

new wave at vizag


NOVUS
FLORENCE
VILLAGE
nourishyoursoul

another iconic residential community by  NOVUS



a smart, cosmopolitan hub with a golden heart

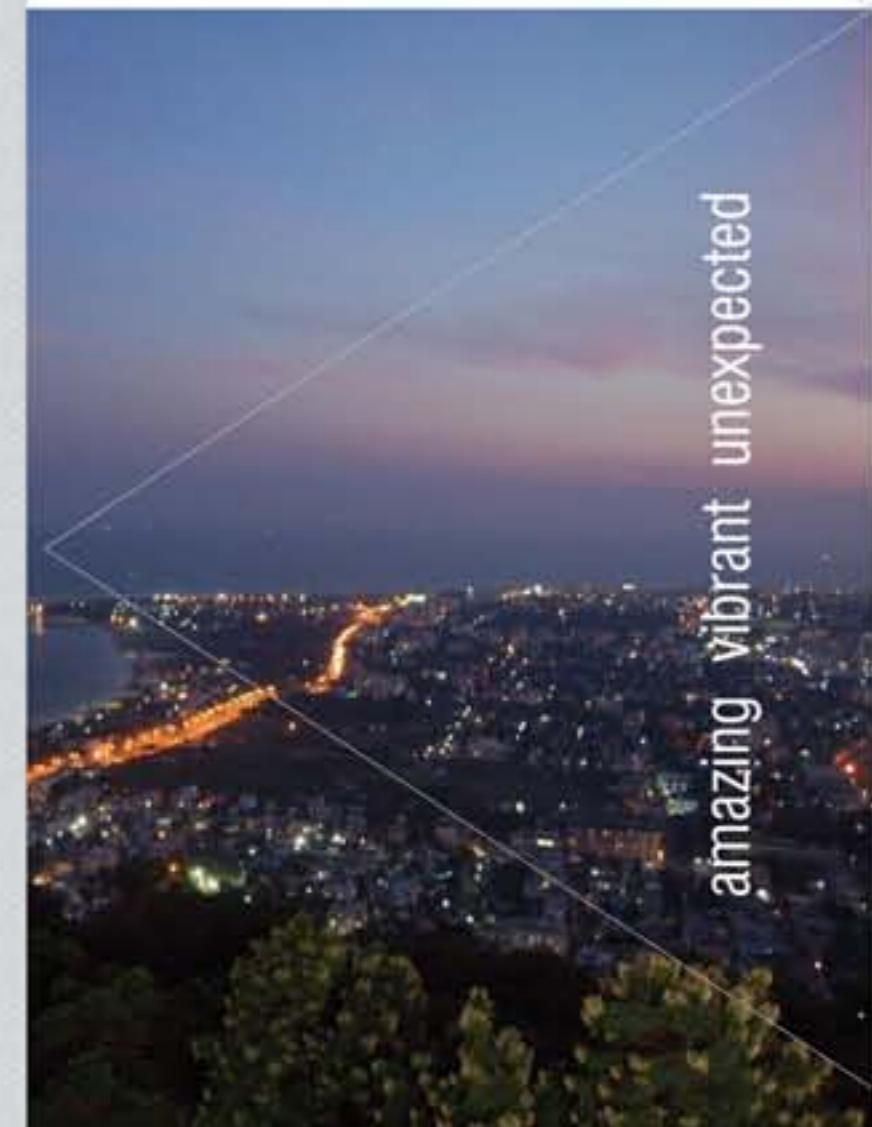
From a small fishing village, Visakhapatnam has transformed into a City of Destiny while burgeoning into an energetic port and active industrial hub. The city has a cosmopolitan texture to it - thanks to Eastern Naval Command, Vizag Steel Plant, HPCL and many more conglomerates flourishing here, and its new role as an emerging IT destination. Also, one can find the true spirit of Andhra at its pulsating heart - clearly visible in the breathtaking ranges, secluded caves, lush valleys, age-old temples, placid lakes and golden beaches. What's more, the government's plans are afoot to convert it into a major IT/ Electronics hub - the establishment of IIM Gambheeram is underway - with planned outlay of Rs. 2500 crore in the next five years on SEZs/ infrastructure.





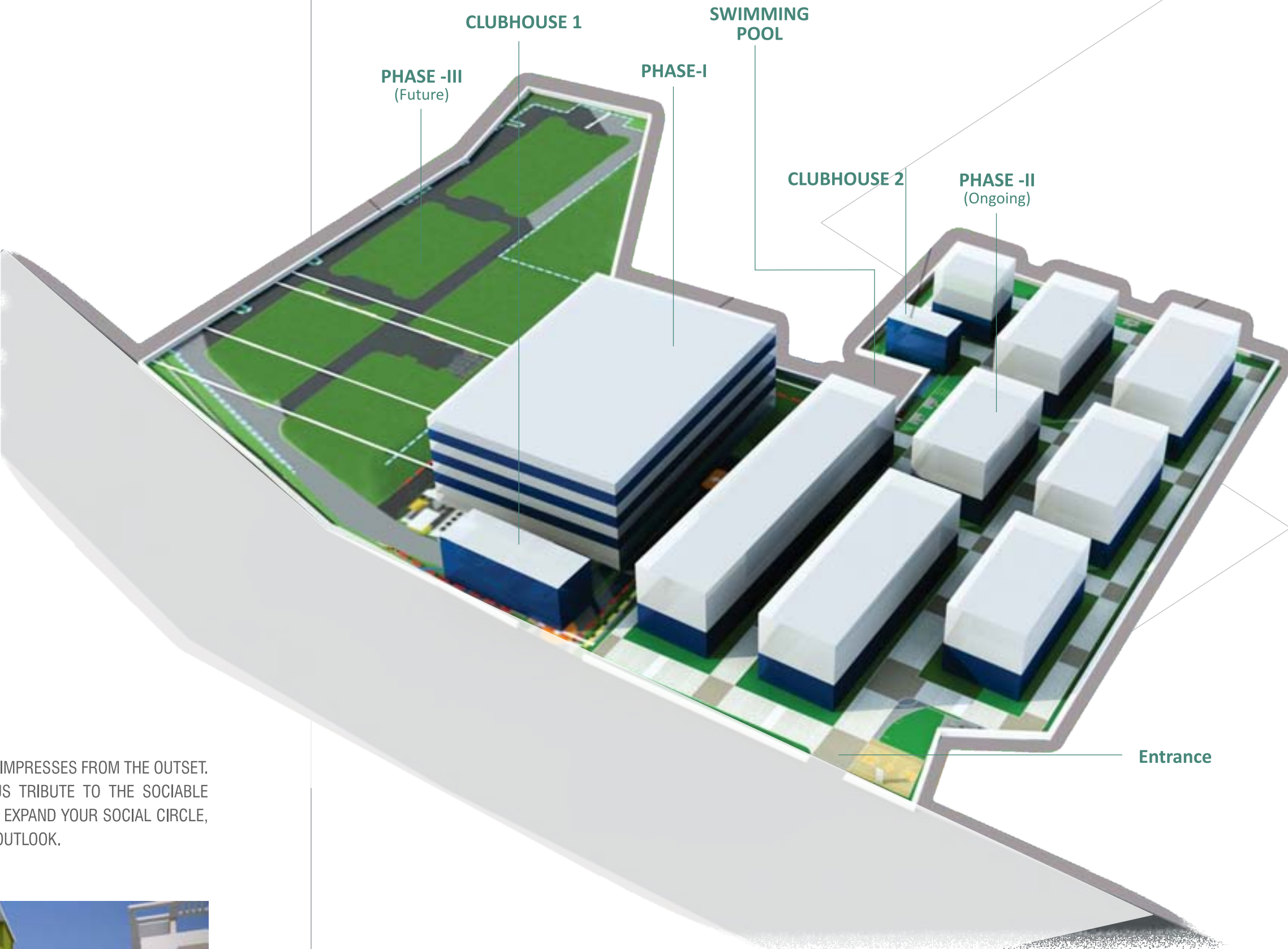
a smart, cosmopolitan hub with a golden heart

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amazing vibrant unexpected

three phases and
one amazing community



ACCESSIBLE THROUGH A GATED ENTRYWAY, THE COMMANDING NOVUS FLORENCE VILLAGE IMPRESSES FROM THE OUTSET. SPRAWLING OVER 9 ACRES, THE METICULOUSLY PLANNED COMMUNITY PAYS GLORIOUS TRIBUTE TO THE SOCIABLE COUNTRYSIDE LIFESTYLE THAT HAS A DISTINCTIVE FLAVOUR OF ITS OWN. YOU CAN EASILY EXPAND YOUR SOCIAL CIRCLE, WHILE AT THE SAME TIME, A THRIVING COSMOPOLITAN LIFESTYLE NOURISHES YOUR GLOBAL OUTLOOK.





glimpses of first phase - 188 residents are experiencing the luxury

CLOSE ON THE HEELS OF NOVUS FLORENCE VILLAGE PHASE 1'S STUPENDOUS SUCCESS, NOVUS GROUP NOW PROUDLY PRESENTS NOVUS FLORENCE VILLAGE PHASE 2. ALONG WITH THE WARMTH THAT EMANATES SOLELY FROM LIVED-IN NEIGHBOURHOOD, THE 188 2BHK/3BHK APARTMENTS OF PHASE 1 STAND TESTIMONY TO QUALITY COMMITMENT THAT REFLECTS IN CHIC DESIGN, SUPERIOR AMBIENCE, CONTEMPORARY FEATURES AND PANORAMIC VIEWS. THUS THE PHASE 2 MARKS THE EXPANSION OF THIS LUSHLY GREEN AND CHARACTERISTICALLY GRAND GATED COMMUNITY WHERE YOU AND YOUR FAMILY CAN ADD TO THE EXISTING CLOSE-KNIT CAMARADERIE.

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an urban oasis

INSPIRED BY THE DRIVEN AND DETERMINED FOR WHOM IT IS CRAFTED, NOVUS FLORENCE VILLAGE REDEFINES ELEGANT LIVING. WHILE GOING BEYOND MUNDANE NEEDS, IT USHERS IN DEFINITIVE COMFORTS. WHERE ARCHITECTURE, TECHNOLOGY AND SUPREME EXCLUSIVITY RENDER A LIVING AMBIENCE THAT EXCEEDS YOUR UTMOST EXPECTATIONS. STRATEGICALLY SITUATED IN GAJUWAKA IN THE SOUTH BELT OF VIZAG, IT FLOURISHES AT THE NEXUS OF THE SMART CITY AND THE FUTURE.



legend

-  1 grand entrance
-  2 basketball
-  3 tot - lot
-  4 clubhouse





a perspective to design

iconic space Novus Florence Village stands tall in the heart of Gajuwaka, Vizag. A cluster of symmetrical structures signal its arrival amid a verdant neighbourhood.

elevated entertainment The independently planned and classy clubhouse assures a lifetime of luxury living through choicest of refreshing privileges and healthy attributes.

cosmopolitan community The Phase II of Novus Florence Village adds to the close-knit community culture of Phase I. Without compromising on privacy, the residents can savour the safety and security.

by design combining discreet, idyllic surroundings with stylish design, the fully gated novus florence village is in every sense the epitome of the good life.

exclusively you For those who insist upon layering more and more of exceptional style, Novus Florence Village offers a cream of bolt-ons to bolster their abode.

luxurious living With international class living spaces, savvy style, cutting-edge amenities and luxe lifestyle features, each of the trendy apartments at Novus Florence Village Phase II is a glorious celebration of fine living.





magnitude and grandeur





contemporary architecture


NOVUS
FLORENCE
VILLAGE
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h i g h l i g h t s

- intercom to all houses & security
 - centralized piped gas lines connected to all kitchens
 - underground drainage system
 - underground electrical, communication cabling
 - water and sewerage treatment plant
 - compound wall all around the layout
 - rain water harvesting pits
 - earthquake resistant construction
 - hi speed passenger automatic lifts
-

infra structural facilities

- footpaths with paver blocks and lush greenery in between
 - specially designed street lighting for roads and open spaces
 - hidden ducts for tv, cable and other communication systems
 - water softening plant for clean drinking water supply
 - adequate supply of municipal and bore-well water
 - atm
 - grocery store
 - beauty parlour
 - guest suites
-

amenities

- round the clock security
 - every house will be connected to security office through intercom
 - identity cards for the servants
 - solar fencing all around the layout
 - cc cameras
-

security

- soundproof generator for common areas, lifts and water pumps. 2 points in each flat
-

backup generator





house for retreats- clubhouse

a safe haven for tired souls, the magnanimous novus club house gated community facilities and amenities caters to the high quality of living and adds to the pleasures of life. tucked cosily away in the heart of the residential zone, it truly is one of the best kept secrets in novus florence village. mere steps from your threshold, you can feel recharged and revitalised through a host of luxury amenities, in a pleasantly peaceful environment.

ultimate relaxation and rejuvenation



recreation amenities

- well equipped club house with gym
- banquet hall with kitchen & pantry
- multi purpose hall with facilities for banquets, dining hall
- swimming pool with toddlers pool
- yoga & meditation hall
- library
- children's activity area
- open air auditorium
- coffee shop
- television lounge
- beauty parlour
- grocery store
- guest suites



indoor games & outdoor games

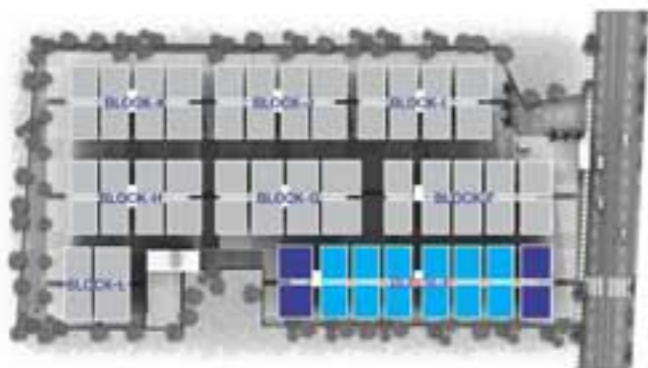
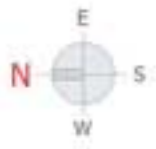
- table tennis
- billiards
- chess, carom & other indoor games
- tennis court
- basketball practice court
- cricket net practice court

FRAMED STRUCTURE	:	R.C.C framed structure to sustain wind and seismic loads.
SUPERSTRUCTURE	:	First class brick masonry. 8" thick solid brick for external walls and 4" thick solid for internal walls.
PLASTERING		
Internal	:	Single coat with sponge finish.
External	:	Double coat with sponge finish.
WOOD WORK		
Main Door	:	Teak Wood Frame and Shutter with Brass hardware.
Internal Doors	:	Hardwood Frame and Shutter with hardware of reputed make.
French Doors	:	Wood/UPVC frames with float glass.
Windows	:	Wood/UPVC frame with float glass, window grills.
PAINTING	:	External in Regular texture paints & Weather proof emulsion regular range Internal in Oil Bound Distemper.
FLOORING	:	Living, Dining, Bedroom, Kitchen - First quality vitrified tiles. Bathrooms - Acid resistant anti skid ceramic tiles.
TILES CLADDING		
Bathrooms	:	Glazed Ceramic tiles dado of reputed companies of up to 7 ft. heigh.
Kitchen	:	Glazed Ceramic tiles dado up to 2 ft. height above kitchen platform.
Staircase	:	Landing with Vitrified/Marble and Steps with Tandoor / Kota / Marble.
Utilities/ Wash	:	Glazed ceramic tiles up to 3ft. height
TOILETS	:	Floor mounted EWC with flush tank. Hot and cold wall mixer with shower. Provision for geysers in all toilets. All C.P fittings of standard make. Wall mounted wash basin in all toilets.
ELECTRICAL	:	Concealed copper wiring in conduits of ISI standards. Power outlet for geyser in all toilets. 2 Power plug points in kitchen. Modular Switches. Provision for A/C point in all bedrooms. Miniature Circuit Breakers (MCB) for each distribution board of ISI standards.
TELECOM & SECURITY	:	Telephone points in Master bedroom & living area. Intercom facilities to all the units connecting security room.
CABLE TV	:	Provision for cable connection in living room & master bedroom.
INTERNET	:	Internet point in living area.



superior fittings





Block - E



3 BHK | 1442 sqft.



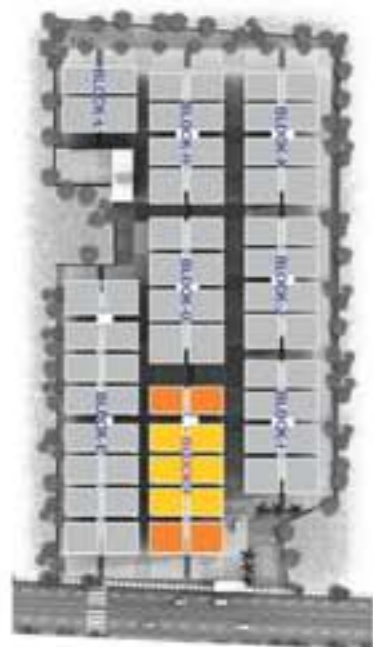
2 BHK | 1140 sqft.



Block - F

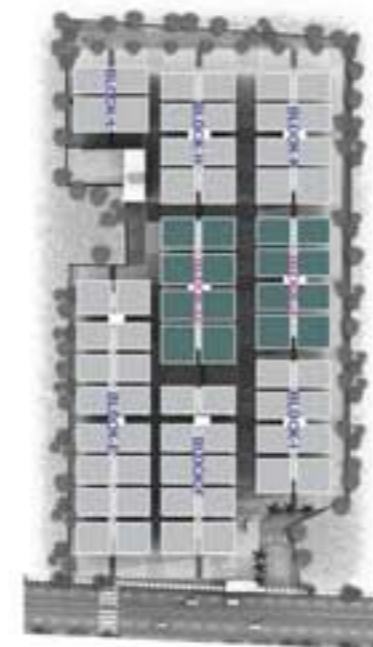
3 BHK 1652 sft.

3 BHK 1471 sft.



Block - G & J

2 BHK 1171 sft.

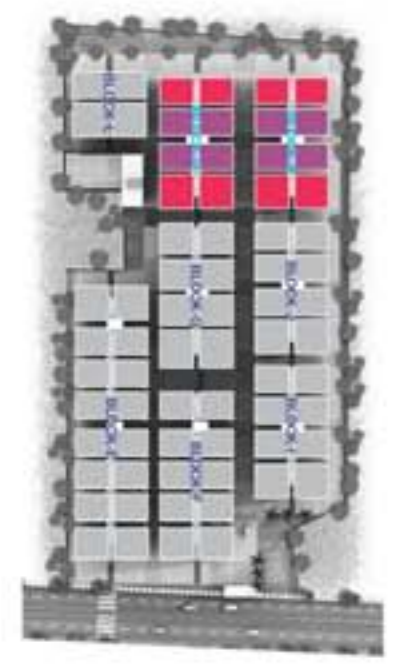




Block - H & K

▲ 3 BHK 1472 sft.

▲ 2 BHK 1171 sft.

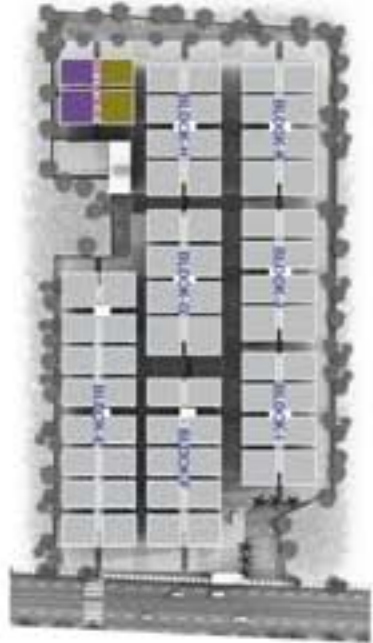


Block - I

▲ 3 BHK 1472 sft.

▲ 2 BHK 1171 sft.





Block - L

▲ 3 BHK 1438 *sft.*

▲ 2 BHK 1144 *sft.*

West Facing | 3BHK



East Facing | 2BHK



East Facing | 3BHK



West Facing | 2BHK





enlightened and peaceful by safety facilities and design



location map
(not to scale)



the center
of your world

strategically located in the bustling gajuwaka suburb of visakhapatnam and abutting the 130 feet, 4-lane road that connects gangavaram port to nh 5, novus florence village phase 2 offers easy access to luxury lifestyle. it's also easy to zip down to gajuwaka town, vizag steel plant, vizag apparel park and duvvada sez. the presence of other mega businesses, educational institutions and fast connectivity options enable an ideal work-life balance.

location highlights

- 3 kms to the National Highway 5, Gajuwaka Police Station junction
- 3 kms to Vizag Steel Plant and Gajuwaka Junction
- 5 kms to BHEL, (formerly BHPV)
- 8 kms distance to VIZAG Airport
- 8 kms to Vizag Apparel Park, Duvvada
- 10 kms drive to VSEZ, Duvvada and Duvvada Railway Station
- 15 kms to the 100- acres Brandix SEZ, Sri Lanka based apparel giant
- 19 kms to the 2000 acres Jawaharlal Nehru Pharma City at Parwada
- 22 kms to the NTPC Power Plant
- 25 kms to Bhabha Atomic Research Centre (BARC) @ Achutapuram



T E A M

architects	structural	interior and landscaping	electrical & public health engg.
 nandu Architects, Design Hyderabad	 SHPL SRI HARSHA CONSULTING ENGINEERS (P) LTD. Hyderabad	 Naveen Associates Hyderabad	 Canny Consultants Hyderabad