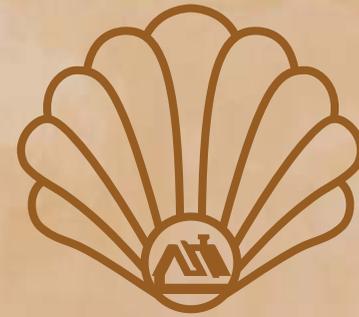




a Project by

**PRIME BUILDERS**



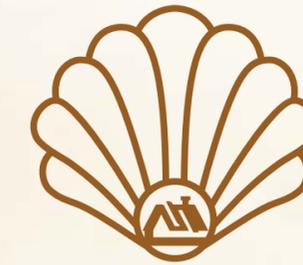
**BAPATLA ICON**

Nature Abode @ **BAPATLA**

**We've taken the cue from nature,  
to build perfect homes**

## This can be your world

.... and just once in a lifetime, you get a unique opportunity knocking on your door. And you unlock the portal to a magical world. 'Bapatla Icon' at Bapatla is a one of a kind residential development with boundless possibilities – a mind-blowing wonder-world that incorporates every modern facility and all of nature's charm, near to the coastline, a beautiful gated community spread over 7+ acres.



# BAPATLA ICON

Nature Abode @ BAPATLA



Ariel View of Bapatla Icon

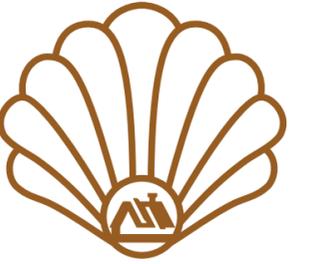


## BAPATLA ICON

Nature Abode @ BAPATLA

**106 Villas and 2 Apartment Complexes  
Spread: Over 7.3 Acres.**

Imagine the possibility of stepping out of your doorway into this haven each day. So exquisite in concept and design. A uniquely elaborate expression of sheer excellence. **Bapatla Icon** is the biggest villa commune in the serene vicinity of Bapatla. Centrally located, it's a world, away from all the chaos.



# BAPATLA ICON

Nature Abode @ BAPATLA



## Master Plan



### Legend

- 01 Entrance for Villas
- 02 Entrance for Apartments
- 03 Club House
- 04 Outdoor Swimming Pool
- 05 Children's Play Area
- 06 Waterbody
- 07 Zen Garden
- 08 Amphi-Theatre
- 09 Walking Track

<b>E</b> Elite Villas	155 Sq.Yds	1802 Sq.ft
<b>G</b> Galaxy Villas	172.5 Sq.Yds	2058 Sq.ft
<b>M</b> Mountain Villas	286.25 Sq.Yds	3186 Sq.ft
<b>A</b> Apartments	1600 Sq.Ft each Flat. Each Floor : 39,000 Sq.ft	

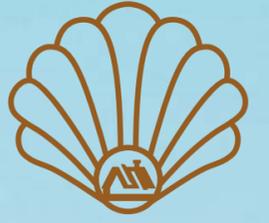
### Yours for the asking

The tranquil environs beckon. Undulating greens, Birds in the trees – a one on one with nature while you pursue your hobby and calm your mind. This is a truly nurturing environment that ensures you are refreshed and rejuvenated each day. That's **Bapatla Icon**

**106 Luxury Villas** ranging from 155 to 287 Sq.yds.

'Bapatla Icon', perfectly balances natural beauty with the spirit of the Ocean. Scenic views meet the eye from every vantage point. Your experience begins at the Grand Entrance Podium and gets amplified at your extravagant villa. It's an incredible feeling that's bound to fill you up with pride and joy. For you to own a home, that has it all.

**Come Home to Bliss**



**BAPATLA ICON**

Nature Abode @ BAPATLA



Entrance Podium @ Bapatla Icon



Street View @ Bapatla Icon



**BAPATLA ICON**  
Nature Abode @ BAPATLA

### Scenically beautiful

Why settle for anything less than the best lifestyle available? At 'Bapatla Icon' you live a truly international lifestyle with all the perquisites of an ultra modern infrastructure inspired by the finest world class residential enclaves.

<b>SOLAR FENCING</b>	<b>YOGA LAWNS</b>
<b>POWER BACKUP</b>	<b>SITTING AREA</b>
<b>CONCRETE ENTRY &amp; EXIT POINTS</b>	<b>ILLUMINATED PATHWAY</b>

Value enhanced everyday



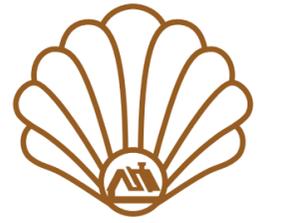
East Facing Villa View @ Bapatla Icon

Isometric views of East Facing Villa



Ground Floor Plan

First Floor Plan



**BAPATLA ICON**

Nature Abode @ BAPATLA

**ELITE VILLAS**

31' X 45'

**TYPICAL EAST FACING VILLA PLAN**



Plot Area: 155 Sq.Yds

Built Up Area: 1802 Sq.ft

41 Units

The finest architectural standards



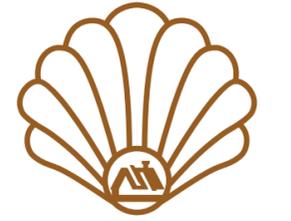
West Facing Villa View @ Bapatla Icon

Isometric views of West Facing Villa



Ground Floor Plan

First Floor Plan



**BAPATLA ICON**

Nature Abode @ BAPATLA

**ELITE VILLAS**

31' X 45'

**TYPICAL WEST FACING VILLA PLAN**



Plot Area: 155 Sq.Yds

Built Up Area: 1802 Sq.ft

41 Units

# The aesthetics in modern architecture



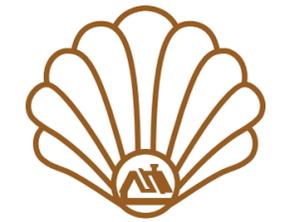
East Facing Villa View @ Bapatla Icon

Isometric views of East Facing Villa



Ground Floor Plan

First Floor Plan



**BAPATLA ICON**

Nature Abode @ BAPATLA

**GALAXY VILLAS**

34.6' X 45'

**TYPICAL EAST FACING VILLA PLAN**



Plot Area: 172.5 Sq.Yds

Built Up Area: 2058 Sq.ft

09 Units

An example of constructional finesse



West Facing Villa View @ Bapatla Icon

Isometric views of West Facing Villa



Ground Floor Plan

First Floor Plan



**BAPATLA ICON**

Nature Abode @ BAPATLA

**GALAXY VILLAS**

31' X 45'

**TYPICAL WEST FACING VILLA PLAN**



Plot Area: 172.5 Sq.Yds

Built Up Area: 2058 Sq.ft

09 Units

Perfection in every detail



West Facing Villa View @ Bapatla Icon

Isometric views of East Facing Villa



Ground Floor Plan

First Floor Plan



**BAPATLA ICON**

Nature Abode @ BAPATLA

**MOUNTAIN VILLAS**

41'-4" X 62'-4"

**TYPICAL EAST FACING VILLA PLAN**



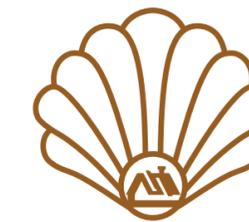
Plot Area: **286.25 Sq.Yds**

Built Up Area: **3186 Sq.ft**

**06 Units**



Club-house reception @ Bapatla Icon



**BAPATLA ICON**

Nature Abode @ BAPATLA

## Planned to reflect your passion

'Bapatla Icon' celebrates the spirit of the family. This is a place that offers you activities for the whole family, both individually and together. Laugh together over indoor games at the Club, challenge each other on the tennis courts and enjoy solitude on your morning jog.



**9,600 Sq.ft  
Clubhouse**



Club-house @ Bapatla Icon



## **BAPATLA ICON**

Nature Abode @ **BAPATLA**

### **Created with you in mind**

Across the layout are numerous pursuits that are aimed at bringing out the best in you. Welcome to the incredible 4-level exclusive clubhouse. A great space to Socialize, Exercise, Relax and Rejuvenate. There's always something for your loved ones of all ages to do here at the Clubhouse.

<b>Ground Floor</b>	<b>First Floor</b>	<b>Second Floor</b>	<b>Third Floor</b>
Lounge	Guest Rooms	Dining Hall	Function Hall
Café	Steam Bath	Indoor Games Zone	
Super Market			



Swimming Pool @ Bapatla Icon



## BAPATLA ICON

Nature Abode @ BAPATLA

Yet even in this realm of perfection we offer you the choice of the kind of home that would best suit your particular needs. What more could you ask for? You can now examine your range of options and then home is the one that is just ideal for you.





**AVELON &  
BLOSSOM  
Apartments**



**BAPATLA ICON**

Nature Abode @ BAPATLA

**Elegance of your home mirrors the  
Prestige of your address.**

And here is where you will live – a calm neighborhood in the hub of new development. Close to Hospitals, Schools, Colleges and Bapatla's Coastline.

# Avelon and Blossom Apartments

A world of joy

Total 30 Units

TYPICAL FLOOR PLAN



**BAPATLA ICON**

Nature Abode @ BAPATLA

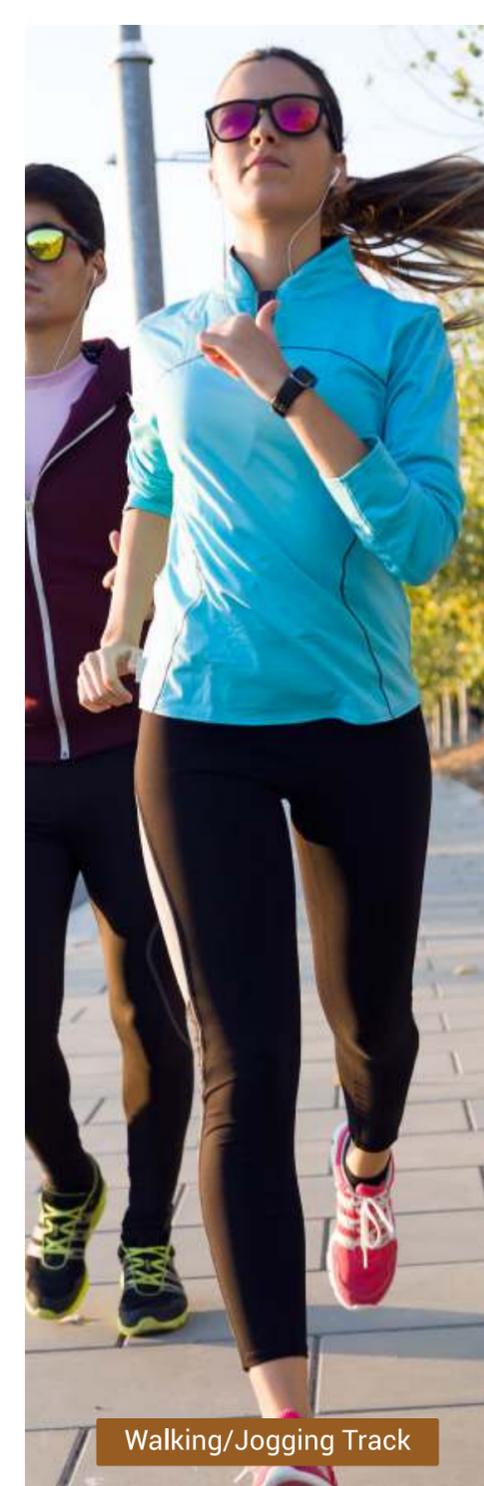


1367 Sq.ft

1200 Sq.ft

1367 Sq.ft





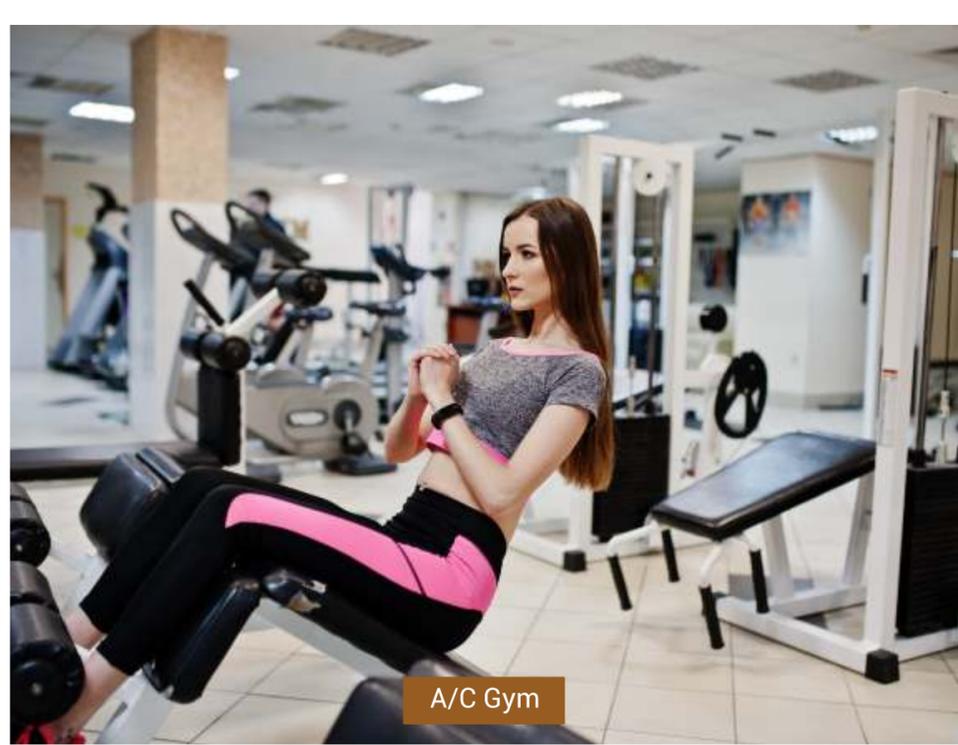
Walking/Jogging Track



Supermarket



Café



A/C Gym



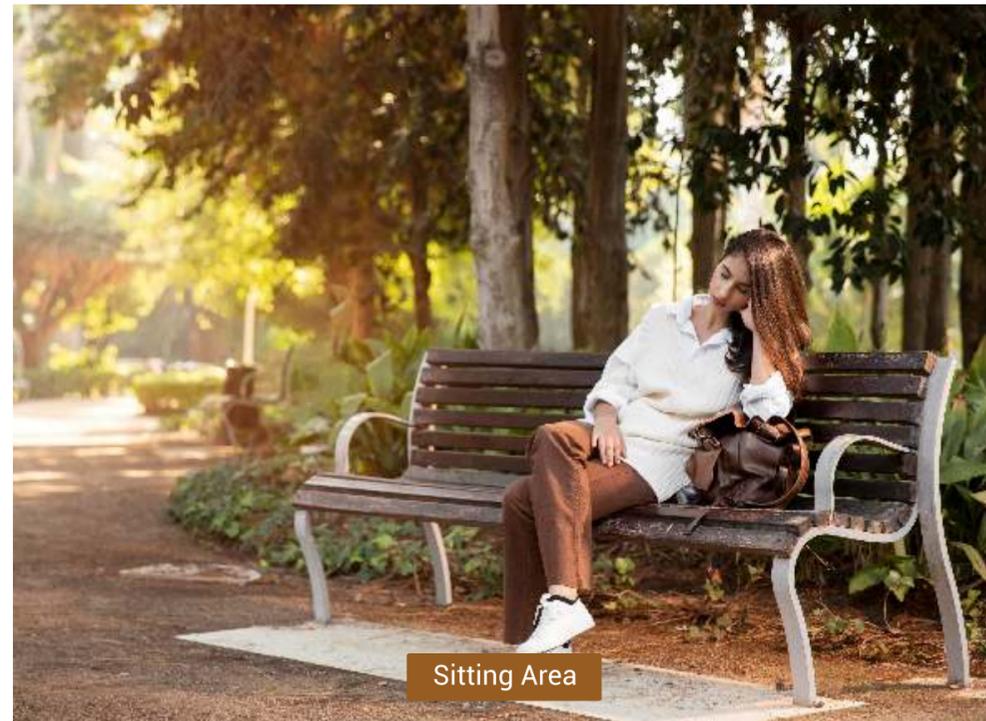
Half Basketball Court



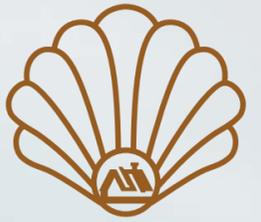
Yoga lawn



Function Hall



Sitting Area

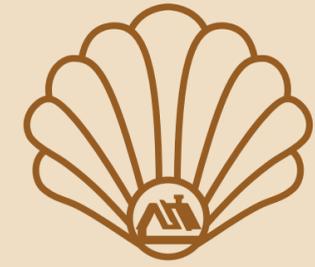
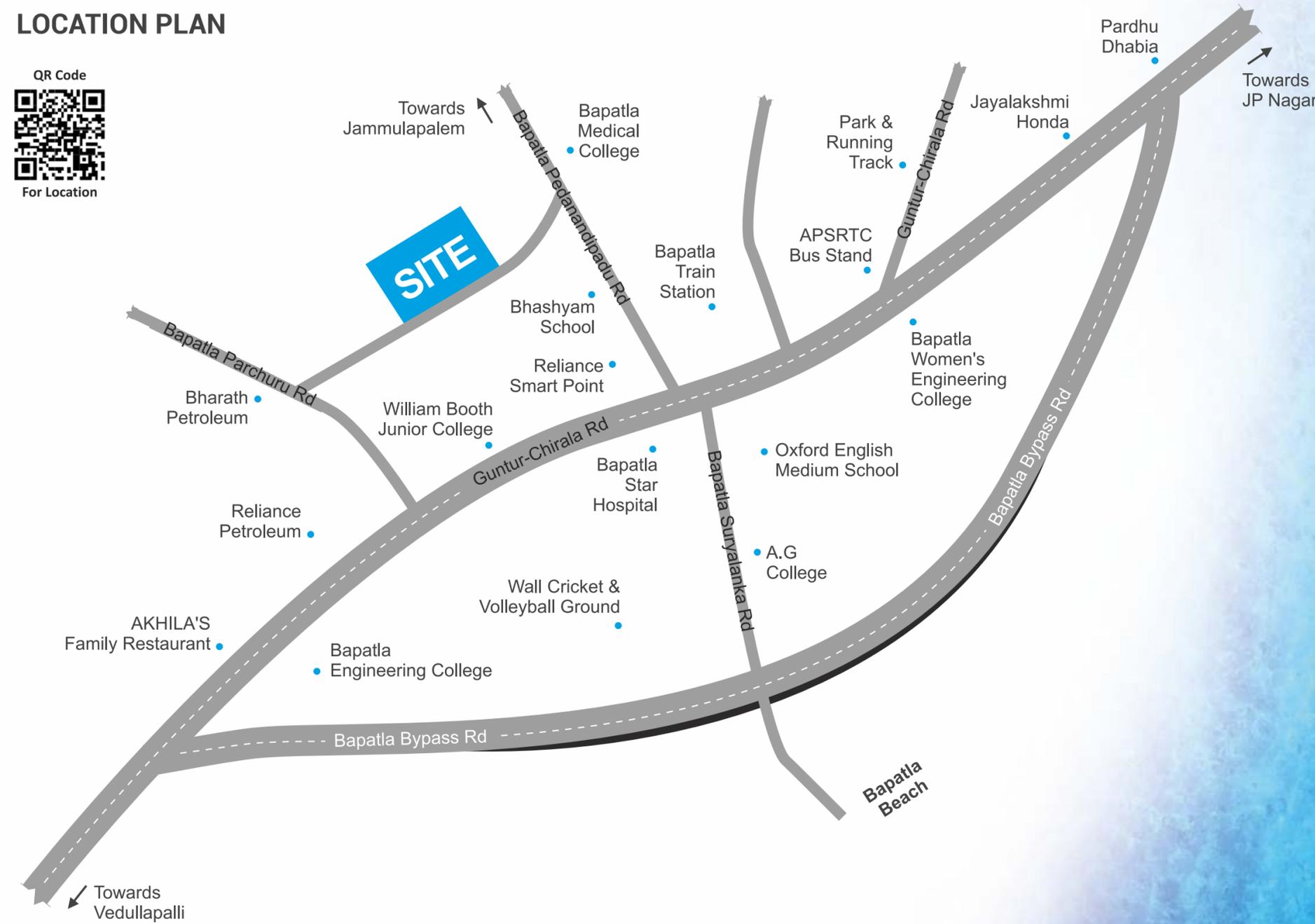


**BAPATLA ICON**

Nature Abode @ BAPATLA

**A world of joy**

## LOCATION PLAN



# BAPATLA ICON

Nature Abode @ BAPATLA

## Advantageous location

'Bapatla Icon's' location a mere 8 Minutes drive from Suryalanka's Beach and the fact that it is adjacent to the six lane National Highway No. 216 adds enormous value to the project.

- It is located well within Bapatla Municipal Limits
- The Project is Located 4 Km from NH: 216
- The project falls under the Residential Zone of the Master Layout Plan

### Connectivity

Guntur-Chirala Rd: 1.9 Km  
 Bapatla Train Station: 1.8 Km  
 Bapatla New Bus Stand: 3.5 Km

### School

Bhashyam: 750 Meter  
 Azad Elementary School: 1.5 Km  
 Oxford English Medium School: 2.4 Km

### College

PSK College of Nursing: 750 Meter  
 William Booth Junior College: 1.6 Km  
 Genesis College: 2.3 Km

### Hospital

Bapatla Star Hospital: 2Km  
 Yagna Hospital: 2.2 Km  
 Fortune Mythree Hospital: 2.1 Km

### Supermarket

Reliance Smart Point: 1.7 Km  
 TSN Mart: 2 Km  
 Bhavapuri Supermarket: 2.2 Km

### Shopping Malls

TRENDS: 2.3 Km  
 Town Mall: 2.3 Km



## VILLA SPECIFICATIONS :

### NOTE :

GST, Labour Cess and all Govt. Charges extra to be borne by the owner.

- STRUCTURE** : Reinforced cement concrete.
- ROOF** : Reinforced cement concrete roofing.
- CEILING** : Smooth putty finish & Emulsion paint.
- DOORS** : Main door & Other doors frames with teak wood & flush shutters.
- WINDOWS** : UPVC, Glass shutters with safety grills.
- FLOOR FINISHES** : Living, Dining & Bedrooms : 2X2 Vitrified tiles in kitchen bathrooms. Balcony: Anti-Skid ceramic tiles.
- SANITARY FITTING** :
  - Master Toilet: EWC Washbasin and Shower.
  - Common Toilet: EWC Shower.
  - Other Toilets: EWC Shower & Washbasin.
  - Kitchen: Granite platforms with SS Sink.
- WALLS** : Red Brick.
- WALL FINISHES** :
  - Interior: Smooth finish with wall putty & Emulsion paint.
  - Exterior: Sponge finish plasters with texture/weather proof paint.
  - Tiles: Bathrooms-Ceramic tiles dadoing 6fts.
  - Kitchen: Ceramic tiles dadoing 2ft height above counter level good quality plumbing fittings.
- COMMUNICATION** : Provision for cable TV connection & wired internet facility.
- ELECTRICAL** :
  - Sufficient electrical points.
  - AC points in all bedrooms, living & dining.
  - Exhaust fan provision in toilets & kitchen.
  - Geyser points in toilets.
  - Aqua purifier & Chimney points in kitchen.
- POWER BACK** : Limited Points in the flats common area lighting lift & pumps.

## APARTMENT SPECIFICATIONS :

### NOTE :

GST, Labour Cess and all Govt. Charges extra to be borne by the owner.

- STRUCTURE** : Reinforced Cement Concrete framed Structure.
- WALLS** : Red Clay Bricks.
- PLASTERING** : Single Sponge finished for all internal and external walls.
- DOORS** : Good quality teakwood Frames for all Doors. Polished teakwood Paneled shutter for Main door.
- WINDOW** : UPVC windows.
- FLOORING** : Vitrified tiles for Living, Dining and Bedrooms. Ceramic tiles in Toilets, Wash areas and Balconies.
- KITCHEN** : Granite Platform / Tile Dadoing up-to 2' height.
- TOILETS** : Ceramic Tiles up-to 6'. 2 Wash Basins in 2 Bath Rooms and one Wash Basin in the Dining. All Bath Rooms are provided with European Commodes.
- PLUMBING** : Concealed CPCV Pipes. One Wall Mixer of Standard Make.
- PAINTING** : Interior Walls : White Wash Wall putty & Emulsion Paint. Exterior : Weather Coat paint.
- ELECTRICAL** : Modular electrical Switches of Standard make. D-Boards with Isolators and Circuit Breakers. Adequate Power points will be provided.
- CUPBOARDS** : RCC Planks (Maximum extent of 20% of plinth area).
- LIFT** : Altics - of 6 Persons only for Avelon and Blossom Apartments.
- NOTE** : One Car Parking, Generator, Lift, Municipal Water 3 Phase Electricity Meter for every Flat.





# PRIME BUILDERS

Building Trust, Building Homes.

## Visionary construction team

'Bapatla Icon' is brought to you by Prime Builders, a team dedicated to state of the art building practices, world class materials and inventive layouts. Meeting the needs of modern city residents pushes them to reach for ever greater heights in terms of quality construction, creative concepts and beautiful spaces.



### COMPLETED PROJECTS



ABC-WATER-VIEW  
GORANTLA- GUNTUR



SAI SIRI FORTUNE  
GORANTLA-GUNTUR



SAI SIRI HEIGHTS  
GUNTUR



MAHI HOMES  
GORNATLA-GUNTUR

### ONGOING PROJECTS



RAKA INFRA  
CHINTHAL-HYDERABAD



SAI SRI RESIDENCY  
REPELLA



SIRI FORTUNE  
ANNAPURNA NAGAR-GUNTUR



SK HEIGHTS  
NAVABHARATH NAGAR-GUNTUR



SIRI GREESHMA NIVAS  
MUTHYALA REDDY NAGAR GUNTUR



SAI SIRI ENCLAVE  
GUNTUR



SAI SIRI NIVAS  
NAGARALU-GUNTUR

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QR Code



For Location

Website: **primebuilders.in**

email:primebuilders.bapatla@gmail.com



**PRIME BUILDERS**

Building Trust, Building Homes.

**Head Office :**

D.No: 126-48, Sai Sree Nilayam, 9th Line, Laxmi Narsimha Nagar, Inner Ring Road, Guntur - 522034.

**Contact :**

Office :  
**+91 88866 58899**

Managing :  
**+91 88866 08899**

**Site Office :**

Pedanandipadu Flyover, Opp. Medical College,  
Bapatla Icon Road, Bapatla - 522101.

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