



VILLA FEATURES

- ^ Independent budget villas with inhouse greenery
- ^ Contemporary new-age architecture
- ^ Well-ventilated with natural lighting
- ^ Provision for future extensions
- ^ Near to educational hub with easy access to sathy main road



Luxury
Within Reach



AASTHA Golden Villas Phase -2 - A one-of-a-kind

living space designed to provide *Luxury within reach!*

Located in the outskirts of Gobichettipalayam, next to Gobi Arts and Science College & behind Govt Warehouse, it is well connected to the Karattadipalayam bus stop and Gurukulam school making it super-accessible. The space is surrounded by lush green farmland providing a pleasant ambiance. After successful completion of many similar projects, we are all set to create 'The King of Budget Villas' superior to our previous works, in the form of Row Houses



SPECIFICATIONS - VILLAS

Structure - RCC framed Structure

Flooring

All rooms - 2x2 vitrified tiles (600mmx600mm)

Toilets, staircase & utility- Anti-skid ceramic tiles / natural stone(utility only)

Portico- Eurocon parking tiles / anti - skid ceramic tile flooring

Wall & ceiling finishers

All rooms - 2 coats of putty, 1 coat of primer & 2 coats of Asian tractor emulsion paint

Walls Exterior - 1 coat of primer & 2 coats of weatherproof Asian ace emulsion paint

Grills/Railings - Zinc chromate non-corrosive primer with enamel paint

Kitchen

Counter Top - Polished black granite slab & sink | Wall Dado - Wall tiles

Bathrooms

Wall Dado - Wall tiles

Inner Pipelines - Concealed CPVC | Other plumbing - UPVC | Underground drainage - PVC

Sanitary & CP fittings - Jaquar, Clarion or equivalent brands

Doors

Main- African teak wood

Bedrooms - Plain moulded or Fiberglass reinforced

Bathrooms/Utility - Moulded door or Fiberglass reinforced (FRP: waterproof)

Windows - UPVC windows

Water Source

Bore well - Individual for each villa (exclusive of motor & electrical fittings)

Underground Water Tank - 3000 L capacity

Overhead Tank - Sintex or prefabricated concrete tanks

Electrical Fixtures & Fittings

Power Supply - 3 Phase / DB Provisions

Cable / Wires - Finolex / Polycab or equivalent ISI approved brand (fire retardant)

Modular Switches / Sockets, MCB, ELCB & DB - Lisha / equivalent ISI approved brand

Power Backup - Electrical provision for domestic UPS (provision only)

Landscaping - Suitable external hard/soft landscaping

FLOOR PLAN



Buildup: 964 sq.ft
 Plot 1: 1368 sq.ft



Buildup: 964 sq.ft
 Plot 2: 1362 sq.ft



Buildup: 937sq.ft
 Plot 3: 1279 sq.ft



ABOUT US

“Quality is not an accident. It is always the result of intelligent effort.”

As rightly said, at **Gurunath Constructions and Promoters**, quality is our motto. Our aim is to create budget villas with modern amenities. We are a newly established company by a well-experienced engineer with a record of successful completion of projects both in India and abroad committed to building quality real estate within your budget.

Happiness begins at home. And our villas are designed with the concepts of peace, innovation, and skilled workmanship in mind.

WHY CHOOSE US

-  One-stop service
-  Expert craftsmanship
-  Financial advisory
-  On-time delivery
-  Great value for money with assured quality



VISION

To be a builder of choice for creating superior quality budget villas that serve as a good investment



MISSION

Creating luxury within budget, with no compromise in quality. We believe comfort is for all.



GURUNATH[®]
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