

**A BLESSED ABODE FOR
NEXT-LEVEL LIVING**

AVILALA PARK - A MOST AWAITED LOCATION
IN THE TIRUPATI

CPR
**PARK
HEIGHTS**

A PREMIUM GATED COMMUNITY APARTMENTS

A Property by
AKULA FAMILY



TUDA APPROVED



AN ISO-9001:2015 CERTIFIED COMPANY



CITY OF DIVINITY GETS A CONTEMPORARY LIFESPACE



CPR Presenting another landmark development near **Avilala Park** - Tirupati



Revered and worshipped by devotees, the temple town of Tirupati has always been steeped in heritage. Today, it enters the future with the arrival of CPR Park Heights.

A beautiful modern residential complex on 200ft bypass road. In the oxygen-rich, tree-lined neighbourhood of Avilala smart city park. In 3 Acres of land and 224 apartments with 3 and 2BHK with Clubhouse. This is the perfect address for people seeking a charming lifestyle.

Designed with passion and focused on holistic wellness, CPR Park Heights provides a balance of indoor-outdoor living. Truly, an answer to your prayers.

IMPRESSIVE ARCHITECTURE THAT WILL DOMINATE THE SKYLINE

Right from the entrance gate, CPR Park Heights is about class and comfort. The grounds are well landscaped and secure. The blocks boast of stylish and minimalist architecture, and overlook a central green zone. Living in Tirupati will never be the same again, when you step into this modern address.





PROJECT HIGHLIGHTS

- ◆ Cellar + Stilt Plus 8 Floors
- ◆ **TUDA Approved** Project
- ◆ Large Staggered Balconies
- ◆ More than 60% houses facing Greenery
- ◆ 100% Power Back up for all Apartments except AC's and Geysers
- ◆ Domestic Water Available through a Water Softening Plant
- ◆ STP
- ◆ Walking and Jogging Areas
- ◆ Dedicated Swimming Pool
- ◆ Clubhouse
- ◆ Designer Landscape
- ◆ Two 6 Passenger Elevators in each block,
- ◆ Branded Fitting & Fixtures

2&3 BHK
224 Units

4 Blocks
8 Floors
2 FLOORS PARKING

1200 SFT.
TO 2150 SFT.

KIDS
PLAY AREAS

STAGGERED
& HUGE
BALCONIES

12034 SFT.
CLUB HOUSE

DESIGNER
LANDSCAPE

24/7
SECURED
COMMUNITY

INDOOR
GAMES

VASTU
COMPLIANT

SAFETY & SECURITY

- ◆ CCTV Surveillance
- ◆ Solar Fencing
- ◆ Automatic Entry & Exit System

CPR
**PARK
HEIGHTS**

LUXURY
CLUB HOUSE
12034
SFT

PARK HEIGHTS
CLUBHOUSE

A RECREATION ZONE THAT OFFERS GOOD TIMES AT ALL TIMES



- ◆ Reception & Lounge
- ◆ Family Swimming pool
- ◆ Kids Pool
- ◆ Multipurpose Hall
- ◆ Equipped Gym
- ◆ Meditation/Yoga Hall
- ◆ Library
- ◆ Guest Rooms
- ◆ Provision for Uni sex Saloon & Spa

CPR
**PARK
HEIGHTS**



top : an artistic rendering of cpr park heights clubhouse entrance view
left : an artistic rendering of cpr park heights clubhouse view



LAVISH
SWIMMING
POOL

an artistic rendering of cpr park heights swimming pool view

WHEN YOUR HOME IS
AN OASIS OF
THOUGHTFULNESS



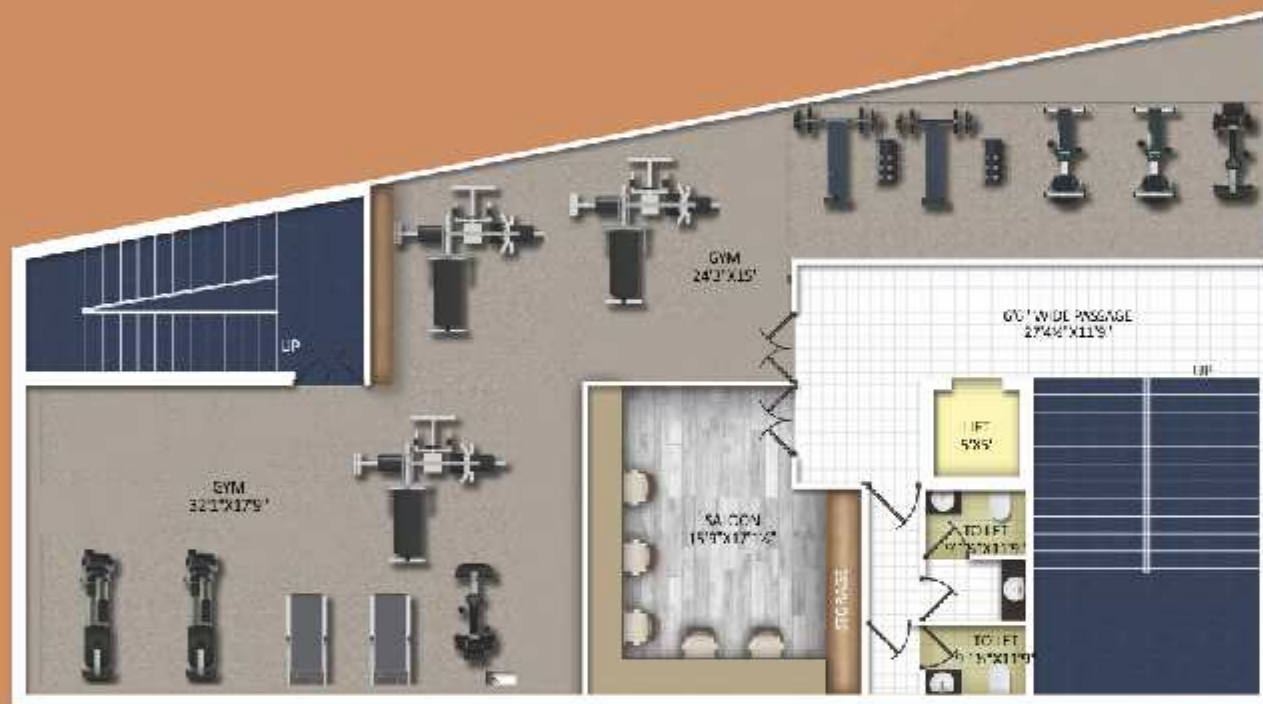
**CLUBHOUSE
FLOOR PLANS
12034 SFT. AREA**



GROUND FLOOR PLAN



THIRD FLOOR PLAN



FIRST FLOOR PLAN



FOURTH FLOOR PLAN



SECOND FLOOR PLAN



GREENERY IN
DIFFERENT
SHADES ACROSS
OPEN SPACES

CPR
**PARK
HEIGHTS**

an artistic rendering of cpr park heights garden gajebo view



MAGICAL LANDSCAPE WITH OVER 60 FT
WIDE OPEN SPACE

→ HALF BASKET BALL COURT, MULTI PURPOSE COURT

JOGGING/ WALKING ZONES →

• CHILDREN'S PLAY AREAS

Experience lush green open space between the blocks for a lifetime of freedom and freshness.



top : an artistic rendering of cpr park heights multi use court view
bottom : an artistic rendering of cpr park heights garden front views

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**PARK
HEIGHTS**



LEGEND

- 1 Main Entrance & Exit Gate
- 2 Pathway
- 3 Designer Landscape
- 4 Party Lawn
- 5 Swimming Pool
- 6 Changing Room
- 7 Reception
- 8 Jogging Track
- 9 Childrens Play Area
- 10 Clubhouse
- 11 Central Park
- 12 Tennis/Shuttle Courts

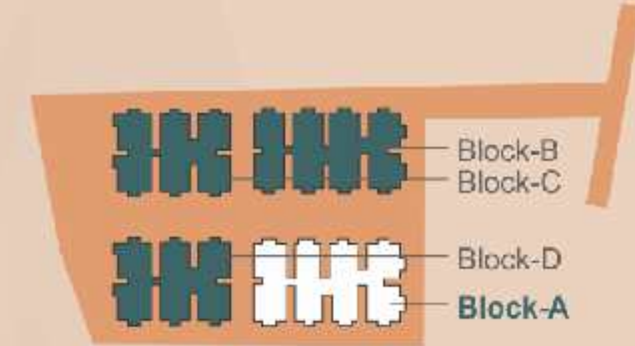
WHERE THE INNER AND OUTER WORLD ARE IN HARMONY

CPR Park Heights has been planned with a purpose – to blend sophistication and simplicity, concrete and greenery, indoors and outdoors in a seamless fashion. Vastu compliant and open to nature, we have 60% of the apartments facing open greenery.

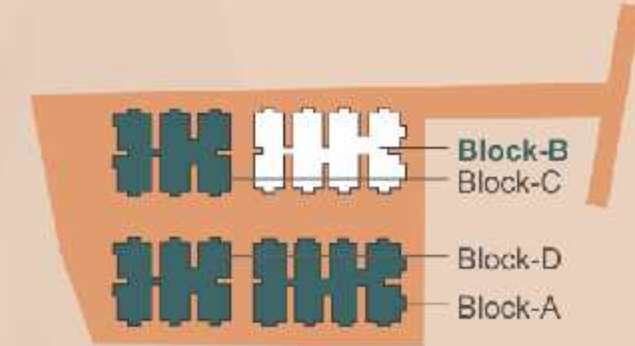
Your 2/3BHK apartment gives you complete privacy as well as the companionship of living amidst like-minded neighbours.



Typical Floor Plan
BLOCK - A



Typical Floor Plan
BLOCK - B



1 - 3BHK - 1815sft.



2 - 3BHK - 1665sft.



3 - 2BHK - 1265sft.



4 - 3BHK - 1940sft.



8 - 3BHK - 1815sft.



7 - 2BHK - 1265sft.



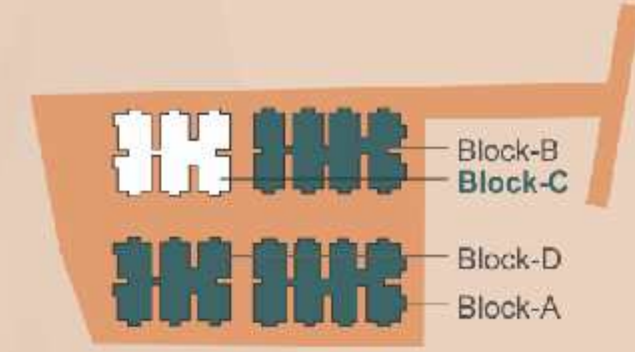
6 - 3BHK - 1665sft.



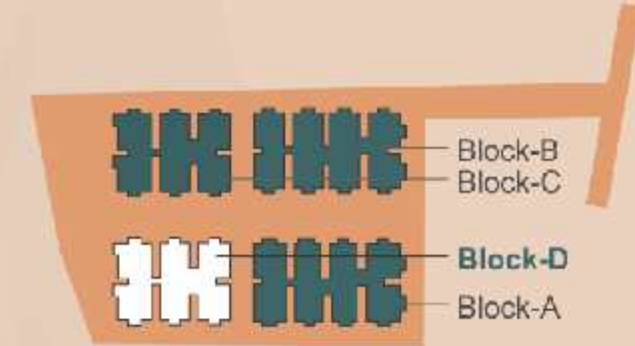
5 - 3BHK - 1940sft.



Typical Floor Plan
BLOCK - C



Typical Floor Plan
BLOCK - D



1 - 3BHK - 2160sft.



2 - 2BHK - 1290sft.



3 - 3BHK - 1975sft.



6 - 3BHK - 2160sft.



5 - 2BHK - 1290sft.



4 - 3BHK - 1975sft.



First Floor Plan BLOCK - A



First Floor Plan BLOCK - B



First Floor Plan BLOCK - C



First Floor Plan BLOCK - D



THE FINEST MIX OF AESTHETICS FUNCTIONALITY

CPR
**PARK
HEIGHTS**

FOUNDATION & STRUCTURE

RCC framed structure

SUPER STRUCTURE

- ◆ 8" External 4" Internal wall with first class moulded clay bricks / cement bricks in cement mortar/AAC brick.
- ◆ No common walls in between the flat, total independent homes.

FINISHES

Internal : Smooth plastered surface treated with putty and painted with acrylic emulsion.
External : Finished surface with texture and painted with weather proof cement paint of approved make and color by the consultant.

DOORS AND WINDOWS

Main Door : Red Marine teak wood frame with teak veneer shutter aesthetically designed with melamine polish. Fitted with good quality hardware and locking system of reputed make.

Other Doors : Red Marine teak wood frame and good quality water proof flush shutter fixed with quality hardware and lock.

French Doors

UPVC frames and shutters with float glass.

Windows

UPVC/Powder coated frames with floated glass.

KITCHEN

Granite platform with stainless steel sink with both Drinking and bore water connection and provision for AQUA guard (water purifier).

FLOORING

800x800 Vitrified tiles of standard make or equivalent make.

TOILET

Anti-skid matt finish ceramic tiles and Glazed ceramic tile dado upto lintel (7') height.

TILE DADOING

Kitchen : Glazed ceramic tile dado upto 2' height above kitchen platform.

Utility/Wash : Glazed ceramic tile dado upto 3' height

TOILET

- ◆ Italian Wash basin
- ◆ Italian WC
- ◆ Hot and cold water wall mixer with shower
- ◆ Provision for geyser and exhaust fan
- ◆ C.P. fitting of Plumber/Jaquar or equivalent.

ELECTRICAL

- ◆ Concealed copper wiring with Havells/Lap or equivalent.
- ◆ Modular switches will be of Legrand/Schneider or any equivalent make.
- ◆ Air conditioner points in all bedrooms
- ◆ Plug points in kitchen telephone points in drawing room.

COMMUNICATION

Provision point for cable connection in all bedroom and drawing

GENERATOR

Back-up generator for lift, common areas, 1light and 1 fan points in each room in every flat.

LIFTS

Two '6' passenger elevators in each block.

LANDSCAPE

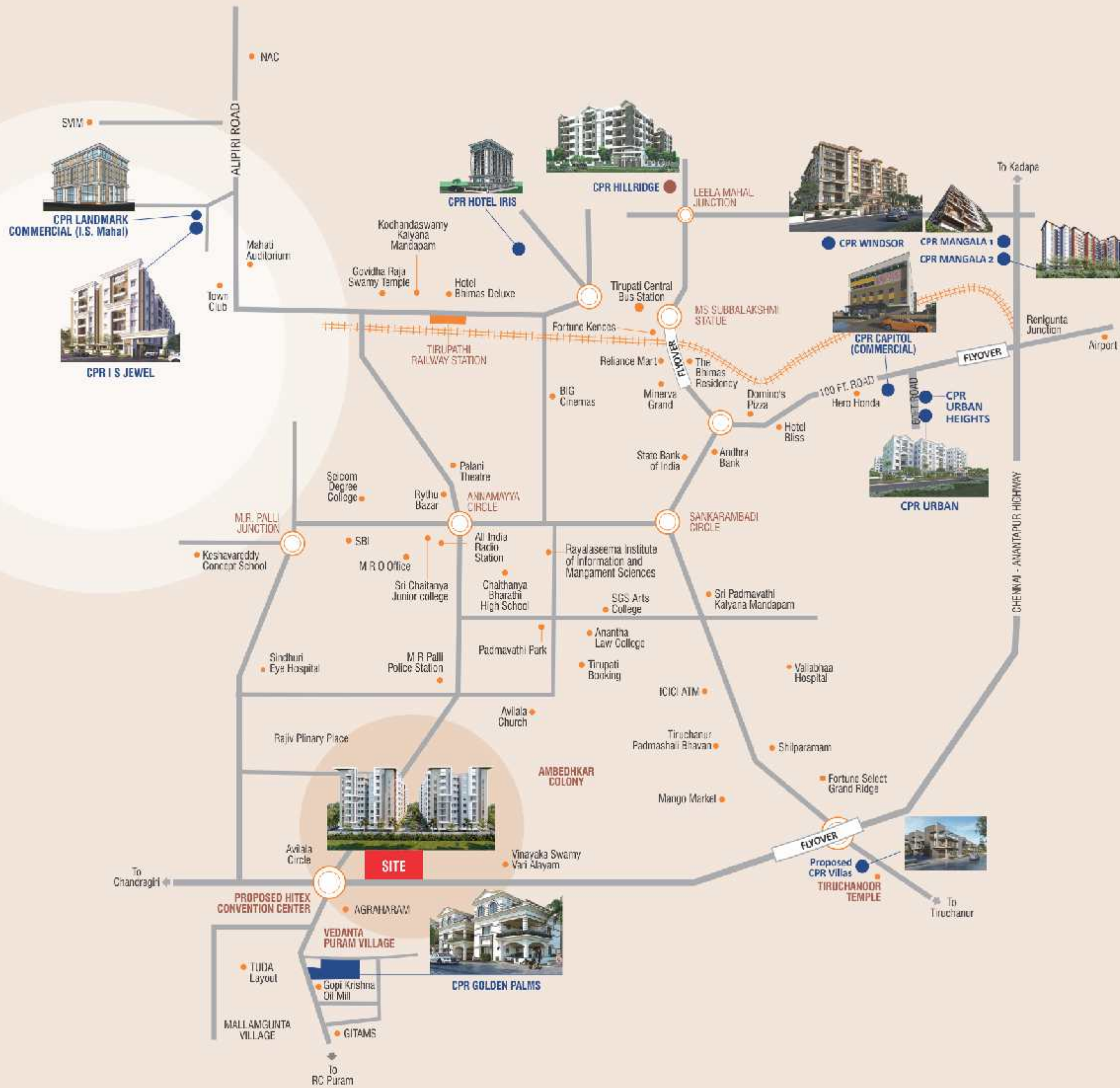
Plantation and beautification with reputed architect.



SPECIFICATIONS



LOCATION QR CODE



**A HEAVENLY
LOCALE FOR
CONNECTIVITY
CONVENIENCE**

Avilala in the temple town of Tirupati is pulsating with modern hubs like supermarkets, restaurants and hotels, academic institutions and cinema complexes. The railway station and bus terminal is only a short drive away. However, it is the tranquility and greenery that makes Avilala a much-coveted area. Known for its refined gentry, this is the right place to live with your family.



BUILDING ICONS AND DEVELOPING LIFESTYLES

CPR develops diverse properties in highly strategic locations, all unified by an unmistakable signature of quality, sustainability and enduring value. Each project is defined CPR's astute site selection, impeccable style, optimal use of space and light, exacting attention to detail and confidence of ROI.



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COMPLETED PROJECTS



CPR HILLRIDGE
CPR Hillridge is a Exceptional, luxurious well ventilated 75 Apartments at Leela mahal center, Tirupati-517501.



CPR WINDSOR
CPR Windsor is 65 loft style homes with classy architecture design at Subbareddy Nagar, Opp to S.V Poor Home, Akkarampalli, Tirupati - 517501.



CPR GOLDEN PALMS
CPR Golden Palms is a grand gated community with 84 ultra luxurious villas in temple town, Tirupati-517501.



CPR CAPITOL
CPR capitol is multistoried commercial space about 50,000 sqft which is now Ankura Hospitals, near Hyundai Showroom, Renigunta Road, Tirupati-517501.



CPR URBAN
CPR Urban is a luxurious residential high end 160 apartments in postal colony, Renigunta Road, Tirupati-517501.



CPR IRIS Hotel
CPR Iris Hotel is a serviced apartment project in the heart of Tirupati and it comes with 3 star facilities like restaurant, Gymnasium & 40 Spacious Rooms which is very near to Railway Station and Bus Terminal Opp to Kalyan Residency, Tirupati-517501.



CPR Palm Ridge
36 Villas, Kondapur, Hyderabad



CPR Bellavista
108 Villas, Nallagandla, Hyderabad



CPR South End
Kondapur, Hyderabad



CPR Prabhavathi
Kondapur, Hyderabad

ONGOING PROJECTS



CPR IS JEWEL
A centrally-located gated community over lush, landscaped grounds, CPR Jewel is a gem of an address in the divine town of Tirupati. There are 60 elegant 2/3 BHK apartments loaded with features and amenities. The address offers a clubhouse, active outdoor spaces, superb infrastructure and all facilities that make it the final destination for the elite.



CPR Landmark Commercial (IS Mahal) at Nehru Nagar, Tirupati
Taking over IS Mahal Tirupati's long drawn legacy is our very own commercial development, at the same renowned location; Nehru Nagar, Tirupati. All new experience of retail and entertainment, spread about 90,000 sqft built for redefining lifestyle.

UPCOMING PROJECT



High rise apartments in Patancheru, Hyderabad on an area of 20 acres with an initial commercial property development over one acre.



CPR URBAN HEIGHTS A Premium Luxury Highrise residential gated community Apartments at Koramenu Gunta, Beside Ankura Hospital, Renigunta Road, Tirupati-517001

For more details

TIRUPATI

CPR Constructions Pvt. Ltd.

Flat No. 302, Vignesh Towers,
Near Leela Mahal Center,
Tirumala Bypass Road, Tirupati-517501.

Mob.: +91 8374762277, 8374812277
9491812277, 9490762277

HYDERABAD

Plot No. 5, CPR Brindavanam Apartments,
Brindavan Colony, Opp. to Nectar Gardens,
Madhapur, Hyderabad - 500 081.

Telefax : +91 40 400 32277
Email : cprparkheights@gmail.com

Site Address

CPR Park Heights

Avilala, Beside Southern Spice Restaurant,
200ft Road, Near Avilala Park, Tirupati Rural Mandal,
Chittoor Dist, AP.



for more details visit
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MEP Consultants



ESVE Design
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Branding



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A Property by
**AKULA
FAMILY**

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