

**THE
PRIME**
●

COME AND EXPERIENCE
THE EPITOME OF LUXURY

A PROJECT BY SUN VENTURES AND GCON

THE PRIME



Step into the realm of "**The Prime.**", an **exclamation of luxury and sophistication.** Be prepared to be amazed as you discover its superior designs, larger-than-life spaces brimming with a generous mix of amenities, and an unbeatable location at the heart of the city.

THE PRIME LIFESTYLE

Embark on a journey through the grand spaces of "The Prime." It's a name that commands respect and draws admiration. Meet your match in stature that stands tall in the corporate hub of Vizag. More than just a home, "The Prime." embodies exquisite elegance as you immerse in a rarified ambience. It's where every detail has been meticulously crafted to satisfy the most discerning.





It happens once in a while that a landmark rises to redefine the location in which it's built. One such luxurious home is "**The Prime.**" offering a fine blend of residential and commercial spaces in a tower located right next to Tech Mahindra. Live in an exquisite apartment at Vizag's premium corporate hub.

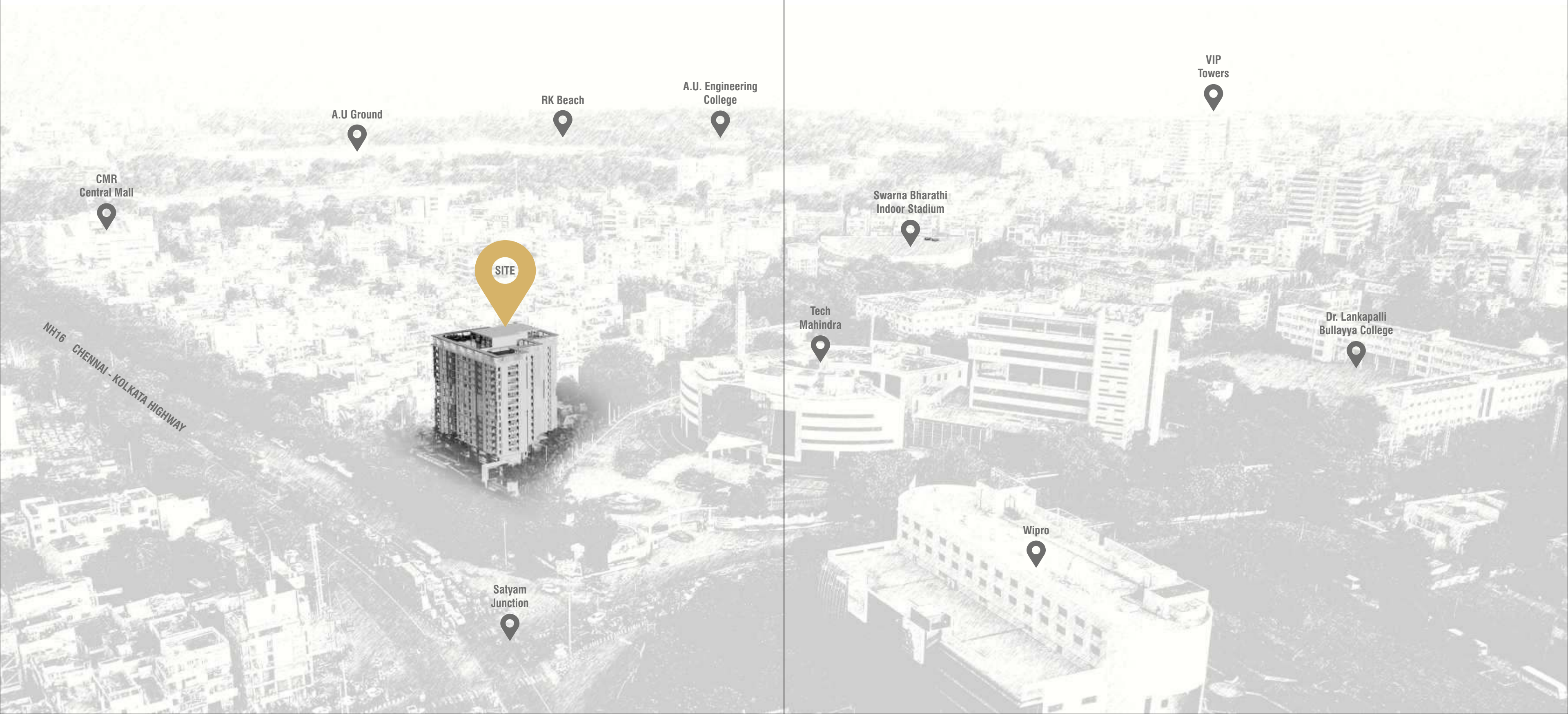
THE PRIME LIVING

A PRESTIGIOUS HOME
FOR A SELECT FEW

THE PRIME VIEW

Live in a towering address for comfort and convenience. Experience an exceptional lifestyle at **The Prime.**, a stately **14-floor tower** situated on National Highway 16. This residential address offers an unmatched living experience to a community of elite families.

A PRIME LOCATION FOR COMFORT & CONVENIENCE



THE
PRIME ENTRY



Indulge in a majestic lifestyle at **The Prime**, whose design focuses on sprawling community enclaves like elegant reception and lounge spaces for effortlessly entertaining your guests, lush outdoor areas for relaxed times, and club features to keep a vibrant community engaged and connected.

THE PRIME DESIGN

A DETAILED DESIGN
FOR PRIME EXPERIENCE





Experience **luxurious 3-BHK** apartments in lavish spaces at **The Prime**. Revel in elegant living areas in well-designed floor plans, filled with natural light and breeze. Revitalize in wind-swept balconies and indoors featured with floor-to-ceiling windows designed for excellent cross-ventilation. Bask in the luxurious serenity of your prime space in an apartment with extraordinary views.

THE PRIME SPACES



PRIME LIVING
FOR EVERY TASTE

THE PRIME IS AN INTEGRATED COMMUNITY



THE PRIME

PROJECT HIGHLIGHTS



RERA APPROVED
PREMIUM PROJECT



SINGLE TOWER
G+14 FLOORS



ALL 91 LUXURY
3 BHK FLATS



100% VASTU



2152 SFT -
3056 SFT AREAS



NO COMMON
WALLS



SUPERIOR QUALITY
CONSTRUCTION



GRAND ENTRANCE
GATE



24-HR SECURITY
WITH CC CAMERAS



24-HR WATER
SUPPLY



REPUTED
DEVELOPERS



3-LEVEL
PARKING



DESIGNER
LANDSCAPING



100% DG BACK UP
FOR COMMON AREAS



FIRE FIGHTING
SYSTEM



CENTRAL LOCATION
WITH CONNECTIVITY

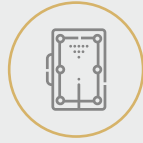
AMENITIES
AT GROUND & FIRST FLOOR



CHILDREN PLAY AREA



GYMNASIUM



INDOOR GAMES



LIBRARY



SENIOR CITIZENS'
SEATING



LANDSCAPE DESIGN



SEATING ZONES



When every element of the outdoor spaces is designed with a purpose, rest assured your leisurely experience is enriched. Play courts, jogging track, seating areas, green spaces, flora and foliage will keep you in active touch with nature.

THE PRIME AREAS

A PRIME PATTERN FOR LEISURE PURSUITS

AMENITIES
AT TERRACE FLOOR



SWIMMING POOL



PREMIUM LOUNGE



PARTY DECK



PARTY LAWN



OUTDOOR YOGA



WALKING TRACK



Recharge your body by pursuing fitness goals at The Prime's multi-level clubhouse with jogging and gym facilities. Connect with residents over a game in indoor enclave, celebrate parties and festivals in community spaces. Pamper yourself at the salon, or enjoy stunning city views over a terrace party, or splash in the terrace pool. You will experience boundless recreation at The Prime.

THE PRIME CLUB

RECREATION SPACES TO RELAX AND REFRESH

As you enter the premises, the soothing ambience welcomes you into its lap. A stately arch greets you at **The Prime**, and leads to a **3-level car park** with separate space for visitors' parking. Explore the lush gardens and well-designed community spaces before reaching your apartment.



THE PRIME CONVENIENCES

HASSLE FREE SPACES
FOR PARKING



Rest assured and embrace a sense of utmost safety and security at The Prime. Living at The Prime is safe and worry-free as it's monitored round-the-clock by professional security with state-of-the-art electronics and a fire-fighting system in place. 100% DG backup for common areas and 24-hr water supply ensure that your convenience is never compromised.

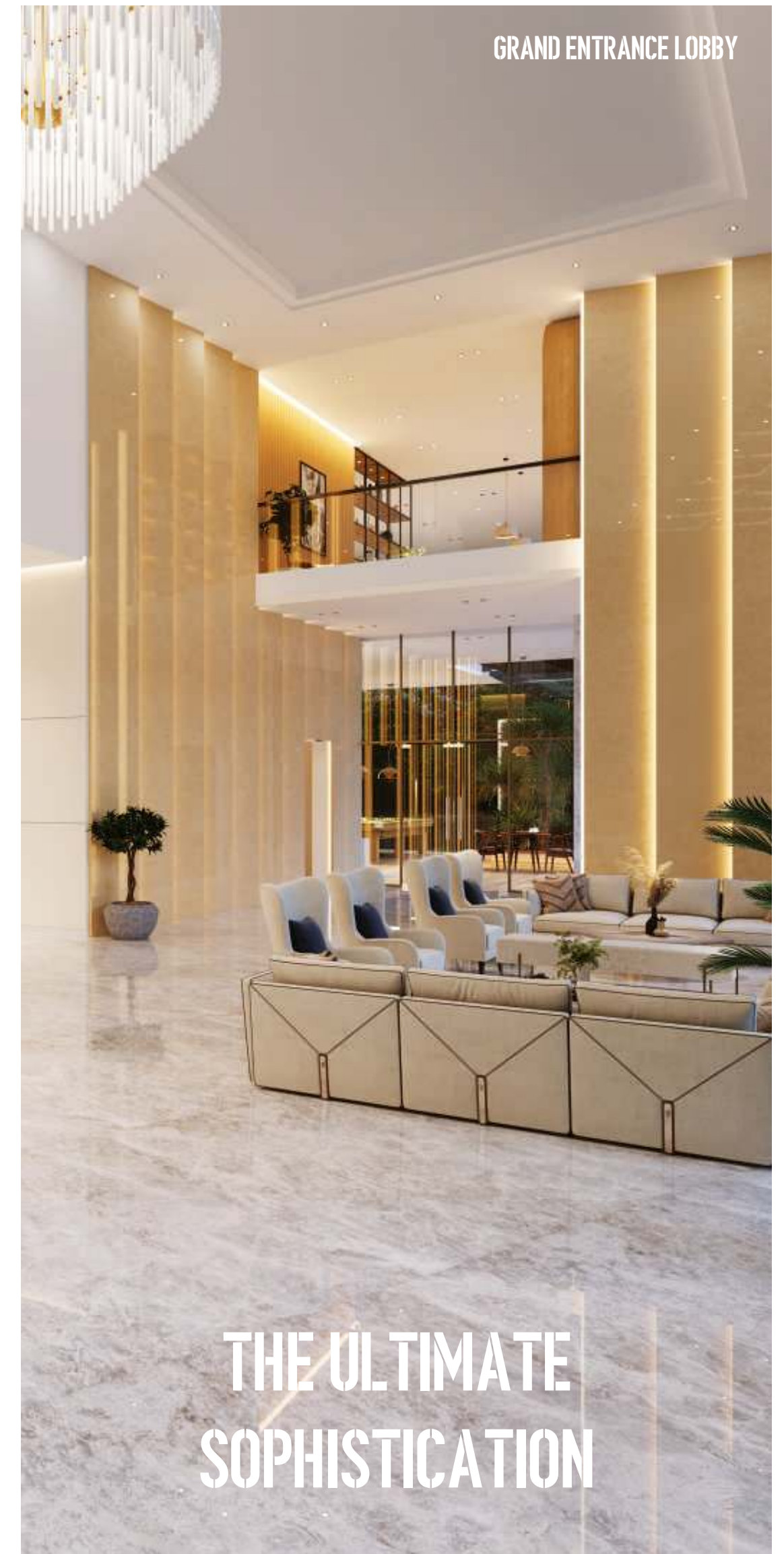


SAFETY & SECURITY
AS TOP PRIORITY

THE PRIME



GRAND ENTRANCE LOBBY



THE ULTIMATE
SOPHISTICATION

THE PRIME

MASTER LAYOUT PLAN



LEGEND ▶▶

- 01. Main Entrance & Exit
- 02. Entrance Sculpture with Low Height Planting
- 03. Stepped Planting
- 04. Feature Wall
- 05. Security Plaza
- 06. Water Feature
- 07. Seating Area
- 08. Pedestrian Entry Linear Stepping Stones
- 09. Lawn Pocket with Tropical Planting
- 10. Feature Wall
- 11. Garden Entrance Paving
- 12. Elderly Seating
- 13. Grass Pavers
- 14. Kids Play Area with EPDM Flooring
- 15. Half Basket Ball Court
- 16. Sand Pit with Children Play Area
- 17. Pedestrian Entry for Commercial Block
- 18. Metal Tree Feature
- 19. Pergola Shade
- 20. Stairs

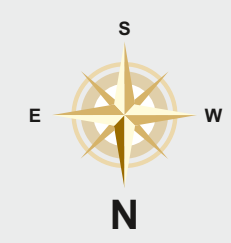


THE PRIME

- LEGEND ▶ ▶**
- 01. Multi-Purpose Hall
45'3" X 34'1½"
 - 02. Grand Lounge
17'3" X 34'1½"
 - 03. Library
12'9" X 27'10½"
 - 04. Staircase
 - 05. Seating Areas
 - 06. Store
16'6" X 10'0"
 - 07. Commercial Space -1
53'3" X 84'4 ½"
 - 08. Commercial Space -2
79'7 ½" X 38'7 ½"



FIRST FLOOR PLAN



THE PRIME

Flat No.	Super Builtup Area	Balcony & Uty Area	Outer Wall Area	Carpet Area	Common Area	Facing
03	2236 SFT	174 SFT	118 SFT	1405 SFT	539 SFT	WEST

Flat No.	Super Builtup Area	Balcony & Uty Area	Outer Wall Area	Carpet Area	Common Area	Facing
04	2237 SFT	140 SFT	116 SFT	1442 SFT	539 SFT	EAST

Flat No.	Super Builtup Area	Balcony & Uty Area	Outer Wall Area	Carpet Area	Common Area	Facing
02	2374 SFT	180 SFT	122 SFT	1503 SFT	569 SFT	WEST

Flat No.	Super Builtup Area	Balcony & Uty Area	Outer Wall Area	Carpet Area	Common Area	Facing
05	2152 SFT	170 SFT	115 SFT	1346 SFT	521 SFT	NORTH



Flat No.	Super Builtup Area	Balcony & Uty Area	Outer Wall Area	Carpet Area	Common Area	Facing
01	3056 SFT	203 SFT	144 SFT	1992 SFT	717 SFT	WEST

Flat No.	Super Builtup Area	Balcony & Uty Area	Outer Wall Area	Carpet Area	Common Area	Facing
07	2595 SFT	233 SFT	138 SFT	1607 SFT	617 SFT	EAST

Flat No.	Super Builtup Area	Balcony & Uty Area	Outer Wall Area	Carpet Area	Common Area	Facing
06	3056 SFT	196 SFT	147 SFT	1996 SFT	717 SFT	EAST

TYPICAL FLOOR PLAN



THE PRIME

LEGEND ▶▶

- 01. Party Deck
47'6" X 19'3"
- 02. Swimming Pool
50'0" X 25'0"
- 03. 6'0" Wide Walking Track
- 04. Grand Lounge
19'3" X 46'6"
- 05. Outdoor Seating
15'9" X 20'9"
- 06. Seating Area
- 07. Barbeque Space with Counter
- 08. Open Terrace
28'10½" X 78'1"
- 09. Toddlers' Pool
- 10. Store
8'0" X 19'0"
- 11. Sunken Seating
14'1½" X 29'0"



TERRACE FLOOR PLAN



THE PRIME SPECIFICATIONS



STRUCTURE

RCC framed structure designed as per BIS for wind & seismic loads



FLOORING & DADO

Drawing room, Living room, Dining room, Dry Kitchen & Bedrooms with vitrified tiles

Of [800mm x 1600mm / 1000mm x 1000mm / 1200mm x 1200mm] Qutone, Kajaria or equivalent make



TOILETS & UTILITY

Anti-skid large size vitrified tile of [1200mm x 600mm / 600mm x 600mm / 300mm x 300mm] Qutone, Kajaria or equivalent make



TOILETS

Sanitary Ware: Duravit/Kohler or equivalent make washbasins and wall-hung EWC with concealed flush system in all toilets

Faucets: Hansgrohe / Grohe / Kohler or equivalent make in all toilets

Toilet Ceiling: Grid-type false ceiling for maintenance



DOORS & WINDOWS

Main Door Frame: Best quality engineered hardwood frame with polish

Main Door Shutter: Both sides Teak veneer shutter with polish finish

Internal Doors: Best quality engineered hardwood door frame & shutters with reputed make hardware

Door Hardware: Hafele/Yale/Dorma or equivalent make

Windows & French Sliding Doors: Aluminum frame with toughened glass of Technal / Active Green / Tostem or equivalent make

Bathroom Doors: Granite/WPC/Flush doors with frame shall be provided

Ventilators: UPVC / Powder coated Aluminum frame of fixed / adjustable louvered/openable shutter



PAINT

External: Two coats of exterior emulsion paint with texture finish as per the approved design

Internal: Two coats of premium emulsion paint over smooth putty finished surfaces



ELECTRICAL FIXTURES

Power Supply: 7.5 KW, 3-Phase power supply connection

Safety Device: MCB & ELCB (Earth Leakage Circuit Breaker)

Power Quality: Regulated power to the entire complex along with surge suppressors

Metering: Raw power & DG power metered through energy meter

Wires: Fire retardant low smoke wires of reputed make (Finolex/RR Kable or equivalent make)

Switches: Modular switches of reputed make (Schneider/Legrand or equivalent make)

Light Fixtures: Energy saving LED light fixtures in all common areas

TV & Telephone: Points in Living & Master bedroom

Internet: Provision for Internet connection in Living & Master bedroom

Mobile Charging Dock: Mobile charging dock provided in Living & Master bedroom

A/C points shall be provided in Living & all Bedrooms

Exhaust Fan: Electrical provision shall be provided in all bathrooms

Geysers: Geyser points shall be provided in all bathrooms

Generator Backup: 3 KW shall be provided for each apartment



DRY KITCHEN / WET KITCHEN

Provision for modular kitchen shall be provided

Provision for sink, water purifier /RO unit shall be provided

Provision for washing machine /dish washer shall be provided



SECURITY NETWORK

CCTV cameras in identified common areas & clubhouse with monitoring & recording from Security/Maintenance office

Boom Barrier automatic opening gates with long range readers at entry and exit for tenant's unobstructed movement



COMMUNICATION NETWORK

Telephone points in master bedrooms and living areas, Intercom facility throughout the property.

Provision for Broadband connectivity in master bedroom/living areas

Clubhouse with Wi-Fi connectivity



LANDSCAPING

Professionally planned and executed landscape in all suitable areas

COMMON BUILDING SPECIFICATIONS



LIFT

a) Three high-speed lifts of reputed make will be provided with Johnson/Otis/Kone or equivalent make, entrance with granite/marble/tile cladding

b) One service lift of reputed make will be provided with Johnson/Otis/Kone or equivalent make, entrance with granite/marble/tile cladding



LIFT LOBBY

Cellar & stilt floor area with granite/marble/tiles for flooring & cladding



BASEMENT FLOORING

VDF/Tiles flooring with car parking numbers marked in paint



TERRACE FLOOR

Flooring as per Architectural design



POWER BACKUP

100% Power backup for common amenities such as lifts, water pumps, STP & selective common areas lighting



WTP/STP/PUMPING SYSTEM

a) Treated water shall be made available through an exclusive water softening plant

b) Hydro-pneumatic system for even pressure water supply to all floors



INTERCOM

Intercom shall be provided



PIPED GAS

Piped gas facility with metering shall be provided



FIRE PROTECTION SYSTEMS

Designed in compliance with Fire Norms of the state



CAR PARKING

a) Sophisticated round-the-clock security system

b) Boom Barriers for efficient traffic management

c) Access entry/Smart entry

NOTE

a) External balcony enclosures shall not be permitted either by grills or any other way

b) Grills on the main doors shall not be permitted

c) All electrical fittings shall be purchased by the flat owners at their own cost, only provisions for the above electrical fixtures shall be made by the Developer

d) Repositioning of AC points shall not be allowed, only VRV AC unit is permitted. Erection of any type of structures for AC outdoor units or for any other purposes shall not be allowed

e) All dimensions indicated in the above plans are excluding the paintings and finishings. Columns and walls are subject to minor changes based on structural designs

f) Furniture shown is for indicative purposes only and do not form the part of the contract

g) False ceiling not under Builders' scope

h) Architectural features shown are indicative and subject to change

i) APSEB, GVMC, Water, NERDCAP, Standby Generator & Car parking charges are extra

j) Registration, Legal and Documentation, GST and any other statutory Taxes as applicable are to be borne by the customer

k) Infrastructure charges to be borne by the customer

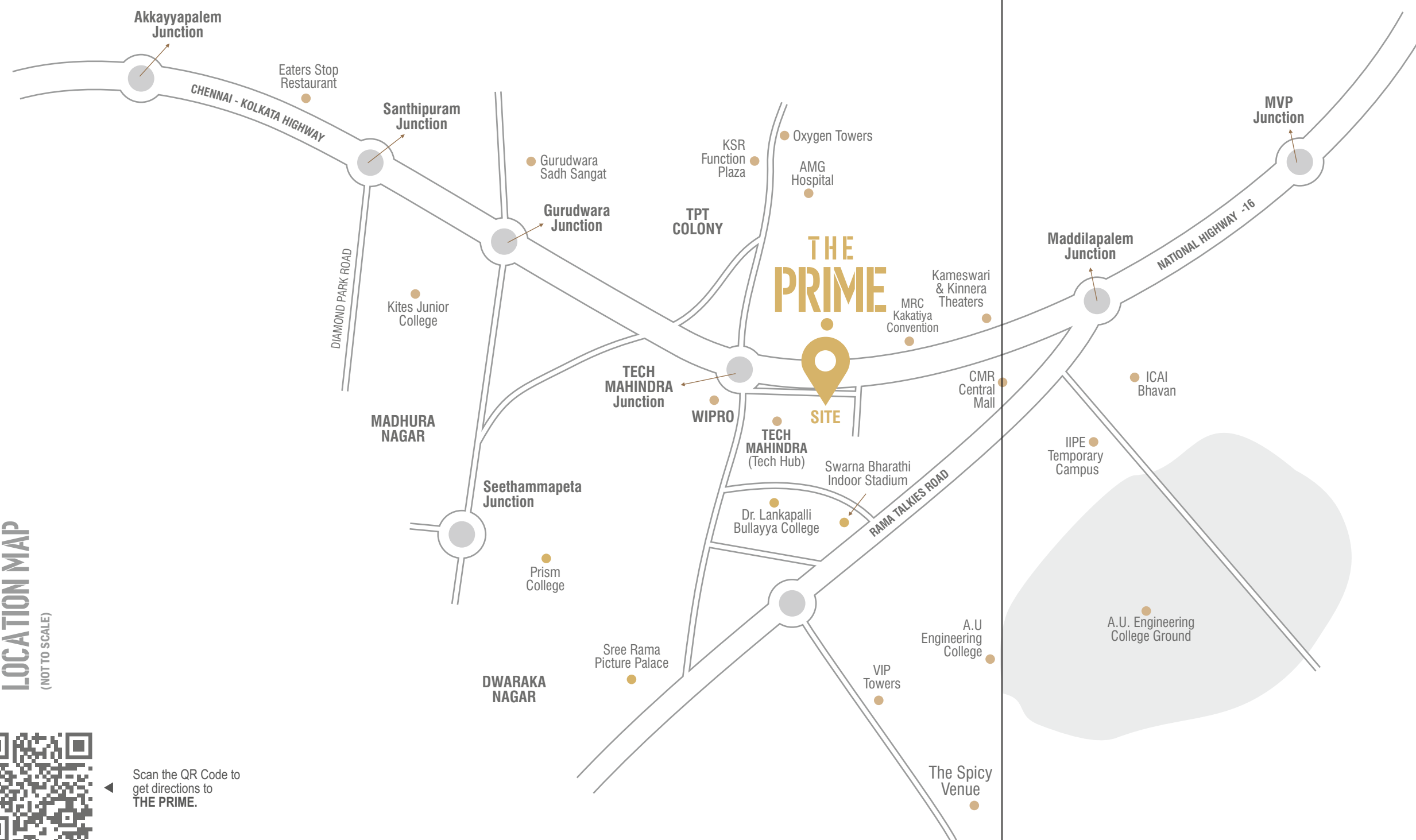
l) Only piped gas supply is allowed

m) Installation of kitchen platform & sink shall be at flat owner's cost, only provisions for electrical & plumbing shall be made by the Developer

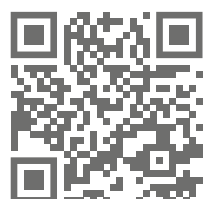
n) Balcony and toilet false ceiling cannot be altered at any time.

THE PRIME LOCATION

Achieve the perfect work-life balance with The Prime's strategic location, allowing you to conveniently walk to esteemed offices like Tech Mahindra, Wipro, and other corporate giants in a few minutes. **The Prime.** is more than just an address; it's a way of life, seamlessly blending work and leisure at your very own address.



LOCATION MAP
(NOT TO SCALE)



Scan the QR Code to get directions to THE PRIME.



DISTANCES FROM THE PRIME.

- Next to**
Tech Mahindra Hub
- Opposite to**
Wipro
- 02 Mins**
CMR Central
Kameswari Kinnera Theatres
Swarna Bharathi Indoor Stadium
Dr. Lankapalli Bullayya College
Maddilapalem Junction
AMG Hospital
- 05 Mins**
Seethammadhara
Dr. V.S. Krishna Govt College
A.U. College of Engineering
Dr. YSR Central Park
Oakridge International School
Sri Prakash Vidyaniketan
S.F.S. High School
Akkayyapalem Junction
NRI Hospital
Medicover Hospitals
- 10 Mins**
Sivaji Park
RK Beach
Central Park
VMRDA Park
Health City
Railway Station

THE PRIME ADDRESS FOR WALK-TO-WORK



VIP TOWERS (COMPLETED)
SIRIPURAM



OXYGEN TOWERS (COMPLETED)
SEETHAMMADHARA



BUSINESS BAY (COMPLETED)
WALT AIR UPLANDS



BAY BREEZE (ONGOING)
YENDADA



GCON 59 SELECT (ONGOING)
RUSHIKONDA

WHEN TRUST SPEAKS
EXCELLENCE & QUALITY
LISTEN WITH INTEREST!

At **GCON**, we create functional spaces with a passion for the highest quality and detailing. We are grateful to have been making our mark in the skyline of the city with exquisite dwellings and elevated lifestyle solutions in Visakhapatnam.

GCON has been one of the leading Real Estate firms in Vizag for over two decades. Founded by our visionary leader Sri G. S. Raju in the late 90s, the firm is now in the secure hands of the second-generation leaders. Many aspects of GCON have undergone transformation but two things have remained constant - our commitment to providing quality, affordable homes and our dedication towards the trust that you have placed in us. With pioneering technologies at our hands and environmental responsibility in our hearts, we delighted our customers with a wide range of landmark projects in the city.

We take pride in presenting you with "**The Prime.**", a remarkable project in the heart of the city with extraordinary views.

Regards

Sivaram Gottumukkala
Managing Partner



A PROJECT BY
Sun Ventures and GCON

ARCHITECTS
IMPACT
architecture studio

STRUCTURAL CONSULTANTS
SRI HARSHA
CONSULTING ENGINEERS

MEP CONSULTANTS
BUILDWELL

LANDSCAPE ARCHITECTS
LAND 8 FORM
Landscape Architects

3D VISUALIZERS
AMEYA
360.IN

DEVELOPERS



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Member
CREDAI

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