



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 over years. Because it's built on the trust of a respected



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



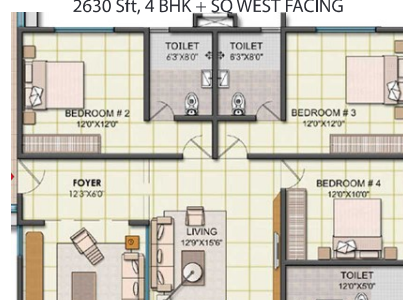
1875 Sft, 3 BHK + SQ, WEST FACING



2630 Sft, 4 BHK + SQ EAST FACING



2630 Sft, 4 BHK + SQ WEST FACING



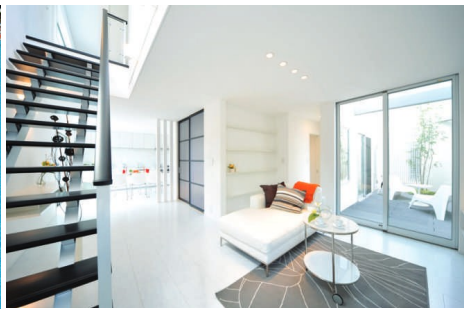
1875 Sft, 3 BHK + SQ, EAST FACING





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:

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:



PERGOLA



TENNIS COURT



TOT-LOT



GRASS PAVERS



ROTUNDA



PATH WAY



OPEN AIR THEATER

Route Map

