



Welcome Peace... Welcome Progress!

Hoja
Luxury Villas

@ Chinnamusidivada, Visakhapatnam. AP.

OVERVIEW

At High Yield Estates, we are passionate about delivering quality projects that matches the future expectations of our prospect customers. In a short period of 10 years, the company has achieved a remarkable position in the real estate sector. Our chief focus always lies over crafting prominent structures that reflect comfort, durability, security, luxury and style, combined with innovative and state of the art technology. Being one of the leading housing companies, High Yield possesses in-depth knowledge of the two prime real estate sectors i.e. residential and commercial. We always thrive for relentless pursuit of excellence, inspirational leadership in order to serve our clients in the best possible manner. The Group enjoys distinction of being the first builder in Visakhapatnam to have successfully delivered over 2lakh sft homes to our proud customers across various projects.

We will always -

offer our customers a chance to upgrade from rented accommodation to Home Ownership.

We will always -

keep our customer at the centre of our growth and future plans.

We will always focus on High

Quality and Timely Deliverance.

We will always offer -

Great Value for Money Projects.

We will always offer Grand Lifestyle on Pocket Friendly Prices.

OUR COMMITMENT

Our commitment to our customers starts much before the beginning of this relationship. Before we reach out to our customers we ensure that we give out our best in terms of quality, promises made on facilities, amenities and timely delivery. And we go all out to ensure that all this matches up with the best and is at par with finest global standards. We give our 100% before we seek our customers to put their trust in us.

BUILDING SUSTAINABLE ECO SYSTEMS

We have always believed in not only developing just the real estate but complete sustainable ecosystems. We develop all our projects to be ecologically sound and environment friendly with infrastructural provisions to micro manage adequate power, water, safety and green spaces.

We strive to provide our customers with spaces to fall in love with.

Hoja

Luxury Villas

A PROJECT OF 1.85 ACRES NATURE RICH VILLAS
at Chinnamusidivada, Visakhapatnam. AP.



Living free is our nature!

Life
is a beautiful
Myriad
of
Harmony

Nature designed us to live free in connect with the elements. it gave us sun to wake up to, and we at High Yield Estates look at it as nature's wonder which beholds an abundance of peace and tranquility. Similarly, life is also a cascade of happiness, good health, joy and prosperity.

It is life to be able to experience such proximity to nature. We want you to expand your wings and feel free here. Away from the shackles of concrete, the Hoja Luxury Villas provide a luxurious way of life.

Welcome Peace...Welcome Progress!

Nature is infinite.

It is the almighty's
ultimate creation
that supports our existence.

nature is after all
a cascade of
miracles.



Be leaf
IN
YOUR
SELF

ADD A NEW, WONDERFUL SPACE TO YOUR LIFE...

High Yield Estates 'Hoja' a never before cluster of over 34 picturesque villas, is coming up on a land carved out as a leaf to meet the unique needs of a discerning nature lover like you. Located at Chinnamusidivada, Visakhapatnam. AP., Adj. to Visakhapatnam - Araku Road.

Proximity to major schools, colleges, hospitals, there by ensuring your daily life to be more convenient and hassle free. Within immediate reach of major transport facilities, 2 km to Pendurti Railway Station, Shopping malls and easily accessible everywhere in Visakhapatnam.

You can choose the home that suits you best. Duplex Villa range two sizes 1,450 Sq.yd & 1,620 Sq.yd

ADDING VALUE TO LIFE...

High Yield Estates, as an industry - leading residential construction company, has more than a decade of experience in this field. High Yield Estates is known for delivering projects on schedule and providing a great customer experience. We take pride of ourselves as a strong committed team of professionals that supervises and attends to every detail, to make our clients sit back and be assured looking at their dream house taking shape in finest quality and exceptional elegance. The result is a fresh and market competitive retail asset. High Yield Estates boasts of a strong customer base in multiple projects across North Andhra Pradesh.



An
Unlimited
surge
of
Goodness.

A Boutique Style Living Villas at The Capital City - Vizag

'Hoja' -The Villa Village is like the thread that has brought many individuals closer woven like a garland. It is indeed a classic example of how a team of like-minded individuals from diverse professional backgrounds can come together and build magic. Each one of them bring to the table their enthusiasm, ideals and their dreams with a common thread called commitment, determination, dedication and discipline to make 'Hoja' a dream home for some like minded families.

Hoja

Luxury Villas

@ Chinnamusidivada, Visakhapatnam. AP.



This is the profusion of Exquisiteness

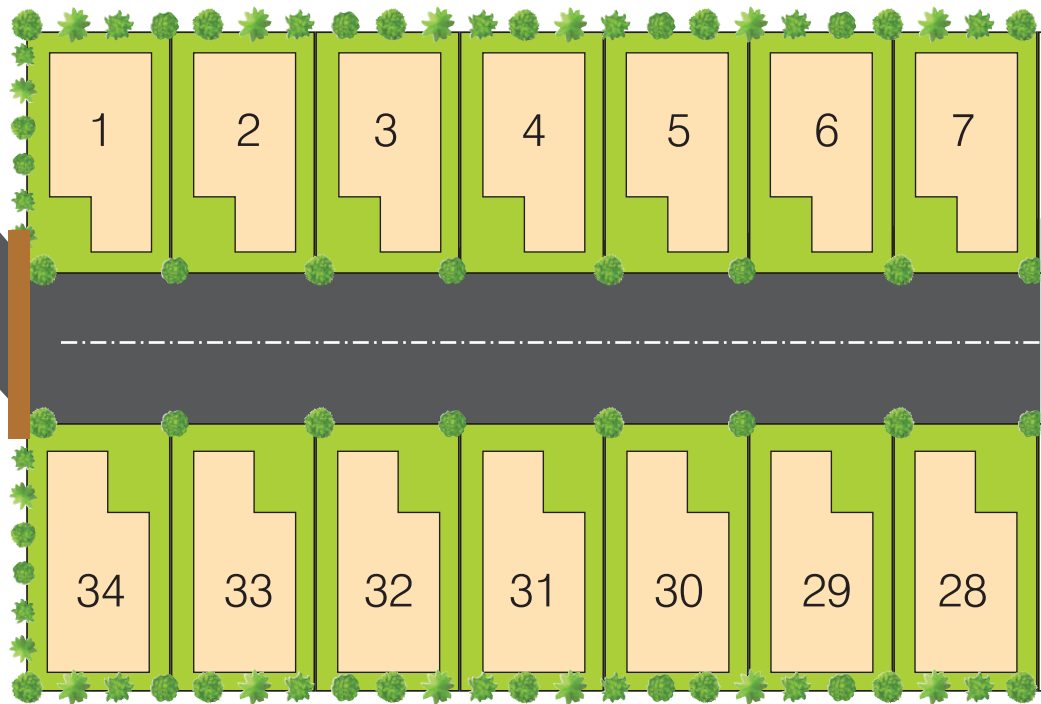
When it comes to construction,
the only thing that matters is
precision in engineering.
The planning, layout and evaluation of
Casacdes will enable fresh air to
flow freely through homes and
the nourishing sunshine will
ambrace every rich of your living space.
A home over here will truly
be blessed by nature.



EXISTING 40 FEET WIDE ROAD

GVMC
APPROVED

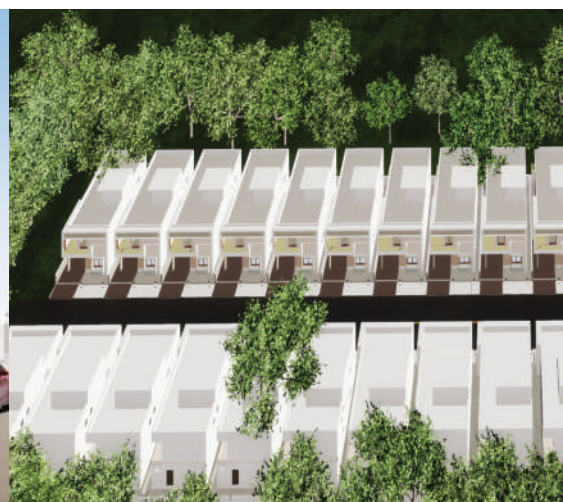
SOUTH FACING : 30' X 50'



NORTH FACING : 30' X 53'

Project Highlights:

- Well Design Entrance Arch
- Vastu Compliance
- All Around Compound
- Fencing 30 ft Roads
- Avenue Plantation
- LED Street Lights
- Landscaped Surroundings
- Underground Cabling
- Underground Drainage
- 24-hrs Water Supply
- 24-hrs Security



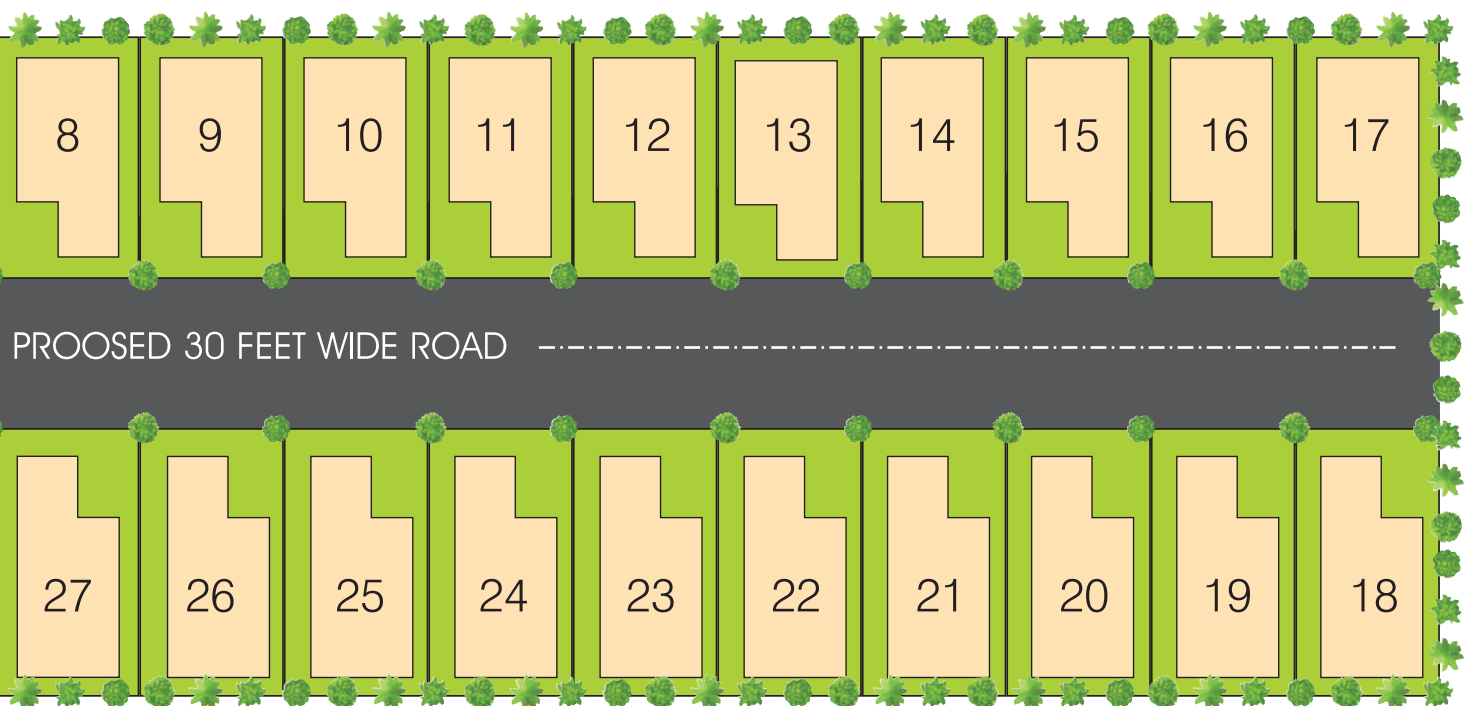
GATED COMMUNITY WITH LUXURY VILLAS
@ THE CAPITAL CITY VISAKHAPATNAM

Hoja
Luxury Villas

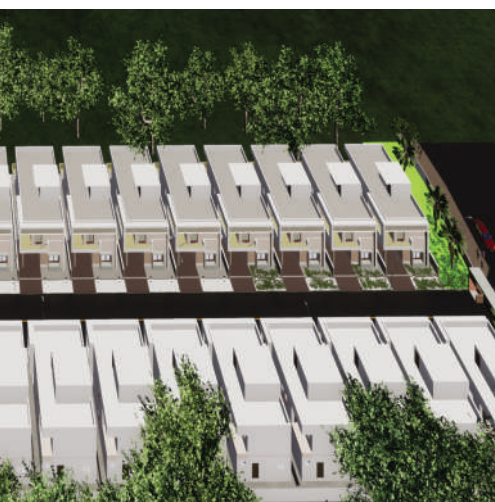
@ Chinnamusidivada, Visakhapatnam, AP.

A PROJECT OF 1.85 ACRES NATURE RICH VILLAS

DWELL IN THE RARITY OF AN URBAN UTOPIA



Homes that signify **perfection** in *Planning*



Luxurious spaces

that enhance
the opulence

and consistently create

an aera of
sophistication





NORTH | 30' x 53'

2000 Sft

Ground Floor

Car Porch	: 13'9" x 20'0"
Puja	: 5'3" x 4'0"
Drawing	: 12'3" x 13'0"
Dining	: 14'0" x 16'0"
Kitchen	: 10'0" x 11'0"
M. Bed Room	: 12'6" x 11'0"

First Floor

Balacony-1	: 10'0" Wide
Living	: 15'0" x 11'0"
Study	: 10'0" x 11'0"
Balacony-2	: 5'9" Wide
M. Bed Room	: 12'6" x 11'0"
CH. Bed Room	: 12'0" x 13'0"



North Facing - **Ground Floor Plan**



North Facing - **First Floor Plan**

SOUTH | 30' x 50'

2000 Sft

Ground Floor

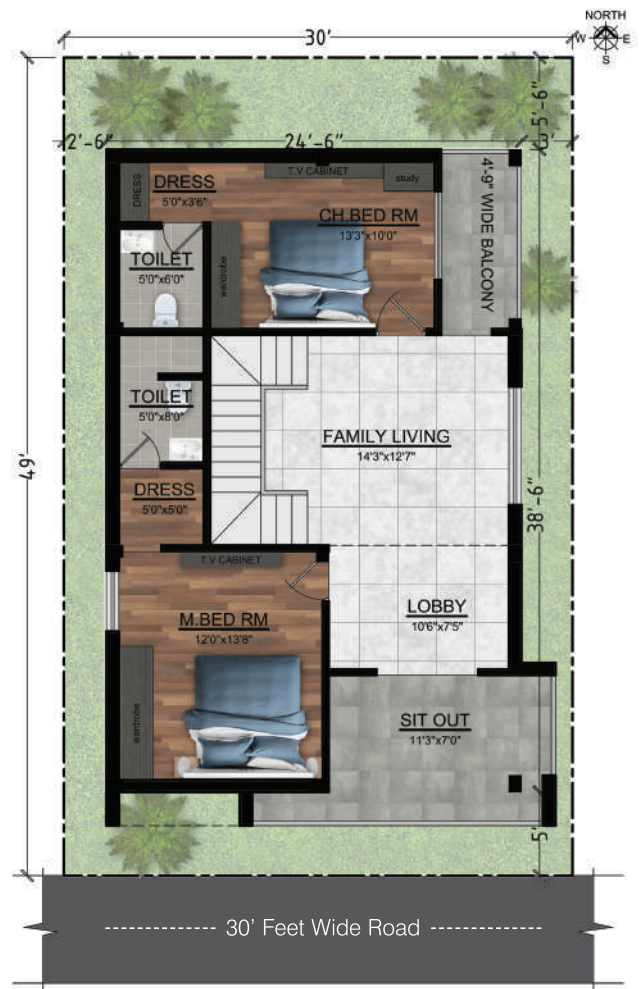
Car Porch	: 14'3" x 12'0"
Lobby	: 10'6" x 7'0"
Living	: 17'6" x 12'7"
Dining	: 10'6" x 10'0"
M. Bed Room	: 12'6" x 11'0"

First Floor

Sit Out	: 11'3" x 7'0"
Lobby	: 10'6" x 7'5"
Living	: 14'3" x 12'7"
Study	: 10'0" x 11'0"
Balcony	: 5'9" Wide
M. Bed Room	: 13'3" x 10'0"
CH. Bed Room	: 12'0" x 13'8"



South Facing - **Ground Floor Plan**



South Facing - **First Floor Plan**

: SPECIFICATIONS :

FOUNDATION & STRUCTURE	: RCC framed structure in M20 grade concrete to withstand zone-It seismic loads
SUPER STRUCTURE	: Solid bricks in cement mortar. 6" thick for external walls & 4" thick for internal walls
PLASTERING	: <u>Internal</u> : 18 mm thick double coat cement plaster with smooth finishing <u>Ceiling</u> : 12 mm thick single coat cement plastering <u>External</u> : 20 mm thick double coat sand faced. water proof cement plastering
JOINERY WORKS	: <u>Maindoor</u> : Teak wood door frame & aesthetically designed Teak shutters finished with melamine matt polish. fixed with door eye view and designer hardware of reputed make <u>Internal Doors</u> : Wood frame & moulded designer flush shutter with standard hardware fittings of reputed make <u>Toilet Doors</u> : Wood frame and hard-core filled waterproof flush shutter with standard hardware fittings of reputed make <u>Windows</u> : UPVC windows with sliding and fixed shutters with single glazed float glass and standard hardware with MS safety grill
ELECTRICAL WORKS	: Concealed copper wiring in conduits for lights. fans and power plug points with metal boxes & modular switches and all electrical fittings of standard make Power outlets for air conditioners in all bedrooms Power outlets for geysers in bathrooms & washing machine in utility Power plugs for cooking range. ref rigerator. microwave oven and mixer/grinder in kitchen Each Distribution Board (DB) shall have Miniature Circuit Breakers (MCB). Provision of wiring for Inverter
COMMUNICATION SYSTEM	: Provision for cable TV & telephone connections in Living/Drawing room and Master bed room Provision for DWI (Direct-to-home) service to Living room Provision for Internet connection to each villa
PLUMBING & SANITARY WORKS	: Concealed CPVC pipes for water lines. PVC pipes for drainage/sewerage lines and all chrome plated CP fittings of standard make Floor mounted EWC with health faucet and Rush tank of stan dard make in all toilets Hot & cold wall mixer with shower in toilets White color washbasin in all the toilets Provision for geysers in bathrooms
PAINTING	: <u>Internal</u> : Smooth finish with luppum over a coat of primer and top finish with two coats of plastic emulsion paint with roller finish for alt the internal walls and ceiling <u>External</u> : Combination of texture, cladding and putty finish with anti-fungal waterproof exterior emulsion paint over one coat of primer <u>Doors</u> : Enamel paint to all the doorframes and shutters
FLOORING	: <u>Living / Dining</u> : Vitrified porcelain tiles (24"x24") of standard quality <u>Bedrooms & Kitchen</u> : Vitrified tiles (24-x24-) of standard quality Toilets: Acid-resistant and anti-skid ceramic tiles of standard quality <u>Utility/wash & Balconies</u> : Anti-skid. matt finished ceramic tiles of standard quality with provision for washing machine
TILES CLADDING & DADO WORK	: <u>Kitchen</u> : Designer glazed ceramic tiles dado up to T height above the kitchen platform <u>Toilets</u> : Designer glazed ceramic tiles dado up to door height <u>Utility/wash</u> : Glazed ceramic tiles dado up to 4--0- height
KITCHEN	: Cooking platform with highly polished granite stone top with half round moulding Stainless steel sink with drain board & provision for soft water connection Provision for exhaust fan Provision for Aqua guard/Reverse Osmosis (R.O) connection Provision for upgrading to designer modular kitchen at extra cost WATER SUPPLY: GVMC Water.
SECURITY	: Solar fencing.

NOTE: Registration of plot of land/villa. VAT and Service Tax are applicable as per Government norms. Amenities charges shall be calrn.



Enjoy the mosaic of shades & sunshine.

Hoja Villas is planned with not just functional, but the most thoughtful amenities for you to step up to a leisurely and comfortable lifestyle.

change of seasons that brings joy to your soul.



Location Advantages:

- Very close to proposed 6 lanes National Highway 2 Kms • Simhachalam 10 Kms • Arilova Health City 15 kms
- Airport 18 Kms • Railway Station 24 Kms • Very close to Engg. colleges located with 4 kms
- Very close to IIA Close to Gambhiram IT SEZ 20 kms



Call: +91 73964 32320

Flat: 102, Vinaygar House, D.No: 9-18-3, Sampath Vinaayaka Temple Road, Beside Croma, CBM Compound, VISAKHAPATNAM-530002. Andhra Pradesh.

Disclaimer: All information and contents as contained herein, including but not limited to all designs, layouts, specifications, plans, services, facilities and infrastructure are illustrative and subject to change, without notice, as per prevailing government norms. the fixtures and furnishing shown are representative and do not form part of the apartment. This brochure is purely conceptual and not a legal offering.