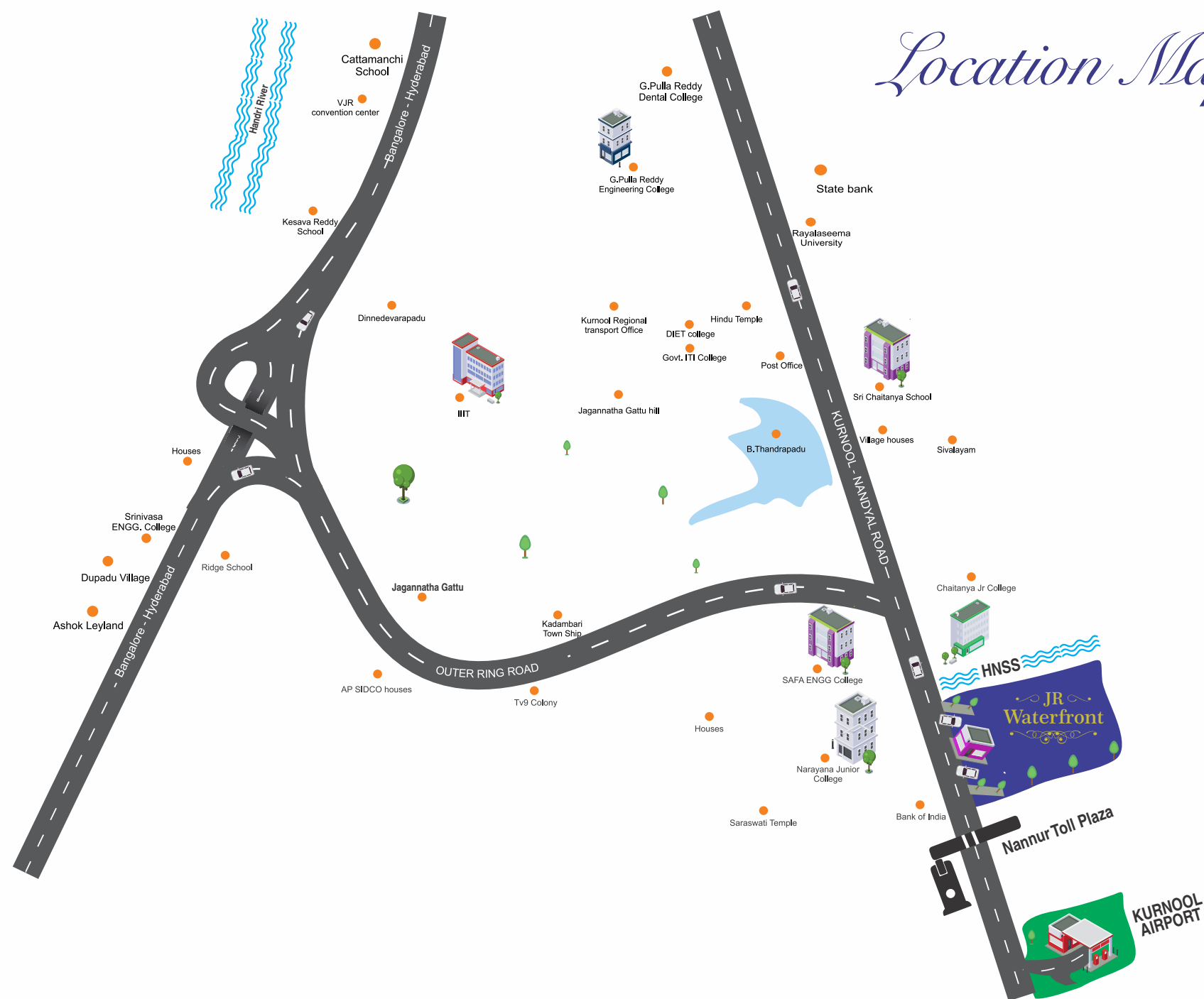




Location Map



Timeless Luxury



JR HOUSING DEVELOPERS PRIVATE LIMITED

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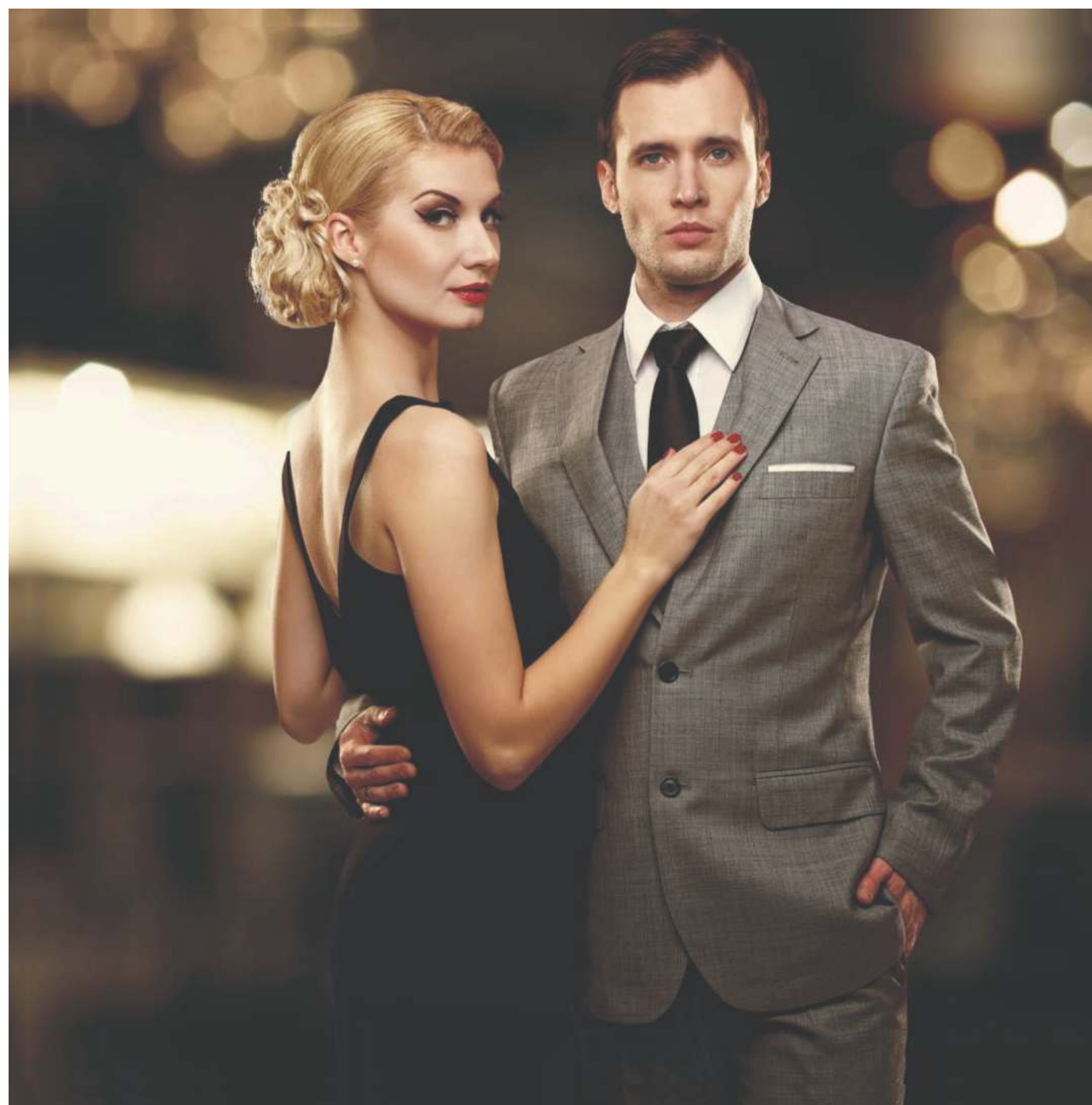
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KUDA approval vide no.1106/0033/LP/KUDA/2021

Disclaimer: This brochure is conceptual & is not a legal offering. The developers reserve the right to make changes in project elevations, specifications and amenities.

JR
Waterfront



• JR • Waterfront •••••

A new-age and premium villa development JR Waterfront redefines urban living, offering an environment of beauty and timeless luxury.

Water is Elixir of life. It is that magical substance from which all life springs forth.

Humans, animals and plants; all contain large proportion of water in their body and depend on fresh water to survive. That's how the great civilizations have always flourished along the water courses, whether it is Indus Valley Civilization of India, Sumerian Civilization along the Eupheretes and Tigris, Egyptian Civilization along the river Nile or the Chinese Civilization along the Yellow river.

The name JR Waterfront is inspired by water banks of Handri Neeva Sujala Sravanthi Canal branch of the famous Krishna river, attached to the northern boundary of our project.

Envisioned to be among the finest residential enclaves in Kurnool, JR Waterfront is a private world of luxury offering limited edition contemporary Villas complimented by world class infrastructure & environment that delivers myriad experience of delight, reserved only for a select few.





The Luxury of Timeless Living

Designed and laid out as a Lifestyle community, JR Waterfront offers a choice of three, four and five bedroom villas with built up areas ranging from 3000 sq.ft to 3750 sq.ft on independent plots of dimension 2400 sq.ft to 2800 sq.ft to suit your lifestyle requirements.

All villas have private lawns and are well ventilated with an abundance of natural light. Modern day architectural marvels, all villas feature contemporary accents and functional aesthetics.

Most importantly, all the open terraces and balconies are planned on the northern sides of the Villas towards the canal, so that one can enjoy Sooryodayam every morning, and the watch the flow of auspicious Krishna river waters amidst nature overlooking the stepped landscaped park and recreational zone.

A private enclave, JR Waterfront offers complete living infrastructure with extensive landscaping, dedicated parks and play zones. It has a well designed road network with tree lined avenues and pedestrian walkways, optimized to provide a secure living environment. Emphasis has been given to the green spaces within the enclave to complement it's aesthetic appeal.



The Luxury of Location

Luxury is about having a home at the right location. When it comes to location excellence, JR Waterfront occupies pride of a place in Kurnool, offering excellent connectivity and convenient access to the Domestic airport, residential, commercial, entertainment and education zones.

Perfectly located, just before Nannoor Toll Plaza on Kurnool airport road - arguably the City's premier area of development, JR Waterfront is right on the Kurnool-Chittoor National Highway no.44, which is also interconnected to Hyderabad-Bangalore National Highway no.7 and adjacent to upcoming Kurnool-Amaravati Highway. In close proximity to the proposed High Court of A.P at Jagannatha Gattu and upcoming Industrial Park near Orvakall.

JR Waterfront is part of a 70 acre DTCP approved township and is connected by an 80 feet road from the National Highway.

An oasis of peace, calm and delight, JR Waterfront promises a refined lifestyle that truly offers the best of city living.

POINTS OF INTEREST

- 9 km before Kurnool Domestic Airport • 7 km from Nandyal Check post
- 7 km from Hyderabad-Bangalore Highway • 4 km from Rajiv Gruha Kalpa Colony with 4000 homes

CLOSE PROXIMITY TO SCHOOLS / COLLEGES

- Upcoming Silver Jubli College • DPS School • Chaitanya / Narayana Schools & Colleges
- Birla Open Minds School • G.Pulla Reddy Engineering & Dental College • Sumourya Degree College
- Sri Lakshmi High School • Keshava Reddy School



ELEGANCE

Unique and ultra-spacious four bedroom East facing duplex villas on 40'x60' sites with lavish sized living room, luxurious bedrooms attached to balconies and sit outs.

Plot size: 2400 sq.ft, Built area: 3170 sq.ft to 3275 sq.ft, [G + 1]

East facing villa elevation

Ground Floor Plan



First Floor Plan (Option 1)



First Floor Plan (Option 2)



ELEGANCE

Unique and ultra-spacious four bedroom West facing duplex villas on 40'x60' sites with lavish sized living room, luxurious bedrooms attached to balconies and sit outs.

Plot size: 2400 sq.ft, Built area: 3170 sq.ft to 3275 sq.ft [G + 1]

West facing villa elevation



Ground Floor Plan



First Floor Plan





Unique and ultra-spacious four & five bedroom East facing duplex villas on 40'x60' & 40'x70' sites with lavish sized living room overlooking the central garden and luxurious bedrooms attached to balconies and sit outs.

Plot Size: 2400 sq.ft & 2800 sq.ft, Built area: 3000 sq.ft to 3750 sq.ft [G+1 (or) G+2]

East facing villa elevation



Ground Floor Plan



First Floor Plan



Second Floor Plan



MAJESTIC

Unique and ultra-spacious four & five bedroom West facing duplex villas on 40'x60' sites with lavish sized living room overlooking the central garden and luxurious bedrooms attached to balconies and sit outs.

Plot size: 2400 sq.ft, Built area: 3170 sq.ft to 3750 sq.ft [G + 1 (or) G + 2]



Ground Floor Plan



First Floor Plan



Second Floor Plan





The Luxury of Lifestyle

True luxury is being able to pursue your leisure and lifestyle passions conveniently and comfortably. At JR Waterfront, you and your family will find everything you need to live a healthy, energized and stress-free life.

AMENITIES

• Party Hall • Swimming Pool • Children's Play Area • Landscaped Gardens • Jogging Track • Outdoor Gym

INFRASTRUCTURE

• Concrete paver roads • Underground cabling • Underground drainage • Covered RCC drains
• Ornamental streelighting • Sewage treatment plant • Overhead Tank • Avenue tree plantation



Actual shots at JR Housing Projects, Bangalore



Layout Plan

JR Waterfront



Villa Specification

STRUCTURE

- Seismic zone II compliant RCC framed structure.
- Red brick masonry for all walls with 9 inch for outer walls and 4.5 inch for inner walls.
- FE 550D Steel for RCC Works

WALL FINISH AND PAINTING

- External - Cement plastering with Asian Apex exterior paint.
- Elevation features like cladding etc. as architect drawings
- Internal - Cement plastering with Asian emulsion paint.
- Ceiling - Cement plastering or smooth putty finish with Asian emulsion paint.

FLOORING

- Living/dining - Vitrified tiles of Kajaria/Somany/ Aparna (1mtrX1mtr)
- Bedroom - Vitrified tiles of Kajaria/Somany/ Aparna (1mtrX1mtr)
- Kitchen - Vitrified or ceramic tiles of Kajaria/Somany/ Aparna (2ftX2ft)
- Balcony/Utility - Anti-skid ceramic tiles of Kajaria/Somany/ Aparna (2ftX2ft)
- Staircase - Granite or equivalent with S.S. handrail as per architect drawings
- Car Parking - Tandoor stone or Parking tiles

DOORS

- Main Door - Polished Teak wood door frame with polished molded panel or veneer door shutter.
- Internal Doors - Hard wood door frame with flush shutter
- Toilet Doors - Hard wood door frame with flush shutter with enamel painting

WINDOWS

- Living/Dining - High quality UPVC sliding windows.(Wintech/LG/VEKA with plain glass or equivalent)
- Bedroom - High quality UPVC sliding windows.
- Kitchen - High quality UPVC sliding windows.

KITCHEN

- Counter - Black granite counter
- Sink - Double bowl Stainless Steel sink
- Dado - Glazed ceramic tile dado up to 2 feet above counter.

TOILETS

- Wash Basin - White-colored wash basins of Hindware Italian collection or Cera equivalent make.
- Sanitary Ware - White colored EWC of Hindware Italian collection or Cera equivalent make with seat cover
- CP Fittings - Jaquar Clarion Range or Cera equivalent

ELECTRICAL

- High quality copper wiring of Finolex / Havells / Polycab or equivalent.
- Good quality modular electrical switches of Crabtree/Legrand Lyncus/myrius or equivalent.
- MCB and ELCB will be provided in the Distribution box.(Legrand)
- Sufficient number of electrical/TV/AC/Telephone points will be provided as per architect drawings.
- All electrical fittings will be ISI approved.
- Provision for inverter and solar water heater will be provided at appropriate locations.

PLUMBING

- Water supply to OHT via sump will be provided
- RCC sump with 5000-liter water capacity will be provided.
- Water lines will be CPVC of Ashiward make or equivalent.
- Sanitary and rain water pipes will be PVC of Ashirwad make or equivalent.

COMPOUND WALL

- Compound wall of solid concrete blocks and/or RCC picket fence as per architect design.

