

EDEN GARDEN

Ultra Luxury Apartments



*At the top of the world.
In an architectural masterpiece.
For unparalleled luxury.
To indulge in a new life!*

Presenting you

**EDEN
GARDEN**
Ultra Luxury Apartments

Above all Else!



Live The Grand Life

in the grandest home!

Spread over 2.2 acres | Grand 14000 sft Clubhouse | 3 BHK - 1795, 1850, 2003, 2005, 2222 & 2400 sft | 3.5 BHK - 2070, 2120 & 2512 sft | 4BHK - 3320 & 3601 sft



NORTHSTAR
PROJECTS

EDEN
GARDEN

Master Plan

The intelligently designed Eden Garden is T-shaped, which keeps every residence open to air and light. Every home is designed to add space to elegance. Planned to merge sophistication with the natural elements of sunlight and sea breeze allowing them to take a tour into all rooms, all day.





TYPICAL FLOOR PLAN (2D)



TYPICAL FLOOR PLAN (3D)













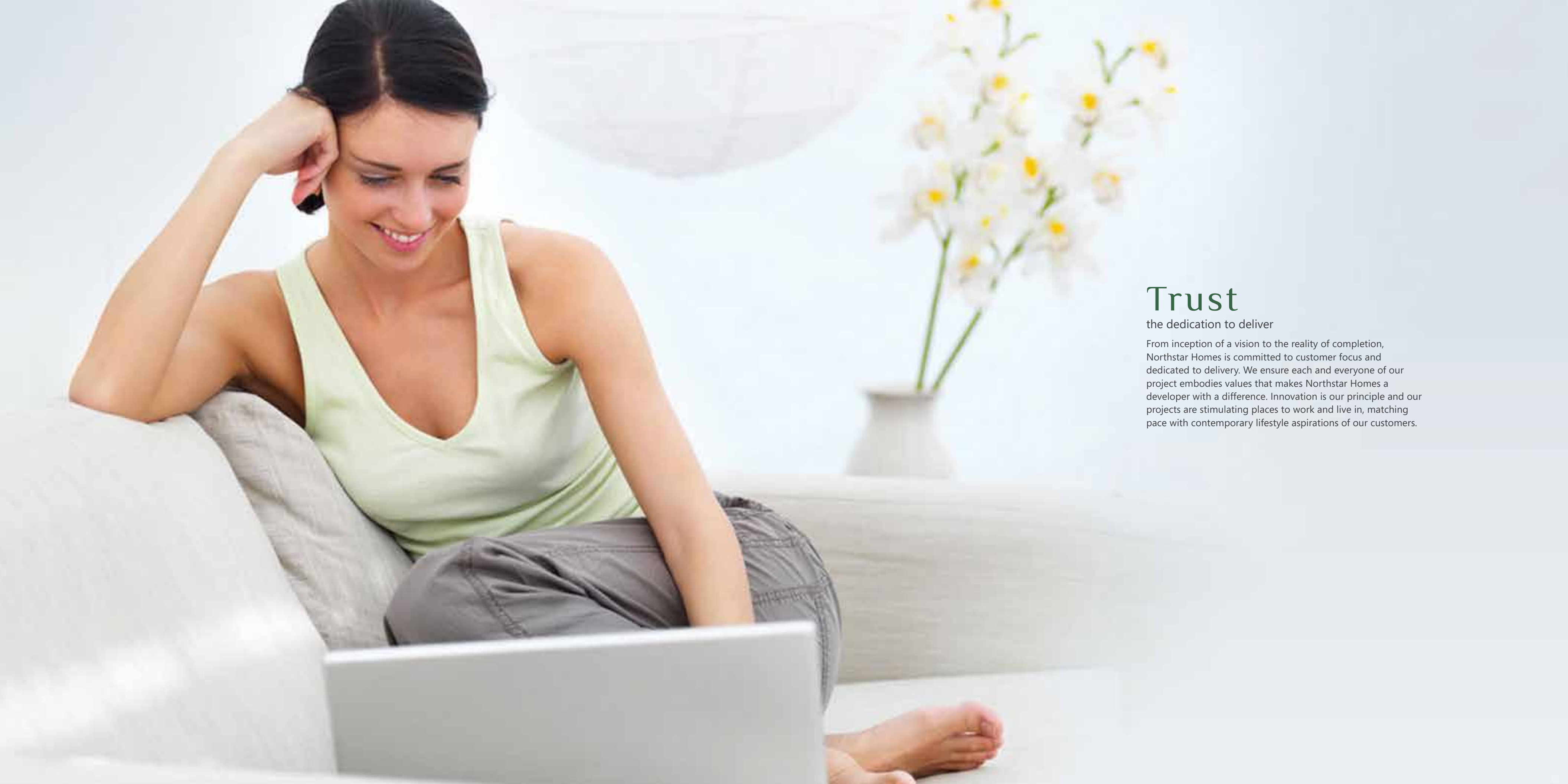












Trust

the dedication to deliver

From inception of a vision to the reality of completion, Northstar Homes is committed to customer focus and dedicated to delivery. We ensure each and everyone of our project embodies values that makes Northstar Homes a developer with a difference. Innovation is our principle and our projects are stimulating places to work and live in, matching pace with contemporary lifestyle aspirations of our customers.

Breathtaking Views for the select few!

A privilege that favour only a few,
A spectacular view of the city's scenic beauty that stretches across the sky.
A sight you just can't take your eyes off.
At the Foothills of renowned tourist destination Kailasagiri
Set in a valley of serenity, amidst lush green hills.



Live Like It's Heaven On Earth You Will!

Once you step into the Clubhouse.

where there's nobody to watch over you... while you live life to the fullest, Where everyone is lost in their own indulgence... while you relish the pleasures of a grand life. Introducing the concept of a private and exclusive clubhouse, to the city of Vizag! Exclusive for EDENITES! You're most invited to be one.

Sports & Fitness

- Shuttle court
- Half basket ball court
- Cricket yard
- Gymnasium with best equipment
- Yoga & meditation area
- Swimming pool
- Walking track
- Multipurpose court

Eco- Friendly

- Landscaping garden
- Sewage treatment
- Tree court
- Lawn
- Inner garden
- Water Cascade
- Planter Boxes
- Amphi Theater
- Senior citizen sit out
- Rain water harvesting
- 0.5 acre park

Convenience & Security

- 24/7 security
- CCTV Surveillance cameras
- Grand entrance lobby
- Grand entrance gate with security room
- Fire fighting system

Entertainment & Socializing

- Multiplex screen
- Banquet hall
- Party lawn
- Conventional hall
- Business Lounge
- Snookers room
- World class club house with 4 Levels
- Coffee Lounge
- Cards room

Basic

- Drive way
- 2 towers
- 2 basements
- Each flat 2 car parking
- Visitor car parking



A LOCATION THAT MADE ITS MARK IN THE COUNTRY.

And in the continent as well.

Eden Garden located near MVP colony is strategically situated close to all the needs and necessities of a modern living. In close vicinity are multispecialty hospitals, reputed schools and major lifestyle destinations. And how often do you see a home that's close to all your conveniences and also to the state's famous tourist destinations? Kailasagiri, pray to the deity of Simhachalam, or simply walk to the beach! Eden Garden is a very impressively placed abode, to keep you in a comfortable reach to everything you need.

- Abutting National Highway - 46 ■ 1KM To MVP double road ■ 1.5 KMs to CMR Central
- 10 Mins Walk to Beach Road ■ 2 KMs to Health City (LV Prasad, Apollo & VIMS)
- 1.5 KMs to Little Angles & Vishaka Valley School



SPECIFICATIONS

STRUCTURE

Super Structure : RCC Framed Structure, to withstand wind and seismic loads for Zone - II Light Weight Brick work in cement mortar

PLASTERING

Internal : Two coats cement plastering of 12 mm thick finished with luppam.

External : Two coats sand faced cement plastering 18 mm thick

JOINERY WORKS

Main door Frame : Solid BT Teak wood frame

Shutter : Engineered wood shutter with Teak wood Veneer on one side fixed With hardware of Dorset / Dorma / Equivalent

Internal Doors : Solid wood frame and water proof flush shutter finished with melamine matt Polish and fixed with hardware of Dorset / Dorma / Equivalent

Windows : UPVC glazed glass sliding door with bucks' shutter and standard Hardware of NCL Wintech / Aparna Venster

PAINTING

Internal : Two coats of premium quality Plastic Emulsion of Asian or equivalent paint over two coats of luppam.

External : Two Coats of Weather Proof Apex paint over Primer of Asian or Equivalent

Parking Area : Two Coats of OBD of Asian or equivalent

FLOORING

Living & Dining : 1 Meter X 1 Meter Full Body Vitrified Tile from RAK / Nitco or equivalent

Bedrooms,Sit outs, Kitchen,Pooja,

Store& Foyer : 2 Feet X 2 Feet Vitrified tiles of RAK / Nitco or equivalent

Toilets : Best quality acid resistant, anti-skid designer tiles of Nitco / Tocco / Vermora or equivalent

Parking : VDF Flooring with Parking Demarkation with Paint & Signages

Staircase : Natural Stone flooring as per design

Corridor : Granite flooring as per design

TILE CLADDING & DADOING

Toilets : Best quality acid-resistant designer tiles dado upto Lintel height of Nitco /Tocco / Vermora or equivalent

Kitchen : Designer Ceramic tiles dado upto 2 ft. ht. above kitchen platform

Utility/Wash : Glazed ceramic tiles upto 4 ft. ht

KITCHEN

PLATFORM : Black Granite platform with Steel sink (With Drain Board),Bore well & Municipal water connection. Provision for cabinets and exhaust fan and chimney

TOILETS

: Wall Hung Washbasin, Wall Hung European water closet with flush tank of Hindware / Jaquar or equivalent, hot and cold wall mixer with shower. All fixtures are C.P. coated from Hindware / Jaquar or equivalent

ELECTRICAL

: Concealed copper wiring of Poly Cab / Finolex or Equivalent & Switches of Legrand or Equivalent.
Power outlets for A/Cs in Living & Bedrooms.
Power outlets for geysers in all bathrooms.
Power Outlets for cooking range chimney, refrigerator, microwave oven and mixer grinders in kitchen.
Power Outlets for washing machine and Dish washer in Utility.
Plug points for TV & Audio system in Living and Master Bedroom
3-Phase supply for each unit and individual meter boards miniature circuit breakers (MCB) for each distribution board.

TELEPHONE

: Telephone provision for living, Intercom facility to all the units connecting security

CABLE TV

: Cable provision for all Bedrooms and living room

LIFTS

: V3F technology lift of Johnson / Kone / Schindler / Thyssen Krup or equivalent make with 8 passenger capacity will be provided

GENERATOR

: DG back up for common areas, lift and for lights & fans inside the flat

FIRE SAFETY

: Apartment is provided with modern fire protection adhering to norms of Fire Safety Authorities

Current Projects by Northstar Homes

Residential

NORTHSTAR
HILLSIDE 
luxury villas @ Gandipet

Eden Garden
Uber Luxury Villas
@ Kokapet Hyderabad

NORTHSTAR
DISTRICT 1
Futuristic Apartments @ Financial District, Gachibowli

NORTHSTAR
AIRPORT BOULEVARD
SMART VILLAS, NEAR AIRPORT

NORTHSTAR
EDEN GARDEN
Ultra Luxury Apartments
@ the foothills of Kailasgiri

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

NORTHSTAR
VEDA
Signature Apartments
@ Himayatnagar, Hyderabad

Commercial

NORTHSTAR
AMG PLAZA
West Maredpally

NORTHSTAR
SUREKHA PLAZA
Abids, Hyderabad



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Corporate Office: Plot No:1355-G1, Road No.45, Jubilee Hills, Hyderabad-500033

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