

Vizag:
The Emerging
Metropolis
Awaits You



NORTHSTAR



PARK AVE

Premium Apartments @ Madhurawada



A City Like No Other

A legacy, a vibrancy and a charisma that's very Vizag, it's the city of destiny favoured by many since time immemorial. It's time for Vizag to shine again and get its rightful place among the top-notch destinations. It's got everything going for it, you see.

A port city, a tourism hub, an investor-friendly ecosystem, a welcoming people, a city of diversity, Pharma and IT zones, home to large Govt and MNCs, a clean and free city... it's all that you look for in a city, and more.



A Location Like No Other

One singular reason why you should take a hard look at PARK AVENUE from Northstar Homes, apart from the fact that it's from the Brand Northstar Homes, which has built out-of-ordinary projects in Hyderabad and has won many laurels from many quarters. It has upped the game in the city of Vizag with its debut project- Eden Garden at Kailasagiri. With PARK AVENUE, Northstar Homes is, once again, on point.

Madhurawada has seen a vast improvement in the ecosystem by increasing the domestic connectivity with major metros, a highway expansion, the opening of a convention centre and food joints in and around the IT SEZ. Added to that, the city and, more precisely, Madhurawada, is today one among the top five tier-two destinations for BPO segment and close to Millennium Towers.

Work and leisure will be never far off from PARK AVENUE!



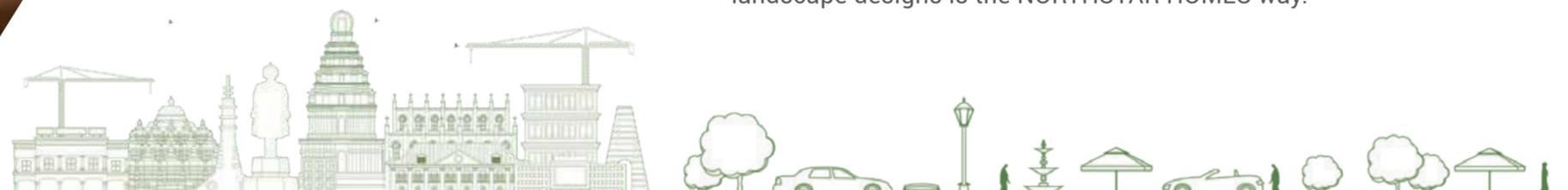


A World Like No Other

Built on par with some of the best available standards, the houses here look to create unique living environments. With spectacular views, we have 216 Flats spread across Two Towers and Eight Floors Connected by high-speed elevators and 3-Level Parking Area, there are many highlights that grab the attention.

Furthermore, the homes of PARK AVENUE are placed with the best of environments to provide entertainment and leisure to the inhabitants. With a Half-Acre Central Park, a Swimming Pool, Open Gymnasium, a Well-Equipped Badminton Court, and a large open Kids' Park. For easy access, we have two entrances opening to east and west each connected to main roads of their own.

Having stunning elevations with spacious balconies and elegant landscape designs is the NORTHSTAR HOMES way.



OVERVIEW

- 2.58 Acre Gated Community
- 243 units
- 2 BHK, 2.5 BHK & 3 BHK
- Cellar+Stilt+9 Floors
- Unit Sizes 1210 Sft - 2442 Sft
- Half an Acre Central Park within the Project
- Clubhouse 10,500 Sft
- Project with 2 side roads
- Abundant Ventilation
- Vaastu Compliant



NESTLED IN BETWEEN TWO RESIDENTIAL TOWERS IS A
WELL-EQUIPPED CLUBHOUSE

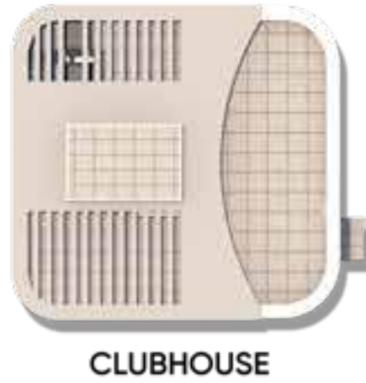


MASTER PLAN



1. Main Entry
2. Seating
3. Senior citizen park
4. Party lawn
5. Pavilion
6. Pergola
7. Kids pool
8. Swimming pool
9. Wooden deck
10. Central court/stepped seating
11. Stage
12. Badminton court
13. Basketball board and ring
14. Skating rink
15. Outdoor fitness park
16. Jogging track
17. Kids play area

TYPICAL FLOOR PLAN



**TOWER - B
UNIT SIZES:**

1 1501 SFT	2 1318 SFT	3 1875 SFT	4 1562 SFT
5 6 7 1318 SFT	8 1562 SFT	9 10 11 1326 SFT	12 1562 SFT
13 1501 SFT	14 1691 SFT	15 1500 SFT	16 1269 SFT

**TOWER - A
UNIT SIZES:**

1 1701 SFT	2 2193 SFT	3 4 1766 SFT
5 2442 SFT	6 7 8 9 1881 SFT	
10 1765 SFT	11 1701 SFT	



TOWER A

Area-1701 Sft | East Facing - Unit Number-1&11 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1127	128	1701





TOWER A

Area-2193 Sft | East Facing - Unit Number-2 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1428	220	2193





TOWER A

Area-1766 Sft | West Facing - Unit Number-3 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1202	94	1766





TOWER A

Area-1766 Sft | East Facing - Unit Number-4 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1202	94	1766





TOWER A

Area-2442 Sft | West Facing - Unit Number-5 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1591	253	2442





TOWER A

Area-1881 Sft | East Facing - Unit Number-7 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1275	122	1881





TOWER A

Area-1881 Sft | West Facing - Unit Number-6,8,9 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1275	122	1881



TOWER A

Area-1765 Sft | East Facing - Unit Number-10 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1144	159	1765





TOWER B

Area-1501 Sft | East Facing - Unit Number-1 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1019	90	1501





TOWER B

Area-1318 Sft | East Facing - Unit Number-2 | 2.5BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
891	77	1318





TOWER B

Area-1875 Sft | West Facing - Unit Number-3 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1266	125	1875





TOWER B

Area-1562 Sft | West Facing - Unit Number-4 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1044	111	1562





TOWER B

Area-1318 Sft | East Facing - Unit Number-5,6,7 | 2.5BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
887	87	1318





TOWER B

Area-1562 Sft | East Facing - Unit Number-8 | 3BHK





TOWER B

Area-1326 Sft | East Facing - Unit Number-9,10,11 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
868	109	1326





TOWER B

Area-1562 Sft | East Facing - Unit Number-12 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1028	123	1562





TOWER B

Area-1501 Sft | East Facing - Unit Number-13 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1016	94	1501





TOWER B

Area-1691 Sft | West Facing - Unit Number-14 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1146	104	1691





TOWER B

Area-1500 Sft | West Facing - Unit Number-15 | 3BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
1002	103	1500





TOWER B

Area-1269 Sft | West Facing - Unit Number-16 | 2BHK



CARPET AREA IN Sft	BALCONY AREA IN Sft	SALEABLE AREA IN Sft
827	106	1269



CLUBHOUSE FOR ENTERTAINMENT, SOCIALIZING AND RELAXATION.

SPECIFICATIONS

 **STRUCTURE:**
R.C.C framed structure to withstand wind & seismic loads

SUPER STRUCTURE:
8" Thick light weight block work for external walls.
4" Thick light weight block work for internal walls.

 **WALL FINISHES:**
a) **INTERNAL WALLS:** 12mm thick Smooth plastered surface treated with luppam.
b) **EXTERNAL WALL FINISHES:** Two coats of sand faced cement plaster with 18mm thickness.
c) **CEILING:** Birla Coarse putty over RCC slab

WATER PROOFING:
Water proofing in all Toilets, other wet areas, Terrace areas with Brush bond.

 **JOINERY:**
a) **MAIN DOOR:** Engineered wood / Teak wood frame & Teak veneered shutter finished with Melamine Polish fixed & hardware of Dorset/ Enox/ Equivalent.
b) **INTERNAL DOOR:** Engineered wood / Sal wood frame & flush shutter finished with Melamine Matt Polish & hardware of Dorset/ Enox/ Equivalent.
c) **TOILET & UTILITY DOOR:** Engineered wood / Sal wood frame & flush shutter finished with Melamine Matt Polish with one side & other side finished with paint/ laminate & hardware of Dorset/ Enox/ Equivalent.

 **WINDOWS:**
UPVC Door and Windows frames with glass panelled sliding shutters of Aparna Venstar/ Liberty Green/ Equivalent.

 **FLOORING & SKIRTING:**
a) **LIVING, DINING:** 800x800 mm, Bedrooms & Kitchen 2'X2' size Double charge vitrified tiles of SIMPOLO/ MOTTO/ MULTISTONE Equivalent.
b) **ALL BALCONIES:** Anti-skid ceramic tiles
c) **TOILETS & UTILITY:** 2'X1' Acid Resistant & Anti-skid designer tiles of SIMPOLO/ MOTTO/ VARMORA/ Equivalent.
d) **CORRIDORS:** Granite / Vitrified tiles / Equivalent
e) **STAIRCASE:** Mosaic floor / Vitrified tiles / Equivalent
f) **PARKING:** VDF Flooring

 **DADO:**
KITCHEN: Ceramic tiles dado up to 2'0" height above kitchen platform.
TOILETS: 2'X2' Glazed / Matt finish / Vitrified tiles up to 8'0" height with SIMPOLO/ MOTTO/ VARMORA/ Equivalent.
UTILITY AREA: 2'X2' Ceramic/ Vitrified tile dado up to the sill height.

 **KITCHEN:**
Plumbing lines provided to Sink in Kitchen.
Electrical Conduit for Exhaust fan & Chimney and plumbing point for RO system.
Drainage point for sink shall be provided.

 **UTILITY / WASH AREA:**
Provision for washing machine & wet area for washing utensils

 **SANITARY FIXTURES & CP FIXTURES:**
WASH BASINS: Bed room toilets have Ceramic washbasins of JAQUAR/ CERA/ HINDWARE/ Equivalent
EWC: Wall Mounted Ceramic EWC of JAQUAR/ CERA/ HINDWARE/ Equivalent
CP FITTINGS: Good Quality single lever C.P. Fittings of JAQUAR/ CERA/ HINDWARE/ Equivalent.

 **ELECTRICAL:**

- Concealed copper wiring of Polycab/ RR cables/ Equivalent.
- Power outlets for ACs in living and bedrooms, Geysers in all toilets & TV points in Living & Master Bedroom.
- Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinders in kitchen, washing machine / dish washer in Utility area.
- Miniature circuit breakers (MCB) for each distribution board of Legrand/ Havells/ Equivalent.
- Modular switches of LEGRAND/ ANCHOR CHROMA/ Equivalent
- 3- phase' power supply in each unit.
- D.G. backup with Acoustic for Common areas and Flat lights and Fans.

 **TELECOM:**
a) Telephone points with Conduit and without wires in Living room and Master Bedroom.
b) Intercom wiring and point from Living room to connect between all units and the Security room.

 **TV CABLE:**
Conduit for TV cable connection in Living room and Master Bedroom.

 **INTERNET:**
Cable Conduit for Internet connection in Living room and Master Bedroom.

 **LIFTS:**
a) V3F technology lifts of JOHNSON/ KONE/Equivalent make with 8 passenger capacity.
b) V3F technology Service lifts of JOHNSON/ KONE Equivalent make for each tower.

 **SERVICES:**
WATER SUPPLY: Water Supply shall be means from Bore Water and shall be treated as requirement and Municipal.
STP: Centralised Sewage treatment plant for treating Sewage water to be used for Landscaping.
CAR WASH FACILITY: Car Wash facility.

 **SECURITY:**

- Boom barriers entry.
- Surveillance cameras at the main Security and required areas.

 **PARKING MANAGEMENT:**
All car parking slots and driveways are designed by consultants.



Pool View



Basket Ball



Pergola Seating



Seating View

AMENITIES:



Swimming Pool



Gym



Jogging Track



Yoga/ Meditation Deck



Badminton Court



Party Hall



Kids Play Area



Skating Rink

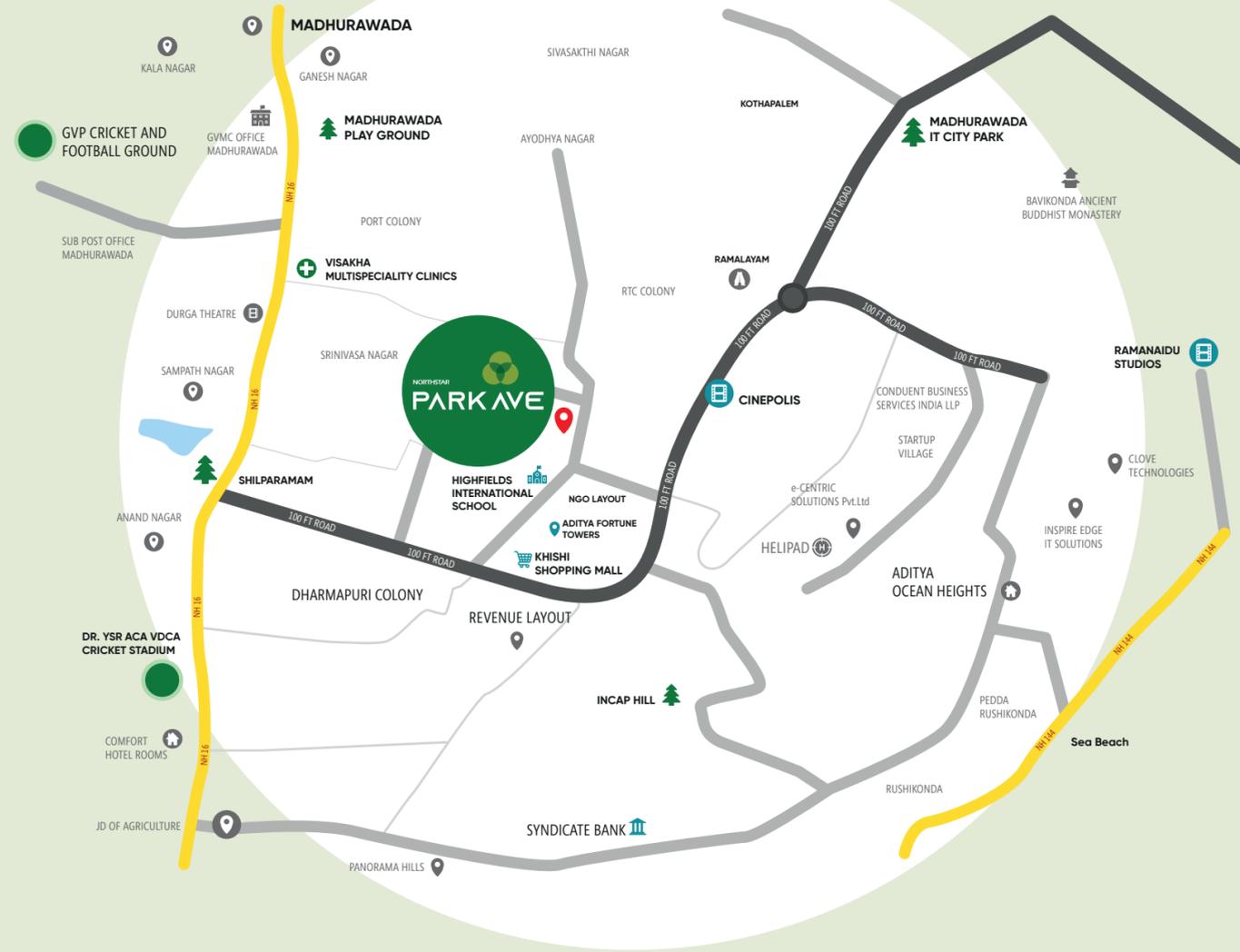


Three Level Car Parking



CCTV

LOCATION



-  Close Proximity to NH 16
-  2 km away to Major IT Hubs (IBM 3 km, Cyient 3 km, Navayuga Infotech 3.5 km, Symbiosis TECH 3 km)
-  Close Proximity to RTC Depot
-  Close Proximity to Schools (Highfields International School 200 meters, Delhi Public School 7 km, Pollocks Intelli School 4 km, Silver Oak School 5 km)
-  Close Proximity to Colleges (Gitam University 5 km, Gayatri Vidya Parishad of ENGG 5 km)
-  Close Proximity to Hospitals (Ujwal Hospitals 3 km, Gitam Medical and Hospital 5 km, Gayatri Hospital 5 km)



Hyderabad



Vizag





Corporate Office: Plot no. 8-2-293/82/A/1057/F1, Second Floor, Road no.45, Jubilee Hills, Hyderabad - 500 033

Vizag Office :Plot No.:355/1C, IT Sez Road, Beside Sreekanya Cinepolis, Madhurawada, Visakhapatnam - 530 048.

Cell: 70757 11755 | 99897 30303 | www.northstarhomes.in | sales@northstar.in

AP RERA: P03290760862