

A Project by 
Primark

www.primarkprojects.in



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PRIMARK'S
NORTHWAVE

2&3BHK LUXURY RESIDENCES
— BAHADURPALLY —



Primark Projects 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 Projects is an organisation that 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.





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 North Wave



The
Location



Connectivity
Advantage



Child-centric
Home



Family-oriented
Spaces



100+
Amenities



A COMMUNITY
CONCEIVED IN

Quality

Nestled away in the serene yet developed environs of Bahadurpally, North Wave 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

North Wave'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. North Wave does just that. With over 20+ children-centric amenities and spaces, it delivers the ideal and safe surroundings you have been looking for to bring out the best in them.





PROJECT

Overview

13.5
ACRES

14
BLOCKS

09
FLOORS

1026
UNITS

02
CLUBHOUSES

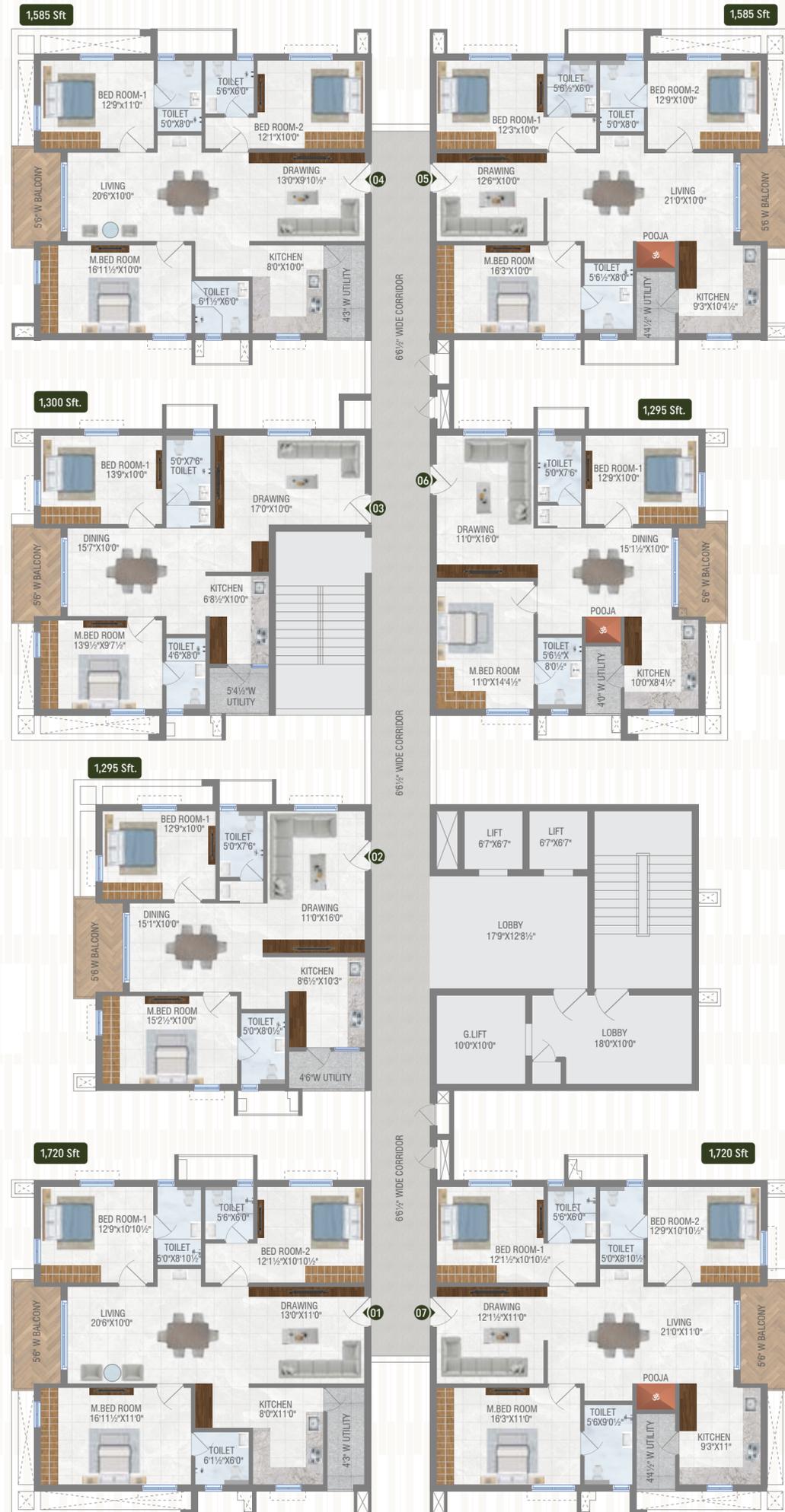
100+
AMENITIES

MASTER PLAN



LEGEND

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



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 Featurewall
- Multipurpose Lawn



PET FRIENDLY

- Pet Park



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
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- Club Spill Over Lawn
- Central Congregation With Lawn & Pergola Seating
- Seating Area For Elders

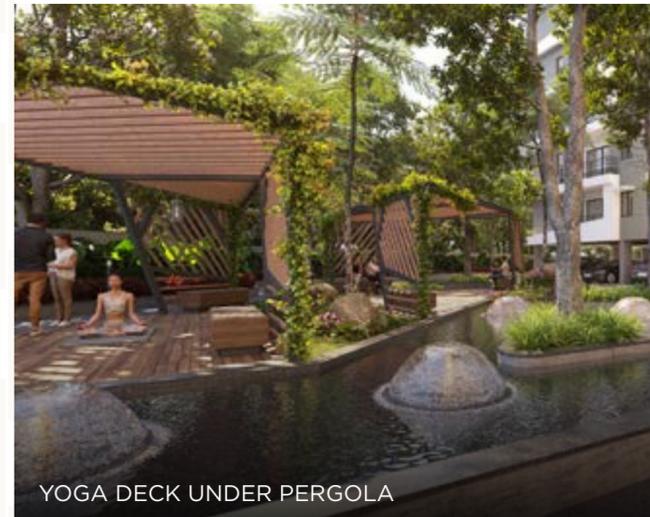


OTHER ZONE

- Temple Zone
- Electrical Yard
- Internal Driveway Pattern



FEATUREWALL



YOGA DECK UNDER PERGOLA



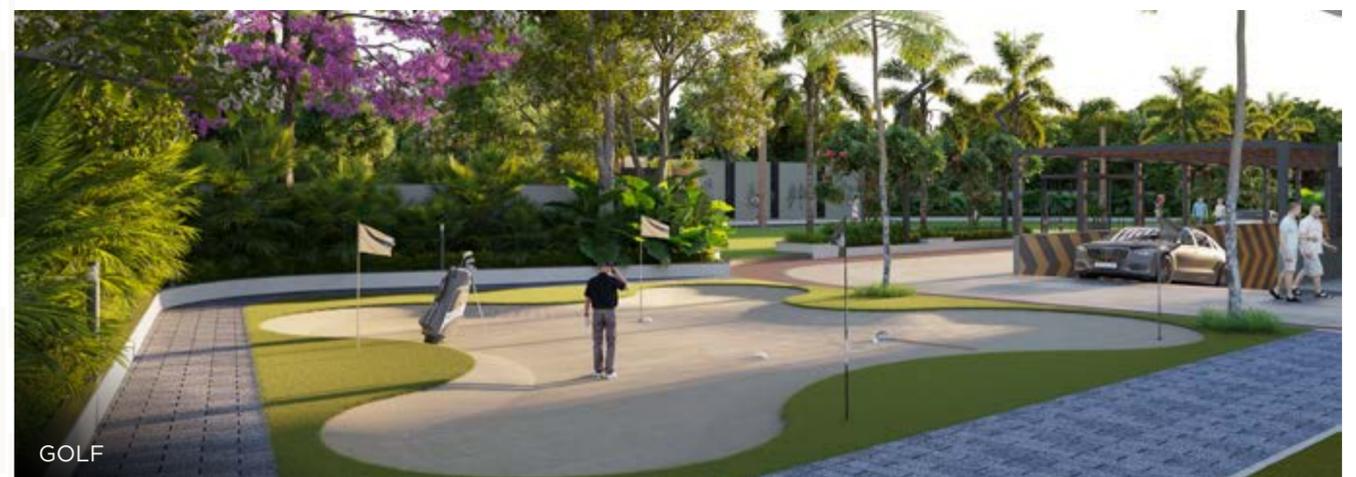
SEATING DECK



INTERACTIVE PLAZA



PET PARK



GOLF



TODDLERS PLAY AREA



SKATING RINK



CRICKET PITCH



CHILDREN PLAY AREA



SPLASH PAD



TENNIS PLAY COURT



MULTISE USE PLAY COURT



PLAY AREA

KIDS AMENITIES



Kids Play Area



Cricket Pitch



Tennis Play Court



Multi Use Play Court



Kids Sand Pit



Mini Golf Play



Skating Rink



Toddlers Play Area



Giant Outdoor Garden Chess



Splash Pad



CLUBHOUSE-1

TO NURTURE YOUR
Family's Growth

- G** GROUND FLOOR
1. Reception & lounge
 2. Multi purpose hall-1
 3. Multi purpose hall-2
 4. Kitchen
 5. Wash Rooms

- 1** FIRST FLOOR
6. Lounge
 7. Men's gym
 8. Men's spa
 9. Theatre
 10. Wash Rooms

- 2** SECOND FLOOR
11. Lounge
 12. Women's gym
 13. Women's spa
 14. Conference room
 15. Yoga/activity room

- 3** THIRD FLOOR
16. Lounge
 17. Multi purpose hall-3
 18. Arcade
 19. Room's 8no's
 20. Wash Rooms



CLUBHOUSE-2

GROUND FLOOR

1. Reception & lounge
2. Cafeteria
3. Super Market
4. Nursery
5. Dispensary

FIRST FLOOR

6. Toilet's
7. Badminton Court
8. Squash Court
9. Indoor Games Lounge
10. Store

SECOND FLOOR

11. Table Tennis
12. Toilet's
13. Badminton Court (Triple Height)
14. Squash Court(Double Height)
15. Yoga & Aerobic Hall

THIRD FLOOR

16. Library
17. Indoor Games
18. Toilet's
19. Badminton Court (Triple Height)
20. Theater

TERRACE FLOOR

21. Multi Purpose Hall
22. Toilet's
23. Swimming Pool (Deck)
24. Toilet's



SPECIFICATIONS

RCC FRAMED STRUCTURE

- DESIGN** : To withstand wind and seismic loads R.C.C frame structure is designed to the standard specification of "Bureau of Indian Standards" with due provision of 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 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 with 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, dish washer.

CP & SANITARY FITTINGS

- Wall mounted EWC in all bathrooms wash basins in dining/balcony area
- Master and children 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 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 tile 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 to with requisite number of parking slots
- Provision of parking/signage's 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.



CARWASH FACILITY

- Provision for car wash facility at cellar parking area

LOCATION MAP

(Not to scale)



NEARBY LOCATION HIGHLIGHTS

EDUCATION	
• Mahindra University -	10 Mins - 3.5 KMs
• Malla Reddy University -	14 Mins - 3.8 KMs
• DRS International School	14 Mins - 6.8 KMs
• Oakridge International School	17 Mins - 6.7 KMs
• Silver Oaks International School	21 Mins - 10.5 KMs
• Delhi Public School	22 Mins - 10.7 KMs
• Niraj International School	25 Mins - 14 KMs
• CMR Engineering College	26 Mins - 12.4 KMs

WORK	
• Mahindra Satyam Tech Park	5 Mins - 1.9 KMs
• Apparel Export Park	14 Mins - 7.3 KMs
• SMS Pharma	17 Mins - 7.2 KMs
• Granules India Limited	18 Mins - 7.1 KMs
• IT Park, Kandlakoya	25 Mins - 14.4 KMs
• Mylan Laboratories	26 Mins - 11.1 KMs
• HITEC City	45 Mins - 19.6 KMs
• Raheja Mindspace	49 Mins - 20.4 KMs

HEALTH	
• Malla Reddy Narayana Multispeciality Hospital	7 Mins - 3.3 KMs
• Surekha Hospital	18 Mins - 8.9 KMs
• Mamata Medical College and Hospital	23 Mins - 11 KMs
• Safe Super Speciality Hospital	25 Mins - 11.5 KMs
• SLG Hospitals	27 Mins - 12 KMs
• Russh Super Speciality Hospital	28 Mins - 11.3 KMs

WORK	
• Outer Ring Road (ORR)	10 Mins - 6 KMs
• National Highway 44	15 Mins - 8 KMs
• Gundlapochampally Railway Station	21 Mins - 9.6 KMs
• Hyderabad - Narsapur Road	22 Mins - 15.3 KMs

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.

OUR TEAM

ARCHITECT

DESIGNSPACE
ARCHITECTS

LANDSCAPE
ARCHITECTS



MEP CONSULTANT



CONCEPT & DESIGN BY

