



# PARNIKA ELEGANCE

ELITE LIVING, ELEVATED AMENITIES



*Exclusive For The Elite*

@Narukuru, Nellore



WELCOME TO PARNIKA ELEGANCE





EVERY BIG FORTUNE BEGINS WITH A PLOT

# MORE THAN A PLOT IT'S YOUR LEGACY

## WHY INVEST IN PARNIKA ELEGANCE

### Premium Gated Community

Secure, well-planned layout with wide roads, avenue plantations, and modern infrastructure.

### Strategic Location

Situated in Nellore's fast-developing zone with excellent connectivity to schools, hospitals, highways, and commercial hubs.

### Future Growth Potential

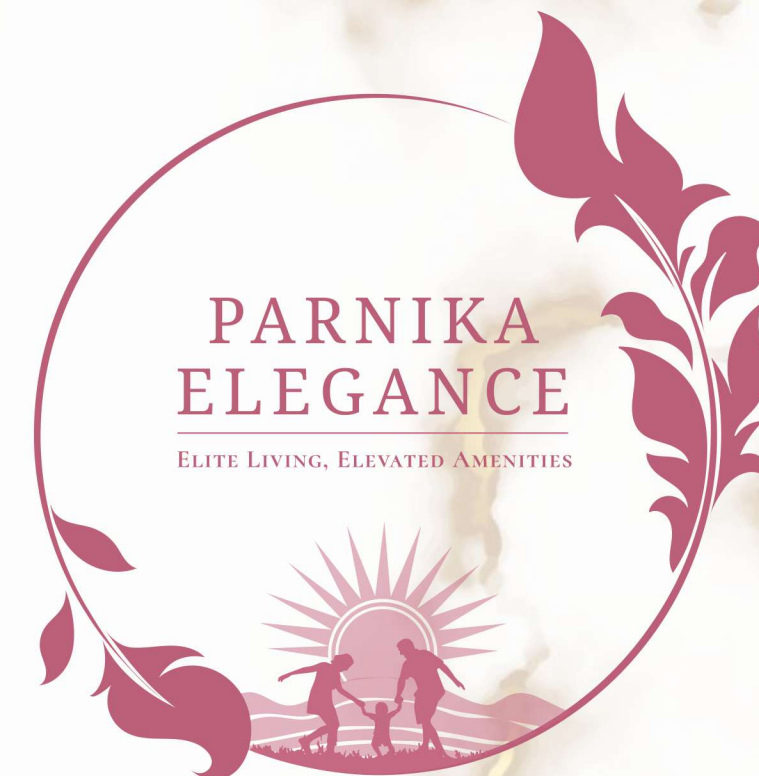
Land appreciation backed by rapid infrastructure and real estate development in Narukuru.

### Quality Lifestyle

A blend of greenery, serenity, and urban convenience designed for families.

### Smart Investment Choice

Every plot offers both immediate lifestyle value and long-term returns.



Premium Open Plots  
in a Gated Community

NUDA & RERA Approved

NUDA F.L.P NO.  
10/2025/1105/T.P Gudur/NUDA/DPMS

RERA NO.  
P09280036041



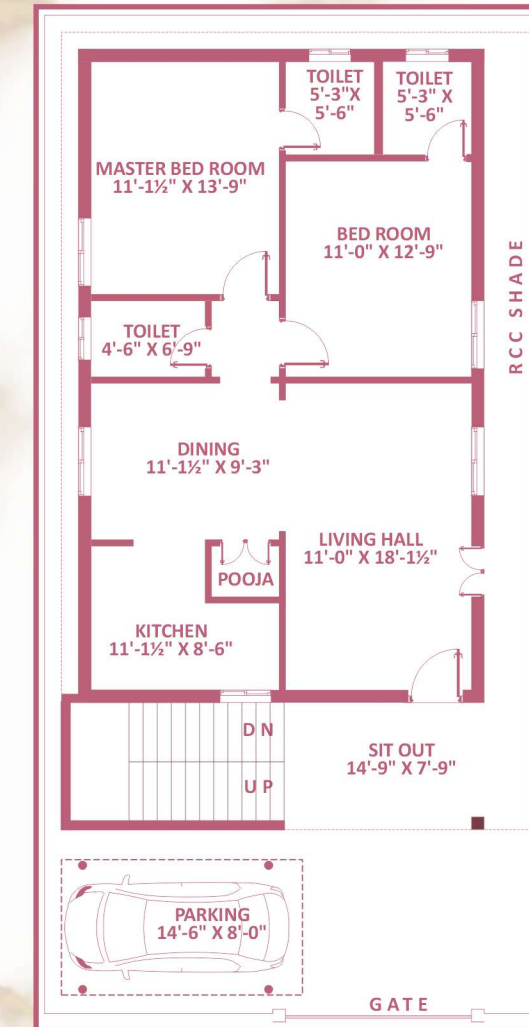


VILLA CRAFTED FOR YOUR LIFESTYLE

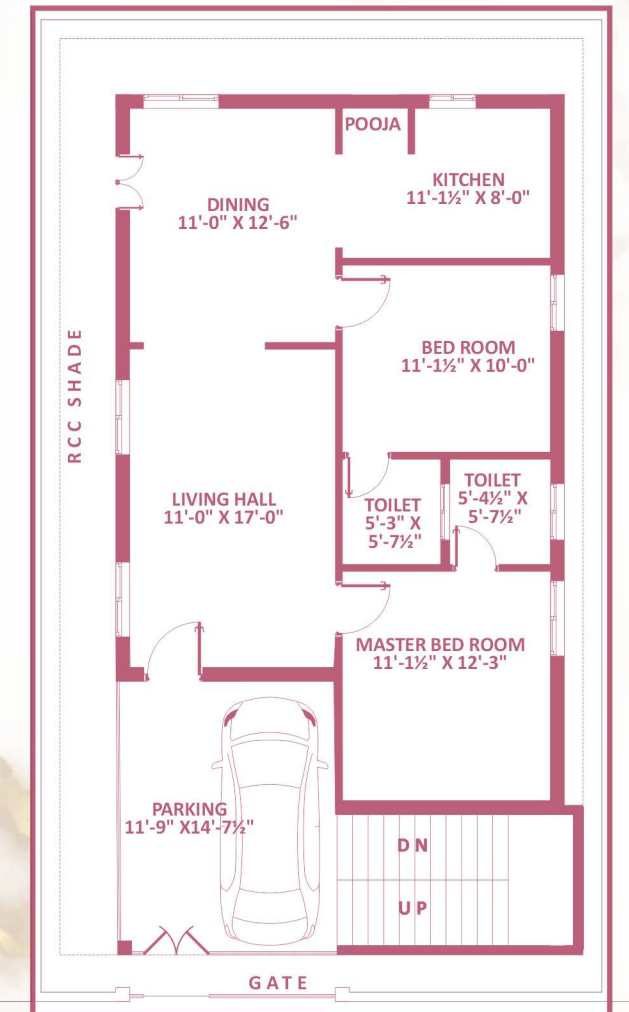


Luxurious Community Crafted For Refined Living

EAST FACING OPTION



WEST FACING OPTION



VARAHA BUILDERS & CONSTRUCTIONS





Haridra Ganapati Temple



Water Fountain



Swimming Pool



Outdoor Party Lawn



Kids Play Area



Outdoor Gym & Yoga Lawn



Outdoor Games



Provision Barbecue Pits Space



Landscape Gardens with Avenue Plantation



Amphitheater



Gazebos With Seating



Cycling Track



Lush Green Central Park



Jogging / Walking Track



Maze Garden



Basket Ball Court



Multi-Purpose Court



Box Cricket



Elders Seating Area



Varaha Owned Club House



# 33+

Facilities & Amenities

## All You Need At ONE PLACE



### AMENITIES & FACILITIES

- \* 348 Premium Plots (Phase 1 - 288, Phase 2 - 60) Mega Gated Township
- \* Layout is as per Vaastu
- \* 100% Clear Title
- \* Compound wall for Entire Layout
- \* Premium Gated Community

- \* Fast Growing Residential Area
- \* Storm Water Drains
- \* Sewage Tanks
- \* Footpath tiles with Kerb Stones
- \* 40' & 30' All CC Roads
- \* Electricity with LED Street Lights
- \* Space for Social Infrastructure
- \* Water supply through Over Head Tank
- \* Pet Park

- \* Pleasant Environment
- \* 24/7 CCTV Surveillance with Security Guards
- \* Solar Fencing to entire community
- \* Avenue Plantation for Entire Layout
- \* Underground Drainage
- \* Underground Electrical System
- \* 80' kotha Koduru beach road - Proposed Master Plan





## LUSH GREEN AVENUE PLANTATIONS FOR A GREATER TOMORROW.

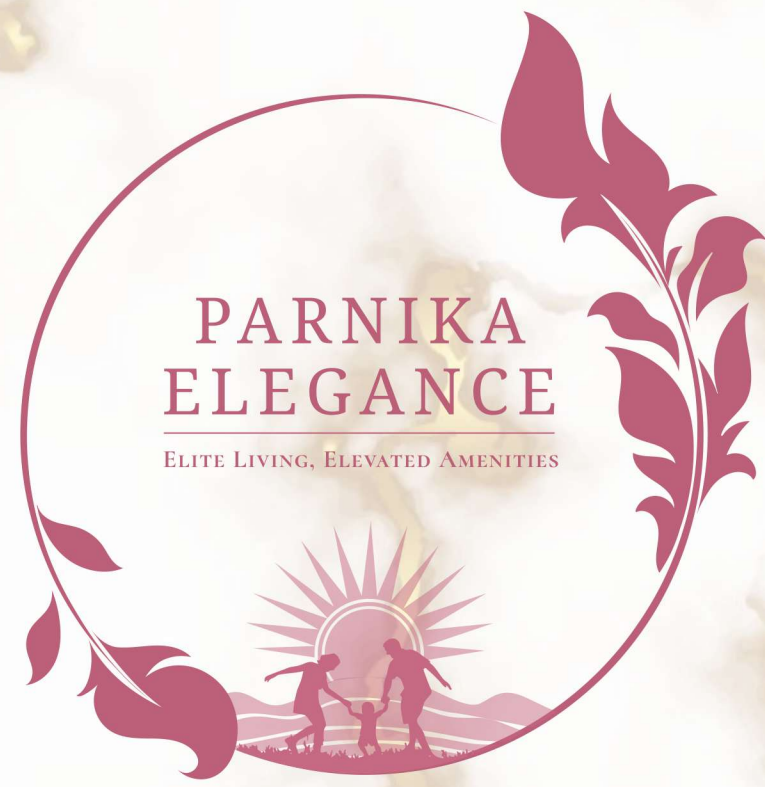


At Parnika Elegance, the avenue plantation is thoughtfully designed to bring nature into everyday living. Each road is flanked with carefully selected greenery that not only enhances aesthetics but also improves air quality, creating a serene and peaceful environment.

The lush plantation fosters a sense of harmony, making every walk or drive through the community a refreshing experience. Beyond its visual appeal, the green cover supports ecological balance, reduces heat, and promotes a sustainable lifestyle. We ensure that Parnika Elegance remains a vibrant, green, and enduring address for generations to come.



LAYOUT MASTER PLAN



ELEVATE YOUR LIFESTYLE

1. Haridra Ganapati Temple

2. Two Grand Entrance Arches

3. Varaha Owned Club House

4. Swimming Pool

5. Outdoor Party Lawn

6. Kids Play Area
7. Outdoor Gym & Yoga Lawn

8. Amphitheater

9. Gazebos with Seating

10. Cycling Track

11. Lush Green Central Park

12. Jogging / Walking Track
13. Maze Garden

14. Basketball Court

15. Multi-purpose Court

16. Box Cricket

17. Elderly Seating Area

18. Pet Park

LAYOUT MASTER PLAN - AREA STATEMENT IN ANKANAMS

| PHASE-I |       |         |       |         |       |         |       |         |       |         |       | PHASE-2 |       |         |       |         |       |         |       |         |       |         |       |
|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|
| Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   | Plot No | ANK   |
| 01      | 36.25 | 37      | 22.82 | 73      | 25.83 | 109     | 28.00 | 145     | 24.97 | 181     | 25.00 | 217     | 25.00 | 253     | 25.00 | A1      | 24.97 | 37      | 24.97 | A1      | 24.97 | 37      | 24.97 |
| 02      | 25.00 | 38      | 22.82 | 74      | 25.83 | 110     | 28.00 | 146     | 24.97 | 182     | 25.00 | 218     | 25.00 | 254     | 25.00 | A2      | 36.25 | 38      | 24.97 | A2      | 36.25 | 38      | 24.97 |
| 03      | 25.00 | 39      | 22.82 | 75      | 25.83 | 111     | 31.11 | 147     | 36.36 | 183     | 25.00 | 219     | 25.00 | 255     | 25.00 | 03      | 24.97 | 39      | 24.97 | 03      | 24.97 | 39      | 24.97 |
| 04      | 25.00 | 40      | 22.82 | 76      | 25.83 | 112     | 31.11 | 148     | 24.97 | 184     | 25.00 | 220     | 25.00 | 256     | 25.00 | 04      | 24.97 | 40      | 24.97 | 04      | 24.97 | 40      | 24.97 |
| 05      | 25.00 | 41      | 22.82 | 77      | 25.83 | 113     | 24.11 | 149     | 24.97 | 185     | 25.00 | 221     | 25.00 | 257     | 25.00 | 05      | 24.97 | 41      | 24.97 | 05      | 24.97 | 41      | 24.97 |
| 06      | 25.00 | 42      | 22.82 | 78      | 25.83 | 114     | 24.11 | 150     | 24.97 | 186     | 25.00 | 222     | 25.00 | 258     | 25.00 | 06      | 24.97 | 42      | 24.97 | 06      | 24.97 | 42      | 24.97 |
| 07      | 25.00 | 43      | 22.82 | 79      | 25.83 | 115     | 24.11 | 151     | 24.97 | 187     | 25.00 | 223     | 25.00 | 259     | 25.00 | 07      | 24.97 | 43      | 24.97 | 07      | 24.97 | 43      | 24.97 |
| 08      | 25.00 | 44      | 22.82 | 80      | 25.83 | 116     | 24.11 | 152     | 24.97 | 188     | 27.78 | 224     | 25.00 | 260     | 25.00 | 08      | 24.97 | 44      | 24.97 | 08      | 24.97 | 44      | 24.97 |
| 09      | 25.00 | 45      | 22.82 | 81      | 25.83 | 117     | 24.11 | 153     | 24.97 | 189     | 27.78 | 225     | 25.00 | 261     | 25.00 | 09      | 24.97 | 45      | 24.97 | 09      | 24.97 | 45      | 24.97 |
| 10      | 25.00 | 46      | 33.13 | 82      | 25.83 | 118     | 24.11 | 154     | 24.97 | 190     | 21.53 | 226     | 25.00 | 262     | 25.00 | 10      | 24.97 | 46      | 24.97 | 10      | 24.97 | 46      | 24.97 |
| 11      | 25.00 | 47      | 22.82 | 83      | 25.83 | 119     | 24.11 | 155     | 24.97 | 191     | 21.53 | 227     | 25.00 | 263     | 25.00 | 11      | 24.97 | 47      | 24.97 | 11      | 24.97 | 47      | 24.97 |
| 12      | 25.00 | 48      | 22.82 | 84      | 25.83 | 120     | 24.11 | 156     | 24.97 | 192     | 21.53 | 228     | 25.00 | 264     | 25.00 | 12      | 24.97 | 48      | 24.97 | 12      | 24.97 | 48      | 24.97 |
| 13      | 25.00 | 49      | 22.82 | 85      | 33.33 | 121     | 24.11 | 157     | 24.97 | 193     | 19.90 | 229     | 25.00 | 265     | 25.00 | 13      | 24.97 | 49      | 32.22 | 13      | 24.97 | 49      | 32.22 |
| 14      | 24.67 | 50      | 22.82 | 86      | 33.33 | 122     | 24.11 | 158     | 24.97 | 194     | 17.93 | 230     | 25.00 | 266     | 25.00 | 14      | 24.97 | 50      | 33.33 | 14      | 24.97 | 50      | 33.33 |
| 15      | 45.00 | 51      | 22.82 | 87      | 30.00 | 123     | 24.11 | 159     | 24.97 | 195     | 17.43 | 231     | 25.00 | 267     | 25.00 | 15      | 24.97 | 51      | 25.83 | 15      | 24.97 | 51      | 25.83 |
| 16      | 25.83 | 52      | 22.82 | 88      | 30.00 | 124     | 24.11 | 160     | 24.97 | 196     | 16.72 | 232     | 25.00 | 268     | 25.00 | 16      | 24.97 | 52      | 25.83 | 16      | 24.97 | 52      | 25.83 |
| 17      | 25.83 | 53      | 22.82 | 89      | 30.00 | 125     | 24.11 | 161     | 24.97 | 197     | 15.57 | 233     | 25.00 | 269     | 27.78 | 17      | 33.22 | 53      | 25.83 | 17      | 33.22 | 53      | 25.83 |
| 18      | 25.83 | 54      | 22.82 | 90      | 30.00 | 126     | 24.11 | 162     | 32.22 | 198     | 28.58 | 234     | 25.00 | 270     | 25.00 | 18      | 33.33 | 54      | 25.83 | 18      | 33.33 | 54      | 25.83 |
| 19      | 25.83 | 55      | 22.82 | 91      | 30.00 | 127     | 35.00 | 163     | 32.22 | 199     | 19.83 | 235     | 27.78 | 271     | 27.78 | 19      | 25.83 | 55      | 25.83 | 19      | 25.83 | 55      | 25.83 |
| 20      | 25.83 | 56      | 22.82 | 92      | 30.00 | 128     | 98.17 | 164     | 29.00 | 200     | 26.47 | 236     | 27.78 | 272     | 25.00 | 20      | 25.83 | 56      | 25.83 | 20      | 25.83 | 56      | 25.83 |
| 21      | 25.83 | 57      | 22.82 | 93      | 30.00 | 129     | 24.11 | 165     | 29.00 | 201     | 15.47 | 237     | 21.53 | 273     | 25.00 | 21      | 25.83 | 57      | 25.83 | 21      | 25.83 | 57      | 25.83 |
| 22      | 25.83 | 58      | 29.51 | 94      | 30.00 | 130     | 24.11 | 166     | 29.00 | 202     | 15.74 | 238     | 21.53 | 274     | 25.00 | 22      | 25.83 | 58      | 22.82 | 22      | 25.83 | 58      | 22.82 |
| 23      | 25.83 | 59      | 51.56 | 95      | 30.00 | 131     | 24.11 | 167     | 29.00 | 203     | 16.28 | 239     | 25.97 | 275     | 25.00 | 23      | 25.83 | 59      | 22.82 | 23      | 25.83 | 59      | 22.82 |
| 24      | 25.83 | 60      | 25.83 | 96      | 30.00 | 132     | 24.11 | 168     | 29.00 | 204     | 17.06 | 240     | 25.75 | 276     | 25.00 | 24      | 25.83 | 60      | 22.82 | 24      | 25.83 | 60      | 22.82 |
| 25      | 25.83 | 61      | 25.83 | 97      | 30.00 | 133     | 24.11 | 169     | 29.00 | 205     | 31.89 | 241     | 21.53 | 277     | 25.00 | 25      | 25.83 | 61      | 29.44 | 25      | 25.83 | 61      | 29.44 |
| 26      | 25.83 | 62      | 25.83 | 98      | 30.00 | 134     | 24.11 | 170     | 29.00 | 206     | 26.04 | 242     | 21.53 | 278     | 25.00 | 26      | 25.83 |         |       | 26      | 25.83 |         |       |
| 27      | 37.50 | 63      | 25.83 | 99      | 28.00 | 135     | 24.11 | 171     | 29.00 | 207     | 21.53 | 243     | 27.78 | 279     | 25.00 | 27      | 25.83 |         |       | 27      | 25.83 |         |       |
| 28      | 25.83 | 64      | 25.83 | 100     | 28.00 | 136     | 24.11 | 172     | 29.00 | 208     | 21.53 | 244     | 27.78 | 280     | 25.00 | 28      | 25.83 |         |       | 28      | 25.83 |         |       |
| 29      | 25.83 | 65      | 25.83 | 101     | 28.00 | 137     | 35.78 | 173     | 29.00 | 209     | 27.78 | 245     | 25.00 | 281     | 25.00 | 29      | 25.83 |         |       | 29      | 25.83 |         |       |
| 30      | 25.83 | 66      | 25.83 | 102     | 28.00 | 138     | 29.57 | 174     | 29.00 | 210     | 27.78 | 246     | 25.00 | 282     | 25.00 | 30      | 25.83 |         |       | 30      | 25.83 |         |       |
| 31      | 25.83 | 67      | 25.83 | 103     | 28.00 | 139     | 24.97 | 175     | 29.00 | 211     | 25.00 | 247     | 25.00 | 283     | 25.00 | 31      | 25.83 |         |       | 31      | 25.83 |         |       |
| 32      | 25.83 | 68      | 25.83 | 104     | 28.00 | 140     | 24.97 | 176     | 25.00 | 212     | 25.00 | 248     | 25.00 | 284     | 23.58 | 32      | 25.83 |         |       | 32      | 25.83 |         |       |
| 33      | 25.83 | 69      | 25.83 | 105     | 28.00 | 141     | 24.97 | 177     | 25.00 | 213     | 25.00 | 249     | 25.00 | 285     | 20.00 | 33      | 37.50 |         |       | 33      | 37.50 |         |       |
| 34      | 25.83 | 70      | 37.50 | 106     | 28.00 | 142     | 24.97 | 178     | 25.00 | 214     | 25.00 | 250     | 25.00 | 286     | 20.35 | 34      | 25.83 |         |       | 34      | 25.83 |         |       |
| 35      | 22.82 | 71      | 25.83 | 107     | 28.00 | 143     | 24.97 | 179     | 25.00 | 215     | 25.00 | 251     | 25.00 | 287     | 21.75 | 35      | 24.97 |         |       | 35      | 24.97 |         |       |
| 36      | 22.82 | 72      | 25.83 | 108     | 28.00 | 144     | 24.97 | 180     | 25.00 | 216     | 25.00 | 252     | 25.00 | 288     | 26.00 | 36      | 24.97 |         |       | 36      | 24.97 |         |       |

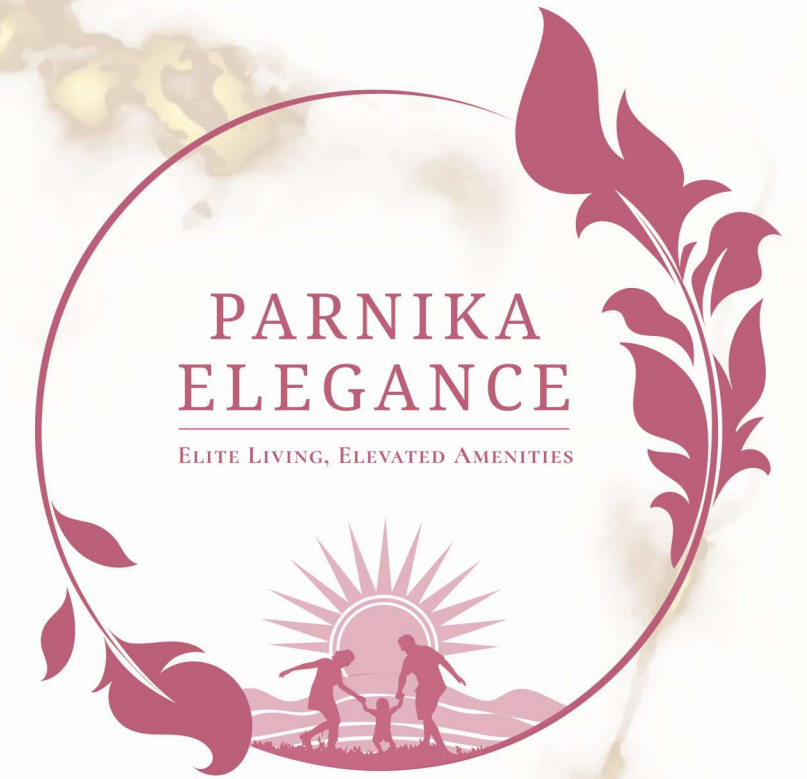


# WHERE EVERY GAME BUILDS MEMORIES



- + Dedicated Outdoor Play Areas & Sports Facilities
- + Children's Play Zone & Recreational Spaces
- + Jogging / Walking Tracks amidst Greenery
- + Community Seating Areas & Relaxation Zones

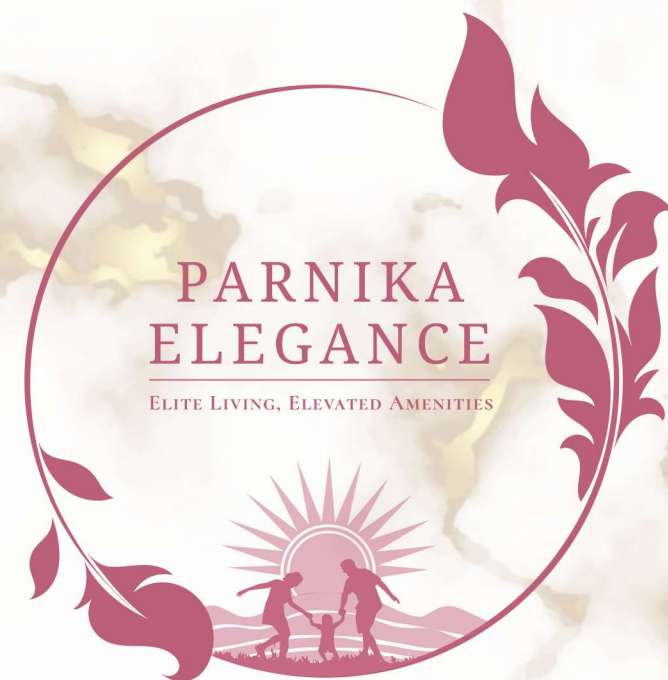
- + Open-Air Community Seating Spaces
- + Open Play Lawn for Multi-Activity Sports
- + Dedicated Leisure Zones for Families & Gatherings
- + Avenue Plantation & Shaded Walkways



At Parnika Elegance, we believe childhood deserves a world filled with joy, play, and discovery. That's why our kids' amenities are thoughtfully designed to provide a safe, vibrant, and nurturing environment for little ones. From dedicated play zones with modern equipment to open green spaces that spark outdoor fun, every corner is created to encourage imagination, creativity, and healthy growth. With secure surroundings, children can freely run, explore, and build lifelong friendships—while parents enjoy complete peace of mind. Specially designed activity areas further ensure that every day is an opportunity for learning, laughter, and lasting memories.



JOY OF SPORTS UNDER THE OPEN SKY



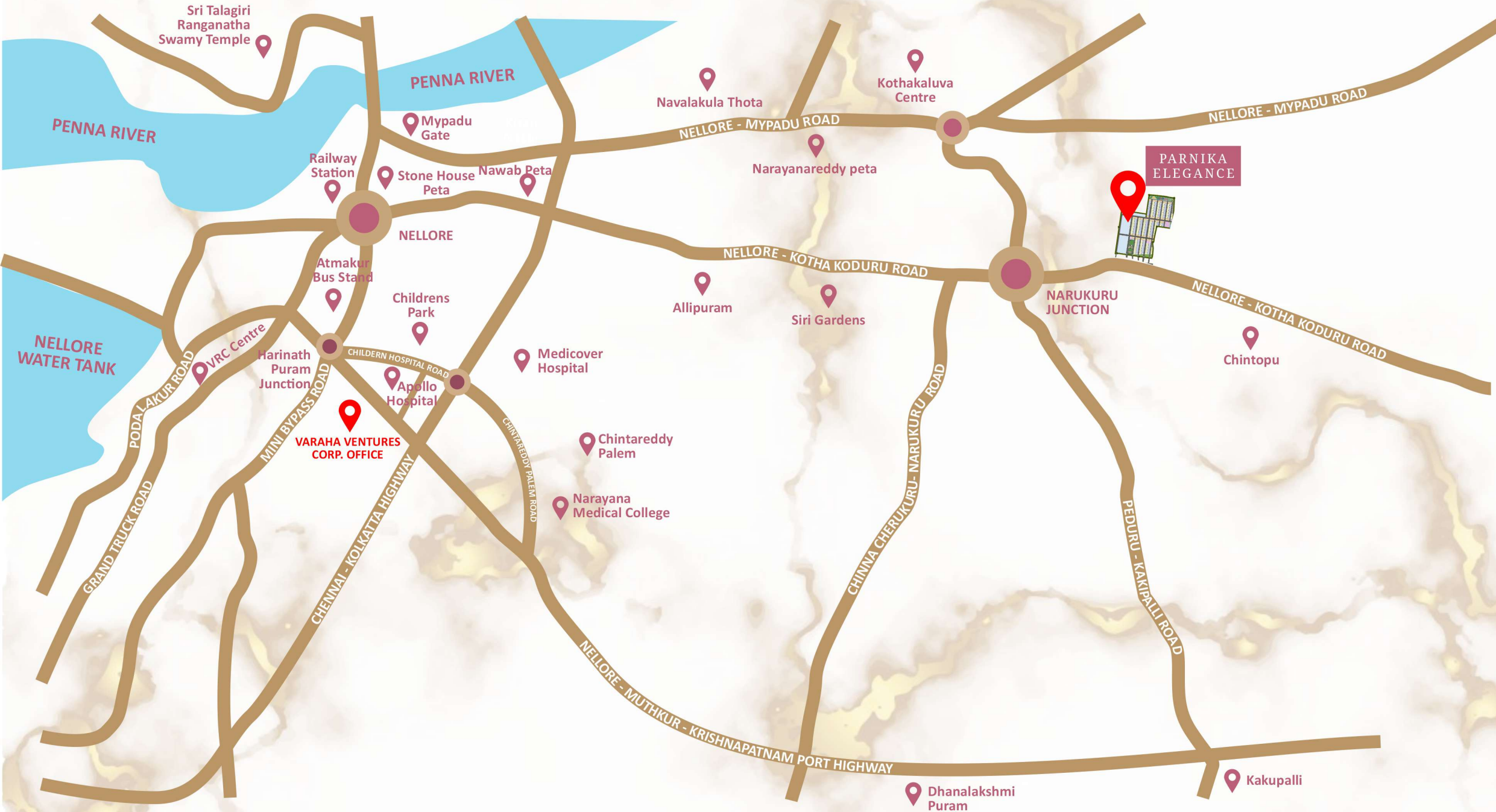


SECURED LIVING, PEACEFUL LIFE.





## A landmark address in Nellore's growth corridor



- + Easy access to reputed schools, colleges, and educational institutions
- + Close proximity to major highways and key transport hubs
- + Well-connected healthcare with nearby hospitals and medical facilities
- + Convenient living with shopping centers, markets, and daily essentials within reach
- + Serene surroundings in a peaceful residential neighborhood
- + Leisure at your doorstep with nearby Koduru Beach
- + Perfect choice for both comfortable living and smart investment

### NEAR BY HOSPITALS

- + Apollo Hospitals, Nellore
- + Medicovert Hospital, Nellore
- + Narayana Hospital
- + KIMS Hospital
- + Ramachandra Hospital
- + Modern Eye Hospitals
- + Dr. G. Konda Reddy Dental Studio
- + Gokul Dental Hospital
- + Ravi Children's Hospital

In addition, the location is well connected to several specialty hospitals covering Gynecology, Pediatrics, Cardiology, Orthopaedics, Diabetes, and Neurology, ensuring complete medical care within easy reach.

## Location that Elevates living.

9 MINS  
WELL - KNOWN  
HOSPITALS



15 MINS  
LEADING  
EDUCATIONAL  
INSTITUTIONS



15 MINS  
DRIVE TO  
RAILWAY STATION



15 MINS  
DRIVE TO  
ATMAKUR BUS  
STAND



8 MINS  
CHILDREN'S  
PARK ROAD



15 MINS  
SHOPPING MALLS,  
MARKETS



15 MINS  
CHENNAI - KOLKATA  
NATIONAL HIGHWAY



9 MINS  
KODURU BEACH



PARNIKA  
ELEGANCE

ELITE LIVING, ELEVATED AMENITIES







WHERE DREAMS COME TRUE...



F.L.P No. 10/2025/1105/  
T.P Gudur/NUDA/DPMS

P09280036041



Layout Address:

Varaha Ventures- Parnika Elegance Residential Project,  
Opp: Sai Baba Temple, Balaji Vidyalayam,  
Near Narukuru Centre, Nellore, A.P - 524 002.



Office Address

Door No. 16-13-180/CFF-1, 1st Floor, Port View Apartments,  
Haranadha Puram, Revenue Ward No:16, Nellore A.P - 524 003.

Mannemala Sukumar Reddy  
Chairman  
☎ 80082 27585

Meda Sandeep Reddy  
Marketing Manager  
☎ 91542 43015

J. Vamsi Krishna  
Marketing Manager  
☎ 80961 23444

K. SrinivasaRao  
Marketing Manager  
☎ 93904 01954



Varaha Ventures



varahaventures45@gmail.com



www.varahaventure.com

# PARNIKA ELEGANCE

ELITE LIVING, ELEVATED AMENITIES

## Completed Projects



Skanda Pride - Kavali



Vaisakhi Elite - Vinjamur

Note: This brochure is intended solely for conceptual presentation purposes and does not constitute a legal offering. The promoters reserve the right to modify or alter elevations, specifications, layout plans, and designs as deemed necessary without prior notice.