

Current Projects by Northstar Homes

Residential



DISTRICT 1

Future Apartments @ Financial District, Gachibowli



AIRPORT BOULEVARD

Smart Villas, Near Airport



EDEN GARDEN

Ultra Luxury Apartments @ the foothills of Kailasgiri



HILLSIDE

luxury villas @ Gandipet



Eden Garden

Uber Luxury Villas @ Kokapet Hyderabad



Garden Suites

Limited Edition Luxury Apartments at Road No. 12, Banjara Hills



VEDA

Signature Apartments @ Himayatnagar, Hyderabad

Commercial



AMG PLAZA

West Marredpally



SUREKHA PLAZA

Commercial Project @ Abids



MGR PLAZA

Commercial Project @ Gajuwaka



Corporate Address: Plot no. 8-2-293/82/A/1057/F1, 2nd Floor, Road no.45, Jubilee Hills, Hyderabad-33,

Cell: 99899 33366, wecare@northstar.in, www.northstarhomes.in

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There are homes. There are resorts.
 Heard about a resort-home?

A home styled as a resort

or a resort crafted
as a home? Lines blur
here, and thoughts
converge, to make
this place one-of-its-kind.
In more ways than one.

Strategic Location:

The best things in life are closer than you think

- Located in the elite spaces of Gandipet
- Cool breeze from the Gandipet lake
- Close to Work Spaces
- Situated conveniently between Airport and Gachibowli
- Premium schools & colleges in close proximity
- Located 2kms from ORR
- 7kms from The Wipro circle



*A world class club house and
swimming pool awaits you*

Fully Loaded Clubhouse:

- Swimming Pool
- GYM
- Party Hall
- Yoga & Meditation Room
- Children Play Area
- Table Tennis & Billiards Room
- Squash Court
- Jogging Track
- Library
- Business Centre
- Guest Rooms
- Driver's Restrooms
- Entrance Lobby
- Cards Room

CLUB
HOUSE





Power Sockets

- 5AMPS:** 2 nos. of 5amps in each Bedroom, 1 no. 5 amp in each toilet, 2 each in Dining and Drawing, 1 each in Sit outs, 3nos. in kitchen (for cook top, chimney and RO unit)
- 15 AMPS:** 1 in each toilet for geysers, 6 nos. for refrigerator, washing machine, oven and other kitchen appliances in Kitchen and Utility
- 20 AMPS:** Split type AC points in all Bedrooms, Dining, Media room, Living and Drawing rooms
- TV Cable Outlets:** Conduit for TV Cable in Living room, Drawing room, Media room & Master Bedroom
- Telephone:** Conduit for Telephone points in Master Bedroom and Drawing room
- Intercom:** Intercom wiring and point in Living room to connect between all units and Security room
- 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, elevator and lighting protection
- Distribution Boards** with ELCB's and MCB's of MDS Legrand / ABB / Havells or equivalent make
- Switches:** MDS Mosaic / Legrand / Schneider / Panasonic or equivalent make
- Cables:** Concealed copper wiring of Polycab / Fenolex or equivalent
- Power Backup:** 100% Power backup for Common Areas & Villas

Bath Fixtures & Plumbing

- Sanitary Fixtures**
 - Wash basins:** Bedroom toilet wash basins of Duravit / Kohler or equivalent of counter above type
 - EWC:** Wall mounted EWC of Duravit / Kohler or equivalent with concealed flush tank, health faucet and angle stopcocks
- CP Fixtures / Faucets**
 - Basin Mixers:** Bravat / Kohler Basin mixer for hot and cold water & angle stopcocks
 - Shower:** Concealed single lever diverter for hot and cold water, over head shower & spout of Bravat / Kohler or equivalent
- Kitchen Bowls**
 - Kitchen:** Single bowl with drain board of size 40"x20" of FRANKE make or equivalent with wall mounted sinkcock with swinging spout, angle stopcocks below counter.
 - Utility:** Single bowl without drain board of size 20"x20" with wall mounted sinkcock, angle stopcocks below counter. Necessary plumbing provision shall be made for washing machine.
- Geyser:** Provision for geysers in all toilets and utility
- Maid Toilets:** Plumbing fixtures of RAASI or equivalent make
- False Ceiling:** All internal drainage lines shall be under deck covered with gypsum board / calcium silicate false ceiling to facilitate serviceability in toilets

Services

- Water Supply:** Water supply shall be by means of pneumatic system from the central tank. Supply of water shall be from Municipal / Panchayat and bore well. Supply from bore well shall be treated as a requirement.
- STP:** Centralised Sewerage Treatment Plant for treating sewerage water to be used for landscaping
- Drainage:** Internal and external drainage lines in GRADE 'B' UPVC of Supreme make or equivalent.

Specifications

Structure	RCC framed structure with RCC slabs & beams system
Super structure	External walls in brick masonry 9" thick using light weight AAC blocks Internal walls in brick masonry 4½" light weight AAC blocks
Wall Finishes	Internal Walls: Plastering / Punning and finished with two coats of roller applied plastic emulsion of Asian paints or equivalent make over smoothly prepared surface with putty External Walls: Weather proof paint in smooth or textured finish of Asian paints or equivalent make
Water proofing	Water proofing in all toilets & other wet areas
Joinery	Frames: Main door: Frame in African teak wood with architraves finished with melamine polish Internal door: Frames in solid sal wood frames with architraves finished with melamine polish Shutters Main door: Flush shutter with teak veneer on both sides finished with melamine polish Bedroom doors: Flush shutters with teak veneer finished with melamine polish Toilets & Utility door: Flush shutter finished with paint / laminate Hardware: Door hinges and tower bolts in SS / Brass SS coated of Quba or equivalent make Windows: Double track sliding Powder Coated / Anodised Aluminium / UPVC windows with 5mm glass and standard hardware
Railings	External and internal railings in mid steel with spray enamel paint
Flooring & Skirting	Foyer, Drawing & Living: Omani Marble Master Bedroom, Home Theatre & First Floor Living: Laminate wood flooring Other bedrooms, Kitchen, Dinning & Office Room: 2'X2' Full body vitrified tiles of KAJARIA / RAK or equivalent make Sitouts: 2' X 1' Antiskid full body vitrified tiles of KAJARIA / RAK or equivalent make / Natural stone Toilets & Utility: 1' X 1' Antiskid full body vitrified tiles of KAJARIA / RAK or equivalent make Pathways & Other Hard Surfaces in Landscaped areas: Rough tandoor stone slabs Parking Area: Tandoor stone flooring
Dado	Toilets : Dado upto 8' as per design in glazed ceramic tiles of KAJARIA / RAK or equivalent make Utility: Dado upto 4' in glazed ceramic tiles of KAJARIA / RAK or equivalent
Counter Tops	Toilet Washbasins: In 18 mm thick polished grey mahagony / black granite slabs Kitchen & Utility : Counter in 18mm thick polished black granite slab
Electrical Fixtures & Cables:	Light points: One light point for every 70sft of built up area for each unit. Two way light points one in each Bedroom. One light point for every 150sft of garden area Fan points: One point each in Drawing, Living, all Bedrooms, Dining, Kitchen, Media Room & Office Room Exhaust fan points in all toilets Foot lamps in all Bedrooms Bell: One call bell point with buzzer outlet in Drawing room

Take the location itself.

It will be a
pinch-me-everyday moment
for the rest of your life.
Waking up to views that
jump start your day.
Stunning sunsets that
soothe you. Fresh breeze
wafting from the lake.
It would be tough leaving
to work, but it's a joy riding back
home (the beautiful, winding roads are

a bonus for sure). Back to your

dwelling that tells you:

You are worthy of it!

*Once you are inside,
it's equally exhilarating.*

A serene, calming environ ushers
you in. Very much like the
car-free streets in some
western countries,
you will see cars going amiss
into a basement parking. Imagine
your kids playing right on
the roads without an iota
of worry. Perhaps their
car toys are the only
cars out here.





NORTH EAST FIRST FLOOR 3D





NORTH EAST GROUND FLOOR 3D

Not to mention, a Central Park

that's easily the centre of
attraction, if you can
tear yourself away from
the vistas all around that is.
Your abode would open into
the central park.

No, you are not in Bali.

The question is, what will
you do with your accumulated
frequent-flier points?

Likewise, there's a small story

(and a big idea)
in everything you
look into. What words
can't convey, visuals do.
See it for yourself.



NORTH EAST LOWER GROUND FLOOR 3D





“NORTH EAST FIRST FLOOR 2D”



Built-up-area - 2206 Sft





37 Handcrafted Villas | 385 sq.yds & 447 sq.yds | 5562sft built-up area + 1105 sft covered car parking | Traffic free living spaces with 1 acre Central Park
Living room with French windows | Dining room with garden view | Drawing room with a view of the Central Park



“NORTH EAST GROUND FLOOR 2D”



Built-up-area - 1974 Sft



Elegant Master Bedroom | Appealing Guest Bedroom | Lavish home theatre with private access
Two servant rooms with attached bathroom | Office room | Club house with a contemporary design | 4 covered car parkings for each villa

*A hill on one side, lake on the other.
Pure bliss in between.*



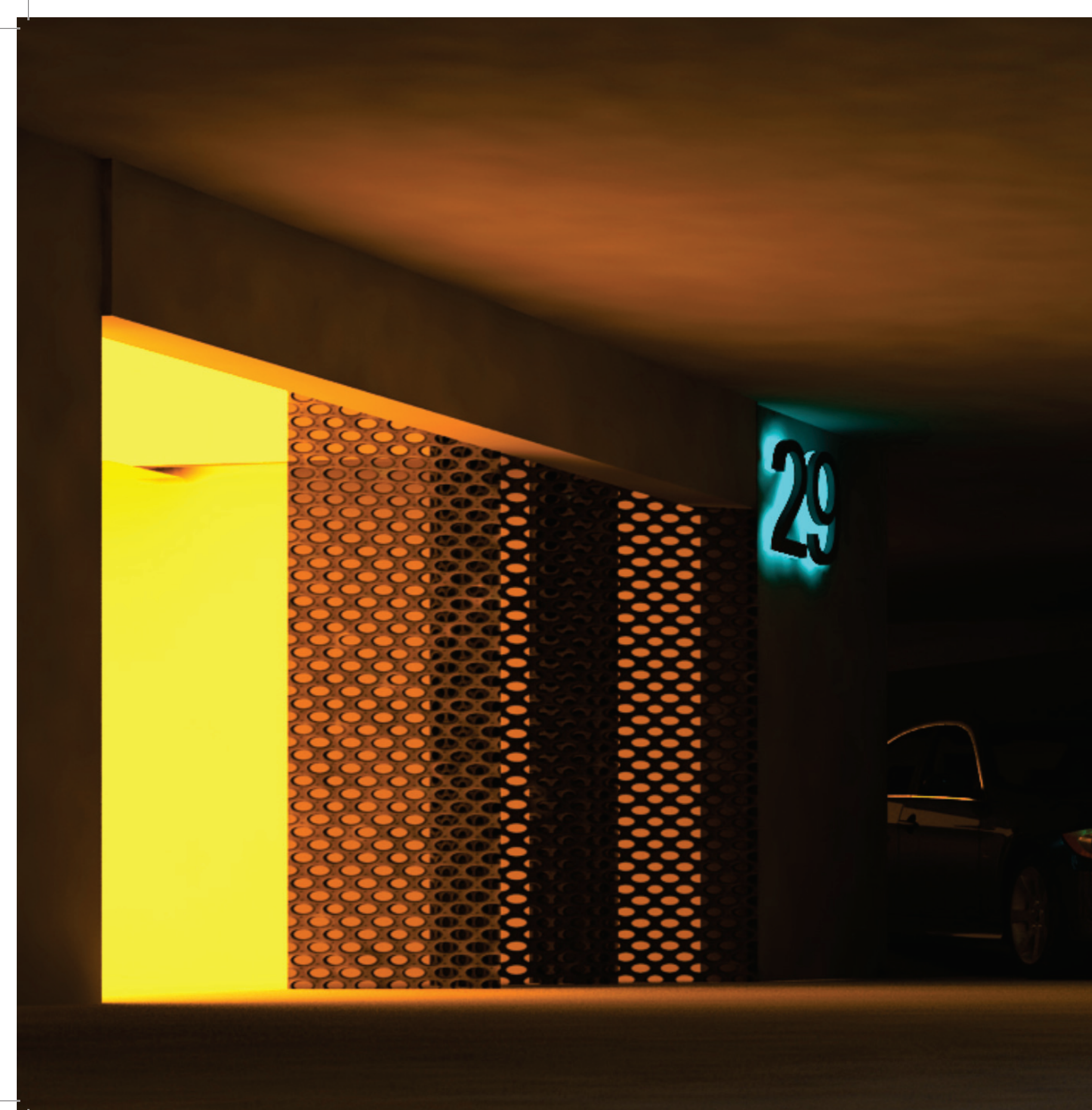
Plot Size - 385 Sq.Yds | Plot Dimensions - 42' 9" X 81' 3" | Built-Up-Area - 5587 Sft + 1080 sft covered car parking



"NORTH EAST LOWER GROUND FLOOR 2D"



Total Floor Area - 2470 Sft | Built-up Area - 1390 Sft | Parking Area - 1080 Sft



EAST FIRST FLOOR 3D



*A place where cars disappear...
For your safety*



“EAST LOWER GROUND FLOOR 2D”



Total Floor Area - 2463 Sft | Built-up Area - 1358 Sft | Parking Area - 1105 Sft



EAST GROUND FLOOR 3D



Plot Size - 385 Sq.Yds | Plot Dimensions - 42' 9" X 81'3" | Built-Up-Area - 5562 Sft + 1105 sft covered car parking



"EAST GROUND FLOOR 2D"



Built-up-area - 1920 sft





EAST LOWER GROUND FLOOR 3D



"EAST FIRST FLOOR 2D"



Built-up-area - 2206 sft

