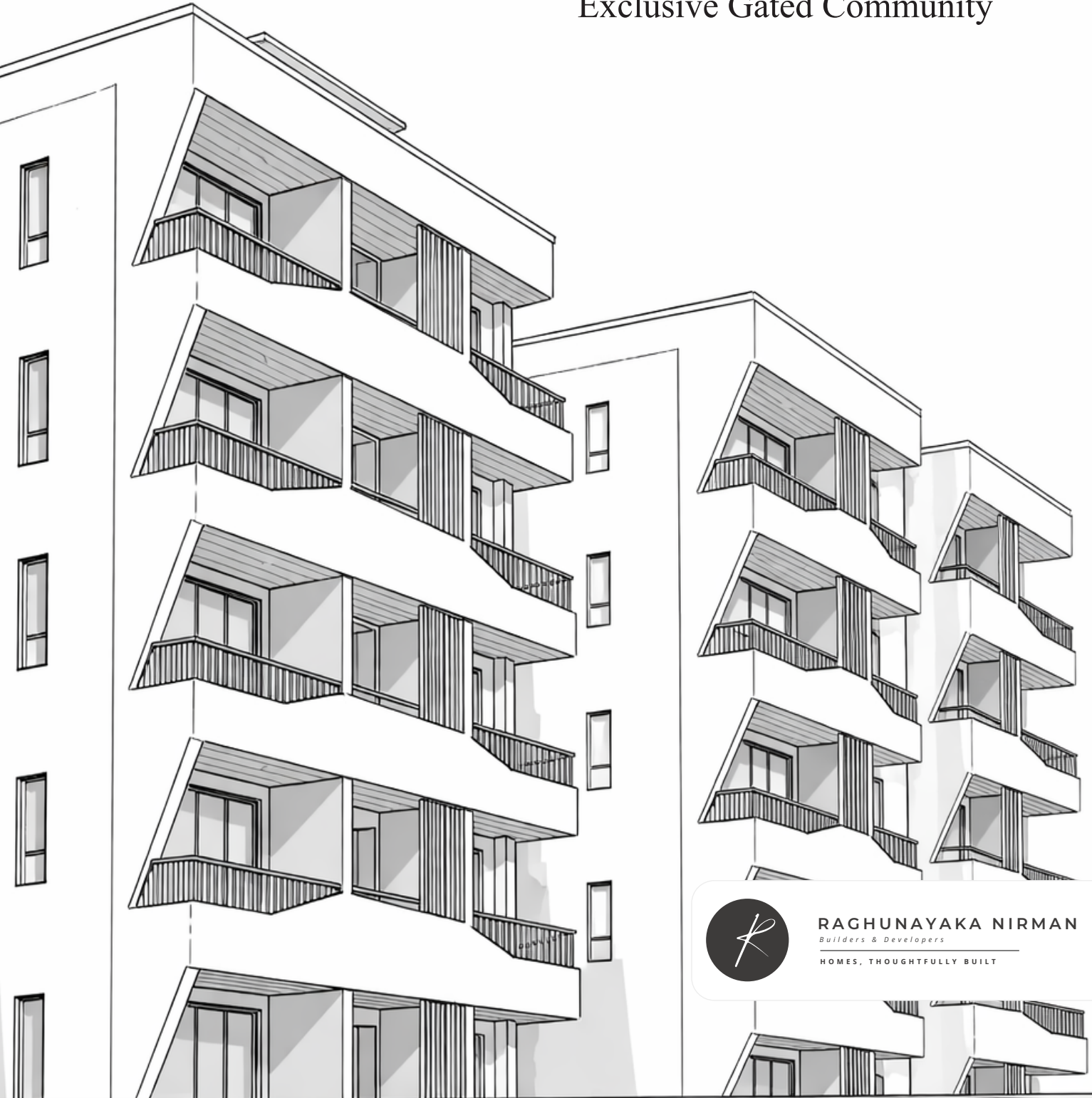


# THE COURTYARD HOMES

Exclusive Gated Community



**RAGHUNAYAKA NIRMAN**  
*Builders & Developers*

HOMES. THOUGHTFULLY BUILT

# THE COURTYARD HOMES

Exclusive Gated Community

**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.

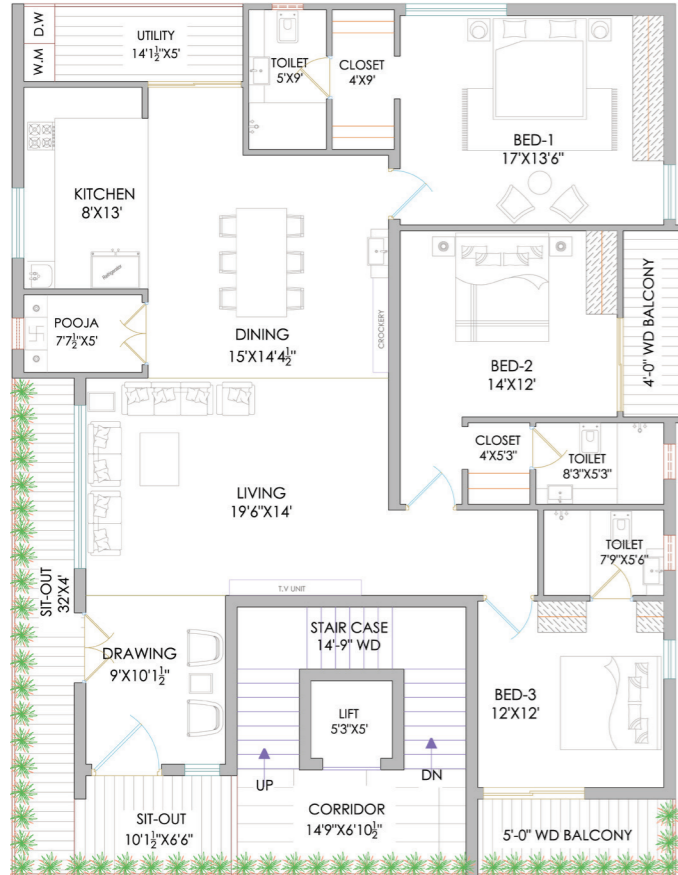
With a strong presence in **Eluru** and **Vijayawada**, we combine engineering excellence, refined planning, and disciplined execution to create spaces that are functional, enduring, and built to high standards.

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.

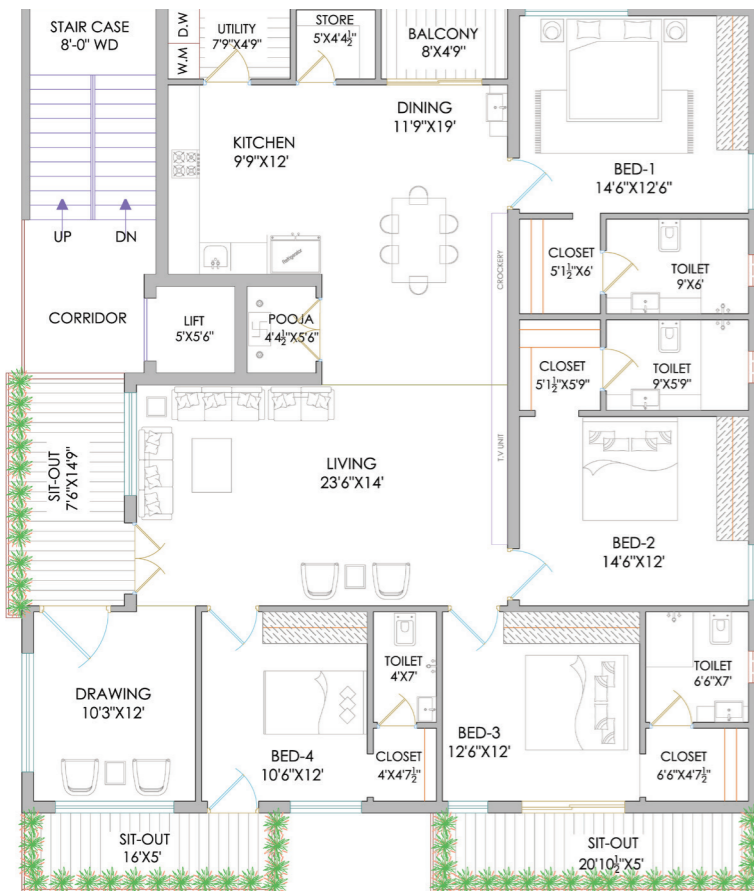
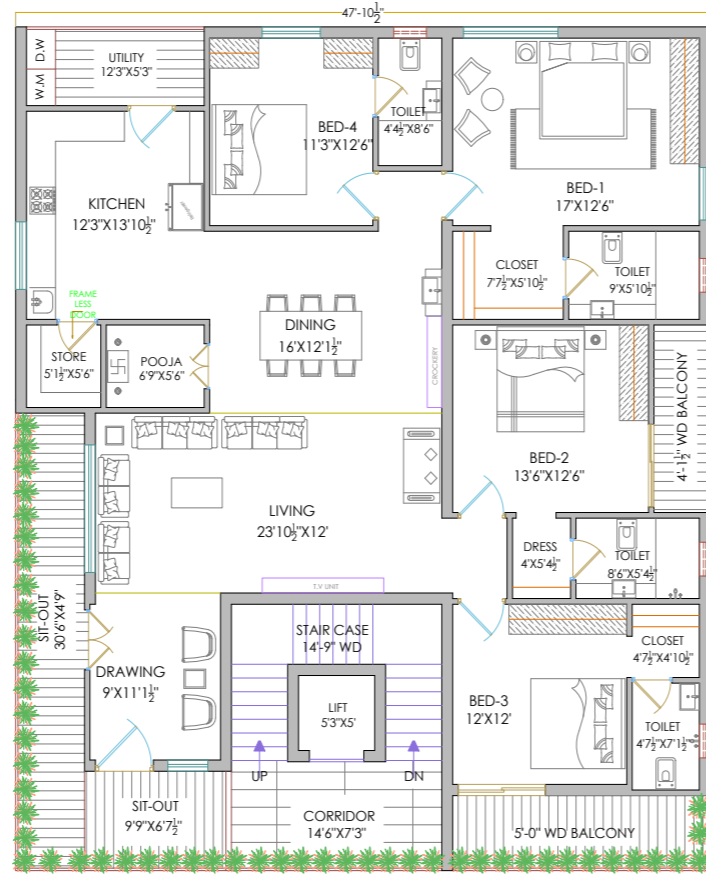


THE  
COURTYARD  
HOMES  
by  
RAGHUNAYAKA DEVELOP

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



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



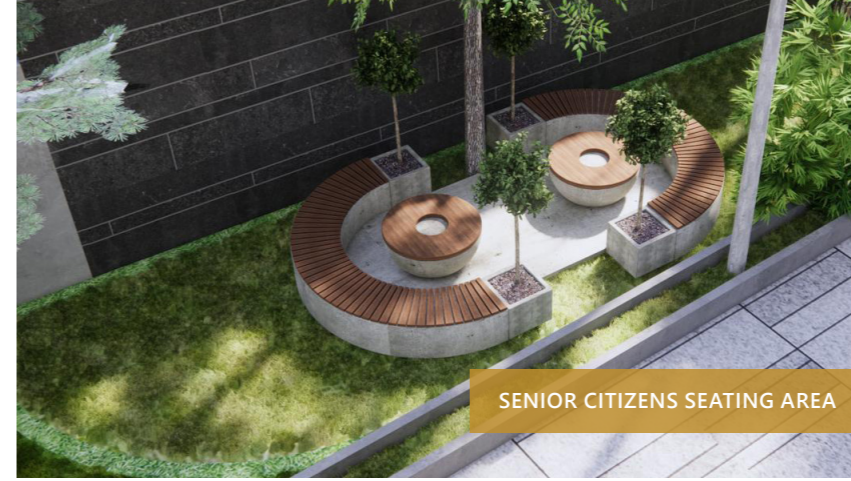
**BLOCK-A**  
**2,962 SFT**  
 East Facing - 4BHK



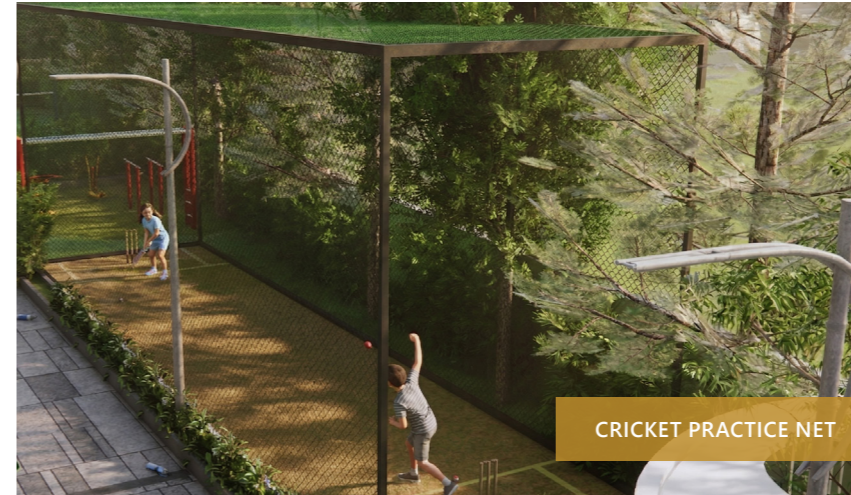
**THE**  
**COURTYARD**  
**HOMES**

Exclusive Gated Community

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.



SENIOR CITIZENS SEATING AREA



CRICKET PRACTICE NET



ECO BUFFER ZONE



SOCIAL SITTING ZONES



JOGGING & WALKING TRACK | OUTDOOR FITNESS ZONE | 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



# THE COURTYARD HOMES

Exclusive Gated Community



## 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 / Maha or equivalent  
Simhadri TMT / SAIL or equivalent



### BRICK WORK

Red brick (Country Brick) masonry



### DOORS

**Main Door:** Teak wood frame with teak wood shutter polished and fitted with reputed make hardware  
**Other Doors:** Made with engineered wood frames and flush doors



### 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

- Granite platform with stainless steel sink
- Ceramic tile dado above platform
- Provision for chimney & water purifier
- Separate utility area for washing machine



### PARKING

- 2 car parking for every flat\*



### EV CHARGING

Charging provision for e-vehicles in the parking areas



### 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

False ceiling provided in living & dining areas with LED lighting provision



### 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 living & all bedrooms
- Provision for internet / WiFi connectivity



### POWER BACKUP

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



### LIFT

Branded lifts (Johnson / Kone / Otis or equivalent)



### SECURITY

- CCTV surveillance in common areas
- Intercom facility
- Gated community with security system



### BALCONIES & SIT-OUTS

Spacious balconies and sit-outs designed for natural ventilation and comfort

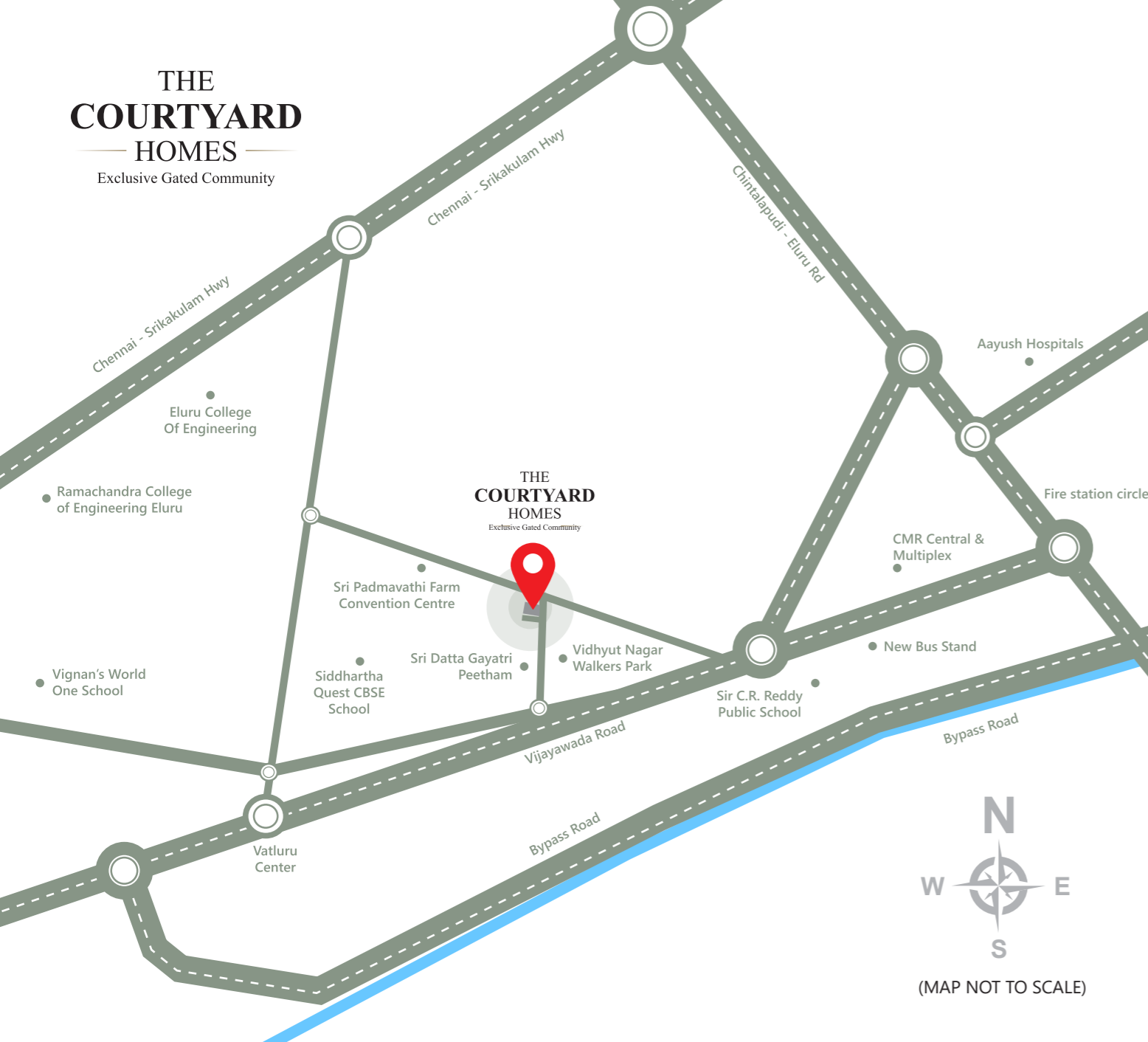
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## Prime Access Points

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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*Builders & Developers*

HOMES, THOUGHTFULLY BUILT

Scan for Location



Site Address

**THE COURTYARD HOMES**

Exclusive Gated Community

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

+91 91778 87999 | +91 99666 68333

[www.raghunayaka.com](http://www.raghunayaka.com)

Our Partners



ARCHITECTS