



NORTHSTAR  
**AIRPORT  
BOULEVARD**  
SMART VILLAS, NEAR AIRPORT



# A GREAT INVESTMENT OPPORTUNITY AWAITS YOU

As per Mercer's new survey, Hyderabad is the best city to live in India. The Brand Hyderabad is on an upswing again with the positive business outlook and the rising interest in investment. The city's status as the IT and healthcare hub is set to return which will again lead to an uptick in real estate prices, as we all know and have experienced.





# IT'S TIME TO PUT YOUR MONEY WHERE GROWTH IS

Investment at the right time and the right price can fetch you more benefits than one. Airport Boulevard is the next stop for housing and investment solutions. Its apt location is an attraction for many airport hotel chains as well as a perfect weekend getaway. This multipurpose community is made not only to be someone's home but also to be the most apt investment one can make at this point. The growth margins for this investment can not only be seen but can also be unbelievable.

# GREAT EXPECTATIONS. GREATER RETURNS. GREATEST CITY.

Airport Boulevard has been designed to meet the ever-changing trends of today's world. We have designed every space to meet and surpass your expectations. Investing in this community will be the wisest decision of your time. Set up in an area surrounded by IT firms and ever growing startups, Airport Boulevard will be the center of attraction, be it for housing or any other purpose. Every part of this community will be made to cater to your taste and expectations. Be the first to take a step to investing in the next best project in the greatest city.



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## IT'S THE LOCATION, LOCATION & LOCATION:

- Amidst the emerging ITIR and Growth corridor
- Abutting the National Srisaillam Highway
- Neighbouring the Hardware Park and Raheja - Shamshabad
- Close Proximity to Aga Khan Academy
- Strategically and centrally located at a distance of 1.5 km from ORR, and 5 kms from the Airport
- Videocon Electronic Manufacturing Unit
- Hardware park
- TATA Aeronautics & its subsidiaries
- Electronic-City
- Research Centre Imarat
- Wonder La Amusement Park
- Adibhatla - located just 12 Km away from INTERNATIONAL AIRPORT is now transforming into the next IT hub on the southern region of Hyderabad
- TCS - India's largest delivery center has started their operations
- TATA Teleservices (P) Ltd has started their South India's corporate office near to our Airport Boulevard Project
- Apollo along with Mayo Hospitals, USA is setting up a hospital near the International Airport



Hardware Park



Software



Electronic Manufacturing Unit



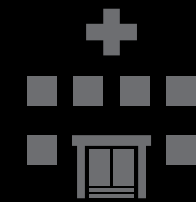
Airport



Aeronautics



Hotels



Hospitals



Schools



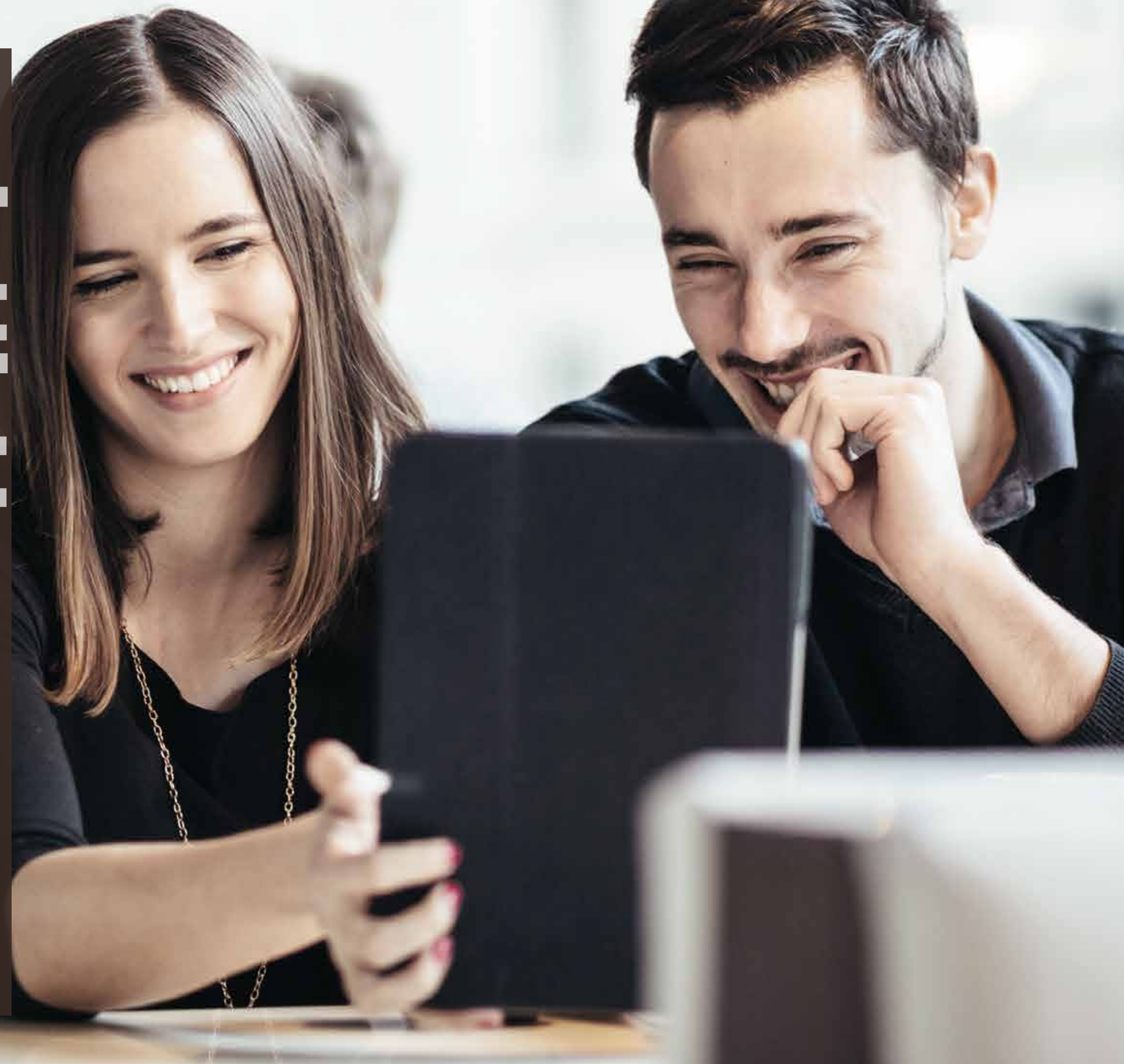
University

# AIRPORT BOULEVARD: FEEL AT HOME

Airport Boulevard by Northstar Homes is unique in more ways than one. The gated community will set a new benchmark with a gated community housing villas, a mix that caters to the employees of aero - related industry and firms located in and around Hyderabad International Airport.

#### Keynote:

- Strategically located in the growth corridor of Hyderabad International Airport
- Spread over 9.5 acres
- Villa Units: 79
- Area: 300 sq yds
- Built-up Area: 3100 Sft



# Master Plan



ENTRY

Proposed for Hotel

Proposed for Hotel

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■ Spread over 9.5 acres ■ Villa Units: 79 ■ Area: 300 sq yds ■ Built-up Area: 3100 Sft



# THE JUST - PERFECT VILLA





East Facing Ground Floor (2D Plan)  
 Plot Area: 300 Sq.yds (34'3\"/>





East Facing First Floor (2D Plan)  
 Plot Area: 300 Sq.yds (34'3\"/>





East Facing Ground Floor (3D Plan)  
Plot Area: 300 Sq.yds (34'3"X79'0")  
Ground Floor: 1442 sft, Parking Area: 177 sft



East Facing First Floor (3D Plan)  
Plot Area: 300 Sq.yds (34'3"X79'0")  
First Floor: 1481 sft



West Facing Type 'A' Ground Floor (2D Plan)  
 Plot Area: 300 Sq.yds (34'3"X79'0")  
 Ground Floor: 1500 sft, Parking Area: 150 sft





West Facing Type 'A' First Floor (2D Plan)  
 Plot Area: 300 Sq.yds (34'3"X79'0")  
 First Floor: 1470 sft





West Facing Type 'A' Ground Floor (3D Plan)  
Plot Area: 300 Sq.yds (34'3"X79'0")  
Ground Floor: 1500 sft, Parking Area: 150 sft





West Facing Type 'A' First Floor (3D Plan)  
Plot Area: 300 Sq.yds (34'3"X79'0")  
First Floor: 1470 sft



West Facing Type 'B' Ground Floor (2D Plan)  
 Plot Area: 288 Sq.yds (41'10<sup>1/2</sup>"X62')  
 Ground Floor: 1409 sft, Parking Area: 102 sft





West Facing Type 'B' First Floor (2D Plan)  
Plot Area: 288 Sq.yds (41'10<sup>1/2</sup>"X62')  
First Floor: 1409 sft



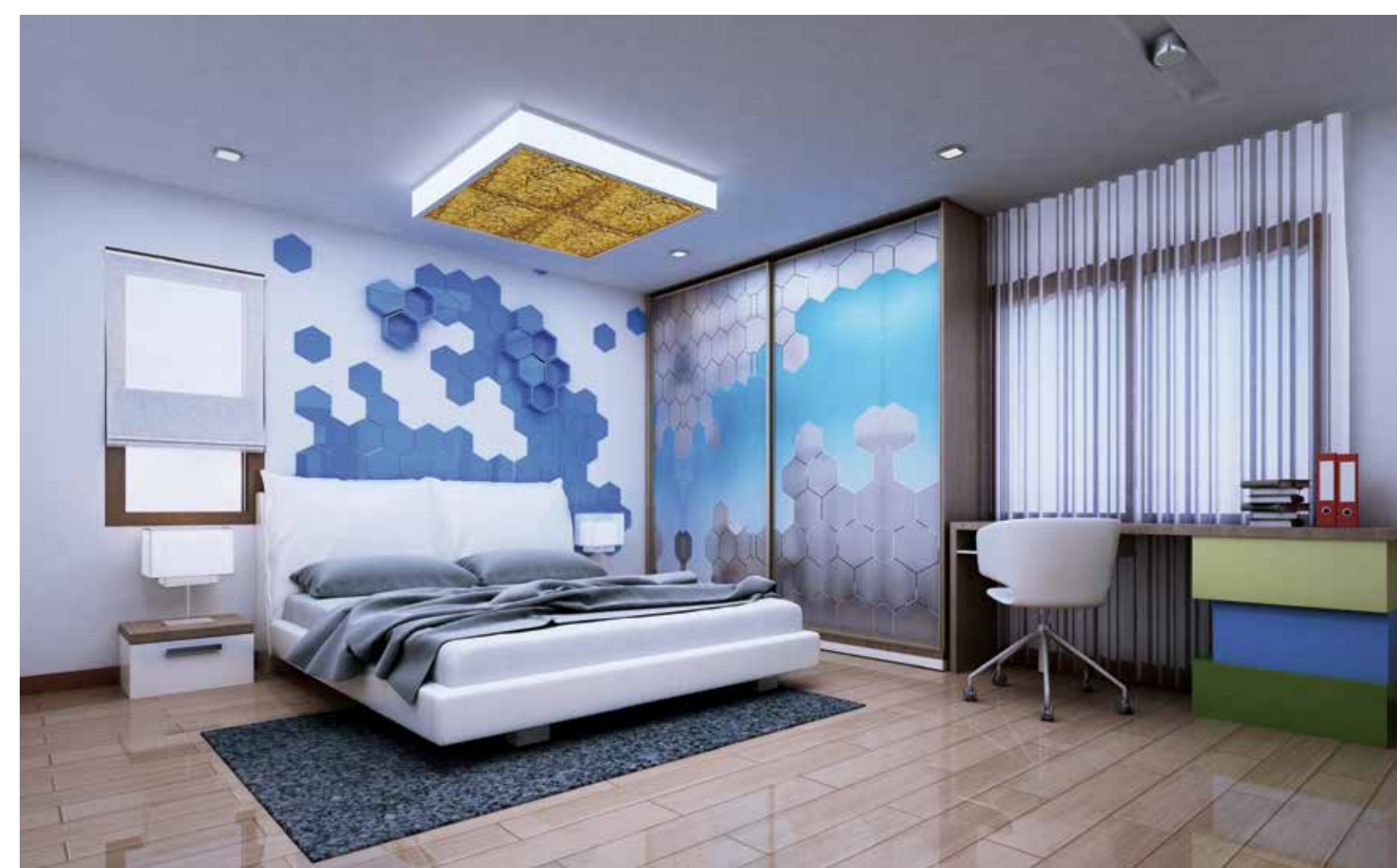


West Facing Type 'B' Ground Floor (3D Plan)  
Plot Area: 288 Sq.yds (41'10<sup>1/2</sup>"X62')  
Ground Floor: 1409 sft, Parking Area: 102 sft



West Facing Type 'B' First Floor (3D Plan)  
Plot Area: 288 Sq.yds (41'10<sup>1/2</sup>"X62')  
First Floor: 1409 sft

Crafted to perfection,  
interiors that spell sophistication



# Specifications

## Structure

- RCC framed structure with RCC slabs & beams system

## Super Structure

- External walls in Solid Block/AAC Block masonry with 9" thick
- Internal walls in Solid Block/AAC Block masonry with 4" thick

## Wall Finishes

- Internal walls smoothly finished with putty and coated with Asian paints plastic emulsion or equivalent make
- External walls double coat plastering, with Weather proof paint in smooth or textured finish of Asian paints or equivalent make

## Water Proofing

- Water proofing in all toilets and other wet areas

## Joinery

### Frames

- Main door frame in solid African Teak Wood / Salwood finished with Melamine polish
- Internal door frames in solid Salwood frames finished with paint

### Shutters

- Main door: Designer door with solid wood rail & strail flushed in plywood with melamine polished Teak veneer
- Bedroom doors: Flush shutters with two side laminate finished

- Toilets & Utility Door: Flush masonite doors finished with paint
- Hardware: Door hinges and tower bolts in SS / brass SS coated of Jyothi or equivalent make
- Windows: Aluminum windows-AGARVANSHI/ ZINDAL sections or UPVC windows with 5mm glass and standard hardware

## Railings

- External and internal railings in mild steel with paint finish

## Flooring & Skirting

- Foyer, drawing, living, dinning, bedrooms & kitchen: 2' x 2' vitrified tiles of Varmora/Somany or equivalent make
- Sit outs: 1' X 1' Antiskid ceramic tiles of Varmora/Somany or equivalent make/natural stone
- Toilets & Utility: 1' X 1' Antiskid designer ceramic tiles

## Dado

- Toilets: Dado upto 7' in wet areas with glazed ceramic tiles of Varmora/Somany or equivalent make
- Kitchen: Dado upto 2' over the counter in glazed ceramic tiles of Varmora/Somany or equivalent make
- Utility: Dado upto 4' in glazed ceramic tiles of Varmora/Somany or equivalent make

## Counter Tops

- Master Toilet Washbasin: In 18 mm thick polished tan brown / black granite slabs or equivalent
- Kitchen: Counter in 18mm thick polished black granite slab or equivalent

## Electrical Fixtures & Cables

- Light points: Adequate light points in all rooms. two way light points one each in bedrooms
- Fan points: One point each in drawing, living, all bedrooms & dining
- Exhaust fan points in all toilets & kitchen
- Bell: One call bell point with buzzer outlet in drawing
- TV Cable Outlets: Conduit for TV cable in living, drawing & master bedroom
- Telephone: Provision for telephone points in master bedroom and drawing
- Internet: Internet cable conduit provision in living room
- Earthing: Multi strand copper wire for earthing by means of loop system. Separate earthing for transformer, DG set
- Distribution Boards with ELCB's and MCB's of reputed make
- Switches: Anchor/Roma/Honeywell MK/Salzer or equivalent make
- Cables: Concealed Copper Wiring of Polycab / Finecab or equivalent make

## Bath Fixtures & Plumbing

### Sanitary Fixtures

- Washbasins: Bedroom toilet wash basins of Queo / Roca / Cera or equivalent
- EWC: Wall mounted EWC of Queo / Roca / Cera or equivalent with concealed flush tank, health faucet and angle stopcocks

### CP Fixtures / Faucets

- Basin Mixers: Queo / Cera / Kohler equivalent make of basin mixer for hot and cold water & angle stopcocks
- Shower: Concealed two way diverter for hot and cold water, overhead shower & spout or hand shower of Queo / Kohler / Cera or equivalent

## Kitchen Bowls

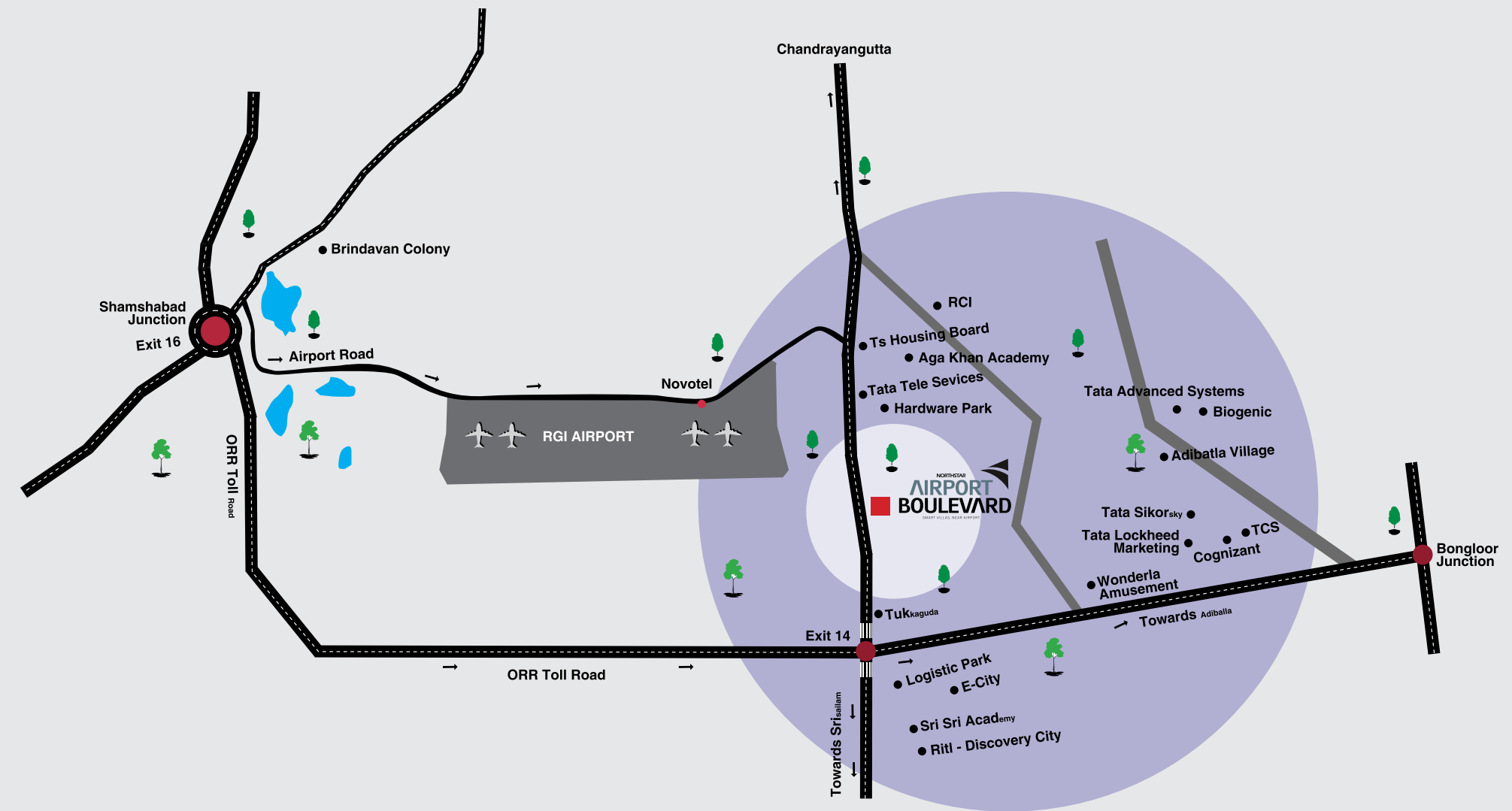
- Kitchen: Single bowl size of 18"x18" with wall mount sinkcock and angle stopcocks below counter
- Necessary plumbing provision shall be made for washing machine
- Geyser: Provision for geysers in all toilets
- False Ceiling: All plumbing lines shall be under deck covered with gypsum board / calcium silicate false ceiling



### Club House

- Area - 4000 Sft
- Reception lounge
- Swimming pool
- Party hall
- Yoga place
- Indoor room for kids activities
- Childrens play area

Location Map



### Location highlights

- 5 Kms from Rajiv Gandhi International Airport
- Project is located on the Thukkuguda main road next to TATA Teleservices
- Telangana Government has announced a Pharma City near Kadthal
- 15 mins drive to Mutcharla IT Park



## Current Projects by Northstar Homes

### Residential



### Commercial



Corporate Address: Plot no. 8-2-293/82/A/1057/F1, Second Floor, Road no.45, Jubilee Hills, Hyderabad-33  
Vizag Office Address: Door No - 1-83-27-1. Above Lawrence & Mayo optical shop, MVP Colony, Vizag - 530017

Cell: 99899 33366, Ph: 040 23336662/3

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