



# GRAND EGYPT

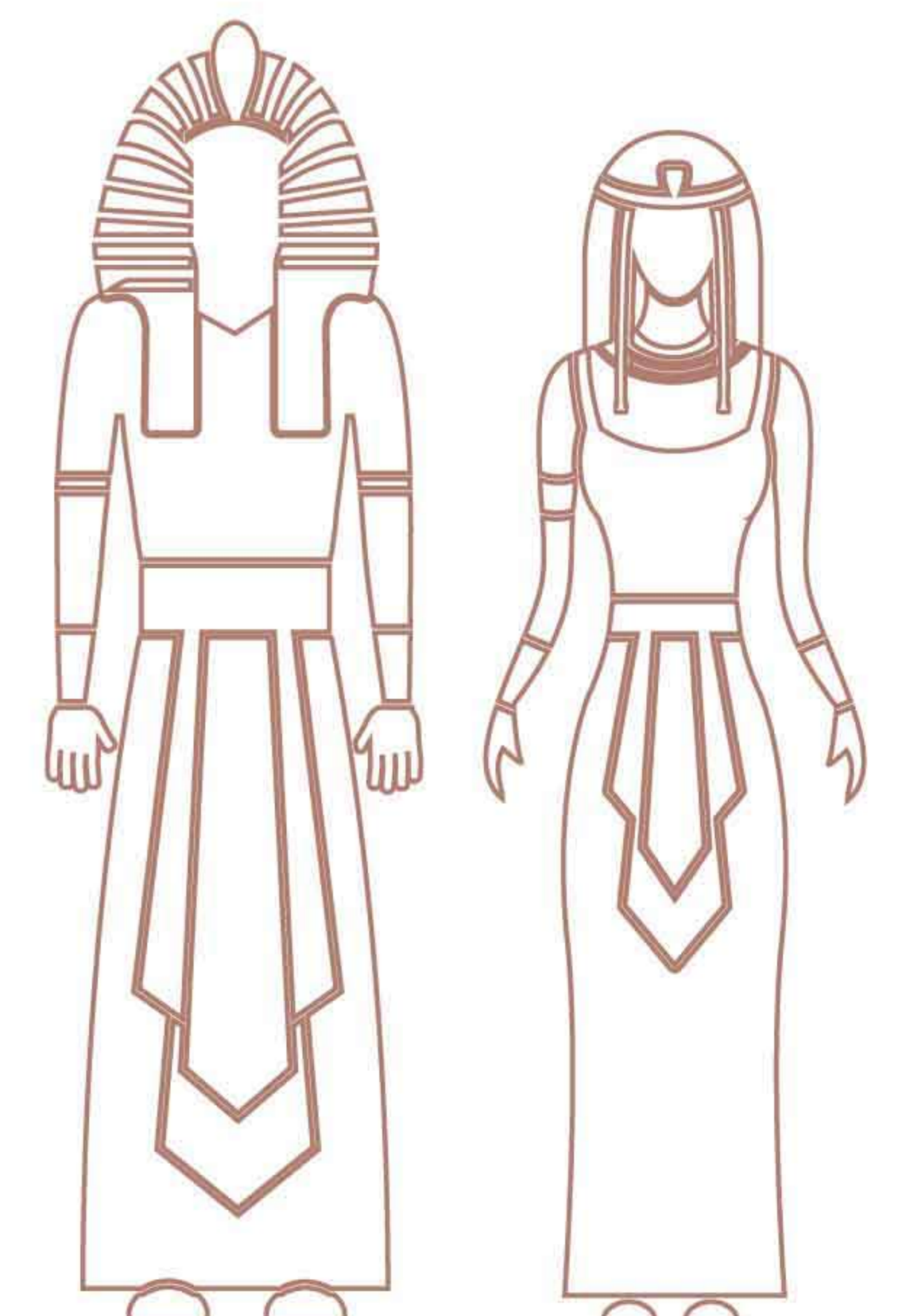
★ LIVE LIKE A LEGEND ★



The Gateway to  
*Grandeur Living*



Extending the Legacy of Rajahmundry's Glorious past known for Great Kingdom's & Proud Culture, "**SB VENTURES**" proudly launching a prestigious new project "**Grand Egypt**", a venture with Egyptian Architecture at its heart. Explore the Splendor of Egypt and unfold the awesome World awaiting you.





The Club House at Grand Egypt is far from ordinary. It inspire a dream of spending a fatigue free life. Access to world class facilities like Swimming Pool, Gym, Billiards & many makes you rejoice every extra minute.



Embrace the dazzling  
*Egyptian style* Club House





\*Club house is a private property of the company. No member or plot owner had a right to claim any right on club house entry or property. Company has all rights to run, sell, rent, close operations or do what so ever as companies will. Club House entry is only for membership paid members.



\*Club house is a private property of the company. No member or plot owner had a right to claim any right on club house entry or property. Company has all rights to run, sell, rent, close operations or do what so ever as companies will. Club House usage is only for membership paid members.



## Rejuvenate yourself with Lavish Pool



The Pool & Banquets are perfect place to rejuvenate yourself from daily stress. Your everyday celebrations will be Extravagant with spacious Banquets in place @ Grand Egypt.



*Pamper yourself in*  
*Glorious parks*

The open spaces has been designed to let you & your family relax from routine life. Lavish spread of Landscapes designed with Egyptian architecture makes you & your family enjoy quality leisure time.



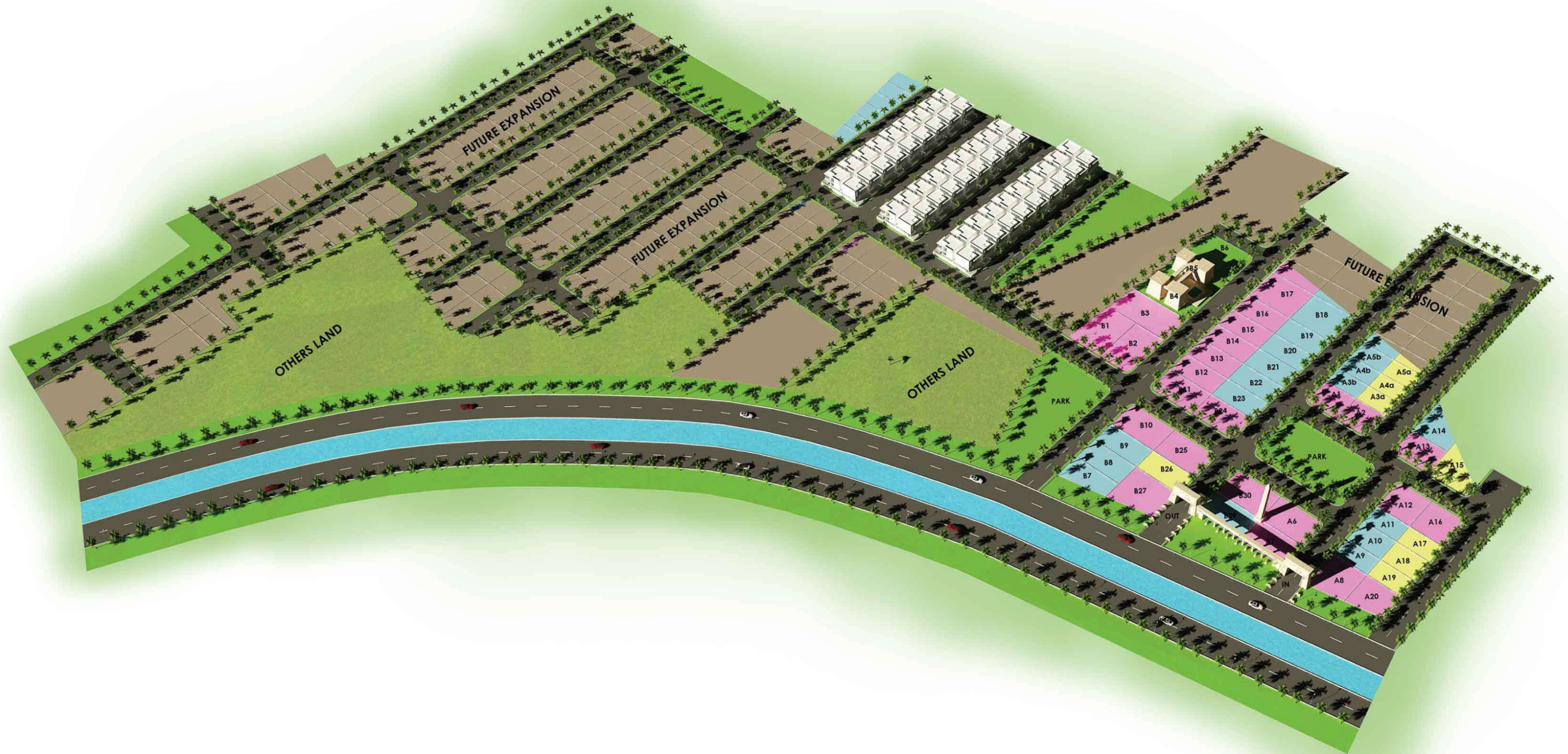






Orientation

A - BLOCK T.L.P. NO. 63/2016/R  
B - BLOCK T.L.P. NO. 99/2016/R



- Diamond
- Platinum
- Gold
- Future Expansion



Step into the serene kingdom of  
*Royal Legacy*

**PROJECT  
HIGHLIGHTS**

- DTCP Approved Layout
- 100% Clear title with spot Registration
- Professionally designed Layout with vaasthu compliance
- House loans available from reputed banks
- Grand entrance gate
- All 40 ft. blacktop Roads
- Compound wall for entire layout
- Well planned drainage system
- Electricity with street lights
- Footpath for main roads
- Venture developed in our own land
- Ready to construction





\*Villa drawings are just a conceptual drawings, which can be developed by your own in your site.

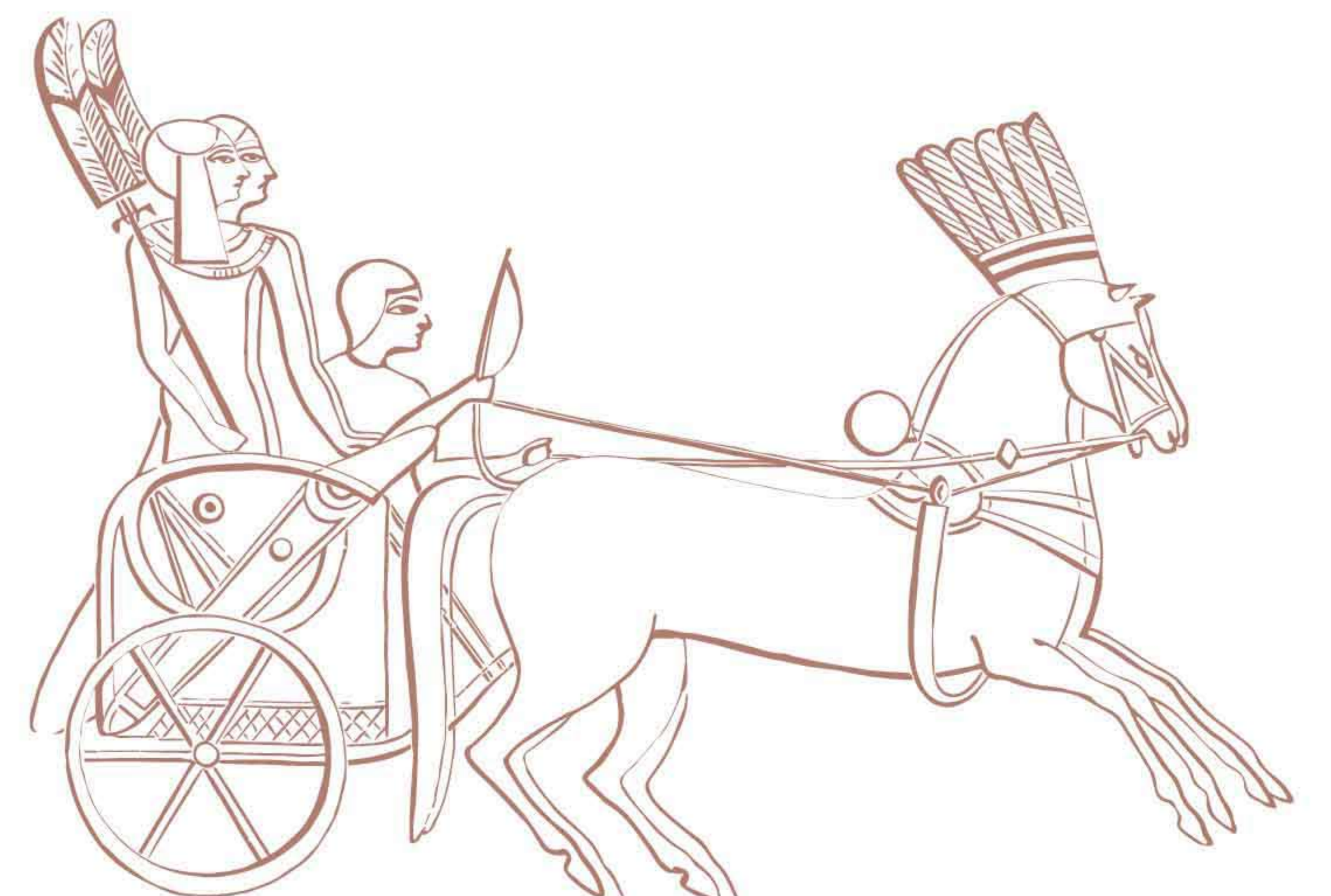


East Street view



## Discover the pleasure of *Royal Living*

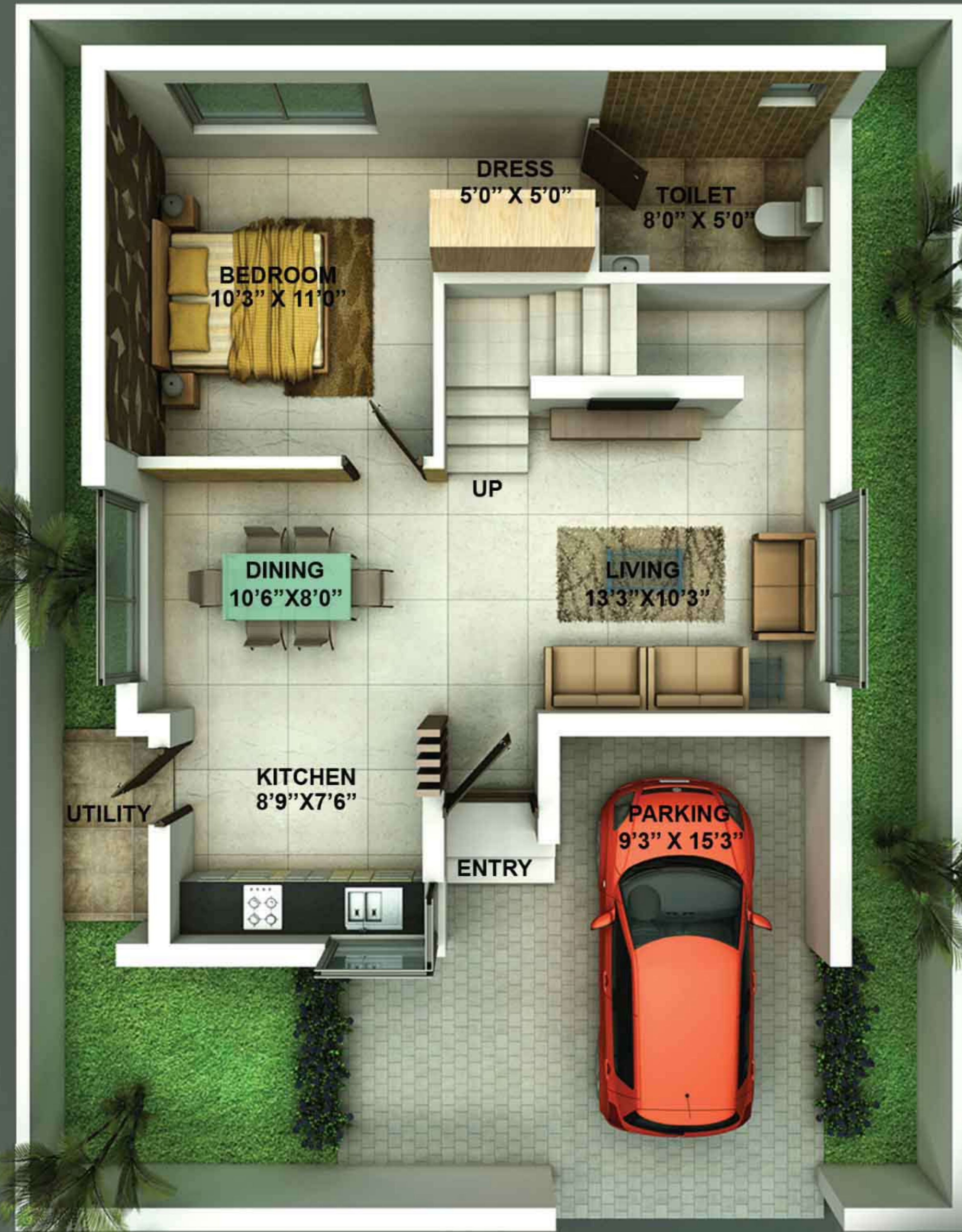
Villas in "**Grand Egypt**" are beautiful expression of Space & Comfort. All villas are extension of your desire to live in a Peaceful & Harmonious environment.



EAST FACE



\*Villa drawings are just a conceptual drawings, which can be developed by your own in your site.



EAST

PLOT : 33'X40'=146.66 SQ.YDS | GROUND FLOOR : 725.00 SFT | ORIENTATION -  N



EAST

FIRST FLOOR : 725.00 SFT

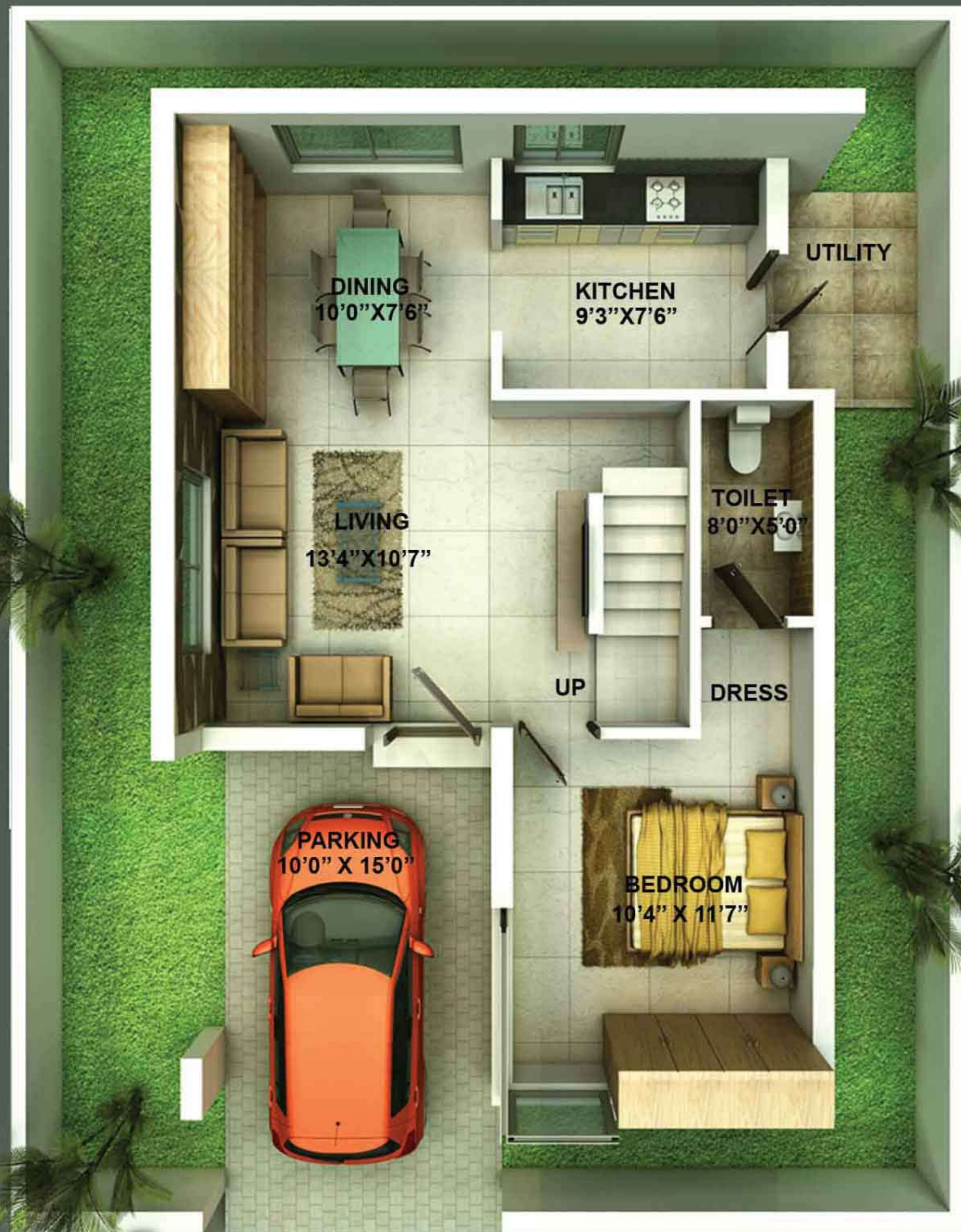
ORIENTATION -  N

WEST FACE



\*Villa drawings are just a conceptual drawings, which can be developed by your own in your site.





WEST

PLOT : 33'X40'=146.66 SQ.YDS | GROUND FLOOR : 725.00 SFT | ORIENTATION - N



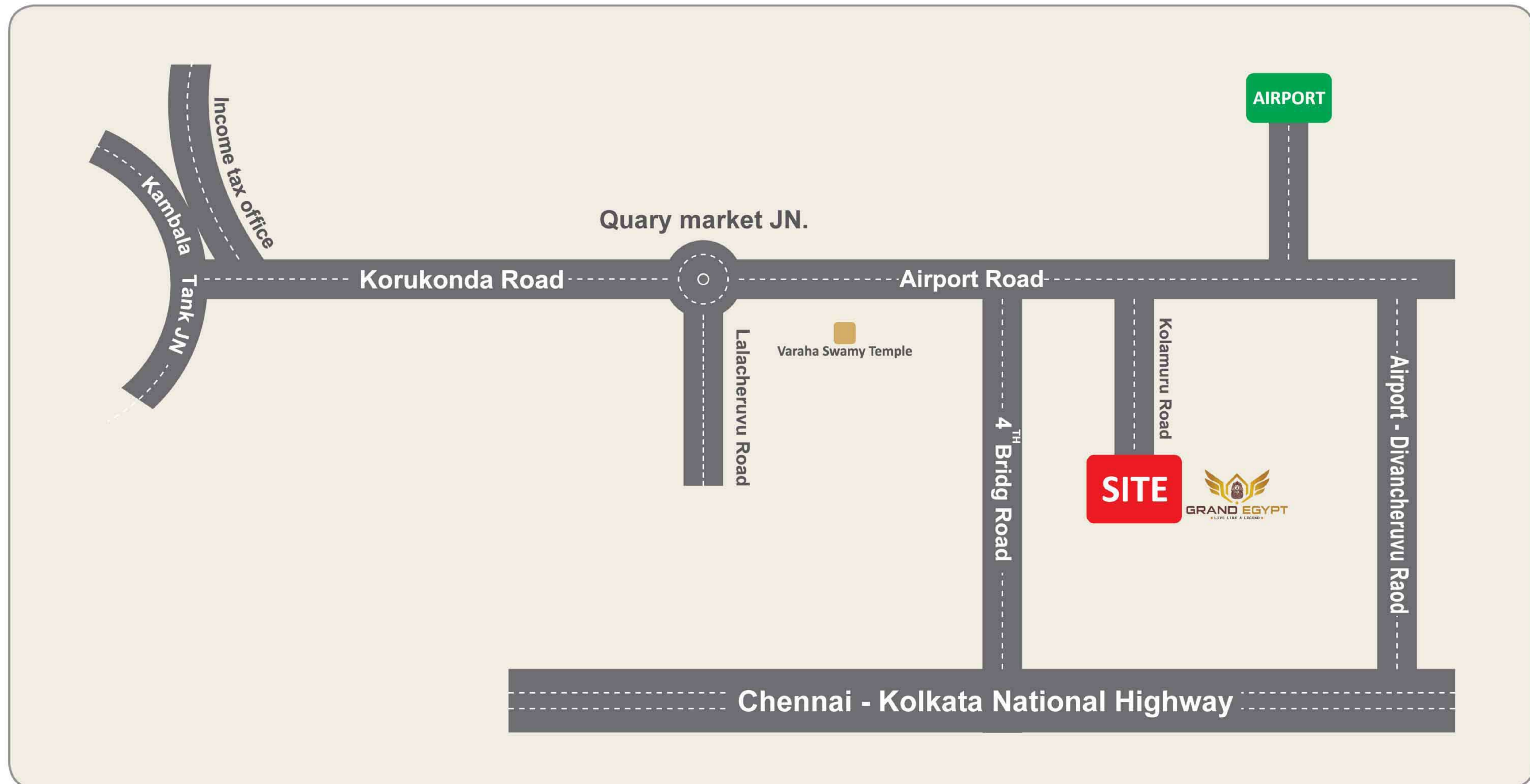
WEST

FIRST FLOOR : 725.00 SFT

ORIENTATION - N

## LOCATION MAP

Not to Scale



## LOCATION ADVANTAGES

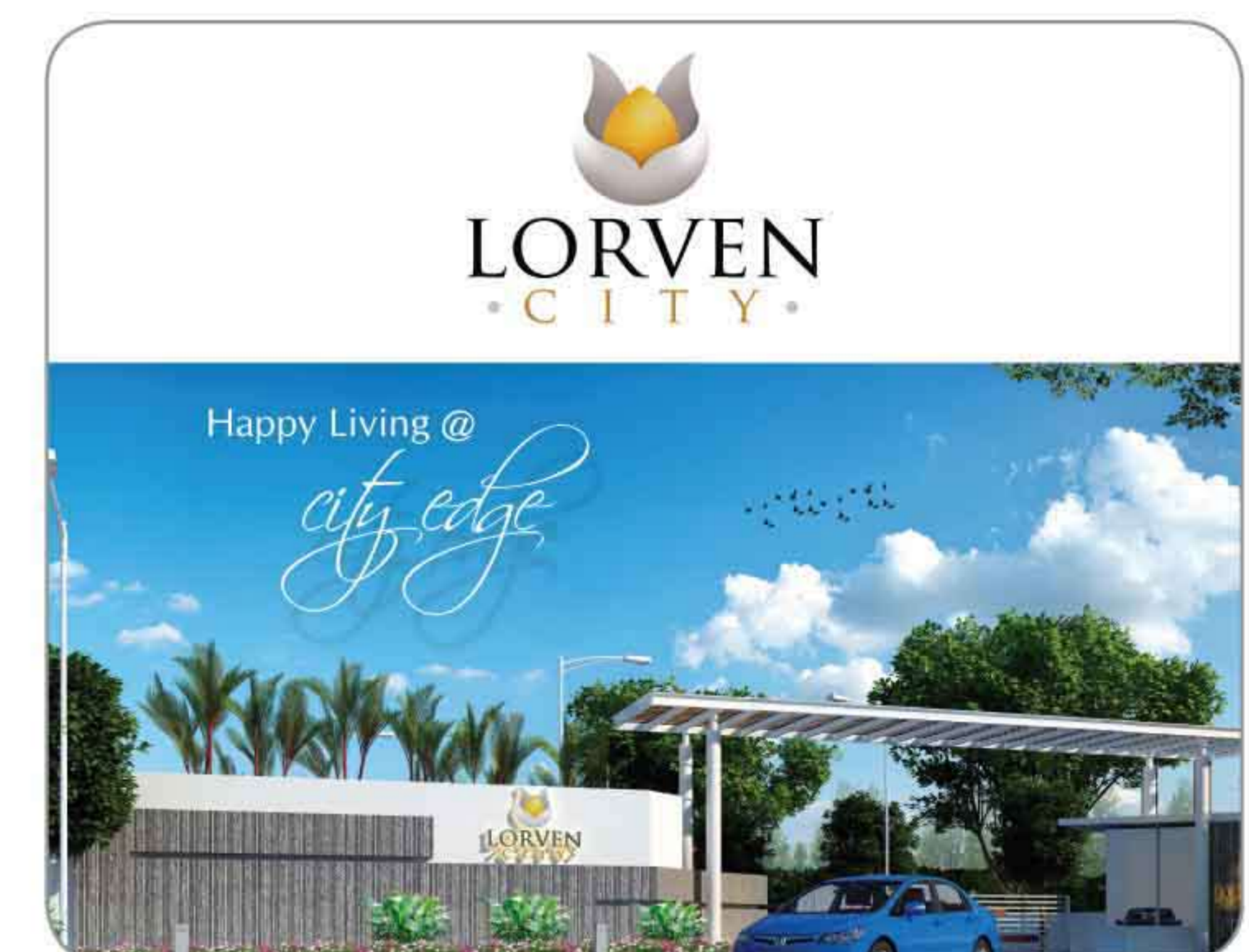
- Site is located in Golden Square between, New highway, old NH5, Airport Road & Airport - Divancheruvu connecting Road.
- Just stone throw away from newly developing Residential area of Kolamuru, Rajahmundry.
- Very accessible to all public transport system connection to Downtown, Schools, Hospitals etc.,
- 10 minutes drive to Airport.
- A very peaceful living in 100% non-pollution Zone at the same in vicinity of Rajahmundry.
- Excellent and fast growing area for investment or living purpose.



With over three decades of business experience SB Group established itself as leading business house in Andhra Pradesh with over 1000 employees and multicore turnovers. This group is well known in every part of Andhra Pradesh.



## ONGOING PROJECTS



## COMPLETED PROJECTS



Promoters



# 1st Floor, SB Icon, Opp. FCI Godowns, Lalachervu Rd.  
RAJAHMUNDRY, Andhra Pradesh, INDIA.  
Ph : +91 883 2474411 / 22, Mobile : +91 99855 55330  
Email : enquiry@sbventures.in

[www.sbventures.in](http://www.sbventures.in)

Chief Architect  
**M. RAJASEKHAR**  
Design Concepts  
Srinagar, Kakinada.  
Ph: 0884 2387979

Landscape Architect  
**NAVEEN ASSOCIATES**  
Hyderabad  
Ph: 040 23546966

**National Ads @80081 37333**

Note: This brochure is purely a conceptual presentation and not a legal offering. This Promoters reserve the right to make changes in elevation, specifications and plans as deemed fit.