



**DISCOVER  
SIGNATURE-CLASS**

**AR HOMES  
SIGNATURE**  
LUXURY VILLAS GATED COMMUNITY



A PRESTIGIOUS VILLA GATED COMMUNITY  
**@ KAZA, VJA - GUNTUR HIGHWAY**

[www.arhomes.in](http://www.arhomes.in)



  
**PROJECT SALIENT FEATURES**  


**PROJECT  
11 ACRES**

**THREE SIDES  
ROAD Connectivity**

**PROJECT -  
122 VILLAS**

**LAVISH 11000+ SFT  
CLUBHOUSE**

**PREMIUM QUALITY  
CONSTRUCTION**

**INDOOR &  
OUTDOOR AMENITIES**

**ALL VILLAS DESIGNED  
AS PER VASTHU**

**EXCELLENT LOCATION &  
CONNECTIVITY**

**CLUBHOUSE WITH  
SPORTS AREA**

**A WELCOME  
LOUNGE AREA**

**PET PARK  
PROVISION**

**YOGA Hall**

**AR HOMES**  
**SIGNATURE**  
 LUXURY VILLAS GATED COMMUNITY  


MAXIMUM LUXURY | MAXIMUM VALUE | MAXIMUM PRIDE | MAXIMUM LIFESTYLE

# WHERE LUXURY AND VASTNESS MERGE



## MASTER VILLA PLAN - AREA STATEMENT

PLOT NO:	FACING	MODEL NO:	BUILT-UP AREA IN SFT	AREA IN IN SQ.MT	AREA IN SQ.YD
1	WEST	M-32	3924.58	253.48	303.16
3	WEST	M-5	2589.39	167.23	200.00
5	WEST	M-5	2589.39	167.23	200.00
7	WEST	M-5	2589.39	167.23	200.00
9	WEST	M-5	2589.39	167.23	200.00
11	WEST	M-5	2589.39	167.23	200.00
12	EAST	M-26	3761.99	289.78	346.58
13	EAST	M-27	3822.11	289.60	346.36
14	EAST	M-28	3822.11	288.84	345.46
15	EAST	M-29	3822.11	289.61	346.37
16	EAST	M-30	3822.11	289.13	345.80
17	EAST	M-31	3826.01	291.62	348.78
18	EAST	M-16	2010.98	139.19	166.47
19	EAST	M-15	2146.92	146.87	175.66
20	EAST	M-14	2188.15	151.00	180.59
23	EAST	M-7	3539.82	228.62	273.43
25	WEST	M-40	3237.00	209.03	250.00
27	WEST	M-8	3452.30	222.97	266.67
29	WEST	M-8	3452.30	222.97	266.67
30	WEST	M-8	3452.30	222.97	266.67
31	WEST	M-8	3452.30	222.97	266.67

PLOT NO:	FACING	MODEL NO:	BUILT-UP AREA IN SFT	AREA IN IN SQ.MT	AREA IN SQ.YD
35	WEST	M-8	3452.30	222.97	266.67
36	WEST	M-9	3042.30	196.49	235.00
41	EAST	M-11	3422.53	221.05	264.37
43	EAST	M-13	3883.80	250.84	300.00
45	EAST	M-13	3883.80	250.84	300.00
47	EAST	M-13	3883.80	250.84	300.00
49	EAST	M-13	3883.80	250.84	300.00
55	WEST	M-1	2589.39	167.23	200.00
61	WEST	M-1	2589.39	167.23	200.00
63	WEST	M-1	2589.39	167.23	200.00
65	WEST	M-39	4160.65	285.79	341.80
66	EAST	M-38	3750.00	241.94	289.36
70	EAST	M-6	3236.50	209.03	250.00
72	EAST	M-7	3539.82	228.62	273.43
74	WEST	M-1	2589.39	167.23	200.00
76	WEST	M-1	2589.39	167.23	200.00
78	WEST	M-1	2589.39	167.23	200.00
79	WEST	M-1	2589.39	167.23	200.00
80	WEST	M-1	2589.39	167.23	200.00
81	WEST	M-35	3087.77	198.11	236.94
82	EAST	M-37	3068.17	204.88	245.03

PLOT NO:	FACING	MODEL NO:	BUILT-UP AREA IN SFT	AREA IN IN SQ.MT	AREA IN SQ.YD
84	EAST	M-3	2589.39	167.23	200.00
86	EAST	M-3	2589.39	167.23	200.00
90	WEST	M-1	2589.39	167.23	200.00
92	WEST	M-1	2589.39	167.23	200.00
94	WEST	M-1	2589.39	167.23	200.00
96	WEST	M-1	2589.39	167.23	200.00
98	EAST	M-36	3251.27	230.11	275.21
102	EAST	M-3	2589.39	167.23	200.00
104	EAST	M-4	2831.71	182.90	218.75
106	WEST	M-1	2589.39	167.23	200.00
110	WEST	M-1	2589.39	167.23	200.00
112	WEST	M-1	2589.39	167.23	200.00
113	WEST	M-33	3562.11	234.02	279.89
115	EAST	M-17	2468.12	166.07	198.62
118	EAST	M-20	2614.80	172.02	205.73
120	EAST	M-22	2877.28	186.43	222.97
121	EAST	M-23	2990.54	193.11	230.96



DISCOVER THE  
PERFECT BLEND OF  
*Luxury*



Discover the art of fine living with AR Homes

AR HOMES  
**SIGNATURE**  
LUXURY VILLAS GATED COMMUNITY

Discover the perfect blend of luxury and sophistication at AR Homes Signature Luxury Villas. Each villa is meticulously designed, combining exquisite architectural elements with high-end finishes that cater to your every desire. Enjoy spacious living areas bathed in natural light, gourmet kitchens equipped with top-of-the-line appliances, and serene outdoor spaces that invite relaxation and entertainment. With a focus on comfort and elegance, our villas offer not just a home, but a lifestyle—where every detail is crafted to provide an unparalleled living experience."



## The Perfect Setting for Your New Home



### STRUCTURE & SUPERSTRUCTURE

RCC frame structure with Red brick outer walls 9" thick and internal walls 4.5" thick.

**PLASTERING:** External cement plaster and internal cement plaster.

### FLOORING

600x1200mm GVT Tiles for all Bedrooms, Kitchen, Living, Dining, Drawing Rooms.

**TOILET:** Acid resistance anti-skid ceramic tiles of reputed make and dado upto Toilet door height.

**UTILITY:** Acid resistance anti-skid ceramic tiles of reputed make and dado upto 4' height.

**STAIRCASE:** Natural stone flooring with edge chamfering / polish.

**PARKING:** Anti-skid parking Tiles.

### DOORS & WINDOWS

**Main Door:** Seasoned Teak Wood frame with designer veneer laminated door with melamine polish fitted with premium make hardware.

**Internal doors:** ABS (Acrylonitrile Butadiene Styrene) Waterproof, fireproof, termite proof doors with Premium reputed make hardware.

**Toilet & Utility:** ABS (Acrylonitrile Butadiene Styrene) Waterproof, fireproof, termite proof doors with Premium reputed make hardware.

**Windows:** UPVC Windows system with clear float glass with suitable finisher as per design provision for mosquito mesh track

### KITCHEN

Provision for designer Modular Kitchen. Electrical point to suit the electrical appliance needed in the kitchen.

Provision for water Purifier, Exhaust Fan/Chimney.

Provision for washing machine in the utility area

### PLUMBING AND SANITARY

EWS with flush tank/ flush valve of Hindware/ Jaquar/ equivalent Premium Reputed Make.

Wash basin in all Toilets.

All water lines are CPVC and drainage lines are PVC of ASHIRVAD/ ASTROL/ equivalent make.

Hot and cool water wall Diverter with shower.

Provision for geyser in all Toilets.

### PAINTING

**External:** 1 Coat of external primer +2 coats of external emulsion paint of reputed make Asian/ Berger/ Equivalent.

**Internal:** Smooth putty finish + 1 Coat primer + 2 coats of emulsion paint of reputed make Asian/ Berger/ Equivalent.

### ELECTRICAL AND ACCOMMODATION

**Cables:** FRLS Concealed copper wiring of POLYCAB/KEI/RR/ Equivalent Reputed make.

**Switches:** Modular switches in all rooms of LEGRAND/L&T/ Equivalent Reputed make.

**Power outlet:** Provision for AC (All bedrooms, Dining, Living/ Drawing) Geyser, Exhaust fan in all Toilets.

**Kitchen:** Provision for Power plug for cooking Range, Chimney, Refrigerator, Microwave Oven, Mixer/Grinder.

### SECURITY

Round the clock Security system, CC Cameras at the main security & entrance. Solar Power fencing around the compound

### POWER BACK UP

100% DG set backup & auto charge over only for all outdoor Street Lighting, Pumps and Clubhouse

# Exquisite Design & unmatched Quality

At AR Homes, we pride ourselves on our exquisite design and unmatched quality. Each villa is a masterpiece, blending contemporary aesthetics with timeless elegance. Our architects and designers work tirelessly to create spaces that are both functional and visually stunning, featuring open layouts, luxurious finishes, and meticulous attention to detail.

## LUXURY AMENITIES & PROJECT HIGHLIGHTS

FORMAL & INFORMAL SEATING SPACES	WI-FI ENABLED COMMUNITY / CLUBHOUSE
WELL EQUIPPED GYM	BADMINTON COURT
WALKING AND JOGGING TRACK	GREEN WALKWAYS
MULTIPURPOSE BANQUET HALL	AVENUE PLANTATIONS
BEAUTIFUL LANDSCAPING	MULTI PURPOSE HALL
SWIMMING POOL WITH SPECIFIED WASH & CHANGING ROOMS EXCLUSIVE CHILDREN RECREATION FACILITIES	INDOOR GAMES: BILLIARD / POOL TABLES, BADMINTON COURT. TABLE GAMES LIKE TABLE TENNIS, CAROM, CHESS E.T.C
GUEST ROOMS	A SMALL DINING AREA WITH PANTRY
WELL EQUIPPED KIDS PLAY AREA	



**CLEAR TITLE PROJECT**

**CRDA APPROVED PROJECT**

**UNDERGROUND DRAINAGE**

**RAIN WATER HARVESTING AND RECYCLING OF WATER**

**LUXURY VILLAS**

**24/7 HRS SECURITY**

**ROUND THE CLOCK SECURITY**

**SOLAR FENCING**

**VILLA CONFIGURATION GROUND +1 FLOOR**

**UNDERGROUND POWER CABLING SYSTEM**

**PROVISION FOR VISITOR CAR PARKING**

**COMPLETE POWER BACKUP IN CLUBHOUSE AND COMMON AREAS**

**CCTV SURVEILLANCE**

**100% VASTHU**

**CAR PARKING FOR EACH VILLA**

**SEWAGE TREATMENT PLANT**

**WIDE C.C ROADS WITH SIDE WALKS**

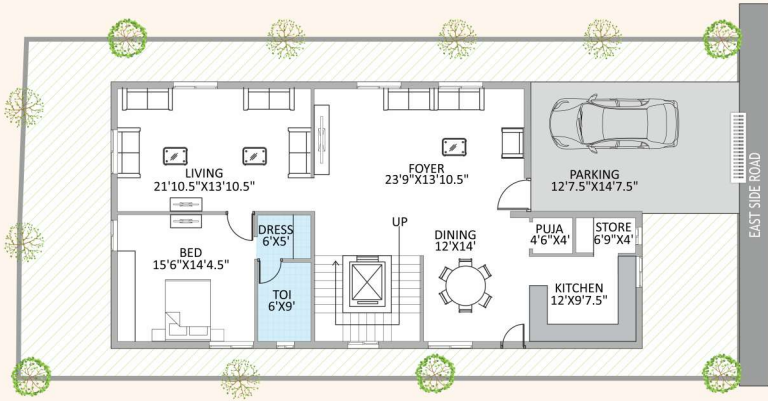
**GRAND ENTRANCE ARCH**

**SECURITY WITH CCTV SURVEILLANCE**

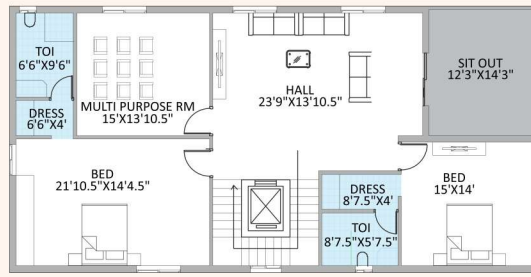
**WATER SOFTNER WITH FILTRATION PLANTS**



EAST FACING VILLA NO: 12



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**346.58** SQ.YDS

**3761.99** SFT  
TOTAL BUILT-UP AREA



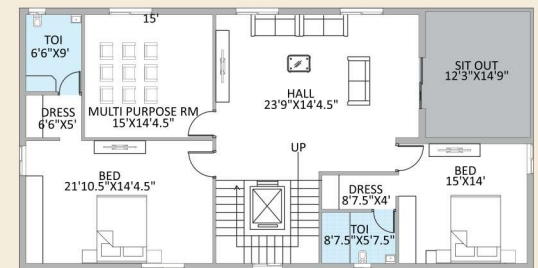
EAST FACING VILLA NO: 13

**346.36** SQ.YDS

**3822.11** SFT  
TOTAL BUILT-UP AREA

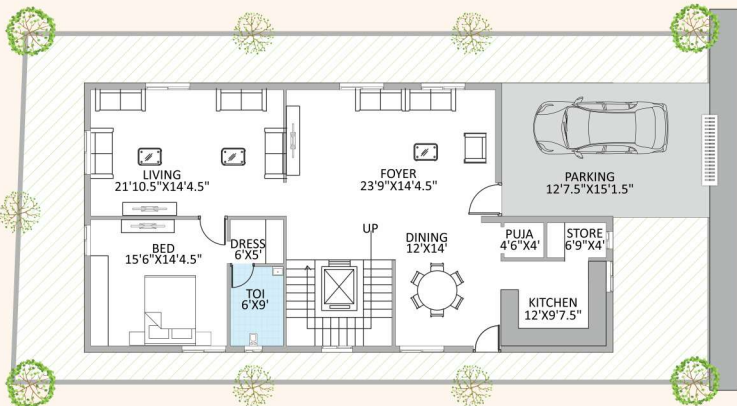


GROUND FLOOR PLAN

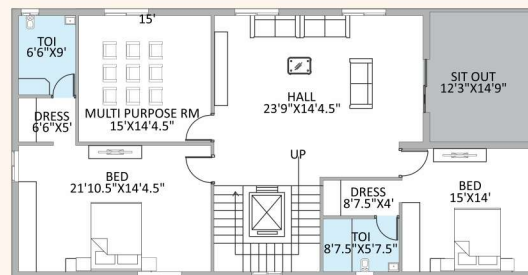


FIRST FLOOR PLAN

EAST FACING VILLA NO: 14



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**345.46** SQ.YDS

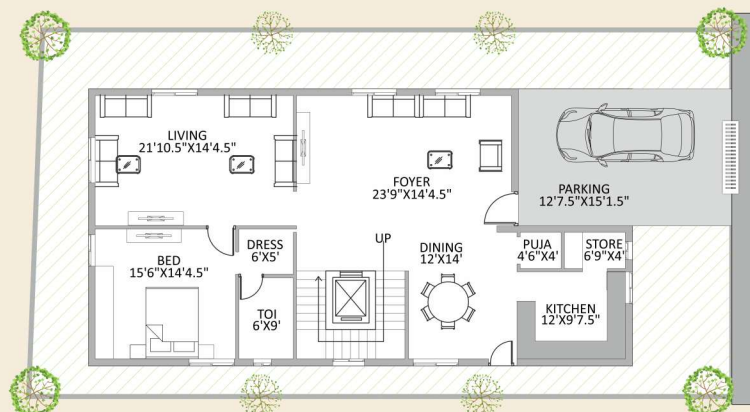
**3822.11** SFT  
TOTAL BUILT-UP AREA



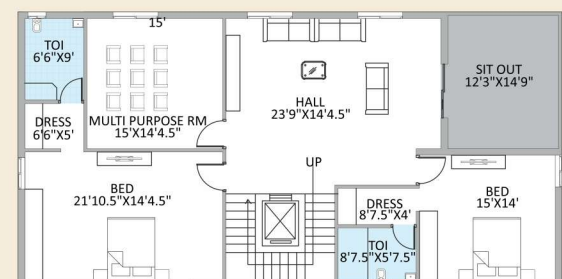
EAST FACING VILLA NO: 15

**346.37** SQ.YDS

**3822.11** SFT  
TOTAL BUILT-UP AREA

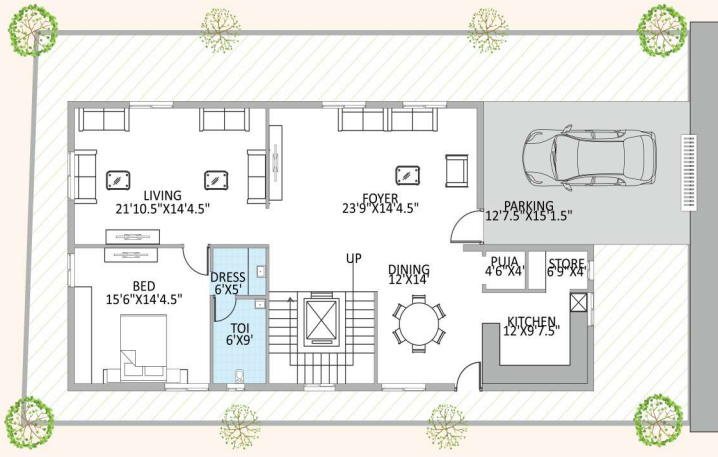


GROUND FLOOR PLAN

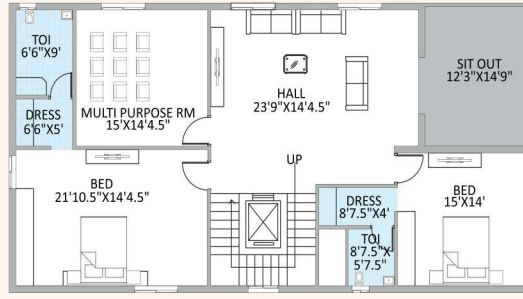


FIRST FLOOR PLAN

EAST FACING VILLA NO: 16



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**345.80** SQ. YDS

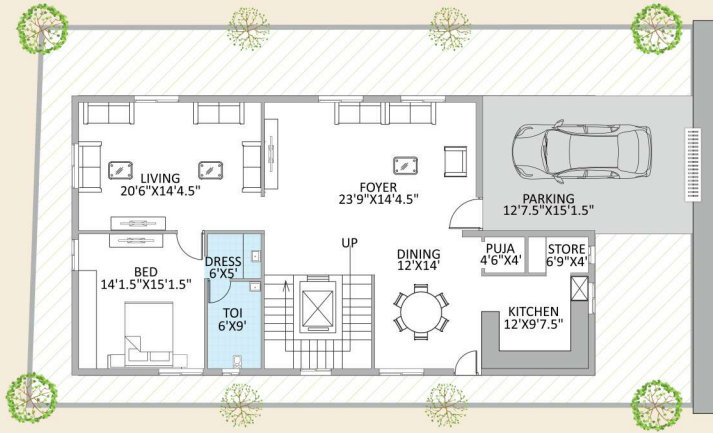
**3822.11** SFT  
TOTAL BUILT-UP AREA



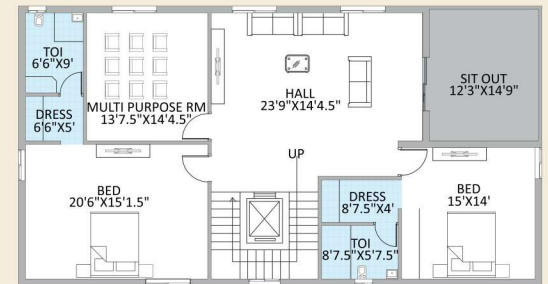
EAST FACING VILLA NO: 17

**348.78** SQ. YDS

**3826.01** SFT  
TOTAL BUILT-UP AREA

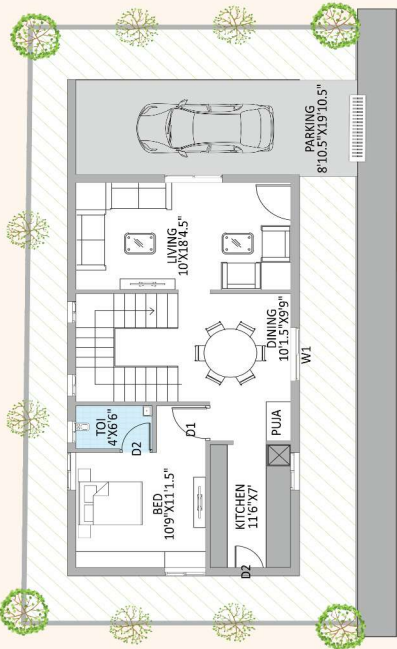


GROUND FLOOR PLAN

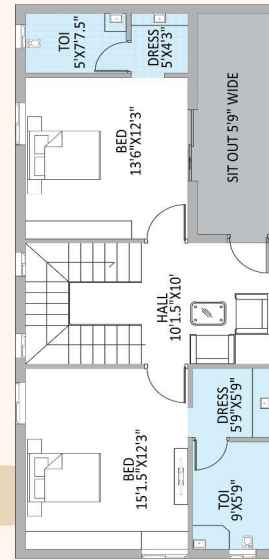


FIRST FLOOR PLAN

EAST FACING VILLA NO: 18



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**166.47** SQ. YDS

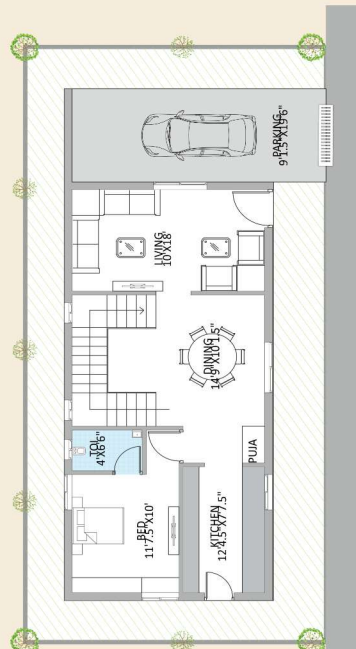
**2010.98** SFT  
TOTAL BUILT-UP AREA



EAST FACING VILLA NO: 19

**175.66** SQ. YDS

**2146.92** SFT  
TOTAL BUILT-UP AREA

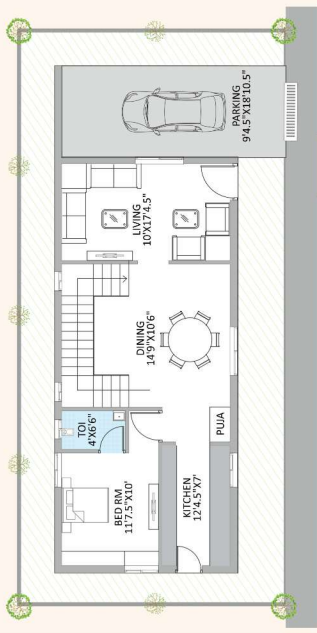


GROUND FLOOR PLAN



FIRST FLOOR PLAN

EAST FACING VILLA NO: 20



GROUND FLOOR PLAN

FIRST FLOOR PLAN



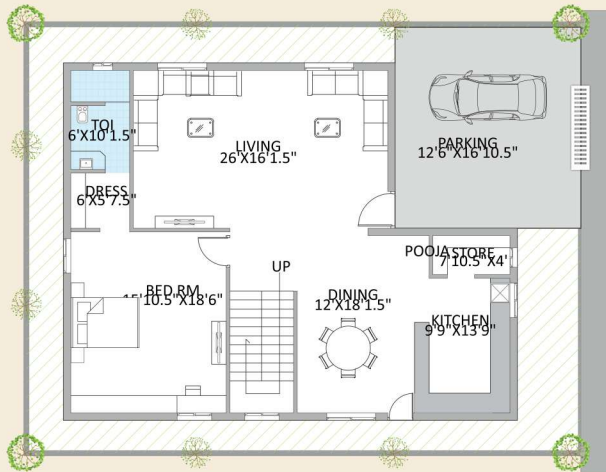
180.59 SQ.YDS

2188.15 SFT  
TOTAL BUILT-UP AREA



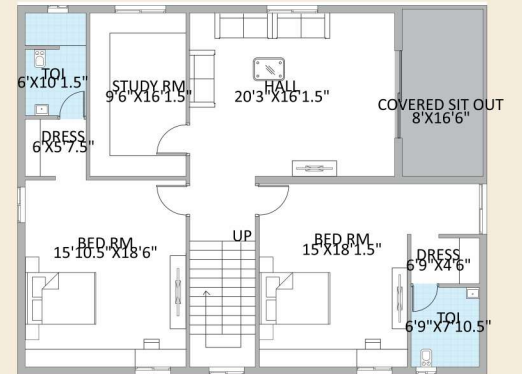
273.43 SQ.YDS

3539.82 SFT  
TOTAL BUILT-UP AREA



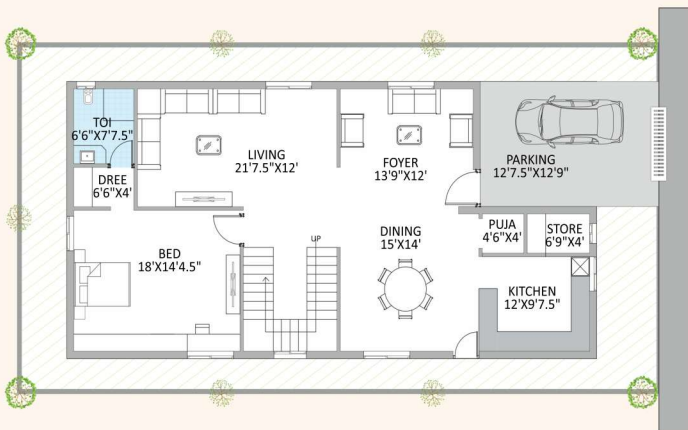
GROUND FLOOR PLAN

EAST FACING VILLA NO: 23, 72

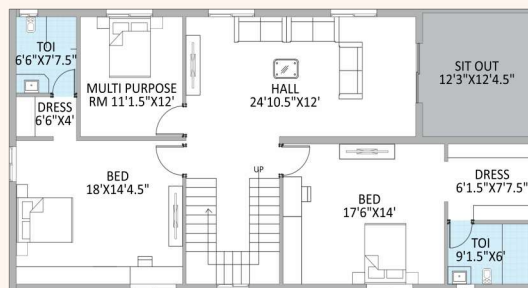


FIRST FLOOR PLAN

EAST FACING VILLA NO: 41



GROUND FLOOR PLAN



FIRST FLOOR PLAN

264.37 SQ.YDS

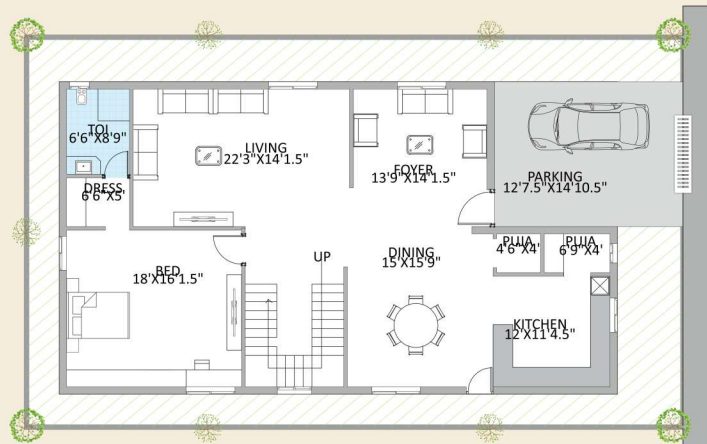
3422.53 SFT  
TOTAL BUILT-UP AREA



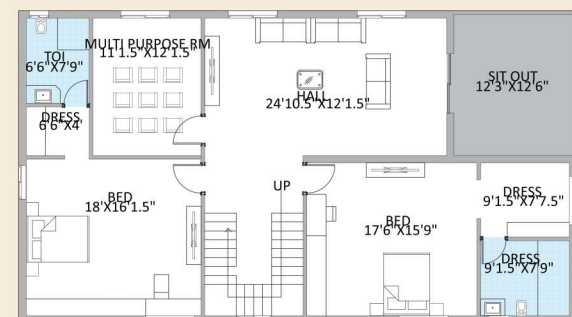
EAST FACING VILLA NO: 43, 45, 47, 49

300 SQ.YDS

3883.80 SFT  
TOTAL BUILT-UP AREA

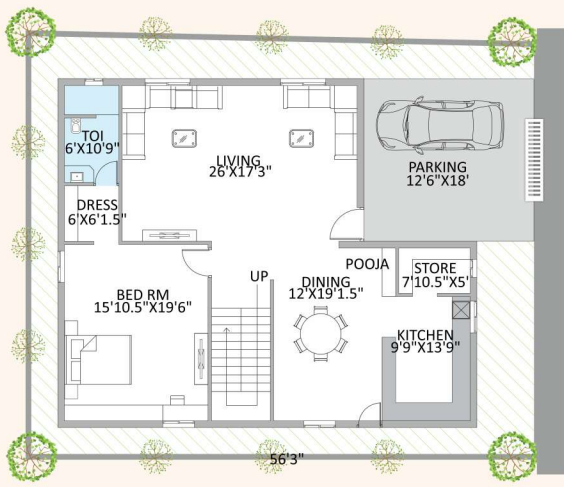


GROUND FLOOR PLAN

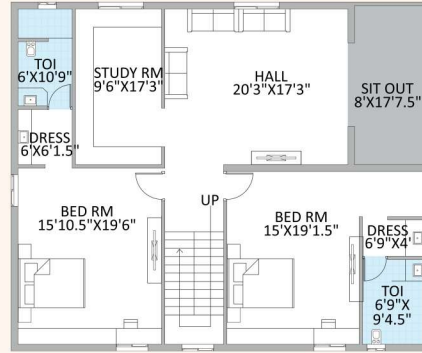


FIRST FLOOR PLAN

EAST FACING VILLA NO: 66



GROUND FLOOR PLAN



FIRST FLOOR PLAN

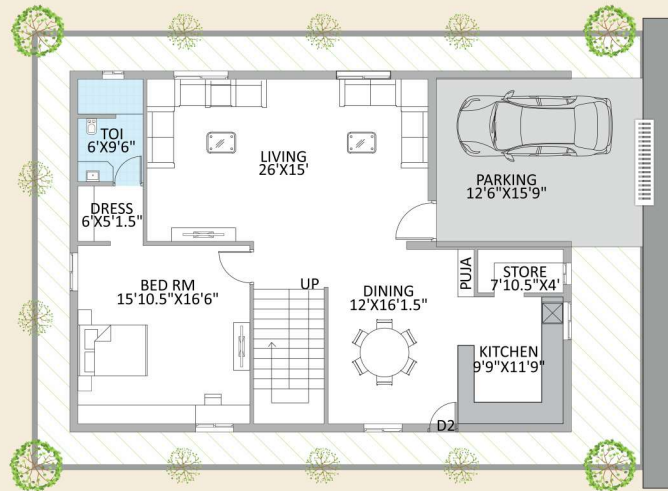
289.36 SQ.YDS

3750 SFT  
TOTAL BUILT-UP AREA

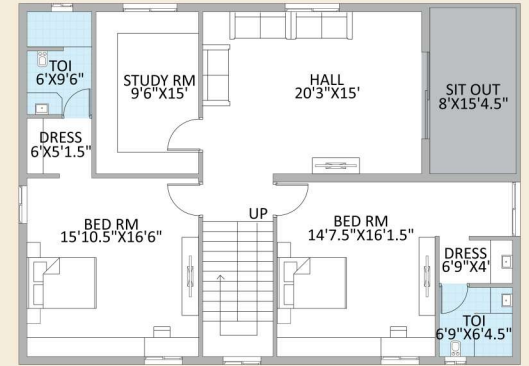


250 SQ.YDS

3236.50 SFT  
TOTAL BUILT-UP AREA



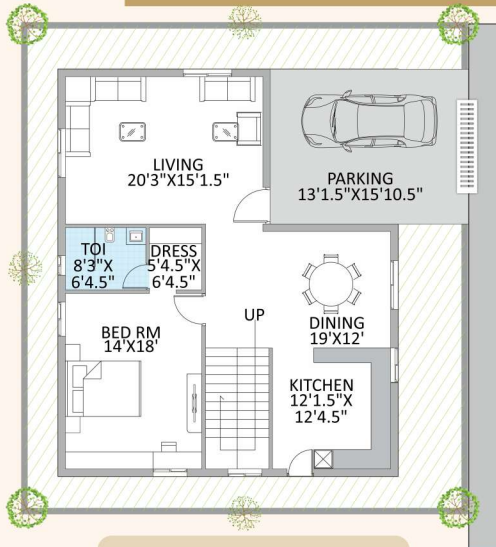
GROUND FLOOR PLAN



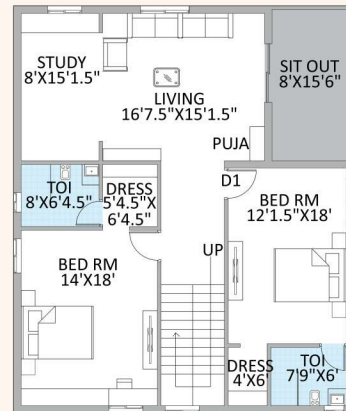
FIRST FLOOR PLAN

EAST FACING VILLA NO: 70

EAST FACING VILLA NO: 82



GROUND FLOOR PLAN



FIRST FLOOR PLAN

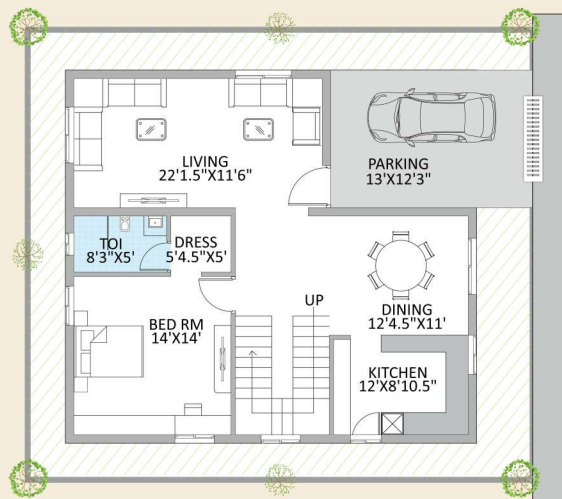
245.03 SQ.YDS

3068.17 SFT  
TOTAL BUILT-UP AREA



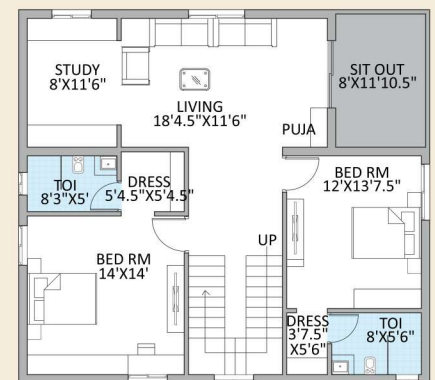
200 SQ.YDS

2589.39 SFT  
TOTAL BUILT-UP AREA



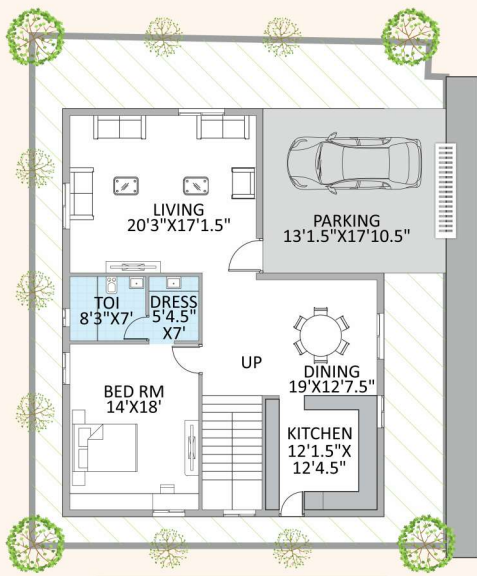
GROUND FLOOR PLAN

EAST FACING VILLA NO: 84, 86, 102

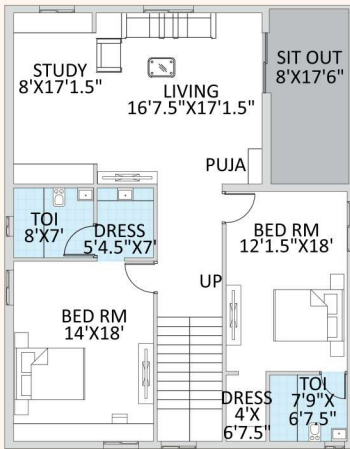


FIRST FLOOR PLAN

EAST FACING VILLA NO: 98



GROUND FLOOR PLAN



FIRST FLOOR PLAN

275.21 SQ. YDS

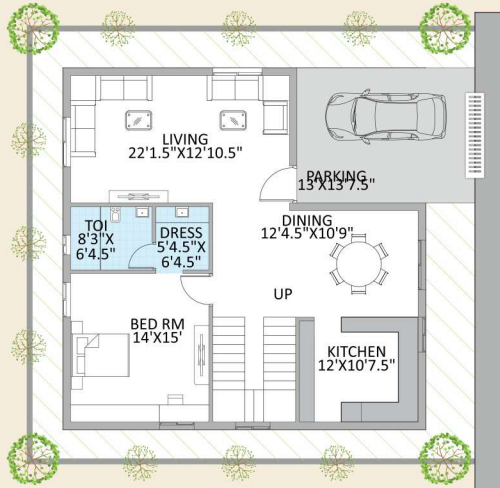
3251.27 SFT  
TOTAL BUILT-UP AREA



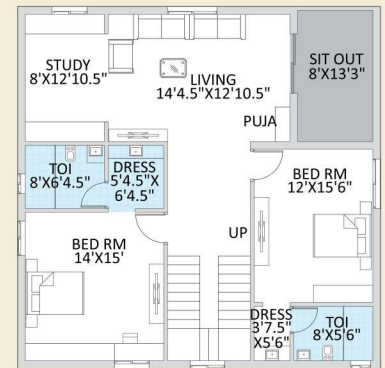
EAST FACING VILLA NO: 104

218.75 SQ. YDS

2831.71 SFT  
TOTAL BUILT-UP AREA

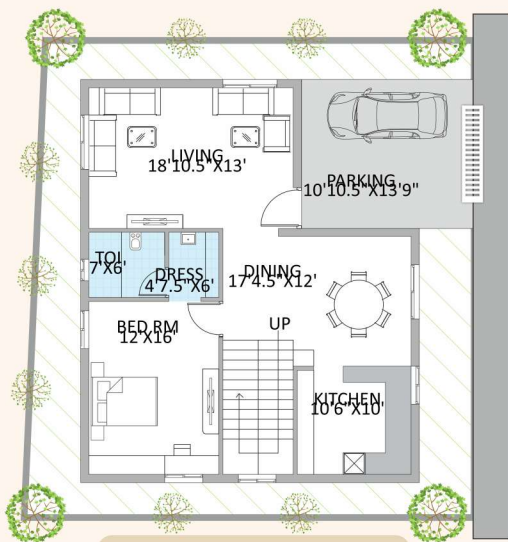


GROUND FLOOR PLAN

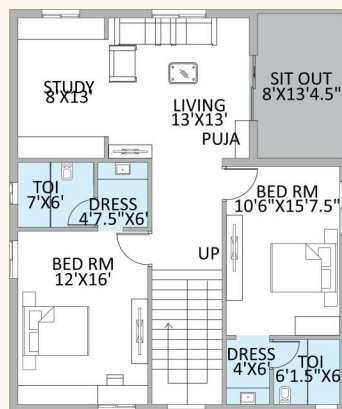


FIRST FLOOR PLAN

EAST FACING VILLA NO: 115



GROUND FLOOR PLAN



FIRST FLOOR PLAN

198.62 SQ. YDS

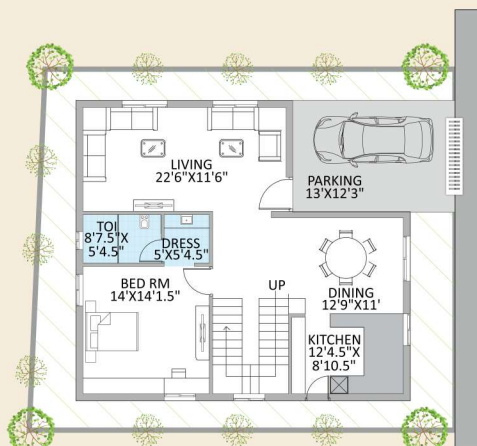
2468.12 SFT  
TOTAL BUILT-UP AREA



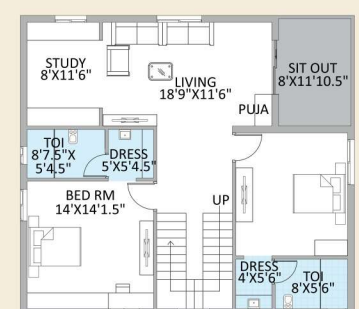
EAST FACING VILLA NO: 118

205.73 SQ. YDS

2614.80 SFT  
TOTAL BUILT-UP AREA



GROUND FLOOR PLAN

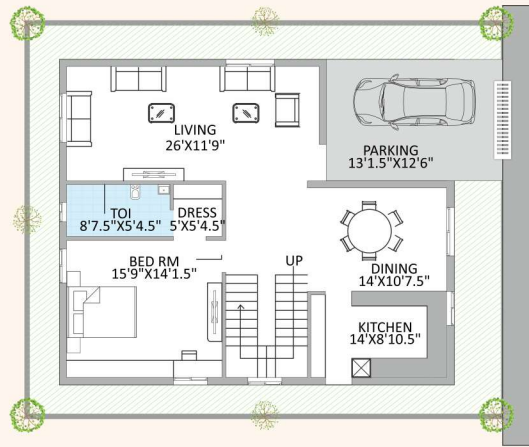


FIRST FLOOR PLAN

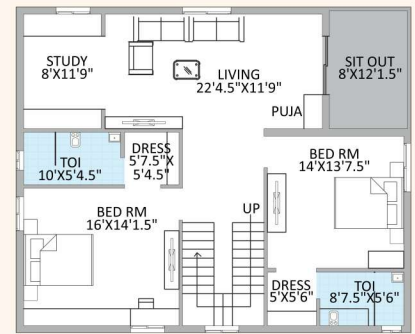
EAST FACING VILLA NO: 120

**222.97** SQ. YDS

**2877.28** SFT  
TOTAL BUILT-UP AREA

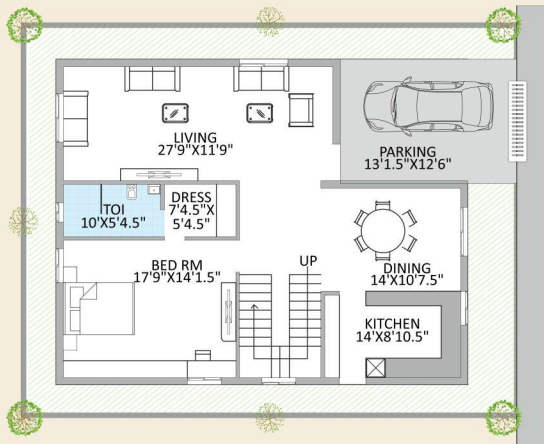


GROUND FLOOR PLAN

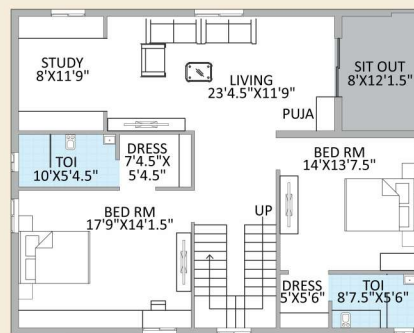


FIRST FLOOR PLAN

EAST FACING VILLA NO: 121



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**230.96** SQ. YDS

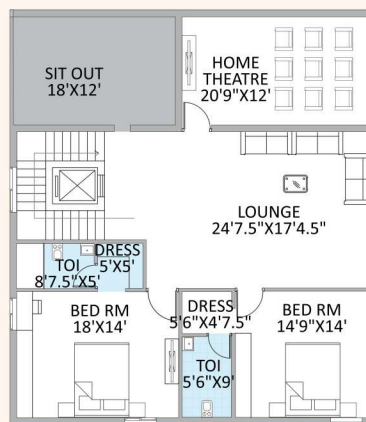
**2990.54** SFT  
TOTAL BUILT-UP AREA



WEST FACING VILLA NO: 01



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**303.16** SQ. YDS

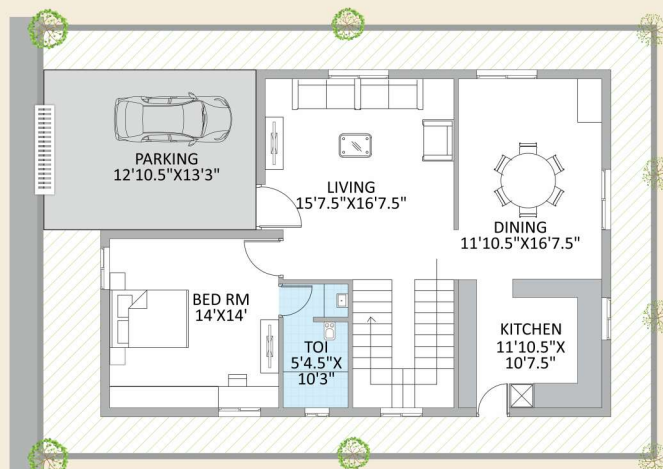
**3924.58** SFT  
TOTAL BUILT-UP AREA



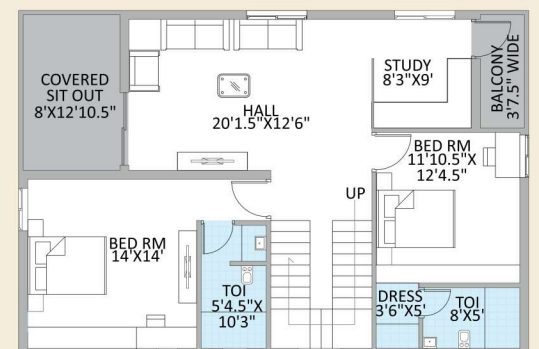
WEST FACING VILLA NO: 3,5,7,9,11

**200** SQ. YDS

**2589.39** SFT  
TOTAL BUILT-UP AREA

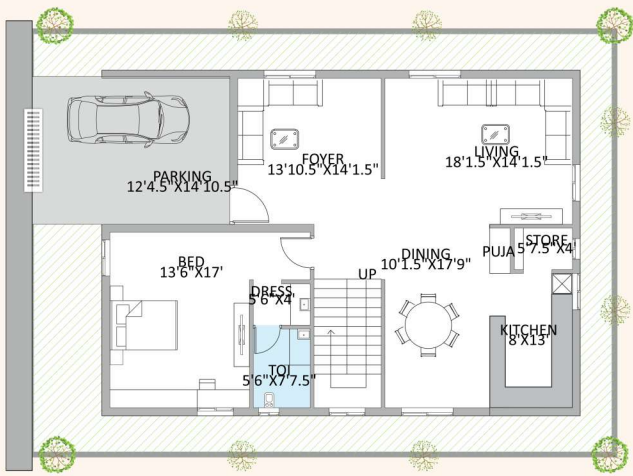


GROUND FLOOR PLAN



FIRST FLOOR PLAN

WEST FACING VILLA NO: 25



GROUND FLOOR PLAN



FIRST FLOOR PLAN

250 SQ. YDS

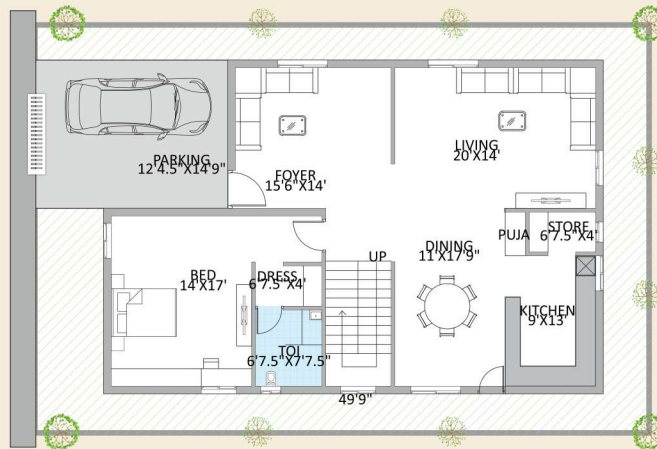
3237 SFT  
TOTAL BUILT-UP AREA



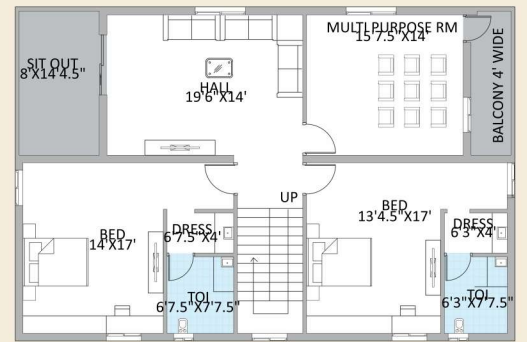
WEST FACING VILLA NO: 27, 29, 30, 31, 35

266.67 SQ. YDS

3452.30 SFT  
TOTAL BUILT-UP AREA

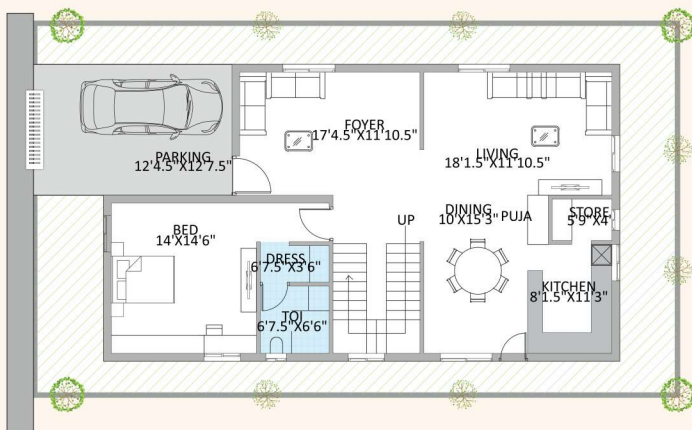


GROUND FLOOR PLAN

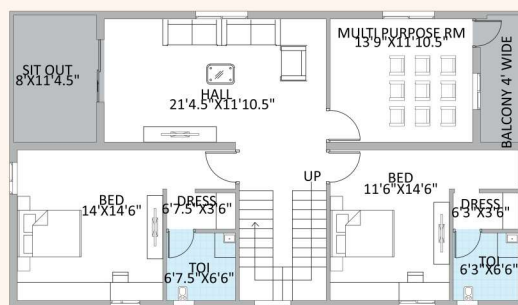


FIRST FLOOR PLAN

WEST FACING VILLA NO: 36



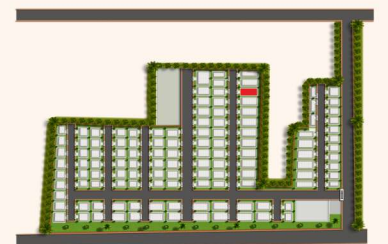
GROUND FLOOR PLAN



FIRST FLOOR PLAN

235 SQ. YDS

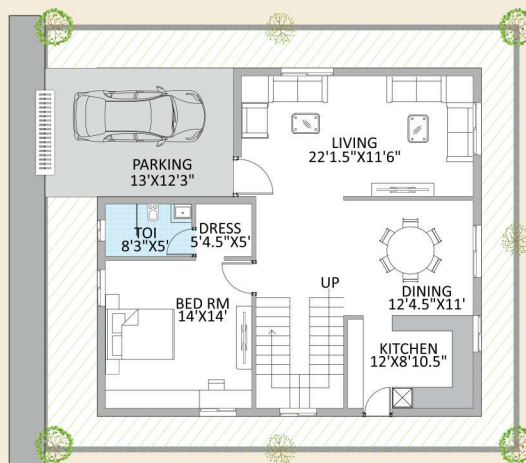
3042.30 SFT  
TOTAL BUILT-UP AREA



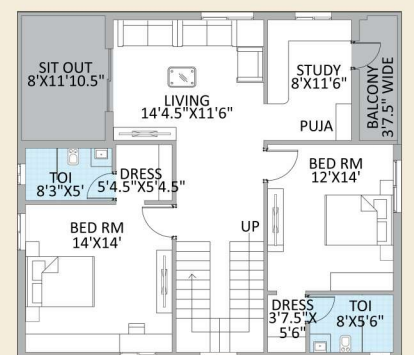
WEST FACING VILLA NO: 55, 61, 63, 74, 76, 78, 79, 80, 90, 92, 94, 96, 106, 110, 112

200 SQ. YDS

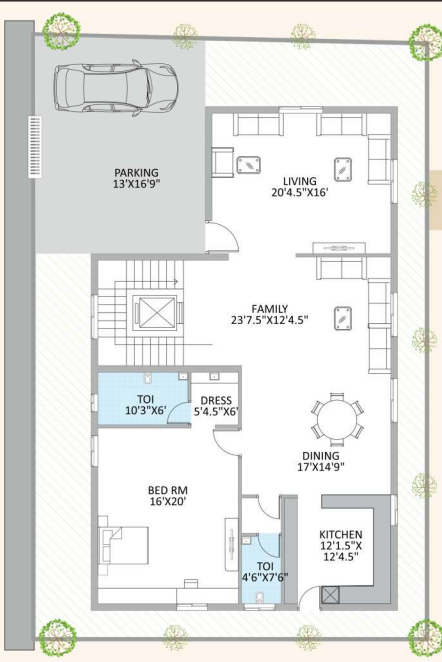
2589.39 SFT  
TOTAL BUILT-UP AREA



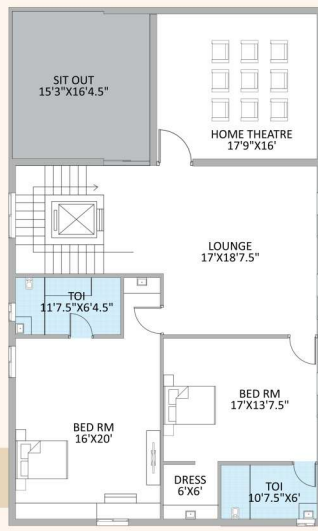
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

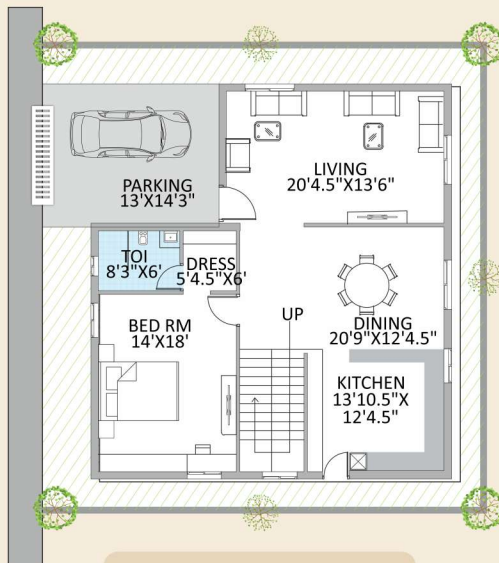
**341.80** SQ. YDS

**4160.65** SFT  
TOTAL BUILT-UP AREA

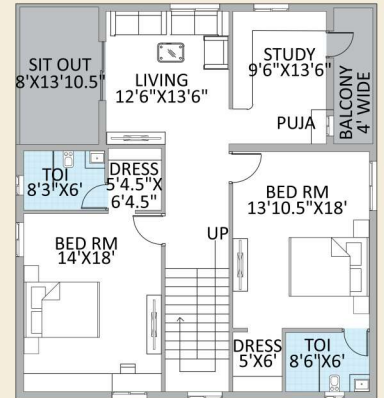


**236.94** SQ. YDS

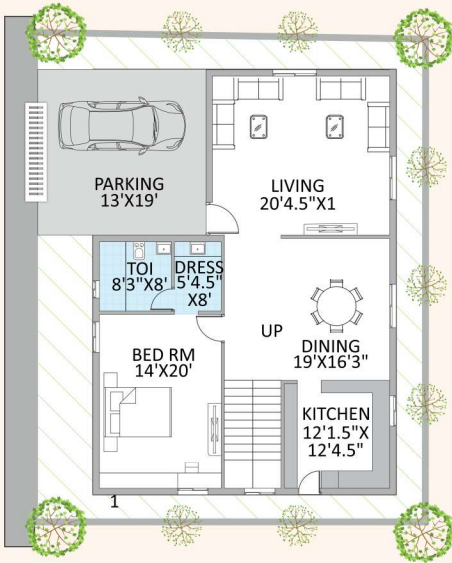
**3087.77** SFT  
TOTAL BUILT-UP AREA



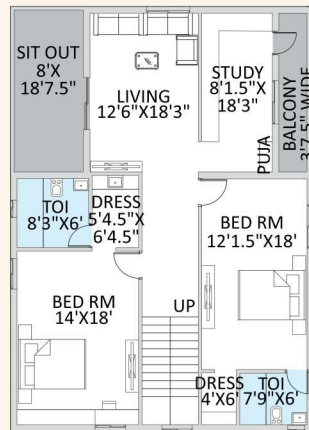
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**279.89** SQ. YDS

**3562.11** SFT  
TOTAL BUILT-UP AREA



# AR HOMES SIGNATURE

LUXURY VILLAS GATED COMMUNITY



## CENTRAL LOCATION WITH ELITE NEIGHBORHOOD

### AIRPORT:

- + 5 km - Proposed International Airport, Amaravati.
- + 30 km - International Airport, Gannavaram.

### RAILWAY STATIONS:

- + 5 km Drive to Mangalagiri
- + 15 km Drive to Vijayawada
- + 15 km Drive to Guntur

### SHOPPING MALLS:

- + 10 Min Drive to MG Road (Bandar Road), Vijayawada.
- + 10 Min Drive to Best Price & Reliance Marts, Guntur

### WORK HUB:

- + 3 Min Drive to IT SEZ, Mangalagiri.

### TEMPLES:

- + 5 km - Mangalagiri Temple
- + 5 km - Pedakakani Sivalayam Temple.
- + 15 km - Kanaka Durga Temple, Vijayawada.

### SCHOOLS:

- + 5 Min - Gems Public School,
- VIVA, Ravindra Bharathi

### ENTERTAINMENT:

- + 5 km Drive to International Cricket Stadium.
- + 15 km Drive to PVP Mall, PVR Cinemas,
- Trendset Mall, LEPL Mall.

### HOSPITALS:

- + 3 km - NRI Super Speciality Hospital
- + 7 km - AIIMS
- + 13 km - Manipal Super Speciality Hospital

### COLLEGES:

- + 2 km - AN University
- + 6 km - VVIT University
- + 10 km - KL University
- + 15 km - SRM University
- + 20 km - VIT University



Office Address:

5th Floor, Sri Sheera's North East, Plot #101,  
Road No. 2, Kakatiya Hills, Madhapur, Hyderabad.

Site Address:

Nearby APHRDI, Kaza, Guntur Dist, Andhra Pradesh.

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