

A project by



Approved by



L.P.No. : 105/2025/1168/VTCHRKR/DPMS



# AADIPIYA

## ESTATES

PARADISE UNLOCKED

VILLA PLOTS @  
CHINTAPALLIPADU, GUNTUR, AP

A **CHOICE** FOR  
THOSE WHO NEVER  
**COMPROMISE.**



# AADHYA ESTATES

PARADISE UNLOCKED

## PROJECT HIGHLIGHTS



 81 Plots	 100 % Vasthu	 Overhead Water Tank	 Underground Drainage Lines	 CC Roads
 Avenue Plantation	 40 ft & 30 ft Wide Roads	 Compound Wall	 24-hours Security	 Clear Title
 Parks with Landscape Gardens	 Rainwater Harvesting Pits	 Gated Community	 CCTV Camera Surveillance	 6.38 acres



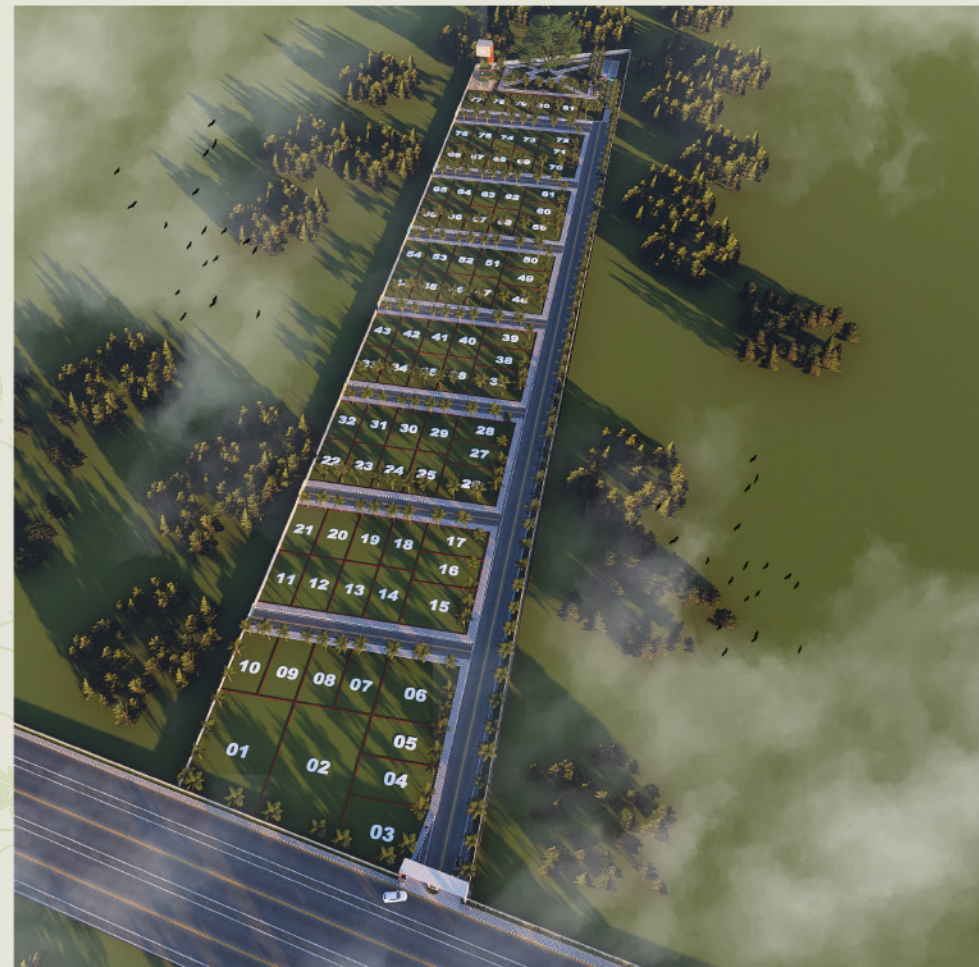
### MAKE A HOME OR REAP RETURNS.

If you've been looking for a tract of land to invest your hard-earned money in; if you've been looking for a piece of property to gift your beloved; if you've been looking to build a home of your dreams in the future; if you've been looking for a plot in a location that's slated to be the next emerging growth destination – we are delighted to present you Aadhya Estates, open plots located at Chintapallipadu, near Guntur.



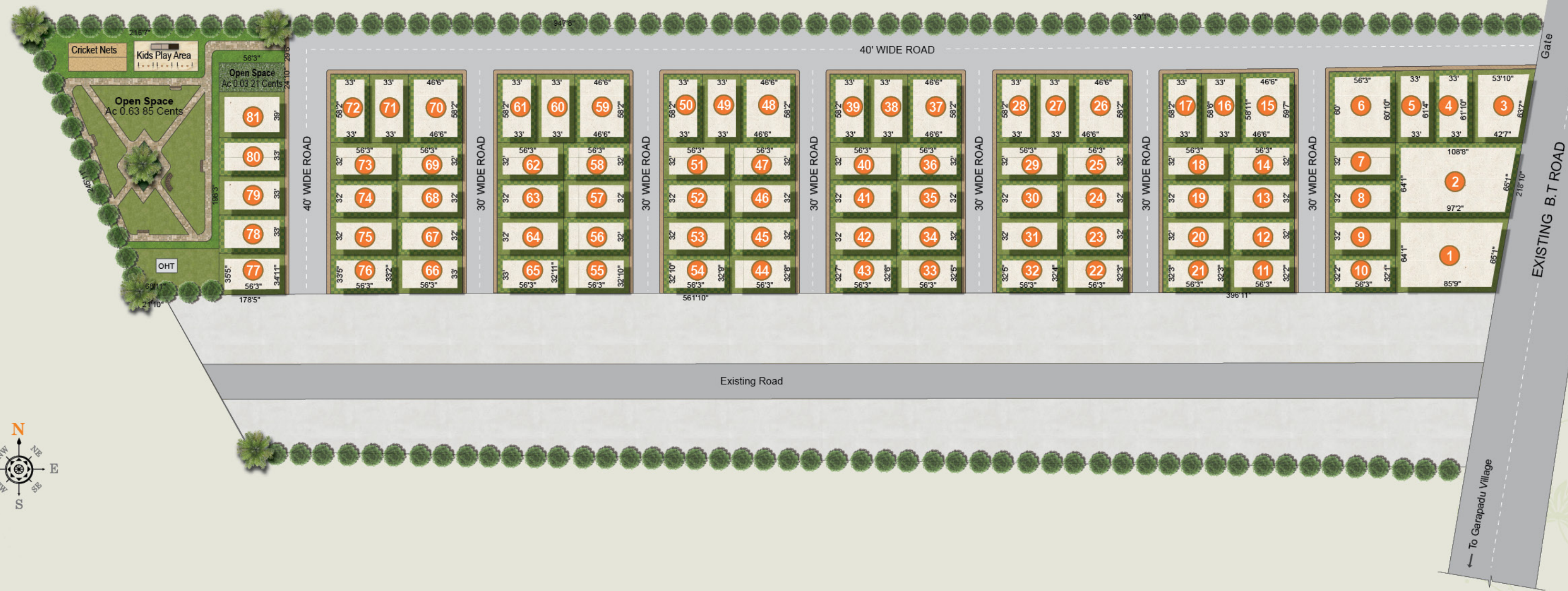


- Low-density plotted development
- Generous internal boulevards
- Clearly defined green zones
- Park-facing and well-oriented plots



**81 PLOTS | 6.38 ACRES**

LAYOUT PLAN



**AADHYA**  
ESTATES  
PARADISE UNLOCKED

**OWN A PIECE OF PEACE FOR LIFE.**

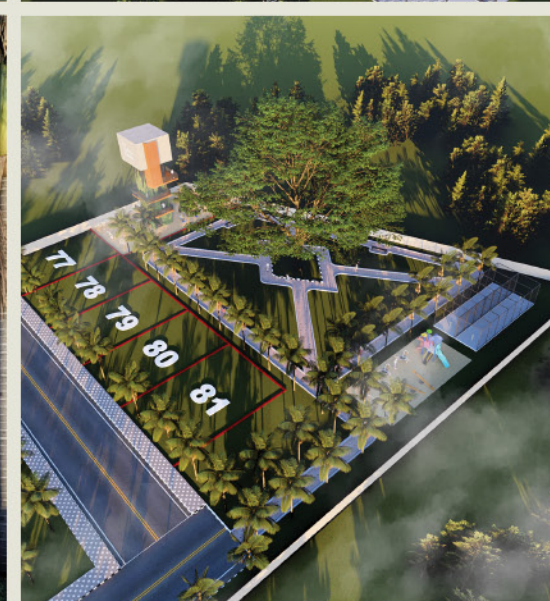
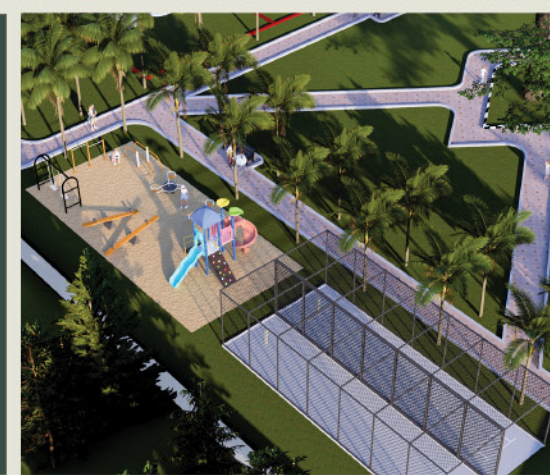
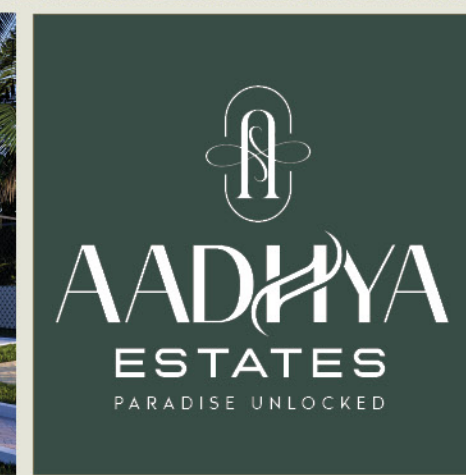
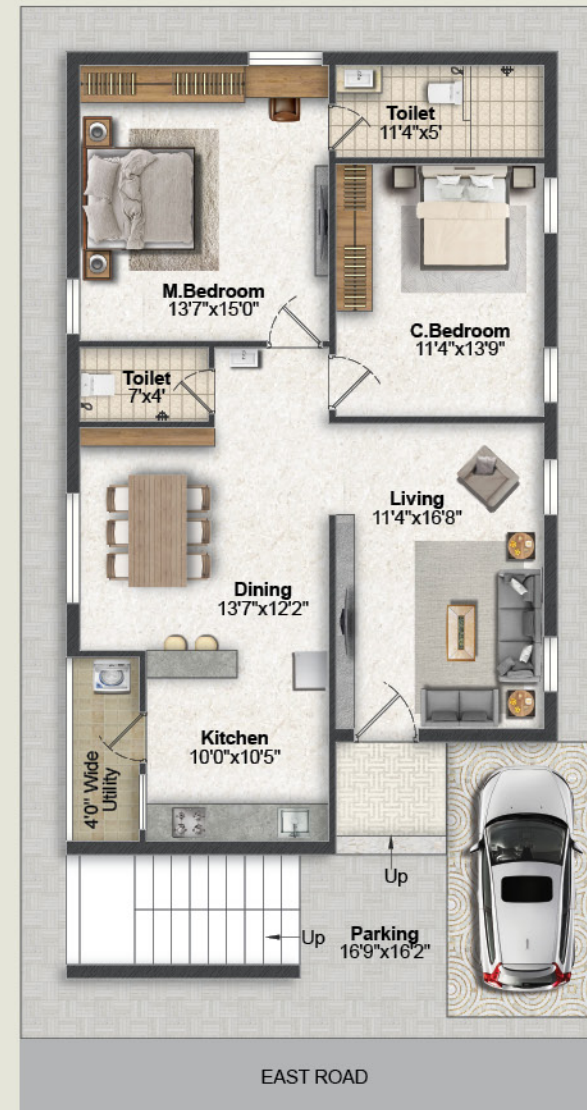
The open plots at Aadhya Estates are ideally located in Chintapallipadu, Garapadu, an address with a high potential to prosper in this geography of Andhra Pradesh. With about 81 open plots demarcated on a vast area of 6.38 acres, here's an area with less traffic and noise pollution. The advantage is – while it is very much in Andhra Pradesh, it's far away from the ills of the busy city life. The entire land is divided into open plots ranging from as small as 200 square yards to as vast as 700 square yards. Depending on what fulfills your objective of purchase – you can either cultivate it as a garden or set it aside as the space for a villa for yourself. Whatever you do, rest assured, you'll have something peaceful for yourself.

## INVEST IN SAFETY. INVEST IN VALUE.

An Open Plot as an asset comes with several advantages. As a property you have invested in, keep it as an asset in your portfolio of investments and make the most of it, the moment its market value has appreciated enough to make a fortune. As a factor contributing to its appreciation, Your property will be secured from trespassers as the tract of land will be protected by barbed fences with pathways between each plot. Most of all, it will feature avenue plantations, fruit gardens and other pleasing landscaping that add value to your property.

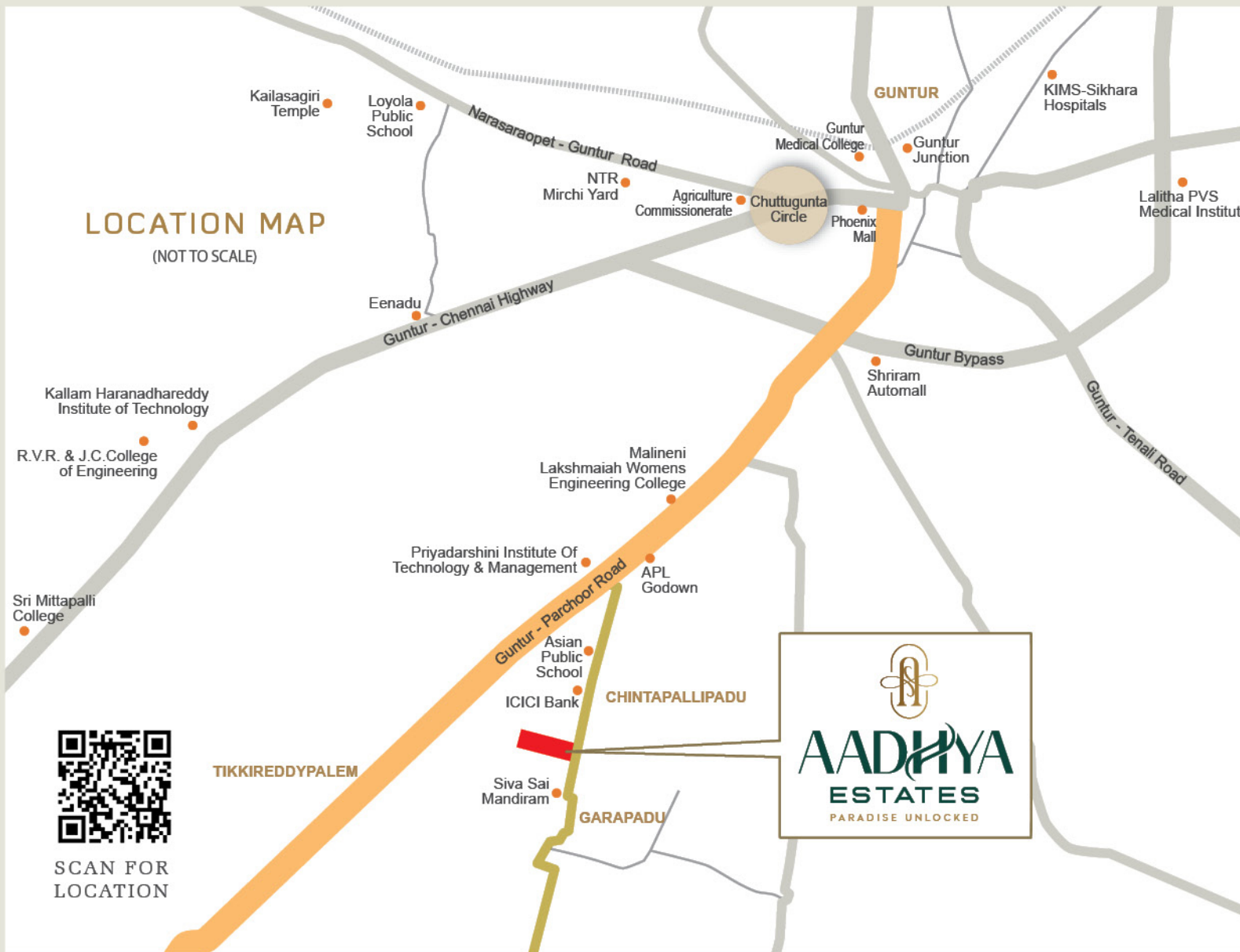


### Ground Floor Plan



## LOCATION MAP

(NOT TO SCALE)



## LOCATION & HIGHLIGHTS

APCRDA & RERA Approved Layout  
Transparency in every detail. Security in every decision.

Excellent Regional Connectivity  
With NH-16 and ORR nearby, everyday commutes and regional travel become smooth and time-saving.

Near Etukuru – Parchuru State Highway  
Easy navigation within, and effortless travel to surrounding towns and villages.

Close to Amaravati Capital Region  
A strategic address within Amaravati's growth belt, ideal for future returns.

Educational Hub Nearby  
A location enriched by proximity to Priyadarshini, Malineni, and multiple KG-to-PG educational institutions.

Well-Connected to City Transport  
Just about 13 km from Guntur Bus Stand and 12 km from Guntur Railway Station.

Surrounded by Established Residential Areas  
Surrounded by existing homes, offering an immediate sense of community.

1. Fast access outside. Full life inside.
2. Connected today. Future ready.
3. Invest where the city grows next.
4. Study well. Travel easy. Live better.
5. Located where Guntur is growing next.

- Premium villa plots, fully approved by APCRDA & RERA, at Guntur's gateway.
- Live connected. Learn nearby. Grow steadily.
- Close to NH-16. Close to ORR. Close to tomorrow's growth.



2nd Floor, D.No. 123-73, Sri Sai NVR Complex,  
Jayanti Nagar 6th Line, Near Orien Hotel,  
JKC Collage Road, Guntur-522006

Contact : 83675 55577, 96666 89984  
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Note: The brochure is only a conceptual presentation. Developers reserve the right to change or alter the plan time to time, as deemed fit.

Artifice 9885253570