



NIKHARA



NIKHARA FORT
PENUKONDA

Adadakulapalli, Madakasira Highway

NIKHARA BHARATH CONSTRUCTION COMPANY LIMITED



NIKHARA

**BHARATH CONSTRUCTION
COMPANY LIMITED**

About Us

NIKHARA BHARATH CONSTRUCTION COMPANY LIMITED,

A public limited company engaged in development of Residential Plots/Villas along with professional Resort facilities in Andhra Pradesh & Karnataka since 2004.

Vision & Mission

Development of Productive land property along with quality housing in various projects in Andhra Pradesh & Karnataka.

The Nikhara Fort -1

Project is spread over
114 acres land

Villa Plots Available
in Size
600 sft & above dimensions

Salient Features

- * First of its kind project in Penukonda.
- * Approved Layout with big roads and parks.
- * Gated community with 24 Hrs security.
- * Pollution free atmosphere.
- * Resort Facilities.
- * Immediate Registration on flexible terms.

Potential

Project is near to

- KIA Motors
- Bio-Tech Industries
- National Excise & Customs Academy
- BEL Defense Factory
- Proposed IT Hub
- Air Bus Ancillary Unit
- Tourism
- Industrial Zone

“Great land investment zone”





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Connectivity

Nikhara Fort is located at a distance of 120 kms from Bengaluru International Airport on Bengaluru - Hyderabad Highway (NH44).

This property is situated at Penukonda, a happening town and an industrial zone in Ananthapura District of Andhra Pradesh. It is mainly situated in the lap of nature guarded by mountains all around.

***WE ALSO
UNDERTAKE
CONSTRUCTION OF
LUXURY VILLAS
IN OUR PLOT***



PLOT PLUS BUILDING SCHEME AT PENUKONDA



- ✦ Plot size $20 \times 30 = 600$ sqft (6 square).
- ✦ Building size
 - a) Built up area = 5 square
 - b) Super Built up area = 1 square
- ✦ Cost of plot plus building = 18 lakhs

- ✦ Plot size $30 \times 40 = 1200$ sqft (12 square).
- ✦ Building size
 - a) Built up area = 10 square
 - b) Super Built up area = 2 square
- ✦ Cost of plot plus building = 30 lakhs



1. Registration of the plot with building plan on payment of 50% advance.
2. Balance to be paid at Monthly intervals based on progress.
3. Complete execution 12 months from the date of advance payment.

STAGES:

1. Identification of plot.
2. Registration of plot.
3. Approval of plan.
4. Building contract to be signed.
5. Foundation work.
6. Construction of walls.
7. Roofing.
8. Finishing.



NOTE:

1. Any changes in the model plan may attract additional cost.
2. Interiors at extra cost (Optional) with additional time.
3. The building can be customized as per requirement into 2 BHK & 3 BHK also.
4. Bigger plot size and building size can be customized.
5. GST extra.
6. Approval charges.
7. Plot registration cost extra.
8. You can expect rental from KIA / Industrial and other department employees.
9. We tie-up for rentals also.

Please Contact For Booking & More Details :

- | | | |
|------------------|---|------------|
| - Narendra K Ram | - | 9535291503 |
| - Girish .K.S. | - | 9342590445 |
| - Jayalakshmi .B | - | 9343865010 |

SENIOR CITIZEN GET A WAY

1. Accommodation on rentals arranged as per requirement.
2. Food as per choice provided on use and pay basis.
3. Standard activities facilitated.
4. Security & Service provided.

We will Provide Building Infrastructure :

- ✦ Gas leakage detection system.
- ✦ Alternate power solar & electricity.
- ✦ Water facilities.
- ✦ Sanitation/disposal of waste.
- ✦ Anti skid tiles.
- ✦ Alarm System.
- ✦ Single digit dialing phones & intercom facilities.
- ✦ Passage ways for wheelchairs.
- ✦ Grab rails in slippery areas.



- ✦ There will be 4"-5" height steps & 10 flip feet steps.
- ✦ Sliding Windows.
- ✦ Spacious Bathroom.
- ✦ Lower level Wardrobes & small Refrigerator.

Other Facilities :

- ✦ Sitting Desks.
- ✦ Hygienic Indoor & Outdoor Sports.
- ✦ Security House Service.
- ✦ Yoga/Physiotherapy and Community Services.
- ✦ CCTV Cameras & Fire Extinguishers.
- ✦ Green area Furniture & Events.
- ✦ Ambulance, Oxygen, Pick-up & Drop, First Aid & Tie-up with Super Speciality Hospital.

- ✦ Emergency Room, Wheelchairs are provided.
- ✦ Pharmacy tie-up regular medical check up.
- ✦ Security personnel at curriculum places & extra places.
- ✦ Controlled Entry & Exit.
- ✦ Special Meals.
- ✦ House keeping services & Laundry Services.
- ✦ On Call Doctors & Nurses within Campus.
- ✦ Proximity to hospitals 6 kms, 10 mins from Penukonda.
- ✦ Proximity to the Sri Sathya Sai Super Speciality Hospital and emergency services 32 kms (45 mins.)
- ✦ Proximity to the ancestral homes of loved ones 110 kms (1 ½ hr) from Bangalore Airport.

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120 Kms from Bangalore Intl. Airport
on NH-44 (Andhra Pradesh)



Approved Layout:
Land: 114 acres
40 Feet Main Roads
34 Feet Internal Roads
Parks & Play Grounds
Resort & Club Facilities.



for Plot Booking Contact:

Mob: +91 95352 91503
e-mail: nikharabharath@gmail.com
Website: www.nikharalayouts.com

REPRESENTATION MAP FOR 20 X 30 & 30 X 40 PLOTS





Penukonda Fort



Sri Krishnadevaraya Statue



Gollapalli Reservoir

Penukonda

It is an upcoming city in

Ananthapur District of Andhra Pradesh.

Located at the base of a large Hill,
from which it takes the name.

It was the summer capital of Vijayanagar Kingdom.

**“KIA Motors
and its related 200 plus
ancillaries are setting up
its base in Penukonda”**



Important places to visit near our Nikhara Fort project:

1. Gollapalli Reservoir 18 kms about 30 mins.
2. KIA Motors 14 kms about 20 mins.
3. Pavagada Solar Park 29 kms about 50 mins.
4. Penukonda Hill Top View 10 kms about 30 mins.
5. Gagan Mahal Palace Penukonda Fort 7 kms about 15 mins.
6. Satya Sai Temple, Puttaparthi 37 kms about 50 mins.
7. Lepakshi Temple 51 kms about 1 hour.
8. Hazrat Syedna Khwaja Baba Fakhruddin Suharwardy 6 kms about 10 mins.
9. Madhavaraya Temple Gorantla 30 kms about 45 mins.

Nikhara Fort & Resorts PENUKONDA

First of its kind Resort in Penukonda with

Luxury AC Cottages, Swimming Pool, Indoor / Outdoor Games, Open Air Theatre, Flood-Light Cricket Ground, Seminar Hall, Restaurant, Laundry, Camp Fire, etc.,

We arrange Corporate Meetings, Birthday Parties, Wedding Anniversaries, any Get-together Functions, Day Trips

To experience the joy of living..... please visit once



Website : www.nikharesorts.net
E-mail : nikharesorts@gmail.com

Resort Booking : 8861586387

TOWARDS
ANANTHPUR / HYDERABAD



NIKHARA FORT

ANDHRA PRADESH
& KARNATAKA BORDER

FROM BENGALURU

Reach us:

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**Refer Google Map
Nikhara Fort**

* Images for representation purpose only.