



PALM SPRINGS

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JYOTHIRMAYE PROPERTIES PVT. LTD

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JYOTHIRMAYE


Palm Springs

LIVING AMIDST
OPULENCE



THE RISE OF A NEW LIFESTYLE

Guntur, the city of history and culture with the exact blend of art and lifestyle, rises as the new-age living destination. Being just 20 kilometers away from Amaravathi, the new capital of Andhra Pradesh, Guntur offers everything for a perfect living. Guntur is now one of the most progressive cities with many malls and entertainment avenues cropping up everywhere. Tourism stands as one of the main attractions to the city with many religious places with more than 100 temples.



ENVISIONING A LIVING AMIDST OPULENCE

Jyothirmaye Properties Private Limited was established in the year 2014 with a vision to deliver the rare art of blending great homes with cozy lifestyle. In the supremely dynamic and competitive sphere of property development, we foresee "Jyothirmaye Properties" brand as a trailblazer, setting new trends in the community. The innovation-led, future-focused Jyothirmaye Properties is promoted by the directors of Tirumala Milk Products Private Limited, Tirumala Cotton and Agro Products Private Limited. The company has pioneered the force behind the rapidly changing skyline of south India, with developments that span the residential, retail, commercial, education and hospitality sectors.



VISION

To attain the status of a customer-oriented construction, the company has acclaimed for its excellence and international standards through a blend of advanced technology, continuous learning, building innovative solutions and hence delivering high quality output. We are ambitious to be the industry leader by providing world class amenities at affordable prices. We always strive to enhance the value for our customer and become their most reliable choice for building a dream house.

MISSION

To design projects conforming to dynamic customer preferences through an effective market watch blended with continuous learning philosophy. The magnanimous 18-storied high rise entitled 'PALM SPRINGS', sprawling in 2.87 acre area in the heart of the city, is a real time example. This prestigious residential project is accompanied by multiplex theatre with 5 screens and an entertainment hub including food courts, gaming zones and retail space.



WELCOME NOT JUST A HOME BUT A FUTURISTIC LIFE

PALM SPRINGS is an iconic venture with contemporary structures that don't just breathe luxury but also endorse you with a magnificent bird's eye view of the entire city. It gives you the best of what life has to offer and living here is a boon to celebrate. PALM SPRINGS, the epitome of luxury apartments, spreads across an area 2200 sq.ft. to 3300 sq.ft., escorted with high speed elevators, round-the-clock concierge service, two levels of basement parking, 74% open green spaces, state-of-the-art roof top solar panels for optimal energy utilization and world class clubhouse with the most exquisite features and facilities, is a heaven on earth with no trace of exaggeration.

18 FLOORS. THE TALLEST RESIDENTIAL PROJECT IN GUNTUR.



STATUS SYMBOL OF NEW AGE LIVING

Life is not just about living. It's about having a lifestyle which will let you indulge in a million beautiful things. A fusion of luxury with comfort, a merger of serenity with class, and a blend of innovation with technology makes life truly memorable. Palm Springs is constructed with all these minute details in mind. Located in the nerve-centre of Guntur, Palm Springs is a high-rise, boasting of undulating sunshine and zephyr. This high-rise is thoughtfully planned to ensure unparalleled standards in every aspect of its creation. Experience Palm Springs. Experience unforgettable memories.

SITE LAYOUT PLAN







PERSONALIZE YOUR HOME SMARTLY

We believe that every home should be luxurious and comfortable. Moreover, it should be an extension of one's personality. This is precisely why we construct spaces of uncompromising quality, luxury and comfort. The advantage here is the fact that Palm Springs' ultra luxurious homes hold an option to upgrade into a smart home with a host of other exciting privileges. Whatever choice of home you pick, you can rest assured to have an opulent lifestyle that is in the heart of a city bustling with activity.

HAPPINESS IS WHAT YOU CHOOSE



18 FLOORS OF SHEER LUXURY

Palm Springs is an uncompromised place of lavish luxury. The two magnificent towers of 18 floors each shoot into the sky in grandeur and are spread over a total of 2.87 acres of abounding greenery. These towers boast of expansive balconies where you can watch the twilight caress you or let the moonlit sky light up your home or catch a shooting star that many believe holds the power to transform wishes into realities, or better still, get enthralled by the gentle zephyr that soothes your body, mind and soul.

LIVE LIFE AT HEIGHTS



THE BRIGHT MINDS PLAYTIME

Palm Springs isn't just made for a happy couple, but also for a family to have a happy living. For kids they have the whole space to enjoy. We provide space for kids where your ward can relish to the core with all the games they wish for, specially designed sliders, cradles and lot more add to the enjoyment. We even facilitate games that enhance the intellectual levels like abacus and many more.



MAGNIFICENCE UNDER THE BLUE

The delightful swimming pool at Palm Springs is the ideal place for people of all ages to come together and enjoy splashing and diving. You can even throw a party to family and friends in a rather non-routine and exciting environment.

A FUTURISTIC CLUBHOUSE

At Palm Springs everything is designed to an envious level of perfection. The clubhouse is no different at all. The contemporary styling is not merely restricted to the apartments but also extends to the clubhouse. A futuristic design with a fantastic interplay of glass, steel and wood stands as cynosure of all eyes. The amenities too are top-class. It would be a good show-off to introduce your friends and family to this clubhouse which is sure to make them fall head over heels.

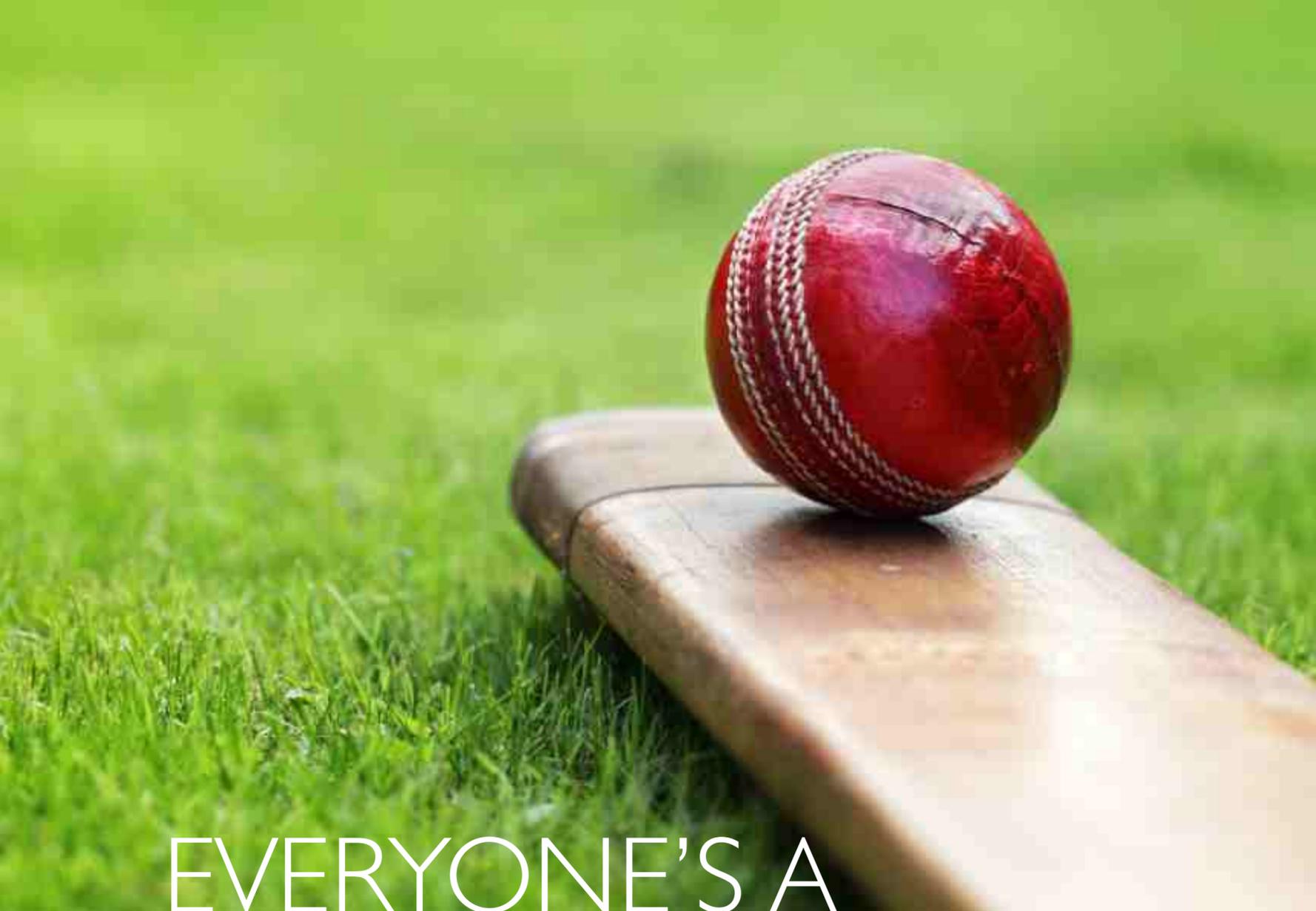


INDULGE IN INDOOR GAMES

BASKETBALL & VOLLEYBALL COURT

For your leisure time to be the most exciting one, Palm Springs provides you with fully equipped video games, billiard tables, chess, carom, table tennis boards and many more. For all the sportsmen, Palm Springs provides many indoor games as well as outdoor games. Squash court is one such area where people can play on all the working days.

Your living is accompanied with right sport here. Palm Springs provides basket ball and volleyball courts for all sportsmen who wish to practice every day. There are even special activities which help them to stay healthy and be fit.



EVERYONE'S A CRICKETER HERE

MULTI-PURPOSE FUNCTION HALL

Cricket is an everyman's sport here in India. For your favourite sport to be played at its best, Palm Springs is equipped with a cricket pitch. We even provide complete cricket kits for those who wish to play the game.

Palm Springs provides a multi-purpose function hall with various facilities and equipment. It is available for the residents throughout the year for celebrating various events.



FOR A PEACEFUL LIVING

Palm Springs provides an innate space for self realization & actualisation.
In the lap of nature, one can enjoy ecstasy in spirituality.

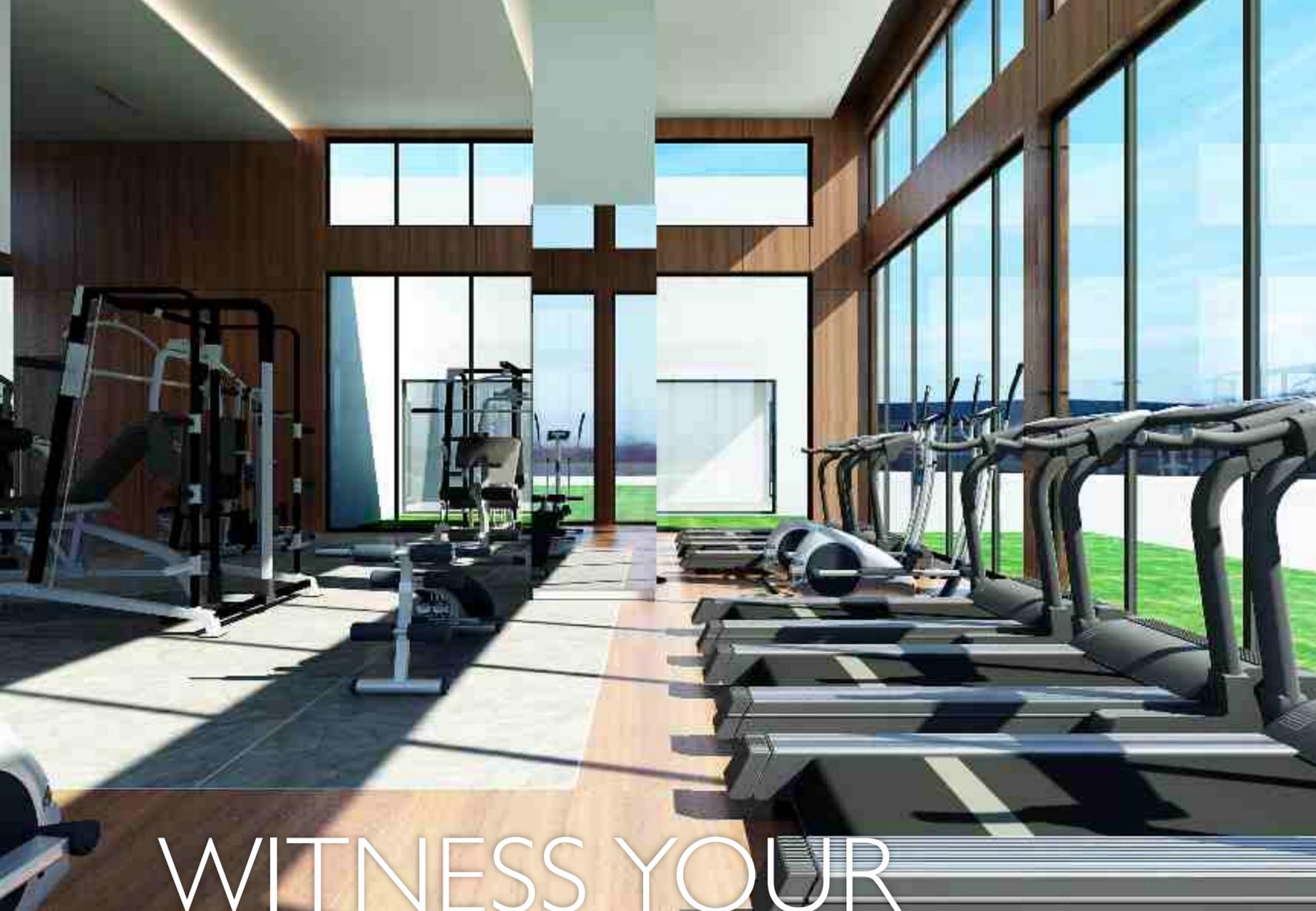


DIVINE LIVING

A WALK AT THE WAY, ALL THE DAY

Palm Springs is as spiritual as you are. You can offer your daily rituals and prayers at the temple located in the community. Now every religious festival can be celebrated within the community.

The gentle and refreshing pebble walkway at Palm Springs is a subtle gesture to indicate our care for your health & well being. It's a boon to the morning walkers to rejoice in their healthy habit.

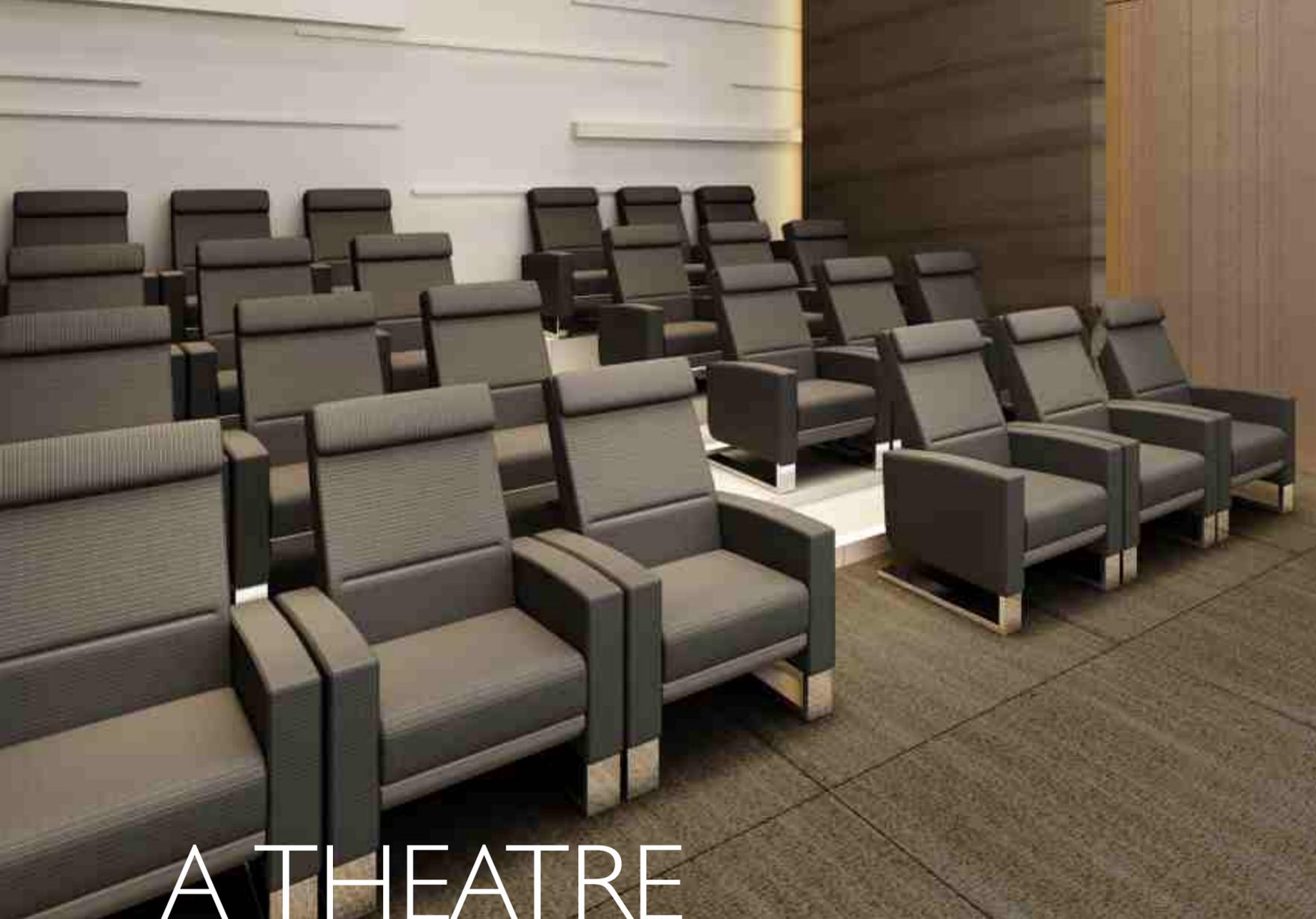


RELAX, REFRESH AND REJUVENATE

Relax, Refresh and Rejuvenate at our unisex spa. Our highly trained therapists and beauticians will pamper you while coaxing your body into a state of serene tranquility, for enhanced beauty and vigorous health.

WITNESS YOUR FITNESS

Fitness is the mantra of the current millennia. It's no exception here. A special aerobics room & gym provides the Palm Springs residents with all-round fitness.



A THEATRE EXPERIENCE

One doesn't crave going outside when the real theatre experience is within your reach. The unique and furnished theater is ideal for the residents to enjoy the mega screen.



CAFETERIA

Now get all the refreshment within the venture as Palm Springs has a built-in cafeteria that also serves as a restaurant offering you all the refreshments from drinks to the whole meal. The walk ways just beside the cafeteria allows people to take the food they require as they walk along.



HEALTH, BETTER
TAKEN CARE OF

ALL YOU WANT
AT ONE GO

At Palm Springs, your health is in tune with your living. The 24/7 pharmacy with all the important medicines & first aid addresses health issues at the earliest.

Living here is a pleasant experience, as all your needs are at arm's length. Palm Springs' exclusive convenience store provides you with all the basic needs at your reach.



SECURED LIVING

PROPERTY MANAGEMENT

We at Palm Springs assure you of a happy living topped with security. The CC Cameras in all the visible areas record the footage inspected by a special team committed for the purpose. This nullifies the risk of strangers' entry into the premises.

We provide Property Management, which includes management of personal property, equipment, tooling and physical capital assets that are acquired and used to build, repair and maintain end-item deliverables. Property management involves the processes, systems and manpower required to manage the life cycle of all acquired property as defined above, that also includes acquisition, control, accountability, responsibility, maintenance, utilization and disposition.



2465 | EAST FACING | 3 BHK



2465 | WEST FACING | 3 BHK



3250 | EAST FACING | 3 BHK



3250 | WEST FACING | 3 BHK



2185 | EAST FACING | 3 BHK

PALM SPRINGS SPECIFICATIONS

RCC FRAMED STRUCTURE

RCC framed structure to withstand Wind & Seismic loads

SUPER STRUCTURE

- 8" thick solid block work for external walls & 4" thick solid block work of internal walls

PLASTERING

- Internal: 2 coats of plastering in CM for walls
- External: 2 coats of plastering in CM for external walls

DOORS

- Main Door: Designer teak wood frame (8 feet height) with Teak shutter of Matt polish finish fixed with hardware of reputed make
- Internal Doors: Designer teak wood frame (8 feet height) with flush shutter of melamine Matt polish finish fixed with hardware of reputed make
- French Doors: UPVC / Aluminum of reputed make French Doors

WINDOWS

- Windows: UPVC / Aluminum alloy window system with clear float glass and suitable finishes as per design, and mosquito mesh track
- Grills: Aesthetically designed, Mild Steel (M.S) grills with Enamel paint finish

PAINTING

- Internal: Smooth putty finish with 2 coats of premium Acrylic Emulsion paint of reputed make over a coat of primer
- External: Textured / Smooth finish with 2 coats of Exterior Emulsion paint of reputed make
- Parking: OBD paint over one coat of luppum

FLOORING

- Living / dining: Imported marble flooring / Imported high end tile
- Master bedroom: Premium wooden flooring of reputed make
- Other bedrooms: Premium quality vitrified tiles
- Kitchen: Premium quality vitrified tiles
- Corridors: Granite flooring / Imported marble flooring / High end designer tiles & Gypsum ceilings in corridors
- Balconies / Utilities: Rustic vitrified tile of reputed make
- Staircase: Natural Stone / Tiles of reputed make

KITCHEN

- Multi-functionality kitchen with granite top and SS sink drain board with Sink Dado
- Premium quality glazed ceramic dado
- Utility area with premium quality rustic finish tiles.
- Dish washer and washing machine provision in the utility area

BATHROOMS

- Vanity type wash basin / Counter top
- EWC with concealed flush tank / valve of reputed make
- Single lever fixtures with wall mixer and shower
- Provision for Geysers in all Bathrooms
- All CP And Sanitary fittings are of reputed make such as Grohe / Kohler / Roca / Villeroy & boch / equivalent
- All CP Fittings are Chrome Plated of reputed make

ELECTRICAL

- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area
- 3 phase supply for each unit and individual meter boards
- Miniature circuit breakers (MCB) for each distribution boards of reputed make
- Elegant designer modular electrical switches

DADOING

- Toilet: Walls tiling up to ceiling
- Other areas: Premium quality glazed ceramic dado

AIR CONDITIONING

- Power outlets provision for air conditioners in all bedrooms, living, dining and home theatre room

LIFTS

- High speed automatic passenger lifts with rescue device and V3F for energy efficiency of reputed make

SECURITY, SURVEILLANCE & BMS - Optional (On Customer request)

- Solar Powered Security Fence
- Access Control at main gate with access card reader
- Boom Barrier operated with access card readers
- CC Cameras around the campus for surveillance 24/7
- The complete building shall be monitored by Building Management System with all facilities

WTP & STP

- Fully Treated Water made available through an exclusive water softening and purification plant with water meters for each unit & a Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.

POWER BACKUP

- 100% DG Set backup with Acoustic enclosure & AMF

PARKING

- Each apartment will have minimum 2 car parking slots and parking will be in 2 Levels

FIRE SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements, fire alarm and public address system in all floors and parking areas (basements). Control panel will be kept at main security

LPG RETICULATION

- Supply of gas from Centralized Gas bank to all individual flats with meters

WATER SUPPLY

- Hydro-Pneumatic system with 100% treated water
- Separate Municipal water supply to kitchens

WASTE MANAGEMENT

- Garbage Chutes will be provided for every floor level and centrally collected for better disposal

CAR WASH FACILITY

- Car wash facility will be provided in the parking floors level

HOME AUTOMATION

- Optional / On Customer Request

JYOTHIRMAYE "PALM SPRINGS" COMES WITH A NUMBER OF AMENITIES MAKING HOME STAY ALWAYS FUN, HAPPY & HEALTHY

- Convenience Stores & Pharmacy
- Space for Laundry & Ironing
- Billiards, Table Tennis & Indoor Games
- Swimming Pool
- Children's Pool
- Indoor Air Conditioned Squash Court
- Cricket Pitch
- Business Lounge
- Coffee Lounge
- Conference Hall Along With a Boardroom
- Jogging Track / Walking Track
- Children's Play Area
- Guest Rooms
- Multi-purpose Function Hall
- Air Conditioned Gym
- Unisex Spa
- Multipurpose Theatre
- Aerobic Room
- Yoga / Meditation Hall
- Car Wash Area
- Guest Rooms
- Drivers Lounge Along With Dormitory
- Association Room
- Association Maintenance Staff Room
- Multipurpose Basketball & Volleyball Court
- Temple
- Cafeteria
- Free Wifi Zone in Clubhouse
- 100% Power Backup

LOCATION MAP



(Map not to scale)

Architect

Genesis planners Pvt ltd

Structural Engineers

VAP Engineers Pvt. Ltd.

Interior Designers

Mohan consultants

Landscape Architect

Naveen Associates

MEP Consultant

Synergy infra Consultants Pvt. Ltd.


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