

**NCC** URBAN  
**ONE**

**The one for everyone™**





Project developed by Varapradha Real Estates Pvt. Ltd.  
(An Associate Company of NCC Urban Infrastructure Ltd.)

The Integrated township spanned across a vast 32 acres of landscape in one of Hyderabad's fastest growing geographies, Narsingi. It's a premium residential community with 12 mega towers offering you everything that matches your expectations. The club at urban one is one of the most complete of its kind and includes a lavish lounge bar, swimming pool, meditation hall, party hall, indoor games and much more. Other pampering facilities include landscaped walk-ways, gymnasium, yoga room, as well as outdoor and indoor children's play areas. It is designed to indulge residents with a sanctuary of calm amidst the chaos of urban life. All the facilities will be fashioned to soothe the sense through ample greenery, with extensive landscaping, manicured lawns and walkways.

NCC Urban One is in close proximity to Wipro, Infosys, Microsoft, Polaris, CA, CapGemini, UBS, ICICI Towers, etc.. Close to all major residential, commercial and entertainment destinations. Strategically located, rubbing shoulders with the two most desired hubs – IT and Financial. With a legacy of excellence spanning more than 25 years, NCC Urban is pooling its expertise to create illustrious landmarks across various regions in the country.

This integrated township is with all the facilities like

- Residential
- Commercial
- Retail malls
- School
- Hospital

NCC Urban One is planned across 32 acres comprising a built-up area of 5 million sq.ft. A substantial part of the residential community is enveloped by a variety of flora. So that you welcome a pleasant breeze every time you throw open the doors of your home, so that you breathe in unadulterated air and so that you wake up to the view of greens on every sunrise. And presumably, that's exactly what even the Doctors would prescribe.



### More green than concrete.

Something that Doctors will find healthy about.



When you're looking for a home, we understand you also want to cut out the hassles of traveling long distances, which takes a toll on you. Reason why we've chosen a location like Narsingi, to cut out the distance between you and everyday conveniences. The location is close to the emerging business areas of Hyderabad like Hi-Tech, Gachibowli, Madhapur, Kondapur, Jubilee Hills & Banjara Hills. And when you step out of home, you have essentials like Supermarkets, Education, Healthcare, Entertainment, and Leisure that is just a walk away from home. If you're a Businessman, you'll find how well it works out on your economies as well.

### Makes more sense to live here.

Something that every Businessman will agree to.

Fortunately, here's one investment that will bring you higher returns on your investments and grow every year. Because it's built on – the trust of a respected brand, the quality that has been maintained for over 30 years & has only grown and the advantage of an emerging location. All this will enhance the value of your property at NCC Urban One over the years. Also something, the stock broking fraternity would look forward to.



### More returns on your investment.

Something that even stock-brokers would tick.



# Typical Floor Plans

1535 Sft, 3 BHK EAST FACING



1535 Sft, 3 BHK WEST FACING



2540 Sft, 3 BHK + STUDY + SQ, EAST FACING



3380 Sft, 4 BHK + SQ EAST FACING



3380 Sft, 4 BHK + SQ WEST FACING



1875 Sft, 3 BHK + SQ, WEST FACING



2630 Sft, 4 BHK + SQ EAST FACING



2630 Sft, 4 BHK + SQ WEST FACING



1875 Sft, 3 BHK + SQ, EAST FACING







## Amenities:

- Aesthetically designed landscaped gardens all around the building
- Elegantly designed 2 swimming pools with conjoined toddler's pool
- Ultra modern gymnasium with steam & sauna and massage room
- Full fledged club house with billiards, table tennis & indoor badminton court etc.
- Tennis court, badminton court & basketball yard
- Centralised gas pipeline
- Multi-purpose hall
- Jogging track
- Amphitheatre
- Party lawns
- Green zones
- Exclusive pick up and drop off zones for each tower
- Exclusive children's play area
- 2 spacious high speed automatic passenger lifts
- 100% power back up
- Intercom facility from flats to security room to ensure screening of visitors
- Sewage treatment plant
- Water treatment plant
- Fire fighting system as per Andhra Pradesh fire & safety norms



## SPECIFICATIONS

### Structure:

- Seismic proof RCC framed structure (basement + stilt + 18 floors)
- RCC / block masonry walls for external and internal walls

### Flooring & dado:

- Granite / marble / vitrified tile flooring in entrance lounge and passages
- Vitrified tile (600 mm x 600 mm) flooring in living, drawing, dining, bedrooms & kitchen shall be of reputed make.
- Premium quality anti skid ceramic tile flooring in toilets, balconies & utility
- Premium quality designer ceramic tile dado up to 7' height in toilets shall be of reputed make
- Premium quality glazed ceramic tile dado up to 3' height in utility area

### Kitchen:

- Premium quality polished granite with stainless steel sink shall be of reputed make
- Provision for water inlet near kitchen sink for water purifier
- Premium quality ceramic tile dado up to 2' height above kitchen granite platform

### Doors & Windows:

- Engineered wood frame with solid core flush shutter with polished veneer finish for main door
- Engineered wood frames with solid core flush shutter with polished veneer finish bedroom doors
- Engineered wood frames with solid core flush shutter without side polished veneer finish & inside enamel paint finish for toilet, balcony & utility doors
- Sliding / casement UPVC doors / windows
- Powder coated top hung shutter with a provision for exhaust fan for toilet ventilators

### Hardware:

- Premium quality locks of reputed make for main door.
- Premium quality cylindrical locks with key & SS hardware accessories for bedroom doors
- Premium quality powder coated aluminum door accessories for balcony & utility doors

### Plumbing & Sanitary Fixtures:

- White color single unit EWC's and below counter type wash basins in all toilets shall be of reputed make
- Bath fixtures in all toilets of reputed make

### Electrical & Communications:

- PVC insulated wires of reputed make.
- Premium quality distribution boards & MCB's shall be of reputed make
- Modular electrical switches of reputed make
- Provision for television cable in living & master bedroom
- Provision for telephone point in living & bedrooms
- Provision for chimney, refrigerator, microwave & exhaust fan in kitchen
- Provision for split AC points in all the bedrooms

### Paints:

- Plastic emulsion for interior walls & ceiling and exteriors with external emulsion / textured finish
- Melamine polish finish for main door, bedroom, balcony & utility doors
- Enamel paint for toilet doors inside



PERGOLA



TENNIS COURT



TOT-LOT



GRASS PAVERS



ROTUNDA

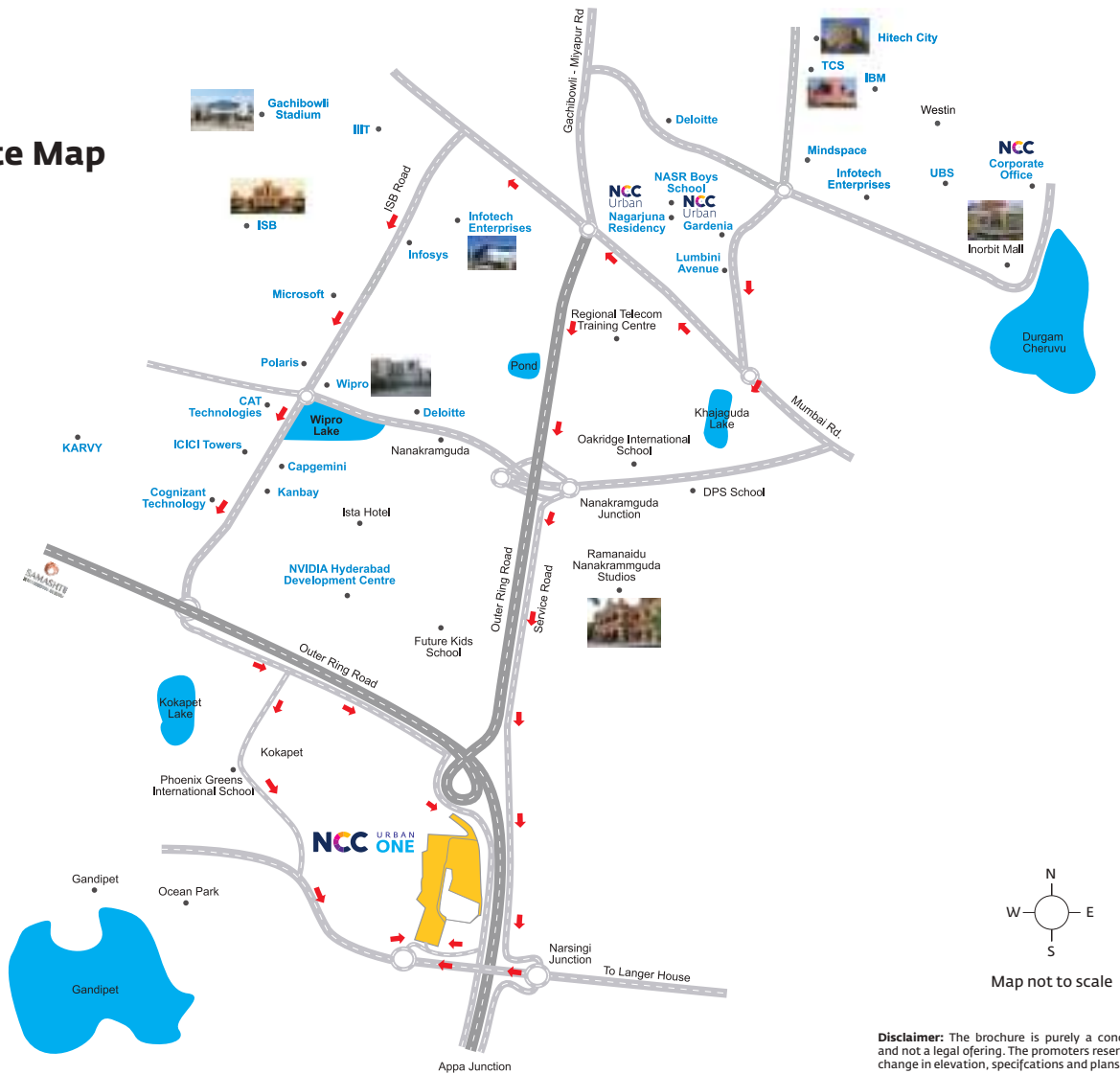


PATH WAY



OPEN AIR THEATER

## Route Map



**Disclaimer:** The brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make change in elevation, specifications and plans as deemed fit.



VARAPRADHA REAL ESTATES PVT. LTD.  
 (An Associate Company of NCC Urban Infrastructure Ltd.)  
 7<sup>th</sup> Floor, NCC House, Madhapur, Hyderabad - 500 081, Andhra Pradesh, INDIA  
 Tel: +91 80083 00381 / 82 / 83 / 84  
 Email: marketinghyd@nccurban.com, Web: www.nccurban.com