in all the units connecting to the security.

CABLE TV: Cable provision for master bedroom and living room.

INTERNET: High speed Internet cable provision for each flat.

LIFTS: 8 persons lift with V3F of reputed make technology.

GENERATOR: 100% DG back up with acoustic enclosure for common areas and flats. (excluding geysers and air-conditioners)

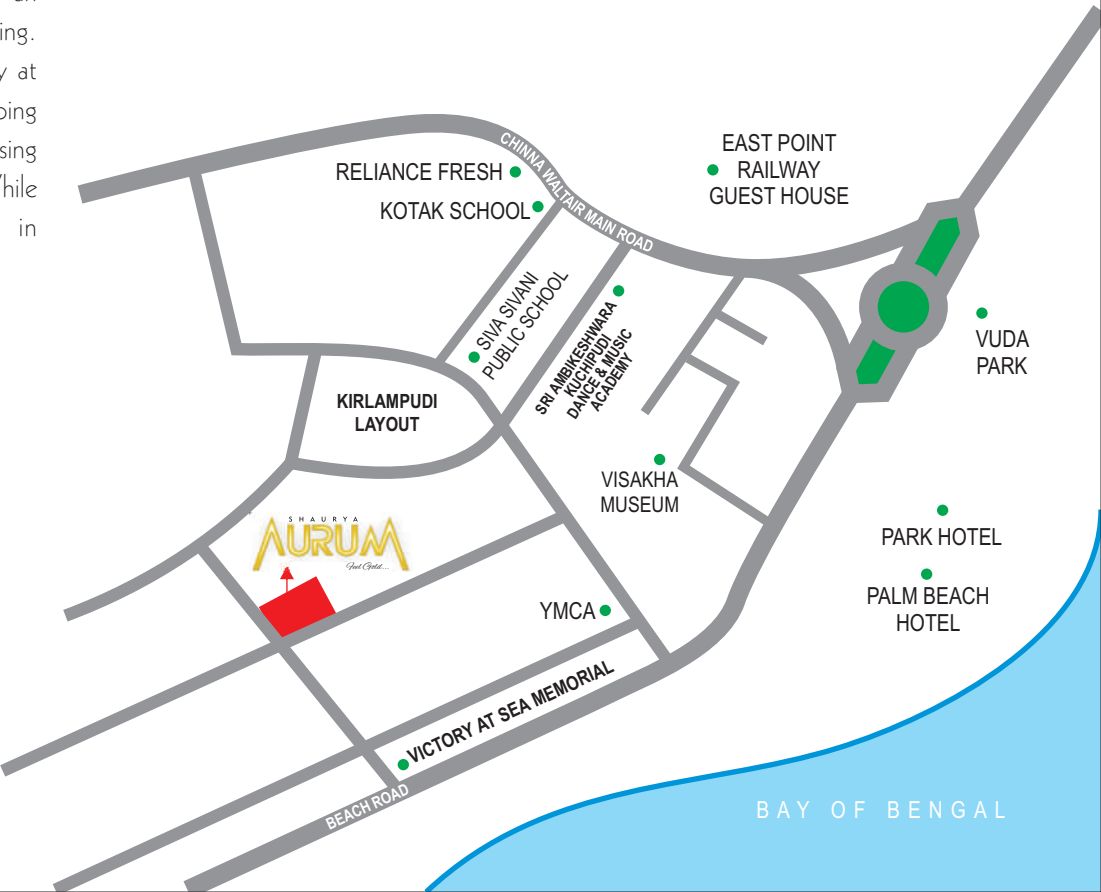
NOTE: APSEB, GVMC water, standby generator and car parking charges are extra. Registration, Service Tax, VAT and Sales Tax are to be borne by the customer.



Hi-lifestyle at Enchanting location!

The leisure destination connects with an upscale residence to make it a fairytale living. Located off the Beach Road near Victory at Sea, **Aurum** is a short distance from shopping malls, schools and fine dining. Watch passing ships and walk leisurely in sands of time. While others envy you, be withdrawn in contentment at **Aurum**.

Location Map (Not to scale)



PROMOTERS

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ARCHITECTS



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