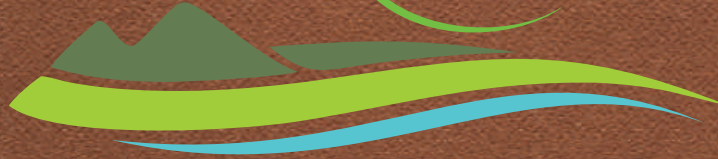




AN ABODE BASKED IN NATURE

SAI PRITHVI



YELAGIRI HILLS

*The Grandeur Villas*

*Sri*  
VISTHARA

Yelagiri is a hill station in Vellore district of Tamil Nadu, India, situated off Chennai - Bangalore Road. Located at an altitude of 1,410 metres above sea level and spread across 30 km, the Yelagiri village is surrounded by orchards, rose-gardens and green valleys.

The road to Yelagiri is well constructed and punctuated with the milestones and signboards. Petrol pumps are sufficient, making travel convenient and easy. Yelagiri is one of the famous places for trekkers in India. Yelagiri comprises 14 hamlets and a number of temples spread over several hills. The highest point in Yelgiri is the Swamimalai Hill, standing tall at 4,338 ft., is a popular destination for trekkers. The view from the summit is spectacular. The hill provides a good number of trekking trails through thick reserve forests.

The nearest airport to Yelagiri is Bangalore - 2 hours drive by road, one have to get down at Jolarpettai Junction, the nearest railhead to Yelagiri. From Jolarpettai Junction, cab or bus can reach Yelagiri.

# Yelagiri

at a glance





# SAI PRITHVI



If you long to relish the taste of nature garnished with serene set-up and tranquil atmosphere, look no further than **SAI PRITHVI**, an architect designed luxurious weekend villas nestled amid the picturesque and pristine panoramic hills.

It's no more millionaire's concept to own a villa for weekend getaway, since we have made it so light on your pocket to own one immediately. Each villa is tucked with landscaped garden, by well paved pathways and natural flora with water bodies.

**SAI PRITHVI** - a possession of pride... awaits you !

Chennai - 228 Kms on NH 46, duration - 3½ hrs.



# A perfect getaway

The project consist of 11 independent villas with ownership land, each villa is surrounded by landscaped greenery for privacy and serenity. Villas comes with 2 and 3 bedroom dwelling with spacious, well lit and ventilated rooms, Luxurious living area leads to dining with a kitchenette and sit-out for partying.

Separate block for Administration office, Club house with power backup, around the clock security and marked car parking with drivers rest room.

Moreover the lavish spread of surroundings all summon up to cradle you in the lap of nature.





SAI PRITHVI - an ideal dream home for those who expect more...



Bangalore - 157 Kms on NH 7, duration - 2½ hrs.



villas  
in the lap of nature

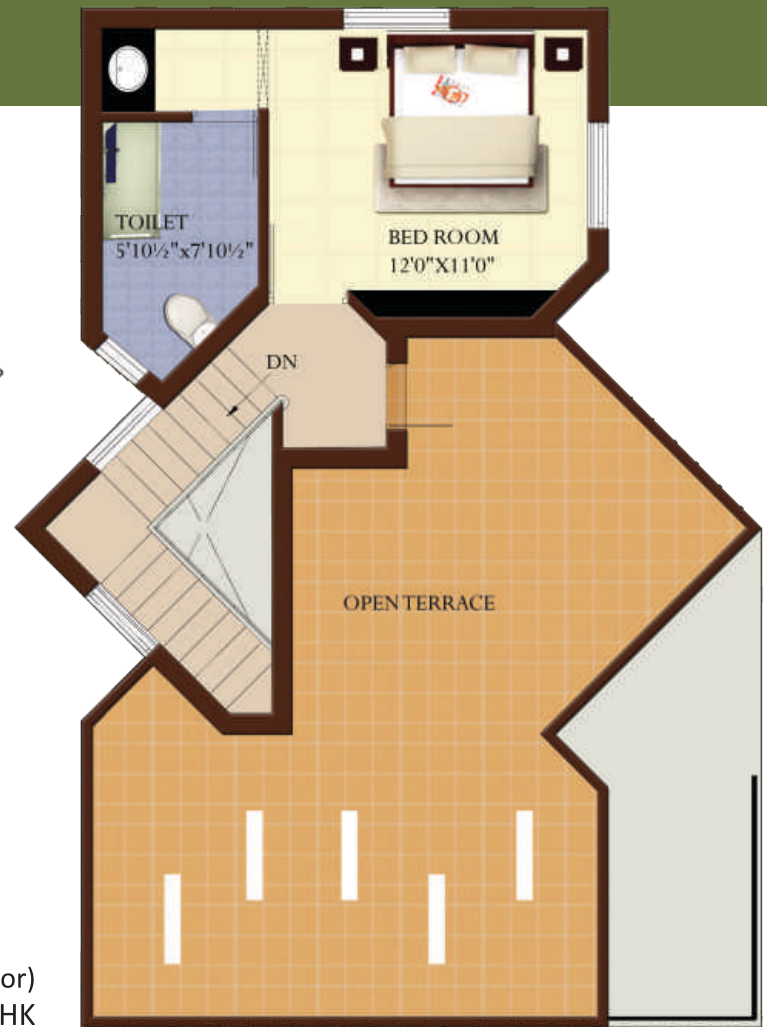
SAI PRITHVI sprawls generously across little less than an acre on the Yelagiri hill slope, a heart throbbing colours of nature from green surroundings to the intense and inspiring blue spread of sky, a place where you can be yourself.

# interiors

at its best



Ground Floor



First Floor

Area Details (1st & 2nd Floor)  
1467 Sq.ft. 2BHK

**SAI PRITHVI** Each villa is well surrounded by good landscaping which opens to a peaceful ambience. Premium range of modern lifestyle amenities and meticulously designed floor spaces and top-of-the-line fixtures and finishes, allows one to experience the ultimate in luxurious living basked in nature.



Vellore - 93 kms on NH 46 Duration - 1 ½ hr.



host of lifestyle  
amenities



Landscaped garden



Club House



Cascades



## Special feature :

- ▶ Spectacular landscaped area with innovative bonfire space, seats for elders, water cascade & pond
- ▶ Stabilised power for individual villas
- ▶ Power back-up for common facilities
- ▶ Club house with Indoor games, Music corner, and Video games.
- ▶ Around the clock security.
- ▶ Common kitchen for emergencies
- ▶ Laundromat
- ▶ Bath tubs in Master bedroom
- ▶ Rest rooms for drivers
- ▶ Internal furnishings (Customized)

Video Games



Bath Tub



Laundromat



Table Tennis



Music Corner



Security



Indoor Games

Jollarpet Junction - 20 kms on NH 46, Duration - 40 min.

# activities

around the neighbourhood

Para gliding



Trekking



Bungy jump



Rock Climbing



Cycling



Bon Fire



Swing

**Punganur Lake:** This lake covers an area of 57 sq meters. The Yelagiri Hills Development and Tourism Promotion Society runs the boat club, with pedaling and rowing boats. There is a newly laid flori cultural garden with a pathway along the bund which gives a panoramic view of the lake on one side and the garden on the other.



### Telescope Observatory:

A telescope observatory is one of the captivating feature on the hill. Uphill: Just 4km can be fun when in groups, you can see the clouds touching the lush green hills in early morning, an amazing sight.



**Jalagambarai Waterfalls:** A short distance away, on the other side of the hill, is Jalagambarai falls, situated at a distance of 14 km from Tirupattur. The murmuring Attaru Rivers flows through the Yelagiri Hills, and plummets down to form a highly captivating waterfall. It's an hour, 40 km from Yelagiri downhill.



### Swami Malai Hills:

Swami Malai hills are the hills in the shape of cake with a strong base at the bottom and high peak. Trekking is an attraction at Swami Malai (3 km to and 3 km fro). This trek leads one to a small peak from where the entire valley is visible.



### Musical Fountain:

A type of animated fountain for entertainment purposes that creates an aesthetic design and sometimes a three-dimensional image. This is done by using the effects of timed sound waves and timed light or laser against water particles. The water refracts and reflects the light, and in doing so, a three-dimensional image can be created.



Sai Prithvi

## Specification :

- Flooring** ▶ Vitrified floor tiles. Anti skid tiles for terrace and bathrooms.
- Toilets** ▶ Ceramic tile dado up to 7ft ht with highlighter concept. White sanitary ware of Parryware / Hindware.  
▶ Concealed plumbing with C.P fittings from Parryware.  
▶ Single lever hot and cold wall mixer with rain shower in toilets.  
▶ Bath tub in Master bedroom's toilet.
- Kitchen** ▶ Kitchen platform with granite top, S.S single bowl sink with drain.  
▶ 2' glazed / ceramic tile dado above platform.
- Doors & Windows** ▶ Main doors with frame and other frames with hard door.  
▶ Toilet doors with single panel PVC door UPVC / Aluminum window with toughened glass.  
▶ Powder coated / anodized aluminum sliding doors at dining.
- Electrical** ▶ Concealed inverter friendly copper wiring. TV points in living and Master bedroom.  
▶ A/C points in Master bedroom. Telephone in living and all bedrooms.  
▶ Exhaust fan provision in kitchen & toilets. Geyser provision in all toilets.  
▶ Earth leakage circuit breaker (ELCB). Stabilized power back-up. Modular Switches.
- Paintings** ▶ Internal wall finished with smooth line finish. Internal wall painted with Acrylic emulsion.  
▶ External wall painted with water proof emulsion. Main door-Polish.
- Security** ▶ Common compound wall with round the clock security.  
▶ Intercom / CC TV at the gate & common block.

## Mode of payment

At the time of booking	20%
Completion of foundation	20%
Completion of Stilt Roof	15%
Completion of first floor roof	15%
Completion of Second Roof	10%
Completion of brick work and plastering	10%
Tiling work	7%
Handing over	3%
<b>Total</b>	<b>100%</b>

## Completed Projects

Sumukha @ Venkateshwara  
Nagar Extn., Ambattur



Vageesa @ Chidambaram



Sukeertha @ Ambattur



Shanmukha @ Maruthi Nagar,  
Ambattur



Samrudha @ Ambattur



Palaniappa @ Anna Nagar



## Other On-going Projects

Harita @ Tambaram



Skandha @ Ambattur



Sai Niketan @ Chithalapakkam



## Proposed Projects

- ▶ Villas @ Coimbatore
- ▶ Apartments @ Perumbakkam
  - ▶ Duplex @ Perumbakkam
- ▶ Duplex @ ARB Nagar Chidambaram
- ▶ Apartments @ pallavarm

## The Company

The humble beginning over the year has been translated into substantial growth through foresightedness & expertise in the field.

The promoters have more than two decades of experience in construction of prestigious landmark residential apartment, office space & retail projects.

With strong foundations of value and maintaining the highest standards of quality has always been the foremost priority that has enabled Sri Visthara to earn an enviable reputation in a brief period of time.

Backed by professional team with a strong heritage of trust, has made them to deliver properties that spells quality, style and comfort with affordable price tags.

Today their projects have spread over Chennai, Coimbatore, Chidambaram, Yelagiri and many more in pipe line.

## Why Visthara

- Construction as per sanctioned plan and ensure best resale value
- Earthquake resistant structural design
- Adhering to national building code ensure safety with comfort
- Built as per Vastu
- Better quality ensures trouble free usage of your most valuable asset
- Apt place to invest
- Peaceful residential location in nature's lap
- Better ventilation and lighting, ensures better health, lower power consumption.
- Better planning ensures minimum people circulation space and more space for utility and furniture.
- Product from technocrats having more than 2 decades of experience
- Customer friendly - design that caters to your requirement

---

## SRI VISTHARA INFRASTRUCTURES PVT. LTD.

### Head Office:

New No:11B, Old No:6, 1st Floor (Behind Hansel & Gretel Kids Play Complex),  
Jagadambal Street, T. Nagar, Chennai-600 017. Tel: 044 2815 0224.  
e.mail: [info@srivisthara.com](mailto:info@srivisthara.com) / [www.srivisthara.com](http://www.srivisthara.com)

For more details call: **91767 94455 / 91767 14455**

