

LORVEN INNS

TIRUPATI

Welcome to the paradise called Lorven Inns Pvt Ltd.,



LORVEN INNS
TIRUPATI

A Note from the Promoters

Lorven Inns Tirupati is born from a passion to create a hospitality destination that is different, thoughtful and memorable—where comfort, lifestyle, wellness and meaningful experiences come together.

Our vision is to create a distinctive service apartment and lifestyle destination in Tirupati, designed around the evolving needs of guests, families, members and stakeholders.

Our mission is to deliver quality, customer-focused hospitality with thoughtful design, modern amenities and responsible development, creating an environment where every visit feels comfortable and every experience is worth remembering.

At Lorven Inns Private Limited, we believe we are not simply developing a property—we are creating a long-term hospitality vision built on trust, quality and commitment. As part of this journey, we invite you to enjoy the exclusive benefits of the Lorvens Club Membership, with access to special offers, discounts, priority access and premium experiences.

NEVER HEARD. NEVER SEEN. NEVER EXPERIENCED.

We welcome you to be part of the Lorven Inns journey.

For **LORVEN INNS PRIVATE LIMITED**

The Promoters
Creating Experiences • Building Value • Shaping Tomorrow's Hospitality



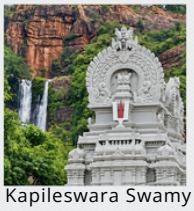
WHY TIRUPATI?

Spiritual Heritage,
Stronger Tomorrows.

A unique blend of faith, tourism, connectivity and growth — making Tirupati an ideal destination for hospitality investment.

From the sacred hills to a brighter tomorrow.

MAJOR SPIRITUAL & HERITAGE DESTINATIONS AROUND TIRUPATI

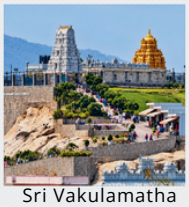

Kapileswara Swamy Temple


Sri Padmavathi Ammavari Temple


Sri Govindaraja Swamy Temple


Sri Srikalahasti Temple


Chandragiri Fort


Sri Vakulamatha Temple


Kanipakam Vinayaka Temple

YEAR-ROUND VISITORS
Millionsof devotees every year

EXCELLENT CONNECTIVITY
Airport, rail,road& national highways

GROWING ECONOMY
Tourism,industry & infrastructure

GOVERNMENT FOCUS
Tourism & hospitality development

STRONG INVESTMENT POTENTIAL
Consistent demand & long-term growth

DRIVEN BY GROWTH BEYOND PILGRIMAGE


Automotive & Electronics Manufacturing Hub


Deep Tech Aerospace & Green Energy


Industrial Corridors & Logistics


Real Estate, Mega Townships & Infrastructure


Mice and Luxury Hospitality



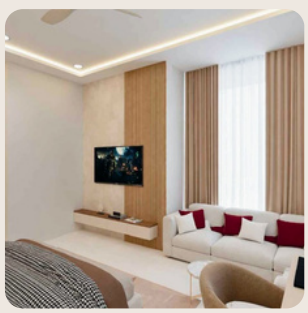
LORVEN INNS

INVEST IN TIRUPATI. INVEST IN A BRIGHTER TOMORROW.

LORVENS CLUB


LORVEN INNS
TIRUPATHI



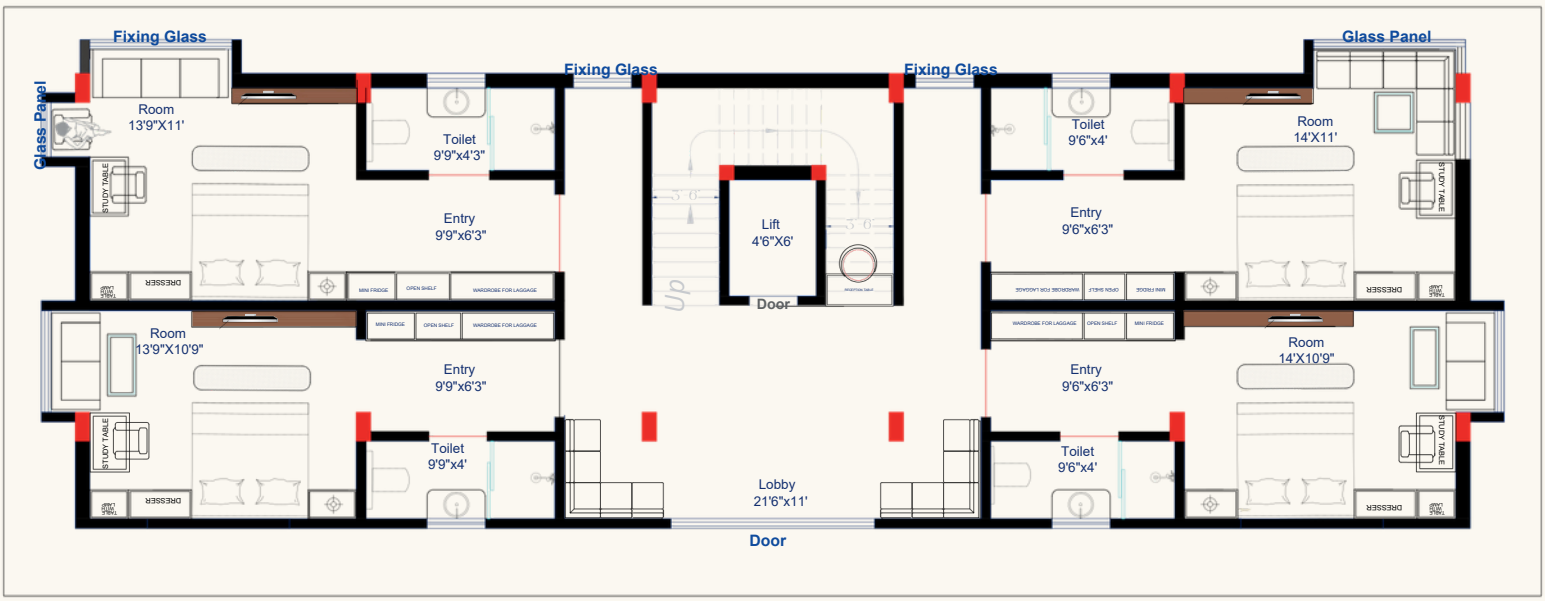




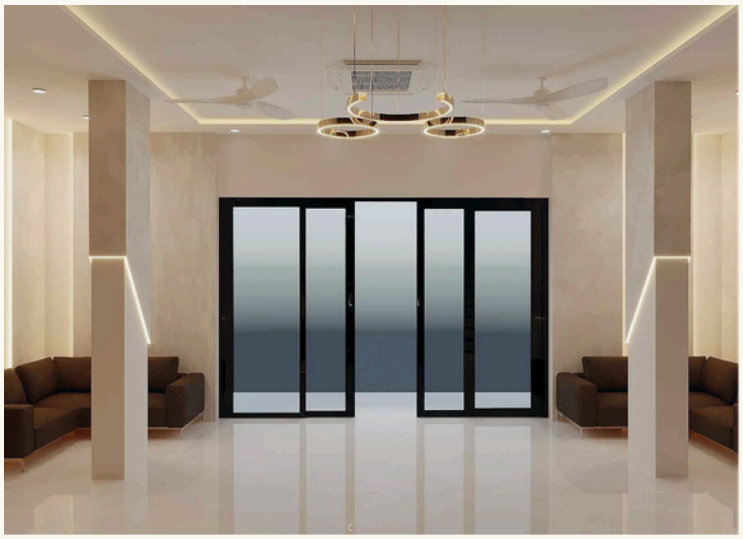


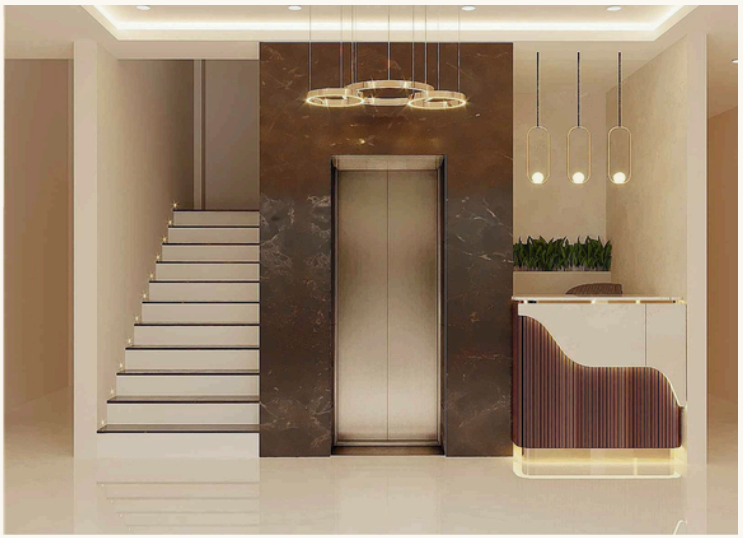


320 SQFT - GROUND FLOOR PLAN

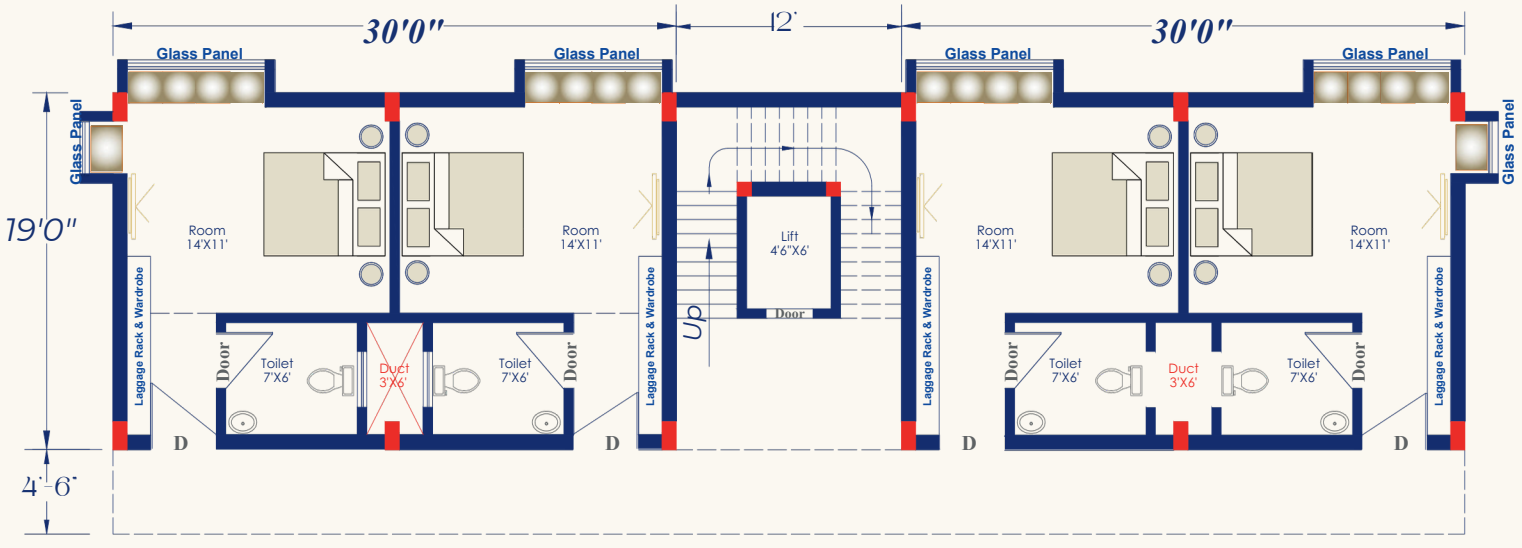


FRONT DESK & LOBBY VIEW

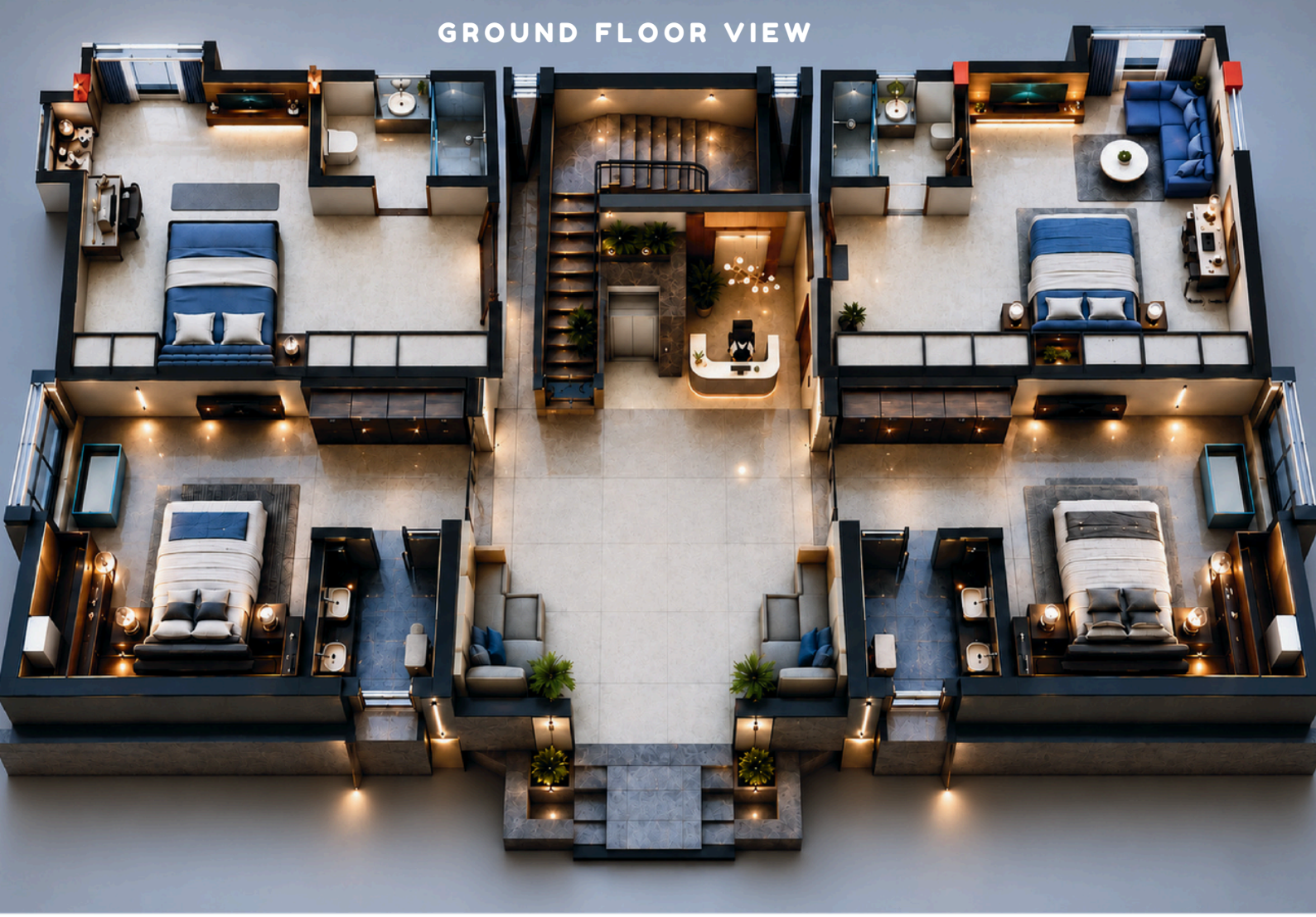




423 SQFT TYPICAL FLOOR PLAN
FROM 1ST FLOOR TO 6TH FLOOR SAME



GROUND FLOOR VIEW



SPECIFICATIONS

RCC FRAMED STRUCTURE
R.C.C. framed structure to withstand Wind & Seismic loads.

SUPER STRUCTURE
9" thick brick masonry for external walls & 4" thick brick masonry of internal walls.

PLASTERING
Internal: 2 coats of plastering in CM 1:4 for walls & ceiling.
External: 2 coats of plastering in CM 1:4 for external walls.

DOORS
Main Door: Teak wood frame with teak shutter of Melamine Matte polish fixed with reputed make hardware of SS of Godrej doorset or equivalent make.
Internal Doors: Country Wood frame with laminated flush shutter fixed with reputed make of hardware.
French Doors: UPVC Sliding door of single glazed unit complete with toughening / Heat strengthening at vision panel system with designer hardware of reputed make and fly proof shutter.

WINDOWS
UPVC Window at Single glazed unit complete with toughening / Heat strengthening at vision panel system, with provision for mosquito mesh shutter.
Grills: Aesthetically designed, Mild Steel (MS) grills with enamel paint finish.

ELECTRICAL
3 phase supply for each unit (DG with partial backup)
Miniature circuit breakers (MCB) for each distribution boards of reputed make.
Elegant designer modular electrical switches.

DADOING
Toilets: Anti skid glazed ceramic tiles for walls and floor.

ROOM SERVICE
24/7 room service is provided.

TELECOM / I-NET / CABLE TV
FTH with WiFi internet DTH, Telephone & Intercom.

INTERIOR / FURNITURE / FURNISHING
Teak wood wardrobe and table are provided. Bed, Sofa, Coffee table, LED T.V, Fridge, Ceiling fan, Curtains are provided.

AIR CONDITIONING
One Split A/C for each cottage.
Blowers for deluxe rooms are provided.

LIFTS
Lift: High speed automation passenger lifts with rescue device with V3F for energy efficiency of reputed make of Johnson / Shindler Entrance with granite cladding.

PAINTING
Internal: Smooth putty finish with 2 Coats of premium acrylic emulsion paint of reputed make over a coat of primer. (Asian / Dulux / Berger)
External: Textured finish and two coats of exterior emulsion paint of reputed make.

SECURITY, SURVEILLANCE & BMS
Solar powered security fence.
CC cameras around the campus for surveillance during night.
24/7 Dog watch to secure the premises.

WTP & STP
Fully treated water made available through an exclusive water softening & purification plant.
A sewage treatment plant of adequate capacity as per norms will be provided inside the project.

GENERATOR
D.G set with partial backup.

PARKING
Valet parking service is offered.

FIRE SAFETY
Fire hydrant and fire sprinkler system in all floors and basements.
Control panel will be kept at main security.

WATER SUPPLY
Hydra-pneumatic system with 100% treated water.

FLOORING
Living: 600 X 600 mm size double charged vitrified tiles (wooden tiles).
Bedroom: 600 X 600 mm size double charged vitrified tiles (wooden tiles).
Staircase: Granite stone.
Corridors: Granite stone.

BATHROOMS
Basin: Bottle drop Granite counter washbasin.
Cascade type EWC of reputed make single lever fixtures with wall mixer cum shower.
Provision for geysers in all bathrooms.
All C.P fittings are chrome plated of reputed make equivalent to Jaguar / Hindware.

LOCATION MAP



EVERYTHING CLOSE. EVERYTHING CONVENIENT.

ALIPIRI (TIRUMALA ENTRY)	15 km, 20 min	**PADMAVATHI AMMAVARU TEMPLE**	6 km, 10 min
TAJ TIRUPATI	5 km, 8 min	**ITC FORTUNE GRAND RIDGE**	5 km, 8 min
LEMON TREE PREMIER	6 km, 10 min	**APSRTC BUS STATION** (CENTRAL BUS STAND)	10 km, 15 min
TIRUPATI RAILWAY STATION	10 km, 15 min	**TIRUPATI** INTERNATIONAL AIRPORT	15 km, 25 min
NATIONAL HIGHWAY (200 FEET ROAD)	5 km, 8 min		

LAYOUT VIEW- APPROVED BY TUDA WIDE LP NO: 03/G1/2017

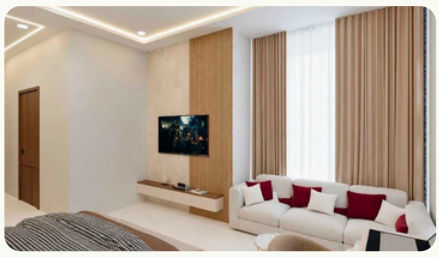


PROPOSED BLOCKS - SEMI COMMERCIAL - SERVICE APARTMENTS

SMART STUDIO 320

Investment Value
₹19.50 LAKHS

Monthly Rental Income
8,000/-



ELITE STUDIO 423

Investment Value
₹23 LAKHS

Monthly Rental Income
9,000/-



PREMIUM STUDIO 540

Investment Value
₹33 LAKHS

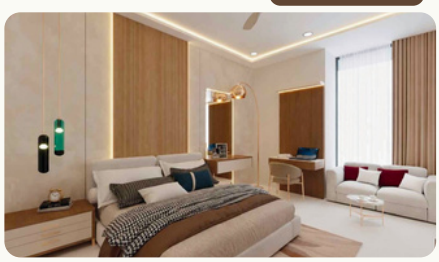
Monthly Rental Income
13,000/-



VIP STUDIO 640

Investment Value
₹38 LAKHS

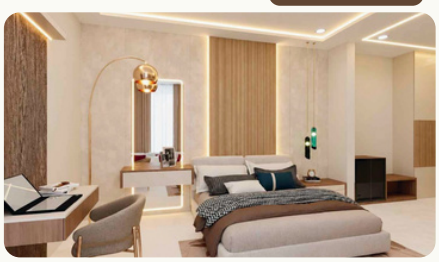
Monthly Rental Income
16,000/-



VVIP STUDIO 740

Investment Value
₹48 LAKHS

Monthly Rental Income
18,000/-



NOTE: BOOK NOW. PAY AT TODAY'S PRICE.

VALID TILL 25 OCT 2026

Current prices are valid only until 25 October 2026. After that, prices will increase.

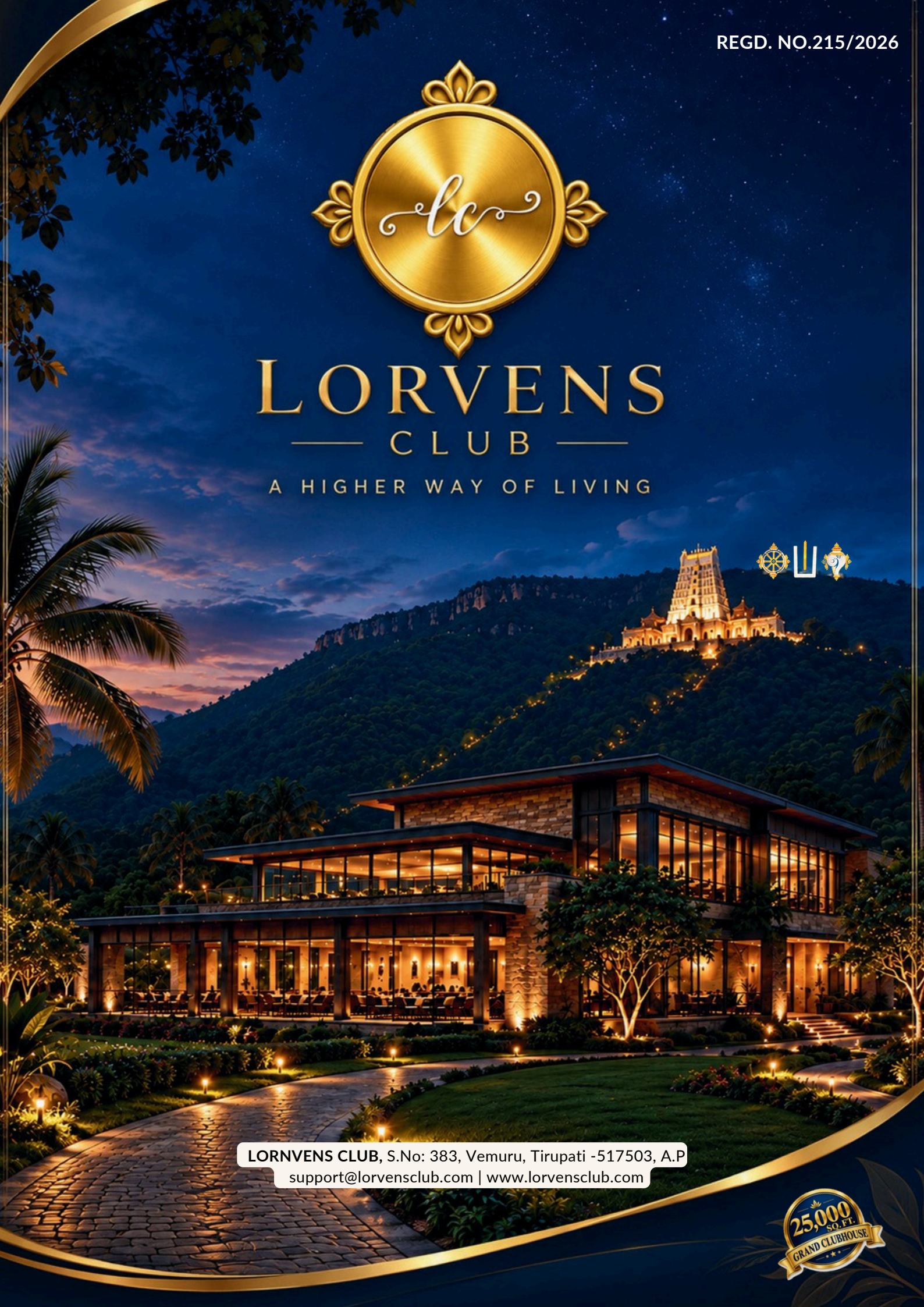
Don't wait for the hike – secure your Studio Room today and lock in your price!

STUDIO ROOM OWNER BENEFITS • 6 Days of Complimentary Stay Every Year | ₹1 Lakh Worth Lifetime LORVENS CLUB Membership – Absolutely Free |. Fixed Monthly Rental for Lifetime

REGD. NO.215/2026

LORVENS CLUB

A HIGHER WAY OF LIVING



LORNVENS CLUB, S.No: 383, Vemuru, Tirupati -517503, A.P
support@lorvensclub.com | www.lorvensclub.com

25,000 SQ.FT. GRAND CLUBHOUSE

LORVENS CLUB MEMBERSHIP CARD PREVIEW

REGD. NO.215/2026





CLUB BENEFITS & PRIVILEGES



Complimentary Free Stays & Breakfast

All Club Members can enjoy a complimentary 3-day stay with their family along breakfast once every year.



Preferred Bookings

Advance reservation windows for club events, stays, and exclusive services.



Member Discounts

Special member rates and discounts on dining, stays, and recreational activities.



Dedicated Support

Personalized customer support for all member assistance and inquiries.



Referral Rewards Program

Earn exclusive member rewards and club vouchers for every successful new member referral.



Complimentary Pick & Drop Facility

All Club Members can avail complimentary pickup and drop from Railway Station, Airport and Bus Stand to Lorven Inns.

AMENITIES



GYM



BANQUET HALL



WALKING TRACK



OUTDOOR CHILDREN PLAY AREA



SWIMMING POOL



RESTAURANT



INDOOR GAMES ZONE



AMPLE PARKING



24/7 SECURITY



CCTV SURVEILLANCE



KERALA DETOXIFICATION CENTRE



ORGANIC FOOD CENTRE



A2 MILK CENTRE



ALACALINE WATER PLANT



EV BATTERY RECHARGE STATION



OUTDOOR GAMES



MEDICINAL PLANTS



BUSINESS LOUNGE



FOOD COURTS



TRAVEL DESK

LORVEN INNS
TIRUPATI

LORVENS CLUB
TIRUPATI
REGD. NO.215/2026

LORVEN INNS PRIVATE LIMITED
D.No: 13-90/3, Plot No: 31, Vemuru,
Tirupati District, Tirupati-517503,
Andhra Pradesh,
support@lorveninns.com
www.lorveninns.com

LORVENS CLUB
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Approved Project Finance from our Bankers.

SBI | Union Bank of India | ICICI Bank | AXIS BANK | HDFC BANK | बैंक ऑफ बड़ौदा Bank of Baroda

PROMOTERS:

LORVEN INNS PRIVATE LIMITED
Hyderabad-501301, Telangana.

/lorveninns

ARCHITECT & ENGINEER
HANUMAN ENGINEERING
V. Nageswara Rao.

SRI HIMANSHU GROUP
INTEGRITY | QUALITY | OUR LEGACY

Site Location

AP RERA

TUDA

LP No: 03/G1/2017
BA No: 1166/0237/2026

LORVENINNS.COM

MARKETING BY:

SRI HIMANSHU GROUP
Bhanu Enclave, Erragadda, beside ESI, Hyd.
www.srihimanshugroup.com

CONTACT FOR DETAILS :
8333992122

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INTEGRITY | QUALITY | OUR LEGACY

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