

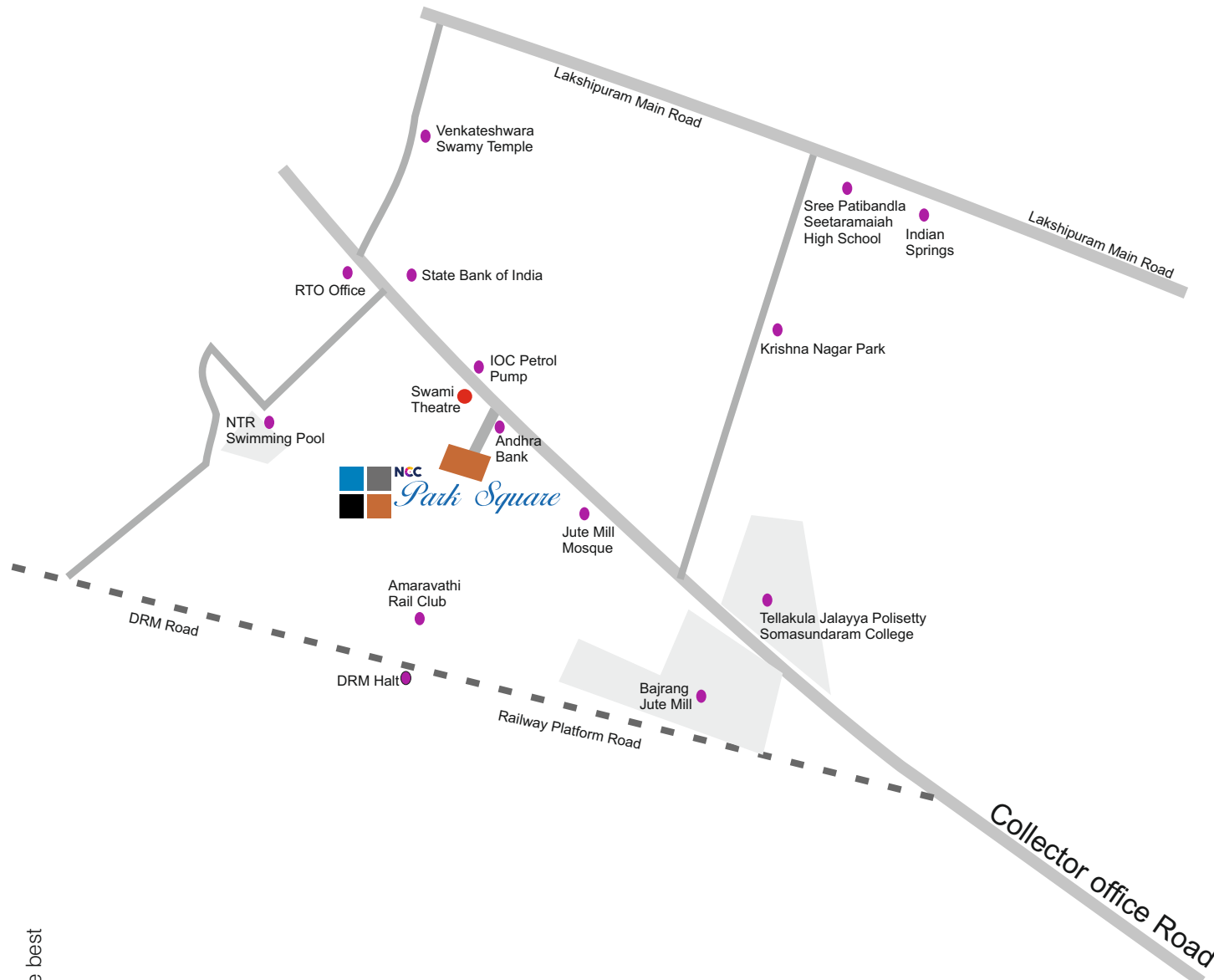


Refined luxury with a healthy living.

 **NCC**  
*Park Square*  
Near Swami Theatre, Guntur



# Location Map



Connected to the best



## Welcome to your ideal location.

Guntur is one of the fastest growing city in Andhra Pradesh with 3 leading medical colleges, 15 engineering colleges and the reputed Nagarjuna University, known as the hub of educational institutes in Andhra Pradesh. Guntur is also a major agrarian business hub and home of a vast NRI population.

Guntur is well-connected by major highways, railways and airport.

Expanding at a rapid pace, both commercially and residentially, the vibrant coastal city of Guntur lends excellent appreciation potential to your investment at Nagarjuna Park Square.





Your day begins with the green greetings.

NCC Park Square - surrounded by tranquil nature, here expectations meets completion with the functionally designed quality home. These 132 spacious & luxurious units are fully Vaasthu compliant with 2 BHK, 2 BHK + STUDY & 3 BHK apartments, ensuring you a healthy and fresh-air filled life.

This is the sole luxurious apartments in Guntur offering you sophistication wrapped in a healthy living. Come, feel the serenity and soul-touching peace.

# Specifications:

## Structure:-

- ⌚ RCC framed Structure. ( Cellar + Ground + 4 Floors )
- ⌚ Clay Red Bricks for the walls.
- ⌚ POP Ceiling cornices in living & dining rooms.

## Flooring / Dado:-

- ⌚ Granite/Vitrified flooring in entrance lounge and common passages.
- ⌚ Premium quality Imported Vitrified tile flooring in living, dining, bedrooms and kitchen shall be of Kajaria / RAK or equivalent make.
- ⌚ Premium quality Antiskid ceramic tile flooring in toilets & balconies.
- ⌚ Premium quality glazed designer Ceramic tiles dado up to false ceiling height in toilets shall be of Kajaria / Asian/ Somany or equivalent make.

## Kitchen:-

- ⌚ Polished Granite platform with good quality SS sink.
- ⌚ Provision for water inlet near kitchen sink for water purifier.
- ⌚ Hot & Cold Water Mixer provision for kitchen sink.
- ⌚ Extra SS sink in utility with Granite platform.
- ⌚ Premium quality glazed Ceramic tile dado up to 2 feet above kitchen platform.

## Plumbing & Sanitary Fixtures:-

- ⌚ EWC's( White ) of Hindware Italian Collection / ROCA / Kohler or equivalent make .
- ⌚ Counter / Half Pedestal type wash basins in master, kid's & common toilet of Hindware Italian Collection/ Kohler or equivalent make.
- ⌚ Imported C P Fixtures of Grohe / Kohler or equivalent make in all toilets.

## Electrical & Communications:-

- ⌚ PVC insulated wires of Havells / Finolex/ Anchor or equivalent make.
- ⌚ Premium electrical switches of Havells / Legrand / Anchor or equivalent make.

- ⌚ APSEB 3 Phase power supply of 5 KW for 2 bedroom & 7.5 KW for 3 bedroom flats respectively.
- ⌚ TV point in living and master bedroom.
- ⌚ Telephone points in living and bedrooms.
- ⌚ AC points in living, dining & bedrooms.
- ⌚ Reputed make 1.5 ton capacity Ac's ( 3 Star and above ) of 2 No.'s for 2 bedroom & 3 No.'s for 3 bedroom flat respectively.
- ⌚ Basic light fittings in all the rooms.
- ⌚ Premium quality fans in living, dining & bedrooms of Havells / Usha / Crompton or equivalent make.
- ⌚ Exhaust fans shall be provided in all toilets & kitchen fans shall be of Havells / Usha / Crompton or equivalent make.
- ⌚ Intercom facility from flats to security room to ensure screening of visitors.

## Doors & Windows:-

- ⌚ Teak Wood door frame with moulded panelled veneered finish shutters for main door.
- ⌚ Teak Wood door frame with Paneled Shutter for bedrooms.
- ⌚ Teak wood frames with Flush Shutters for utility & balconies.
- ⌚ UPVC Sliding Doors / windows with Mosquito mesh.
- ⌚ Powder coated Aluminium ventilators with exhaust fan in toilets.

## Hardware:-

- ⌚ Premium quality locks of Godrej / equivalent for main door & bedroom doors.
- ⌚ Brass hardware for all doors.

## Painting:-

- ⌚ Emulsion paint for interior walls and OBD for ceiling, exteriors with external emulsion / textured finish.
- ⌚ Melamine polishes for main door & bedroom doors.
- ⌚ Enamel paint for toilet, balcony & utility doors.

## Amenities:

- Aesthetically designed landscaped gardens all around the building.
- Elegantly designed Swimming pool with conjoined Toddlers' pool.
- Ultra-modern gymnasium with steam bath.
- Full fledged Clubhouse with Table tennis, Billiards table etc.
- Multi-purpose party hall.
- Exclusive children's play area.
- Generator back-up power of 1000 Watts for each flat (For all lights & fans).
- Jogging track.
- Automatic lifts in each block from cellar to all floors with sensor system.
- Water Treatment Plant.
- 100% DG back-up power for lifts pumps & common area lighting.
- Sewerage Treatment Plant.
- Rain water harvesting.
- Servants' / Drivers' toilets.



## A revisit to good life.

Spread over 2.5 acres, your basic and luxurious lifestyle amenities are enveloped and presented to you in your very own Park Square.

Clubhouse & gymnasium are there for your recreational purpose and fitness focus. And with children's play area in the complex, your kids will finally leave their computer gaming and come out and have fun in nature.



Layout Plan





3 BHK – 1971 sft.



3 BHK – 1735 sft.



3 BHK – 2061 sft.



3 BHK – 1978 sft.



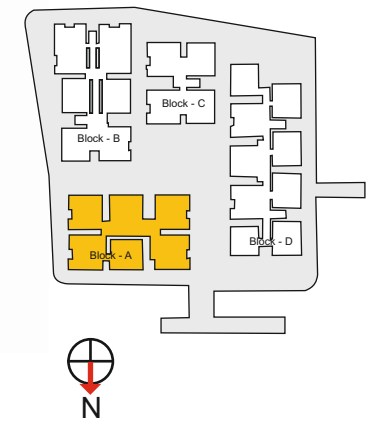
3 BHK – 1733 sft.



3 BHK – 2076 sft.



Key Plan



2 BHK – 1400 sft.



2 BHK – 1466 sft.



3 BHK – 1739 sft.



3 BHK + Servant – 2031 sft.

2 BHK – 1405 sft.



2 BHK- 1461 sft.



3 BHK – 1696 sft.

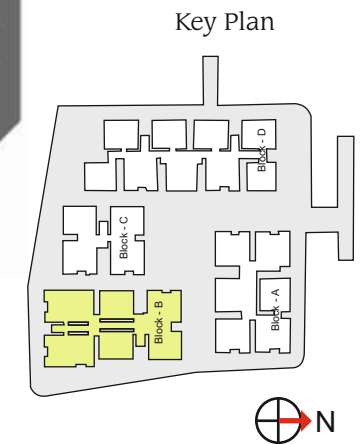


3 BHK – 1693 sft.

7'-6" CORRIDOR

7'-6" CORRIDOR

7'-6" CORRIDOR



3 BHK – 1735 sft.

3 BHK – 1735 sft.



7'-6" CORRIDOR

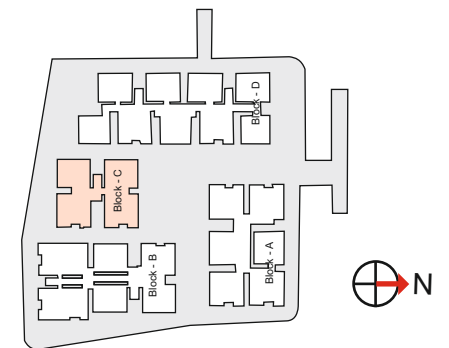
7'-6" CORRIDOR

3 BHK – 1953 sft.

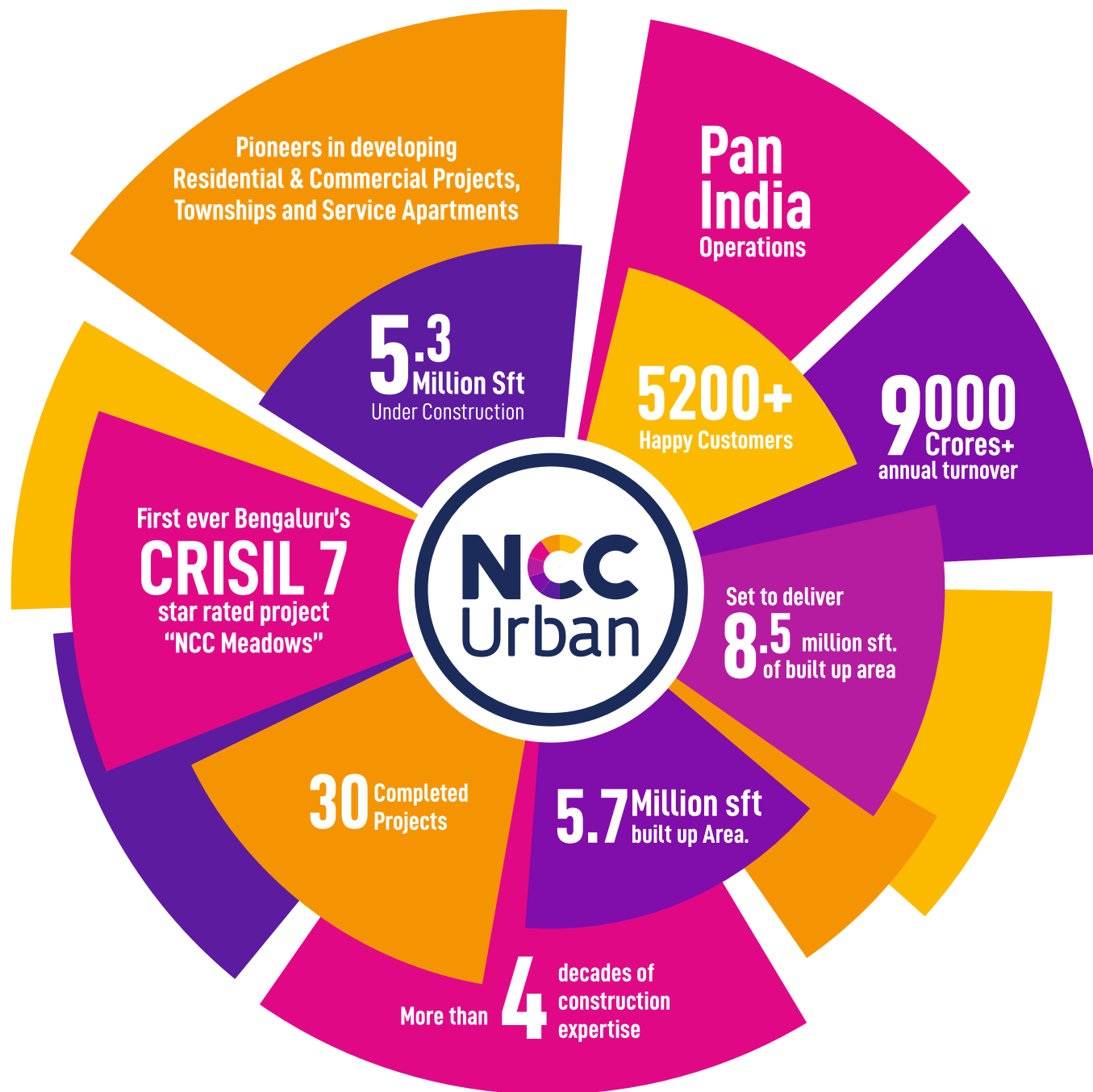
3 BHK – 1953 sft.



Key Plan







NCC URBAN



THE DEVELOPER & ITS GROWING TRUST

NCC Urban Infrastructure Ltd. is a Subsidiary of NCC Limited and comes Equipped With a world class building techniques and state-of-the-art building infrastructure that is expertly commandeered by top-notch professionals.

NCC Urban Infrastructure's quality operations span across Residential and commercial complexes, townships, SEZs and serviced apartment complexes. The company has an impressive pan India presence across Bengaluru, Hyderabad, Chennai, Kochi, Guntur and Ranchi. Strict adherence to superior standards on time deliveries and transparent documentation has made preferred destination for individuals who are looking for quality living at affordable prices.

NCC Urban has inherited its experience and expertise from NCC Limited. Known for its excellence in the execution of Turn key projects, Industrial Buildings, Multistoried, Commercial structures, Townships, Roads, Bridges, Pipelines etc. and rated as growing Infrastructure Company in India with annual turn over nearly Rs. 9,000 crores.

## ONGOING PROJECTS

### BENGALURU



NCC Urban Mayfair, Yelahanka



NCC Urban Mistywoods, Yelahanka



NCC Urban Green Province, Sarjapur Road

### HYDERABAD



NCC Urban One, Narsingi



NCC Urban Gardenia, HITEC City

### CHENNAI



NCC Urban Temple Trees, Keelkattalai

### KOCHI



NCC Urban Senate, Kaloor

### RANCHI



NCC Khelgaon, Hotwar

## FEW COMPLETED PROJECTS

### BENGALURU



NCC Ivory Heights



Nagarjuna Meadows II



Nagarjuna Asterpark



Nagarjuna Maple Heights



Nagarjuna Premier

### HYDERABAD



Nagarjuna Residency



Nagarjuna Pearl Bay

### KOCHI



Nagarjuna Green Valley



Nagarjuna Laurel

### GUNTUR



NCC Park Square



*This brochure is purely conceptual and not a legal offering. The promoter reserves the right to make changes in the layout, elevation, plans & specifications.*



**NCC URBAN INFRASTRUCTURE LTD.**  
(SUBSIDIARY OF NCC LTD.)

An ISO 9001, ISO 14001, OHSAS 18001 Company

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