

An oasis of green living,
at the heart of Kathmandu.

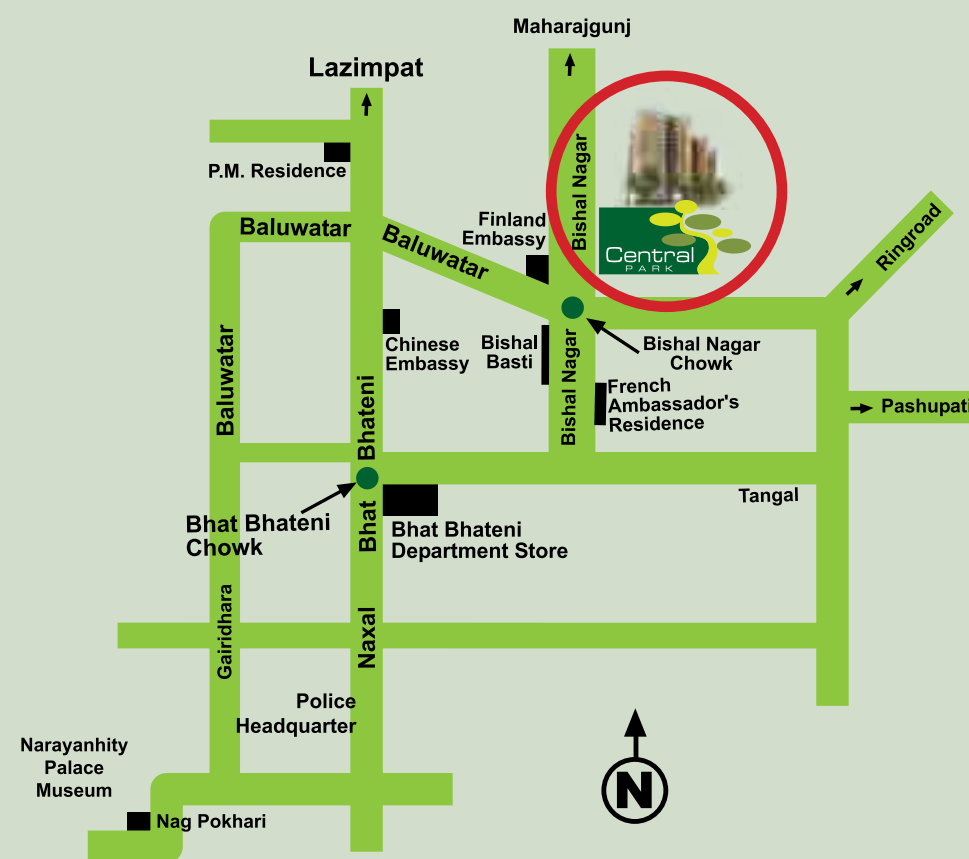


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MASTER PLAN



SITE LOCATION



FOR DETAILS: 977-1-4443513, 4418987, 2291943

R R BUILDING, NARAYANCHAU, NAXAL, KATHMANDU, NEPAL
E-mail: info@cleandevlopers.com, www.cleandevlopers.com

DESIGN: SURROUND NEPAL 977-1-4502627

THE FUTURE HAS ARRIVED



PREMIUM APARTMENTS



The new address of luxurious living at... BISHALNAGAR

THE TEAM:

Project Manager: Clean Energy Development Bank Limited
Architects: ARCOP Associates, New Delhi arcop.com (in association with Le Group ARCOP, Canada)
Landscape: M Paul Friedberg & Partners, New York mpfp.com
Sustainability/Energy Solutions: Triodos Bank, The Netherlands triodos.com
Finance Partners: Siddhartha Bank, Prime Bank, Nepal Bank, Machhapuchchhre Bank
Civil Contractor: Sharma & Company, Nepal

Brought to you by





Making a difference to the quality of your life Central Park - truly at the centre

Located in Bishalnagar - one of Kathmandu's prime residential areas, this new address of luxurious living offers much more than just comfort and elegance.

Bathed in sunlight with a sun deck for each apartment, and spectacular views from each home, Central Park offers the finest in every element that will go into making your home. From planning to execution, design to core materials, adherence to quality and from concept to finish everything about your home will be done in tandem with nature, while giving your comfort utmost priority.

The team behind Central Park THE DEVELOPERS

Clean Developers Private Limited, a company promoted by Clean Energy Development Bank Limited, comprises professionals from different walks of life and business houses, who aim to benchmark the next era of real estate development in Nepal. With the highest level of corporate governance and transparency in operations, our business philosophy is not limited to creating just concrete and brick structures but to work towards sustainable development.

THE PROJECT MANAGER

Clean Energy Development Bank Limited (CEDBL) is the Project Manager of the Central Park Project. CEDBL, a national level development bank of Nepal, has one of the most diverse equity participation among Nepalese Banks with the participation of the Employees Provident Fund of Nepal, FMO Netherlands, General Public among a list of others. CEDBL has been promoted as an only specialised bank with a primary focus in the development of infrastructure, clean energy and the hydropower sector in Nepal.

DESIGNED BY THE BEST

The World famous ARCOP Group is the architectural force behind Central Park. Headquartered in Montreal, Canada, ARCOP is a firm of architects with presence across Asia, United States and the Middle East. ARCOP Associates, New Delhi now bring this design and architectural expertise to Central Park.

EXQUISITE LANDSCAPING

With over 70% of open space, Central Park high rise homes offer you nature at her best and brightest. Winners of over 90 awards, M. Paul Friedberg and Partners, New York are set to transform Central Park into a grand estate of the most beautiful garden-scape at the heart of Kathmandu city.

THE ENERGY SAVER

Triodos Bank, an independent bank based in Netherlands, advocates and embodies sustainable and transparent banking and has been developing and investing in sustainable real estate since 1993. The Sustainable Real Estate Department at Triodos will provide the much needed support to Central Park to be at the frontier of green technology from Energy, Site, Water System, Material and Resources to create sustainable living solutions.



BUILT BY THE BEST

Formed in 1966, Sharma and company is the oldest and the largest construction company in Nepal. With numerous successful projects in Nepal and abroad, Sharma and Company leads the way in creating finest structures and its creations dominate the skyline of Kathmandu. Key accomplishments include NLIC City Center Mall, Standard Chartered Bank Building, Rastriya Banijya Bank Building, Tribhuvan International Airport extension etc. With a workforce of more than 300, the works completed by the company comprises of big institutional buildings, residential complexes, industrial buildings, hospitals, roads, bridges, walkways, bio-engineering works, landscaping etc.

FINANCE WAS NEVER EASIER

The financial muscle of Central Park is powered by leading banks including Siddhartha Bank Limited, Nepal Bank Limited, Prime Commercial Bank Limited and Machhapuchre Bank Limited. The customers of Central Park will have the most innovative and need-specific financial solutions for financing homes.

WORLD CLASS HOMES

Central Park high rise homes offer a range of facilities and features that only the most modern high rises around the world offer.

- 24X7 high end security and surveillance systems
- Regular power back-up and water supply
- Spacious, well-lit and ventilated dwelling units
- Broad perimeter road with ample parking spaces
- Solar-powered common lighting system
- Earthquake resistance

WELLNESS AT YOUR DOORSTEP...

Now you don't have to step out of Central Park to avail of

- a modern swimming pool
- health club with Jacuzzi, sauna, spa, steam bath
- a community club with state-of-the-art recreation facilities

Stay fit, within the confines of Central Park!

YOUR HOME, AT THE HEART OF KATHMANDU

Unique Location With Unmatched Connectivity
Bishalnagar is one of most coveted residential locations in Kathmandu.

At Central Park you will get to live at the centre of Kathmandu and yet avoid the traffic snarls and the bustle of the city.

- 3 minutes walk to Kathmandu's largest Bhatbhateni department store
- Uninterrupted four way connectivity to Baluwatar, Maharajgunj, Ring Road and the city centre
- Surrounded by a robust network of kindergarten, schools and hospitals, and malls, offices and entertainment centres.

ONE WITH NATURE Energy efficient green homes

Central Park will consume substantially less energy than that consumed by an average residential project. Efficiency shall be the key to all systems and shall dictate innovation and design engineering in developing a Sustainable Site, Water Efficiency, Energy and Atmosphere, Materials and Resources and Indoor Environmental Quality.