

THE COURTYARD HOMES

Exclusive Gated Community



RAGHUNAYAKA NIRMAN

Builders & Developers

HOMES, THOUGHTFULLY BUILT

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Inspired by Vision and Built with Integrity

Founded in 2007, Raghunayaka Nirman was established with a clear vision to deliver quality-driven construction that stands the test of time. With a primary focus on thoughtfully designed residential developments, we have steadily expanded into institutional and commercial projects.

With a strong presence in **Eluru** and **Vijayawada**, we combine engineering excellence, refined planning, and disciplined execution to create spaces that are functional, enduring, and built to high standards.

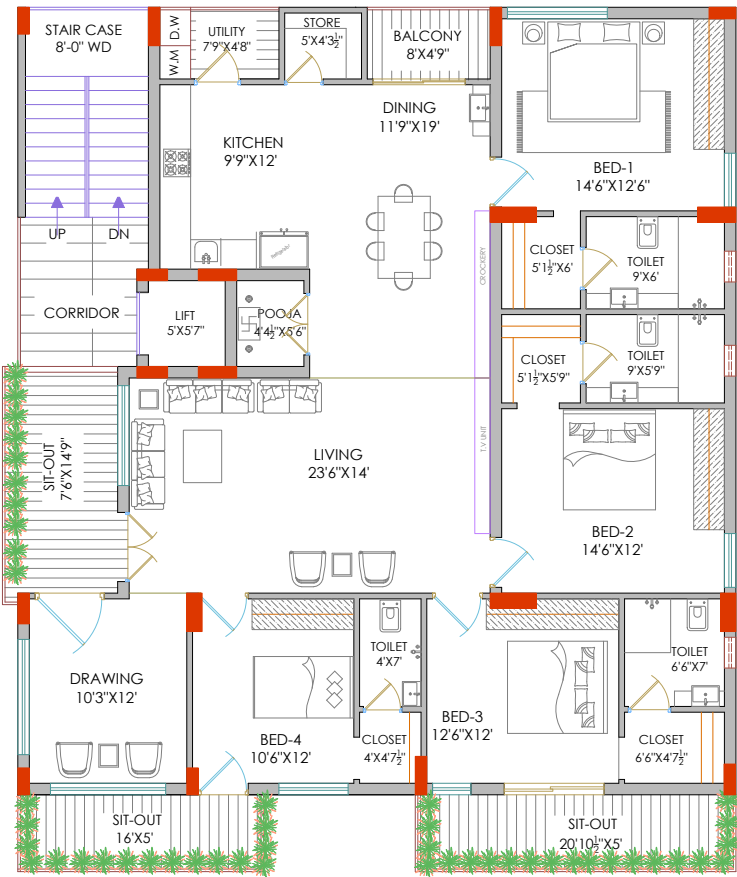
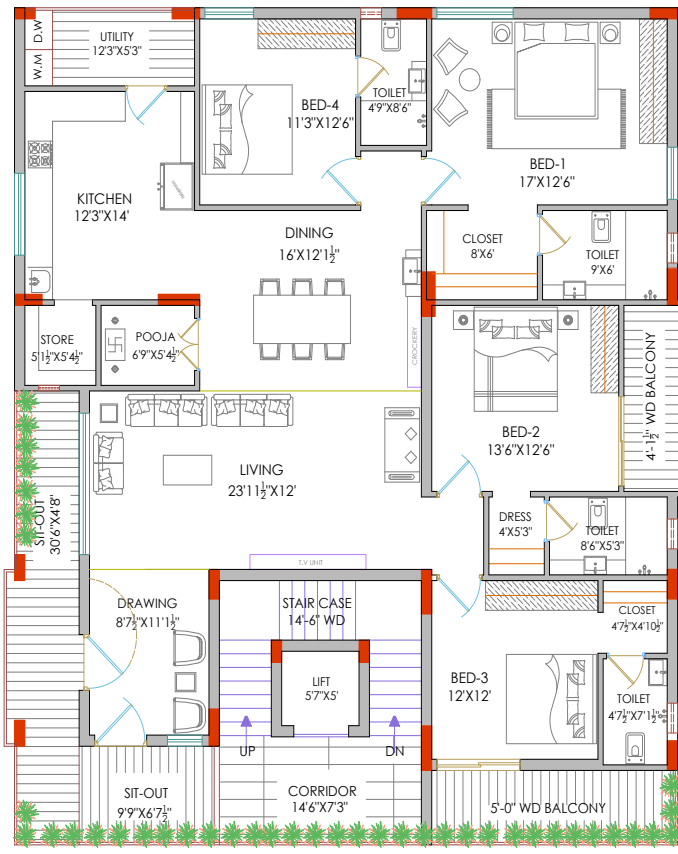
Backed by over two decades of expertise, our focus remains on **delivering quality, precision, and long-term value**, building not just structures, but lasting relationships.

THE
COURTYARD
HOMES
by
RAGHUNAYAKA DEVELOP

BLOCK-B, C, D, E
2,695 SFT
East Facing - 3BHK



BLOCK-F
3,044 SFT
East Facing - 4BHK



BLOCK-A
2,968 SFT
East Facing - 4BHK



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Thoughtfully planned open areas offer a calm, private world where life slows down beautifully. The seamless blend between indoors and outdoors brings freedom, warmth, and effortless living. It is a place crafted not just to reside in, but to breathe, connect, and truly feel at home.



INDOOR GYM



CRICKET PRACTICE NET



ECO BUFFER ZONE



More Than a Door.
Peace of Mind.

SMART LOCK
WITH VIDEO ACCESS
FOR A SAFER,
SMARTER HOME



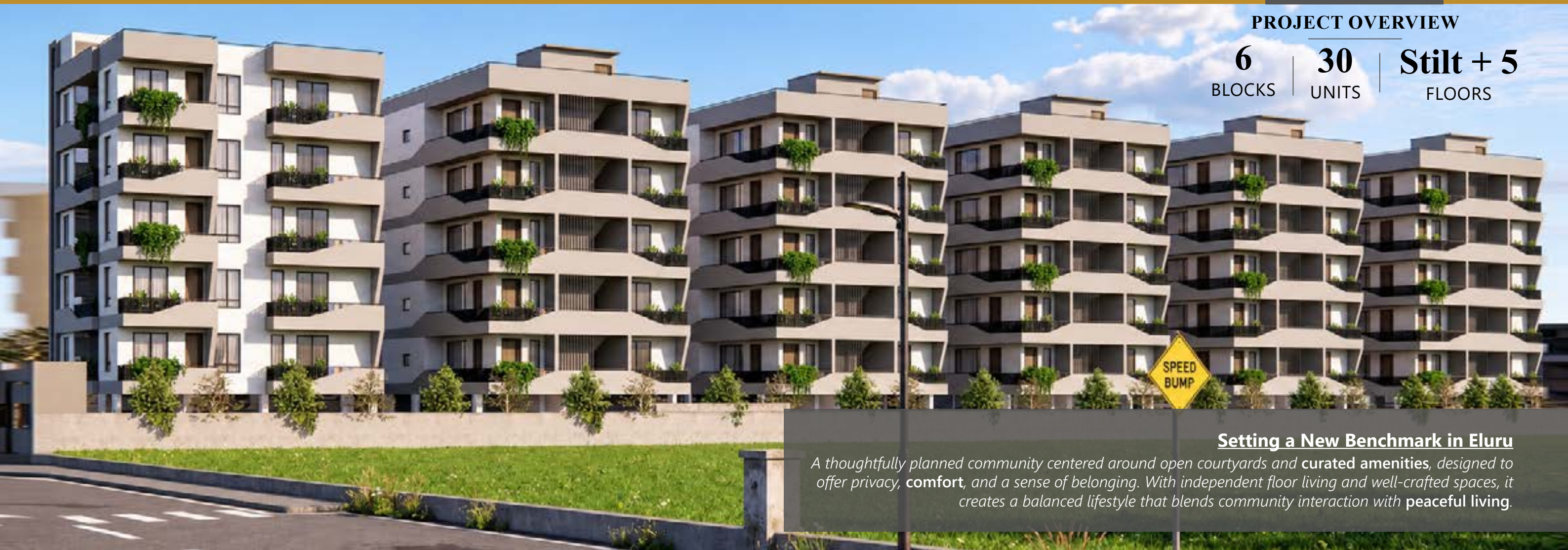
SOCIAL SITTING ZONES



JOGGING & WALKING TRACK | INDOOR GYM | PICKLEBALL COURT | CHILDREN'S PLAY AREA | CRICKET PRACTICE NET
SAND PLAY AREA | SAFE & LANDSCAPED PLAY SPACES | CENTRAL GREENS | DESIGNER SIT-OUTS | PERGOLA SEATING
TREE-LINED PATHWAYS | CALM, OPEN OUTDOOR LIVING

ROAD

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PROJECT OVERVIEW

6 BLOCKS | 30 UNITS | Stilt + 5 FLOORS

Setting a New Benchmark in Eluru

A thoughtfully planned community centered around open courtyards and curated amenities, designed to offer privacy, **comfort**, and a sense of belonging. With independent floor living and well-crafted spaces, it creates a balanced lifestyle that blends community interaction with peaceful living.

SPECIFICATIONS



STRUCTURE

RCC framed structure designed as per standard engineering norms
9" external walls & 4.5" internal partition walls



CEMENT & STEEL

Ramco / UltraTech or equivalent
Simhadri TMT / SAIL or equivalent



BRICK WORK

Red brick (Country Brick) masonry



DOORS

Main Door: 7'9" overall height, including frame, with a premium veneer-finished door shutter, PU polish, teak wood frame and premium hardware.
Internal Doors: 7'6" overall height, including frame, with factory-finished engineered wood doors and frames.



WINDOWS & FRENCH DOORS

- UPVC windows with provision for mosquito mesh
- Sliding doors for balconies
- MS safety grills with enamel paint finish



FLOORING

- 600 mm x 1200 mm Glazed Vitrified Tiles (GVT) for Living/Drawing/Bedrooms and Kitchen
- 600 x 600 mm ceramic tiles in washrooms & balconies
- **Staircase:** Granite flooring



TOILETS

- Premium anti-skid flooring and ceramic wall tiles up to lintel level
- Sanitary ware: Jaquar / Kohler / American Standard or equivalent
- **CP fittings:** Jaquar / Grohe or equivalent



KITCHEN

- Ceramic tile dado above platform
- Provision for chimney & water purifier
- Separate utility area for washing machine



PARKING

- Two dedicated car parking spaces for every residence
- Ceiling finish provided in parking to maintain uniform beam alignment and achieve a clean, premium look.



EV CHARGING

Provision for EV charging in one dedicated car parking space per residence.



SMART HOME FEATURES

Every residence comes equipped with a smart door lock and video doorbell at the main entrance for enhanced security and convenience.



ELECTRICAL

- Concealed copper wiring of reputed make
- Modular switches: Legrand / Anchor / Panasonic or equivalent



AIR CONDITIONING

Provision for split AC system for living, dining, and all bedrooms with electrical and drain provision



FALSE CEILING

Elegant false ceiling in living, dining and bedroom areas, with provision for LED lighting.



PAINTING

- **Interior:** Premium emulsion paint (Asian Paints / Berger or equivalent)
- **Exterior:** Weather-proof paint (Asian Paints / Berger or equivalent)
- Smooth finish with putty



TV & INTERNET

- TV points in the living room and master bedroom, with provision for internet and Wi-Fi connectivity in every residence.



POWER BACKUP

- Generator backup for common areas
- Backup for lights & fans inside flats



LIFT

Branded passenger lift in each block by Johnson, KONE, OTIS or equivalent reputed manufacturer.



SECURITY

- CCTV surveillance in common areas.
- Intercom facility for each residence.
- Gated community with a security system.
- Dedicated security cabin at the main entrance for enhanced access control and visitor management.



BALCONIES & SIT-OUTS

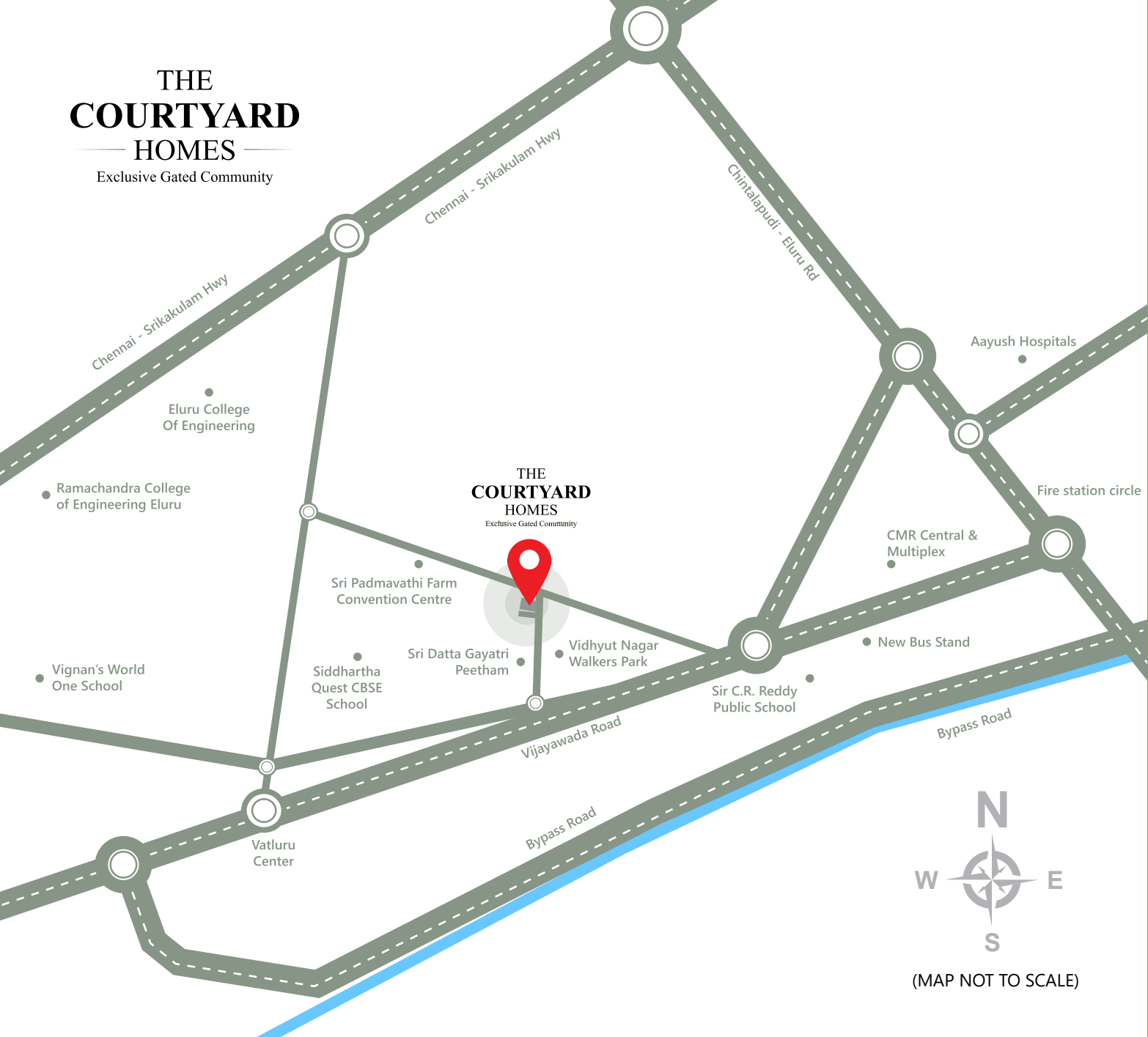
Spacious balconies and sit-outs designed for natural ventilation and comfort, with ceiling finish for a neat, elegant and refined appearance.

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Prime Access Points

Vidhyut nagar Walkers Park	1 Min
Siddhartha Quest CBSE School	2 Min
Sir C.R.Reddy Public School	2 Min
HDFC Bank	2 Min
New Bus Stand	5 Min
Sir C.R.Reddy College of Engineering	5 Min
Eluru College Of Engineering	5 Min
Aayush Hospitals	10 Min
Vignan's World One School	10 Min
Railway Station	15 Min



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Scan for Location



Site Address

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Near Sri Datta Gayatri Peetham,
Gowthami Nagar, Vatluru, Eluru.

+91 91778 87999 | +91 99666 68333

www.raghunayaka.com

Architecture &
Structural Consultants

