

LIFE JUST GOT BETTER



Brookfield
VILLAS

Project by



VASUNDHARA
DEVELOPERS



MODERN HOMES NESTLED IN NATURE

Introducing Brookfield Villas, a luxurious gated community located in the fringes of Vijayawada and Guntur.

The peaceful, family friendly community will offer 87 independent houses of various sizes, ranging between 2000 - 5150 square feet, ideally suited to accommodate homes of 3 to 4 bedrooms. The vaastu compliant villas are meticulously designed to provide ample space to relax, breathe, and grow with family and friends. Each villa in Brookfield comes with spacious indoor and outdoor living areas, private landscaped lawn, maid's rooms, modern kitchens and bathrooms. Villas exceeding 200 sq. yds. include a home theatre & outdoor terraces to offer a more luxurious living and provide the lifestyle you deserve .

Family-friendly, conveniently located, high-end amenities and excellent value for money: Brookfield Villas is where everyone feels at home.



S.NO	LEGEND
01	ENTRY & EXIT
02	JUNCTION AREA PAVING
03	V.D.F FLOORING
04	ENTRANCE WATERBODY
05	PARK ENTRANCE WATERBODY
06	CLUBHOUSE ENTRANCE WATERBODY
07	CLUBHOUSE ENTRANCE PAVING
08	OPENSACE ENTRANCE PAVING
09	CHILDREN'S PLAY AREA
10	BADMINTON COURT
11	HALF BASKETBALL COURT
12	CRICKET NET PRACTICE
13	PATHWAY
14	JOGGING TRACK
15	AMPHITHEATER
16	STAGE
17	DECK UNDER PERGOLA
18	LAWN WITH STEPPING STONES
19	SEATING PLAZA
20	SOCIAL GATHERING PLAZA
21	FITNESS STATION
22	PAVED AREA WITH PORTAL FRAMES
23	LAWN
24	PARTY LAWN
25	PERGOLA WITH CREEPERS
26	YOGA PAVILION
27	STREET ENDS
28	GAZEBO
29	SCULPTURES/CNC ELEMENTS
30	MOUND WITH PLANTING
31	PARTY COUNTER
32	FEATURE WALL WITH PLANTING
33	BOUNDARY PLANTING

SUMMARY

- Site Area 8.67 acres
- Plotted Area 20971 Sqyds
- Plotted Area % 49.98
- No. of Villas 87
- No. of Floors G+1, G+2
- Site Built up Area 2,50,185 sqft
- Club house BUA G +2 (13,469 sqft)

EAST 1 VILLA



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLOT NO.	PLOT AREA (SQ. YDS)	BUILT UP AREA (SQ. FT)
67 - 74	350	4150



WEST 1 VILLA



PLOT NO.	PLOT AREA (SQ. YDS)	BUILT UP AREA (SQ. FT)
3,4	316	3835
75- 82	300	3835



EAST 3 VILLA



PLOT NO.	PLOT AREA (SQ. YDS)	BUILT UP AREA (SQ. FT)
11-16	200	2365
25-36	200	2365
51-57	200	2365



WEST 3 VILLA



PLOT NO.	PLOT AREA (SQ. YDS)	BUILT UP AREA (SQ. FT)
17-22	200	2360
37-48	200	2360
58-64	200	2365





AMENITIES

Clubhouse

- Reception
- Cafe with outdoor seating
- Lounge
- Swimming Pool
- Multipurpose Hall for events
- Gym
- Aerobics/Group Classes
- Billiards room
- Table Tennis room
- Indoor games room
- Reading Lounge
- Yoga/Meditation Room

Children's play area

- CCTV Cameras
- Cricket Nets
- Half Basketball court
- Badminton Court
- Fitness stations
- Walking/Jogging track
- Amphitheatre
- Yoga Pavilion
- Party Lawns

LIVE LIFE KING SIZE

With an aim to provide world class facilities to our residents while offering a wholesome living; we put together amenities that will be a destination for relaxation, recreation, exercise, entertainment and learning. Connected by shaded walkways and landscaped gardens, the Brookfield community is designed with residents at its heart.

SPECIFICATIONS

Foundation & Structure

- RCC Framed structure to withstand Wind & Seismic Loads.
- Super Structure 8" thick red bricks work for external walls & 4" thick red bricks work of internal walls.

Plastering

- Internal : 2 coats of plastering in CM 1:6 for walls and ceiling
- External : 2 coats of plastering in CM 1:6 for external walls

Doors

- Main Door : Designer teak Wood frame with flush shutter of melamine Matt polish fixed with reputed make hardware.
- Internal Door : Designer teak wood frame with skin door shutter fixed with reputed make hardware
- French Doors : UPVC Sliding door
- Windows : UPVC Window
- Grills : Invisible M-Grills or Aesthetically designed Bright Steel (B.S)Grills

Painting

- Internal : Smooth putty with 2 coats of premium Acrylic emulsion paint of reputed make over a coat of primer of Asian, Dulux, Berger or Equivalent.
- External : Textured finish and Two coats of weather shield elastomeric paint of Asian ,Dulux Berger or equivalent.

Parking Area : Textured finish and two coats of weather shield elastomeric paint of Asian, Dulux Berger or equivalent.

Flooring

- Living/dining/Kitchen : Premium Vitrified tiles of 800x800 reputed make
- Master Room : Welspun LVT or Premium Wooden Laminated flooring of egger, Xylos, Mikasa or equivalent.
- Other Bed Room : 800x800mm size double charged Vitrified tiles of reputed make
- Staircase : Step Tiles from simpolo, sterile or equivalent for all staircase areas
- Deck/Sitout : Wooden strip tiles of reputed make
- Parking/Utility : Outdoor tiles of reputed make

Electrical

- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, Washing machine and dishwasher in Utility Area.
- 3 phase supply for each unit and individual Meter Boards.
- Miniature Circuit breakers(MCB) for each distribution board of reputed make.
- Elegant designer Modular Electrical switches of Legrand, Havells, Schinder or Equivalent.

Bathrooms

- EWC with concealed flush tank/ valve of reputed make , Single lever fixtures with wall mixer cum shower.
- Provision for Geysers in all Bathrooms.

Dadoing

- Toilets : Well designed concept with designer tiles for walls and floor upto 7ft height.
- Utility : Glazed Designer ceramic tiles up to 3'-0"

near the wash area

Security Surveillance and BMS

- Solar Powered Security Fence
- Access Control at main Gate with Access card reader
- Boom Barrier operated with Access card readers
- Separate Entry Barrier for Visitors
- CC Cameras around the community for surveillance during night
- The complete community shall be provided a building Management System with all facilities.

Telecom/I-NET/Cable tv

- FTH with WiFi internet DTH, Telephone & Intercom

Air Conditioning

- Provision for Split AC system

WTP & STP

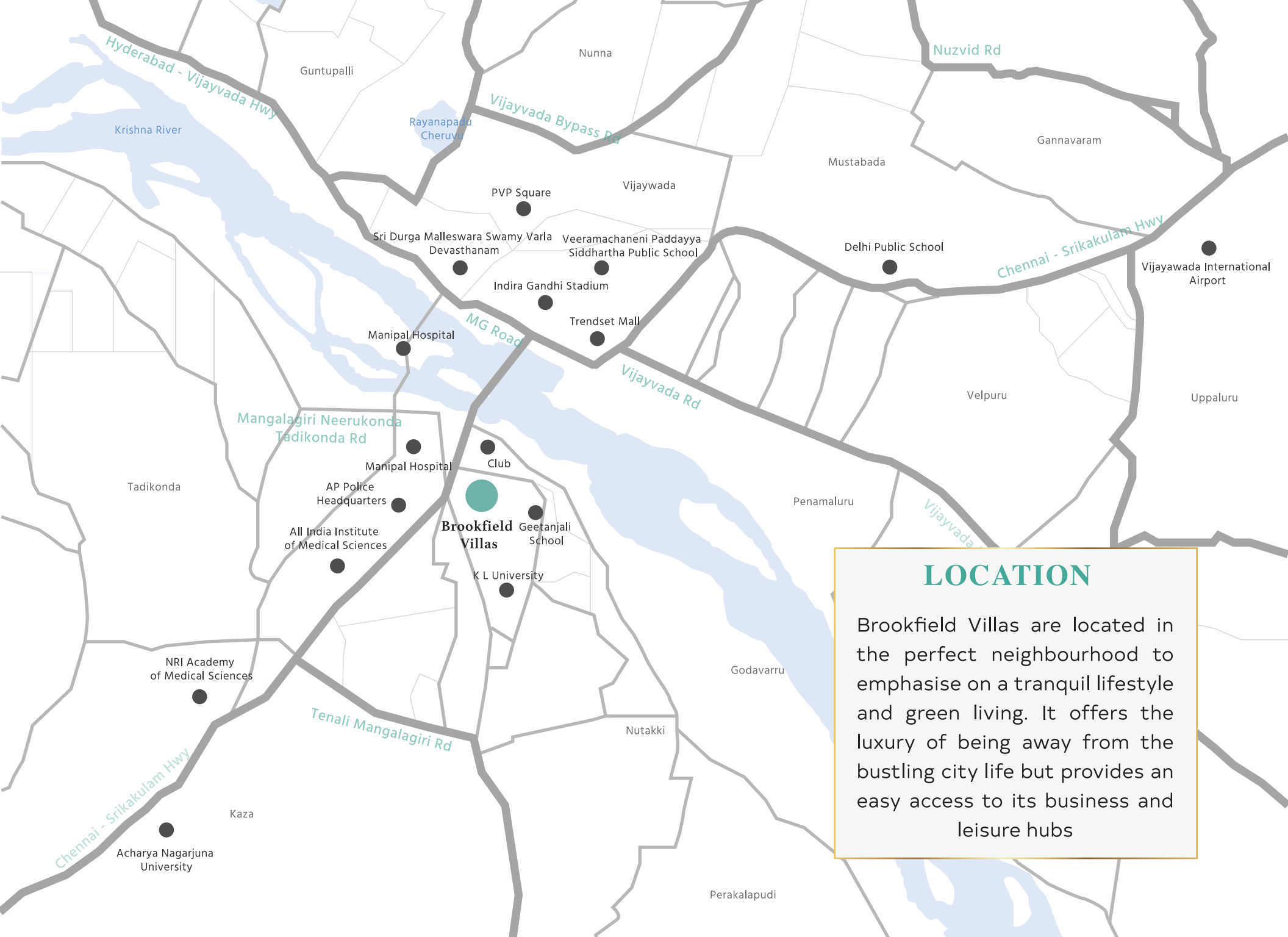
- Fully Treated Water made available through an exclusive water softening and purification plant with water meters for each unit.
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.

Generator

- 100% D.G Set backup with Acoustic enclosure & A.M.F

Parking

- Each villa will have individual parking space.



LOCATION

Brookfield Villas are located in the perfect neighbourhood to emphasise on a tranquil lifestyle and green living. It offers the luxury of being away from the bustling city life but provides an easy access to its business and leisure hubs

LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

A PROJECT BY



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* Please contact Sales team for details on E-2, E-4, E-6, E-7, E-8, E-9, E-10, W-2, W-4, W-6, W-7, W-8

PROJECT CONSULTANTS



GENESIS PLANNERS

Plot No.559, Lakshmi Towers,
MLA Colony, Jubilee Hills,
Hyderabad, Telangana
500096

LANDSCAPE ARCHITECTS



NIRMAAN ARCHITECTS

8 - 2 - 293/82/A - 36
Flat No: P-1 & 2 Journalist Colony,
Road No. - 70, Jubilee Hills,
Hyderabad - 500033

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