



NCORP Residences
CENTRAL PARK
Spacious 3BHK Premium Residences

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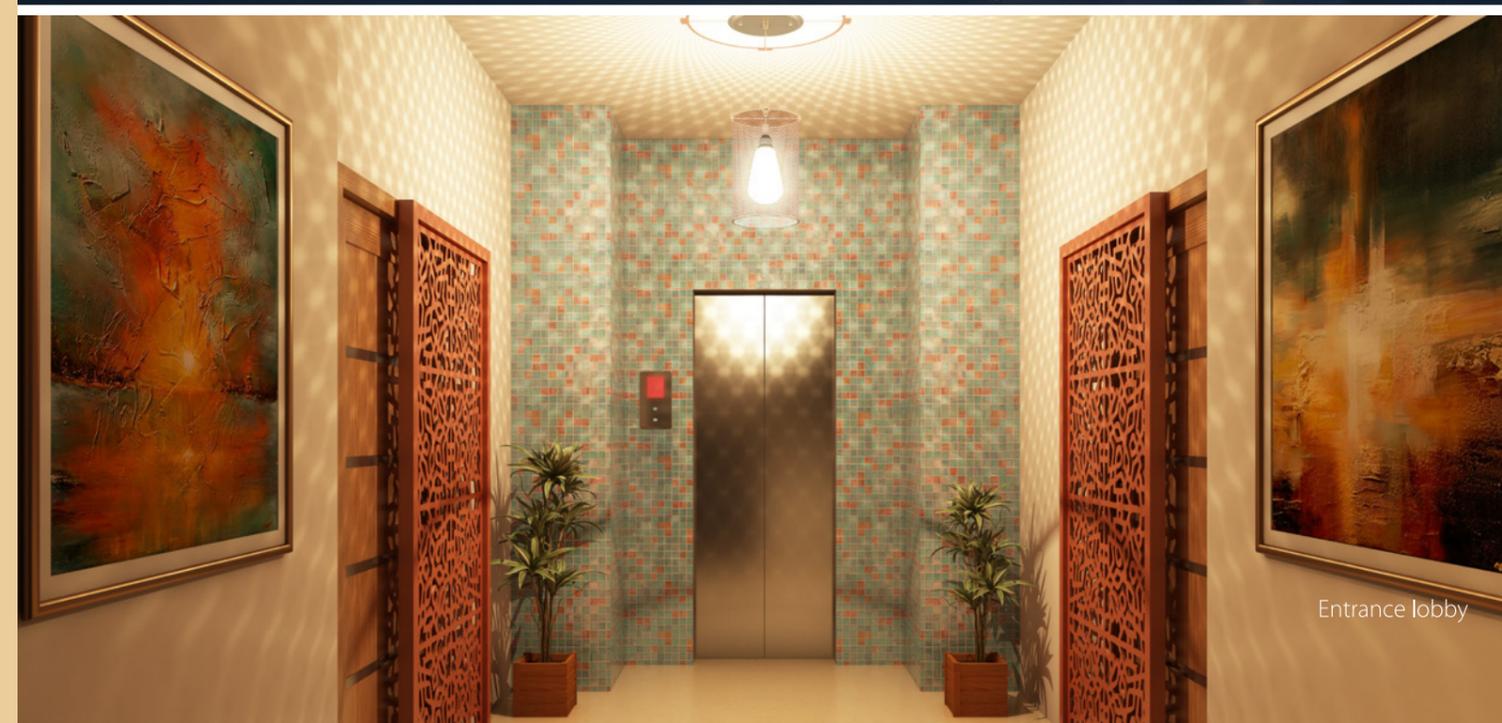
Detailed to delight, an abode of grandeur, an architectural elegance... Presenting **NCORP RESIDENCES - CENTRAL PARK**, a Premium Lifestyle that's a class apart, located at one of the pivotal and uptown residential areas in Bengaluru, Sheshadripuram. These **Spacious 3 BHK Premium Residences** are a fine work of class which certainly is awe inspiring!

NCORP RESIDENCES - CENTRAL PARK comes with specially designed contemporary elevations with stone / brick / wooden cladding with texture designs and a beautifully designed entrance area with a contemporary landscape feel to it.



ARCHITECTURE...

The architecture is a pure visual treat through the bright sunny days and the cozy twilight of the beautiful evenings. Feel at home as the entrance lobby is delightfully welcoming with its warm and aesthetic designs. As you stroll through the well planned common areas, feel the expanse of the space and the gentle embrace of the air as the areas have been planned to enable maximum space and ample ventilation. Never feel left behind or isolated as the state-of-the-art Schindler lifts with good passenger capacity ensures that you have the company of your neighbours till you reach your floor along with a non-stop service at all times.



ARCHITECTURE...

Extremely classy, elegant and contemporary, **NCORP RESIDENCES - CENTRAL PARK** is designed with a keen eye on aesthetics and structural quality.

D+A Architects, a pioneer architecture firm in Bengaluru is the passionate design force behind **NCORP RESIDENCES - CENTRAL PARK**. The design ensures flow of natural light to all units and well planned cross ventilation enables ample air flow from all directions. As you park your car at the car park the rain would never hamper the maneuver of your vehicle as the parking has been designed uniquely to ensure easy flow of rain water. No premises of your home would have a visual flaw as the plumbing and piping is concealed aesthetically with a clean surface. Never feel an intrusion to your privacy as the service and repair can be carried out without any disturbance to common area movements.



INTERIORS*

As you step into the beautiful and spacious interiors with large windows letting bright sunlight, the warmth, aesthetics and fresh air of the spaces would instantly elevate your soul. From the foyer to the living area, each step that you take would unwind you off the day long stress. Cook delicious food in the modern and functional kitchen and dine with class in an ambience that is truly amazing.

*Interiors can be executed at an additional cost.



INTERIORS*

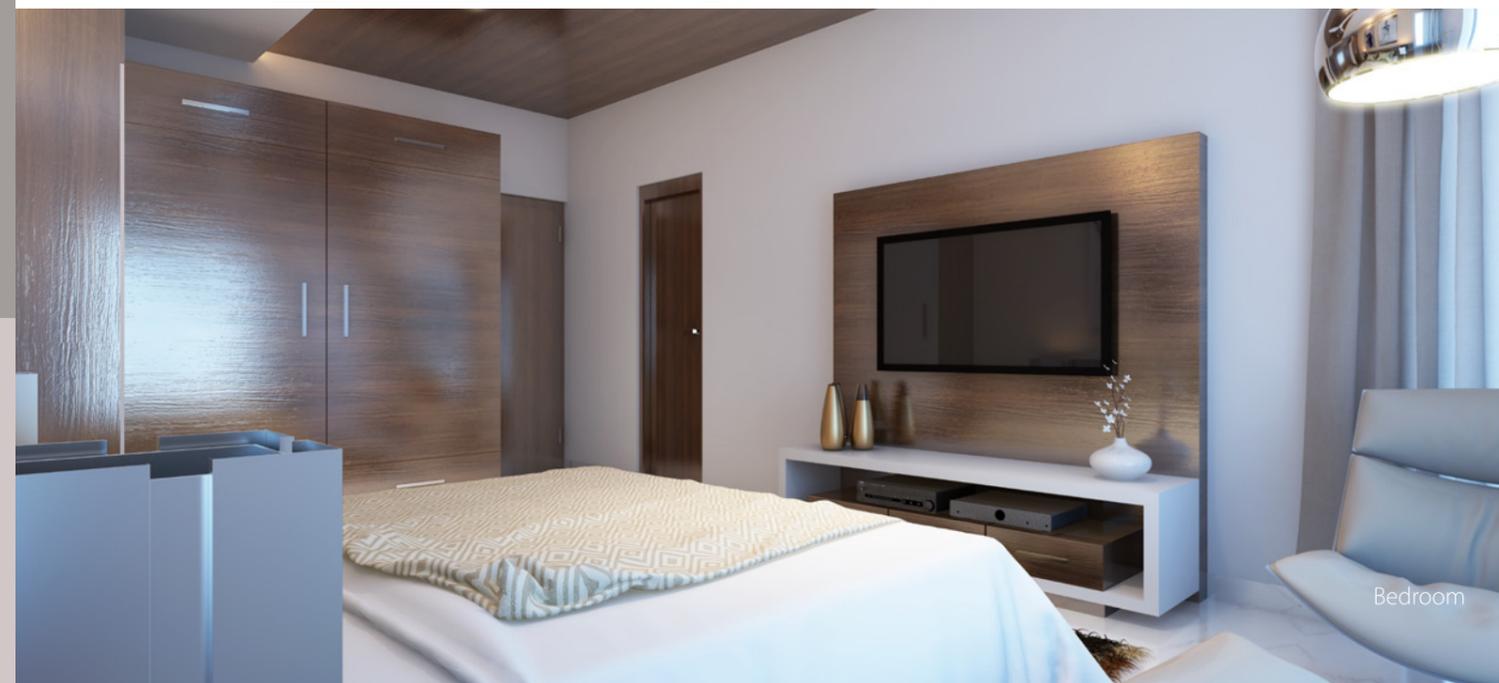
The spacious bedrooms are sure to pamper you while you rest and rejuvenate. Let the invigorating bright light and cool breeze wake you up in the mornings as the space is perfectly planned to let maximum air and light making you feel truly energized and wonderful. The bathrooms are planned in stylishly simple and functional manner.

*Interiors can be executed at an additional cost.



Conceptual CG view

Bedroom



Bedroom



Bathroom

FLOOR PLAN...

Planned with spacious lifestyle as the center of focus, these **Spacious 3BHK Premium Residences** are a delight to live in. Each corner of these residences is thoughtfully designed to ensure a premium living experience. The residences are Vastu compliant too allowing you to live a peaceful and joyous life.

ISOMETRIC VIEWS

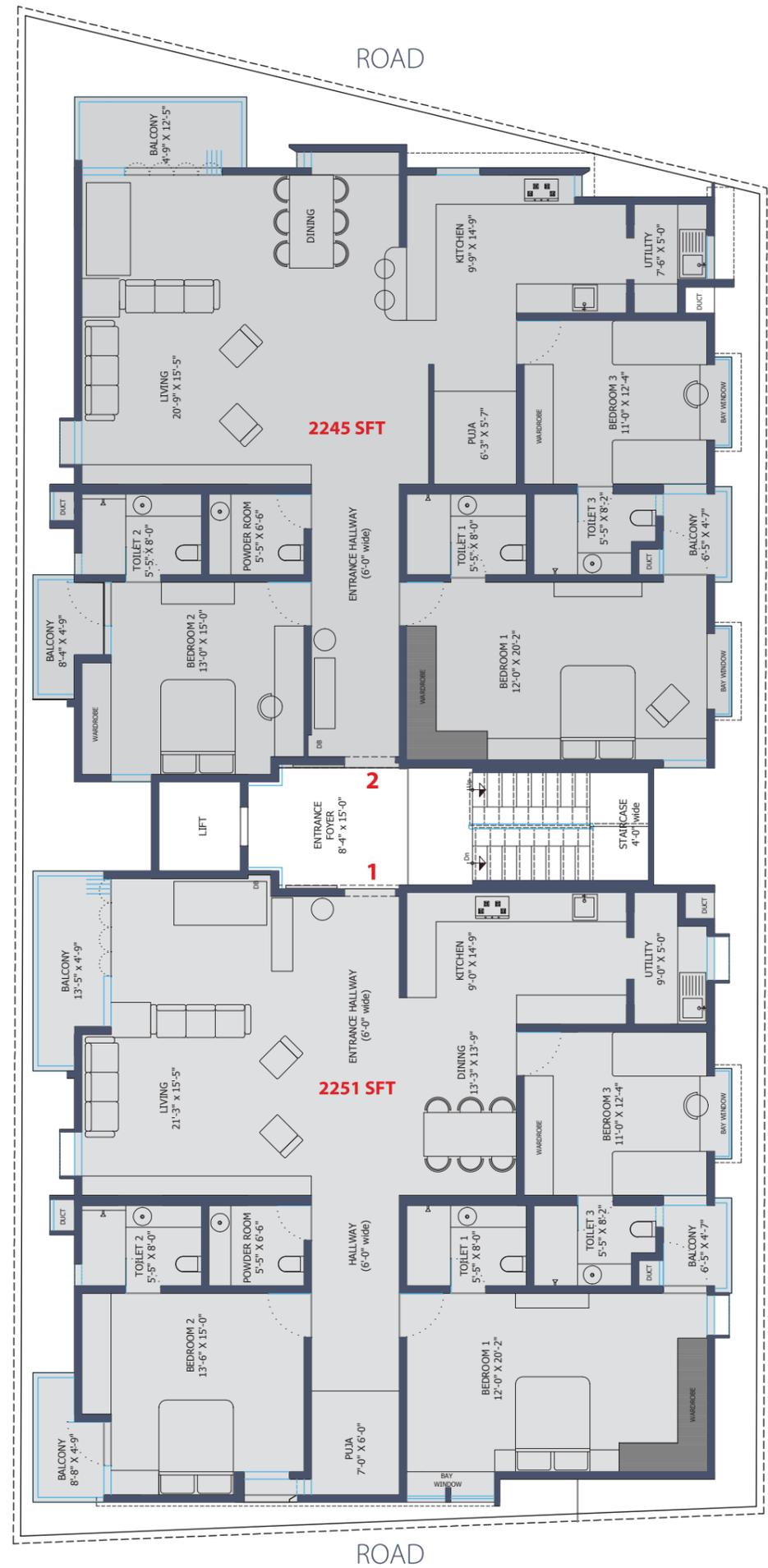


UNIT 1
2251 SFT



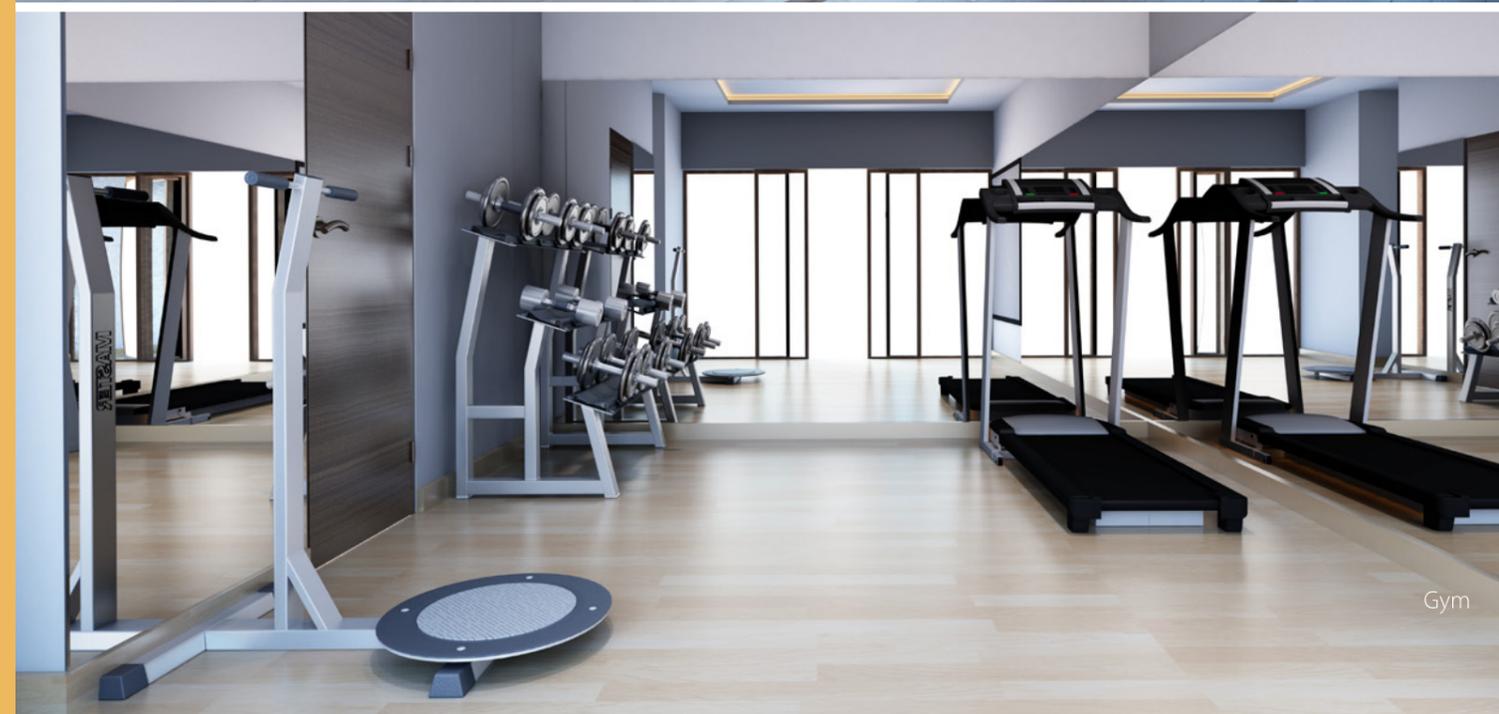


UNIT 2
2245 SFT



AMENITIES...

The rooftop awaits you with a breathtaking landscaped garden to witness the beauty of nature and a clubhouse to treat you with some lazy evenings. Engage in your daily fitness routine at the fully equipped gym. Make the most of the space by indulging in some board games or make new friends as you socialize.



SPECIFICATIONS...



BUILDING ELEVATION & ENTRANCE

- Specially Designed Contemporary Elevations.
- Aesthetically Composed Laminated Wood Panel Cladding And Superior Quality Texture Paints.
- Specialized Thick 12 mm Safety Glass Railings For Balconies.
- Contemporary Landscape Design For The Main Entrance Area.
- Security Guard Room / Space.



STRUCTURE

- RCC Framed Structure Using Ready Mix Concrete.
- External Walls Of 6", Internal Walls Of 6" Or 4" Solid Concrete Block Masonry.
- Plastering:
Internal: 12 mm With Cement Plaster, POP Wall Punning With Plastic Emulsion Paint.
External: 20 mm With Cement Plaster And Sponge Finish Topped With Superior Quality Anti-Fungal Paint.



LIFT, STAIRCASE & FOYER LOBBY

- Schindler Automatic 8 Passenger Lift.
- Well Appointed Lobby & Entrance Foyers With False Ceilings.
- Contemporary Design Of Staircase & Railings.
- Durable & Elegant Surface Cladding For Lift Walls.
- Italian Marble / Granite Flooring For Lobbies.
- Special 'Antique' Finish Granite For Anti-Skid Performance For Staircase Steps.
- Professional Lighting Design For Common Area & Landscape.



FLOORING, WALL CLADDING & PAINTING

- High Quality Marble Flooring For The Entire Apartment.
- Anti-Skid Vitrified Tile Flooring For Toilets, Balconies And Utility Areas.
- Designer Tiles For Complete Wall Cladding Of Toilets.
- Designer Tiles For Wall Cladding Above Kitchen.
- Good Tile Cladding Of Up To 5 Ft. Height For Utility And Balconies.
- Provision For Puja Room With Marble/ Granite Flooring.
- Internal Walls Of 12 mm Cement Plaster With POP Punning And Acrylic Emulsion Paint.
- External / Balcony Walls With 20 mm Cement Plaster With Sponge Finish And Cement Paint.



PLUMBING FITTINGS & FIXTURES

- Concealed Plumbing With Imported Fittings & High Quality Fixtures.
- Safety Glass Partition For Bathing Area In All Toilets.
- Exhaust Fans, Ventilation Ducting And Geysers For Bathrooms.



KITCHEN & UTILITY

- High Quality Galaxy Black Granite Counters For Kitchen.
- Stainless Steel Sink & Drain Board. Stainless Steel Sink In Utility Area.
- Provision For Water Purifier Point, Washing Machine, Dishwasher In Utility.
- Utility Area With Powder Coated, Aluminum Sliding Windows.
- Provision For Keeping Gas Cylinders In Utility Along With Copper Piping.



DOORS & WINDOWS

- Teak Wood Glazed Windows With Quality Hardware Fixtures And Stainless Steel Security Grills.
- Teak Wood Glazed Doors For Balconies With Quality Hardware Fixtures.
- Teak Wood Frames And Veneered Doors For All Rooms With Quality Hardware.
- Designer Teak Doors For Main Entrance Of Each Apartment With Quality Hardware.
- Granite / Marble Frame And Laminated Doors For All Toilets.



ELECTRICAL

- Concealed Wiring Using High Branded Cables And Modular Switches.
- TV Point For Living Room And All Bed Rooms.
- One MCB For Each Room, One ELCB For Each Flat With 8 KW Power.
- Telephone Points In Living, Kitchen And All Bed Rooms.
- Provision For Installing UPS In Utility Area.
- Air-Conditioning Points For Living-Dining And All The Bed Rooms.



SECURITY & GENERATOR BACK-UP

- Electronic Security Systems With Video Door Phone & Inter-Com.
- Provision Of CCTV Camera In Parking Area And Floor Lobbies.
- Diesel Generator Back-Up For Common Lighting, Lifts, Pumps And 5 KVA Per Apartment.



WATER SUPPLY

- Continuous Pressurized Water Supply Through Corporation Sump Tank And Borewell.
- Softening Plant For Bore Well Water.
- Adequate Water Storage In Both Under-Ground And Over-Head Tanks.
- Separate Water Storage Tanks For Cauvery And Borewell.



CLUB HOUSE

- Elegantly Designed Lounge For Parties.
- Well Equipped Gym.
- Steam And Jacuzzi Facility.
- Tiled Terraces With Elegant Landscaping.



CAR PARKING

- Specially Designed Flooring Tiles For The Parking Area With Light Points.
- Designed Uniquely To Enable Use Of Parking Area For Family Events/Functions.
- Provision For Four Electric Charging Stations.
- Two Water Points For A Comfortable Car Wash.

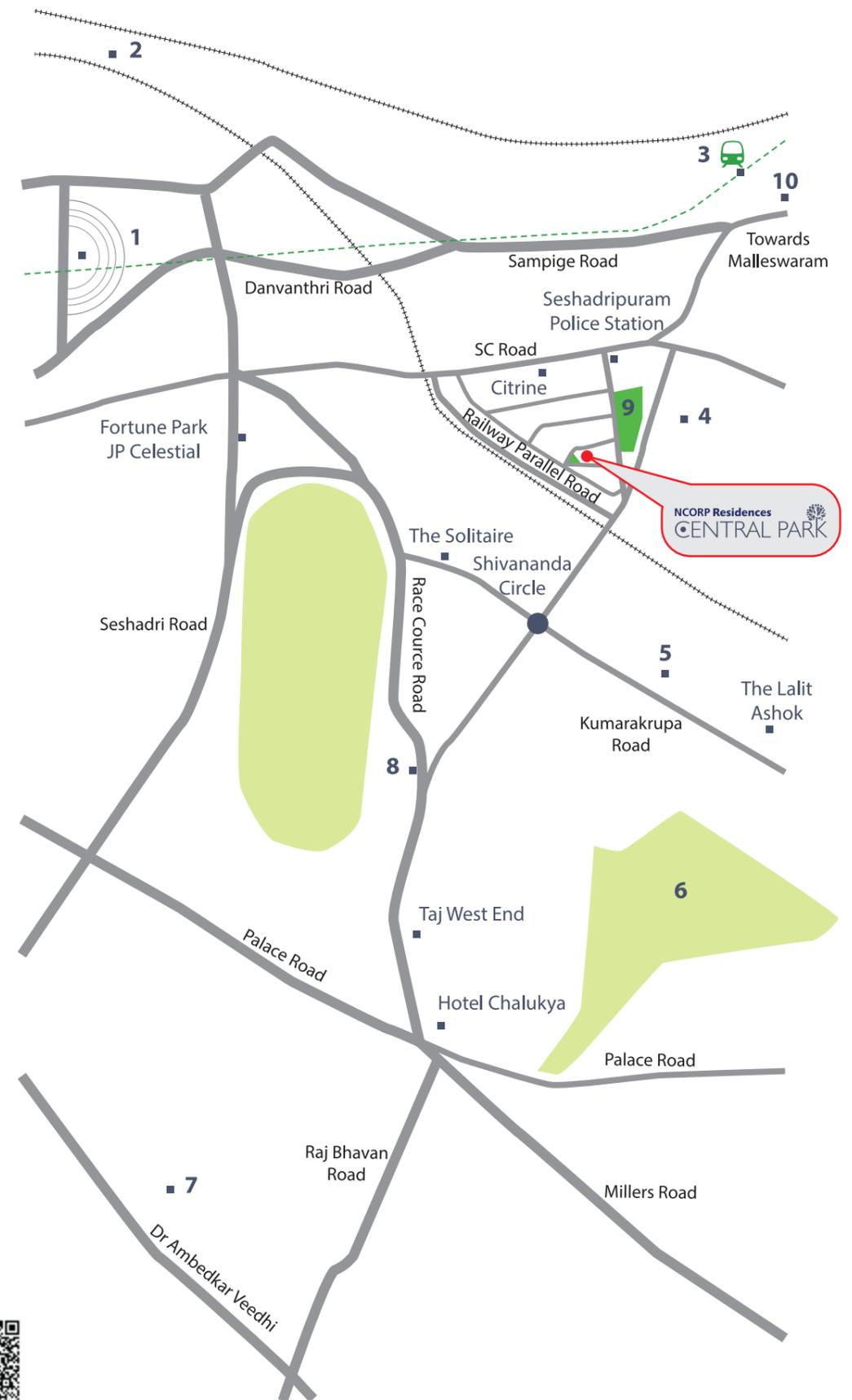
LOCATION...

Located at one of the premium and pivotal residential areas of Bengaluru, Sheshadripuram. **NCORP RESIDENCES - CENTRAL PARK** is situated near many Corporate, Educational, Transportation, Shopping and Recreational establishments, making life easier ever.

Key Spots Nearby:

- 1) Kempegowda Bus Station (Majestic)
- 2) City Railway Station
- 3) Mantri Square Metro Station
- 4) Seshadripuram Educational Trust
- 5) Karnataka Chitrakala Parishath
- 6) Bangalore Golf Club
- 7) Vidhana Soudha
- 8) Bangalore Turf Club
- 9) Nehru Park
- 10) Mantri Mall

Not to scale





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NCORP Residences
CENTRAL PARK

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