

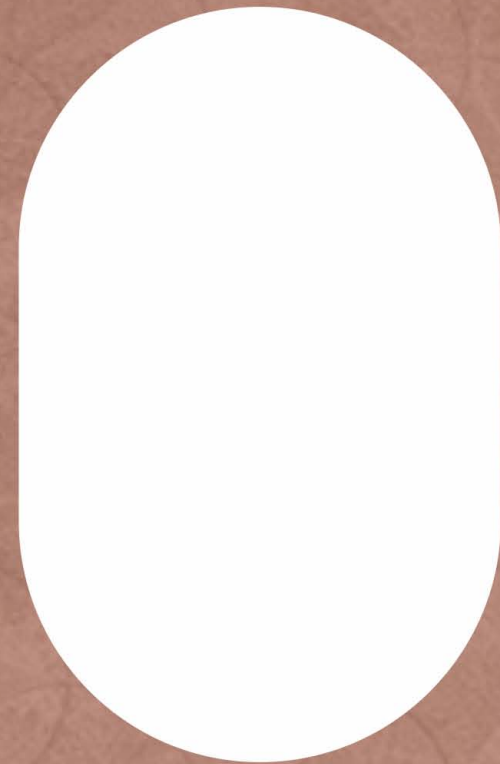
A project by



NITCON GROUPS



Luxury Villas @ Anantapur



ANANTAPUR
Kalyandurgam Road



2.34 ACRES
Project



29 VILLAS
11 Duplex & 18 Simplex



AHUDA
Approved



NITCON'S

Shree City

Where your legacy begins

A life many desire awaits at Nitcon Group's Shree City. Located in Anantapur's growing city area, our 2.34 Acre sanctuary has 29 beautiful villas, each a canvas for your personal style and interests. This is the peaceful reward of a life well-living, proof of the good things that come from choosing to aim high.

NITCON's
Shree City
Luxury Villas @ Anantapur



A Graceful New Chapter

This is where your vision finds its perfect home. Moving into this neighborhood is a clear step up in life, dream where every detail is made for your distinguished life. Your journey to elegance and happiness continues right here.



NITCON's
Shree City
 Luxury Villas @ Anantapur

Master Plan 

LOCATION : KALYANDURGAM ROAD, OPP INTEL COLLEGE
 TOTAL PROJECT AREA : 2.34 ACERS
 TOTAL NO. OF VILLAS : 29 VILLAS
 TYPES OF VILLAS : 11 DUPLEX & 18 SIMPLEX
 PERMISSIONS : AHUDA APPROVED



NITCON'S
Shree City
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The Master Plan for elevated living

A place where every villa is a unique masterpiece, yet part of a grand design. Our perfect planning ensures that both our simplex and duplex homes offer a special sense of space, made to suit your tastes and goals. Here, every detail is a step-up toward the top.

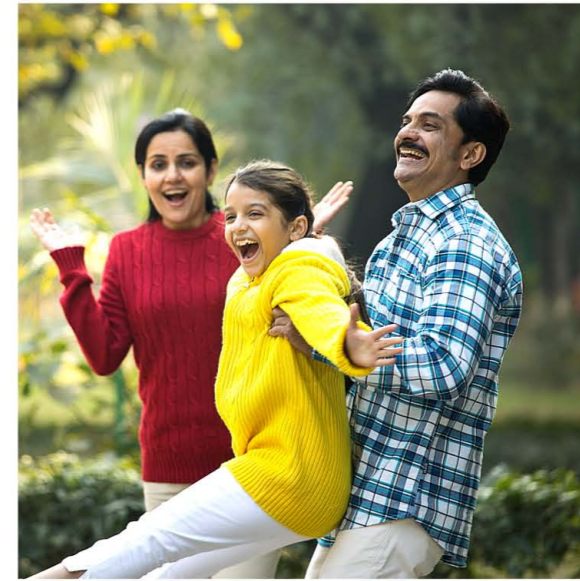














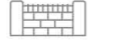

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Amenities

 Entrance Arch	 Name Board for Each Villa	 Open Gym	 Transformer with Electricity
 100% Vaastu	 Overhead Water Tank	 Water Tap Connection	 Roads with Curbing
 40 & 30 Ft BT Roads	 Yoga Area	 Compound Wall	 Avenue Plantation

A Landscape of Perfect Lifestyle

This is a setting designed for easy living. Large roads, carefully planned for both cars and people, invite you to walk around your private world. They connect every Villa, creating a community of like-minded people, where you can take in the fresh air and enjoy a simple morning walk.



East Facing

Simplex (2 BHK Villa)

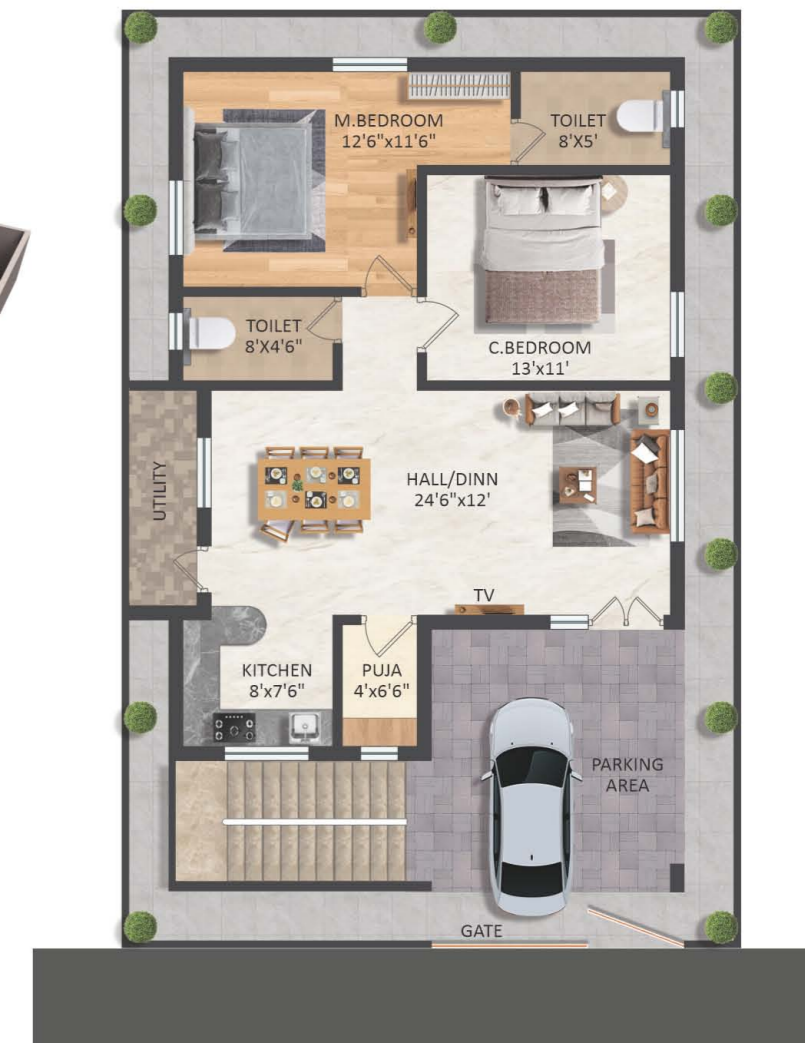


East Facing Villa Plan



Plot Area : 3.78 Cents
Built-Up Area : 1200 sft.

- 01 Living Room
- 02 Dining Hall
- 03 Puja Room
- 04 Kitchen
- 05 Utility
- 06 Toilets
- 07 Master Bedroom
- 08 Toilets
- 09 Ch. Bedroom



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West Facing

Simplex (2 BHK Villa)



West Facing Villa Plan



Plot Area : 3.78 Cents

Built-Up Area : 1200 sft.

- 01 Living Room
- 02 Dining Hall
- 03 Puja Room
- 04 Kitchen
- 05 Ch. Bedroom
- 06 Toilets
- 07 Master Bedroom
- 08 Toilets
- 09 Utility



East Facing

Duplex (3 BHK Villa)



East Facing Villa Plan



Plot Area : 4 Cents
Built-Up Area : 2200 sft.

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West Facing

Duplex (3 BHK Villa)



West Facing Villa Plan



Plot Area : 4 Cents
Built-Up Area : 2200 sft.

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Specifications

<p>STRUCTURAL WORK > RCC Framed Structure</p> <p>SUPER STRUCTURE > Brick Masonry in cement Mortor with Red-bricks > External Walls-9" thick > Internal Walls - 4" thick</p>	<p>PLUMBING > Water supply pipe line with CPVC pipe and Sanitary Pipes fittings with PVC</p> <p>PAINTING > All Internal walls Painted with Asian Tractor Shine Emulsion over 2 coats wall putty and External walls with 2 coats Ace Emulsion over abase coat of primer</p>
<p>WINDOWS > UPVC sliding windows with M.S safety grills</p> <p>DOORS > Main Door - Teak wood frame and Teak wood Panelled Shutter. > All other doors with Maddi/WPVC wood frame with flush Shutters</p>	<p>SANITARY > All Sanitaryware of Hindware/Cera/Parryware/ Jhonson company make (basic range) provided. > CP fittings Jaquar florentine model will be provided. > One wash basin will be provided in master bathroom and one wash basin in dining.</p> <p>TOILETS > Walls with glazed tiles upto 7' height and anti-skid tiles flooring</p>
<p>FLOORING > Vitrified Tiles 2ft X4ft for Internal flooring, Ceramic Tiles for Balconies.</p> <p>PLASTERING > Cement Mortar in Sponge Finishing for ceiling and outside & smooth finishing for inside walls.</p> <p>TELECOM > Telephone & Internet points in living room and Bedrooms</p>	<p>ELECTRICAL > Concealed copper wiring and ISI mark with PVC Pipes with modern Switches with A/C Provision in all Bedrooms</p> <p>SHELVES > Pre-cast Cement sheets/Guntur Shelves of 300 sft Will be provided</p> <p>KITCHEN > Granite platform with stainless steel sink and dadoing with Ceramic Tiles up to 2' height above platform</p>

OTHERS

- > Entrance Gate with Standard Iron design with square piping
- > Compound Wall will be provided
- > RO Mineral Water Plant of sufficient capacity will be provided
- > Electrical Transformer provision as per Govt. Rules



NITCON'S Shree City

LOCATION MAP (not to scale)



Site Location



Office Location



Facebook



Instagram

Location Highlights

- > 2 Min - Sri Githam junior College
- > 5 Min - Rajak Function Hall
- > 11 Min - Sunrise Hospital
- > 2 Min - Intel College (Delhi Public School)
- > 5 Min - St. Ann's English Medium School
- > 16 Min - D Mart
- > 3 Min - Kishore Subham Convention Hall
- > 6 Min - Essar Petrol Pump
- > 17 Min - TRENDS
- > 4 Min - JSP Function Hall
- > 10 Min - Zudio
- > 20 Min - KIMS Saveera Hospital
- > 4 Min - KGN Hospital
- > 10 Min - Sampada Shopping Mall
- > 4 Min - HP Petrol Pump
- > 11 Min - Tribhuvan Hospital

Member of

CREDAI



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