

Your Oasis  
in the City



# It's Easy to Build Trust,

When You Have More Than  
4 Decades of Expertise.

NCC Urban Infrastructure Ltd. is a Subsidiary of NCC Limited and comes equipped with a world class building techniques and state-of-the-art building infrastructure that is expertly commandeered by top-notch professionals.

NCC Urban's quality operations span across Residential and commercial complexes, Villas, Row- Houses, Residential Layouts, Townships, SEZ's and Serviced apartment complexes.

NCC Urban infrastructure Ltd is one of the trusted brand in India. More than 40 completed projects with highest customer satisfaction and on time delivery.

NCC Urban is successfully delivered 11.7 million sq. ft of built up area,

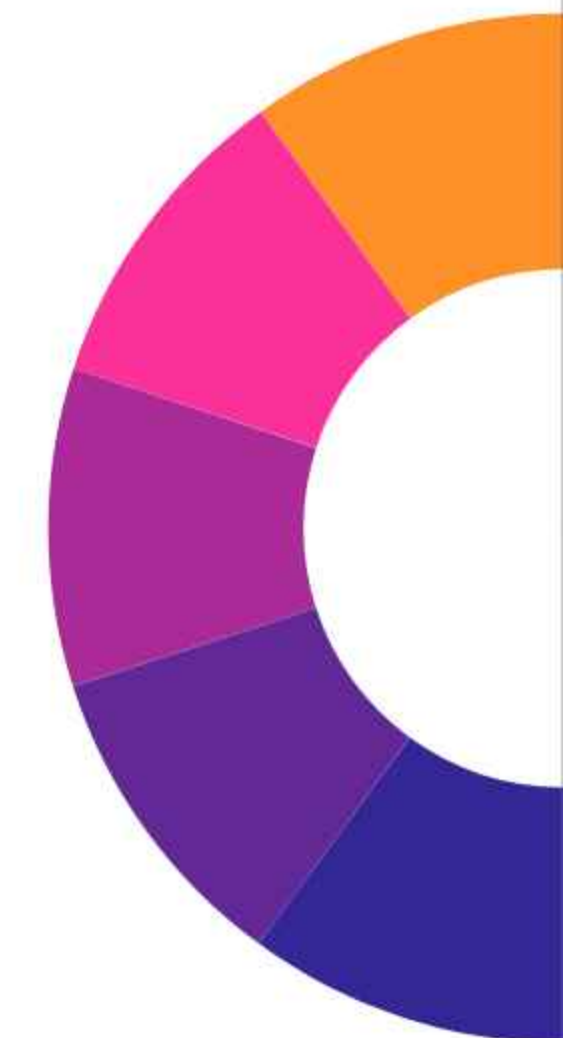
NCC Urban is all set to deliver 6.6million sq. ft of built up area

The company has an impressive pan India presence across Bengaluru, Hyderabad, Chennai, Kochi, Guntur and Ranchi

NCC Urban has inherited its experience and expertise from NCC Limited, a leading infrastructure company in India with morethan 4decades of Expertise.

The Company has also acquired lands in and around Bengaluru, Chennai, Hyderabad, Goa, Kakinada, and Kochi, for its real estate projects

ISO 9001-14001-18001 Certified Company



Bengaluru • Hyderabad • Chennai • Kochi • Guntur • Ranchi





# Welcome To Bispoke Luxury

## in The Heart Of Hennur

Retreat by NCC Urban represents projects in the luxury portfolio of NCC Urban. Set in prime locations, they feature state-of-the-art amenities, luxurious material palettes, and spacious floor plans. They are a cut above the rest, and designed to elevate each of your five senses to create a delightful sensorial experience.





# A Coveted Neighbour hood

## With Everything You Need and More



Nestled in the thriving neighborhood of Hennur, Bengaluru, NCC Urban Retreat enjoys a location that offers the perfect blend of urban connectivity, modern conveniences, and serene surroundings.

### 1. Seamless Connectivity:

Located just minutes from the Outer Ring Road (ORR) and Bellary Road, ensuring smooth travel to all major parts of Bengaluru.

Kempegowda International Airport is easily accessible, making domestic and international travel a breeze.

Proximity to Manyata Tech Park and other IT hubs keeps you connected to your workplace effortlessly.

### 2. Robust Infrastructure:

Upcoming Namma Metro lines enhance connectivity to key areas of Bengaluru.

Close to reputed schools like Bangalore International School and world-class healthcare facilities like Columbia Asia Hospital, ensuring your family's education and well-being are never compromised.

### 3. Lifestyle Conveniences:

A host of retail outlets, fine dining restaurants, and entertainment zones are just around the corner, offering endless options to unwind.

Nature lovers can escape to the tranquil Hennur Lake and nearby green spaces, perfect for relaxation and rejuvenation.

### 4. Thriving Real Estate Zone:

As one of Bengaluru's fastest-growing locales, Hennur promises high investment potential with excellent appreciation in property value.

At NCC Urban Retreat, you don't just live in a home; you embrace a location that brings the best of Bengaluru to your doorstep. Live close to everything you need and everything you love!



Bengaluru: From Garden City to Global Hub

Over the last 50 years, Bengaluru has transformed from a serene Garden City to India's Silicon Valley and a global innovation powerhouse. Known for its lush greenery and pleasant climate, the city has evolved into a thriving hub for IT, startups, and research, attracting talent from around the world.

As Bengaluru continues to grow, Hennur emerges as a key location for the future. With its strategic connectivity, robust infrastructure, and a perfect balance of urban convenience and natural serenity, Hennur is poised to lead the next wave of the city's transformation.



Indulge in a world of  
**luxury** and  
**grandeur.**



Introducing Luxury Row Villas at NCC Urban Retreat, an exclusive enclave of only 50 meticulously crafted villas designed for the discerning few. Nestled in the vibrant neighborhood of Hennur, Bengaluru, this prestigious development is strategically located in close proximity to the bustling Manyata Tech Park, offering a lifestyle that seamlessly blends luxury with convenience.





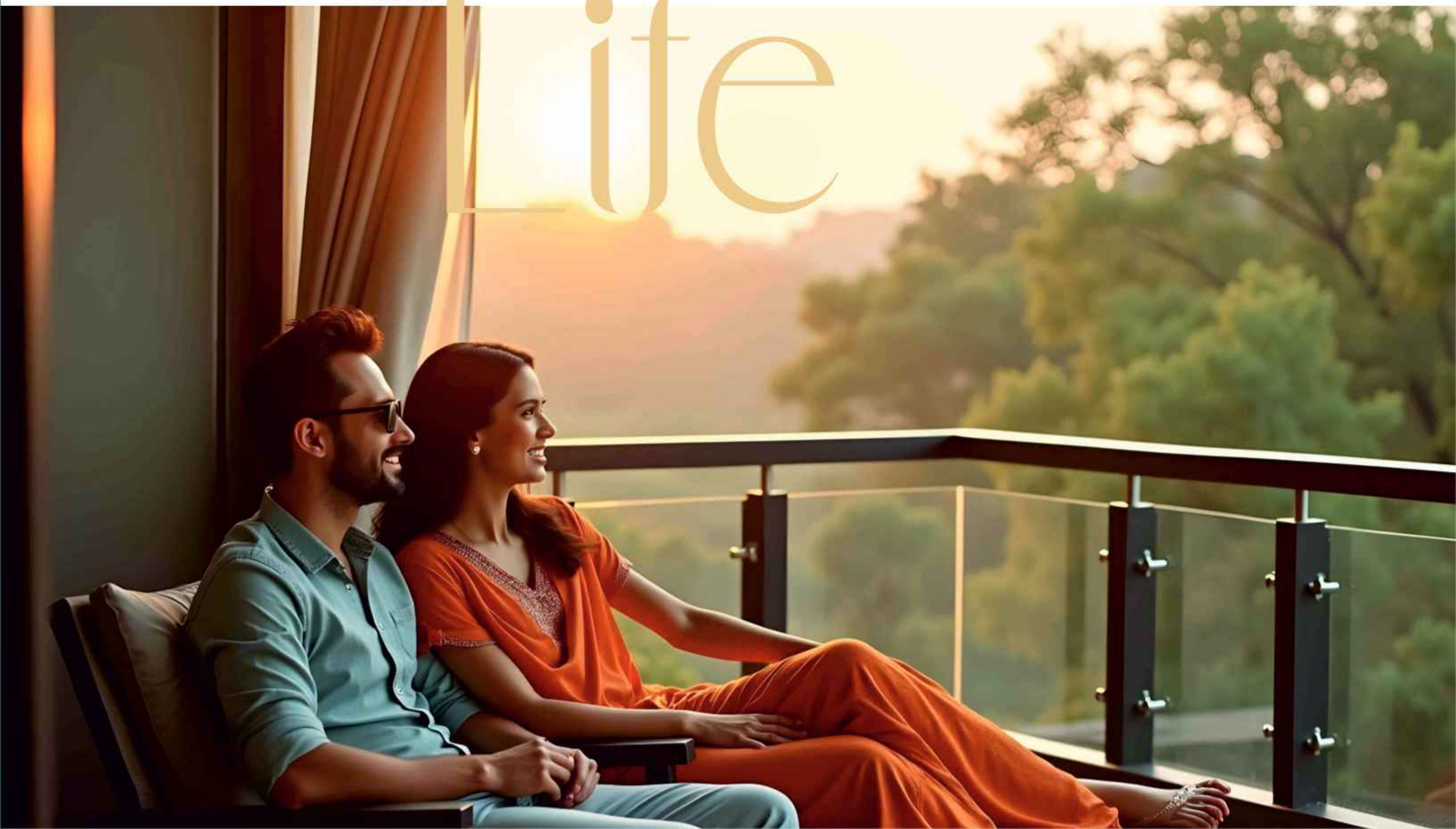
# 50

WELL DESIGNED  
ROW VILLAS



Revel In The Fullness  
Of A Grand

# Life





# Your Oasis in the City

Introducing Luxury Row Villas at NCC Urban Retreat, an exclusive enclave of only 24 meticulously crafted villas designed for the discerning few. Nestled in the vibrant neighborhood of Hennur, Bengaluru, this prestigious development is strategically located in close proximity to the bustling Manyata Tech Park, offering a lifestyle that seamlessly blends luxury with convenience.



50  
LUXURY  
ROW VILLAS

3.5  
ACRE  
COMMUNITY

TRIPLEX  
VILLAS - SIZES FROM  
COMMUNITY

15,000  
SFT  
CLUBHOUSE

100%  
VAASTHU





Your **Heart** Says This is it.



Exquisite villas in  
**lush green**  
surroundings.

A perfect blend of art and architecture, design and nature, style and substance, NCC Urban Retreat is a breath-taking community of contemporary villas in lush green surroundings.





## Lavish. Spacious. Exclusive.

Designed to offer you the ultimate luxury of space and privacy, these villas are lavish and largest in the community. Go beyond the ordinary and discover a life that is refined and truly luxurious

### Thoughtful Design and Craftsmanship:

Immerse yourself in the opulence of meticulously designed villas, where attention to detail and premium craftsmanship create a sophisticated living space.

### Lush Green Surroundings:

Reconnect with nature amidst well-manicured landscapes and lush greenery, providing a serene escape within the urban environment.

### Balanced Lifestyle:

Achieve the perfect balance between work and leisure with a strategic location that allows for a seamless commute to major IT hubs while ensuring a peaceful living environment.





# Hit the Refresh button

Outdoor Swimming Pool

Spend relaxing evenings with friends and family while swimming together, racing each other from one end of the pool to the other.

## Exclusive privileges.

Slow down and enjoy the myriad pleasures life has to offer. The clubhouse of NCC Urban Retreat has something exclusive for everyone. Play, relax and socialize at the highest level of convenience



Chess / Carrom



Table Tennis



Billiard Snookers



Gymnasium



Outdoor Gym



Badminton / Tennis Court



Reflexology Pathway



Multi-purpose Lawn Area



Coffee Lounge



Visitors Parking



Interactive Fountain



Temperature Control Indoor Swimming pool



Party Hall



Yoga / Meditation Room



Jogging Track



Provision for EV Charging



Guest Rooms



Aerobics



Seating Plaza



Children's Play Area

And Many More...



# Master layout



A confluence  
of all the **good** things.

## LEGEND

1. Security Cabin
2. Bus Bay With Pergola
3. Signage Wall
4. Visitor's Car Parking
5. Waterbody With Water Spout
6. Adult's Pool
7. Kid's Pool
8. Jacuzzi
9. Deck Chairs With Pergola
10. Clubhouse Spill Over (poolside Cafe And Lower Level Pool Side Café)
11. Food Counter
12. Sandpit With Climbing Wall
13. Children's Play Area-epdm Flooring (6-8 Yrs)
14. Pet Park
15. Semicircular Colonnade
16. Tot Lot-epdm Flooring(3-6 Yrs)
17. Swing And Hammock Garden
18. Kitchen Garden
19. Elder's Chit Chat Zone
20. Reflexology Pathway
21. Meditation Pavilion
22. Floral Garden
23. Giant Chess
24. Pavilion With Seating
25. Multipurpose Lawn-yoga,party, Gathering Space
26. Children's Play Area-epdm Flooring (6-8 Yrs) With Sculpture Court

UNIT TPYE	UNIT NO.S
N1 (NORTH FACING)	A-02, A-04, A-08
N2 (NORTH FACING)	A-03, A-05, A-09
N3 (NORTH FACING)	A-07, A-11
N4 (NORTH FACING)	A-06, A-10
N1A (NORTH FACING)	A-12
N2A (NORTH FACING)	A-01
E1 (EAST FACING)	C-02, C-04, C-06, D-04, D-06, D-08
E2 (EAST FACING)	C-03, C-05, D-03, D-05, D-07
E3 (EAST FACING)	B-02, B-04, B-06
E4 (EAST FACING)	B-01, B-03, B-05
E5 (EAST FACING)	B-07
E6 (EAST FACING)	C-07, D-09
E7 (EAST FACING)	C-01
E8 (EAST FACING)	D-02
E9 (EAST FACING)	D-01
W1 (NORTH FACING)	B-09, B-11, B-13, C-09, C-11, C-13
W2 (NORTH FACING)	B-10, B-12, C-10, C-12, C-14
W3 (NORTH FACING)	B-08, C-08
W4 (NORTH FACING)	B-14
W5 (NORTH FACING)	C-15



# N1

N1 (NORTH FACING)

UNIT NO. : A-02, A-04, A-08

SBUA	4255 Sft.
Parking Area	434 Sft.
Terrace Area	692 Sft.
<b>RERA Areas</b>	
Carpet Area	3186 Sft.
Balcony Area	450 Sft.



Ground Floor



First Floor

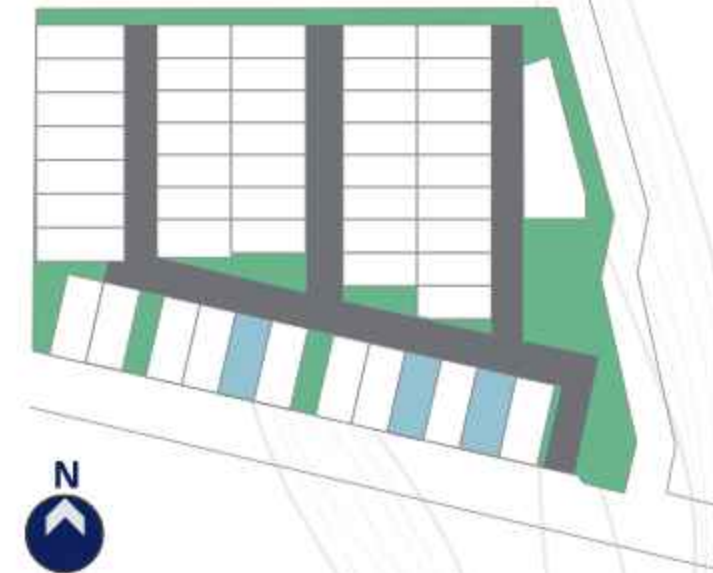


Second Floor



Third Floor

KEY PLAN





# N2

N2 (NORTH FACING)

UNIT NO. : A-03, A-05, A-09

SBUA	4250 Sft.
Parking Area	434 Sft.
Terrace Area	789 Sft.
<b>RERA Areas</b>	
Carpet Area	3197 Sft.
Balcony Area	448 Sft.



Ground Floor



First Floor

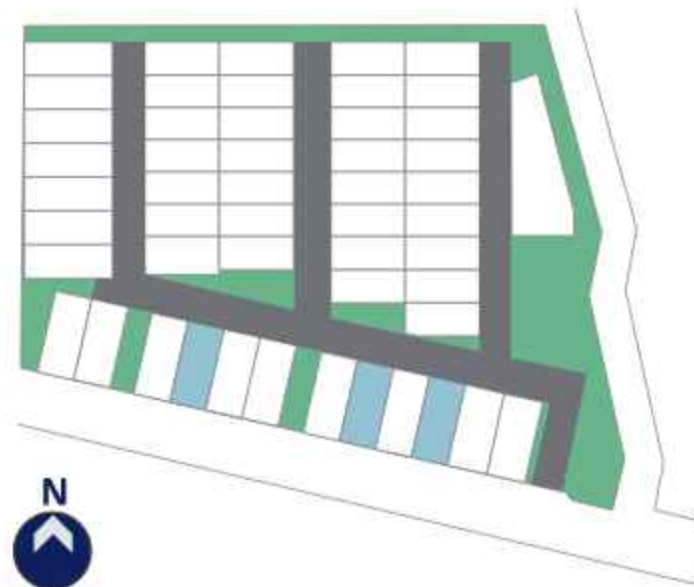


Second Floor



Third Floor

KEY PLAN





# N3

N3 (NORTH FACING)

UNIT NO. : A-07, A-11

SBUA	4400 Sft.
Parking Area	434 Sft.
Terrace Area	883 Sft.
<b>RERA Areas</b>	
Carpet Area	3333 Sft.
Balcony Area	455 Sft.



Ground Floor



First Floor



Second Floor



Third Floor

KEY PLAN





# N4

N4 (NORTH FACING)

UNIT NO. : A-06, A-10

SBUA	4400 Sft.
Parking Area	434 Sft.
Terrace Area	772 Sft.
<b>RERA Areas</b>	
Carpet Area	3321 Sft.
Balcony Area	455 Sft.



Ground Floor



First Floor

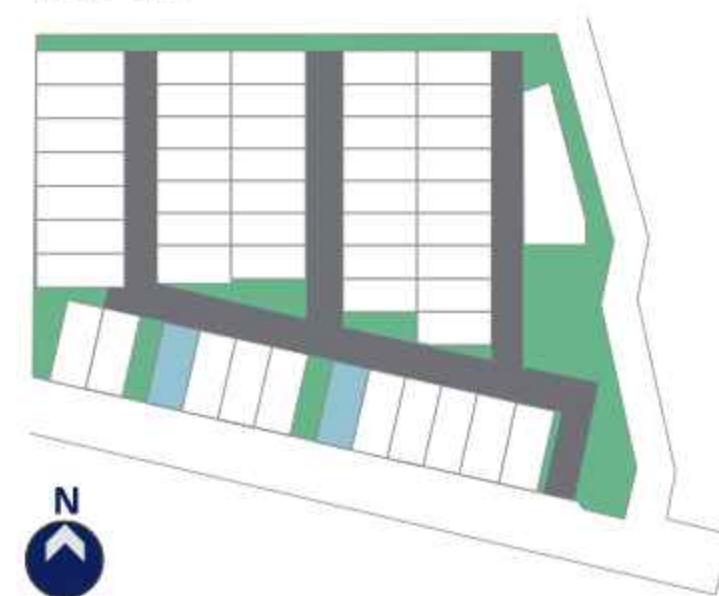


Second Floor



Third Floor

KEY PLAN





# N1A

N1A (NORTH FACING)

UNIT NO. : A-12

SBUA	4255 Sft.
Parking Area	634 Sft.
Terrace Area	912 Sft.
<b>RERA Areas</b>	
Carpet Area	3191 Sft.
Balcony Area	459 Sft.



Ground Floor



First Floor



Second Floor



Third Floor

KEY PLAN





# N2A

N2A (NORTH FACING)  
UNIT NO. : A-01

SBUA	4255 Sft.
Parking Area	434 Sft.
Terrace Area	803 Sft.
<b>RERA Areas</b>	
Carpet Area	3197 Sft.
Balcony Area	459 Sft.



Ground Floor



First Floor



Second Floor



Third Floor

KEY PLAN





E1

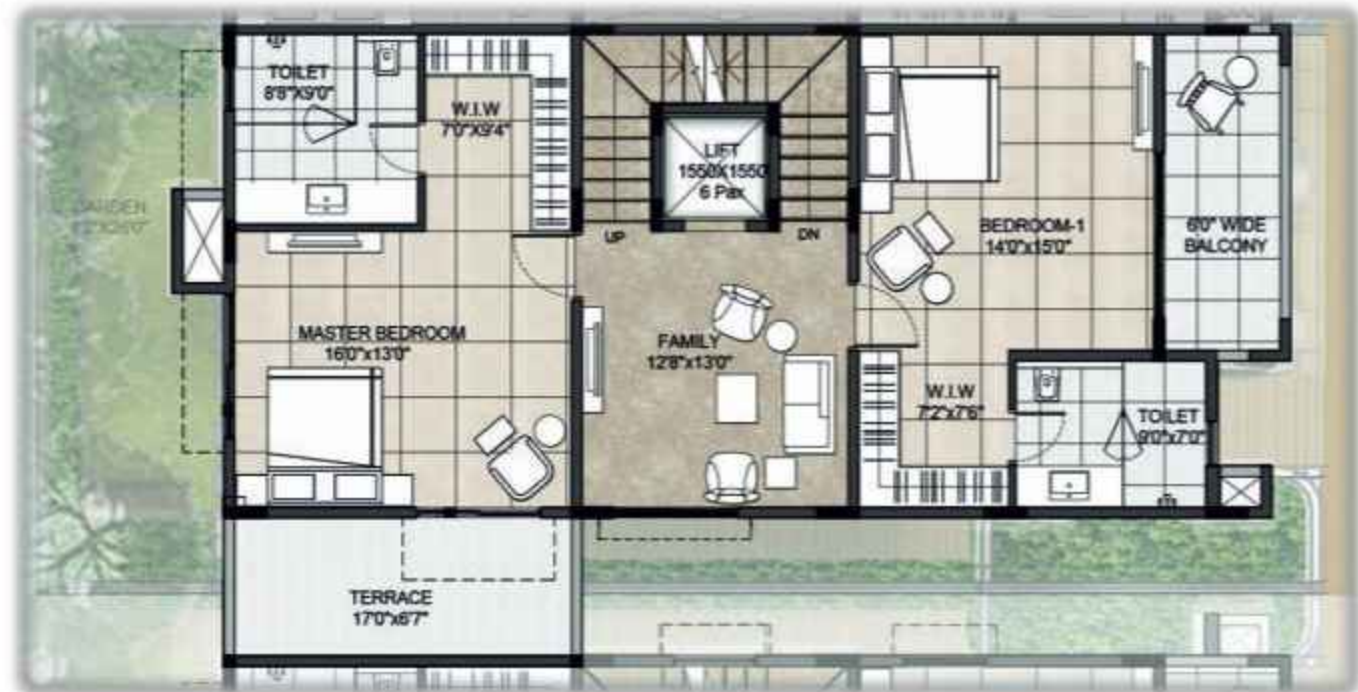
E1 (NORTH FACING)

UNIT NO. : C-02, C-04, C-06  
D-04, D-06, D-08

SBUA	3900 Sft.
Parking Area	298 Sft.
Terrace Area	555 Sft.
<b>RERA Areas</b>	
Carpet Area	2925 Sft.
Balcony Area	470 Sft.



Ground Floor



Second Floor



First Floor



Third Floor

KEY PLAN





# E2

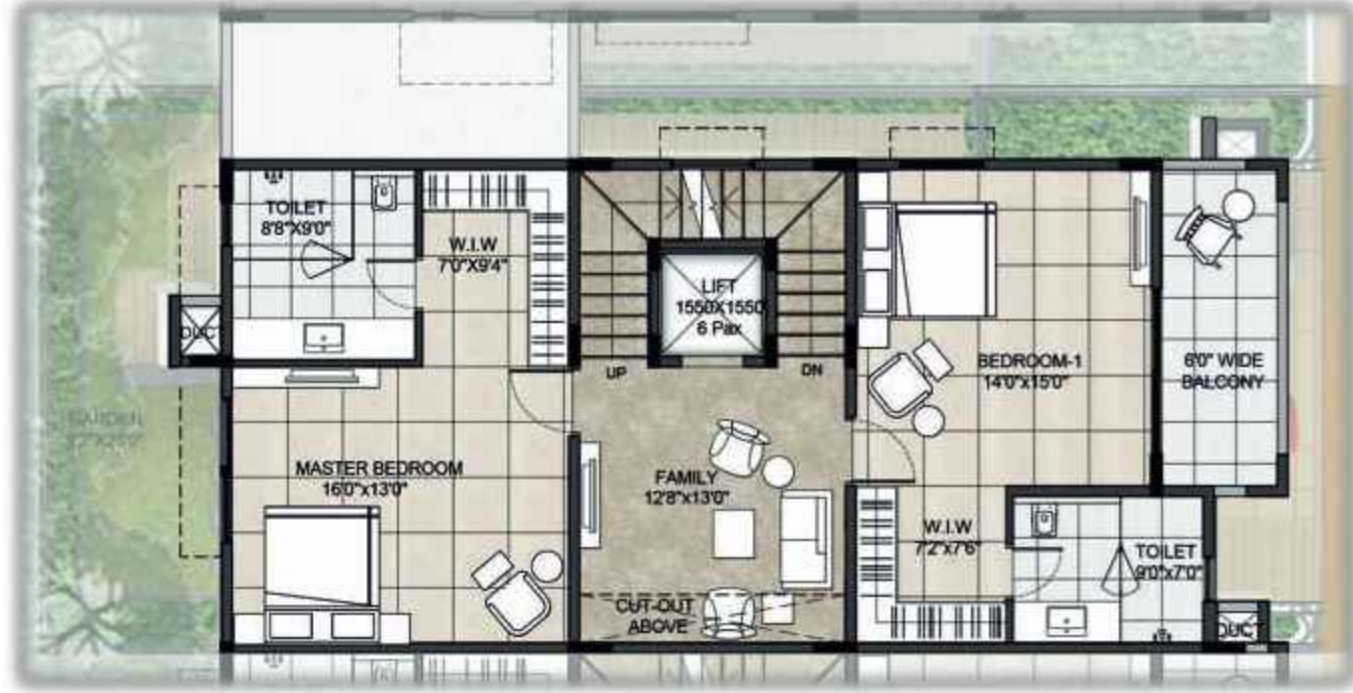
## E2 (NORTH FACING)

UNIT NO. : C-03, C-05  
D-03, D-05, D-07

SBUA	3865 Sft.
Parking Area	298 Sft.
Terrace Area	455 Sft.
<b>RERA Areas</b>	
Carpet Area	2917 Sft.
Balcony Area	470 Sft.



Ground Floor



Second Floor



First Floor



Third Floor

### KEY PLAN





# E3

## E3 (NORTH FACING)

UNIT NO. : B-02, B-04, B-06

SBUA	4065 Sft.
Parking Area	316 Sft.
Terrace Area	586 Sft.
<b>RERA Areas</b>	
Carpet Area	3055 Sft.
Balcony Area	501 Sft.



Ground Floor



First Floor



Second Floor



Third Floor

### KEY PLAN





# E4

E4 (NORTH FACING)  
 UNIT NO. : B-01, B-03, B-05

SBUA	4035 Sft.
Parking Area	316 Sft.
Terrace Area	475 Sft.
<b>RERA Areas</b>	
Carpet Area	3039 Sft.
Balcony Area	482 Sft.



Ground Floor



Second Floor



First Floor



Third Floor

KEY PLAN





# W1

## W1 (NORTH FACING)

UNIT NO. : B-09, B-11, B-13  
C-09, C-11, C-13

SBUA	3590 Sft.
Parking Area	298 Sft.
Terrace Area	528 Sft.
<b>RERA Areas</b>	
Carpet Area	2657 Sft.
Balcony Area	368 Sft.



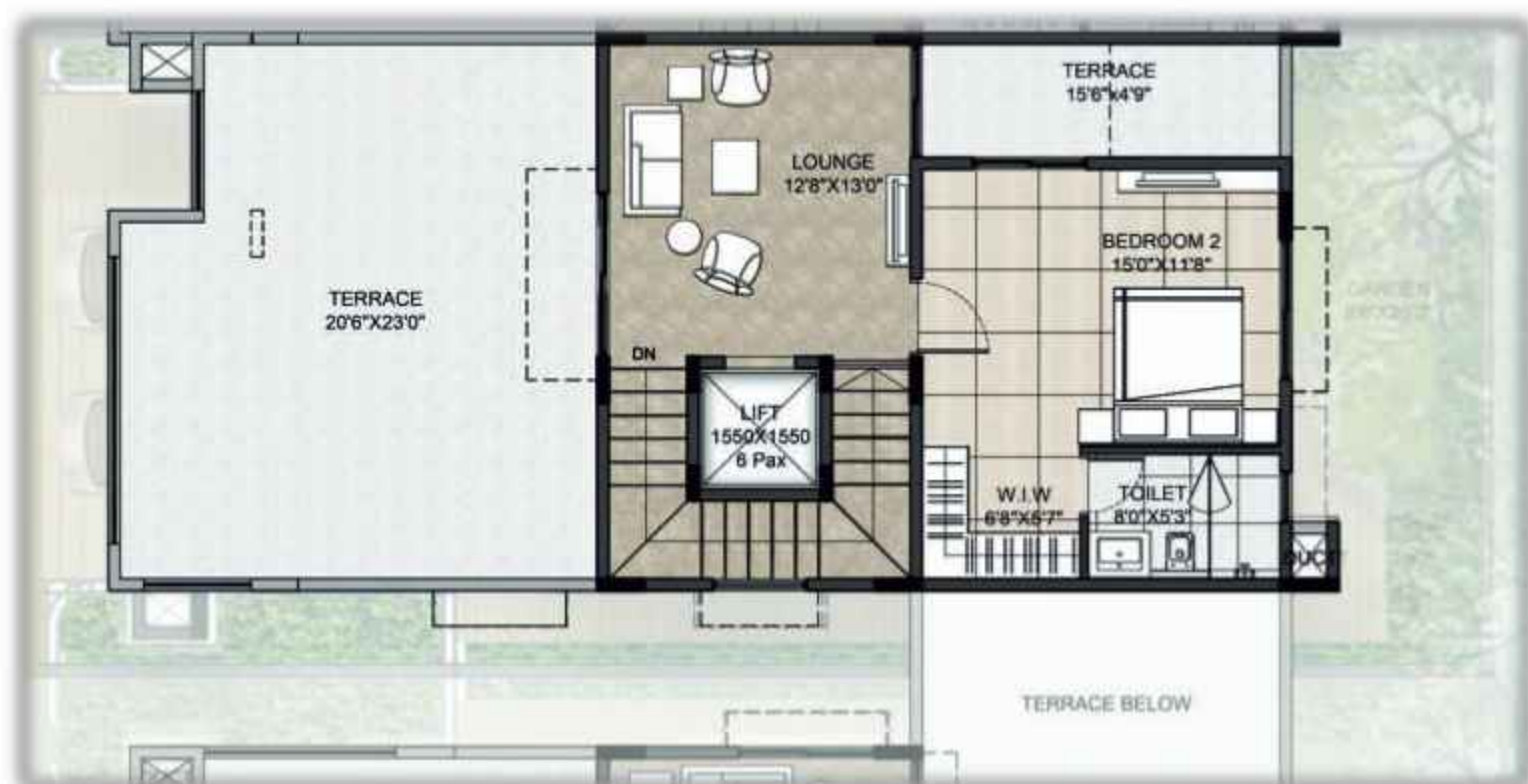
Ground Floor



Second Floor



First Floor



Third Floor

KEY PLAN





# W2

## W2 (NORTH FACING)

UNIT NO. : B-10, B-12  
C-10, C-12, C-14

SBUA	3630 Sft.
Parking Area	298 Sft.
Terrace Area	641 Sft.

### RERA Areas

Carpet Area	2660 Sft.
Balcony Area	441 Sft.



Ground Floor



Second Floor



First Floor



Third Floor

### KEY PLAN





When we decided to create a home for you, we ensured to create it with only the best of elements—materials, fixtures and finishing. Which is why, we have used only the best of cement, steel and iron, everything that goes inside the wall or gets affixed on it.

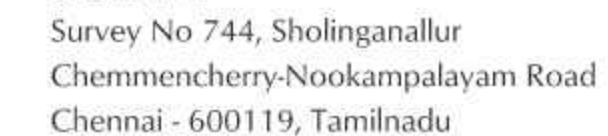
450 X 600 mm designer wall tiles of Kajaria make upto 2' Height

Glass door partition for the Shower area

## Electrical Modular switches of Anchor/Schneider/Havels series



LAUNCHING  
SOON  
Puppalaguda







[www.nccurban.com](http://www.nccurban.com)

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