



GOLDEN GATE

@Guntur, IRR Phase-3.

**A Class Apart.
A Life Beyond
Ordinary.**

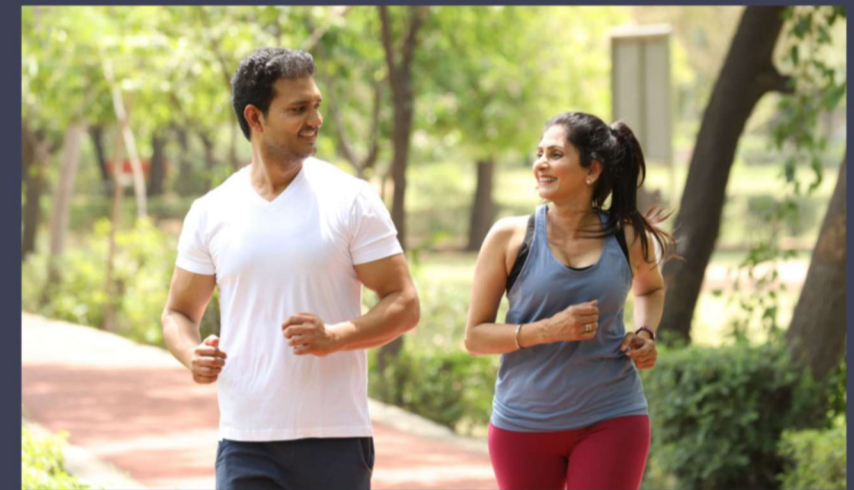


Every amenity at Golden Gate is thoughtfully crafted to elevate your everyday experience. From wide blacktop roads ensuring smooth and safe movement within the community, to underground drainage and a well-planned water supply system offering seamless utility access—each detail adds to your comfort. The majestic entrance arch, lush avenue plantations, and landscaped open areas create a serene environment, while 24*7 security and solar-powered street lighting bring peace of mind. At Golden Gate, you're not just investing in a plot, but in a lifestyle where convenience, safety and well-being are part of daily life.



Amenities that Add Value to Every Day

Golden Gate offers a curated selection of luxury amenities designed to enrich your lifestyle every day.



APCRDA
Proposed Project

100%
Vaasthu Plots

22
Acres Premium Project

10+
Luxury Amenities

BANK
Loans Available

PRIME
Residential Area

LUXURY CLUB HOUSE

KIDS PLAY AREA

GAZEBO

WATER FOUNTAIN

OUTDOOR GYM

MULTI PURPOSE HALL

BUDDHA STATUE

JOGGING TRACK

GUEST ROOMS

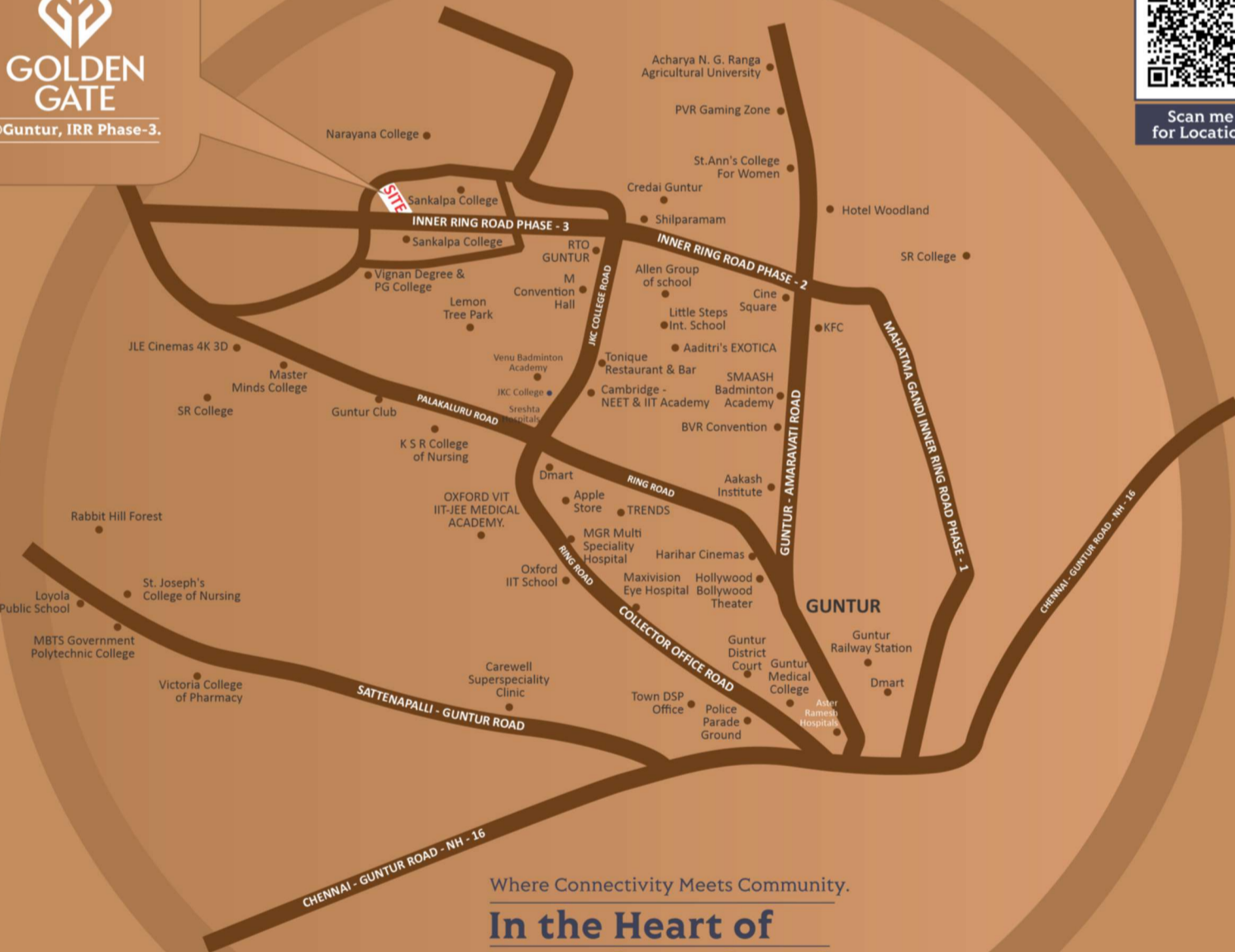
ELDERS SEATING AREA



@Guntur, IRR Phase-3.



Scan me for Location



Where Connectivity Meets Community.
In the Heart of Growth, at the Edge of Opportunity

LOCATION HIGHLIGHTS

- + Near Narayana College
- + Near Sankalpa College & Hostel
- + Near Master Mind Campus
- + Between IRR Phase-3 and 200ft Road
- + 1.5 km to JLE Cinemas
- + 1.5 km to Guntur Club
- + 1.5 km to Vignan Degree College
- + 1.5 km to Vignan Engineering College
- + 3 km to Platino Cinemas
- + 3.5 km ITC 5 Star Hotel
- + 3 km to D-Mart & Reliance
- + 3 km to Silparamam

Corporate Office Address
#59A-21/3-2A, R.R. Gardens, Vijaya nagar Colony,
Beside Anuradha Polyclinic, Patamata, Vijayawada - 520 010.

Registered Office Address
#6-16-45, 1st Floor, 16/3 Arundelpet, Guntur - 522 002.

E-mail : sunsiriprojects@gmail.com Website : www.sunsiri.in



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.

Design by **CE CREATIVE ETHICS**
+91 90329 32953



@Guntur, IRR Phase-3.

*Open the Door to
Serenity & Tranquility*



Begin Your Story Where Every Detail Matters.
Premium Plots for Priceless Dreams.



SUN SIRI PROJECTS PVT. LTD.

Master Layout Plan



PROPOSED 170 FT WIDE ROAD AS PER PERECHERLA Z.D.P



PROJECT HIGHLIGHTS

- + Gated Community with Grand Entrance Arch
- + High Return on Investment Potential
- + Well Planned Residential Villa Plots
- + Strategic Location Within Guntur City
- + Clear Title with Legal Opinion
- + 100% Vaastu-Compliant Layout
- + Bank Loan Facility Available
- + Tree Avenue Plantation
- + Underground Pipeline for Water
- + 40 Feet CC Roads
- + Rainwater Harvesting
- + Overhead Water Tank
- + Underground Drainage
- + Electricity

Plan Showing the Proposed Layout in 457A/1(P), 2A(P) ; 458/A/1A(P), 2A(P), A/3A(P) ; 492/1A1(P), 1C3, 2C and 493/3A(P), 3C(P); 494(P); 495/2/A(P), 2A(P), 2C(P) and 496/1C1, 2 of Pedapalalaluru Village, Guntur West Mandal, Guntur District.



Smart Layouts. Smarter Living.

Planned to Perfection. Built for a Lifetime.



Step through a grand entrance into a world where luxury, tranquility, and thoughtful design come together in perfect harmony. At The Meadows, every detail—from the majestic gateway to the lush green avenues—has been crafted to reflect elegance and exclusivity. More than just a plotted development, The Meadows is a statement of refined living, inviting you to build not just a home, but a legacy. Let your journey begin at the gate—and unfold into a lifestyle beyond compare.

Every plot at Golden Gate is part of a thoughtfully planned layout that balances convenience, open spaces, and privacy. Designed to enhance everyday living, the layout ensures seamless connectivity, natural light, and a peaceful environment — creating the perfect foundation for your dream villa.



Crafted Layouts. Clear Boundaries. Confident Investment.



INNER RING ROAD PHASE - 3

EXISTING ROAD 80 FEET ROAD

Your Dream, Your Design, Your Home.



GOLDEN GATE

@Guntur, IRR Phase-3.

Your home is more than just a space — it's a reflection of your vision and lifestyle. With the freedom to design every detail, from layout to finishes, you can build a villa that's uniquely yours. Here, you're not just creating a home — you're shaping a timeless legacy.



FOUNDATION
Isolated Raft Footings Foundation as per soil report, recommended by the approved structural engineer. 500 grade Steel Vizag Equivalent Quality.

SUPER STRUCTURE
R.C.C. Framed Structure with 53 Grade KCP/Ultratech/Penna Cement Equivalent Quality.

WALLS
Brick masonry in first class bricks with cement mortar 9" thick for external and 4 1/2" thick for internal walls.

PLASTERING
High quality double coat plastering for exterior walls. Single coat plastering for interior walls.

WINDOWS
UPVC single glazed glass sliding with bucks shutter standard hardware.

DOORS
Main Door: Polished Teakwood Frames & Designed Teakwood Door.
Other Doors: Teakwood Frames and Designed Flush Doors/Equalant Quality

FLOORING
Glazed Vitrified tiled flooring in Living, Dining & Bed rooms. Bath room & Utility to be of Anti skid Ceramic Tiles And walls with necessary height.

WATER SUPPLY
24 Hours Bore water supply

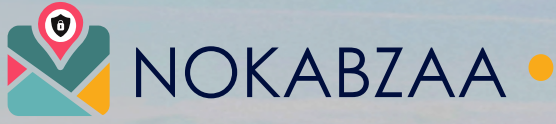
ELECTRICAL
Necessary Modular Switches will be provided for all rooms. A/C Provision for all bed rooms. Geyser Provision for bathrooms.

PLUMBING AND SANITARY
Hot & Cold mixer for master bathroom, Necessary taps, Wash basins Sanitary ware of Jaguar/Hindware/ Parryware RAK/Equivalent.

KITCHEN
Design Tiles up to 2.0 Height above Kitchen Platform.

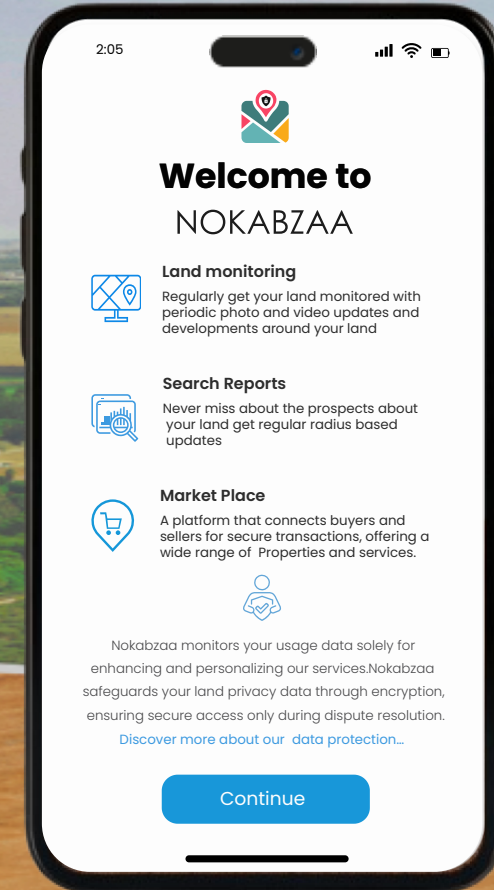
PAINTING
External: Exterior Emulsion paints.
Internal: 2coating of interior paints with Asian Paints/Berger/ICM/Equalant Quality.

PREMIUM SPECIFICATIONS



Secure Your Land. Secure Your property

- ✓ Monthly Land visits
- ✓ Timely alerts
- ✓ Legal consultation
- ✓ Search Property reports



Free download



Call : 8977755688

Info@nokabzaa.com

YOUR LAND, YOUR RIGHTS
SECURE THEM WITH NOKABZAA