



ROTATE YOUR PHONE FOR BETTER EXPERIENCE



AVANI

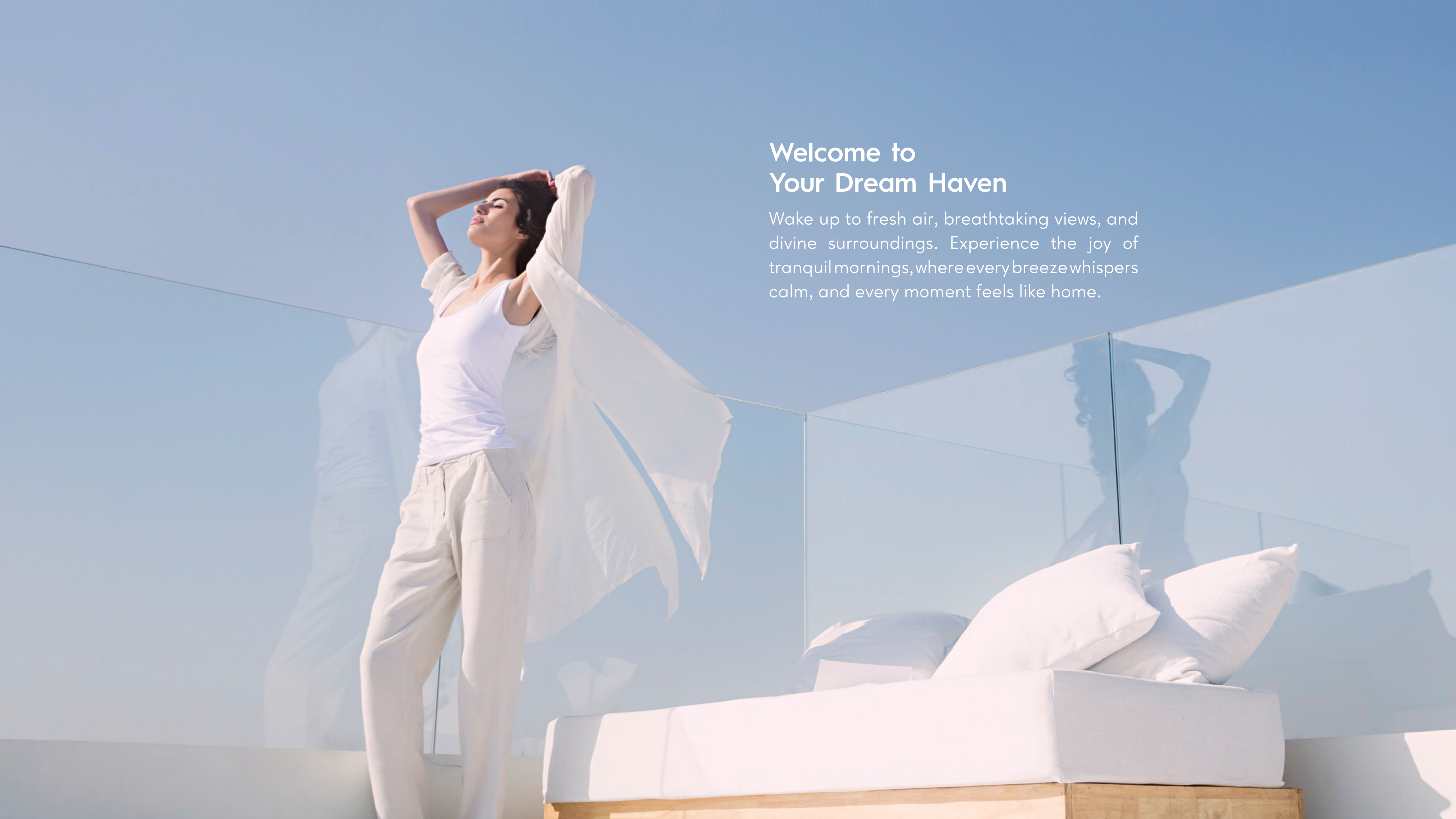
@ SRINIVASA MANGAPURAM,
TIRUPATI



SKS & AMOGAYA PROJECTS is one of the most admired real estate brands in Andhra Pradesh, known for its advanced construction techniques, high-quality standards, reliability, dependability, and integrity.

With an immensely successful track record spanning over two decades, SKS & AMOGAYA PROJECTS has been a pioneer in creating innovative infrastructure. The company has developed some of the finest residential complexes, blending exceptional design, aesthetics, technology, and architecture.

We are committed to developing and constructing aesthetically designed, economically viable residential and commercial complexes of international standards. Our buildings are a testament to engineering excellence, with the ultimate goal of delivering complete customer satisfaction.



Welcome to Your Dream Haven

Wake up to fresh air, breathtaking views, and divine surroundings. Experience the joy of tranquil mornings, where every breeze whispers calm, and every moment feels like home.

AVANI

Welcome to Grandeur

Step beyond the gates into a lifestyle defined by elegance, comfort, and exclusivity. Your dream home awaits.



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A Picture Perfect Address

Timeless exteriors and thoughtful design villas where every corner will inspire you to build a lifetime of memories.



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Where Every Square Foot Speaks

Stand tall in a villa that mirrors your success - a house that's as majestic on the outside as it is welcoming within.





Immerse Yourself in Nature's Embrace

Give your family the gift of open spaces,
fresh air, and a home where every moment
feels closer to nature



A Community Above the Rest

Unmatched layout, abundant greenery,
and thoughtfully planned homes - this
is where your family's future begins,
surrounded by luxury and comfort.



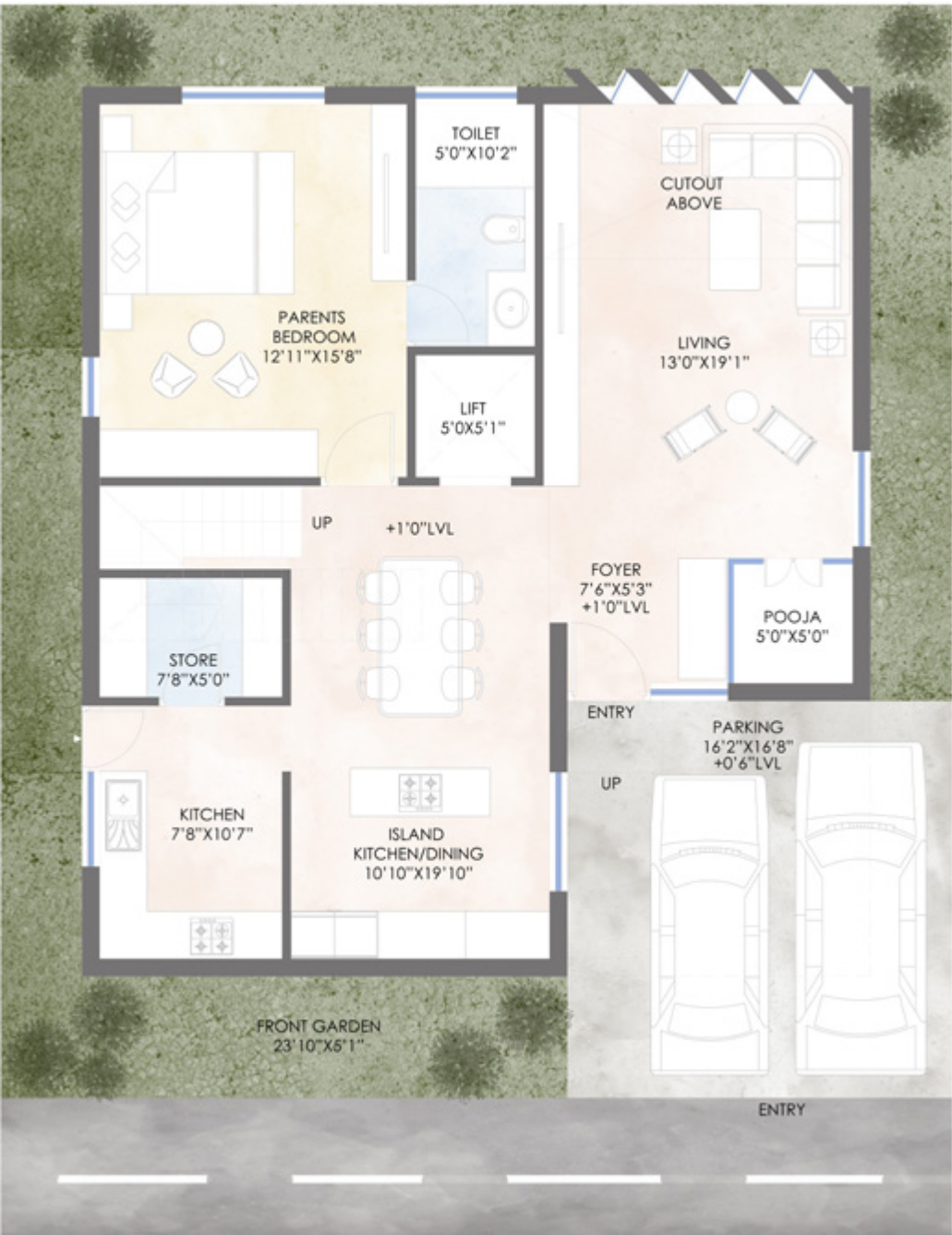
A PROJECT BY SKS & AMOGAYA

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MASTER PLAN

LEGEND

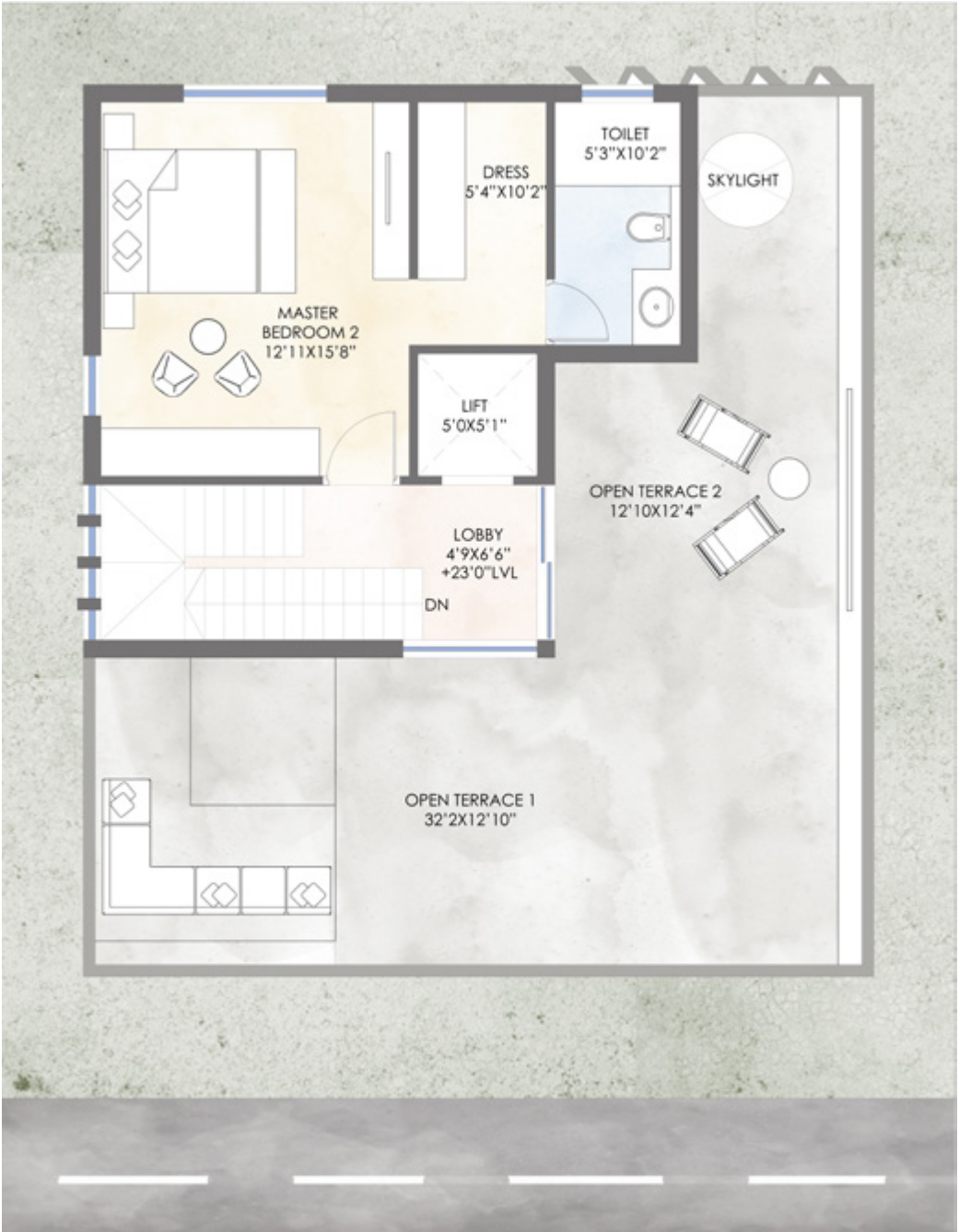
1. MAIN ENTRANCE PLAZA
2. LINEAR PARK
3. THERAPEUTIC GARDEN
4. JOGGING TRACK
5. BADMINTON COURT
6. OPEN AIR THEATRE
7. GAZEBO
8. SWIMMING POOL
9. KIDS PLAY AREA
10. CENTRAL ATRIUM
11. JR BASKETBALL HALF COURT
12. CLUB HOUSE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLA
SIZE: 40' X 46'

SITE AREA
1840 SFT

GROUND FLOOR
1241 SFT

FIRST FLOOR
1241 SFT

SECOND FLOOR
546 SFT

TOTAL AREA
3028 SFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLA
SIZE: 40' X 46'

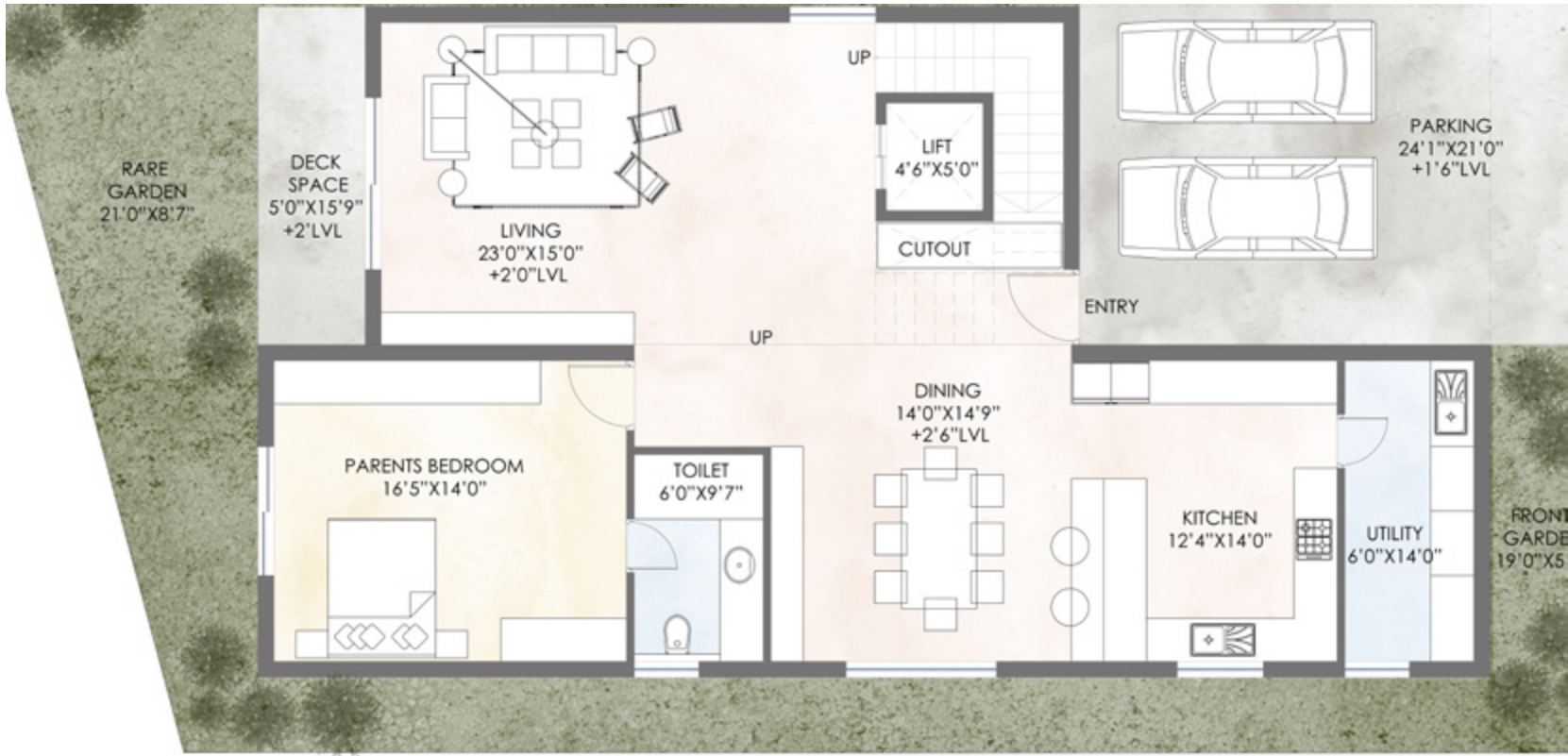
SITE AREA
2047 SFT

GROUND FLOOR
1406 SFT

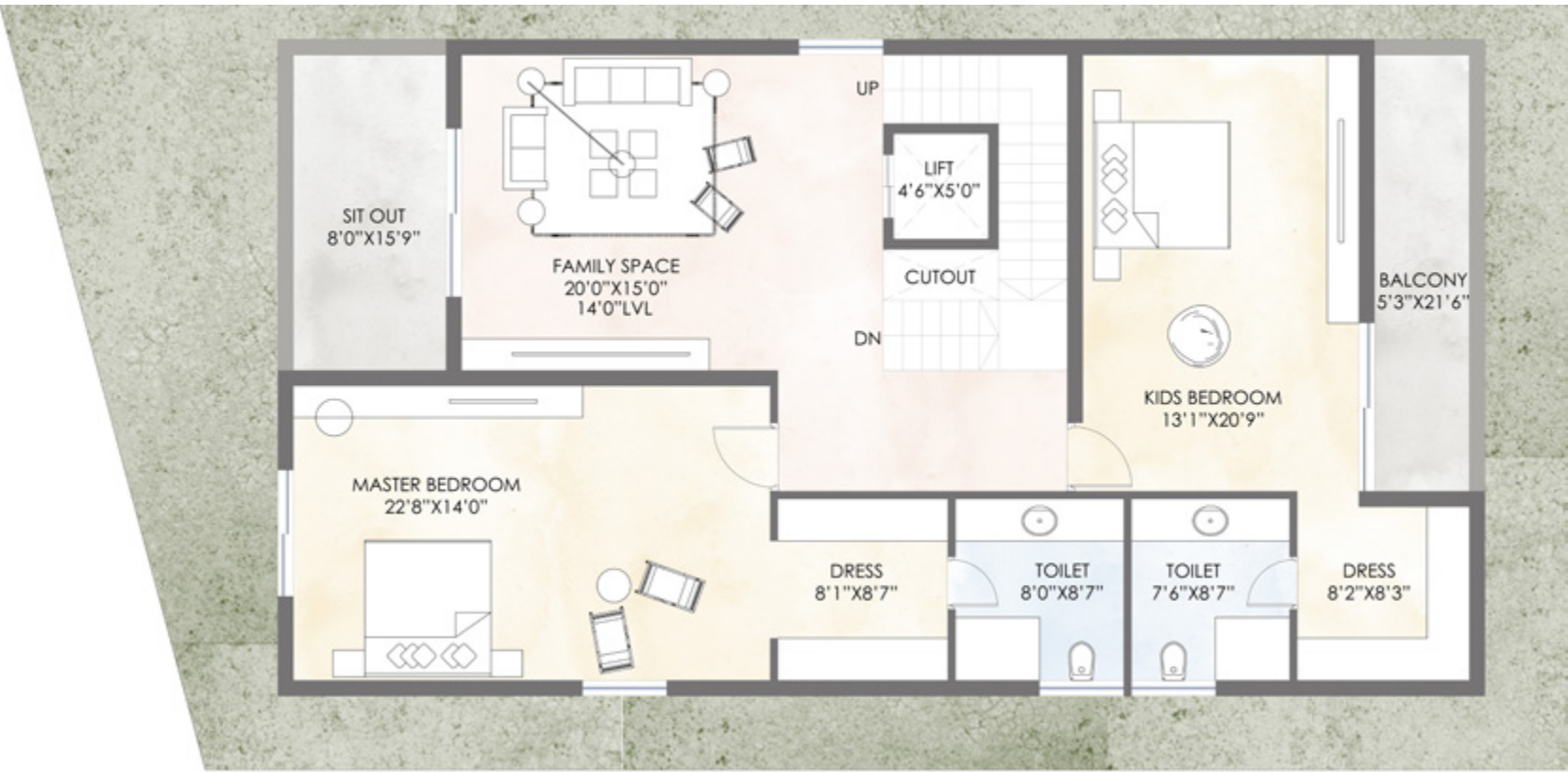
FIRST FLOOR
1406 SFT

SECOND FLOOR
535 SFT

TOTAL AREA
3347 SFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLA
SIZE: 41' X 46'

SITE AREA
2854 SFT

GROUND FLOOR
1793 SFT

FIRST FLOOR
1793 SFT

SECOND FLOOR
585 SFT

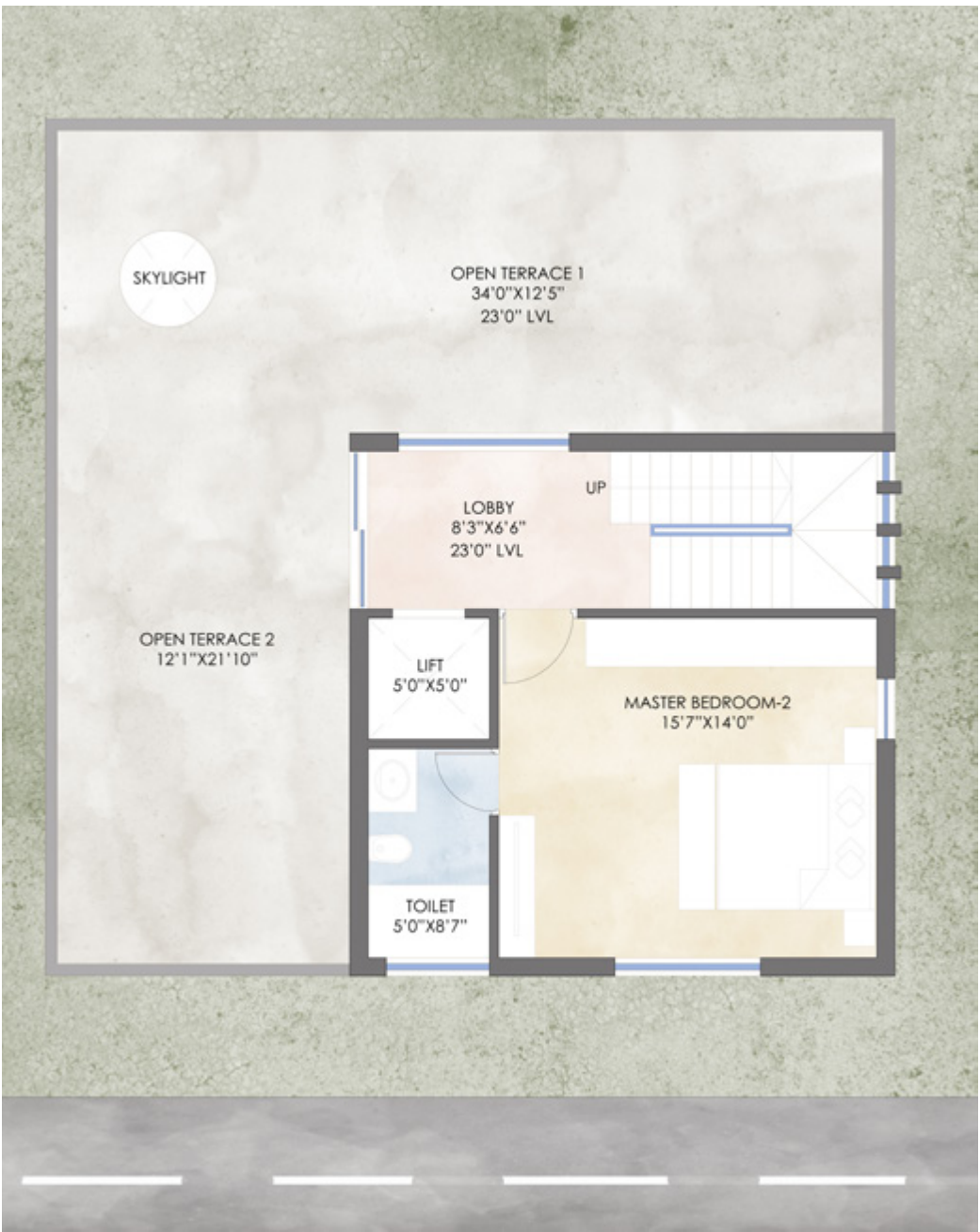
TOTAL AREA
4446 SFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WEST FACING VILLA
SIZE: 41' X 46'

SITE AREA
2047 SFT

GROUND FLOOR
1300 SFT

FIRST FLOOR
1300 SFT

SECOND FLOOR
486 SFT

TOTAL AREA
3086 SFT



CLUBHOUSE

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Where Luxury Meets Leisure

Step into the grandeur of our clubhouse—a perfect blend of elegance and modern design. A place to socialize, relax, and indulge in the finest amenities that redefine upscale living.



Swimming Pool

Lounge by the pool, soak in the breeze, and embrace effortless luxury. A retreat designed for those who appreciate life’s finer pleasures and moments.

Clubhouse Amenities:

MULTI FUNCTIONAL
PARTY CENTRE

GYMNASIUM

INDOOR
GAMES

SWIMMING POOL
WITH DECK

YOGA &
MEDITATION HALL

LAWN WITH
INFORMAL SEATING





Badminton Court

Step onto the court and elevate your lifestyle with world-class sports amenities right at your doorstep! Stay active, competitive, and connected in a community that values health and recreation. Your dream home comes with a game-ready badminton court



Kids Play Area

Childhood is fun, freedom, and memories! The Kids' Play Area lets little ones run, jump, and explore in a safe, joyful space.

Jogging Track

Breathe in the fresh air, embrace the rhythm of your stride, and start your day on the perfect note. The Jogging Track is designed for those who cherish a fit and active lifestyle amidst nature's serenity. A space where every step leads to better health and a peaceful mind.





A Symphony of Space and Style

Where elegance meets functionality-double-height ceilings, modern interiors, and open spaces for a grand yet cozy living experience.

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Timeless Luxury, Everyday Comfort

Elegance in every detail-seamless, sophisticated,
and designed for effortless living.



Transform Your Space, Elevate Your Life

Step into refined elegance-where luxury meets comfort, creating a perfect retreat to unwind.





SPECIFICATIONS



STRUCTURE

- RCC Framed Structure
- Internal Walls 100mm
- External Walls 150mm



VILLA FLOORING

- Vitrified Tile In The Foyer, Living, Dining, Corridor, Family And Internal Staircases
- Non Slip Ceramic Tiles In The Balcony And Bathrooms
- Laminated Wooden/Vetrified Tiles Flooring In All Bedrooms



KITCHEN

- Black Granite Counter In The Kitchen
- A Stainless Steel Sink With A Single Bowl/ Drain Board
- Sink With Provisions For Hot And Cold Water



DOORS

- The Entrance Door Is Set In A Teakwood Frame With A Polished Designer Flush Door Shutter
- The Other Doors Are Set In Hardwood Frames With Solid Cores Set Flush, Or Equivalent



EXTERNAL DOORS AND WINDOWS

- UPVC/Aluminum Frames And Partially Glazed Shutters For All External Doors
- UPVC/Aluminum Frames And Shutters For Windows With Clear Glass, Mosquito Mesh Shutters And Grills



PAINTING

- Premium External Emulsion On Exterior Walls
- Internal Walls And Ceilings In Emulsion



PLUMBING

- Good Quality CP Fittings
- Good Quality PVC Drainage And Storm Water Pipes



SWITCHES AND CABLES

- All Electrical Wiring Is Concealed With PVC Insulated Copper Wires With Modular Switches
- 5kw Power Outlets To All Villas And Light Points Provided For TV And Telephone Points Provided In The Living, Family And All Bedrooms
- Individual Meters Will Be Provided For All Villas

LOCATION MAP (NOT TO SCALE)



Location Highlights

- Srinivasa Mangapuram Temple - 2 Mins.
- New Tirupati-Madanpalli Highway Facing
- Narayana E Techno School - 2 Mins.
- Vidya Niketan School - 10 Mins.
- Mohan Babu University - 10 Mins.
- Chandragiri Railway Station - 5 Mins.
- Tirupati International Airport - 30 Mins.
- Tirupati Railway Station / Bus Stand - 20 Mins.
- Starting Point of Srivari Mettu - 2 Mins.
- Chandragiri Fort - 10 Mins.
- Other Prominent Temples - 5 Mins.

Scan for location



AVANI

Srinivasa Mangapuram, Kottavuru, Andhra Pradesh – 517 102.



Tap Here



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Tap Here



//SKSAVANI



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//SKSAVANI



Tap Here



SITE LOCATION

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