



NAVARATNA
ESTATES

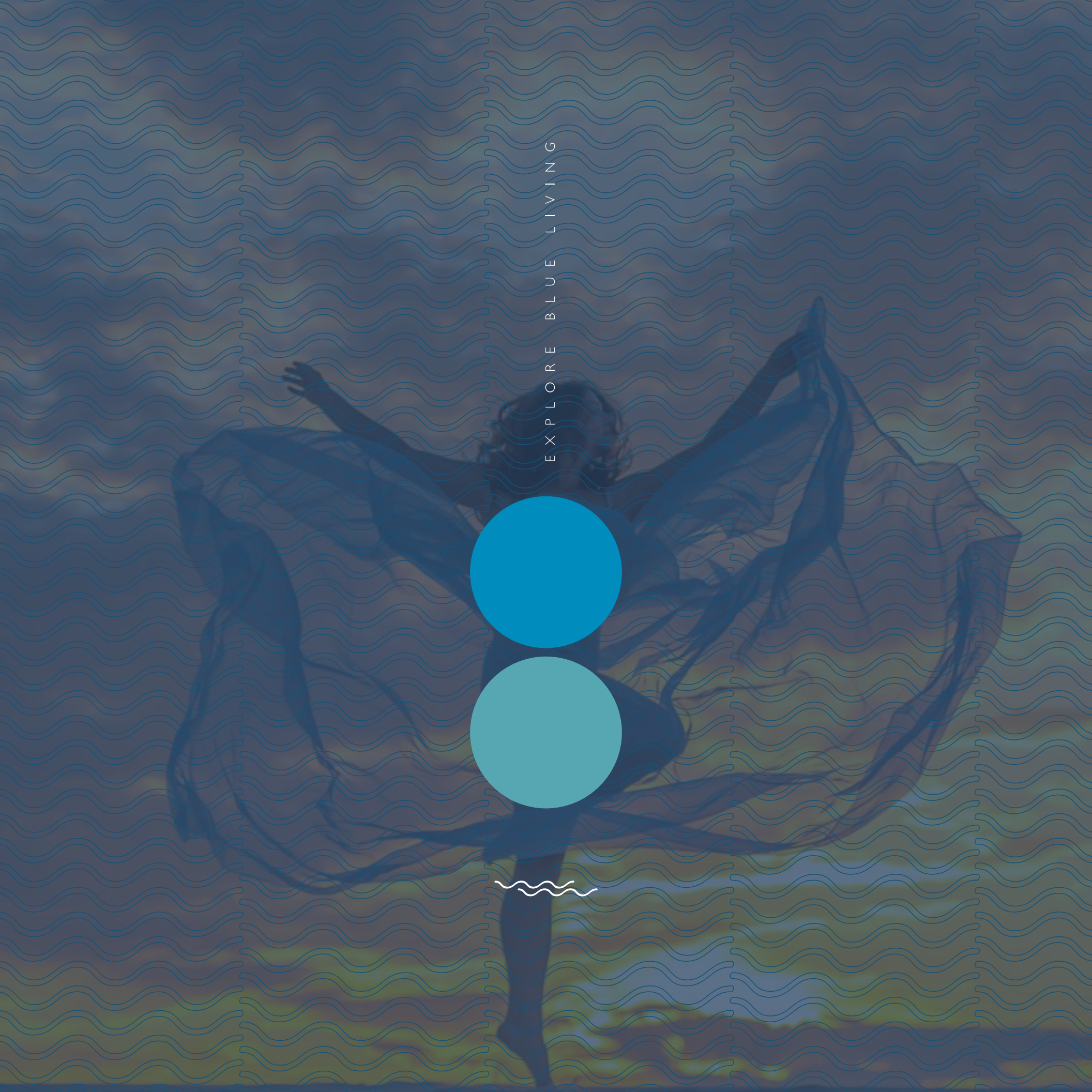
NAVARATNA
**Blue
Bay**

At Chepalupada, Vizag



EXPLORE BLUE LIVING





EXPLORE BLUE LIVING



Vizags
Finest
Boutique
Villa
Homes

Set in a serene environment, these beautifully designed boutique villas offer a perfect harmony of tranquility and breathtaking panoramic vistas of the surrounding.

touch the greens
feel the blues

Blue Bay

Minutes
drive
from
the
heart
of
RKBeach



bliss
of
quietness
and
connectivity



It's the culmination of a coastal home with all the luxuries. Ensclosed in the greener locations of Vizag, each boutique villa is a calming breath of fresh air.



EXPLORE BLUE LIVING



tranquil by the day





beautiful by the night



Space to live. space to grow

4 BHK	42 EAST VILLAS
G+2 VILLAS	30 WEST VILLAS
79 VILLAS	7 NORTH VILLAS

EXPLORE BLUE LIVING

it's time to be
HOME





Blue Bay

It's My Family

Where families come together



EXPLORE BLUE LIVING

Nature at its best ~~~~



Where
outdoors
are always
alive



~~~~~ *Play your favorite game*

Where  
energy  
spills  
into the  
outdoors



Where  
terraces  
are  
gardens  
and  
meeting  
areas



Where  
lavishness  
of indoors  
expresses  
class



Where  
every  
corner  
indoors  
whispers  
luxury

This is  
Where  
you take a  
PAUSE



CLUBHOUSE  
**13000**<sub>SFT</sub>

*life club class*





## CLUBHOUSE AMENITIES AND FACILITIES

Grand Entrance Lobby

Banquet Hall

Creche

Indoor Games

Conference Room

Billiards

Gym

Yoga/ Meditation Space

Swimming Pool with Seating Deck

Guest Suites



MASTER PLAN

#### SALIENT FEATURES

- Affordable Villas
- Special Exterior Paint - Weather-bond with Lamination Technology.
- Moisture-Proof Wooden Doors & Rust-Free Fittings.
- Rainwater Harvesting & Water Recycling Systems.
- Smart Security Systems - AI-powered surveillance & Remote-controlled gate access.
- EV Charging Stations .
- Landscaped Gardens - Palm trees, exotic plants & water features.



MASTER LAYOUT



OVERALL AREA

- APPROACH ROAD
- ENTRANCE PLAZA WITH GRANITE FLOORING
- C.C FLOORING WITH PAVER BLOCK
- COBBLESTONE BANDS
- PORTAL FRAME
- AVENUE PLANTING
- CONNECTED PATHWAY LAWN

CLUBHOUSE

- ENTRANCE PLAZA
- ENTRANCE WATER BODY WITH BUBBLERS

ADRENALINE & AGILITY ZONE

- CHILDREN'S PLAY AREA
- ELDERLY SEATING DECK UNDER PERGOLA
- CHILDREN'S PLAY AREA WITH EPDM FLOORING
- SEATING DECK UNDER PERGOLA
- SEATING DECK
- TRANSFORMER YARD
- MULTIPURPOSE COURT  
(SINGLE TENNIS COURT WITH BASKETBALL RINK)
- AMPHITHEATER SEATING
- STAGE
- SCULPTURES
- FEATURE WALL

# 217

SQ. YDS

## EAST FACING

### TYPE -1

TOTAL SALEABLE AREA

# 3720

sft

|                   |   |                       |
|-------------------|---|-----------------------|
| PLOT SIZE         | - | 40'-0" X 49'-0"       |
| PLOT AREA         | - | 181 SQ.M / 217 Sq.YDS |
| GROUND FLOOR AREA | - | 1104 Sft              |
| FIRST FLOOR AREA  | - | 1308 Sft              |
| SECOND FLOOR AREA | - | 1308 Sft              |



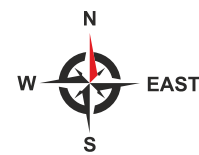
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# 182

SQ. YDS

**EAST FACING**

**TYPE -2**

TOTAL SALEABLE AREA

## 3112

sft

PLOT SIZE - 41'-0" X 40'-0"

PLOT AREA - 152 SQ.M / 182 SQ.YDS

GROUND FLOOR AREA - 922 Sft

FIRST FLOOR AREA - 1095 Sft

SECOND FLOOR AREA - 1095 Sft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# 217

SQ. YDS

## WEST FACING

TOTAL SALEABLE AREA

# 3720 sft

|                   |   |                       |
|-------------------|---|-----------------------|
| PLOT SIZE         | - | 40'-0" X 49'-0"       |
| PLOT AREA         | - | 181 SQ.M / 217 SQ.YDS |
| GROUND FLOOR AREA | - | 1104 Sft              |
| FIRST FLOOR AREA  | - | 1308 Sft              |
| SECOND FLOOR AREA | - | 1308 Sft              |



# 178

SQ. YDS

## NORTH FACING

### TYPE -1

TOTAL SALEABLE AREA

# 3036

sft

|                   |   |                       |
|-------------------|---|-----------------------|
| PLOT SIZE         | - | 40'-0" X 40'-0"       |
| PLOT AREA         | - | 148 SQ.M / 178 SQ.YDS |
| GROUND FLOOR AREA | - | 908Sft                |
| FIRST FLOOR AREA  | - | 1064 Sft              |
| SECOND FLOOR AREA | - | 1064 Sft              |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

# 155

SQ. YDS

## EAST FACING

### TYPE -2

TOTAL SALEABLE AREA

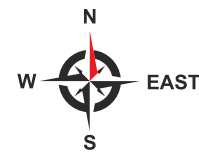
# 2569

sft

|                   |   |                       |
|-------------------|---|-----------------------|
| PLOT SIZE         | - | 40'-0" X 35'-0"       |
| PLOT AREA         | - | 125 SQ.M / 155 SQ.YDS |
| GROUND FLOOR AREA | - | 779 Sft               |
| FIRST FLOOR AREA  | - | 895 Sft               |
| SECOND FLOOR AREA | - | 895 Sft               |



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



### STRUCTURE

RCC Framed structure designed for withstanding wind and seismic zone-II resistance as per BIS.

### SUPER STRUCTURE

6" BRICKS external walls and 4" BRICKS internal walls with cement mortar double coat plastering outer wall and single coat plastering inside walls.

### DOORS

- Main door of 8' height with best quality Teakwood frame with melamine polish and designer Teak wood shutter with designer hardware.
- Other internal doors of 8' height with granite frames and flush doors
- Balcony French door with best quality UPVC frame and glass shutters of standard Brand.
- Anti-termite treatment in entire site area.

### WINDOWS

UPVC sliding windows of reputed make with clear glass and provision for mosquito mesh and powder coated MS safety grills.

### PAINTING

External –Matt texture/Fine texture/Cladding (as per elevation) with weather proof exterior emulsion paint of ASIAN or equivalent make.

Internal-Smooth finish with double coat putty shall be painted with best quality Emulsion paint over a coat of primer of Asian Paints OR equivalent.

### FLOORING

- Drawing, Living, Family lounge, Dining and master bedroom Vitrified Tiles of 1800mm x 1200mm of standard quality.
- All bedrooms and drawing rooms Vitrified and Tiles of 600mm x 1200mm of standard quality.
- Staircase and all corridor granite and in all other rooms except Master Bed Room 600/1200 vitrified tiles of standard quality.
- Granite / Anti-skid tiles in Portico, Staircase / Utility, Toilets and Parking Area.

### TILES CLADDING

Toilets: Ceramic tiles of good quality up to slab height.  
Utility & Wash: Glazed ceramic tiles dado up to slab height.

### TOILETS

- All toilets will be provided with Wall Mounted E.W.C and wash basin of Jaguar make or equivalent
- Hot & Cold diverter with shower and other CP fittings of Jaguar make or equivalent.
- Provision for geysers in all toilets.

### KITCHEN

- Granite Platform with quartz /stainless steel sink with board with provision for MODULAR kitchen with all electric and plumbing points.
- Glazed ceramic tile dado upto 4' height above Kitchen platform.
- Power points for chimney, refrigerator, microwave oven and mixer/grinder.

### UTILITY

Provision for the washing machine and wet area for washing utensils and stainless sink in utility.

### ELECTRICAL

Concealed copper wiring with PVC insulated of reputed make like Finolex/Havells or equivalent.

- Modular switches of reputed make like Legrand or equivalent.
- Power outlets for air-conditioners in all bedrooms and Halls.
- Power outlets for internet, telephone and cable TV in living, Master bedroom along with other necessary points in all other rooms.
- Miniature Circuit breaker (MCB) for each room provided at main distribution box within the villa.
- Required power for each villa.
- Provision for one EV charging point in car parking area.

### TELECOM ,INTERNET & CABLE TV

- Intercom facility for all Villas connecting security and clubhouse.
- Fibre optic cable at single point in ground floor will be provided for TV ,Internet & Telephone.

### GENERATOR

- Standby power for Clubhouse, all common areas and motors.
- Standby power supply to all villas with 3KW.

### LIFT

Provision for Hydraulic/Vacuum or mechanical lift Required civil work as per drawing ( lift equipment at extra cost).

### SECURITY

- Solar fencing on four sides of the total Gated Community.
- Round the clock security with CCTV surveillance.

### RAIN WATER HARVESTING PITS

Rain water collected through harvesting pits and connected to the storm water sump and the bore well pits for re-charging.

### STP

Sewerage treatment plant of adequate capacity as per norms will be provided inside the project. Treated water will be used for landscaping.

### WATER SUPPLY

- Water softener for removing hardness in bore well water.
- Hydro pneumatic system for water supply.
- Separate water lines for raw water and fresh water .

### INTERNAL COMMUNITY DEVELOPMENT

- Grand entrance with avenue plantation.
- Avenue plantation with landscape design in common areas .
- Roads with VDF/pavers/cement/grass pavers as per landscape design.
- Walking/Jogging track, Children's play area with sand pit.



With easy access to the upcoming Bhogapuram Airport and GITAM Medical College, this location offers seamless connectivity. Enjoy Visakhapatnam's top beach destinations like Rushikonda Beach, Bheemili Beach, and the scenic Kailasagiri Hilltop Park, blending convenience with coastal charm.

CONNECTIVITY:

INS KALINGA 0.5 KM

BHEEMLI 8.0 KM

BOYAPALEM JUNCTION (NH-5) 5 KM

CRICKET STADIUM 12 KM

GITAM UNIVERSITY 10 KM

RK BEACH 20 KM



SCAN FOR LOCATION

Project Approved By all major Financial Institutions

**CREDAI**  
MEMBER

**APREDA**  
Andhra Pradesh Real Estate  
Developer's Association

RERA NO.:



**NAVARATNA**  
ESTATES

OFFICE ADDRESS:

3<sup>rd</sup> Floor, 10-1-29,  
CVSV Raghu Chambers,  
Sampat Vinayak Temple Road,  
Visakhapatnam - 530 003

SITE ADDRESS:

Near Navaratna Blue Marino,  
Chepalupada,  
Near INS Kalinga, Beach Road,  
Visakhapatnam - 531163