

MOUNT ARARAT

భవి తరలకు బంగారులోకం

@ ATCHUTAPURAM

Nature's Signature



JEWEL OF THE EAST
COAST AND CITY OF

Destiny...

Vizag is the scenic port city bids to emerge as a growth engine for Andhra Pradesh. As a destination city, visakhapatnam has a beautiful beaches, and a robust economy, that opens your mind to the possibilities of truly limitless living.

DJ Builders & Developers India Pvt. Ltd. is recognized as the best in a complete range of construction with high quality, and has a list of happy customers who are happy with the construction service that they got. Now we are coming with the mega lifestyle project MountArarat.

It's all in the name! Mount Ararat is a unique living concept in all aspects of design, quality and the centrality of location.



MOUNT ARARAT



MOUNT ARARAT



GRAND ENTRANCE

FOR ALL THOSE WHO DESERVE A GRAND *Welcome*

The entrance of Mount Ararat is just the beginning to the majestic lifestyle that thrives inside. It sets the ball rolling for an out of the world experience offered by Mount Ararat



PLANNED WITH *Precision*

Exploring its full potential, primarily Mount Ararat is favorably located. With all the amenities with close proximity it ensures all your necessities are within easy reach. Well planned & designed aesthetically, you can rest assured of creating the best memories.



every moment is a rare experience



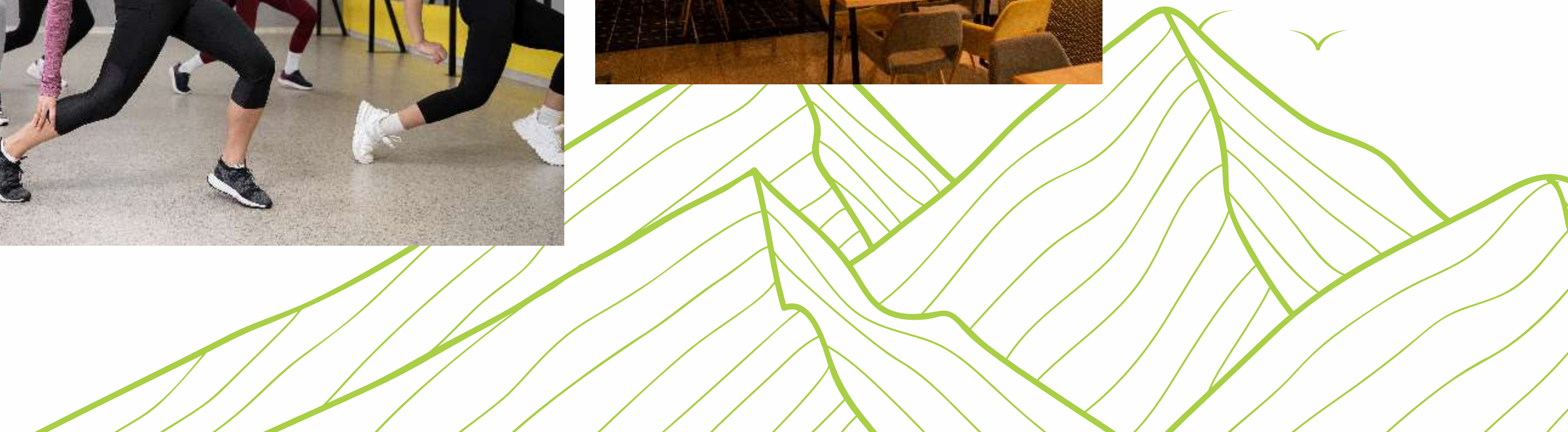
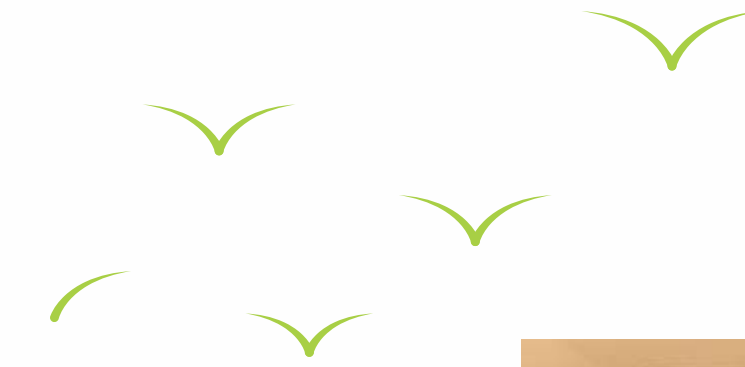
PROJECT HIGHLIGHTS

- ▲ Total 3.30 Ac Luxury Gated Community Apartments
- ▲ 1st Phase 1.44 Ac,
- ▲ Good Appreciation Location
- ▲ Opposite BARC Entrance (Bhabha Atomic Research Centre)
- ▲ 2/3 BHK, 136, Luxury apartments flats
- ▲ Flat Size's : 1000 Sft, 1050 Sft, 1070 Sft, 1120 Sft, 1500 Sft, 1630 Sft
- ▲ Single Blocks, 5 Floors
- ▲ Designed as per Vaastu and Beautiful Landscaping
- ▲ East Facing, West Facing & North Facing units only
- ▲ Underground Drainage
- ▲ Electricity with street lights
- ▲ 6 ft Height Compound
- ▲ 24x7 Security
- ▲ Super Deluxe Construction
- ▲ Jogging /Walking tracks around the building
- ▲ TOT-LOT Area Providing
- ▲ Children's Play Parks
- ▲ Jogging /walking track



GREENERY ELEVATED TO
Infinity

At Mount Ararat, it's not only the luxury but also the greenery that's placed at a height. Lush green landscape inviting you to be one with it. Walk the green carpet of serenity elevated to infinity.



A PLACE WITH MANY
FEATURES & *Luxuries*





DISCOVER THE INTIMACY OF ULTIMATE *Luxury*

When a city grows like Vizag, getting to a place where you can catch up with your friends or do fun things with the family could be quite the task. What if your home could solve all the problems?

At **Mount Ararat** the club house dedicated to all this. With a club that hosts a grand lobby, party hall, state-of-the-art gym, indoor games and even a roof top swimming pool. Relax with a few laps of swimming under star lit sky in terrace pool.

So you get the best, right at home. Breathe easy with the luxury of convenience.



WORLD CLASS AMENITIES

- ▲ Club House & Swimming Pool
- ▲ AC Ultra- Ladies & Gents Modern Gym
- ▲ Aerobic /Yoga /Meditation Hall
- ▲ Association office Room
- ▲ Waiting Lounge
- ▲ Multipurpose Banquet Hall
- ▲ Guest rooms
- ▲ Senior Citizens 'Sitting Lawn
- ▲ Tennis Court /Snookers / Shuttle Court
- ▲ Clinic Facility & Bank or ATM Facility
- ▲ Ladies & Gents Beauty parlour
- ▲ 5 Passenger's Lifts & 1 Service Lift
- ▲ 100% DG Back-up Facility for Common areas
- ▲ Providing for watchmen room & Drivers Lounge,
- ▲ 24x7 Bore Water Supply
- ▲ CC cameras & Intercom facility
- ▲ Internet connectivity to each flat
- ▲ Grand Entrance Gate & Arch
- ▲ Rain Water Harvesting System
- ▲ Sewage Treatment Plant
- ▲ Electrical Vehicle Charging
- ▲ Avenue Plantation
- ▲ Request Bus Stop Facility





SPRAWLED ACROSS 3.30 ACRES..GATED *Community*

Mount Ararat gives you the luxuries of a complete premium residential property in an environment that's open, green and equipped with all the luxuries and facilities you can possibly need. 1 Block with 5 Floors each, 136 Flats of 2 and 3 BHK Flats, nothing short of extraordinary.



TYPICAL FLOOR PLAN



ADDITIONAL FEATURES

HOME SMART AUTOMATION

Home automation refers to the use of technology to control and automate various aspects of a home, such as lighting, air conditioning (HVAC), security systems, appliances, Smart Sensors, smart curtains, Smart Locks, and entertainment systems. The goal of home automation is to enhance the convenience, comfort, energy efficiency, and security of a home by allowing homeowners to remotely monitor and control various devices and systems through a centralized control system, often using a smartphone, tablet, or computer from anywhere in the world and can also operate (without internet) by using RF control devices only.

Note: If customer required home automations charges applicable.



A RICH MELANGE OF MATERIALS COMBINED FOR WONDROUS *Effect.*



SPECIFICATIONS

FOUNDATION & STRUCTURE

Earthquake resistant R.C.C. framed structure with solid block masonry

SUPER STRUCTURE

6" external walls and 4" internal walls with cement bricks

FLOORING & DADO

Granite flooring at lobbies and anti-skid vitrified tiles in common areas.

2X2 vitrified tiles hall, dining kitchen and bedrooms of premium make with 4" skirting. anti-skid ceramic tiles in balcony & utility of premium make.

Glazed ceramic tile dado up to 6' height in all bathrooms, of reputed brand.

20mm granite slabs for staircase.

KITCHEN

Granite platform for kitchen. stainless steel sink with provision for both municipal and bore water connection.

Provision for fixing water-purifier. ceramic tile dado up to 2" height above kitchen granite platform. provision for fixing exhaust fan and chimney

ELECTRICAL

Best quality cables/wiring pvc insulated of premium make. power plug provision for cooking range, chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen. power outlets for geysers in all bathrooms.

Plug points for refrigerator and washing machine point in utility area.

3-phase supply for each flat and individual meter boards. AC point in all bedrooms. all modular switches of reputed make.

TV / TELEPHONE POINTS

One outlet for telephone in the living area. provision for tv point in hall and master bedroom. Provision for cable connection in master bedroom and living room.

POWER BACK-UP

100% dg back-up for common areas. back-up for fans and lights in all rooms inside flats excluding AC's. geysers and sockets.

PLUMBING AND SANITARY

EWC of reputed make. wash basins in dining area, master and children's toilet of reputed make. Single lever fixtures with wall-mixer-cum shower CPVC pipes for plumbing of premium make.

FIRE & SAFETY

Fire hydrant & fire sprinkler system in all the floors. fire alarms & public address system in all floors & parking. Control panels will be kept at main security.

DOOR/WINDOWS

Duly polished teakwood frame with teak wood shutter for main door.

Hardwood frame with equivalent shutter duly painted, including premium quality hardware for internal doors.

UPVC frame with sliding door for french door and all windows of reputed make

PAINTING

Premium emulsion with putty finish for interior walls and ceiling of premium brand.

Premium emulsion with lappam or textured final, for exteriors as per architectural specifications, polish for main door and enamel paint for all other doors.

LANDSCAPES AND HARDSCAPE

Beautifully designed landscapes and hardscapes along the walk track, activity zones, children's play areas etc. exclusive lighting is provided for safe community living

WSP & STP FOR WATER RECYCLING

Sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping purpose.

LIFT

Three high speed automatic 6 passengers lifts with rescue device with V3F for energy. Efficiency with granite / marble / tile cladding

Granite / marble cladding at ground level at lift lobby. vitrified tiles / granite tile cladding at other levels of lift lobby.

SECURITY

Surveillance cameras at the main security & entrance of each block to monitor.

Round the clock security system. panic button and intercom are provided in the lifts connected to the security room.

NOTE:

- 1) Our technical consultant may alter specifications for betterment at any stage of construction and their decision will be final.
- 2) Charges for connection of electrical supply, sewage, water connections, G.S.T, registration, sales tax, service tax, labour cess, any other unspecified taxes levied by government body to be bared by the purchaser. Any locational changes in the a/c outdoor and indoor units and elevational changes will be not be allowed. outside grills for balconies are not allowed. standby generator & car parking charges are extra.



Your dream home awaits

COMPLETED PROJECTS



Vishwa Enclave - Rajahmundry



Ayyappa Residency - Aganampudi



Sai Residency - Lankelapalem



Geethika Towers - Vijayawada

KONDAKARLA (AVA)

Bird Sanctuary

Along the coast of the **Bay of Bengal** is a port and industrial city that is home to an ideal holiday destination, packed with endless activities, places to visit and things to do. Among all the beautiful places to visit in Vizag, one such place is **Kondakarla Ava Bird Sanctuary**.



IN THE MOST PROSPEROUS LOCATION OF THE ATCHUTAPURAM

CONNECTIVITY TO THE CORE

Mount Ararat, besides occupying a special place in your heart, occupies a vantage location that is seamlessly connected with the major destinations of Vizag city. The present and the upcoming infrastructure around Mount Ararat assures of a lifestyle that's convenient to the core.

NTPC Power Plant

APIIC SEZ, Atchutapuram

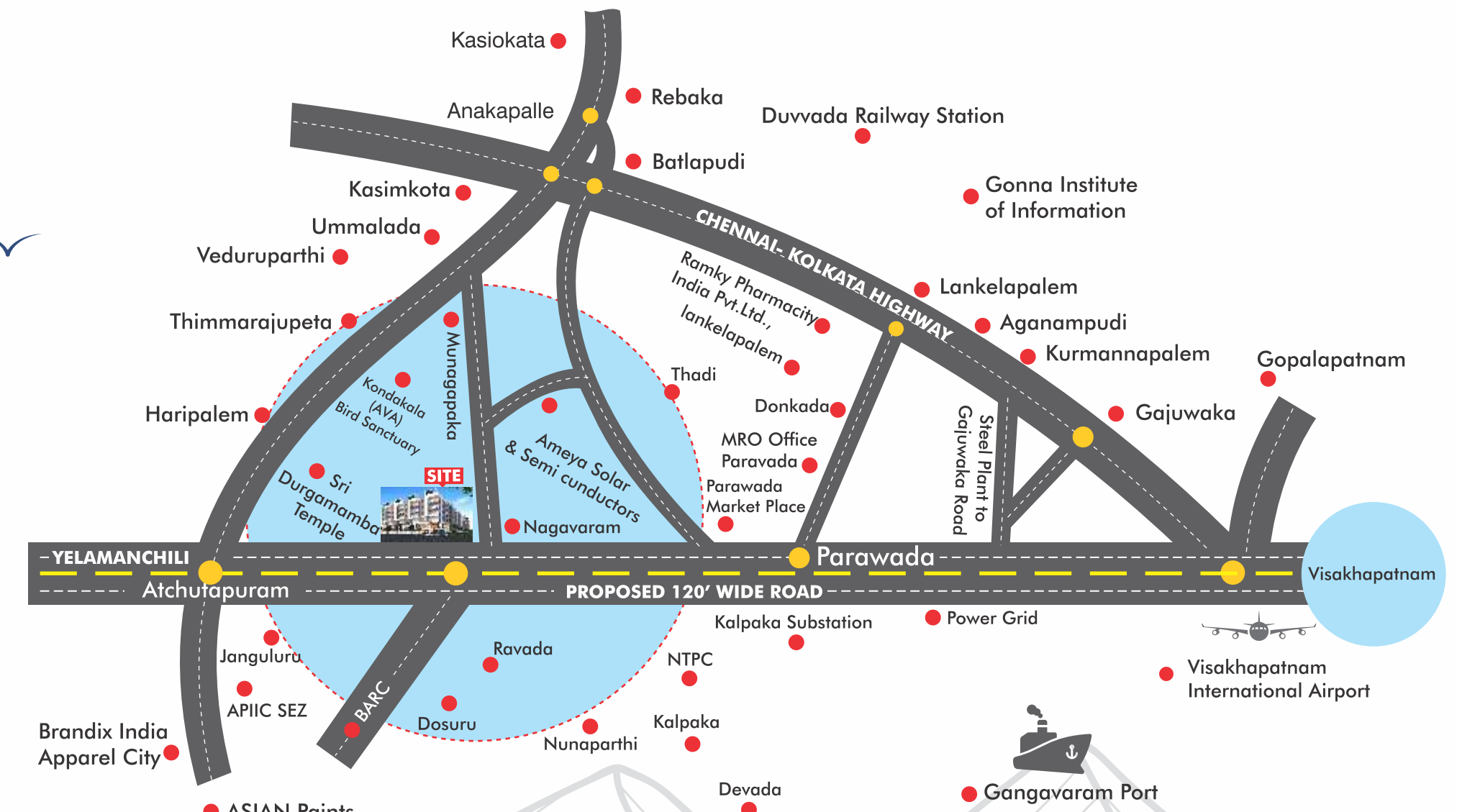
Vizag Metro Rail Project

BRANDIX India Apparel City

Vizag Steel Plant

MOUNT ARARAT ADVANTAGES

- 📍 Proposed 200' Road Coastal Corridor (Vizag to Chennai)
- 📍 Opposite BARC entrance
- 📍 Saint Gobain Design Unit 11 Kms
- 📍 Brandix India Apparel City 10 Kms
- 📍 Asian Paint Plant 11 Kms
- 📍 Pepsi Company & Laurus Labs 11 Kms
- 📍 APIIC SEZ, Atchutapuram 08 Kms
- 📍 Rambilli Naval Base 19 Kms
- 📍 Konda Karla (Ava) Bird Sanctuary 02 kms
- 📍 Atchutapuram Junction 06 Kms
- 📍 Parawada Junction 06 Kms
- 📍 NTPC Power Plant 06 Kms
- 📍 Gajuwaka Junction 20 Kms
- 📍 Vizag Steel Plant 11 Kms
- 📍 Nh -16 Kolkata Chennai 09 Kms
- 📍 Jawaharlal Nehru Pharma City 08 Kms
- 📍 Anakapally Railway Station 09 Kms
- 📍 Duvvada Railway Station 15 Kms
- 📍 Visakhapatnam Airport 28 Kms



your dream home awaits..

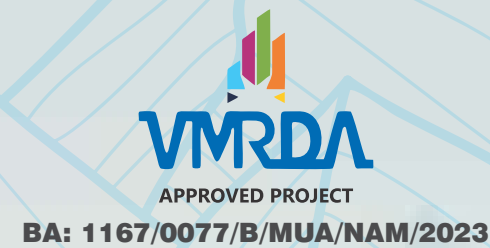
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