



South Icon Group
Your Trust Our Legacy

Monthly
Rental Facility*
Enjoy 10 Days of
Free Stay Every Year
Every year
Rental Value
Increases by 5%



Sri
Vaibhavam Inn

THE GIET THAT
Keeps On Giving

P PRAKRUTHI
GROUP

3 STAR
COMMERCIAL
STUDIO
APARTMENTS



BEST INVESTMENT OFFER IN TIRUPATI

699 Sft

29L

15k / Monthly Rent

1020 Sft

42L

20k / Monthly Rent

1350 Sft

55L

25k / Monthly Rent

Air: 23 flights daily, 60,000 passengers/month

Rail: 60,000-70,000 daily Passengers

Road: 80,000-1,00,000 daily bus Passengers



Why Invest ?

- 4 Star Hotel Studio Suites in Tirupati a top Pilgrimage & Tourist hub
- Site Location : 5 Minutes from Bus stand
- TUDA, RERA Certified
- Fully Furnished Studio Rooms
- No Maintenance Charges for Life Time

Investor Advantages

- Clear Title, Tax Compliant, and Registered Conveyance
- Transparent Agreements
- Quarterly Project Updates
- Legal Compliance
- Stable Investment

**FREE STAY
10 DAYS
IN A YEAR**

**EVERY YEAR
RENTAL VALUE
INCREASES BY 5%**

LOCATION ADVANTAGES

500 Mtr Chennai Highway

4 Km Sri venkateswara International Airport

2 Km Renigunta Railway Station

8 Km Tirupati Bustand

12 Km Lord Sri Venkateshwara Swamy Devasthanam Tirupati, Alipiri

5 Km Sri Padmavathi Ammavari Temple, Tiruchanur

AMENITIES :

- SWIMMING POOL
- BANQUET HALLS
- SPA
- WELLNESS CENTRE
- INDOOR GAMES
- BASKET BALL COURT
- KIDS PLAY AREA
- CAFÉ
- RESTAURANT
- CONFERENCE HALL
- OUTDOOR & INDOOR GYM
- OUTDOOR LAWN
- AMPHITHEATRE
- BONFIRE ZONE
- CRICKET NETS
- JOGGING TRACK
- SPER MART
- CCTV SURVEILLANCE



Bedroom View



Living Room View

RENTAL INCOME & INVESTMENT PLAN

(Concept: Commercial Service Apartments | Sri Vaibhavam Inn Project with 685 flats spread in 7 Acres - Gated Community with all Amenities @ Tirupati.,)

MONTHLY RENTAL INCOME / EACH FLAT		
BHK - Flat Type	Sq.Ft./UDS	Rent
For -1 BHK + 2 Toilets	699 sft/ 27 Sq.yds	Rs.15,000.00
For - 2 BHK + 3 Toilets	1020 sft / 39 Sq.yds	Rs. 20,000.00
For - 3 BHK + 4 Toilets	1350 sft / 52 Sq.yds	Rs. 25,000.00

Note :5% increase in rent every year

*** + Free-10 days - Accomodation in Tirupati every year ***
You Pay only Down Payment I EMI's are almost = to the rents,.

PURCHASE-PAYMENT OPTIONS		
BHK-Flat Type	Flat Mesurements	80% Loan + 20% Payment -+ 11 Amenities
1 BHK + 2 Toilets	699 Sft/27 Sq.yds	Rs.29,00,000/-
2 BHK + 3 Toilets	1020 Sft/39 Sq.yds	Rs. 42,00,000/-
3 BHK + 4 Toilets	1350 Sft/ 52 Sq.yds	Rs.55,50,000/-

Loan by SBI, HDFC, Canara Bank & LIC AS per RERA & TUDA Norms
Member of CREDAI Rent starts from 3rd month for Outright Customers (50 flats) only



Scan For Location



STRATEGIC PARTNER SALES & MARKETING



South Icon Group
Your Trust Our Legacy

Corporate Office

JBM ARCADE building,
Mamatha nagar, Nagole road no 2,
Near Nagole KIA showroom back side,
Pin code : 500068, Hyderabad Telangana



Site Address

PRAKRUTHI SRI VAIBHAVAM INN
Gajulamandyam, Tirupathi,
Andhra Pradesh, 517520.

Contact: