







A  
HOME

A  
LIFE

UNLIKE  
ANY OTHER





# Homes from the construction specialists.

NCC Ltd. (formerly known as Nagarjuna Construction Company Limited) is a pioneer in the infrastructure arena with experience of over three decades in urban infrastructure that spans the realms of Buildings & Housing, Transportation, Water & Environment, Electrical, Power, Irrigation, Metals and Oil & Gas.

NCC Urban Infrastructure Ltd., a subsidiary of NCCL, was established to develop world-class urban infrastructure projects viz., Residential, Commercial, Integrated Townships, SEZs and Serviced Apartments. It has substantial presence in Bangalore, Hyderabad, Chennai, Kochi, Guntur, Vizag, Raipur and Ranchi.

NCC Urban is an ISO-9001 : 2008, ISO 14001 : 2004 and OHSAS 18001 : 2007 company.







1. Vehicular entry / exit - to / from basement
2. Ramp access to podium
3. Seating plaza with gazebo
4. Courtyard congregational lawn
5. Swimming pool area with semi-covered pavilions
6. Access pathways to external spaces
7. Central avenue with paving inlays

8. Tot lot
9. Pedestrian walkway / Jogging track
10. Paving inlays
11. Grass pavers
12. Basketball practice court
13. Tennis court
14. Lawn area with covered seating

15. Childrens' play area
16. Dry water feature
17. Central seating plaza
18. Entry pad to apartment block
19. Frontage water-body with fountains
20. Signage walls with stone cladding
21. Wooden deck

22. Badminton court
23. Courtyard decks
24. Tree planting on column locations
25. Shrub and flower bed planting
26. Peripheral tall shrub / tree planting





# Just what it's meant to be.

There are times in life when you wish, what belongs to you should only belong to you and nobody else. There are moments that you cherish, you wish should be all yours and just yours. And then, there are places you wish become a world exclusive only to you. So here's making your wish come true, in all its glory.

**Presenting a place unlike any other. NCC Urban Gardenia.**





Stars that brighten up  
the night sky.



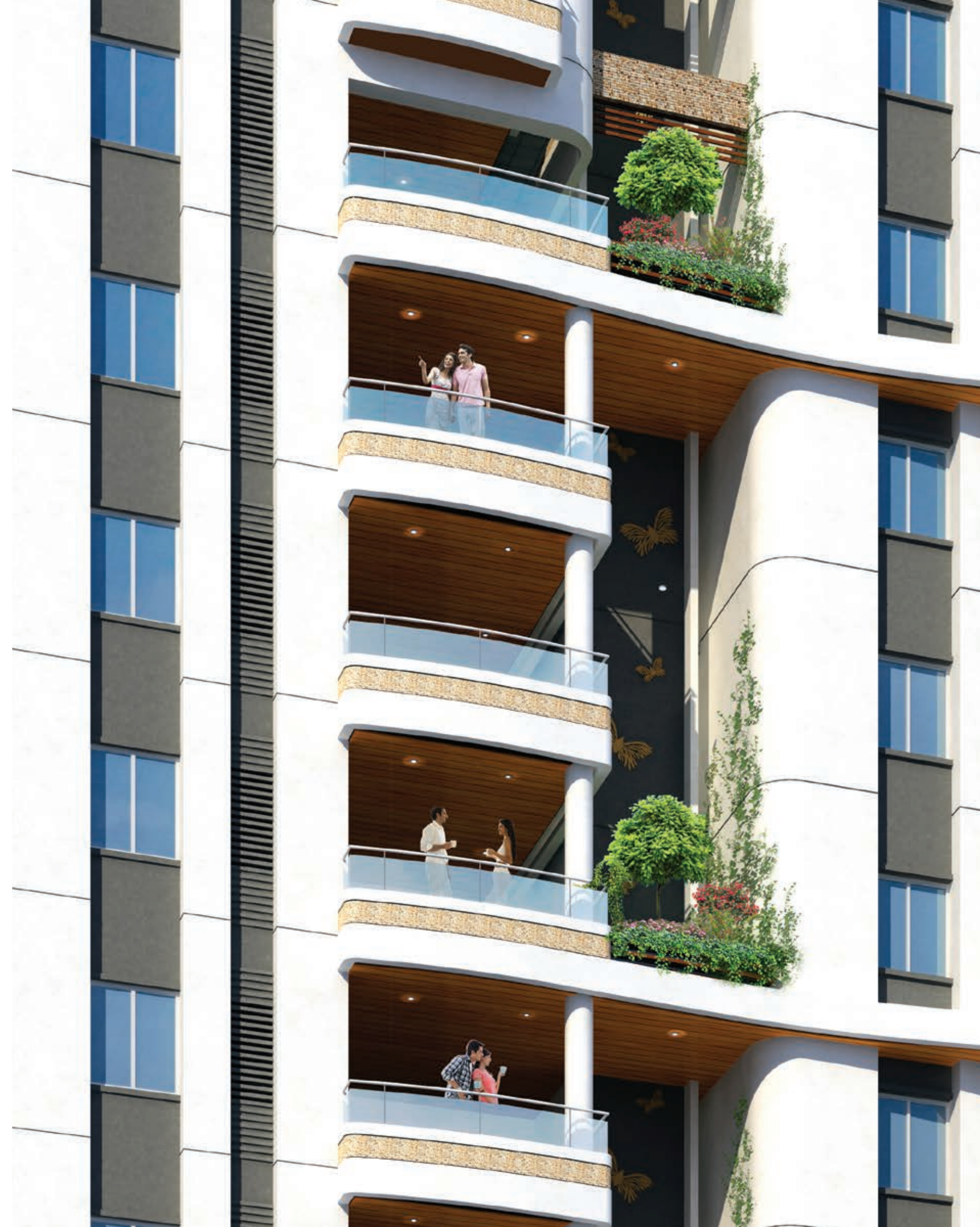
# Not just a lifestyle, it's a brand new life.



**NCC Urban Gardenia is an ultra-premium residential community set on 4-acres of lushness across two elegantly planned blocks, each with two high rises.**

Home to top-notch exclusive 4 BHK and 5 BHK duplex apartments, the community nestles 184 neighbourhoods in all.

Each 4 BHK apartment stretches to a magnanimous 3347 sft of space, while the 5 BHK duplex home is an expanse that measures a massive 4152 sft. The best is, each of these face East, West and North with all homes designed 100% as per the tenets of Vaastu.





# With best compliments, from nature.

**Unlike other homes, NCC Urban Gardenia is abundant with greenery, so you wake up to and retire for the day with plentiful quantities of fresh air.**

And while your well being is attended to by the nature, the verdant greenery also complements topographical and environmental balance.

So while that's that, the unique architecture of NCC Urban Gardenia enables you to relish a view of the central courtyard and the swimming pool. With a plethora of world-standard amenities and features, your home at the Gardenia will be nothing less than an address the world aspires to own.







A preview of life,  
from the top.



# A union of luxury and leisure.

**Luxury should always come accompanied by leisure, comfort and a whole lot of pampering.**

And take our word - NCC Urban Gardenia has got no less of anything. It's almost like living in a resort. Beyond that, it's more like a self-sustained

world of environmentally-balanced community, offering you a whole lot of leisure and pleasure you'll perennially want to stay escaped into.







#### Relish the different flavours of life here.

- Landscaped gardens all around the building
- Swimming pool with conjoined toddler's pool
- Exclusive jogging track
- Ultra modern gymnasium
- Indoor games like Billiards and Table Tennis
- Kids' play area
- Water filtration plant
- 100% DG back-up power
- Video door phone
- Home automation
- All flats with servant quarters



# Experience of a lifetime, unlike any other.

So welcome to a home that complements your long-awaited desire to live a life that's so exclusive, that's so unlike any other.

**It's an experience you will never find anywhere else. Come on in, NCC Urban Gardenia is all so yours.**



70%  
OPEN  
SPACE





# Highlights of NCC Urban Gardenia



## Structure

Flooring to ceiling height 10' 6" | Cellar height is 15 feet.

## Railing

SS railing with toughened glass in the balconies | Duplex staircase - SS railing.

## Home Automation

Video Door Phone in each flat (With a recording of 1 month data).

Master Bedroom, Living and Drawing room with ALC (Automatic Light Control) Wi-Fi Router.

Kohler or Hansgrohe fittings | 100% Power back-up.

Entry Gate Automation with Access Control. (Boom Barrier)

## Terrace

Well-manicured rooftop for parties.

## Garden Apartments

A set of exclusive apartments with garden in balcony.

## Low Density

184 flats in 4 acres of land.

## Swimming Pools

One at the clubhouse and other at the community.





# It's like one address and many destinations.

**NCC Urban Gardenia is an address the world will find with ease.**

Owe it to the community being located right in middle of Hyderabad's Central Business District of Gachibowli, and almost at an arm's distance from Hitec City. Come over to the Gardenia, and you'll discover significant destinations like Raheja MindSpace, Cyber Pearl, Cyber Gateway, Cyber Towers and names like Deloitte, Oracle, CTS, Infosys, Microsoft and HSBC are in the vicinity.

And not too far away are Jubilee Hills, Banjara Hills, Hitec City, Shamshabad International Airport, and other places like shopping, schools, hospital, hotels, recreation options etc.





## Completed Projects

### Bangalore



Nagarjuna Green Woods,  
Off Marathahalli -  
Sarjapur Ring Road



Nagarjuna Maple Height  
Off Marathahalli -  
K R Puram Ring Road



Nagarjuna Aster Park,  
Yelahanka



Nagarjuna Meadows Phase I,  
Yelahanka

### Cochin



Nagarjuna Pearl Bay,  
Kadavantara



Nagarjuna Green Valley,  
Kakkanad

### Hyderabad



Nagarjuna Residency,  
Gachibowli

### Ranchi



Khelgaon, Hotwar

## Ongoing Projects

### Bangalore



Nagarjuna Meadows  
Phase II, Yelahanka



Nagarjuna Ivory Heights,  
Off Marathahalli -  
K R Puram Ring Road

### Cochin



NCC Urban Senate, Kaloor

### Guntur



NCC Urban Park Square,  
Near Swami Theatre

### Hyderabad



Green Province, Sarjapur



Misty Woods, Vaderapura



NCC Urban One, Narsingi



# Specifications

## Foundation & Structure

R.C.C. framed structure to withstand wind and seismic loads. (B2+B1+Ground+12 floors)  
First time its kind of ceiling height 10'6".

## Plastering

INTERNAL - Cement mortar plaster with smooth finish.  
EXTERNAL - Cement mortar plaster with smooth finish.

## Super Structure

Cement Concrete block masonry in cement mortar.

## Generator

100% backup with Acoustic enclosure.

## Doors & Windows

MAIN DOOR - Teak Wood frame/Machine made frame and shutter aesthetically designed with melamine polishing and hardware of reputed make.  
INTERNAL DOORS - Teak Wooden frame/Machine made frame with designer flush shutters with veneer with melamine polished and hardware of reputed make.  
FRENCH DOORS - UPVC French door with glass.  
WINDOWS - UPVC glazed windows.  
RAILING - Living room balcony, One bedroom balcony & Staircase - SS railing with toughened Glass.

## Paintings

EXTERNAL - Emulsion paints of premium quality.  
INTERNAL - Acrylic emulsion paints of premium quality.

## Security System

ACCESS CONTROL - Access controlled into the block.  
PHONE - Video Door phone.

## Flooring

DRAWING, DINING & LIVING - Double charged Vitrified Tiles of premium quality - size 3/3 with 4" skirting  
BEDROOMS - Double charged Vitrified Tiles of premium quality - size 2/2 with 4" skirting.  
KITCHEN - Vitrified Tiles of premium quality - Min size 2/2 with 4" skirting.  
TOILETS - Best quality acid-resistant anti-skid Ceramic Tiles (300x300mm)  
Utility / Wash Best quality acid-resistant anti-skid Ceramic Tiles (300x300mm)  
ENTRANCE LOBBY - Granite/Vitrified Flooring in Ground floor area.

## Internet

High speed Internet provision for each flat.

## Gas Reticulation System

Supply of gas from centralised gas bank to all flats with prepaid meters.

## Air Conditioning

A/C pipe line and drain line provision for bedrooms and living room.

## Automation

ONE REMOTE CONTROL - Wi-Fi Touch Screen with Router - It is the backbone of the Automation System with Expandable / Upgradable Option Sensor Based Automatic Light Control (ALC) and Remote Operating Elements Controlling / Operating in Master Bedroom, Living & Dining Room

## Cable TV

In living room and all bedrooms.

## Electricals

Concealed Copper Wiring of standard make.  
a) Power outlets for air-conditioners in halls and bedrooms  
b) Power outlets for geysers in all bathrooms  
c) Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinder in kitchen, TV and audio systems etc., wherever necessary  
d) 3-phase supply for each unit and individual meter boards  
e) Miniature Circuit Breakers (MCB) and ELCB for each Distribution Boards  
f) Switches of Legrand or equivalent make

## Tile Cladding & Dadoing

TOILETS - Anti-skid Ceramic tiles Dado upto ceiling height. UTILITY / WASH / SERVANT ROOM - Glazed Ceramic Tiles dado up to 3'0" height KITCHEN - Glazed Ceramic Tiles dado up to 2'0" height above the kitchen platform.

KITCHEN PLATFORM - Granite Platform with Double bowl & Single drain SS sink with water connection, Provision for Exhaust fan & chimney, Provision for fixing of water purifier, CP sink mixer of Kohler/ Equivalent make.

LIFT WALLS - Granite cladding/Granite series Vitrified tiles.

## Lifts

Automatic passenger lift with V3F technology, 1-ton capacity goods lift with V3F technology for energy saving.

## Toilets

All toilets will consist of counter top wash basin of Kohler or equivalent make wall-mount EWC of Hansgrohe or equivalent make Hot & Cold single lever water mixer with shower of Kohler or equivalent make provision for geysers and exhaust fan in all toilets. All C.P. fittings and sanitaryware items of Kohler and Hansgrohe or equivalent make.



## Location Map



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 NCC Urban is an ISO-9001 : 2008, ISO 14001 : 2004 and OHSAS 18001 : 2007 company.  
 Hyderabad | Bangalore | Cochin | Chennai | Ranchi | Guntur | Vizag | Dubai

Architects



Member  
**CREDAI**

