



Master Plan

(RA No: 1196/0006-R RPTLA/RPTLA/2024)
 Bapatla urban Development authority (BAPUDA)
 Directorate of Town & Country Planning (DTCP)

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 Amphitheatre
- 09 Walking Track

E Elite Villas	155 Sq.Yds	1602 Sq.ft
G Galaxy Villas	172.5 Sq.Yds	2058 Sq.ft
M Mountain Villas	286.25 Sq.Yds	3186 Sq.ft
A 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 simplified 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.

SOLAR FENCING	YOGA LAWNS
POWER BACKUP	SITTING AREA
CONCRETE ENTRY & EXIT POINTS	ILLUMINATED PATHWAY

Value enhanced everyday



East Facing Villa View @ Bapatla Icon

Isometric views of East Facing Villa



Ground Floor Plan

First Floor Plan



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



Isometric views of West Facing Villa



Ground Floor Plan

First Floor Plan



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 at Bapatla Icon

Isometric views of East Facing Villa



Ground Floor Plan

First Floor Plan



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



Isometric views of West Facing Villa



Ground Floor Plan

First Floor Plan



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



Isometric views of East Facing Villa



Ground Floor Plan

First Floor Plan



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.

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



Swimming Pool @ Bapatla Icon



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



1367 Sq.ft

1200 Sq.ft

1367 Sq.ft





Walking/Jogging Track



Supermarket



Cafe



A/C Gym



Half Basketball Court



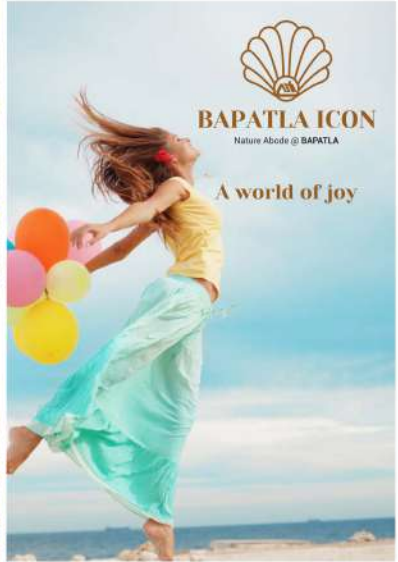
Yoga lawn



Function Hall



Sitting Area

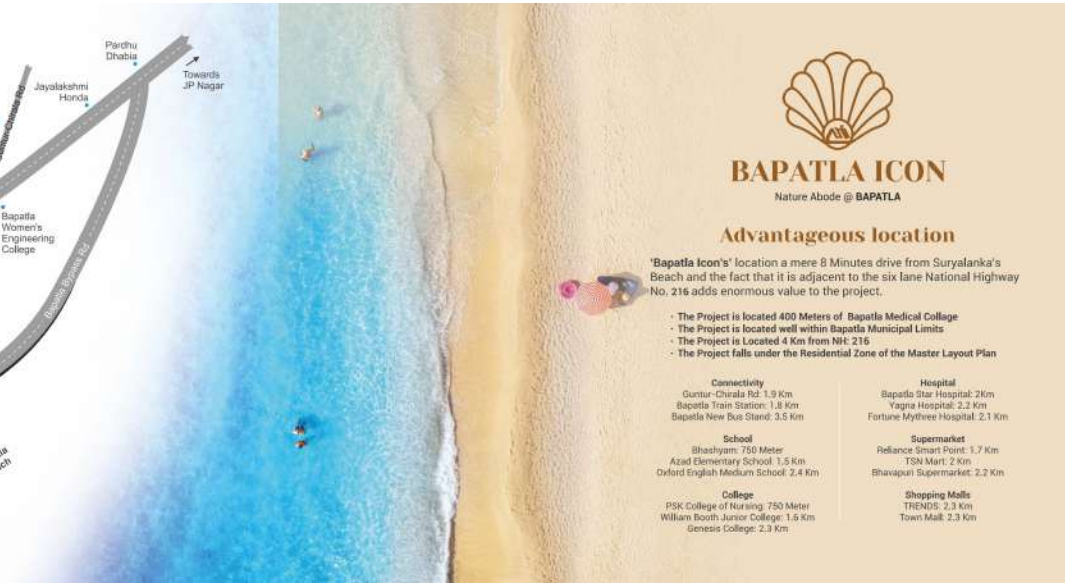


BAPATLA ICON

Nature Abode @ BAPATLA

A world of joy

LOCATION PLAN



BAPATLA ICON

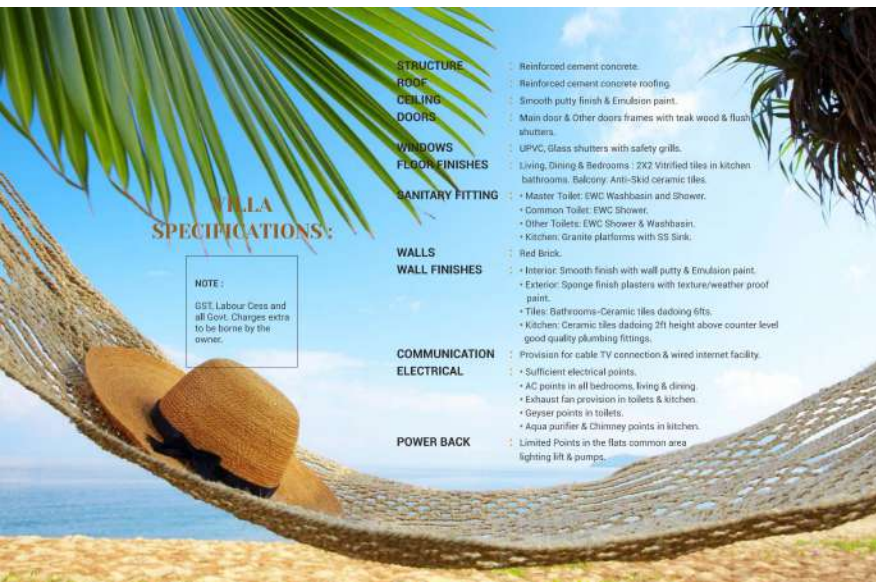
Nature Abode @ BAPATLA

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.

- The Project is located 400 Meters of Bapatla Medical Collage
- The Project 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

<p>Connectivity</p> <ul style="list-style-type: none"> Guntur-Chirala Rd. 1.9 Km Bapatla Train Station: 1.8 Km Bapatla New Bus Stand: 3.5 Km 	<p>Hospital</p> <ul style="list-style-type: none"> Bapatla Star Hospital: 2Km Yagna Hospital: 2.2 Km Fortune Mythree Hospital: 2.1 Km
<p>School</p> <ul style="list-style-type: none"> Bhashyam: 750 Meter Azad Elementary School: 1.5 Km Oxford English Medium School: 2.4 Km 	<p>Supermarket</p> <ul style="list-style-type: none"> Relance Smart Point: 1.7 Km TSN Mart: 2 Km Bhavapuni Supermarket: 2.2 Km
<p>College</p> <ul style="list-style-type: none"> PSK College of Nursing: 750 Meter William Booth Junior College: 1.6 Km Genesis College: 2.3 Km 	<p>Shopping Malls</p> <ul style="list-style-type: none"> TRENDS: 2.3 Km Town Mall: 2.3 Km



FLA 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

SANITARY FITTING

bathtrooms, Balcony, Anti-Skid ceramic tiles.

WALLS

• Master Toilet: EWC Washbasin and Shower.

WALL FINISHES

• Common Toilet: EWC Shower.

• Other Toilets: EWC Shower & Washbasin.

• Kitchen: Granite platforms with SS Sink.

• Red Brick.

• Interior: Smooth finish with wall putty & Emulsion paint.

• Exterior: Sponge finish plasters with texture/weather proof paint.

• Tiles: Bathrooms-Ceramic tiles dadoing 6ft.

• 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 kit & 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 CPVC 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 :

Alics - of 6 Persons only for Avelon and Blossom Apartments.

NOTE :

One Car Parking, Generator, Lift, Municipal Water 3 Phase Electricity Meter for every Flat.

