

Project By



Partnered By



AURORA

Innovative living homes that inspire
Great Homes, Smarter Prices.

WELCOME TO AURORA

Introducing Sian Aurora
Your gateway to luxurious
living, it is designed to
provide you with the
Highest levels of comfort
and convenience





Private Balcony



Individual flat Safety grill provision



Privacy



Peaceful environment

PLAN VIEW



2 BHK

**EAST FACING
15 Units**

**NORTH FACING
5 Units**

**FLAT NO.
101 & 104
1231 Sq. Ft.**

**FLAT NO.
102 & 103
1263 Sq. Ft.**

Aurora is designed to incorporate individual private entrances for each residential unit, fostering greater privacy, autonomy, and a sense of ownership among residents. By minimizing shared access points and maximizing personal space, the design aims to enhance happiness, reduce stress, and promote a peaceful living environment.

AMENITIES / FEATURES



LIFT



RESERVED
CAR PARKING
FOR EACH FLAT



CCTV
SURVEILLANCE



PROVISION FOR
EV CHARGING



24-HR WATER
SUPPLY



100% VASTHU



TUDA
APPROVED



FIVE FLOORS
BUILDING



POWER BACKUP
FOR LIFT,
COMMON AREA



UPVC
WINDOWS

SPECIFICATIONS



STRUCTURE : R.C.C. Framed structure.



SUPER STRUCTURE : Red Bricks for External walls 9" thick & internal walls 4" and Cement Bricks for Compound/Parapet/Lift/Etc..



PLASTERING : Both Internal and external walls & ceiling.

FLOORING : Living, Dining, Bedroom & Kitchen : Vitrified tiles of size 1,200 mm x 600 mm
Utility: Anti-skid Vitrified tiles of size 300 x 450 mm up to 4'0" height
Bathroom : Anti-skid ceramic tiles of size 300 x 300 mm up to Door height
Balcony/Foyer : Anti-skid Vitrified/ Ceramic tiles of size 600 x 600 mm



MAIN DOORS : Teak wood frame and shutter Teak Veneer door.



INTERNAL DOORS : Hardwood with flush door /WPC frame and door.



WINDOWS : 2.5 Track UPVC windows and safety grills with mosquito mesh.

PAINTING
Internal walls : 2 coats of Emulsion Paint with putty.
External walls : Combination of texture finish with external emulsion paint.



KITCHEN : Black Granite platform and SS Sink, Ceramic tiles cladding up to 2" height above the platform.



TOILETS : Western commodes in all toilets, Cera/Hindware or equivalent brand
One washbasin for each flat.



WATER SUPPLY : Bore water supply and Municipal drinking water provision.



PLUMBING : CPVC pipes for water lines. Standard make PVC pipes for sewerage lines.

ELECTRICAL : Concealed copper wiring. Power plugs for Refrigerator, Microwave oven/ Chimney, Mixer/Grinder in Kitchen, TV Point at living room & Master Bedroom
MCB of reputed brand shall be provided for each circuit at the main D.B.



CABLE TV : Provision for cable connection in Living area.



LIFT : Six passenger capacity lift.



POWER BACKUP : All Passage area, CCTV, Lift.



SECURITY : CCTV Camera for surveillance at Ground Floor.

CONNECTIVITY & INFRASTRUCTURE A CITY WITHIN ITSELF

Near By Educational hub (Walkable Distance)

- International Delhi Pubic School (4 Mints)
- Gate College (4 Mints)
- Accord School (8 Mints)
- Chaitanya College (2 Mints)
- Allen Institute (2 Mints)

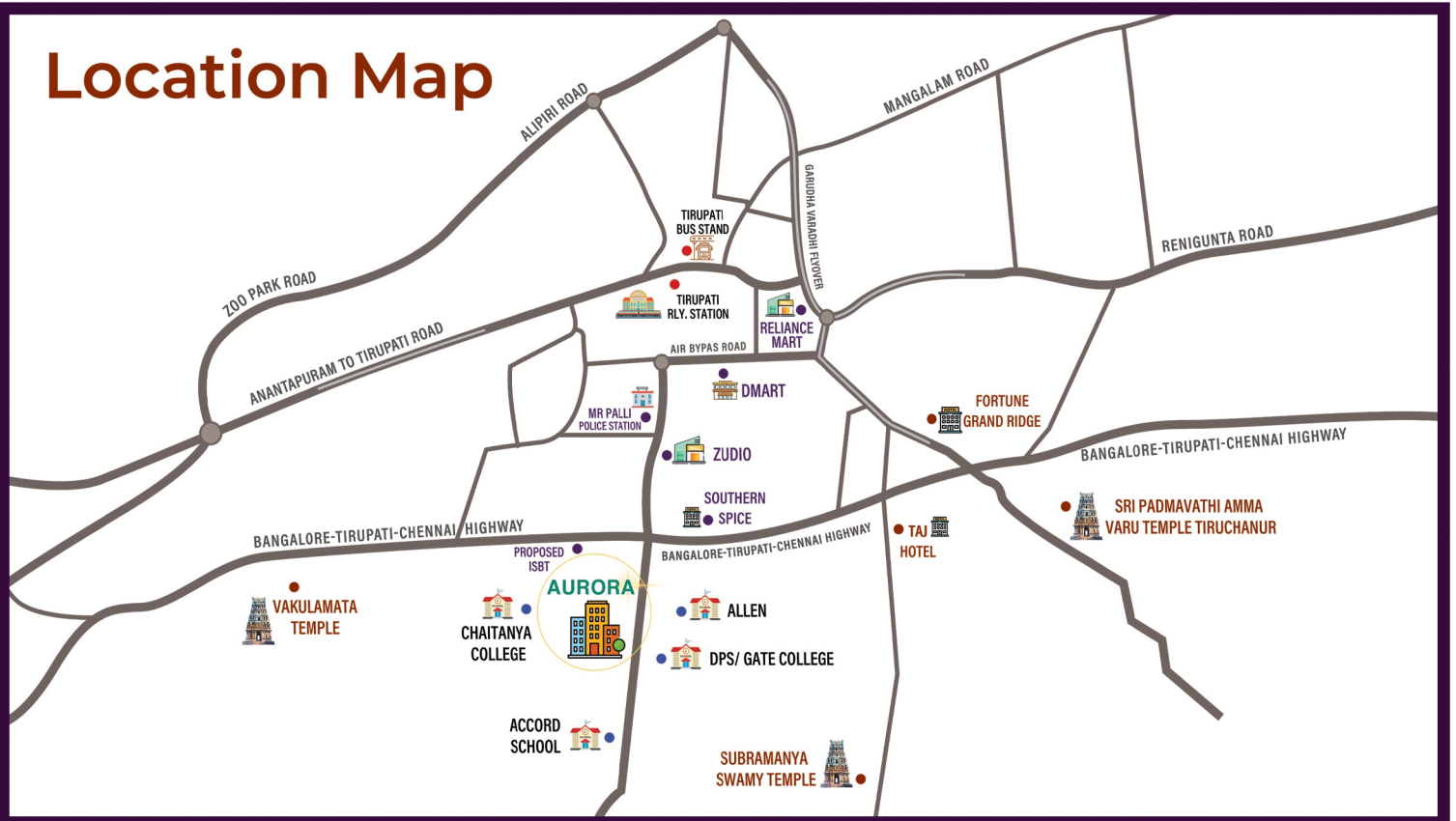
Land Marks: 2 Mints drive

- National Highway (Bangalore-Chennai)
- Avilala Circle
- Proposed ISBT Bus stand
- M.R. Palli Police station
- Zudio/Reliance/Dmart

Near By 5 Mints Drive range

- Grand Ridge
- Taj Tirupati
- Sri Padmavathi Amma Varu (Tirchanoor)
- Vakulamata (Peruru)
- Subramnya Swamy Temple (Thanapalli)

Location Map



Book your dream home today and experience a life of comfort and luxury at AURORA



SIAN
REAL DEVELOPERS PVT. LTD.



Site location

1-5-536/2, AVR Complex, 1st Floor, Balaji Colony, Tirupati - 517 502.

www.sianrealdevelopers.com

info@sianrealdevelopers.com



8897623874 | 9494661754



Office location