



Retreat

LUXURY ROW VILLAS,
OFF HENNUR ROAD

www.nccurban.com

RERA NO: PRM/KA/RERA/1251/446/PR/300125/007457

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A carefully
crafted  **lifestyle**
truly refined

*In the city's vibrant, beating heart,
Where dreams and stillness play their part,
Rise row villas, serene and grand -
A timeless touch by a master's hand.*

*Where whispers of nature gently blend,
With urban ease around each bend.
Spaces that breathe, sunlight that dances,
Moments designed, not left to chances.*

*From a legacy built with care and pride,
Comes a lifestyle, deeply dignified.
Not just a home, but a soulful retreat -
Where life finds rhythm, calm and sweet.*



BENGALURU • HYDERABAD • CHENNAI • KOCHI • GUNTUR • RANCHI

It's Easy To Build Trust,

When You Have More Than 4 Decades of Expertise.

NCC Urban Infrastructure Ltd. is a Subsidiary of NCC Limited and comes equipped with world class building techniques and state-of-the-art building infrastructure that is expertly commanded by top-notch professionals.

NCC Urban's quality operations span across Residential and commercial complexes, Villas, Row- Villas, Residential Layouts, Townships, SEZ's and Serviced apartment complexes.

NCC Urban infrastructure Ltd is one of the most trusted brand in India. More than 44 completed projects with highest customer satisfaction and on time delivery.

NCC Urban has successfully delivered 12.7 million sq. ft of built up area,

NCC Urban is all set to deliver 6.6 million sq. ft of built up area

The company has an impressive pan India presence across Bengaluru, Hyderabad, Chennai, Kochi, Guntur and Ranchi.

NCC Urban has inherited its experience and expertise from NCC Limited, a leading infrastructure company in India with more than 4 decades of Expertise.

The Company has also acquired lands in and around Bengaluru, Chennai, Hyderabad, Goa, Kakinada, Kochi, Lucknow, Mumbai and Ranchi, for its real estate projects

Life Flows Seamlessly in Every Direction

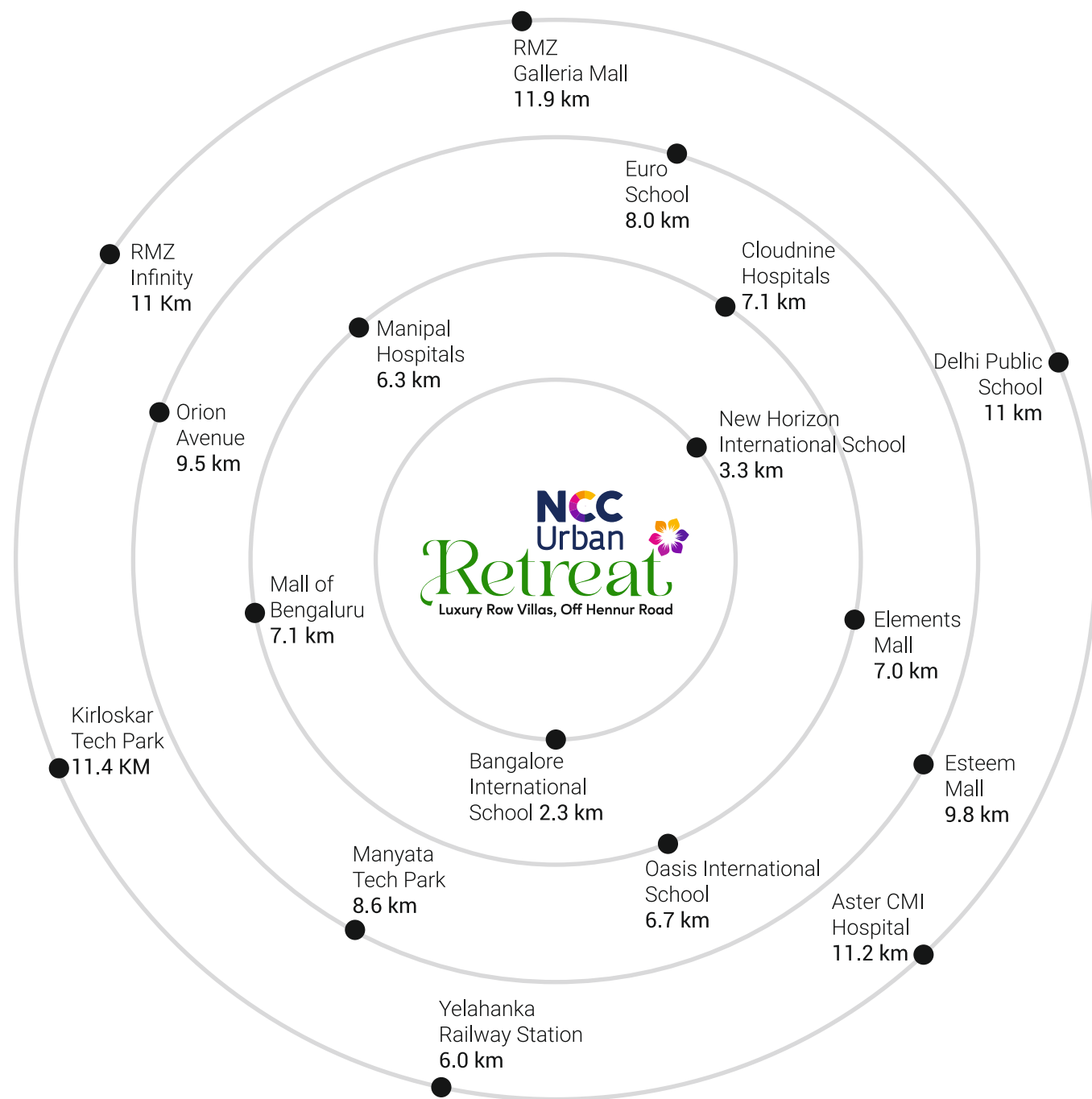
Located just off Hennur Road, NCC Urban Retreat offers the perfect balance of city convenience and peaceful living. With Manyatha Tech Park just minutes away and Kempegowda International Airport within easy reach, you're always connected to what matters most.

Set in a calm and well-developed neighborhood, the project gives you the advantage of quick access to workplaces, schools, healthcare, and entertainment, while still enjoying the comfort of a quiet, green setting.

Live close to everything, yet far from the chaos - at a place where modern living meets timeless tranquility.

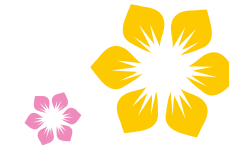
Location Map

Not to Scale



Retreat

to Rare Luxury



Welcome to NCC Urban Retreat – an exclusive enclave of limited-edition triplex row villas, crafted for those who seek refined living in a serene yet well-connected address. Nestled just off Hennur Road, these luxurious villas place you minutes away from the International Airport, Manyatha Tech Park, and the city's top schools, hospitals, and lifestyle hubs. With expansive living spaces, premium finishes, and private outdoor areas, this is where elegance meets convenience—perfectly.



50

Designed
for



Happy  
Family

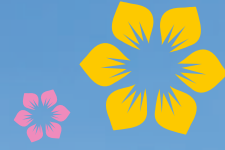
4&5 BHK + Servant Room
Triplex Row Villas

Sizes from
3565 - 4460 Sq. Ft.

Well-Equipped
Clubhouse



Magnificent
Architecture & Contemporary
Design







Recline

in a serene ambience of
your personal retreat



At NCC Urban Retreat, every row villa is designed to welcome positivity, natural light and fresh air into your life. Thoughtful planning ensures seamless ventilation, allowing your home to breathe with you—calm, balanced and truly serene.



A Little Utopia

Of Your Own



Wake up to a birdsong as you catch the golden beams peeking through the translucent drapes of your sprawling bedroom. Embrace the tranquility of the moment as you observe the azure pool while sipping your morning coffee





fresh serene living
in the heart of

nature

Step into a world where 60% open spaces greet you with lush greenery, blooming flowers, and tree-lined walkways that whisper calm with every breeze.

Here, mornings begin with birdsong and butterflies fluttering past, while shaded avenues and flowering trees turn even a simple walk into a soulful experience.

Petals gently falling onto the roads feel like nature's own welcome, as flowerbeds bloom on either side, making every step feel like poetry in motion.

At NCC Urban Retreat, serenity isn't just a promise — it's the way you live, every day.



Breathe In
Serenity,
Live Amidst
Nature



Additional Features for Villa:

- Smart Door Bell
- Interroom Facility
- Gas Leakage Detector in Kitchen
- Occupancy Sensor for Master & Kids Wardrobe & Bathrooms
- Hot Water Supply through Solar Panel
- Landscape Garden
- CCTV Surveillance

Common features for Entire Project:

- Water Treatment Plant
- Solar Lighting
- Sewage Treatment Plant
- Rain water Harvesting Plant
- CCTV Surveillance



Outdoor Amenities



Find Your Inner Calm

Escape the noise and embrace stillness at the Meditation Deck - a serene space designed for quiet moments, mindful breathing, and complete peace of mind.



Relax & Reconnect

A thoughtfully designed pavilion with comfortable seating, perfect for quiet moments, friendly chats, or simply soaking in the outdoors.



Where Strategy Meets Serenity

Challenge your mind and enjoy the outdoors with our Jumbo Chess setup - a life-sized game that blends fun, focus, and fresh air for all ages.



Where Childhood Comes Alive

Laughter, games, and endless memories begin at our vibrant Kids' Play Area. Safe, colorful, and full of excitement—it's a space where imagination takes the lead, and every day is a new adventure.



Dive into Relaxation

Unwind, refresh, and rejuvenate in the crystal-clear waters of our beautifully designed swimming pool — your private escape from the everyday



Bloom Where You Live

Step into the flower garden, where vibrant colors, fresh fragrances, and nature's beauty create a serene escape for your senses.



A Retreat

Within the Retreat

Step into a world of curated comforts at the exclusive clubhouse in NCC Urban Retreat. Whether it's a refreshing dip in the pool, a quiet evening at the lounge, a high-energy workout or a weekend celebration with friends—every corner is designed to elevate your lifestyle. It's not just an amenity; it's your personal escape, just moments from your doorstep.



Indoor Amenities



Power Up Your Day

Elevate your fitness journey in our state-of-the-art gym, designed for both body and mind. From strength to cardio, every workout becomes a lifestyle choice.



Make Room for Good Times

Celebrate life's special moments in a spacious, beautifully designed party hall. Perfect for birthdays, get-togethers, and unforgettable memories.



Cue Up for a Good Time

Chalk up and break away from routine at the snooker lounge. Good vibes, great shots, and even better company.



A Space for Peaceful Reflection

Find your inner peace in our tranquil meditation space. A sanctuary designed for relaxation, focus, and mindfulness.



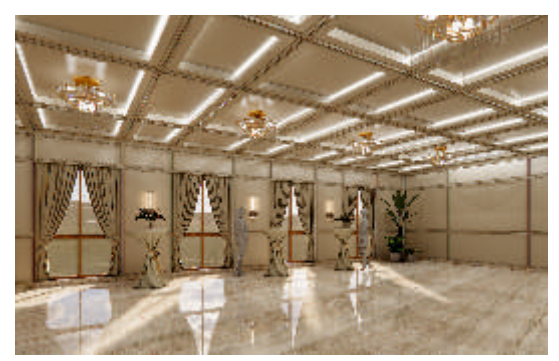
Where Every Rally Counts

Sharpen your reflexes and challenge your friends to a thrilling match. Our Table Tennis zone is where quick moves and big fun come together.



Serve. Smash. Soar.

Stay active and energized at our well-designed badminton court — the perfect spot to enjoy a quick match, improve your game, or simply have fun with family and friends.





Master Layout

UNIT TPYE	UNIT NO.S
N1 (NORTH FACING)	A-02, A-04, A-08
N2 (NORTH FACING)	A-03, A-05, A-09
N3 (NORTH FACING)	A-07, A-11
N4 (NORTH FACING)	A-06, A-10
N1A (NORTH FACING)	A-12
N2A (NORTH FACING)	A-01
E1 (EAST FACING)	C-02, C-04, C-06, D-04, D-06, D-08
E2 (EAST FACING)	C-03, C-05, D-03, D-05, D-07
E3 (EAST FACING)	B-02, B-04, B-06
E4 (EAST FACING)	B-01, B-03, B-05
E5 (EAST FACING)	B-07
E6 (EAST FACING)	C-07, D-09
E7 (EAST FACING)	C-01
E8 (EAST FACING)	D-02
E9 (EAST FACING)	D-01
W1 (NORTH FACING)	B-09, B-11, B-13, C-09, C-11, C-13
W2 (NORTH FACING)	B-10, B-12, C-10, C-12, C-14
W3 (NORTH FACING)	B-08, C-08
W4 (NORTH FACING)	B-14
W5 (NORTH FACING)	C-15

LEGEND:

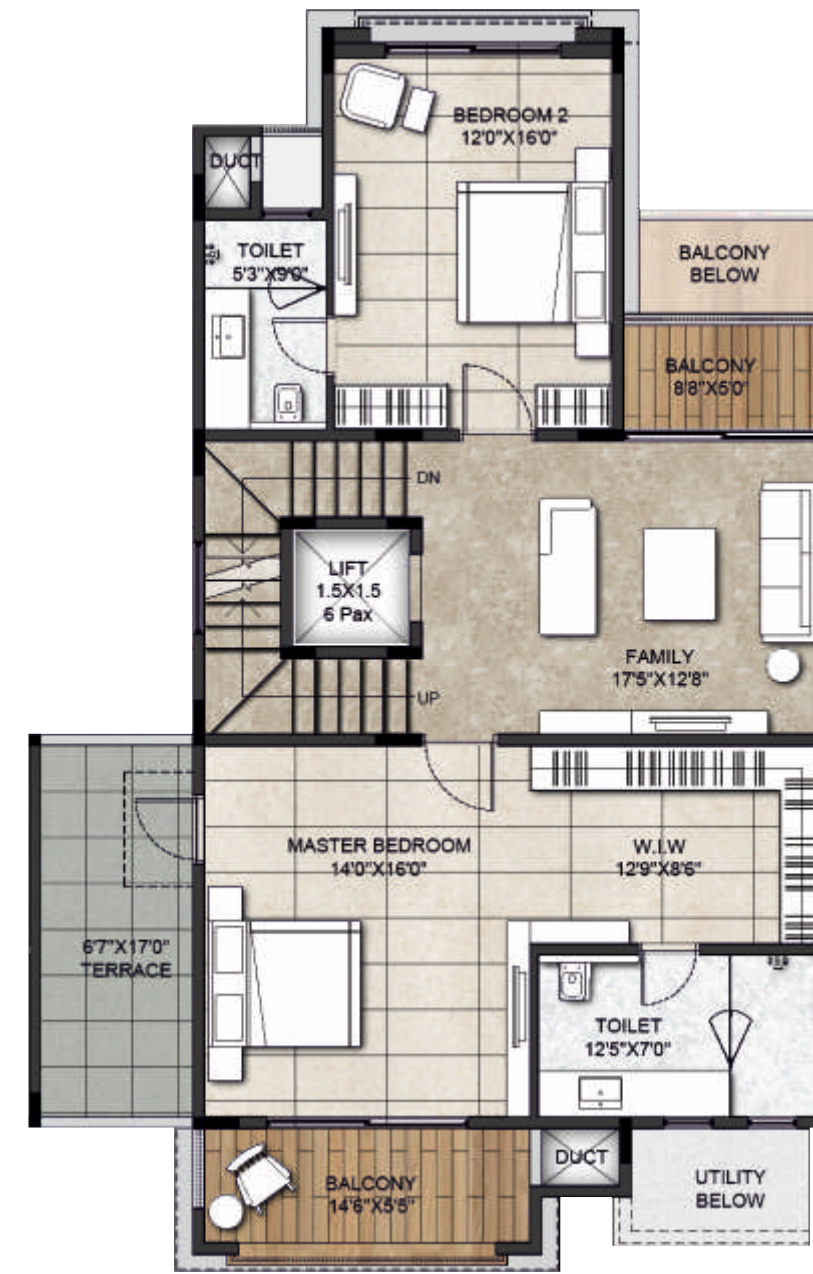
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|-------------------------------|--|---|
| 1. Security Cabin | 10. Clubhouse Spill Over (Poolside Cafe
And Lower Level Pool Side Cafe) | 18. Elder's Chit Chat Zone |
| 2. Bus Bay With Pergola | 11. Food Counter | 19. Reflexology Pathway |
| 3. Signage Wall | 12. Sandpit With Climbing Wall | 20. Meditation Pavilion |
| 4. Visitor's Car Parking | 13. Children's Play Area | 21. Floral Garden |
| 5. Waterbody With Water Spout | 14. Sculpture Court | 22. Giant Chess |
| 6. Adult's Pool | 15. Semicircular Colonnade | 23. Pavilion With Seating |
| 7. Kid's Pool | 16. Tot Lot | 24. Multipurpose Lawn-yoga,
Party, Gathering Space |
| 8. Jacuzzi | 17. Swing And Hammock Garden | 25. Children's Play Area |



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

KEY PLAN



Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
A-02	NORTH TYPE- 1	30'9" X 68'2"	2100	4310	4055	3223
A-04	NORTH TYPE- 1	30'9" X 68'6"	2113	4310	4055	3223
A-08	NORTH TYPE- 1	31'1" X 68'7"	2132	4310	4055	3223

N1

NORTH FACING

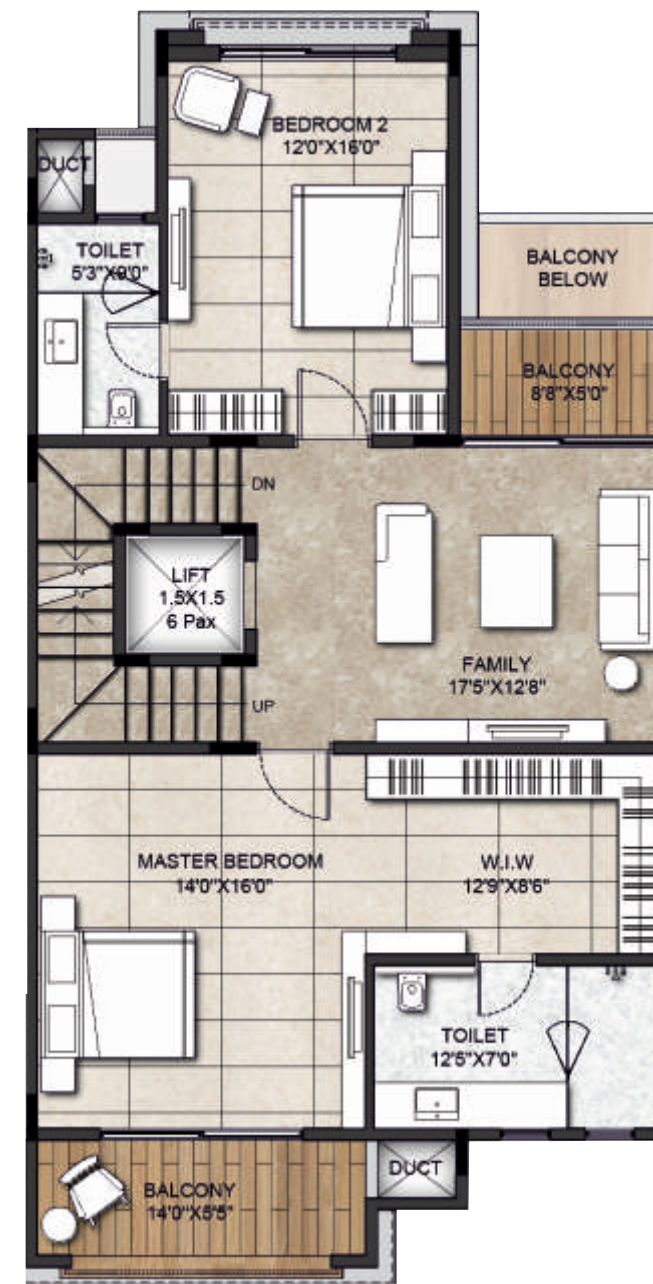
5 BHK + SERVANT ROOM



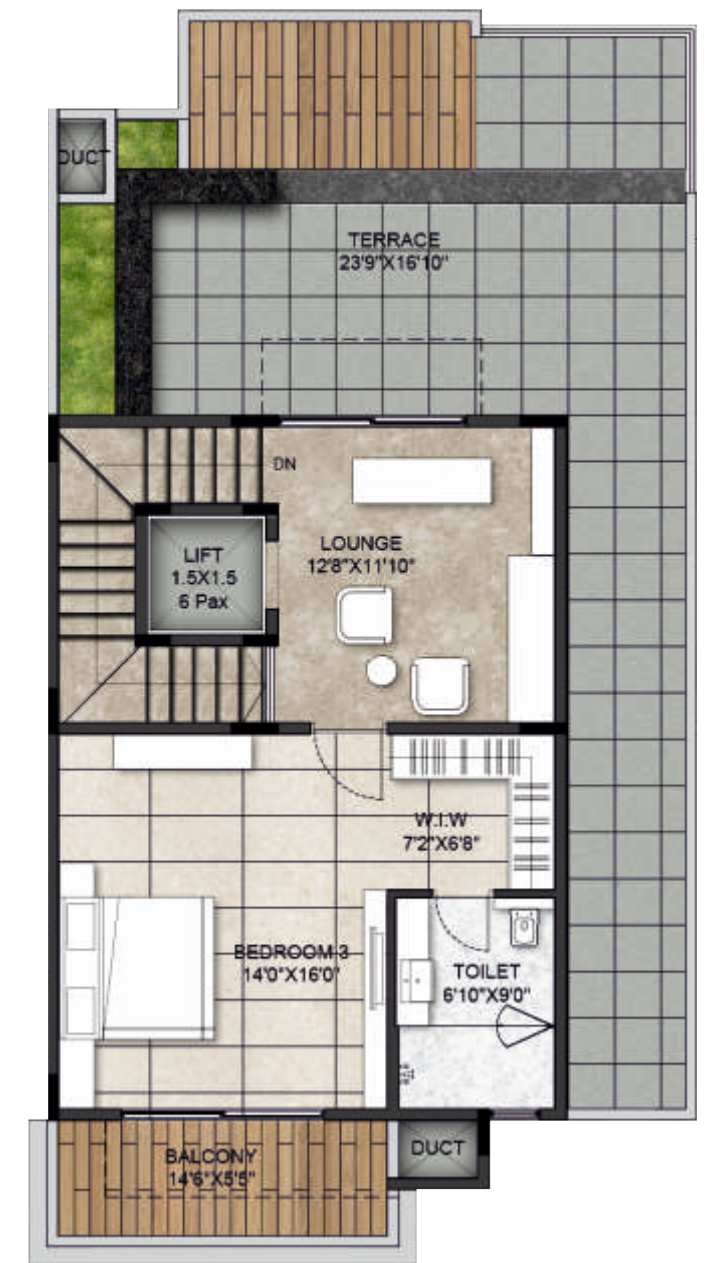
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR

KEY PLAN



N2

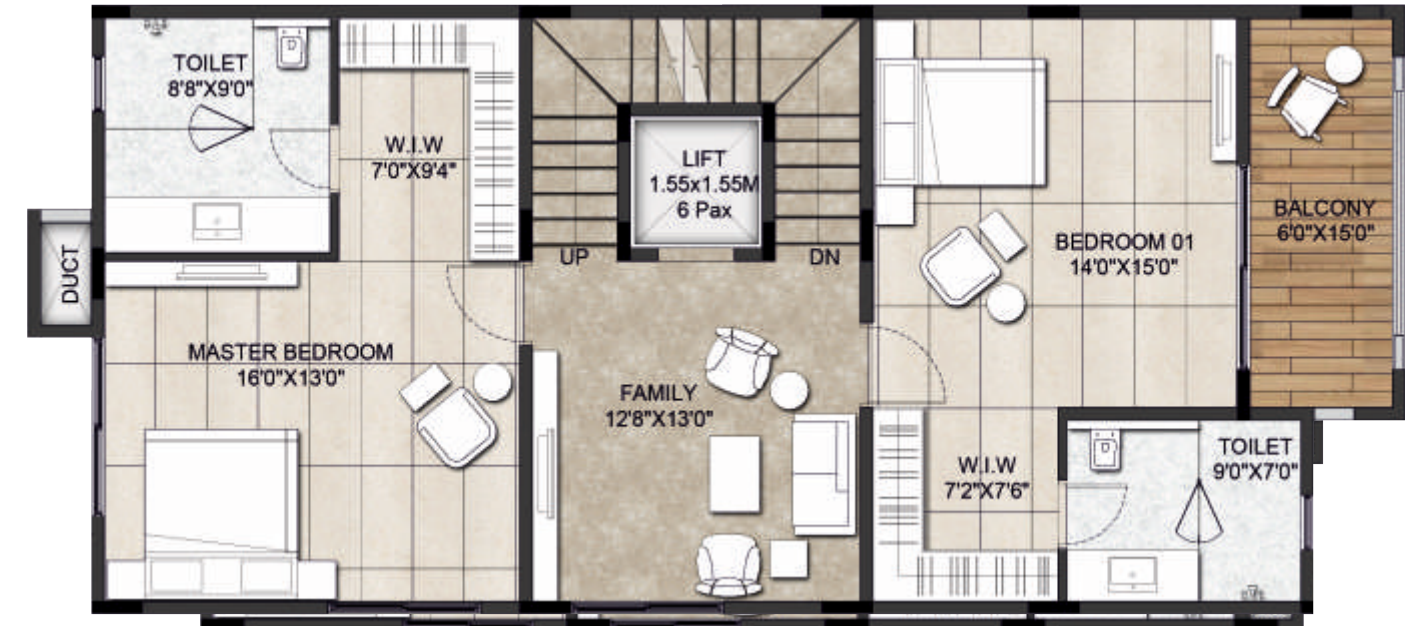
NORTH FACING

5 BHK + SERVANT ROOM

Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
A-03	NORTH TYPE- 2	30'9" X 68'4"	2104	4310	4055	3238
A-05	NORTH TYPE- 2	30'9" X 68'11"	2123	4310	4055	3238
A-09	NORTH TYPE- 2	30'9" X 68'5"	2107	4310	4055	3238



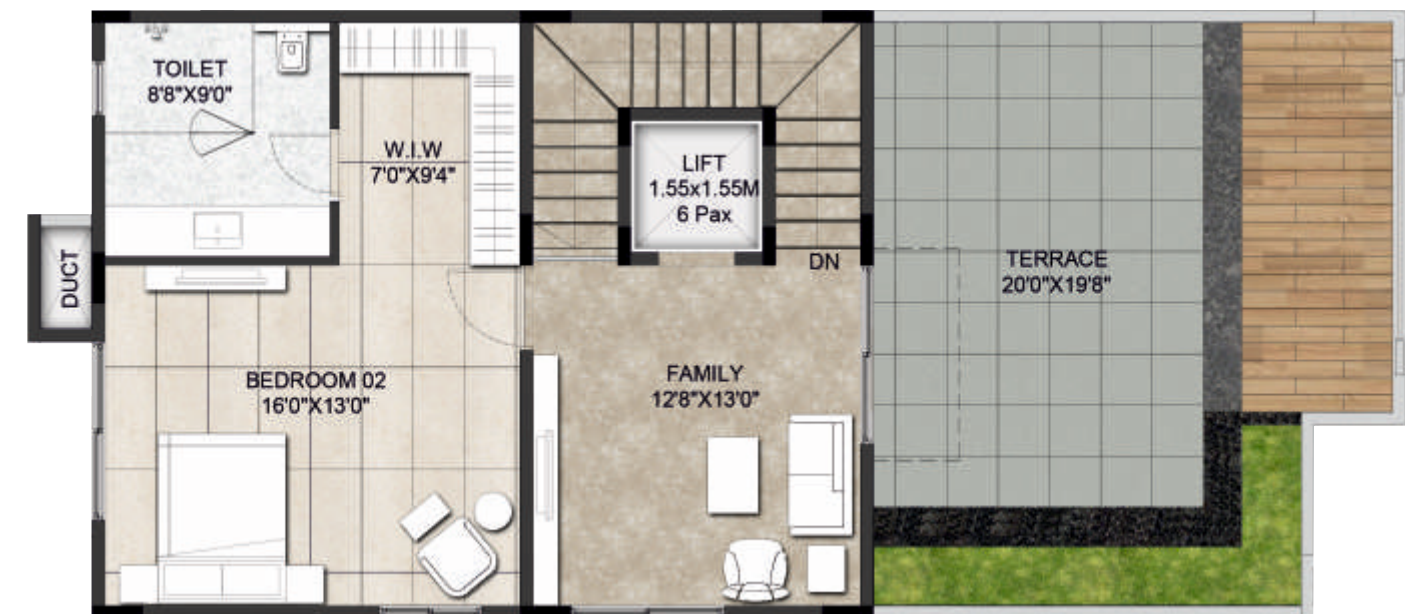
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TERRACE FLOOR

KEY PLAN



E1

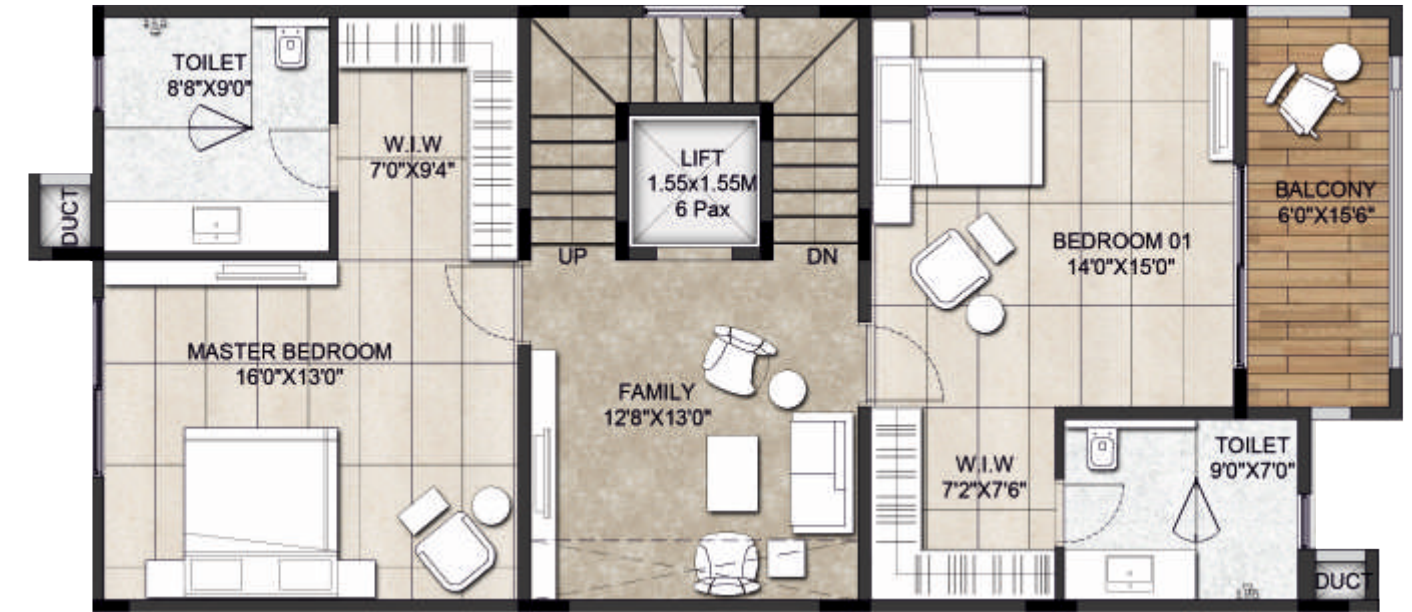
EAST FACING

4 BHK + SERVANT ROOM

Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
C-02	EAST TYPE - 1	26'6 X 60'8"	1607	3915	3682	2950
C-04	EAST TYPE - 1	26'6 X 60'8"	1607	3915	3682	2950
C-06	EAST TYPE - 1	26'6 X 60'8"	1607	3915	3682	2950
D-04	EAST TYPE - 1	26'6" X 60'8"	1607	3915	3682	2950
D-06	EAST TYPE - 1	26'6" X 60'8"	1607	3915	3682	2950
D-08	EAST TYPE - 1	26'6" X 60'8"	1607	3915	3682	2950



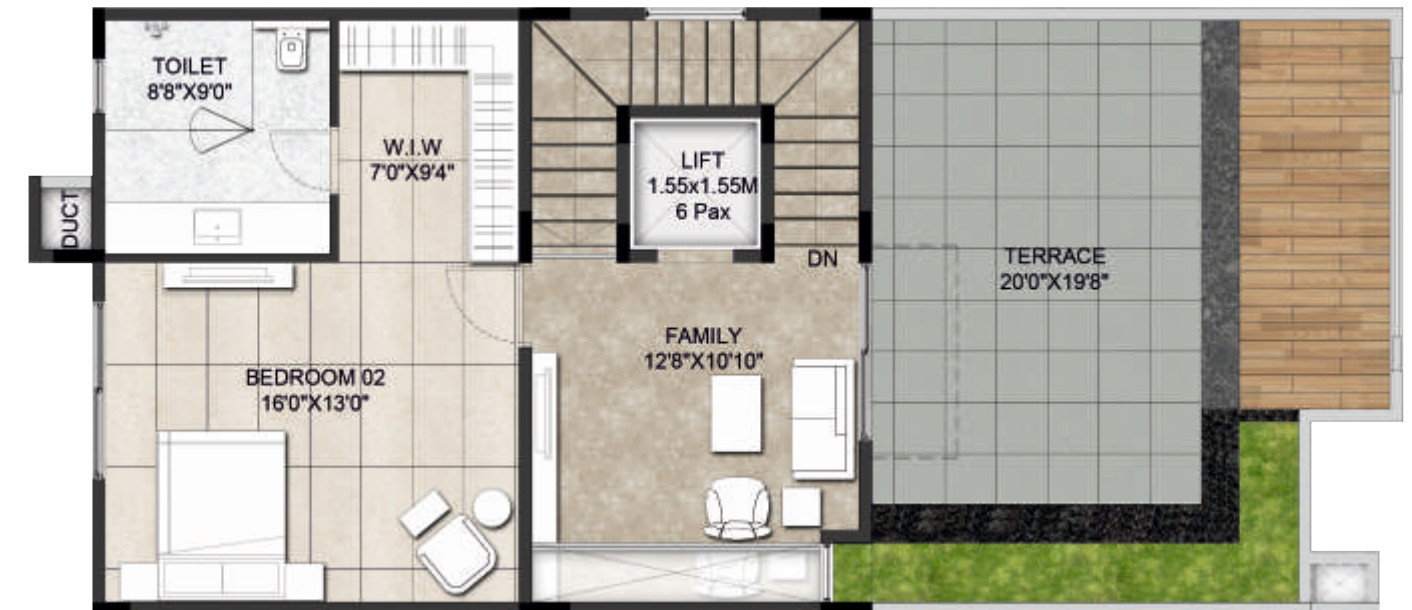
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TERRACE FLOOR

KEY PLAN



E2

EAST FACING

4 BHK + SERVANT ROOM

Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
C-03	EAST TYPE - 2	26'6 X 60'8"	1607	3875	3646	2939
C-05	EAST TYPE - 2	26'6 X 60'8"	1607	3875	3646	2939
D-03	EAST TYPE - 2	26'6" X 60'8"	1607	3875	3646	2939
D-05	EAST TYPE - 2	26'6" X 60'8"	1607	3875	3646	2939
D-07	EAST TYPE - 2	26'6" X 60'8"	1607	3875	3646	2939



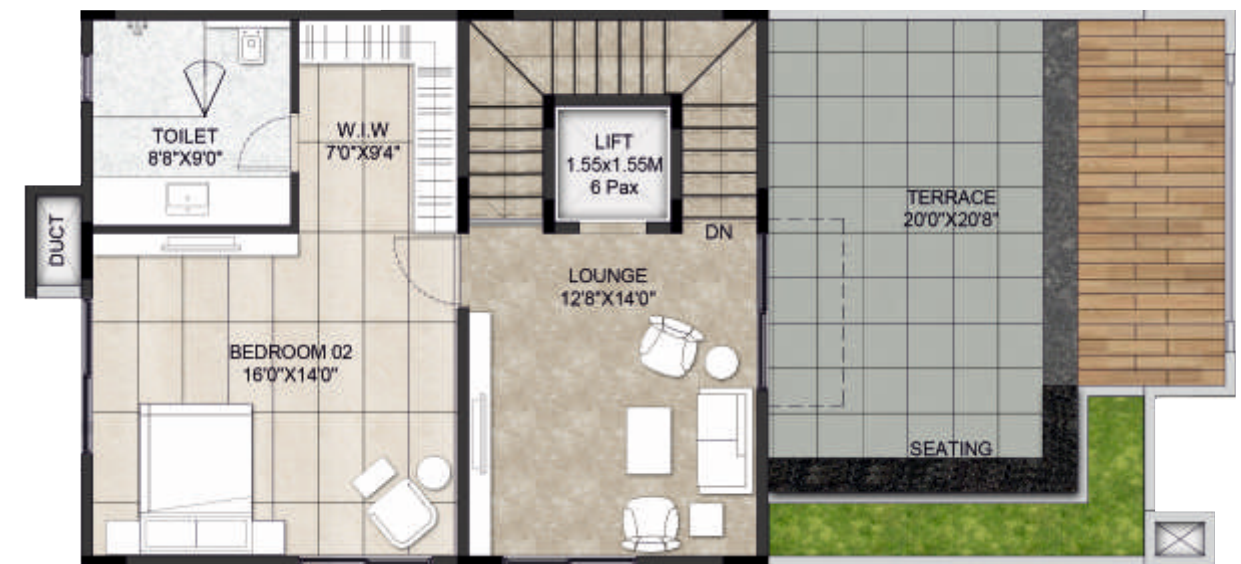
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TERRACE FLOOR

KEY PLAN



E3

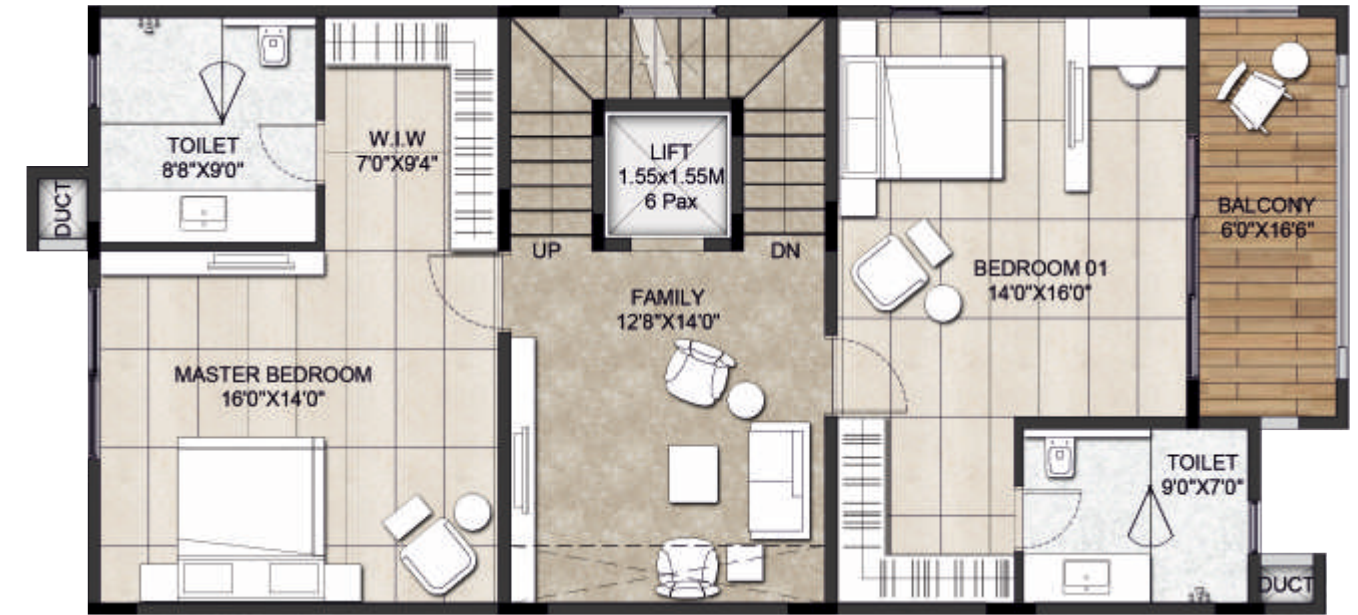
EAST FACING

4 BHK + SERVANT ROOM

Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
B-02	EAST TYPE - 3	27'6" X 70'5"	1938	4080	3840	3078
B-04	EAST TYPE - 3	27'6" X 69'8"	1919	4080	3840	3078
B-06	EAST TYPE - 3	27'6" X 69'0"	1900	4080	3840	3078



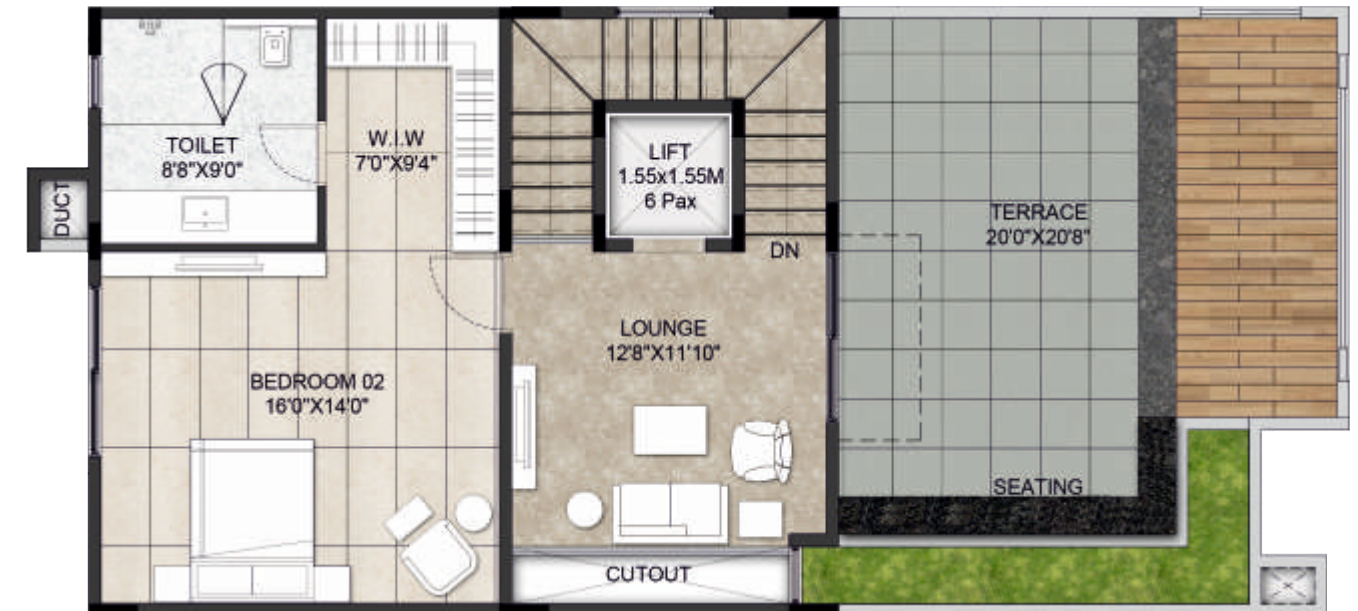
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TERRACE FLOOR

KEY PLAN



E4

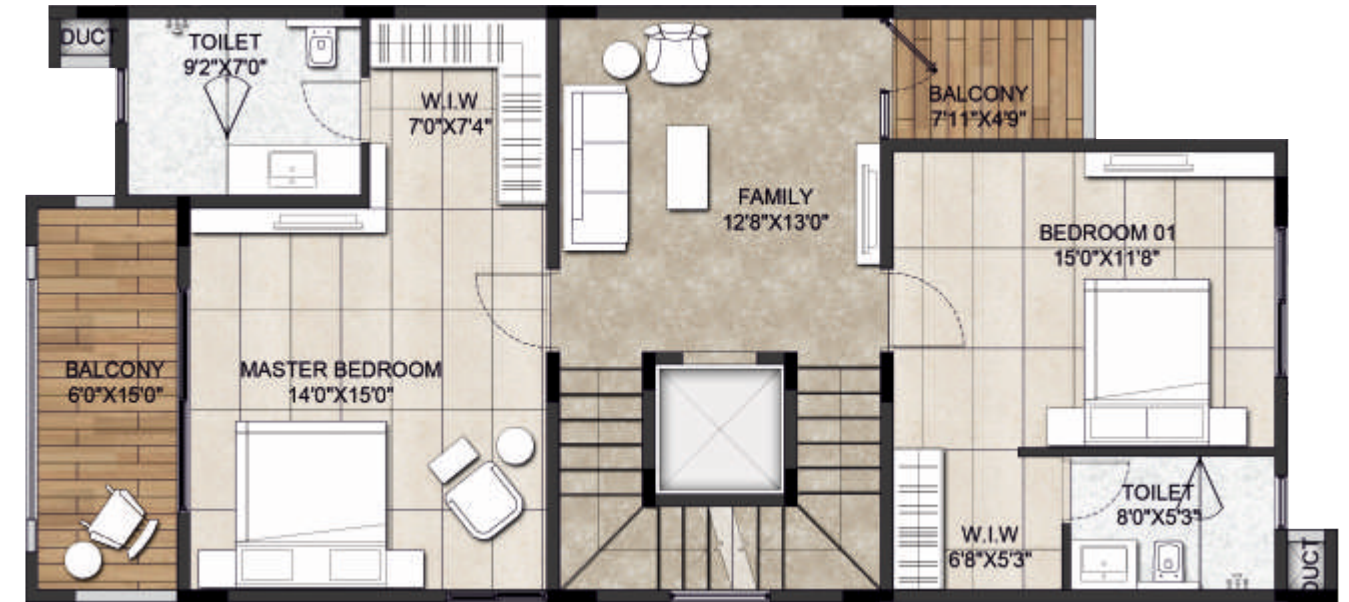
EAST FACING

4 BHK + SERVANT ROOM

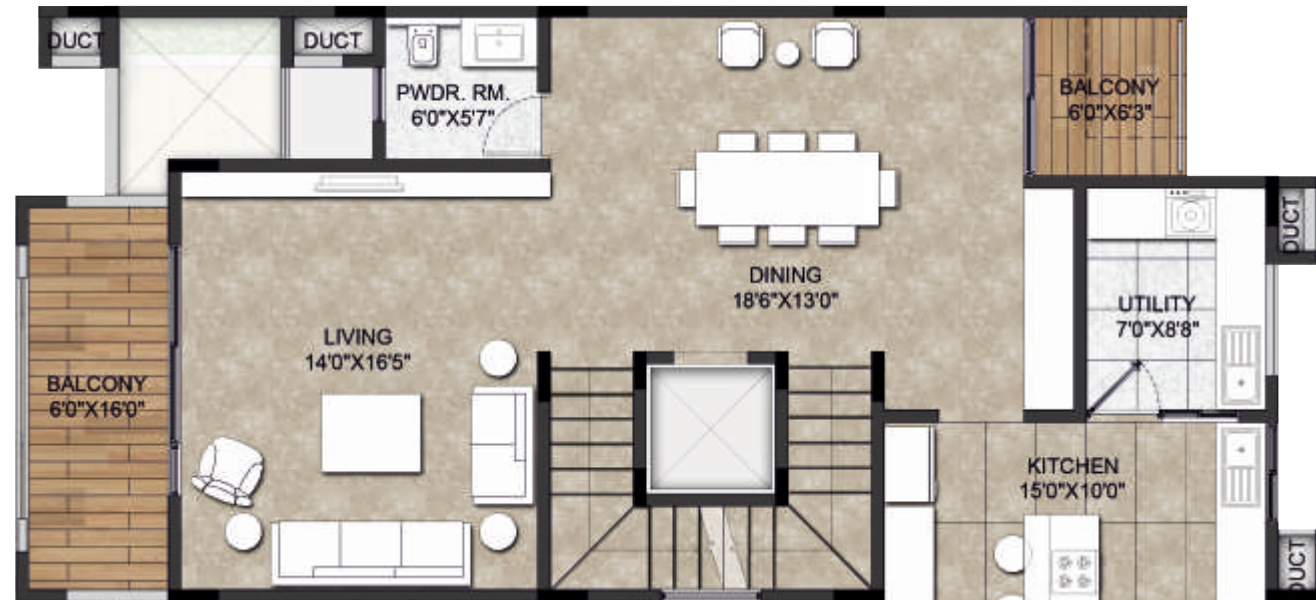
Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
B-01	EAST TYPE - 4	27'6" X 70'9"	1948	4050	3808	3077
B-03	EAST TYPE - 4	27'6" X 70'0"	1928	4050	3808	3077
B-05	EAST TYPE - 4	27'6" X 69'4"	1909	4050	3808	3077



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TERRACE FLOOR

KEY PLAN



W1

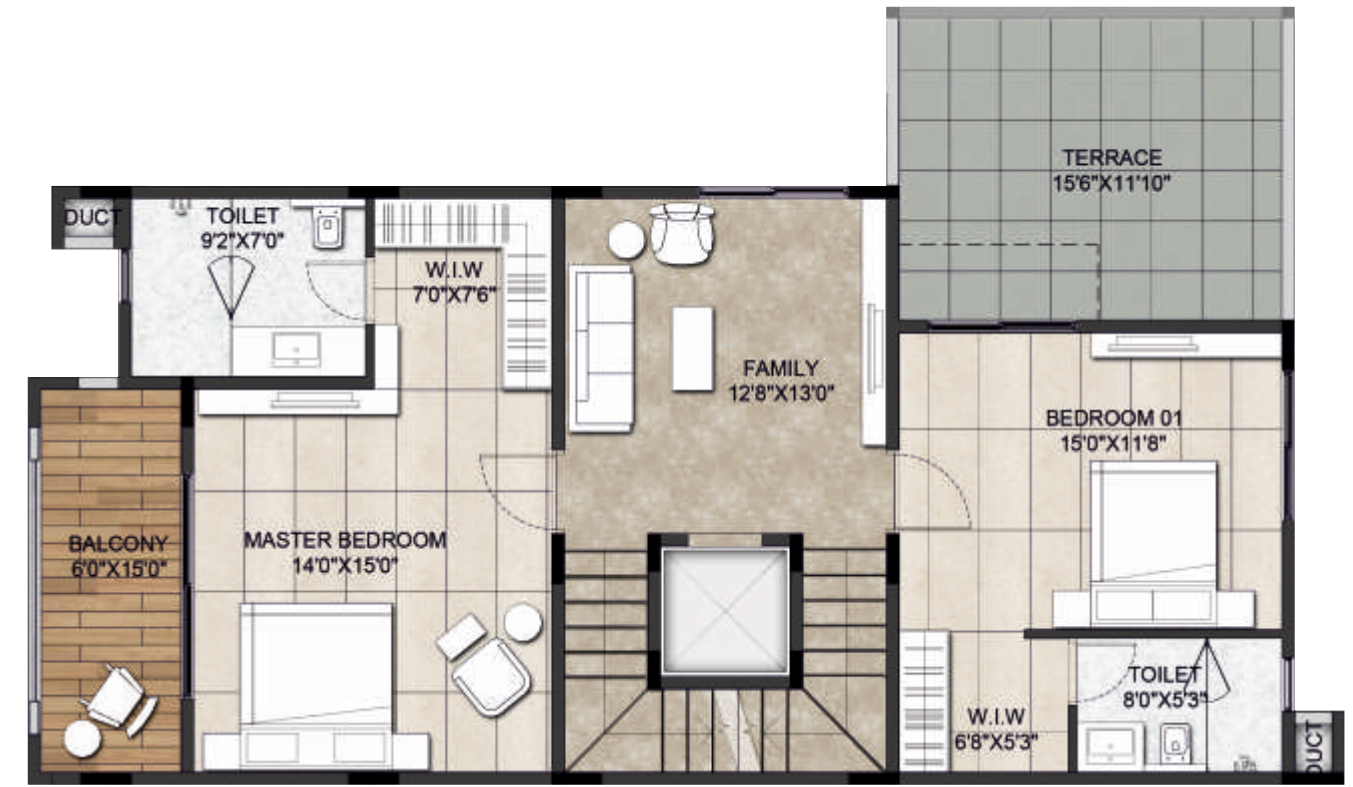
NORTH FACING

4 BHK + SERVANT ROOM

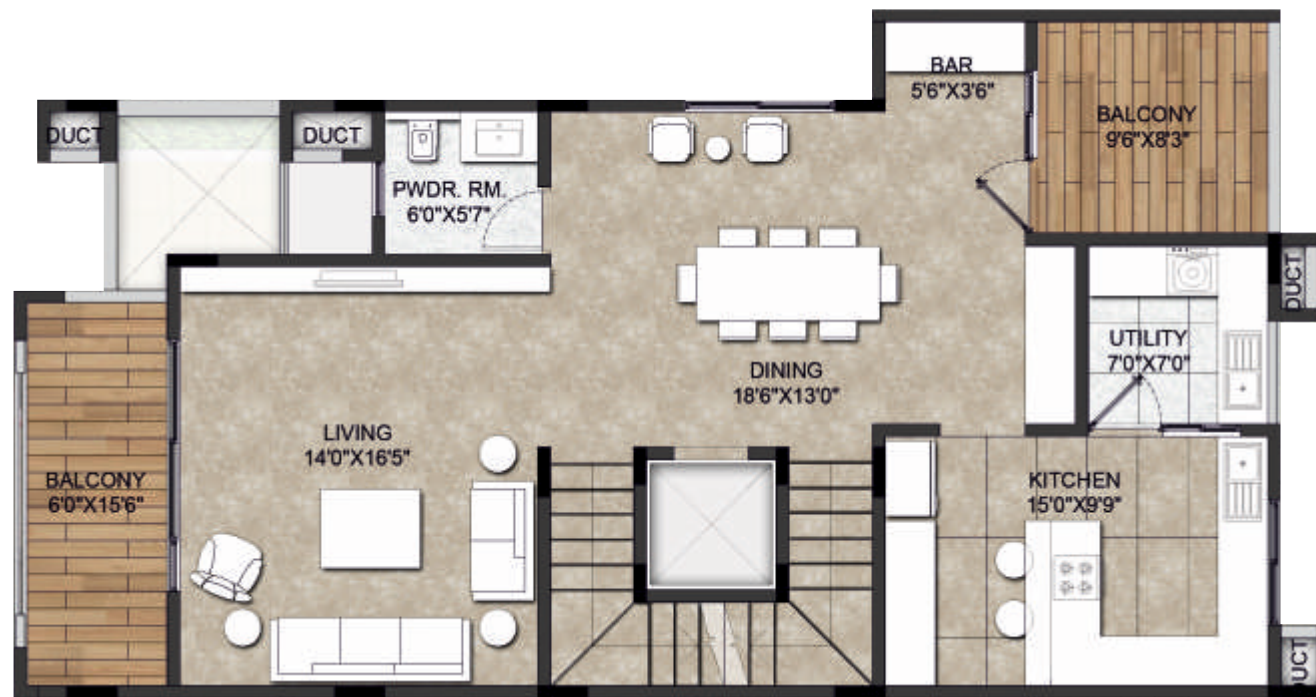
Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
B-09	WEST TYPE - 1	26'6" X 60'8"	1607	3610	3397	2689
B-11	WEST TYPE - 1	26'6" X 60'8"	1607	3610	3397	2689
B-13	WEST TYPE - 1	26'6" X 60'8"	1607	3610	3397	2689
C-09	WEST TYPE - 1	26'6" X 60'8"	1607	3610	3397	2689
C-11	WEST TYPE - 1	26'6" X 60'8"	1607	3610	3397	2689
C-13	WEST TYPE - 1	26'6" X 60'8"	1607	3610	3397	2689



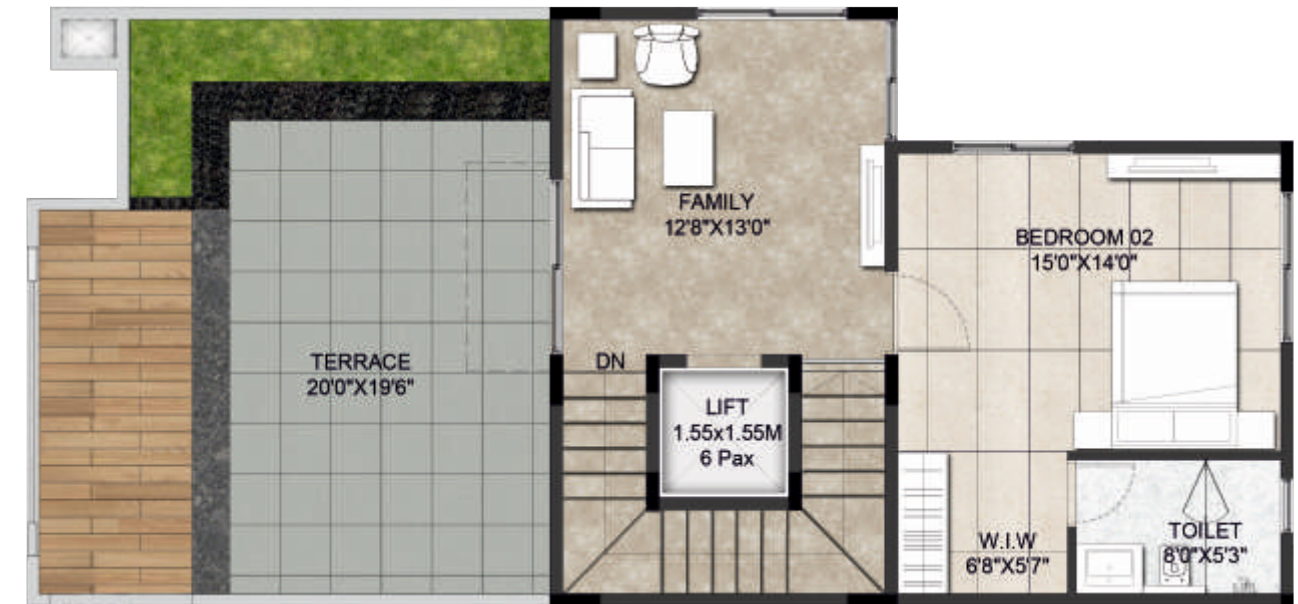
GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



TERRACE FLOOR

KEY PLAN



W2

NORTH FACING

4 BHK + SERVANT ROOM

Unit Nos	Types	Plot Size	Plot Area	S.B.U.A (sq ft)	B.U.A (sq ft)	Carpet Area (sq ft)
B-10	WEST TYPE - 2	26'6" X 60'8"	1607	3630	3417	2711
B-12	WEST TYPE - 2	26'6" X 60'8"	1607	3630	3417	2711
C-10	WEST TYPE - 2	26'6" X 60'8"	1607	3630	3417	2711
C-12	WEST TYPE - 2	26'6" X 60'8"	1607	3630	3417	2711
C-14	WEST TYPE - 2	26'6" X 60'8"	1607	3630	3417	2711

Specifications

STRUCTURE

RCC Framed Structure (Seismic Zone-II) With solid blocks walls

FLOORING

Multipurpose Hall, Foyer & Lounge area :

600X 1200 mm Premium Vitrified Tiles of Kajaria / RAK

Living, Dining, Pooja Room & Family: Imported Marble.

Master Bed Room & Bed Room-1, Bedroom-2 Kitchen, Study Area :

800 X 800 mm Premium Double charge Vitrified Tiles of Kajaria / RAK

All Balconies& Utility: Wooden finished Ceramic Tiles Flooring

Kitchen & Utility Counter: Granite with Franke make SS Sink

DADOING

Master Toilet:

600 X 1200 mm designer wall tiles of Reputed make upto 8' Height.

Kids & Common Toilet :

600 X 1200 mm designer wall tiles of Kajaria upto 8' Height

Utility :

300 X 600 mm designer wall tiles of Kajaria make upto 4' Height

Kitchen above Counter :

450 X 600 mm designer wall tiles of Kajaria make upto 2' Height

DOORS & WINDOWS

Main Door :

Teak wood frame with Teak wood panel shutter

Bedroom Doors:

Teak Wood frame with Veneer finish shutter

Toilets Doors :

Teak Wood frame with flush door shutter (one side veneer & one side Resin coated).

Windows :

Premium Aluminum windows frame & Shutter with Mosquito mesh for sliding doors & windows

STAIRCASE

Flooring (Treads, Riser & Landing), Lift Cladding : Imported Marble

LIFT

LIFT (6 PASSENGERS) :

OTIS / KONE / JOHNSON Make

RAILING :

SS Hand Rail/ MS Railing.

SANITARY FIXTURES

All Bathrooms:

Granite Counter with Counter top wash basin & Wall mounted water closet of TOTO/Kohler/Duravit make

Master Bath Room :

Glass door partition for the Shower area

CP FITTINGS:

Kitchen & All Bathrooms:

Hot & Cold Wall Mixer Grohe/Jaquar/Roca Make

All Bath Rooms:

Hot & Cold Basin Mixer of Grohe/Jaquar/Roca make

PAINTING

Internal Ceiling:

Premium emulsion paint

Internal Walls:

Royal Emulsion Paint-Asian/Berger

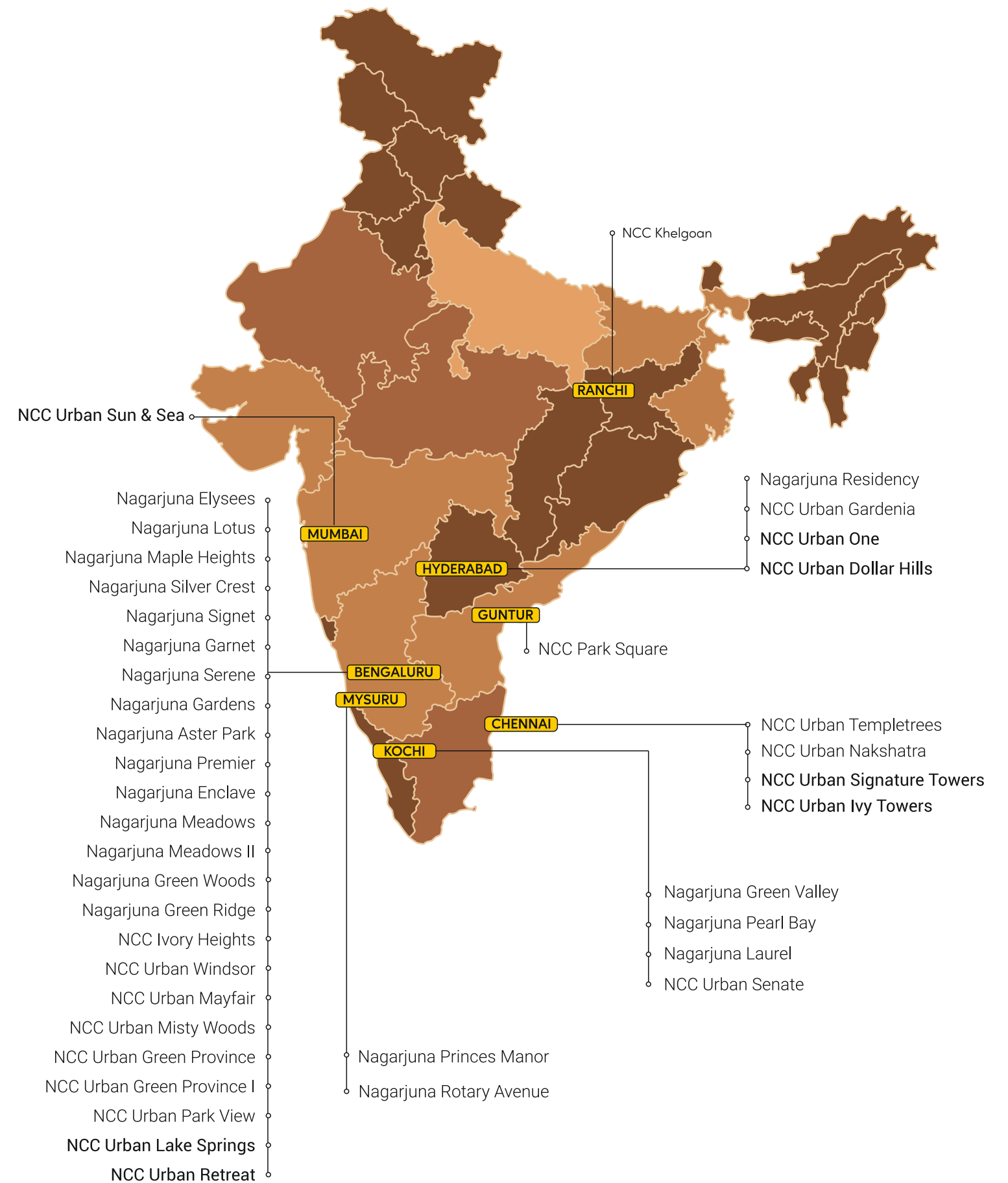
External Walls:

Weather Guard Exterior Emulsion Paint with combination of Texture (Asian /Berger)

ELECTRICAL

- 9 KW power supply.
- Provision of AC Points in Living, Dining, Family and all Bedrooms
- TV & Telephone point in Living & all Bed rooms
- Provision for Internet in Living and all Bed rooms
- Fire resistant electrical wires of Anchor/ Polycab / Havells make
- Electrical Modular switches of Anchor/Schneider/Havells series

Completed & Ongoing Projects



BENGALURU

NCC Urban | *Green Province*
Live your dreams



IT Corridor - Sarjapur Road

Independent 4 BHK villas
Spread across a lush 28 acres

NCC Urban | LAKE SPRINGS
A LEGACY BY THE LAKE



JP Nagar, 9th Phase

3 BHK Lake front Apartments
Spread across 4.7 Acres

NCC Urban | MISTY WOODS



Off. Airport Road, Yelahanka

Hi-end luxury 5 BHK independent villas
spread across a lush 9.5 acres

NCC Urban | MAYFAIR



Yelahanka - Bengaluru

359 premium 2, 2.5 & 3 BHK Apartments
Spread across 4 acres

NCC Urban | parkview



Yelahanka - Bengaluru

77 Luxury 2 & 3 BHK Apartments
in G+13 Floors

HYDERABAD

NCC URBAN ONE



Narsingi Junction

Premium 3 & 4 BHK apartments
spread across a lush 22 acres

CHENNAI

NCC Urban | IVY TOWERS



Pallavaram - Toraipakkam Road

2 & 3 BHK Luxury Apartments
spread across 8.2 acres

NCC Urban | NAKSHATRA



Abhirampuram

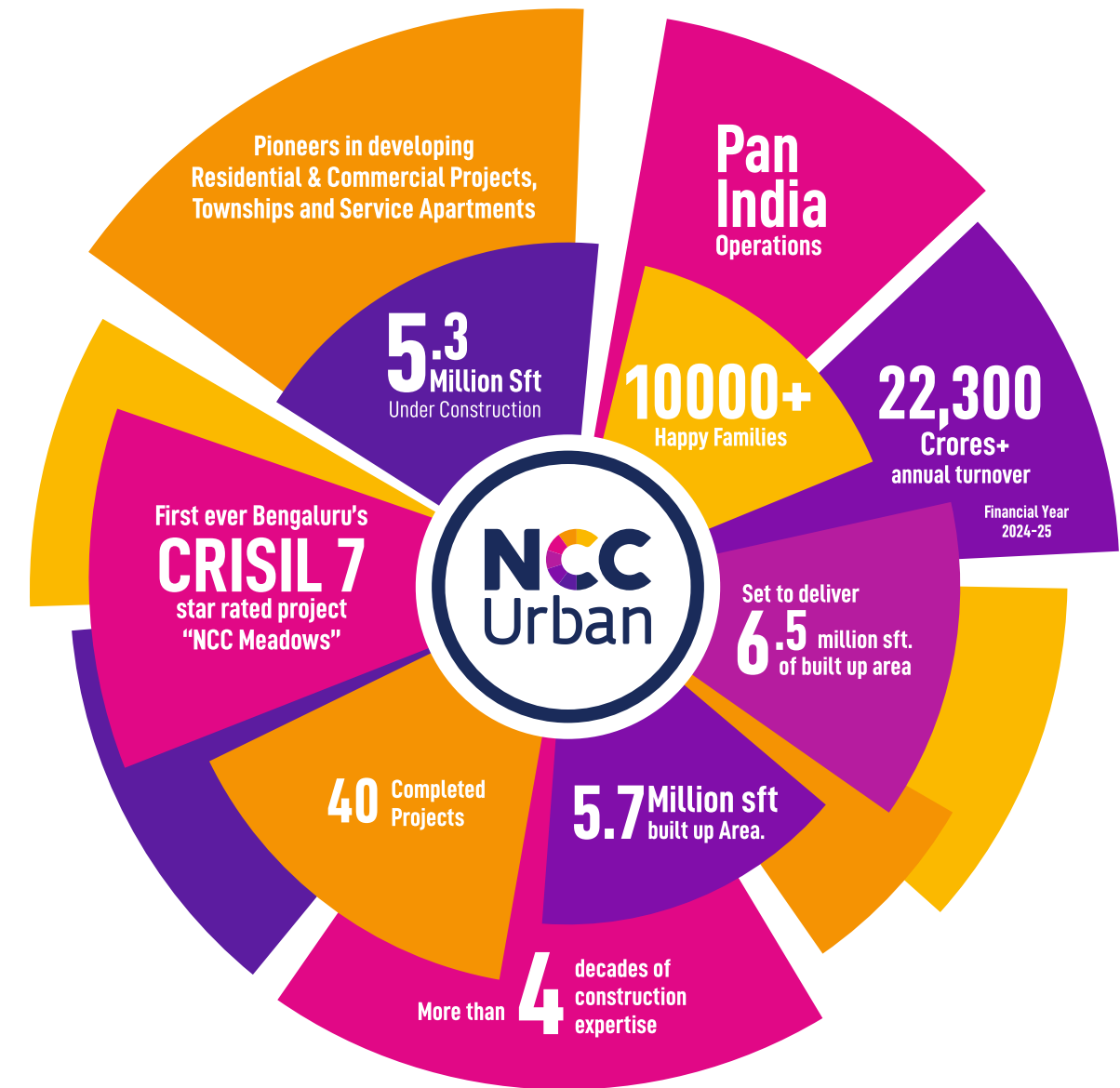
Limited Edition
3 BHK Luxury Apartments

NCC Urban | Signature Towers
A Joint Venture with SRS Group



Sholinganallur

2 & 3 BHK Luxury Apartments
spread across 7.6 acres



BEST ULTRA LUXURY VILLA PROJECT

BY TIMES BUSINESS AWARDS 2019



NCC URBAN MISTYWOODS

BEST LUXURY VILLA PROJECT

BY TIMES BUSINESS AWARDS 2019



NCC URBAN GREEN PROVINCE

TIMES BUSINESS AWARDS

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BENGALURU • HYDERABAD • CHENNAI • KOCHI • GUNTUR • RANCHI

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