



ICONICA CITY

~OF GOLD~

DESTINY OF VIZAG

Madhurawada





Iconica City, sprawling across an impressive 97 acres in the heart of Madhurawada,

Visakhapatnam, is set to become Andhra Pradesh's most iconic landmark.

Just as the Palm Jumeirah is synonymous with Dubai, Iconica City will redefine luxury and sophistication, creating a destination that needs no introduction. This magnificent township will offer a harmonious blend of villas, apartments, a world-class mall, a 5 star hotel, and premium commercial spaces.

Whether you're a visitor or a resident, Iconica City promises an experience of grandeur and elegance that will captivate all who step foot within its bounds.

Nestled on the scenic slopes of a hill, Iconica City offers breathtaking panoramic view of Visakhapatnam, making it a coveted address for the elite few who can call it home.

This mixed-use development will be more than just a place to live; it will be a destination that tops the bucket list of every visitor to the city. With its unparalleled amenities and striking design, Iconica City is poised to become the crown jewel of Visakhapatnam, a landmark that will be recognized and revered for generations to come.





Presenting: the gold standard in luxury living

For the select few with a taste beyond the ordinary,
here is the epitome of opulent living - The Iconica City of Gold, Madhurawada,
Visakhapatnam. Nestled amidst the lush greenery of pristine hillsides,
The Iconica City of Gold sets a new benchmark in luxury living, offering an
unparalleled blend of elegance, comfort and sophistication -
the pinnacle of refinement and exclusivity.

Welcome to expansive 4 & 5 BHK hillside villas, adorned with the finest finishes
and state-of-the-art amenities that cater to discerning tastes.

Imagine waking up to verdant green views, steeped in the peace and privacy
that even the best addresses fail to offer.

With world-class facilities and amenities to complement a jet-setting lifestyle,
here are homes that serve as a sanctuary of relaxation and indulgence.

We have let go of compromises in designing the Iconica City of Gold. With easy
access to Visakhapatnam major attractions, business hubs, and the airport, it is
the ideal choice for those who desire it all - luxury, privacy and convenience.

Discover a lifestyle that transcends ordinary living; embrace the Gold Standard
of luxury living at Iconica City of Gold.






For those who lead life on their own terms

These trailblazers who refuse to follow the ordinary path and carve out their own destinies, guided by passion, confidence, and a deep belief in their unique vision. Unbound by convention, they create a life that reflects their true essence, embracing freedom and individuality in every choice they make.





They don't arrive.
They always belonged here!

Reigning with an unspoken authority that has never been questioned. For individuals who have always held sway, commanding respect and admiration effortlessly.

They embody power and prestige, not as something newly acquired, but as something inherent, woven into the very fabric of their being and the place they command.





For those born with sophistication and class,
beyond compare!

Elegance isn't something acquired - it's a way of life. They possess an innate sense of refinement and sophistication that sets them apart, effortlessly embodying style and grace in everything they do. Their choices reflect a deep understanding of quality and beauty, making every aspect of their lives a testament to their impeccable discernment.





Get ready to get mesmerized!

Each villa at Iconica City of Gold is meticulously designed to resonate with those who understand true grandeur. Here,

abundance isn't just a word: it's an experience that unfolds in the lavish flow of space, light, and panoramic views.

From the breathtaking vistas framed by every window to the

majestic double-height ceilings and expansive,

elegantly crafted rooms, every detail exudes a sense of limitless luxury. The thoughtful spacing between residences

ensures unparalleled privacy, while the grand walkways

that traverse the entire estate invite you to revel in the

exclusivity and distinction that

only a select few can truly appreciate.





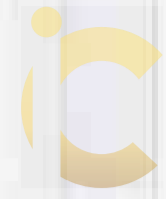


Where Grandeur Meets Intimacy: A Royal Setting for Unforgettable Moments

Step into a world of unmatched opulence, where every gathering is infused with regal elegance.

The expansive living room in Iconica City of Gold, with its soaring double-height ceiling and timeless décor, offers a magnificent space for your family to come together, celebrating moments both grand and intimate.





Your very own private oasis.

In the adjacent private deck area, enjoy moments of peace and tranquility while sipping your Dajfeeling, to the sounds of birds and bees.





Conquer them with your hospitality

Every dinner is elevated to a royal banquet, whether it's an evening of quiet luxury or a feast with those who matter most. This is a home where splendor is woven into the everyday—because for you, nothing less than royalty will do.







A Culinary Haven for the Modern Master Chef

Your kitchen is not just a space to cook, but a stage for culinary mastery. Outfitted with state-of-the-art appliances and sleek, modern finishes, this kitchen is designed for those who love to entertain. Whether hosting lavish banquets or intimate dinners, you will have everything you need to prepare gourmet meals for family and friends, all while embracing your inner master chef. This is more than a kitchen—it's your personal culinary sanctuary.







Sleep Like Royalty, Wake to Majestic Views!

Perched high on the hillsides of Iconica City of Gold, your villa offers bedrooms that redefine opulence. Fit for kings, each room exudes regal charm, with lavish furnishings and a serene ambience that promises the ultimate in rest and relaxation. As you rise, you're greeted by panoramic views of the mountainside and endless blue skies—nature's own masterpiece, framed perfectly from your sanctuary. Here, every morning is a royal affair, where luxury and breathtaking beauty come together to offer a life truly above all others.







Talk with the hills winds at will!

Elevate your lifestyle with a luxurious, landscaped terrace that opens up to panoramic views of sloping hills and endless blue skies. Here, the whispering winds dance through lush greenery, offering the perfect backdrop for relaxation or entertaining in style. Whether hosting sunset soirées or enjoying a quiet moment of peace, this exclusive outdoor haven is a seamless extension of your home—a tranquil retreat that is yours, and yours alone.







Welcome to the centre of your universe

Welcome to the palatial clubhouse, the vibrant heart of Iconica City Of Gold regal community. Designed to rival the world's finest social clubs, this grand space offers an unparalleled lifestyle where elegance meets energy. From exclusive gatherings to lavish events, the clubhouse is where the elite come together to indulge in refined leisure, forging connections and enjoying a level of luxury that surpasses even the most renowned venues.





Escape to Paradise!

Discover your own secluded paradise at Iconica City of Gold, where expansive green spaces, lush lawns, and enchanting aroma gardens create a tranquil haven on the scenic hill slopes. Immerse yourself in the serenity of mini forests, refreshing lung spaces, and serene water bodies, all thoughtfully tucked away from the crowds, noise, and pollution. This exclusive retreat is complemented by a grand 42,000 sq.ft. clubhouse, offering every lifestyle amenity you could desire. From a massive swimming pool to indulgent steam and sauna facilities, and a state-of-the-art health club—every detail is crafted for your ultimate comfort and luxury.

Here, the extraordinary is simply a way of life, that traverse the entire estate invite you to revel in the exclusivity and distinction that only a select few can truly appreciate.



Welcome to living spaces That are truly larger than life



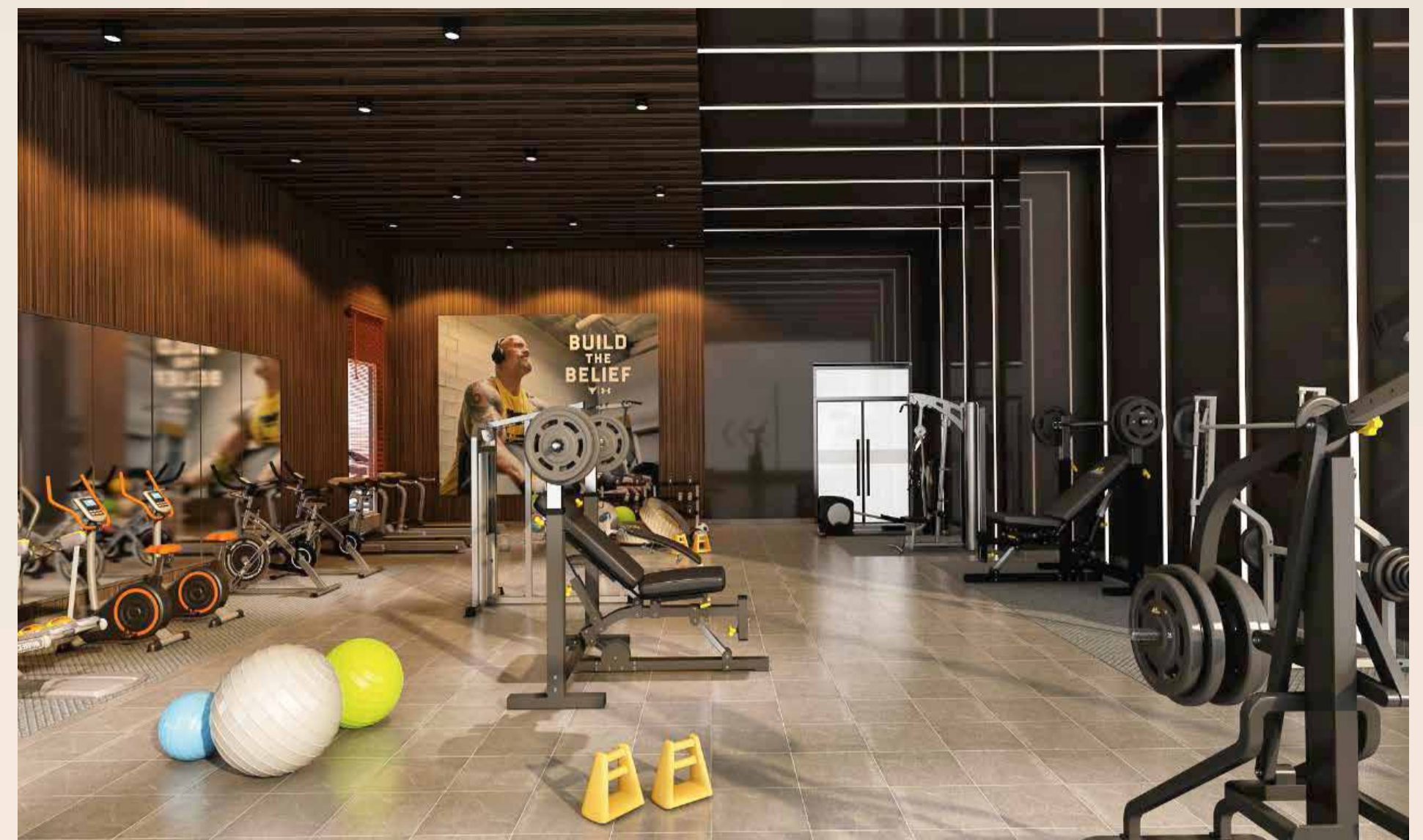
Every villa at Iconica City of Gold has been carefully planned to ensure the joy of abundance, in the flow of space, light and views. Abundance in the beautiful views that greet you from every window and sit out. Abundance in the double height ceilings, expansive rooms and classy designs. Abundance in the distance between one home and the other, and the walkway that traverses the entire property.

The Iconica City of Gold is truly a golden investment opportunity. A home here is an ever-appreciating asset that appeals to those who know what an idyllic, iconic life looks like.





Keeping fit is your very nature

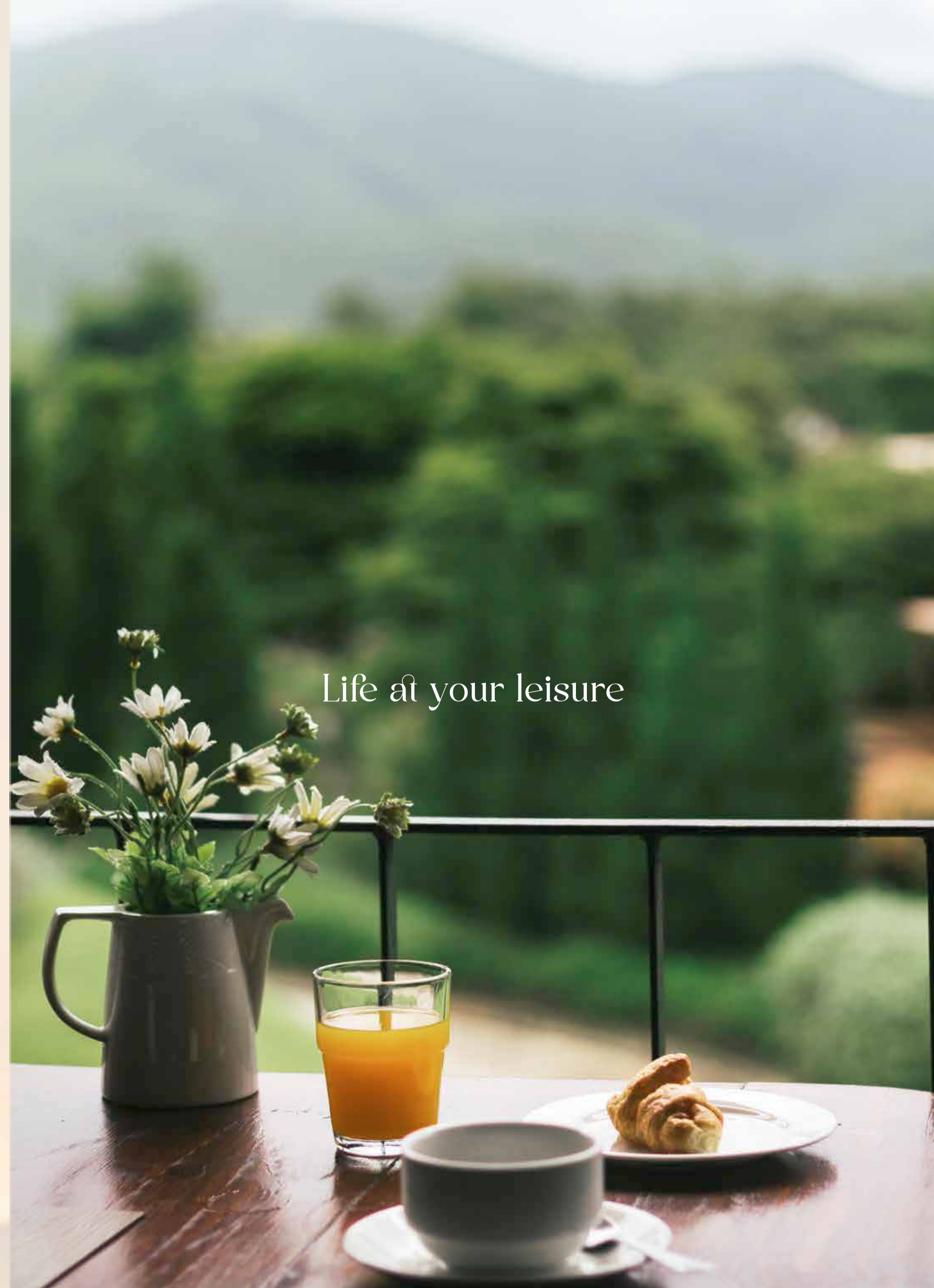


Unleash your fitness regime in our state-of-the-art gymnasium, designed to help you achieve your health goals, whether you're a beginner or a seasoned athlete. Step into our high energy aerobics studio, designed for those who seek more than just a workout. Designed to improve your stamina, flexibility, and overall fitness. A perfect place to break a sweat while having fun.





For moments of mental challenge, engage in a strategic round of bridge, or retreat into the serene ambience of the exquisite library, where a world of knowledge and inspiration awaits.



Life at your leisure



Challenge yourself everyday!



Indulge in an active, refined lifestyle at Iconica City of Gold, where every day offers a new pursuit. Play a competitive game of snooker or badminton, perfect for those who thrive on dynamic sports. Whether you're here for friendly competition or to perfect your skills, our game lounge offers a relaxed yet distinguished atmosphere for the discerning players

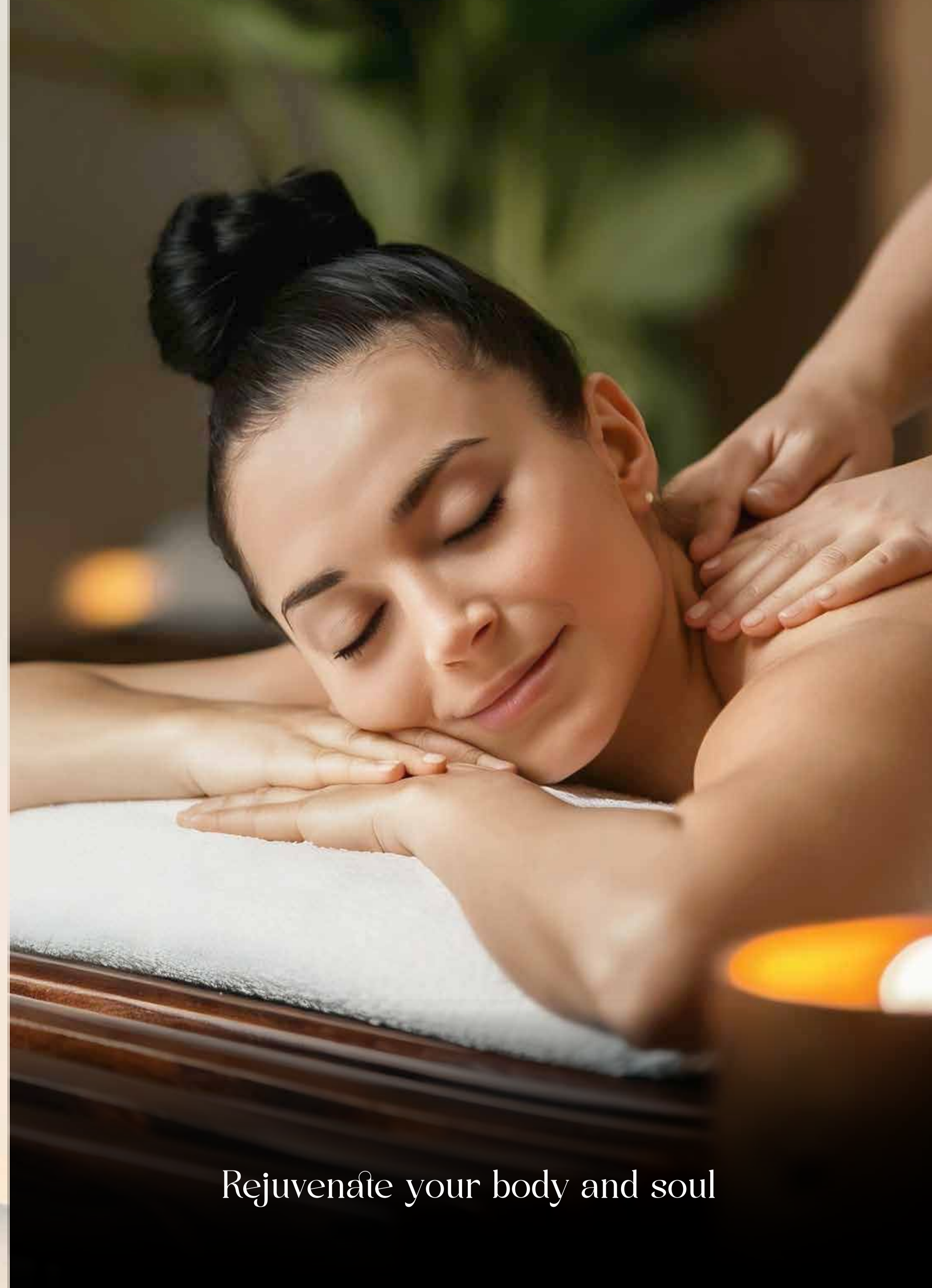




Immerse yourself in the ultimate relaxation experience with our luxurious sauna and steam facilities, designed to rival the finest spas in the world. Let the soothing heat envelop your body, melting away stress and tension, while the steam purifies and revitalizes your skin. This serene retreat offers a perfect balance of tranquility and indulgence, rejuvenating not just your body, but your soul. It's a beautiful way to unwind, recharge, and emerge feeling renewed, inside and out.



Banquet Hall | Gymnasium | Indoor Games | Pool Table | Table Tennis | Billiards Room
Juice bar | Yoga & Meditation | Aerobics | Coffee Shop | Kity Party
Pharmacy | Convenience Store | Library / Hobby Room | Health Club | Barbecue pit
Open Lawn | Swimming Pool



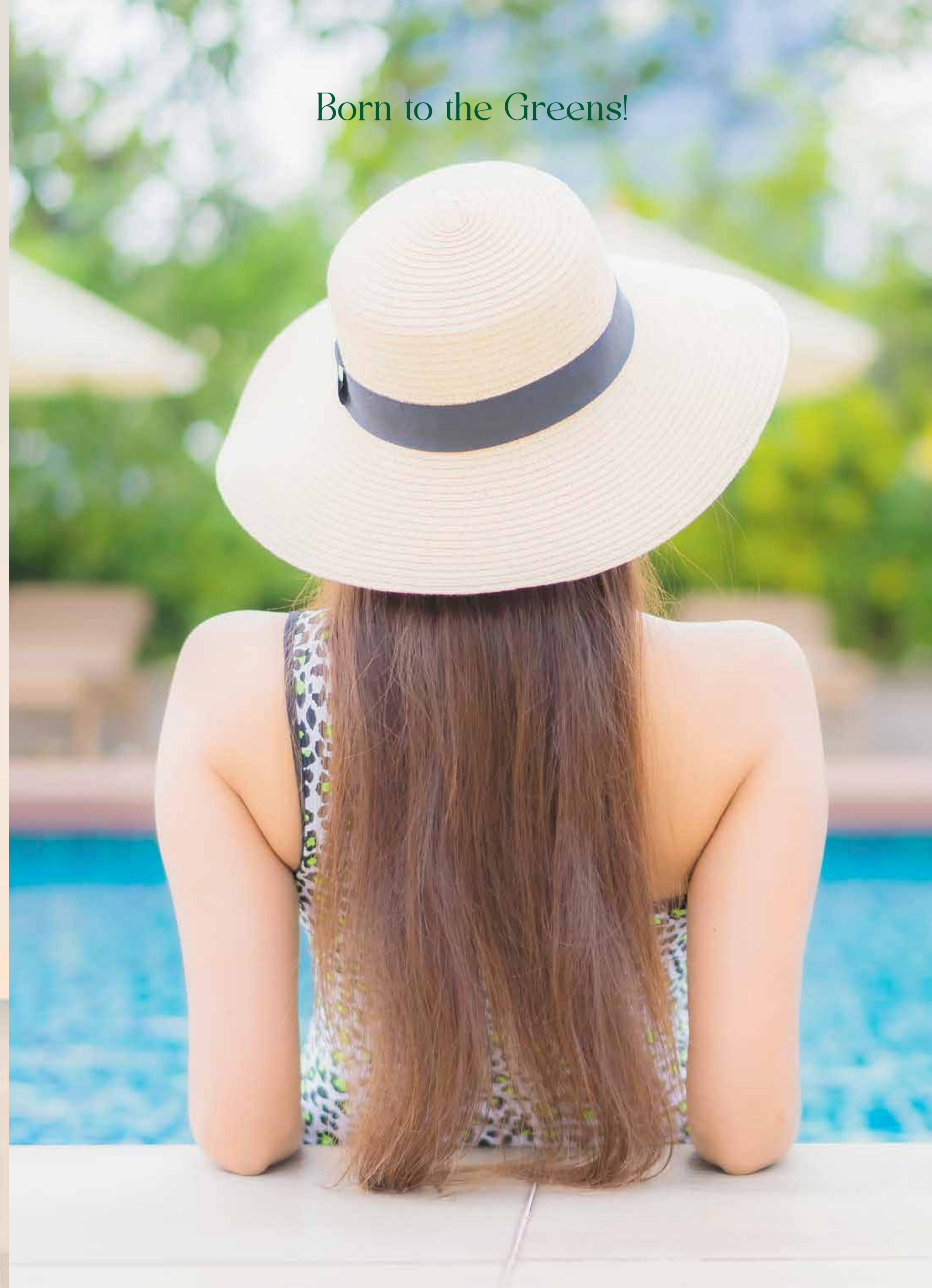
Rejuvenate your body and soul



Discover an Utopia where elegance meets exhilaration, set against the lush, manicured landscapes and sparkling water bodies of Iconica City of Gold. Picture a sun-drenched oasis, where sophisticated women bask in luxury, lounging by shimmering pools and indulging in leisurely swims, while the air hums with the energy of children laughing and men diving into a day of vibrant outdoor fun. Whether it's a serene moment under the sun or an action-packed afternoon of waterside adventures, this space is designed for those who savor the finer things in life while embracing every thrill Iconica City of Gold offers



Born to the Greens!

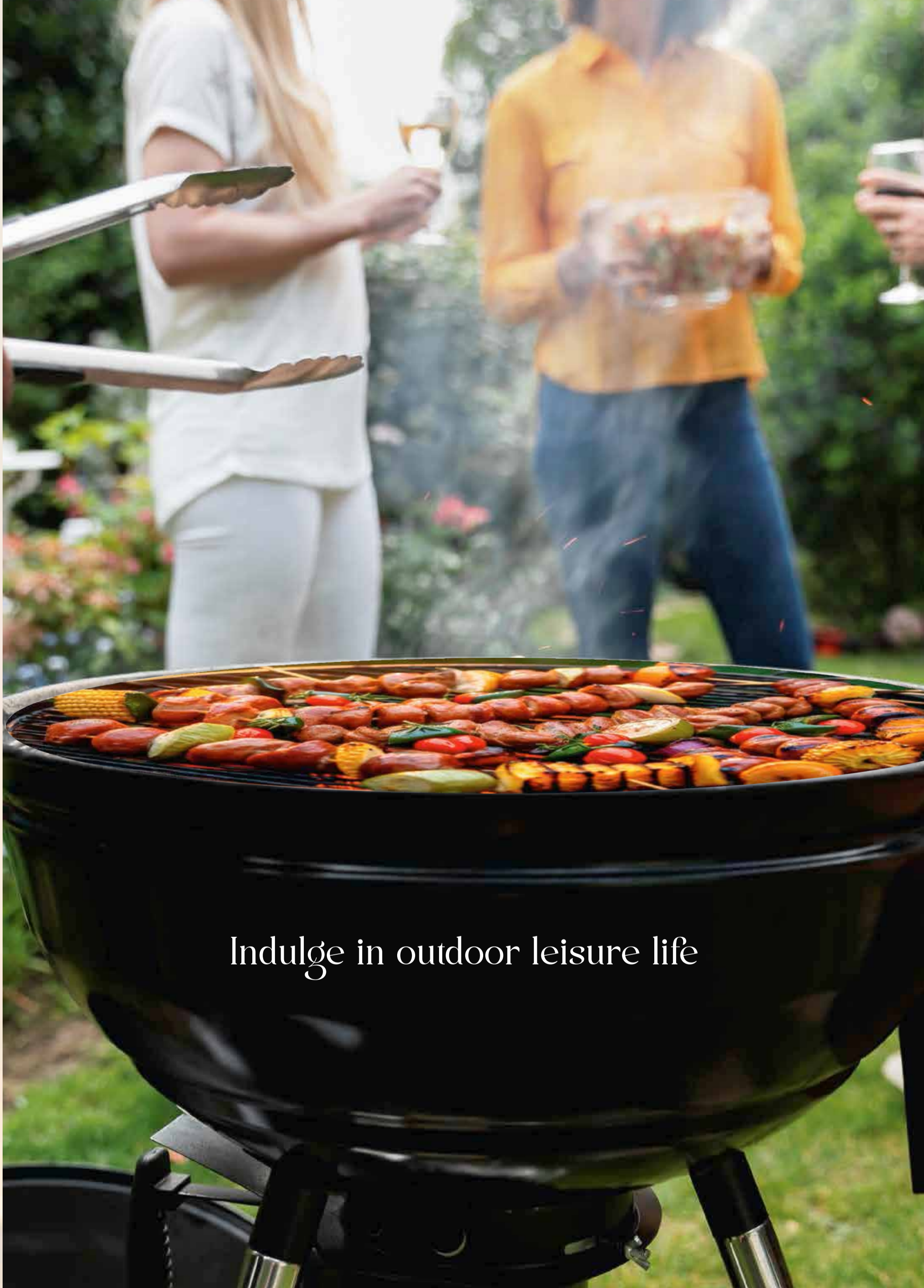
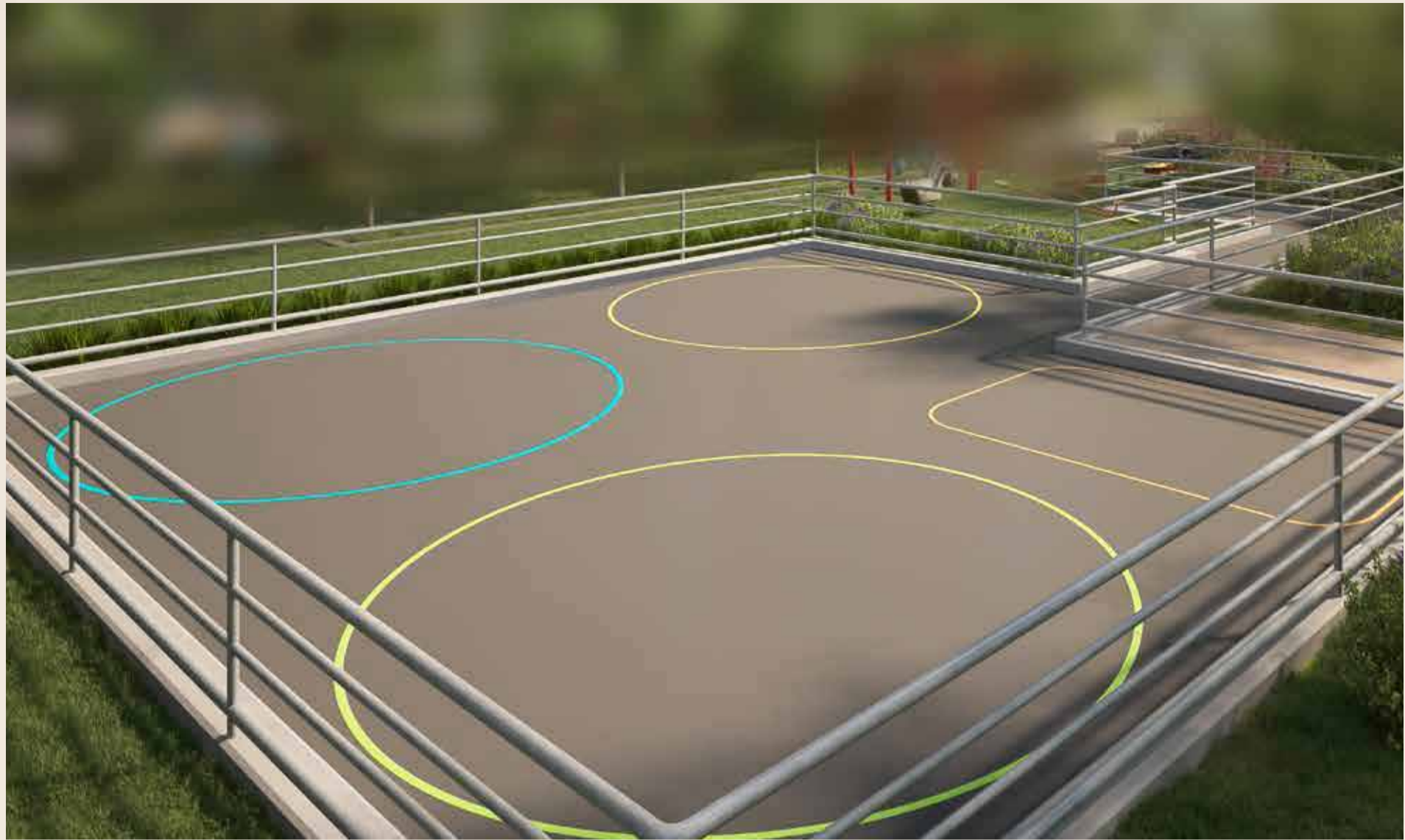


Lead an active outdoor life



Iconica City of Gold - Immerse yourself in the endless list of outdoor activities for you to lead a active life. Let fitness be your mantra in everyday life.





Choose from a variety of outdoor leisure amenities that this uber luxury property offers. From skating rink to aromatic garden or outdoor barbeque. You will be spoilt for choice.



Indulge in outdoor leisure life

Specifications

1. Sub Structure - RCC Foundations.
2. Super structure - RCC structure (Complete RCC Wall & Slab system)
3. Flooring & Dado :
 - a. Living, Dining, Drawing Room, Puja Room, Powder Room, Family Room, Bar Lounge & Staircase - Imported Marble.
 - b. Master Bedroom & Dress Room, Multi-Purpose Room - Vitrified Tiles.
 - c. Other Bed Rooms & Dress Rooms - Vitrified Tiles.
 - d. Kitchen - Vitrified Tiles.
 - e. Toilet :

Flooring - Anti-skid ceramic Tiles.

Dado - Wall dado with Designer Ceramic Tiles upto false ceiling.
 - f. Utility :

Flooring - Anti-skid ceramic Tiles.

Dado Ceramic Tiles upto Sill level.
 - g. Servant Room :

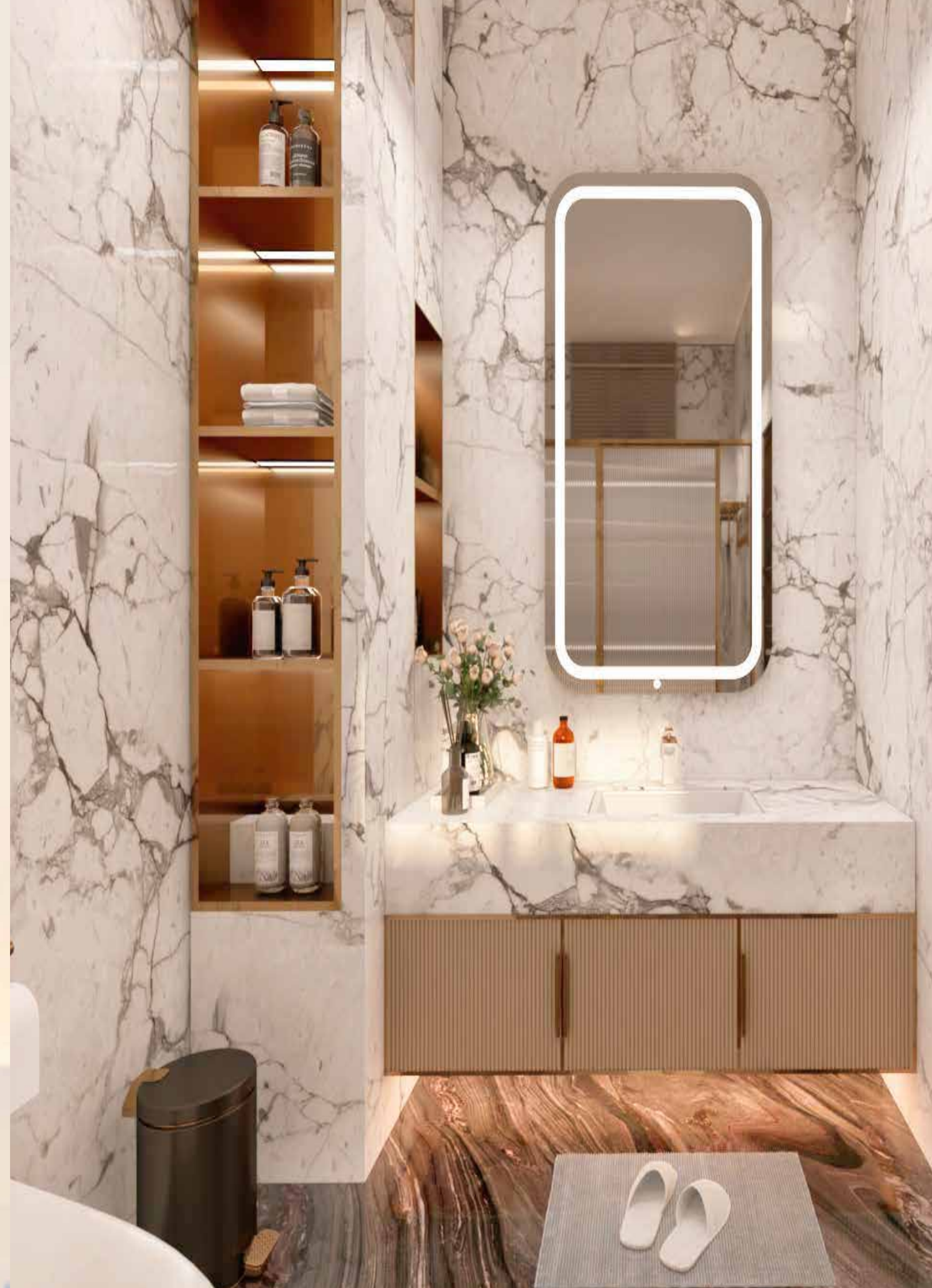
Flooring - Vitrified Tiles.

Toilet Dado - Ceramic Tiles.
 - h. Balcony & Open terrace - External Designer anti-skid ceramic Tiles.
 - i. Store - Anti-skid ceramic Tiles.
 - j. Roof Terrace - External Cement Designer Tiles.
 - k. Car Parking - Grass Pavers.

Brands for Tiles : Kajaria, Oriental bell, Ceracon or equivalent make.
4. Toilets - Granite Counter Wash basin.
5. Doors Frames & Shutters :

Main Entrance Designer Door - Teak Wood FJ Frame & Shutter.

Other Doors - Pine Wood FJ Frame & Flush Shutter.
6. Windows, Sliding door, door & Ventilator - UPVC with mosquito mesh panels.





Specifications

7. Railing & Grills :
 - a. Staircase - SS Railings.
 - b. Balcony - SS with Glass railings.
 - c. Utility MS Grill.
 - d. Canopy - MS Powder coated. Spider fittings with laminate toughened glass.
8. Painting :
 - a. Internal - Plastic Emulsion.
 - b. External Surface - Textured & Plain with External Acrylic Paint.
 - c. Utility, Stores & Ducts - Cement based Paint.
9. Sanitary Fixtures : Brands - Kohler, Jaquar, Cera or Equivalent
 - a. EWC - Wall hung with concealed cistern
 - b. WHB - Counter Wash Basin.
10. Sinks :
 - a. Utility - SS Single bowl with drain board (Material will be handed over to Customer for Interiors).
11. Fittings for Toilets & Kitchen :
 - a. Fittings & fixtures - Standard CP Fittings.
 - b. Bath mixer - Single Lever wall mixer with Overhead shower.
 - c. Provision for Aqua guard, Geyser, Washing machine & Dish washer.
12. Electrical Points :
 - a. Light / Fan / Socket
 - b. AC Point Provision - All bedrooms & living areas.
 - c. T.V Point- all bedrooms & living area.
 - d. Telephone Point - Master bedroom & common living spaces.
 - e. Data Point - one point at each level.
 - f. Geyser Point - All Toilets & Wet Kitchen.

DG Backup - 100% Backup

Master Plan

90 sqft x 120 sqft
1200 sq yards

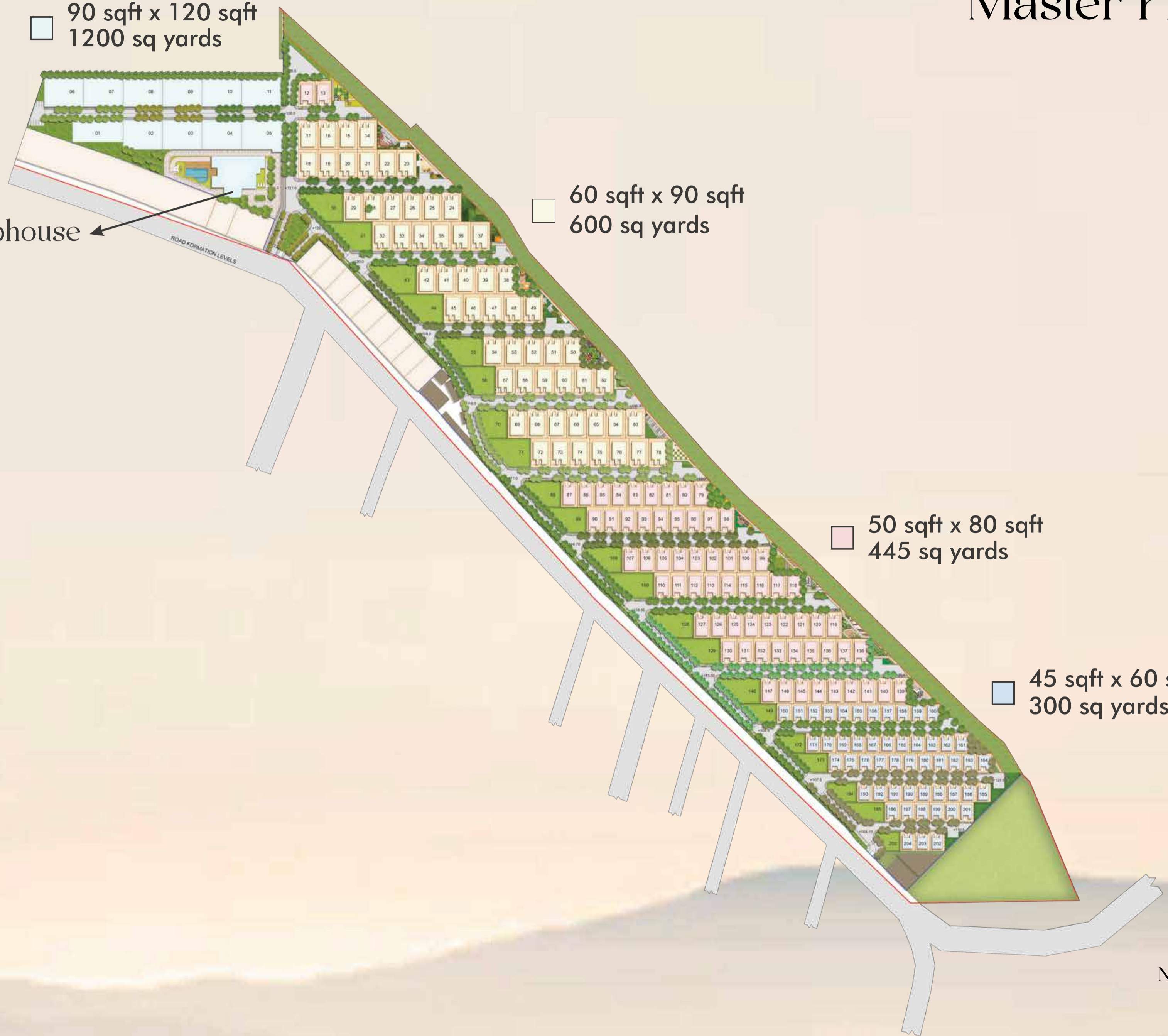
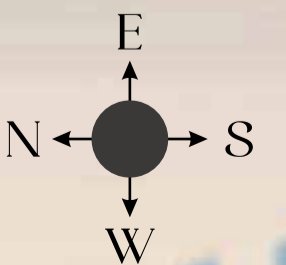
60 sqft x 90 sqft
600 sq yards

50 sqft x 80 sqft
445 sq yards

45 sqft x 60 sqft
300 sq yards

Clubhouse

- Reflexology with Seating
- Palm Court
- Outdoor Gym
- Children Play Area
- Pet Park
- Skating Rink
- Floral Garden
- Senior Citizens Park
- Barbeque Pavilion
- Sculpture Court
- Swing Park
- Gazebo
- Yoga Meditation Pavilion
- Chess & Hopscotch



Location Map

WORK
IT-SEZ
Infosys

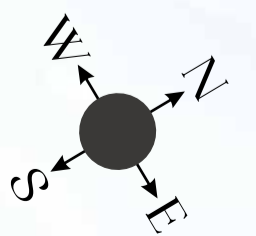
TRANSPORT
Airport
Railway Station
Upcoming Metro

STUDY
Educational Institutions and international schools such as Greendale, DPS and Silver Oaks
Colleges and Universities such as Gitam university, IIM, NVP Law College

RETAIL
Supermarkets and Hypermarkets such as More and Dmart

ENTERTAINMENT
Rushikonda beach
The Zoo.
Rama Naidu Studio

HEALTH
Ailova health city comprising of Apollo, Pinnacle, QI, LV Prasad eye institute and VIMS



MAP NOT TO SCALE

Scheme Creditors:

- Principal Architects - RSP Architects
- Landscape Architects - RSP Architects
- Structural Consultants - Innotech



Iconica is a monumental series of projects from the esteemed house of Garden City Realty Pvt Ltd and Cybercity Developers who are legendary builders of exquisite residences, adaptive workplaces to match vision of future. Sustainable spaces crafted to perfection by master architects, creating landmark addresses that spell pride. Garden City Realty and Cybercity Developers are the springboard for our new venture Iconica.

With 25 years of rich pedigree in construction and community development, we are makers of modern landmarks, ones that are future-forward in every single aspect, from engineering and construction to design and experiences. The brand principles cast a decisive effect on everything from how we inhabit our homes to how we shape our cities.

Iconica takes this mission forward by delivering aspirational spaces with distinct attributes, making each of its offerings unique. We leave no stone unturned in making sure that every life we touch has the opportunity to be iconic.

Iconica Foot Prints in Visakhapatnam



Disclaimer: All the information and content as contained herein, including but not limited to all designs, layouts, specifications, plans, services, facilities and infrastructure are illustrative and subject to change, without notice, as per prevailing government norms, the fixtures and furnishings shown are representative and do not form part of the villa/apartment. The information is purely conceptual and not legal offering.



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