

A Project by ™  
**Primark**



PRIMARK'S  
**NORTHWAVE**

2 & 3 BHK LUXURY RESIDENCES  
— BAHADURPALLY —



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Primark is an organisation that believes in earning the trust of its customers and stakeholders the right way. Guided by its principles of consistency and quality, it has grown steadily to become an industry leader in the last 15 years. The company's brand value naturally stems from the promises it has delivered in a wholesome and transparent way since 2009. Primark firmly believes in letting its work speak for itself. Its immense popularity is a testament to its high standards.

With over 22 exceptional residential spaces in its portfolio, Primark understands what it takes to craft living spaces that uplift and enhance your way of life in multiple ways. The value it serves through craftsmanship and thoughtfulness defines its success in the real estate industry today. The brand looks forward to shaping the Hyderabad skyline with incredible residential communities in the near and distant future.

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PRIMARK'S  
**NORTHWAVE**

Life flows endlessly, carrying us through an array of experiences that shape us into who we are. In a world where our environment influences our lifestyle, settling into one that brings out the best in us is essential to make life beautiful. At Primark, we embraced this emotion and have built on it to create something special for you and your family.



Why Choose Northwave



The  
**Location**



Connectivity  
**Advantage**



Child-centric  
**Homes**



Family-oriented  
**Spaces**



100+  
**Amenities**





*Quality*

A COMMUNITY  
CONCEIVED IN

Nestled away in the serene yet developed environs of Bahadurpally, Northwave is a colossal gated community for 1026 families. Designed and crafted to deliver a holistic life, this home ticks all the boxes to make it the ideal space to nurture, elevate, and engage you and your loved ones in absolute comfort.





LIFE ONLY  
GETS BETTER  
HERE

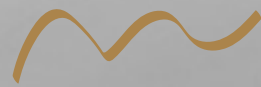
*Everyday*

Northwave's amenities-rich lifestyle is what makes it stand apart from the crowd. With over 100+ amenities to enrich your life daily, this residence caters to your needs, desires, and so much more. Add to this the incredible and spacious homes on offer here, and you have the perfect environment for growth and happiness to flourish.



# BECAUSE THEY ARE YOUR WORLD

A home must be much more than just a roof over your head. From giving your family a great growing environment to nurturing their development with the right kind of stimulation, a home must go above and beyond, like you, to care for your loved ones. Northwave does just that. With over 20+ child-centric amenities and spaces, it delivers the ideal and safe surroundings you have been looking for to bring out the best in your little ones.





## PROJECT

# Overview

13.5

ACRES

14

BLOCKS

09

FLOORS

1026

UNITS

02

CLUBHOUSES

100+

AMENITIES

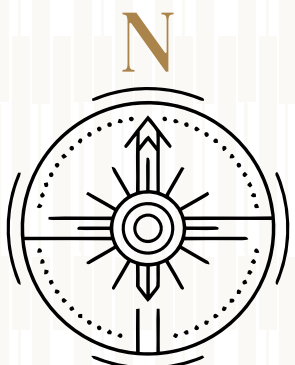
PRIMARK'S  
NORTHWAVE

MASTER PLAN

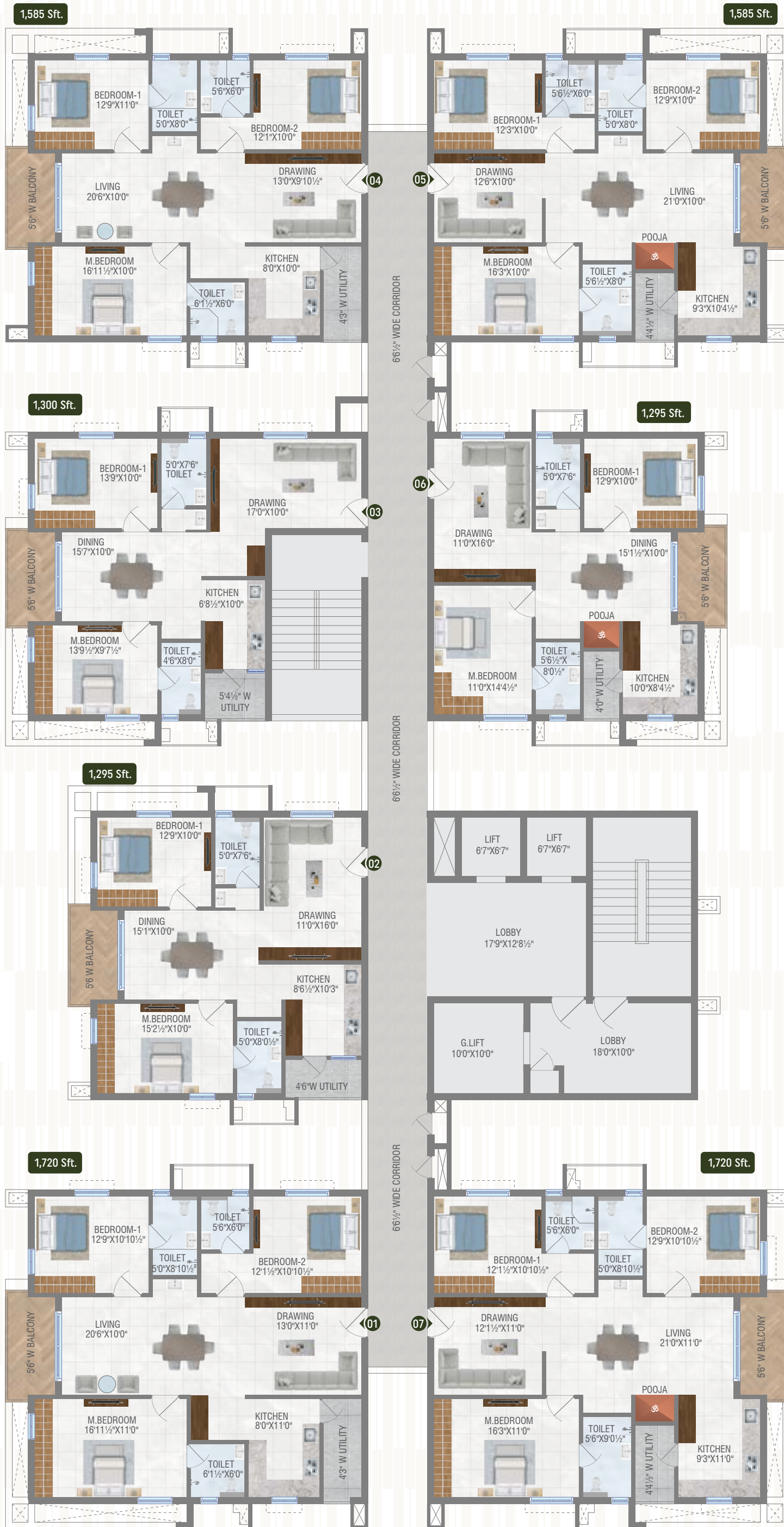


LEGEND

- |  |  |
|--|--|
| 1. Entry/Exit Plaza                      | 31. Cricket Pitch (Practise)                         |
| 2. Peripheral Driveway Pattern           | 32. Butterfly Sacred Garden With Tropical Plantation |
| 3. Jogging/Walking Track                 | 33. Skating Rink                                     |
| 4. Tree Court                            | 34. Natural Trailway With Tropical Plantation        |
| 5. Outdoor Fitness Station               | 35. Interactive Plaza Under Semi-Covered Canopy      |
| 6. Sculpture Court                       | 36. Tennis Play Court                                |
| 7. Seating Deck Under Pergola            | 37. Peripheral Plantation                            |
| 8. Elevated Skywalk With Slides          | 38. Stepped Viewing Gallery                          |
| 9. Kids' Play Area                       | 39. Temple Zone                                      |
| 10. Pet Park                             | 40. Club Spillover Lawn                              |
| 11. Connecting Pathway                   | 41. Central Congregation With Lawn & Pergola Seating |
| 12. Seating Under Trellis                | 42. Seating Area For Elders                          |
| 13. Focal Specimen Tree                  | 43. Toddlers' Play Area                              |
| 14. Cascading Water Feature              | 44. Electrical Yard                                  |
| 15. Entry/Exit Plaza (Way To Cellar)     | 45. Internal Driveway Pattern                        |
| 16. Linear Landscape Patch               | 46. Aroma Garden                                     |
| 17. Linear Promenade With Seating        | 47. Trampoline Garden                                |
| 18. Multi-use Play Court                 | 48. Giant Outdoor Garden Chess                       |
| 19. Viewing Gallery Under Pergola        | 49. Splash Pad                                       |
| 20. Mini Golf Play                       | 50. Rock Wall Climbing                               |
| 21. Multipurpose Lawn                    | 51. Herbal Garden                                    |
| 22. Circular Gazebo With Seating         | 52. Cultural Plaza                                   |
| 23. Lawn Entrance Water Feature          | 53. Open Air Aerobics                                |
| 24. Stage With Feature Wall              | 54. Kids' Sand Pit                                   |
| 25. Reflexology Pathway                  | 55. Alcove Garden                                    |
| 26. BBQ Counter Under Pergola            |  |
| 27. BBQ Party Lawn                       |  |
| 28. Serene Water Feature                 |  |
| 29. Yoga Place With Semi Covered Pergola |  |
| 30. Island Landscape                     |  |







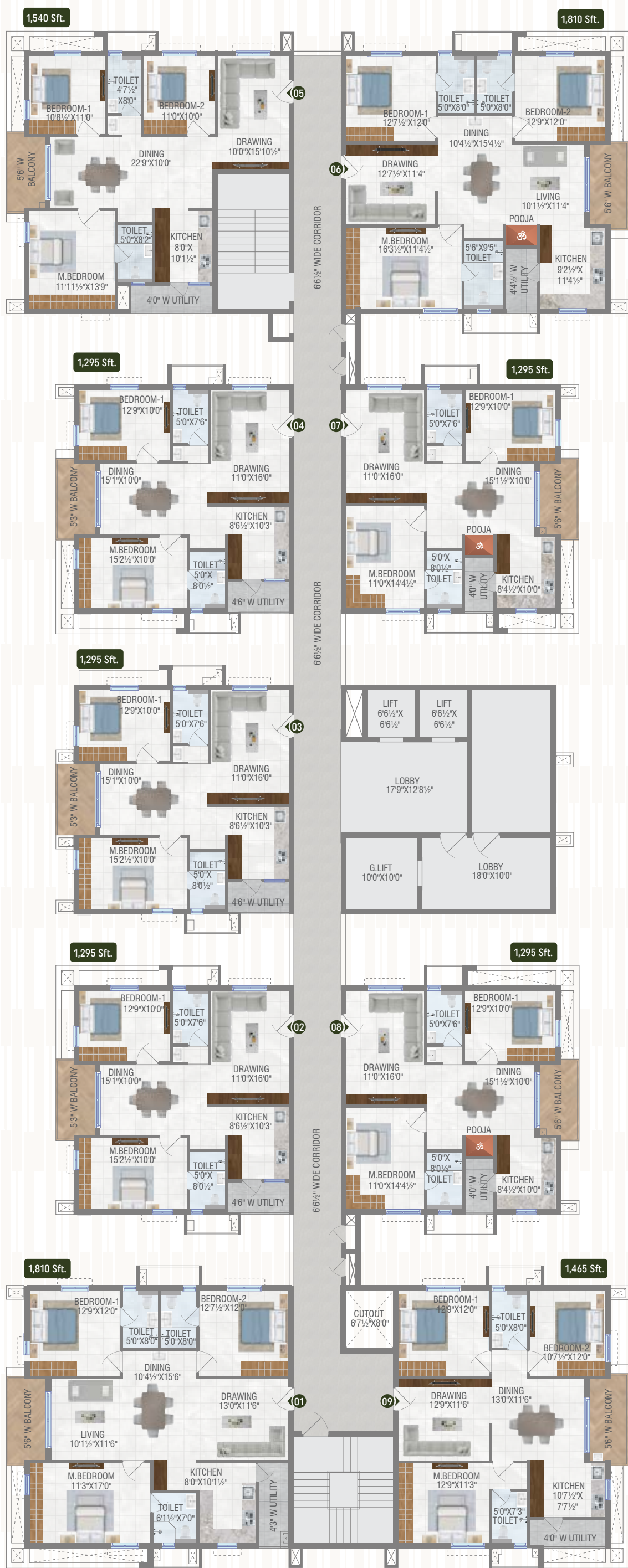
# TYPICAL FLOOR PLAN

## — BLOCK — A, B, D, E, I & K

TYPICAL FLOOR PLAN OF BLOCK - A, B, D, E, I & K					
FLAT NO	FACING	TYPE	CARPET AREA	PLINTH AREA	SALEABLE AREA
1	East	3 BHK	1157	1367	1720
2	East	2 BHK	854	1029	1295
3	East	2 BHK	847	1033	1300
4	East	3 BHK	1057	1257	1585
5	West	3 BHK	1057	1257	1585
6	West	2 BHK	847	1029	1295
7	West	3 BHK	1157	1367	1720

### KEY PLAN





# TYPICAL FLOOR PLAN

— BLOCK —

## C, F, G, H, J, L, M & N

TYPICAL FLOOR PLAN OF BLOCK - C, F, G, H, J, L, M & N					
FLAT NO	FACING	TYPE	CARPET AREA	PLINTH AREA	SALEABLE AREA
1	East	3 BHK	1168	1437	1810
2	East	2 BHK	854	1029	1295
3	East	2 BHK	854	1029	1295
4	East	2 BHK	854	1029	1295
5	East	2.5 BHK	1020	1223	1540
6	West	3 BHK	1221	1437	1810
7	West	2 BHK	849	1029	1295
8	West	2 BHK	849	1029	1295
9	West	2.5 BHK	971	1164	1465

### KEY PLAN



# 100+ AMENITIES



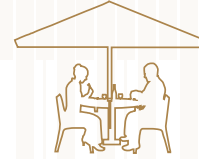
## FITNESS

- Jogging/Walking Track
- Outdoor Fitness Station
- Yoga Place With Semi-Covered Pergola
- Open Air Aerobics



## GARDEN

- Aroma Garden
- Trampoline Garden
- Herbal Garden
- Cultural Plaza
- Alcove Garden
- Butterfly Sacred Garden With Tropical Plantation



## ENTERTAINMENT

- BBQ Counter Under Pergola
- BBQ Party Lawn
- Stage With Feature Wall
- Multipurpose Lawn



## OTHER ZONE

- Temple Zone
- Electrical Yard
- Internal Driveway Pattern



## LANDSCAPE

- Peripheral Driveway Pattern
- Tree Court
- Sculpture Court
- Seating Deck Under Pergola
- Elevated Skywalk With Slides
- Focal Specimen Tree
- Cascading Water Feature
- Linear Landscape Patch
- Linear Promenade With Seating
- Circular Gazebo With Seating
- Connecting Pathway
- Viewing Gallery Under Pergola
- Circular Gazebo With Seating
- Lawn Entrance Water Feature
- Reflexology Pathway
- Serene Water Feature
- Island Landscape
- Natural Trail Way With Tropical Plantation
- Interactive Plaza Under Semi Covered Canopy
- Peripheral Plantation
- Stepped Viewing Gallery
- Club Spillover Lawn
- Central Congregation With Lawn & Pergola Seating
- Seating Area For Elders



## PET FRIENDLY

- Pet Park



FEATURE WALL



YOGA DECK UNDER PERGOLA



SEATING DECK



GOLF



INTERACTIVE PLAZA



PET PARK



TODDLERS' PLAY AREA



SKATING RINK



CRICKET PITCH



CHILDREN'S PLAY AREA



SPLASH PAD



TENNIS COURT



MULTI-USE PLAY COURT

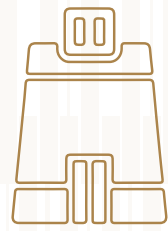


PLAY AREA

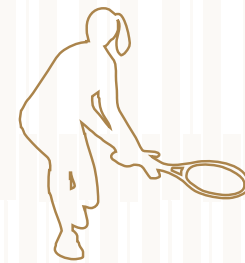
# KIDS' AMENITIES



Kids' Play Area



Cricket Pitch



Tennis Court



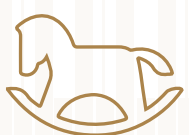
Multi-use Play Court



Kids' Sand Pit



Mini Golf Play



Toddlers' Play Area



Skating Rink



Giant Outdoor Garden Chess



Splash Pad



CLUB IVORY

TO NURTURE YOUR

*Family's Growth*

GROUND FLOOR

1. Reception & Lounge
2. Multipurpose Hall-1
3. Multipurpose Hall-2
4. Kitchen
5. Washrooms

SECOND FLOOR

11. Lounge
12. Women's Gym
13. Women's Spa
14. Conference Room
15. Yoga/Activity Room
16. Washrooms

FIRST FLOOR

6. Lounge
7. Men's Gym
8. Men's Spa
9. Theatre
10. Washrooms

THIRD FLOOR

17. Lounge
18. Multipurpose Hall-3
19. Arcade
20. Guest Rooms - 8
21. Washrooms



# CLUB RYSE

## GROUND FLOOR

1. Reception & Lounge
2. Cafeteria
3. Supermarket
4. Nursery
5. Dispensary
6. Washrooms

## FIRST FLOOR

7. Badminton Court
8. Squash Court
9. Indoor Games Lounge
10. Store
11. Table Tennis
12. Washrooms

## SECOND FLOOR

13. Badminton Court (Triple Height)
14. Squash Court (Double Height)
15. Yoga & Aerobic Hall
16. Library
17. Indoor Games
18. Washrooms

## THIRD FLOOR

19. Badminton Court (Triple Height)
20. Theatre
21. Multipurpose Hall
22. Washrooms

## TERRACE FLOOR

23. Swimming Pool (Deck)
24. Washrooms



# SPECIFICATIONS



## RCC FRAMED STRUCTURE

- DESIGN** : To withstand wind and seismic loads. R.C.C frame structure is designed to the standardspecification of “Bureau of Indian Standards” with due provision for earthquake force and self-bearing capacity of strata.
- WALLS** : Machine made cement solid bricks in cement mortar; 9” thick bricks for external walls and 4.5” thick bricks for internal walls.



## PLASTERING & PAINTING

- INTERNAL** : Smooth putty finish on plastering with two coats of premium acrylic emulsion paint of best brands over a coat of primer.
- EXTERNAL** : Textured finish on plastering with two coats of exterior emulsion paint of best brands over a coat of primer.



## JOINERY WORKS

- MAIN DOORS** : Engineered/Hard wood frame finished with melamine spray finish on veneered flush shutters with hardware fittings of reputed make.
- INTERNAL DOORS** : Engineered/Hard wood frame finished with laminate shutter with hardware fittings of reputed make.
- FRENCH DOORS** : UPVC door frames with float glass with provision for mosquito mesh.
- WINDOWS** : UPVC sliding windows with glass panels along with MS safety grills and mosquito mesh.
- RAILINGS** : Balcony and staircase will be provided with mild steel railings with enamel paint finish.



## FLOORING

- MAIN FLOORING** : 600 x 1200 mm vitrified tiles of reputed make in drawing, dining, living, kitchen and all bedrooms.
- BATHROOMS** : Acid resistant, anti-skid vitrified tiles of reputed make.
- CORRIDORS** : Vitrified tiles of reputed make.
- STAIRCASE** : Kota/tandoor stone.
- UTILITIES** : Anti-skid vitrified tiles of reputed make.



## TILE CLADDING

- KITCHEN** : Ceramic tiles dado up to 2’ height above kitchen platform of reputed make.
- BATHROOMS** : Ceramic tile dado up to 7’ height of reputed make.
- UTILITY** : Ceramic tiles dado up to 3’ height of reputed make.



## KITCHEN

- Granite platform with stainless sink (shall be provided at extra cost).
- Separate municipal water provided along with bore well water.
- Provision for water purifier, exhaust fan and chimney.



## UTILITIES/WASH

- Provision for washing machine, dishwasher.

## CP & SANITARY FITTINGS

- Wall mounted EWC in all bathrooms and washbasins in dining/balcony area.
- Master and children’s bedroom toilets single lever diverter with shower of reputed make. All C.P and sanitary fittings of reputed make.



## ELECTRICAL

- Premium modular switches and sockets of reputed make with BIS certified cables.
- Power outlets for air conditioners in drawing, living, and all bedrooms.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dishwasher in utility area.
- Three phase power supply for each unit with individual pre-paid meters.
- Miniature circuit breakers (MCB) of reputed make for each distribution board.



## INTERNET/DTH

- Provision for cable connection in master bedroom, children’s bedroom & drawing room.
- Wired internet provision in master bedroom and drawing room.



## LIFTS

- High speed automatic lifts, service lift with V3F for energy efficiency in each tower of reputed make.
- Lift cladding in granite and vitrified tiles as per architectural design.



## POWER BACK-UP

- 100 % DG set power backup except for AC’s and geysers.



## LPG

- Provision for supply of gas from centralised gas bank to all individual flats in kitchen with gas meters.



## PARKING MANAGEMENT

- The parking is well designed with requisite number of parking slots.
- Provision for parking signages at required places for ease of driving.



## FIRE & SAFETY

- Fire systems will be provided as per fire department norms.



## WTP & STP

- Fully treated water made available through exclusive water softening and purification plant (Not RO Plant) in case of bore well water.
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping and flushing purpose.



## CAR WASH FACILITY

- Provision for car wash facility at cellar parking area.

# LOCATION MAP

(Not to scale)



## NEARBY LOCATION HIGHLIGHTS

### EDUCATION

- Malla Reddy University - 07 Mins
- Mahindra University - 08 Mins
- DRS International School - 12 Mins
- Oakridge International School - 15 Mins
- Delhi Public School - 15 Mins
- Silver Oaks International School - 20 Mins
- Niraj International School - 25 Mins
- CMR Engineering College - 25 Mins

### WORK

- Mahindra Satyam Tech Park - 08 Mins
- Apparel Export Park - 13 Mins
- Granules India Limited - 13 Mins
- SMS Pharma - 24 Mins
- IT Park, Kandlakoya - 25 Mins
- Mylan Laboratories - 25 Mins
- HITEC City - 40 Mins
- Raheja Mindspace - 44 Mins

### HEALTH

- Malla Reddy Narayana Multi-speciality Hospital - 08 Mins
- Surekha Hospital - 15 Mins
- Safe Super Speciality Hospital - 21 Mins
- Mamata Medical College and Hospital - 22 Mins
- SLG Hospitals - 25 Mins
- Russh Super Speciality Hospital - 25 Mins

### CONNECTIVITY

- Medak - Narsapur Road - 12 Mins
- Outer Ring Road (ORR), Exit-5 - 15 Mins
- National Highway 44 - 15 Mins
- Gundlapochampally Railway Station - 17 Mins

## OUR TEAM

FUNDED BY



ARCHITECT



LANDSCAPE ARCHITECTS



MEP CONSULTANT



CONCEPT & DESIGN BY





[www.primarkprojects.in](http://www.primarkprojects.in)



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T.S. RERA No: P02200007723

Note: This brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the flat may differ. The promoters reserve the right to make changes in the elevations, plans & specifications as deemed fit.