NCL

Pranahita

Meadows

The one like none

Villas at Kompally, ORR Jn.



Big Format Villas for the Big Hearted.

Bringing the best of the world for the exclusive few

Luxury-
450-730 Sq. Yds.
5931 - 7680 SFT. Built-up.

Privacy-
30K Sft. Clubhouse for 40 residents.
14 to 34 Feet distance between villas.

Exclusivity-
Only 40 houses in 8 acres.
Choice of CXOs & elite residents.

Serenity-
Lush green locale.
72% Open spaces in community.

NCL Pranahita Meadows

Master Plan

450 Sq. Yds.	500 Sq. Yds.	600 Sq. Yds.	730 Sq. Yds.
1 - 6, 9 - 12, 15 - 18 21 - 26 29 - 32	8, 19, 27, 28, 35,, 36, 37, 38	7, 20, 33, 34, 39	14A, 14, 40



*For representation purpose only. Actual elevations may vary as per specs.



The One Like None

Architecture

Spectacular & unique elevations that gives vital importance to space, functionality and nature equally.

Location & Investment Potential

Unparalleled accessibility to ORR, NH-44, & potential for high value appreciation.

Life Enrichment for Residents

Enriches life experience of residents with low density living & world class amenities.

Floorplans & Designs

Thoughtfully designed floor plans with High Ceilings, main Door & high Internal Doors, Cantilever for 3 Car Parks.

The grand new & the brand new

Seismic Proof
Robust Heavy
Structural Design

Superior
Materials

Private
Elevator

East Facing Villa





West Facing Villa

Designed to be spacious & sumptuous

10 Ft. High
Main Door,

13.5 Ft. High
Ceilings

8 Ft. High
Internal Doors

So alluring that you can't take your eyes off

Large windows with excellent Ventilation

Cantilever Design for 3 Covered Car Parks

North Facing Villa



Packed with privileges

Top in Class Finishings

Red Bricks & Smooth walls with Punning

Classical & Contemporary Design

West Facing Villa



East Facing
Total Area: 450 Sq.yds.
59'1 x 68'7 Ft.

Built-up Area:
Ground Floor - 2382 SFT
First Floor - 2204 SFT
2nd Floor - 1358 SFT
Total = 5945 SFT

Key Plan







Ground Floor



First Floor



Second Floor



East Facing
Total Area: 500 Sq.yds.
66'5 x 68'7 Ft.

Built-up Area:
Ground Floor - 2382 SFT
First Floor - 2204 SFT
2nd Floor - 1358 SFT
Total = 5945 SFT

Key Plan







Ground Floor



East Facing
Total Area: 600 Sq. yds.
79' x 68'7 Ft

Built-up Area:
Ground Floor - 2382 SFT
First Floor - 2204 SFT
2nd Floor - 1358 SFT
Total = 5945 SFT

Key Plan







Ground Floor



West Facing
Total Area: 450 Sq.yds.
59'1 x 68'7 Ft.
Built-up Area:
Ground Floor - 2252 SFT
First Floor - 2206 SFT
2nd Floor - 1473 SFT
Total = 5931 SFT

Key Plan







Ground Floor



First Floor



Second Floor



West Facing
Total Area: 500 Sq.yds.
66'5 x 68'7 Ft.
Built-up Area:
Ground Floor - 2252 SFT
First Floor - 2206 SFT
2nd Floor - 1473 SFT
Total = 5931 SFT

Key Plan







Ground Floor



West Facing
Total Area: 600 Sq.yds.
79' x 68'7 Ft
Ground Floor - 2252 SFT
First Floor - 2206 SFT
2nd Floor - 1473 SFT
Total = 5931 SFT

Key Plan







Ground Floor



North Facing
Total Area: 730 Sq.yds
97' x 68'5 Ft.
Built-up Area:
Ground Floor - 2855 SFT
First Floor - 2589 SFT
2nd Floor - 2166 SFT
Total = 7610 SFT

Key Plan







Ground Floor



First Floor



Second Floor



East Facing
Total Area: 730 Sq.yds
97' x 68'5 Ft
Built-up Area:
Ground Floor - 3008 SFT
First Floor - 2775 SFT
2nd Floor - 1897 SFT
Total = 7680 SFT

Key Plan







Ground Floor



First Floor



Second Floor





Spacious Drawing Room



Dazzling Dining Area



Find solace in nature's embrace

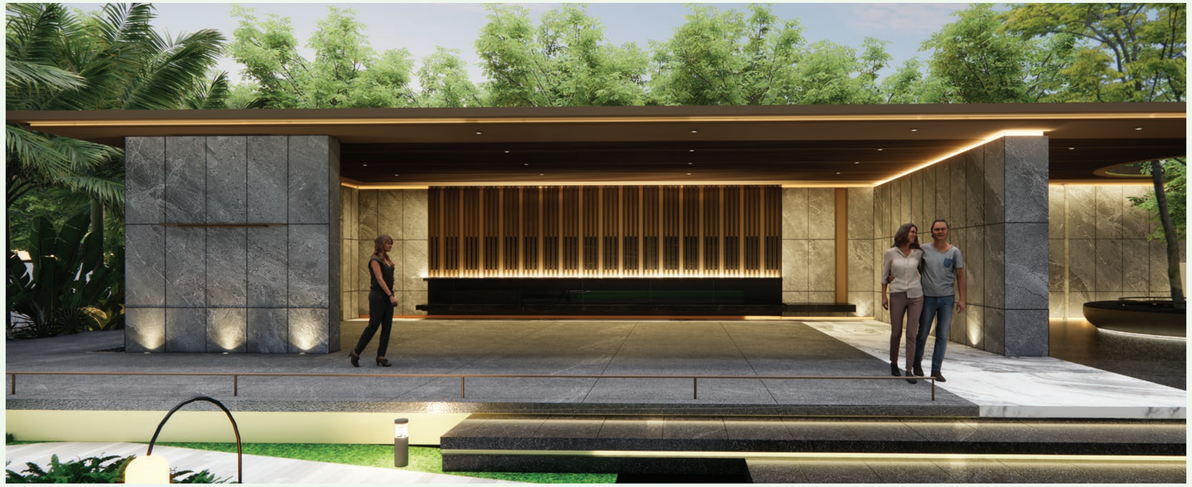
Lush landscape with natural wonders

Nestled amidst lush green landscapes, the residential community offers an array of amenities that cater to both the active and leisurely lifestyles of its residents. As you enter the premises, a serene ambiance greets you, accompanied by the gentle rustle of leaves dancing in tune with a soft breeze. The Badminton court stands proudly at one corner, inviting enthusiasts to engage in exhilarating matches while fostering friendly competition and camaraderie among neighbors. Adjacent to it lies the cricket court, where passionate players gather to relish in their shared love for this quintessentially traditional sport. A vibrant hub of energy awaits fitness enthusiasts as they step into the open gym; state-of-the-art equipment beckoning them towards attaining their physical goals. Meandering through picturesque pathways adorned with colorful flowers and well-manicured lawns is a jogging track that spans across the community like an intricate web connecting souls seeking solace through every stride taken. Here, amid these amenities designed for communal bliss and personal growth, residents find themselves immersed in a world where mind rejuvenates alongside body - a haven where dreams flourish under azure skies and tranquility reigns supreme.





Basketball Court



Deck



Open Gym



Cricket Net

A Health & Wellness Focused Community

We want our residents to live happy and healthy lives. That is why Pranahita Meadows is designed as a health and wellness-focused, sustainability-focused community. Apart from the low density of living, ample ventilation, happy neighbors, and sports facilities, there are several opportunities for the residents to live a healthy lifestyle. From the thoughtful design of interiors to the outdoors, every design element is designed keeping in mind the holistic wellbeing of the community residents.

Understanding the fact that home-grown organic food is the best medicine in this polluted world, Pranahita Meadows encourages its residents to grow their own food on their villa. Garden pots, water connectivity, etc. are designed aesthetically on each terrace. With the cooperation of residents, wet waste from Villa would be collected, made into organic manure within the community, and supplied back to the residents.

A trained horticulturist will be employed within the community. He and his team will visit each villa as per the published schedule and work with the owners to plan their terrace garden. He will suggest scientific methods to ensure each terrace garden is well maintained and nurtured.



Terrace Garden



Organic Manure



EV Charging

Club

Elevate Your Lifestyle
Pranahita Clubhouse

Immerse yourself in a vibrant community atmosphere while enjoying leisure with activities including games, swimming, events & fitness facilities in the club house.





A space for you to create your future



Reception



Conference room



Guest rooms



Saloon

Dive into a refreshing retreat



Swimming Pool

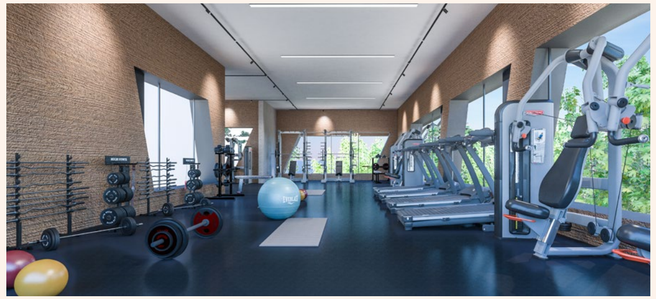
Serve your opponent with a smash



Badminton Court



Billiards



Fully-equipped Gymnasium

A pause to attain mindfulness



Aerobics / Yoga room



Multipurpose hall with open lawn



35 Car Parking



Rooftop party area

The location that's an investment destination

Strategically at Kandlakoya, Kompally, Pranahita makes the perfect place for you to invest as this is rising to be the landmark of the entire locale. Pranahita is already in the news for the unparalleled elite residential community it is becoming and being one of the first large-scale projects in the north of Hyderabad. Moreover, as it is close to the bustling area of Kompally, healthcare, educational and entertainment zones are just minutes away.



Closer to ORR exit for best connectivity

Highest value appreciation

Great return on investment

Schools, colleges & hospitals nearby

Near the upcoming Metro stations & IT park

Kandlakoya

For the winvestors

Kandlakoya [Kompally], a rapidly growing residential area in north of Hyderabad, is poised to become an investment hotspot. Elite residential and huge commercial developments highlight its potential. Its proximity to the other pockets of the northern part of the city enhances its appeal. The government also took special interest in making it the next most talked about locale in Hyderabad. On the whole, anticipated massive development and growing investor interest signify a promising future.

Positioned as the hotspot of north Hyderabad.

Proximity to Jeedimetla, Dhulapally, Alwal, Bollaram, Kandlakoya & Medchal

IT park that can accommodate 10,000 employees underway

An elite residential area surrounded by gated communities

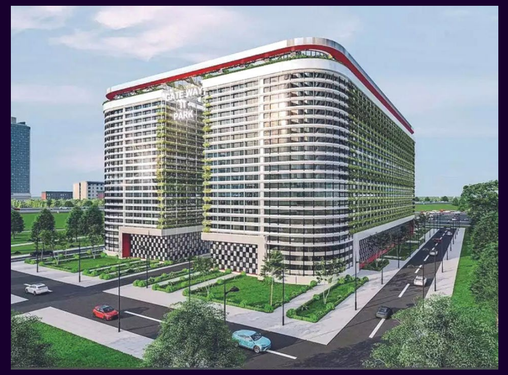
Uninterrupted connectivity with NH 44

Proposed construction of three corridors by NHAI

10 min to ORR exit No.6 at Gopanapally for best connectivity.



6 Lane Road



Proposed IT Park at Kandlakoya

Location Map

Not to scale



Scan to locate



Highlights

What Makes Pranahita Meadows, The One Like None

NCL Pranahita Meadows

- 15-33 Ft. Space Between Villas
- Large Windows, for Best Ventilation & Natural Light
- Red Bricks for Thermal Insulation
- Best Architecture & Designs
- 13.5 Ft. High Ceilings
- Organic Composting of Manure
- Trained Horticulturist in Community
- Health & Wellness Focussed Living
- Organic Food Garden on Each Terrace
- Ayurvedic, Fruit Plantation In Gardens
- Indoor Badminton Court,
- Multiple Sports Facilities
- Low Density Housing for less stress
- Fully Equipped GYM, Swimming Pool,
- Hydroponics
- EV Charging Stations.
- Water Treatment
- Choice of Elite CXOs
- Unbeatable Location, Access
- Live Pollution free & Chemical Free

NCL Homes

A legacy of delivering on promises

Pranahita, especially, is a prestigious project in our journey so far. The property was earlier owned by Godrej Agro for over 30 years. With a proven record of success, NCL Homes Ltd. has acquired it and developed it, making it a rare gem in ownership.

As Hyderabad's premier real estate company, we transcend mere home building, striving to create enduring communities. NCL Homes is committed to change and innovation while preserving core values. Celebrating 21 years of excellence, we continue setting higher benchmarks with every project we deliver. Since 1998, NCL Homes has exemplified architectural finesse, completing 1 million sft..., delivering homes with ten notable gated communities. Our legacy assures customers of quality, design, and an enduring experience they'll cherish. The NCL group of companies contribute to nation-building through Nagarjuna Cement, high-quality building materials of NCL Alltek, NCL Paints, uPVC windows from NCL Veka and NCL Windoors .

NCL GROUP · NAGARJUNA CEMENT · BISON PANEL · NCL alltek PUTTIES | TEXTURES · NCL WINDOORS · NCL PAINTS

Project partners & associates

Design & Architecture

GENESIS vision > transform

Landscape

ENVISION Landscape Consultants

MEP

TRALYS PERENNIAL... PERFORMANCE...

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