

1 EAST

SHAURYA

PROJECT BY
SHAURYA CONSTRUCTIONS

VIZAG

Nurtured by a visionary,
For seekers of **extra** beyond the ordinary.

Bespoke homes to make you feel like **royalty**,
Fulfill your sense of individuality.

Crafted with love and exquisite **artistry**,
An east-coast marvel that stands in glory.

Your **Numero Uno** Address.



Artisans Exemplar

Crafting Dream Lifestyles

Crafting Dream Lifestyles

Home is where the heart is, they say. They are a safe haven for people to seek sanctuary away from the monotonous humdrum of everyday life. Hence, we choose to put our hearts into the homes we build.

We don't just build houses; we invoke inspired living.

Shaurya Constructions was established a decade ago in 2011, in the Indian coastal city of Vizag, with the bold aspiration of redefining luxury housing market. Our homes are meticulously designed to include all the modern-day amenities that are on par with global standards. We aim to delight our homeowners by providing an enriching and holistic lifestyle. In pursuit of this feat, it is our pleasure to partner up with seasoned architects & designers whose craftsmanship is at the forefront of translating the visions of our homeowners into tangible living experiences.



One East

Your Villa In The Sky

Glorious in the Daylight

1EAST
SRIJAYA



Under the Stars

1EAST
SHARUVA



The One East Story

Sun is revered as the King or Numero Uno among the planets in Indian culture. It symbolizes valor, vitality, prosperity, leadership and life itself. This belief is upheld in numerology as well where number 1 is ruled by the planet Sun.

Embracing this symbolism, our passion project is named **One East** to represent its singularity. It is the one & only residence of its kind in the East coast city of Vizag which is renowned for its beautiful Sunrises. To put it simply, to reside at One East is to own the number one coordinate point on the map of Vizag city.



Bespoke *Finest* Living

Standing tall & proud in the heart of Vizag, **One East** residences define elegance and modern comfort. It is One Tower with 10 Floors with 50 3-BHK & 4-BHK apartments showcasing architectural finesse.

It is a Villa in an Apartment

– it is your Villament!

What's more? You also get the pleasure of catching a glimpse of the Bay of Bengal from your apartment. You don't just own a house at One East, you also own the view.



Address Like No Other

One East is preeminently situated at the center of Vizag, making the residences an ideal choice for anyone looking to have a plush living experience with stunning views & ease of access to quality essential services such as health, education, and entertainment.

- Kailash Giri
- Novotel Hotel, Varun Beach
- Ramakrishna Beach
- TU i42 Aircraft Museum
- Andhra University
- Inox Cinema, Varun Beach
- Kursura Submarine Museum
- The Park Hotel
- VUDA Park
- Welcomhotel by ITC Hotels

The Vizag Charm

A Metropolitan On The Rise

A Metropolitan On The Rise

The largest city of Andhra Pradesh, Vizag is known by many names such as ‘Port City’, ‘City of Destiny’, and ‘Steel City’. The city features not only scenic beauty in terms of its vibrant beaches & landscape but also has metropolitan infrastructure and economic development. This gives the residents the best of both worlds – **An urban lifestyle along with easy going vibes.**

Vizag is home to the Eastern Naval Command of the Indian Navy. The city has been the only city from India to make it to the final list of ‘World Smart City Awards’, organized as part of Smart City Expo World Congress in Barcelona. The city also has huge infrastructural investments that are on-going, such as the Raipur-Visakhapatnam (465 km) and Hyderabad-Visakhapatnam highway, that allows for better connectivity with neighboring states.



Curated To Perfection
Designed To Inspire



One Of A Kind Lobby

Walk in through the spacious air-conditioned lobby that sets the tone for what your villament holds. Its magnificent double height ceiling gives a luxurious and dramatic welcome. The Biometric Control Access System makes for a safe and secure environment.



Luxurious Comfort Exemplified

Step in through the teakwood main door into a space that extends a warm welcome, where comfort meets luxury, as you sit back on your couch and look through a full glass balcony. It is pure delight to witness the vast and vibrant skyline and the limitless blue sea.



Cooking Never Felt So Relaxing

The gorgeous tiles and spacious dimensions in the kitchen are thoughtfully incorporated to make you feel excited about entering the kitchen rather than running away from it. Cooking should be fun and relaxing and that is exactly the vibe you will experience here.



Master Bedroom

Classy warm palette of the interior that feels rich and luxurious to the senses is sure to make your bedroom have a personality of its own. Snug into the cozy space that is only yours to experience.



Kids Bedroom



Bedroom 3



Bedroom 4



Cool Down In The Lap Of Luxury

Refresh your body and your mind as you bathe amidst the premium tiles and gorgeous fittings integrated in the bathroom that will lift your spirits after a long day.

A photograph of a modern rooftop swimming pool at sunset. The pool is rectangular and filled with water that reflects the vibrant orange and red sky. The pool is surrounded by a concrete deck. On the left, there is a wooden bench with a dark cushion. In the background, a building with a flat roof is visible against the sunset sky. The sky is filled with soft, wispy clouds, and the sun is low on the horizon, creating a warm, golden glow. The overall atmosphere is serene and elegant.

Essential Subtleties

All Things Right



Safety & Security

Your peace is our priority

We understand there is no home without a sense of safety. From positioning of the staircase to controlling access at various entrance and exit points along with 24-hr security + CCTV cameras; will surely keep your peace of mind and privacy intact.



Biometric Access Control System

Your fingers hold the key

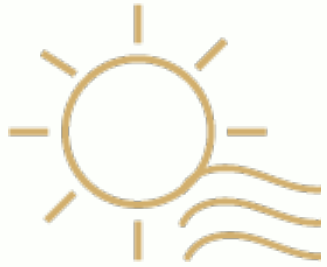
Extending the safety and security of the residences, the lobby features a biometric access control system that helps to monitor who can enter the premises, thereby allowing for more privacy.



Rainwater Harvesting

Conscious living is a choice

As our commitment to the cause of sustainable living, we have a rainwater harvesting system built in the design of the residences tower in order to collect and store the rain-water for recycling purposes such as using it for gardening & car-washing.



Natural Light & Air Flow

There is always nature to keep you company

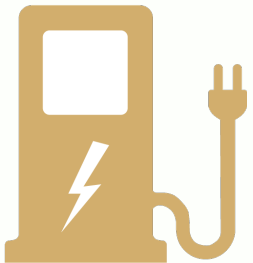
Being open both at the front and the back with big French windows allow for plenty of wind flow throughout the apartment, along with bountiful of sunlight during the day. This renders a sense of spaciousness and openness to the apartments.



Smart Homes

Modern homes require a modern touch of comfort

We understand that technology makes for comfortable living in 21st century so we have our apartments enabled with Alexa, motion-sensing LED lights in the common areas & biometric access control systems.



EV Charging

The Future is Here

Keeping our commitment to offer our residents the best in terms of futuristic living, we have installed EV charging points in the premises of One East residence. Thus, making it easier for home-owners to adapt to environment friendly living options.

Other Features

- 100% Vaastu Compliant
 - Hydro-Pneumatic Plumbing System
 - Earthquake Resistant Design
 - Provision for Laundry & Concierge Services
 - 24-hr Water Supply
 - 100% Generator Back-up
 - Intercom Facility to Lobby & Apartments
 - Servant Room for all Apartments
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Indulgence Par
Excellence



Welcoming *Guests* Is A Delight Now

Hosting guests has been made easier without compromising your family's or your guests' privacy and comfort. Four dedicated luxury rooms for guests that are well-furnished for the ease of accommodating your visiting friends or family in a hassle-free way. What adds to your guests' delight is the access to all the amenities at the residences that shall make their stay more pleasurable.

Luxury Rooms for Guests



Come *One*, Come *All*

Your home is your habitat, and it must exude a sense of solitude and bliss. The residences at One East are thoughtfully crafted to include all the necessary facilities to help you unwind and rejuvenate. There are spaces to share with a community and spaces to keep for yourself and your loved ones.

**There is something for everyone to
experience and relish.**

Club Games Room



Dive In For *Serenity*

Water is calming, replenishing, and cleansing. This is why the swimming pool built-in at the residences is a perfect place for you to declutter your mind. A swim in the pool can prove a great way to unwind and rejuvenate yourself after a long day.

Indoor Swimming Pool



Honor Your *Physical* Form

A fully furnished gym within the residence premises provides easy access to all modern fitness equipment which is a delight for all fitness enthusiasts. It not only saves time by not having to wander any extra mile to seek a gym ; but also makes it possible for you to have the freedom to work out at any time of the day. Afterall, a healthy body is a prerequisite for enjoying a wholesome life.

Gymnasium



Socialize In Style

A space marked with luxury to spend quality time with friends and family or simply let loose and have a gala time. Distinguishably designed to accommodate a sizeable number of people, the party hall offers a welcoming space for you to plan and organize gatherings with much ease.

Party Hall



Satisfy your *tastebuds*

We bring you a delectable experience that effortlessly combines a cozy atmosphere with modern culinary sensibilities. Our café offers a welcoming space for you and your guests to make great conversations while sipping on a warm cup of coffee with food that will satiate all your senses. It will soon become your next favorite hang-out place, be it with friends or family.

Café



Experience the magic of *movies*

A state-of-the-art, classy private theatre is an added extravaganza for residents who get to experience the movie magic whenever they want.

Offering wholesome family entertainment, our contemporary theatre features the latest technology, design, acoustics and software.

Private Theatre



Quarters for your Staff

The residences are designed to incorporate one room per villament for your staff members as a token of gratitude towards those who are in constant service to you and your family.

Staff Quarters in your Villament



Floor Plans &
Specifications

It's All In The Details

True artistry of an architecture is in the details. The floor design and specifications of **One East** are filled with myriad of such details that delivers an individualistic experience to the owners. The space is skillfully designed to be Vaastu compliant, there are definite advantages that allow for positive elements to be incorporated into your daily life.

For instance, the east side sea facing balcony of the living room will surely light up your space and help you start your day.

Typical Floor Plan



Flat 1 - 4132 sq ft

4 BHK



1. Dining
2. Sit Out
3. Kitchen
4. Utility
5. Puja
6. Living
7. Powder Room
8. Drawing
9. Master Bedroom
10. Toilet
11. Dress
12. Bedroom 1
13. Toilet
14. Standing Balcony
15. Multipurpose Room
16. Toilet
17. Sit Out
18. Bedroom 2
19. Toilet
20. Deck
21. Bedroom 3
22. Toilet
23. Maid Room
24. Toilet

Flat 2 - 4132 sq ft

4 BHK



1. Dining
2. Sit Out
3. Kitchen
4. Utility
5. Puja
6. Living
7. Powder Room
8. Drawing
9. Master Bedroom
10. Toilet
11. Dress
12. Bedroom 1
13. Toilet
14. Store
15. Multipurpose Room
16. Toilet
17. Sit Out
18. Bedroom 2
19. Toilet
20. Bedroom 3
21. Toilet
22. Deck
23. Maid Room
24. Toilet

Flat 3 - 2492 sq ft



3 BHK

1. Dining
2. Sit Out
3. Kitchen
4. Utility
5. Puja
6. Living
7. Powder Room
8. Drawing
9. Master Bedroom
10. Toilet
11. Dress
12. Bedroom
13. Toilet
14. Bedroom 1
15. Toilet
16. Maid Room
17. Toilet

Flat 4 - 3392 sq ft

4 BHK



1. Dining
2. Sit Out
3. Kitchen
4. Utility
5. Puja
6. Storage
7. Living
8. Powder Room
9. Drawing
10. Master Bedroom
11. Toilet
12. Walk In Closet
13. Deck
14. Bedroom 1
15. Toilet
16. Bedroom 2
17. Toilet
18. Bedroom 3
19. Toilet
20. Maid Room
21. Toilet

Flat 5 - 3392 sq ft

4 BHK



1. Dining
2. Living
3. Sit Out
4. Powder Room
5. Kitchen
6. Utility
7. Puja
8. Storage
9. Drawing
10. Master Bedroom
11. Toilet
12. Walk In Closet
13. Bedroom 1
14. Toilet
15. Deck
16. Bedroom 2
17. Toilet
18. Standing Balcony
19. Bedroom 3
20. Toilet
21. Maid Room
22. Toilet

Specifications

FRAMED STRUCTURE	RCC framed structure designed to withstand wind and seismic loads as per zone III
SUPER STRUCTURE	9" thick burnt red brick/AAC block/cement brickwork for external walls & 4.5" thick burnt red brick/AAC Block/cement brick work 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
JOINERY WORKS	One coat primer and two coats of Apex paints (Weather Coat) with smooth exterior luppum finish and cladding with tiles & textures as per elevation
Main Door	Teak wood frame & Teak wood paneled shutter with designer hardware of reputed make
Internal Doors	Sal wood frame and flush shutters with standard hardware
Window	Anodized/powder coated aluminum/UPVC sliding windows
Cupboards	Only provision for cupboards will be given

FLOORING	
Drawing, Living & Dining Rooms	4 X 2 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.)
Toilet	Best quality acid-resistant and anti-skid ceramic tiles
TILE CLADDING & DADOING	
Kitchen	Cement brick work for internal walls
Toilet	Ceramic tiles dado up to 2ft height above the kitchen platform
Utility/Wash	Designer glazed ceramic tiles dado up to ceiling Glazed ceramic tiles dado up to 3' height
UTILITY/WASH	
Bathroom suites	Provision for washing machine and dryer
All toilets will consist of	<p>Shaurya is introducing a new concept of bathroom suites</p> <p>Wash basin of reputed make (Duravit/Jaguar/American Standard/Grohe/TOTO)</p> <ul style="list-style-type: none"> - Wall mounted EWC in each toilet with CONCEALED flush tank and designer push plates of reputed make. - Hot & cold mixer with concealed diverter with shower (Kohler, Grohe, Duravit, TOTO) - Provision for geyser & exhaust fan in all bathrooms. - All chrome plated fittings of premium quality from Jaguar or higher make. - Health faucet/bib tap at commode in all bathrooms. - Stainless steel cockroach traps in all bathrooms.

KITCHEN	<p>Granite platform with stainless steel sink with drainboard and both Municipal water & borewell water connection</p> <p>Provision for exhaust fan and chimney</p> <p>Provision for Aquaguard</p>
ELECTRICAL	<p>3-phase supply for each unit</p> <p>Fire resistant concealed copper wiring of reputed make</p> <p>Modular switches of reputed brand (Panasonic (Anchor), Legrand, MK, Schneider)</p> <p>Power outlets for air-conditioner in all bedrooms & geysers in all bathrooms</p> <p>Power plug for cooking range chimney, refrigerator, microwave oven and mixer grinders in kitchen</p> <p>Plug points for TV & audio system sets</p> <p>Miniature circuit breakers (MCB) & ELCB for each distribution board</p>
TELEPHONE	<p>Telephone provision for master bedroom, drawing and living. Intercom facility in all the units connecting to the security</p>
CABLE TV	<p>Cable provision for all bedrooms and living room</p>
INTERNET	<p>High speed Internet cable provision for each flat</p>
LIFT	<p>3 Lifts: 2 passenger lifts + 1 staff lift with V3F of reputed make technology</p>
GENERATOR	<p>100% DG back up with acoustic enclosure for common areas and flats</p>



Passion Personified

A Visionary's Dream

A Visionary's Dream

My journey in real-estate may have started on an impulsive note but it has not been without purpose. It was my passion that led me to establish Shaurya Constructions with the vision of redefining luxury homes for modern Indians by breaking some myths about their taste & wants. Our aim has been to gift people a lifestyle beyond their expectations. Our creations thus far, be it Aurum, Mangalagiri One, Aditya One and now One East, are all symbolic of my vision in concrete.

Our homes embody futuristic design, have tech-enabled amenities along with sustainable ecosystems and an environment-conscious approach. Our new venture, **One East**, is another labor of our love and passion with bespoke architecture. The villaments are designed to reflect a true sense of luxury with global standards of design and facilities.

Inder Nuthakki

Founder



Completed Projects

Mangalagiri One

Mangalagiri One is situated in the heart of Vizag (Kirlampudi Layout). The project includes 25 luxury apartments 3BHK and 4BHK apartments, with all ultra-modern facilities and amenities.

The project features unique attractions like a Club House, Swimming Pool, Landscaping Gardens, Party Hall, Gymnasium, and many more.



Aurum

Aurum offers 10 ultra luxury, exclusive four-bedroom apartments built to uncompromising standards to deliver luxury beyond expectations.

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.



Aditya One

Aditya One is a boutique project located in the posh neighborhood of Kirlampudi Layout, a community touted to be planned as the first smart colony in the City of Destiny, Visakhapatnam.

The project is adorned with the best internal specifications. Every home reflects intricate planning and design layout, and our customers' best interests have been given utmost importance at every step of construction.



It will be our **delight** to see
You and your loved ones be
Peacefully nestled away in **abundance**

At your **One East** Residence.

1EAST
SHAURYA

General Disclaimers

- 1) All plans and images shown in this brochure are indicative only and are subject to changes(s) at the discretion of the company or competent authority.
 - 2) All images are artistic rendition of proposed development and are for representation purpose only.
 - 3) All floor plans, site plans, specifications, dimensions, designs, measurements, and locations are indicative and are subject to change as may be decided by the Company or competent authority. Revision, alteration, modification, addition deletion, substitution or recast, if any, may be necessary during construction.
 - 4) Sizes/dimensions mentioned in all drawings/documents are all of unfinished rooms and these may vary post finishing/plastering/paneling/cladding etc.
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SHAURYA

— CONSTRUCTIONS —

SHAURYA CONSTRUCTIONS

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