



Courtila





Ashoka projects are a company of skilled professionals with a vigor and vision to revolutionize the business model of housing by implementing the eco-friendly technologies to provide an experience of smart living with a blend of sustainability and green living.

We are a company of versatility with a team of multidimensional talents in the real estate that always strive to deliver our projects with premium quality by maintaining international standards to provide the value for its price which fetches us the competitive advantage in the industry rendered with soul and perfection.

The logo features a stylized white 'A' symbol composed of three overlapping shapes. Below the symbol, the word 'ASHOKA' is written in a large, bold, white sans-serif font, and the word 'PROJECTS' is written in a smaller, white sans-serif font below it.

ASHOKA  
PROJECTS

# About Courtilla

Courtilla is the paramount reckon of Ashoka projects, designated as the premium villas with an astonishing view of courtyard that indulges to experience the bliss of green, with great esteem we are presenting Courtilla as a first of its kind project in the state of Andhra Pradesh with uniqueness in design and modeled with passion.

The community dwells in the richness of green and has the essence of elite, graded with a finest location of receding on Vijayawada-Guntur highway and 8 minutes' drive to AIIMS hospital. Ultimately, Courtilla is a blend of greenery and elegance.

## Architecture's view

We have developed a scenic estate with the landscape ecosystem in an effort to establish a green and ideal villa community in Andhra Pradesh. Indeed, many of the existing trees and natural habitat has been preserved and incorporated into the community's greenery.

Every plot is aligned to the cardinal directions and is vastu compliant. The public realm is made more open and appealing by soft villa borders and warmth entrances to villas. Each unit is built to gaze outward. The essential factors employed in villa designs are greenery, light, and a connection to the outdoors.

Glass is used in such a way that it increases visibility to the gardens and terraces while reducing unwanted heat absorption. The development is intended to provide the greatest levels of healthy outdoor living at all levels of the community.



Entrance

# Experience the magnificence

With Luxurious interiors & lush green exteriors

4

Acers

32

Luxurious Courtyard  
Villa

358

Sq Yards East - West

465

Sq Yards East - West

Luxury Amenities

Swimming Pool  
Central Spine

Designer Clubhouse

Site plan Sky view



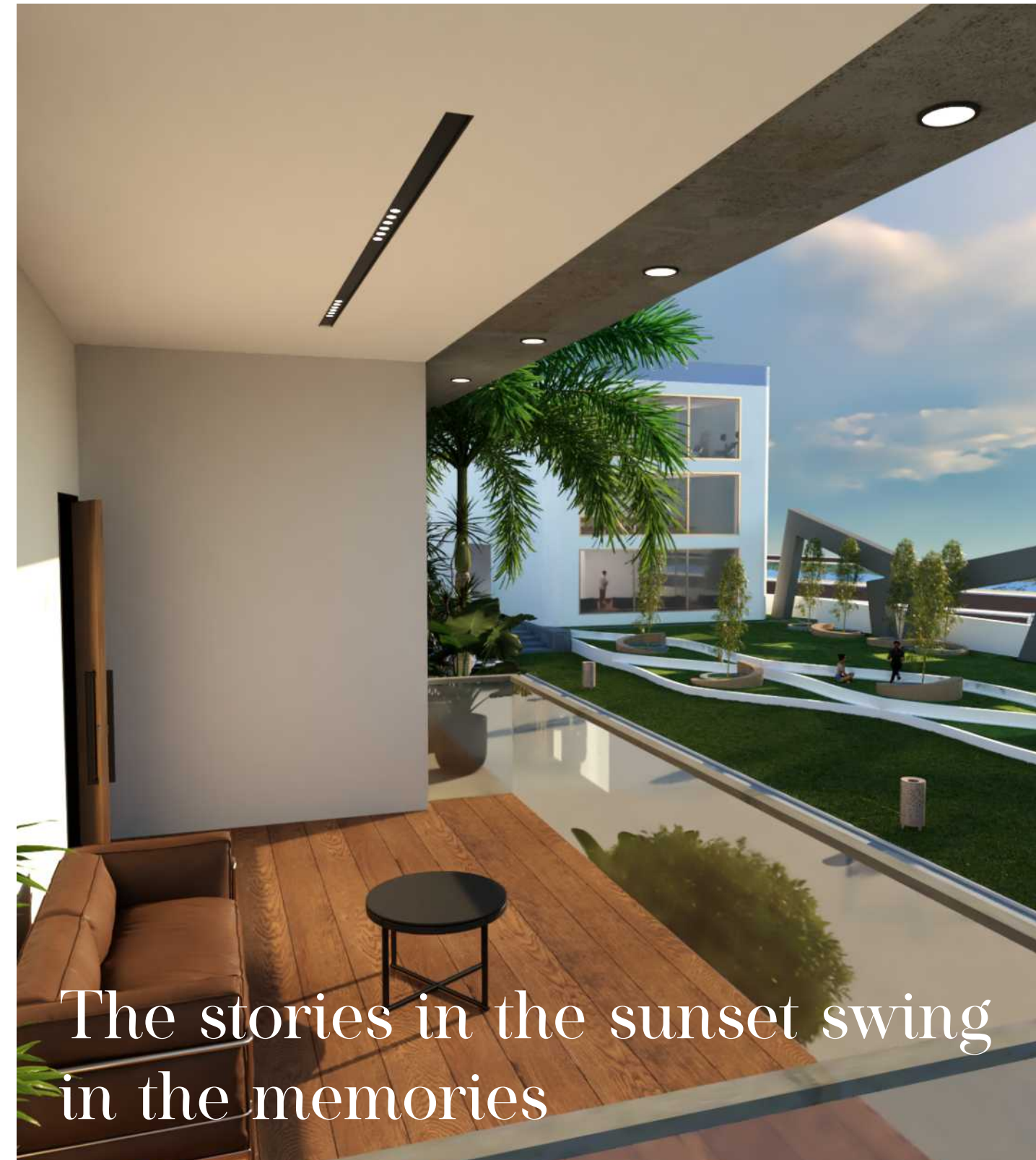
## Engulf the feast of green through the premises of courtyard and live in candor, the luxury awaits.

The uniqueness of Courtila crafts through the exclusivity that it provides. The luxurious interiors and lush green exteriors staged the tone. The groomed landscape and smartly built paths, that promises pleasure and luxurious coddling, make the entire land a paradise for the community to spend their time outside, with its unconventional style, Courtila provides you the best of both worlds: a premium residential community and a haven of total seclusion.

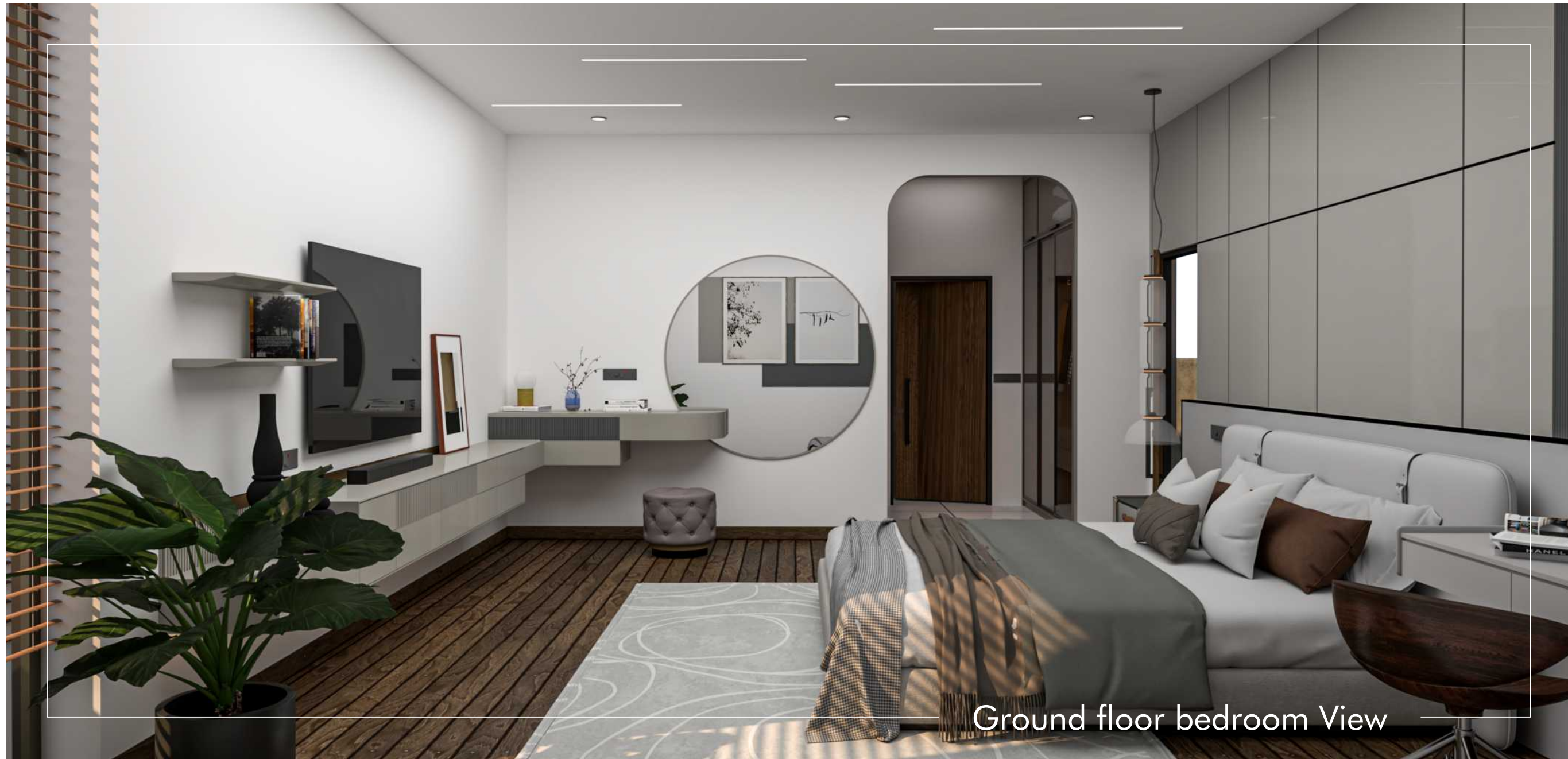


# Embrace a premium life with the neighborhood of green.

Courtila provides you the best of worlds, a premium residential community and a haven of complete seclusion.



Villa Elevation

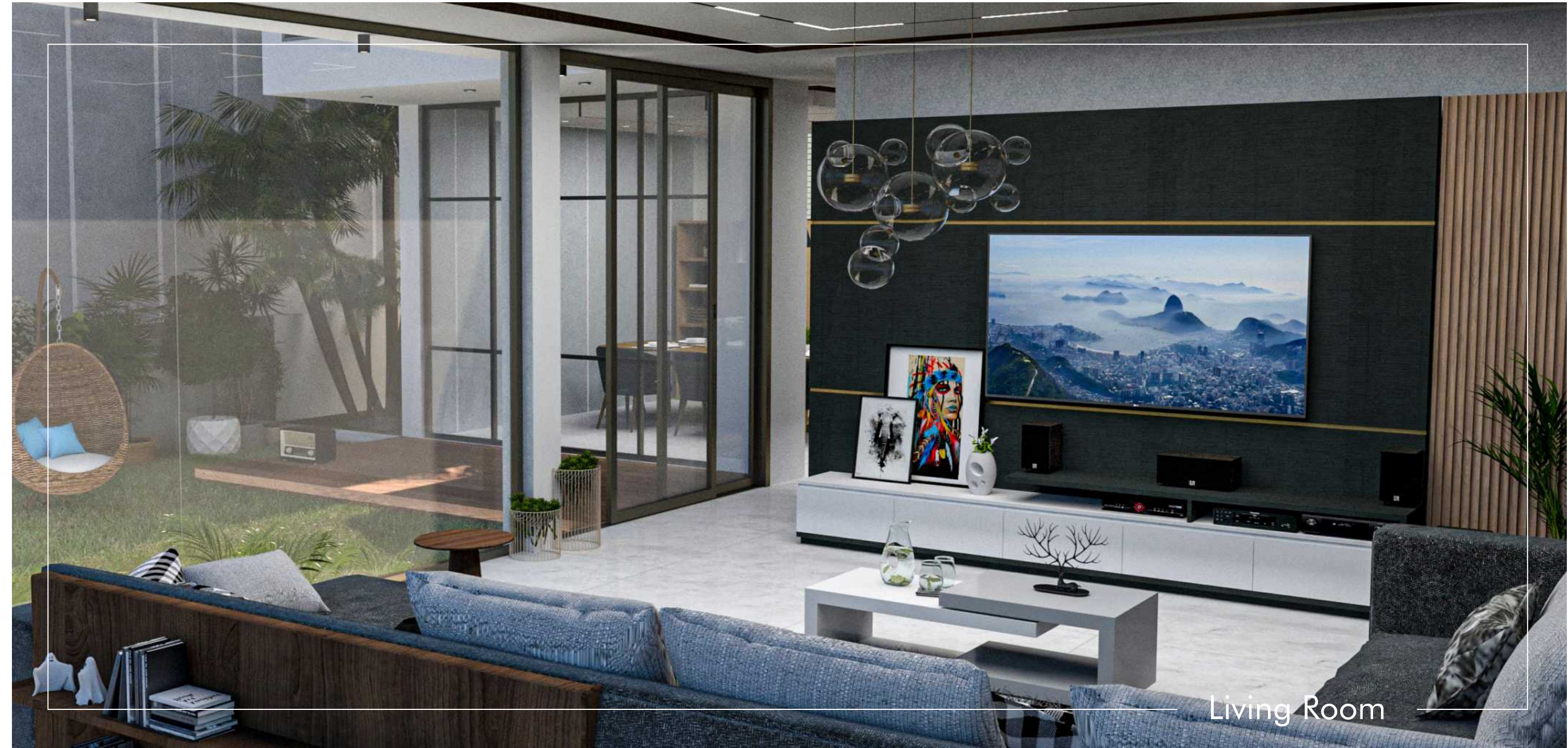


Ground floor bedroom View

## Home that invites Grandeur

Bedrooms are crafted grandly to give maximum area, light, and comfort with an emphasis on providing an astonishing view of the courtyard to all the residents and their valuable guests.

Each villa is signified as a sophisticated extravagance, they are seamlessly converged with harmony and spaciousness, giving an atmosphere for a distinctly opulent lifestyle.



Living Room

# The Courtyard

Feel the nature with a breathtaking view of courtyard

Here comes the heart of Courtila, a day begins in the wake of sunlight hiding in the foggy mornings while walking on the trail of your beautiful courtyards.



Court yard view

# 358

Sq Yards East

Total build up area

## 4268 sqft



Courtyard garden



Home theater



2X Parking

## 358 East Gound Floor



## 358 East First Floor



358

Sq Yards West

Total build up area

4268 Sqft



Courtyard garden



Home theater



2X Parking

### 358 West Ground Floor



### 358 West First Floor



# 458

Sq Yards West

Total build up area

## 4879 Sqft



Courtyard garden



Home theater



2X Parking

## 458 West Ground Floor



## 458 West First Floor



# 469

Sq Yards East

Total build up area

## 5496 Sqft



Courtyard garden



Home theater



2X Parking

## 469 East Ground Floor



## 469 East First Floor





## Courtila Swimming pool

The lifestyle centered around our swimming pools in midst of green can be luxurious, entertaining and healthy. Swim in, as the water makes your dawns more relaxing and stress relieving. Family gatherings and kids playing by the poolside makes the sunsets entertaining and joyful.



Swimming pool

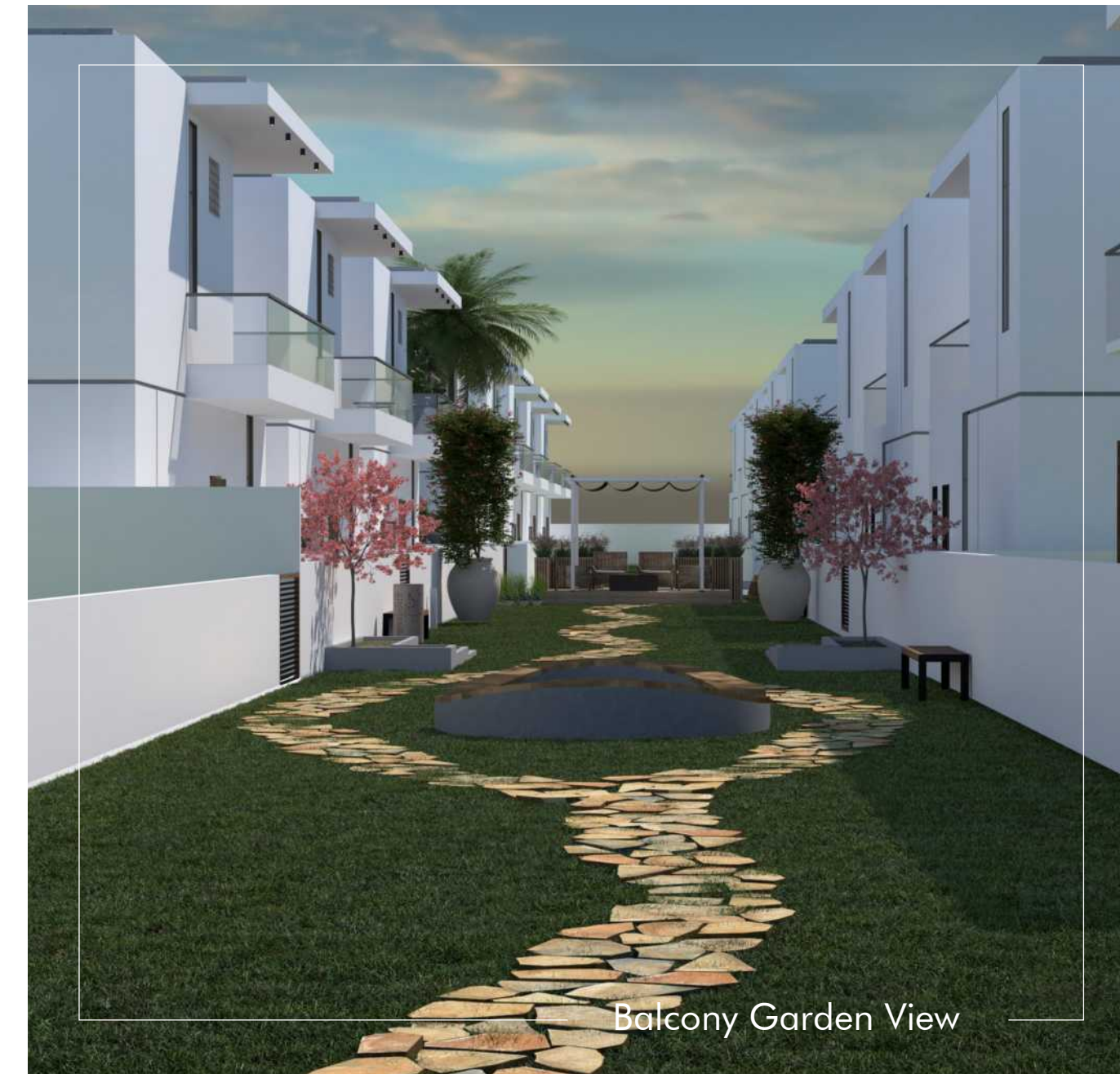


## Spine Garden

Bedrooms are crafted grandly to give maximum area, light, and comfort with an emphasis on providing an astonishing view of the courtyard to all the residents and their valuable guests.



Each villa is signified as a sophisticated extravagance, they are seamlessly converged with harmony and spaciousness, giving an atmosphere for a distinctly opulent lifestyle.





Street view



Villa Row View



Club house view



Central spine view



Garden view

## Life at Courtila

The fundamental features that define living at Courtila include grandeur of green, essence of elegance, abundant nature, and solace in the lap of luxury. Courtila is an adorable neighborhood in the heart of modern Vijayawada. Your day at Courtila is a never-ending fantasy of ecstasy and relaxation. Begin by going to the courtyard walking trail to see the dawn. Sail to the marvelous Club house to start your day in the wake of chirping birds that and when dusk falls, the lights within this foggy town come alive, taking you to a delightfully tranquil location. This is redefinition of eco life style.



# Specifications



## Structure

Structural System: RCC framed structure designed for seismic compliance (Zone 3)

Masonry: 200 mm for external walls & 100 mm for internal walls

Floor- Floor height

(Incl. slab): Will be maintained at 3050 mm

ATT: Anti-termite treatment will be done



## Wall finish

Internal walls: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion

Exterior walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with color as per architect's design

Bathroom: Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 2250 mm

& area above false ceiling will be finished with a coat of primer

Kitchen: Glazed / Matte ceramic wall tile of size 300x600 mm for a height of 600 mm

above the counter top finished level.



## Flooring

Foyer, Living, Dining, Bedrooms & Kitchen: Vitrified tiles of size 600x1200 mm

Bathroom: Anti-skid ceramic tiles of size 300x300mm

counter top wash basin with polished granite top

Other Bathrooms: Wall mounted WC with cistern, health faucet, and single lever diverter with overhead shower & counter top wash basin with polished granite top.



## Staircase

Flooring: Granite flooring for staircase

Handrail: MS handrail as per architect's design



## Doors

Main door: Good quality of veneer door of size 1050x2100 mm with polished finish

Ironmongeries like digital door lock of Dorma / equivalent, tower bolts, door viewer, safety latch & door stopper

Bedroom doors: Good quality door frame with double side laminate finish door of size 900 x 2100 mm: Ironmongeries like door lock of Godrej / equivalent, door stopper, door bush & tower bolt

Bathroom doors: Good quality door frame with double side laminate finish door of size 750 x 2100 mm with water proofing on inner side: Ironmongeries like thumb turn lock of Godrej/ equivalent without key & door bush

Terrace doors: Good quality door frame with FRP shutters of Size 900x2100 mm: Ironmongeries like thumb turn lock of Godrej / equivalent without key & door bush

Utility doors: Good quality door frame with FRP shutter of Size 750 x 2100 mm



## Kitchen & dining

Kitchen: Platform will be finished with granite slab of 600 mm wide at height of 800 mm from the finished floor level

Electrical point: For chimney & water purifier

CP fitting: Kohler / American Standard / Equivalent

Sink: Stainless Steel sink with drain board Balcony / Open Deck / Open Utility:

Vitrified tiles of size 600x1200 mm

Terrace: Pressed tiles finish

Car parking: Kota / Shahabad / Outdoor tiles finish



## Windows

Windows: Aluminum windows with sliding shutter with see through plain glass and MS grill based on architect's design intent wherever applicable

Villa Back-up: Inverter provision for all room fan and light points



## Bathrooms

Sanitary fixture: Kohler/ American Standard / Equivalent

CP fittings: Kohler/ American Standard / Equivalent

Bed 1 Bathrooms: Wall mounted WC with cistern, Health faucet, and single lever diverter with rain shower, glass partition.

French doors: Aluminum frame and doors with toughened glass

Ventilators: Aluminum frame of fixed louvered



## Electrical points

Power Supply: 3 phase power supply connection

Safety device: MCB & ELCB (Earth leakage circuit breaker)

Switches & sockets: Modular box & modular switches & sockets of good quality IS brand

Wires: Fire retardant low smoke (FRLS) copper wire of good quality IS brand

Mobile charging

Dock: Mobile charging dock provided in living & bed 1

Hob point: Point provided in the kitchen

TV: Point in living & bed 1 and provision in other bedroom & lounge

Telephone: Point in living & bed 1

Data: Point in living and provision in first floor lounge

Split- air conditioner: Point will be provided in living / dining & all bedrooms

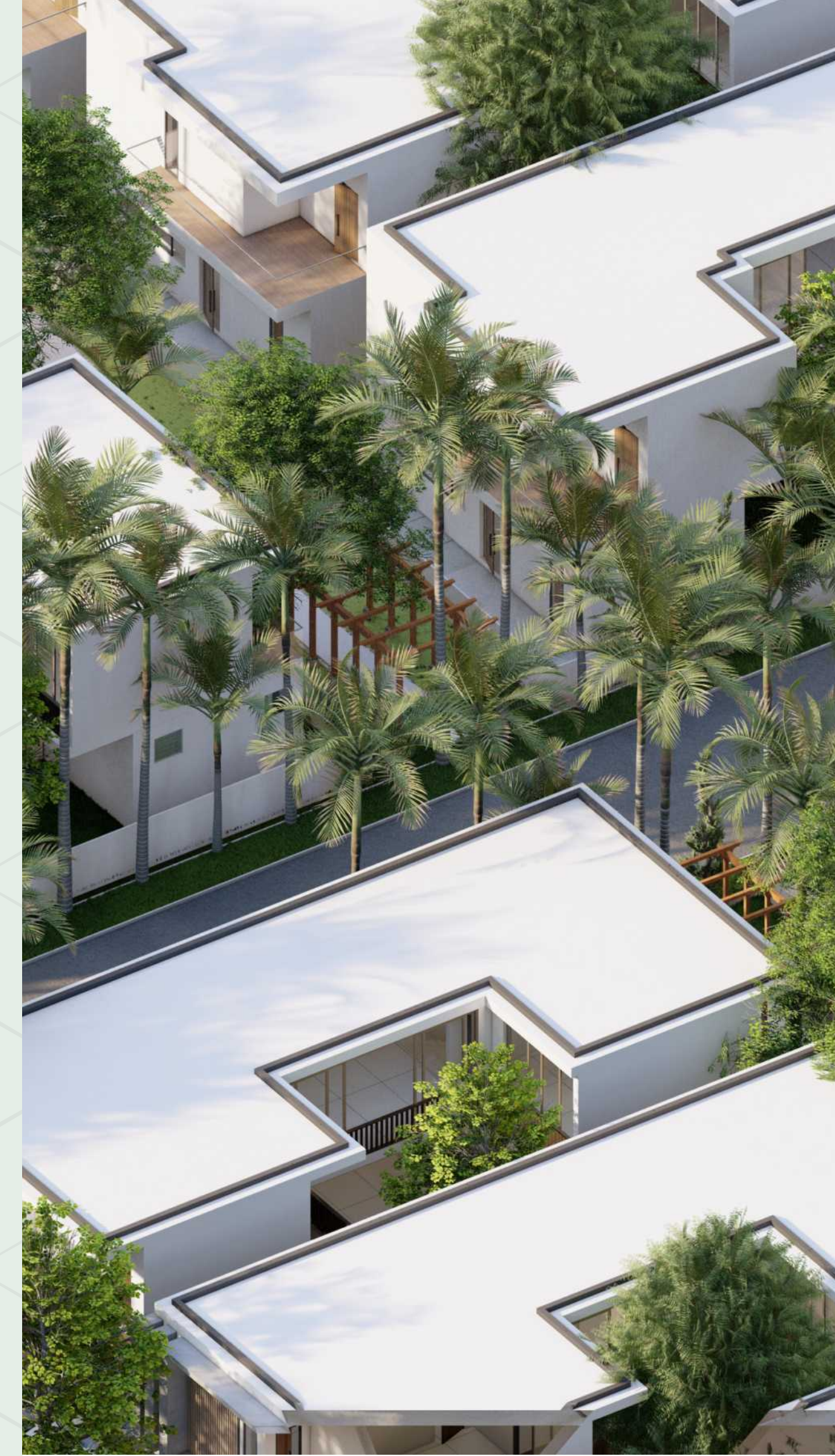
Exhaust fan: Point will be given in all bathrooms

Geyser: Geyser point will be provided in all toilets



## Balcony

Handrail: MS handrail as per architect's design



# Amenities



Security



CCTV Camera



Clube house



Play area



Conference Room



Free wifi



Car parking



Jogging track



Garden



Gym



Guest Room



Party hall



Garden top view



## Splendid clubhouse

Break the mundane, refresh your soul.

Designed to help you escape a stressful routine and embrace a healthy habit, it's time to check out the numerous possibilities at Courtila that will make those particular moments memorable. You'll be indulged in choosing our extensive selection of recreational options. Get toned at our world-class gym or participate in thrilling indoor sports or unwind with a book in a breeze of solace, find inner peace with yoga or feast your eyes on the beauty of nature.



Lobby



Guest rooms



Mini convention



Gym



BBQ area



Home theatre



Conference room



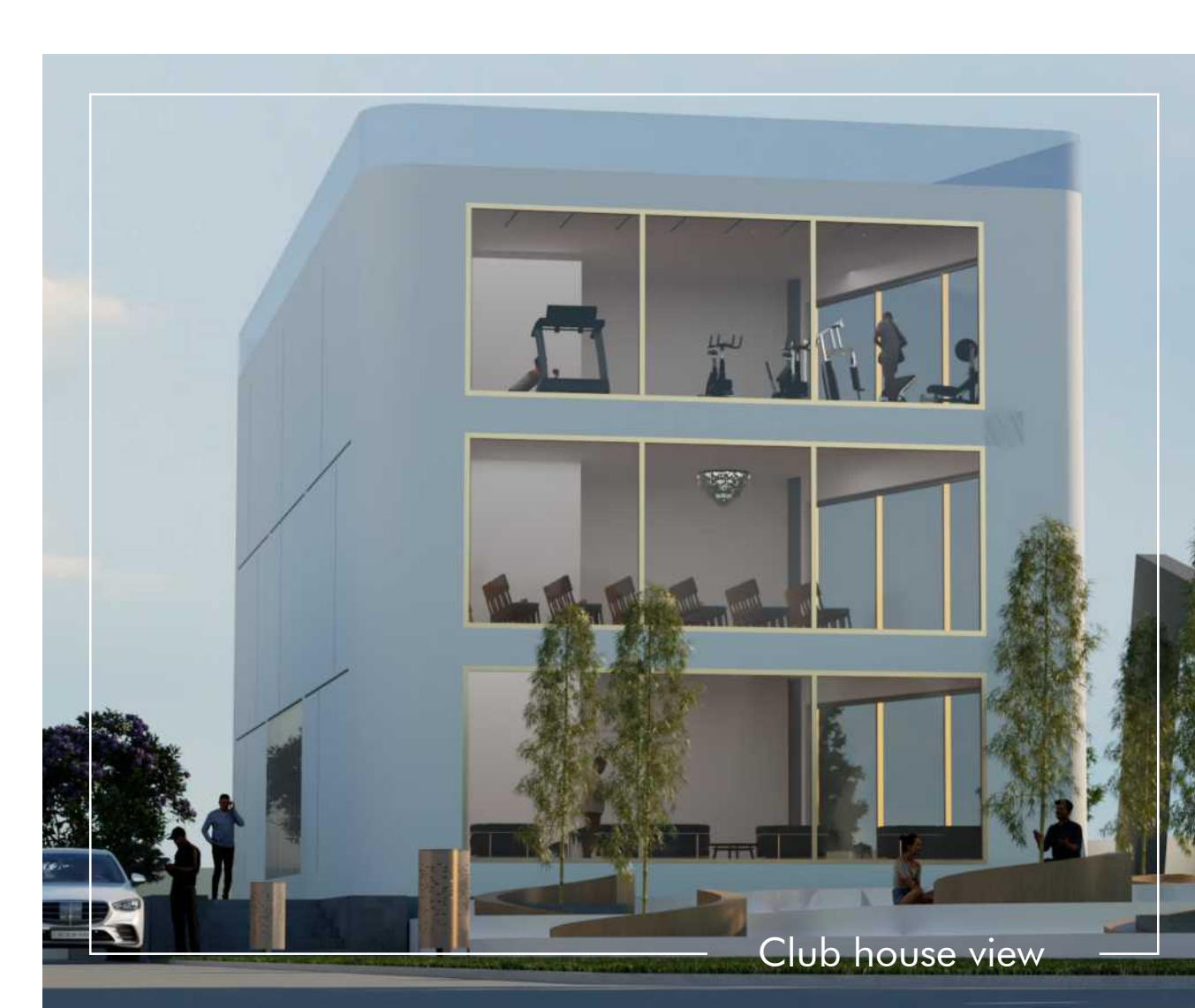
Drivers room



Terrace garden



Yoga



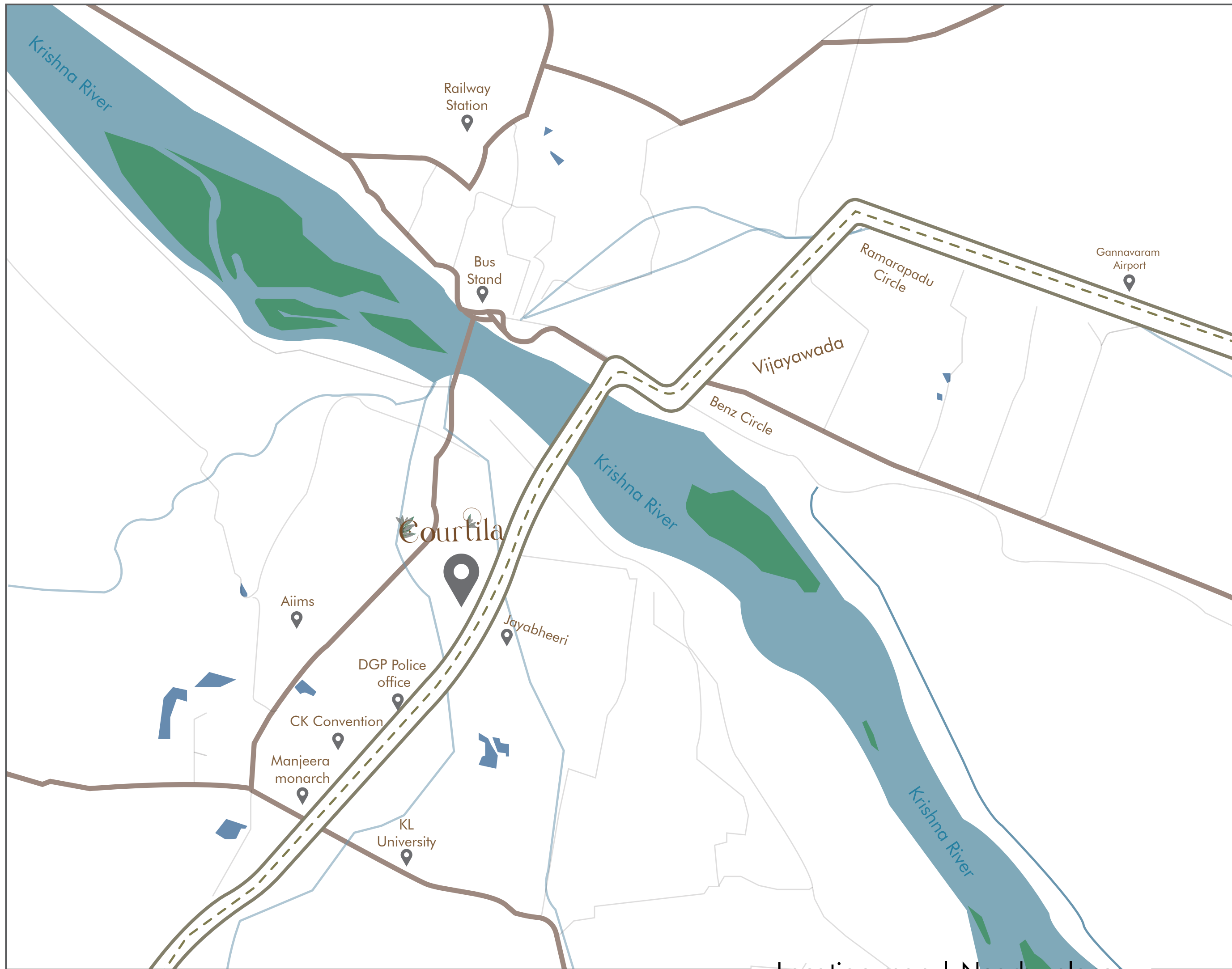


Legend view

# Master site Plan











Plot No.	Facing	Villa plot area	Builtup area ( sft)	Backyard/ Courtyard	Swimming pool	Central spine
A1	West	358 Sqyd	4268 Sft	Courtyard	-	-
A2	West	358 Sqyd	4268 Sft	Courtyard	-	-
A3	West	358 Sqyd	4268 Sft	Courtyard	-	-
A4	West	358 Sqyd	4268 Sft	Courtyard	-	-
A5	West	358 Sqyd	4268 Sft	Courtyard	-	-
A6	West	458.5 Sqyd	4797 Sft	BACKYARD	YES	-
A7	West	458.5 Sqyd	4797 Sft	BACKYARD	YES	-
A8	West	358 Sqyd	4268 Sft	Courtyard	-	-
A9	West	358 Sqyd	4268 Sft	Courtyard	-	-
B1	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B2	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B3	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B4	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B5	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B6	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B7	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B8	East	358 Sqyd	4287 Sft	Courtyard	-	YES
B9	East	469 Sqsyd	5414.25 Sft	Courtyard	YES	YES
C1	West	358 Sqyd	4126.5 Sft	BACKYARD	-	YES
C2	West	358 Sqyd	4268 Sft	Courtyard	-	YES
C3	West	358 Sqyd	4268 Sft	Courtyard	-	YES
C4	West	358 Sqyd	4268 Sft	Courtyard	-	YES
C5	West	358 Sqyd	4268 Sft	Courtyard	-	YES
C6	West	358 Sqyd	4268 Sft	Courtyard	-	YES
C7	West	358 Sqyd	4268 Sft	Courtyard	-	YES
C8	West	358 Sqyd	4268 Sft	Courtyard	-	YES
C9	West	450.5 Sqyd	4669 Sft	BACKYARD	YES	YES
C10	West	450.5 Sqyd	4669 Sft	BACKYARD	YES	YES
D1	East	469 Sqsyd	5029.5 Sft	Courtyard	YES	-
D2	East	469 Sqsyd	5029.5 Sft	Courtyard	YES	-
D3	East	358 Sqyd	4287 Sft	Courtyard	-	-
D4	East	358 Sqyd	4287 Sft	Courtyard	-	-



Location map | Nearby places



-  International Airport  
**40 Mins**
-  Multiplex  
**15 Mins**
-  Supermarket  
**2 Mins**
-  National Highway  
**1 Mins**
-  Railway Station  
**15 Mins**
-  Bus Station  
**14 Mins**
-  University  
**6 Mins**
-  ABC Hospital  
**5 Mins**