

THE SPACE WITHIN



LUXURY LIVING AT RUSHIKONDA, VISAKHAPATNAM

# YOUR SPACE IN CONTINUUM

AN EXCEPTIONAL HOME FOR THE ACCOMPLISHED



Welcome to the paradise with extravagant spaces that offers a seamless experience of life. Here is an address that's home to 59 families that have no compromises and no dearth of spaces. A few steps away from the ocean and surrounded by greener landscapes, the project is a work of art beyond engineering detail for the connoisseurs. Come to a kind of home you have never seen before. **We invite you to be a part of GCON 59 Select!**





The Smart City Vizag is spreading towards north rapidly. An international airport at Bhogapuram would soon be a reality. Reputed schools like Greendale, Silver Oaks and Swecha School, landmarks like GITAM University and GITAM Medical College, APIIC Park and TTD are spread around the neighbourhood. The new age clientele is moving to the exclusive communities in Rushikonda. A healthy environment, ocean breeze, green mountains and coconut groves offer tranquil living in the lap of luxury to match your expectations.

Rushikonda



IT SEZ  
Beach Point



Dr. NTR  
Beach Road



GCON 59 SELECT 500 METERS FROM BEACH

PEBBLE  
Beach Villas



Balaji  
Baymount



Pedda  
Rushikonda



YOUR SPACE IN THE RIGHT PLACE

GCON **59** SELECT LUXURY LIVING AT RUSHIKONDA, VISAKHAPATNAM

YOUR PERSONAL SPACE AS PARAMOUNT





OCEAN VIEWS FROM DINING ROOM



LARGE LIVING SPACES



TURN THE SPACE INWARDS

**An extravagance of 3157 Sft to 4234 Sft spaces**

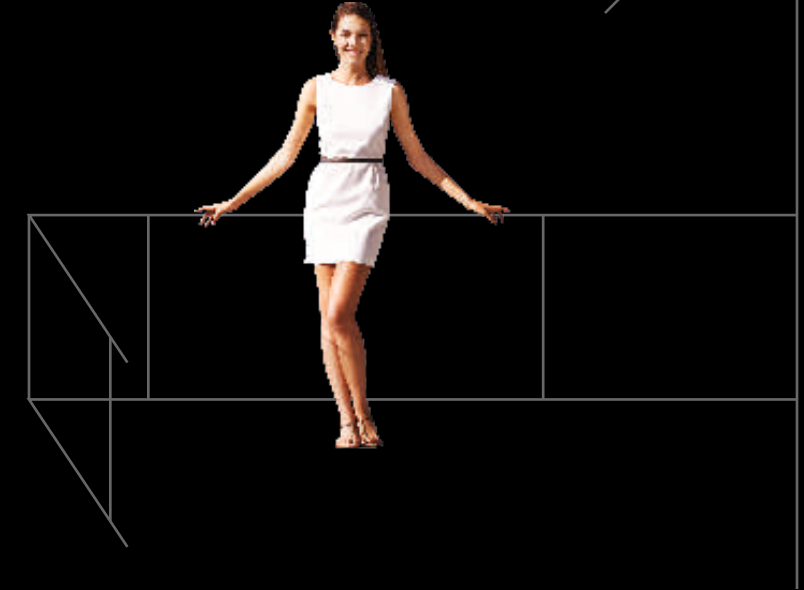
Space is fundamental to living. You need space in pursuit of joy and fulfilment. No amount of luxury can replace the need for it. Here is an extravaganza of home with lavish spaces to celebrate your life.



SEA VIEW FROM BALCONIES



EXTRA-LARGE BALCONIES



YOUR SPACE AS EXCEPTIONAL

**A Building with Roads on 4 Sides | Up to 10 Feet wide Balconies**

GCON 59 Select is a triumph of design in bringing residents' experience to centre stage. The subtle elegance reminds you of regal quality. Enjoy sunshine, breeze and sea views from those extra-large balconies and sit-outs. The tower has roads on four sides treating residents to beautiful views and ocean breeze. Discover a home that offers a blend of luxury and nature like no other.



EVERY NOOK WELL DESIGNED



LAVISH LIVING ROOM



YOUR SPACE IN MANY AVATARS



KITCHEN



MASTER BEDROOM

### Where solitude & leisurely luxury count

The seamless integration of space at GCON 59 Select is nothing short of poetry. The indoors, outdoors and the club spaces are a symphony that exude grace, comfort and a source of joy. Let your guests appreciate your apartment that displays flowing spaces. With an apartment at GCON 59 Select, make an eloquent statement of class without a word!



PROJECT HIGHLIGHTS



GVMC APPROVED  
PREMIUM PROJECT



SINGLE TOWER  
G+9 FLOORS



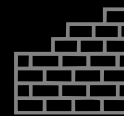
ALL 59 LUXURY  
3 BHK FLATS



100% VASTU



3157 SFT - 4234 SFT  
AREAS



NO COMMON  
WALLS



SUPERIOR QUALITY  
CONSTRUCTION



GRAND  
ENTRANCE GATE



24-HR SECURITY  
WITH CC CAMERAS



24-HR  
WATER SUPPLY



REPUTED  
DEVELOPERS



2-LEVEL  
PARKING



DESIGNER  
LANDSCAPING



100% DG BACK UP  
FOR COMMON AREAS



FIRE FIGHTING  
SYSTEM





FUN-FILLED LANDSCAPED OUTDOORS



## YOUR SPACE IN ELEMENTS



CHILDREN PLAY AREA



WIDE DRIVEWAYS

### AMENITIES



CHILDREN PLAY AREA



CONCEPTUAL LANDSCAPE DESIGN



TREE COURT WITH SEATING



SENIOR CITIZENS' SEATING



GYMNASIUM



INDOOR GAMES



SURROUNDED BY 2 - PUBLIC PARKS

### Freedom is the name of the game

A thoughtful blend of landscapes, seating niches, walkways and play areas invite you to spend time in oxygen rich outdoors. GCON 59 Select is the right home for children to grow healthy and develop the bonding of lifelong friendships. This residence is a dream for many, but a coveted address and reality for you. Discover a lasting change your home brings to your lifestyle.



INDOOR GAMES



ELEGANT LIFT LOBBY



WELL EQUIPPED GYMNASIUM



VISITORS' WAITING LOUNGE



TERRACE POOL WITH OCEAN VIEWS



TERRACE GARDEN



BARBEQUE AREA WITH LOUNGE SEATING



SWIM UNDER STARLIT SKY



YOUR SPACE FOR RECREATION

CLUBHOUSE ON TERRACE



TERRACE SWIMMING POOL



SPA & SALON



CONFERENCE ROOM



PARTY LAWN



YOGA & MEDITATION STUDIO



LIBRARY

Enjoy the many facets of Fun

The community comes alive in vibrant club spaces. There is plenty of room for socializing, playing and personal grooming. Stay fit by working out in the gym. Meditate after your Yoga regimen or enjoy good times appreciating the ocean waves. Watch beautiful sunrises over Bay of Bengal inhaling sea breeze. With an Infinity pool, bar counter and barbecue, gazebos and covered lounges on terrace, your senses are pampered like no other place.

# MASTER FLOOR PLAN



## LEGEND

- 01. Main Entrance
- 02. Exit
- 03. Entrance Area Granite Paving
- 04. VDF Flooring / Grit Finish
- 05. Visitors Parking
- 06. Entrance Lobby with Pergola Shade
- 07. Feature Wall in Compound Wall
- 08. Play Area Entrance
- 09. Children's Play Area
- 10. Signage Wall with Water Feature
- 11. Security Cabin
- 12. Tropical Landscape with Shaded Lawn
- 13. Drop off Area
- 14. Children Climbing Wall with EPDM Flooring
- 15. Seating at Courtyard



# GROUND FLOOR PLAN



Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
1765 SFT	455 SFT	683 SFT	175 SFT	3078 SFT	NORTH

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
1873 SFT	69 SFT	595 SFT	146 SFT	2683 SFT	EAST

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
1813 SFT	133 SFT	595 SFT	142 SFT	2683 SFT	EAST

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
1754 SFT	121 SFT	571 SFT	131 SFT	2577 SFT	WEST

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
1750 SFT	121 SFT	571 SFT	125 SFT	2577 SFT	WEST



# TYPICAL FLOOR PLAN - 1<sup>ST</sup> TO 9<sup>TH</sup> FLOORS



Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
2605 SFT	493 SFT	939 SFT	197 SFT	4234 SFT	NORTH

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
2179 SFT	206 SFT	723 SFT	153 SFT	3261 SFT	EAST

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
2119 SFT	266 SFT	723 SFT	153 SFT	3261 SFT	EAST



Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
2086 SFT	202 SFT	700 SFT	169 SFT	3157 SFT	WEST

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
2091 SFT	202 SFT	700 SFT	164 SFT	3157 SFT	WEST

Carpet Area	Balcony & Uty Area	Common Area	Outer Wall Area	Super Builtup Area	Facing
2607 SFT	455 SFT	920 SFT	166 SFT	4148 SFT	SOUTH



# TERRACE FLOOR PLAN



# SPECIFICATIONS



## STRUCTURE

RCC framed structure designed as per BIS for wind & seismic loads



## FLOORING & DADO

Drawing room, Living room, Dining room, Dry Kitchen & Bedrooms with vitrified tiles  
Of [800mm x 1600mm / 1000mm x 1000mm / 1200mm x 1200mm] Qutone, Kajaria or equivalent make  
Toilets: Anti-skid large size vitrified tile of [1200mm x 600mm / 600mm x 600mm / 300mm x 300mm] Qutone, Kajaria or equivalent make  
Wet kitchen & Maid room: Anti-skid superior quality vitrified tiles of [600mm x 600mm] AGL, RAK, or equivalent make  
Maid Room Toilet: Anti-skid superior quality vitrified tiles of [300mm x 300mm / 300mm x 600mm] AGL, RAK, or equivalent make



## TOILETS

Sanitary ware: Duravit/Kohler or equivalent make wash basins and wall-hung EWC with concealed flush system in all toilets  
Faucets: Hansgrohe /Grohe /Kohler or equivalent make in all toilets  
Toilet Ceiling: Grid type false ceiling for maintenance  
Maid Toilet: Floor mounted EWC with flush tank & wash basin of Jaquar/CERA or equivalent make  
Utility / Maid Toilet Faucets: Jaquar/Hindware or equivalent make



## DOORS & WINDOWS

Main Door Frame: Best quality engineered hardwood frame with polish  
Main Door Shutter: Both sides Teak veneer shutter with polish finish  
Internal Doors: Best quality engineered hardwood door frame & shutters with reputed make hardware  
Door Hardware: Hafele/Yale/Dorma or equivalent make  
Windows & French Sliding Doors: Aluminium frame with toughened glass of Technal / Active Green / Tostem or equivalent make.  
Bathroom Doors: Granite/WPC/Flush doors with frame shall be provided

Ventilators: UPVC / Powder coated Aluminum frame of fixed / adjustable louvered/openable shutter



## PAINT

External: Two coats of exterior emulsion paint with texture finish as per the approved design  
Internal: Two coats of premium emulsion paint over smooth putty finished surfaces



## ELECTRICAL FIXTURES

Power Supply: 7.5 KW 3-Phase power supply connection  
Safety Device: MCB & ELCB (Earth Leakage Circuit Breaker)  
Power Quality: Regulated power to the entire complex along with surge suppressors  
Metering: Raw power & DG power metered through energy meter  
Wires: Fire retardant low smoke wires of reputed make (Finolex/RR Kable/ or equivalent make)  
Switches: Modular switches of reputed make (Schneider /Legrand or equivalent make)  
Light Fixtures: Energy saving LED light fixtures in all common areas  
TV & Telephone: Points in Living & Master bedroom  
Internet: Provision for Internet connection in Living & Master bedroom  
Mobile Charging Dock: Mobile charging dock provided in Living & Master bedroom  
A/C points shall be provided in Living & all bedrooms  
Exhaust Fan: Electrical provision shall be provided in all bathrooms  
Geyser: Geyser points shall be provided in all Bathrooms  
Generator Backup: 3 KW shall be provided for each apartment



## DRY KITCHEN / WET KITCHEN

Provision for modular kitchen shall be provided.  
Provision for sink, water purifier/RO unit shall be provided  
Provision for washing machine / dish washer shall be provided



## SECURITY NETWORK

CCTV cameras in identified common areas & clubhouse with monitoring & recording from Security/Maintenance office  
Boom barrier automatic opening gates with long range readers at entry and exit for tenant's unobstructed movement



## COMMUNICATION NETWORK

Telephone points in master bedrooms and living areas  
Intercom facility throughout the property  
Provision for Broadband connectivity in master bedroom/office/living areas  
Clubhouse with Wi-Fi connectivity



## LANDSCAPING

Professionally planned and executed landscape in all suitable areas

## COMMON BUILDING SPECIFICATIONS



## LIFT

a) Three high-speed lifts of reputed make will be provided with Johnson/Otis/Kone or equivalent make, entrance with granite/marble / tile cladding  
b) One service lift of reputed make will be provided with Johnson/Otis/Kone or equivalent make, entrance with granite/marble / tile cladding



## LIFT LOBBY

Cellar & stilt floor area with granite / marble / tiles for flooring & cladding



## BASEMENT FLOORING

VDF flooring with car parking numbers marked in paint



## TERRACE FLOOR

VDF flooring as per architectural layout



## POWER BACKUP

100% Power backup for common amenities such as lifts, water pumps, STP & selective common areas lighting



## WTP / STP / PUMPING SYSTEM

a) Treated water shall be made available through an exclusive water softening plant  
b) Hydro-pneumatic system for even pressure water supply to all floors



## INTERCOM

Intercom shall be provided



## PIPED GAS

Piped gas facility with metering shall be provided



## FIRE PROTECTION SYSTEMS

Designed in compliance with fire norms of the state



## CAR PARKING

a) Sophisticated round-the-clock security system  
b) Boom barriers for efficient traffic management  
c) Access entry/Smart entry

## NOTE

a) External balcony enclosures shall not be permitted either by grills or any other way  
b) Grills on the main doors shall not be permitted  
c) All Electrical fittings shall be purchased by the flat owners at their own cost, only provisions for the above electrical fixtures shall be made by the developer  
d) Repositioning of AC points shall not be allowed, only VRV AC unit is permitted. Erection of any type of structures for AC outdoor units or for any other purposes shall not be allowed  
e) All dimensions indicated in the above plans are excluding the paintings and finishings. Columns and walls are subject to minor changes based on structural designs  
f) Furniture shown is for indicative purpose only and does not form part of the contract  
g) False ceiling is not under builders' scope  
h) Architectural features shown are indicative and subject to change  
i) APSEB, GVMC, Water, NREDCAP, Standby Generator & car parking charges are extra  
j) Registration, legal and documentation, GST and any other statutory taxes as applicable are to be borne by the customer  
k) Infrastructure charges to be borne by the customer  
l) Only piped gas supply is allowed  
m) Installation of kitchen platform & sink shall be at flat owners, cost, only provisions for the above shall be made by the developer  
n) Balcony and toilet false ceiling cannot be altered at any time.



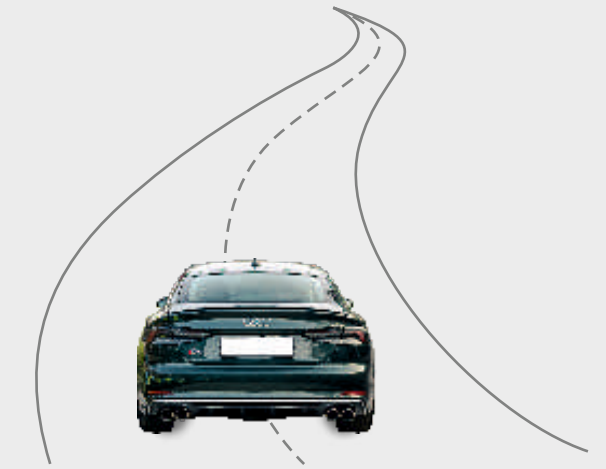
**DISTANCES FROM GCON 59 SELECT**

- Layout Park - 1 Min
- Beach Road - 2 Mins
- APIIC Park - 2 Mins
- Pebble Beach Villas - 2 Mins
- Balaji Bay Mount - 3 Mins
- Rushikonda Beach - 5 Mins
- Sai Priya Beach Resort - 5 Mins
- GITAM Medical College & Hospital - 5 Mins
- IT SEZ, Rushikonda - 5 Mins
- Narayana IIT Academy - 5 Mins
- TTD Venkateswara Swamy Temple - 7 Mins
- GITAM University - 7 Mins
- Gayatri Management School - 7 Mins
- Greendale - 8 Mins
- Silver Oaks - 8 Mins
- Swecha School - 8 Mins
- Thotlakonda - 8 Mins
- Cinépolis Sree Kanya - 10 Mins
- Rama Naidu Studios - 10 Mins
- ISKCON Temple - 10 Mins
- Vignan's World One School - 10 Mins
- Radisson Blu Resort - 11 Mins
- Yendada - 12 Mins
- TTD - 13 Mins
- Sagar Nagar - 14 Mins
- Madhurawada - 15 Mins
- RK Beach - 24 Mins
- Oakridge Intl. School - 32 Mins
- Proposed Bhogapuram Intl. Airport - 50 Mins

**LOCATION MAP  
(Not to Scale)**



WHEN SMART CITY MOVES TO NORTH



YOUR SPACE IN A FAIRY LOCALE

**When you live in a holiday destination, it's joys all year round!**

Located between green mountains and blue bay, GCON 59 Select is built in picture postcard location of Rushikonda. Your home shares the address with resorts and star hotels nearby. The upscale families are relocating to this quiet place. Lifestyle or investment, GCON 59 Select is an unmatched proposition.

Scan the QR Code to Get Directions to GCON 59 SELECT



BAY OF BENGAL

## YOUR SPACE ON TRUST



VIP Towers (Completed)  
Siripuram



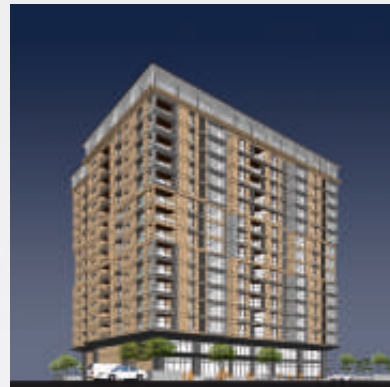
Oxygen Towers (Completed)  
Seethammadhara



Business Bay (Completed)  
Waltair Uplands



Bay Breeze (Ongoing)  
Yendada



The Prime (Ongoing)  
Tech Mahindra Junction

When trust speaks, excellence & quality listen with interest!



At **GCON**, we create functional spaces with a passion for the highest quality and detailing. We are grateful to have been making our mark in the skyline of the city with exquisite dwellings and elevated lifestyle solutions in Visakhapatnam.

GCON has been one of the leading real estate firms in the city for over two decades. Founded by our visionary leader Sri G S Raju in the late 90s, the firm is now in the secure hands of the second-generation leaders. Many aspects of GCON have undergone transformation but two things have remained constant, our commitment in providing quality, affordable homes and our dedication towards the trust that you have placed in us. With pioneering technologies at our hands and environmental responsibility in our hearts, we delighted our customers with a wide range of landmark projects in the city.

We take pride in presenting you with “**GCON 59 SELECT**”, a bespoke project surrounded by greenery and with stunning views of the sparkling ocean.

Regards

**Sivaram Gottumukkala**  
Managing Partner



### PROJECT PARTNERS

ARCHITECTS	STRUCTURAL CONSULTANTS	MEP CONSULTANTS	LANDSCAPE ARCHITECTS	3D VISUALIZERS
<b>IMPACT</b> architecture studio	<b>SRI HARSHA</b> CONSULTINGENGINEERS	<b>BUILDWELL</b>	<b>LAND 8 FORM</b> Landscape Architects	<b>AMEYA</b> 360.IN

DEVELOPERS



**GCON HOMES**

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Member  
**CREDAI**

Note: This brochure is purely a conceptual presentation and not a legal offering.  
The developers reserve the right to make changes in elevation, specifications and plans as deemed fit.