

UNLIKE ANY OTHER



URBAN VILLE

Ultra Luxurious Homes @ Tellapur



# Unlike Any other

What if the long walk to a neighboring garden is reduced to a few steps?  
What if your home offers a landscape that is totally out of the box?  
What if you are among the first few to live in a home that is unlike any other?

Welcome to Urban Ville, a gated community of upmarket triplex homes unlike any other, anywhere.







# Live the Unimaginable



Urban Ville is a residential gated community of upmarket 4 BHK + Home Theatre + Multipurpose Room in Tellapur, Hyderabad. The East & West facing homes are exquisitely planned to offer a lifestyle that is unlike any other.





## Homes - In a league of their own



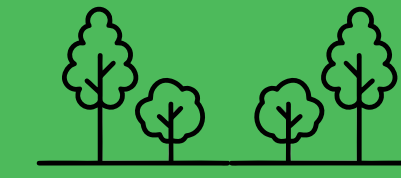
Unique Homes Spread  
Across 4 Floors



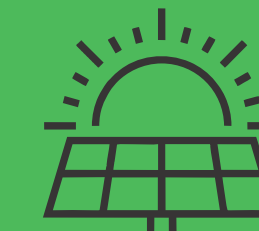
No Vehicular Movement  
At Living Spaces



Dedicated Floor for  
Master Suite



Open & Green Spaces  
at Every Floor



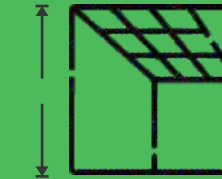
2-Way Grid  
Solar Power



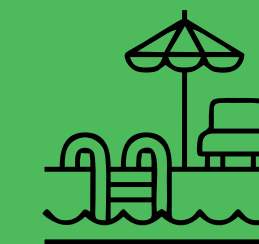
8 Feet High  
Doors | Windows



Wide Windows for Abundance  
of Cross Ventilation



13 Feet High Ground Floor  
11 Feet High Other Floors



Lavish 50,000 Sft.  
Clubhouse



Roof-Top Tennis Court  
On Clubhouse



Skylight for  
Lounge Area



Elevated  
Walking Track



Vehicle free podium on the first floor



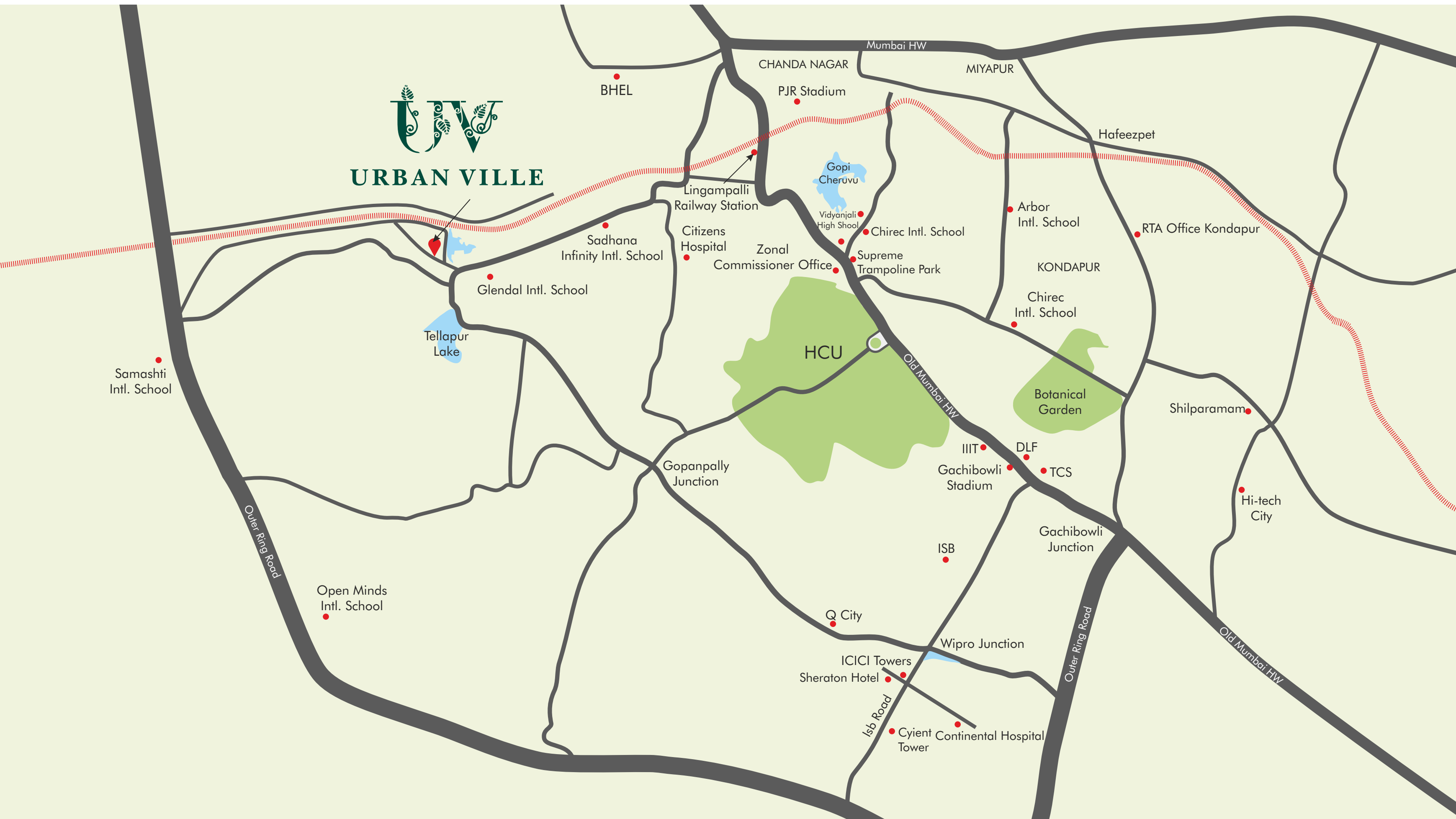
# Experience the unique charm of exclusive landscape living

Live each day fresh and new with a home that pushes the boundaries of outdoor living. The first floor of all the homes is connected to create a unique landscape podium that is completely vehicle-free and pedestrian - friendly. It features landscape lawns, seating spaces, play areas, a walking and cycling track and more.

Pedestrian friendly podium on the first floor







# Live in the Heart of progress

Cherish living in a place that stands for exclusivity and privacy. Urban Ville, at Tellapur, is just a few mins drive away from The IT hub of Gachibowli, Financial District and Outer Ring Road. It is ideally located to offer a peaceful life and easy connectivity to the world outside. Reputed international schools, wide range of MNCs, internationally acclaimed healthcare centres are all within 5-15 mins drive away.







Gachibowli Stadium < **10 mnts.**

Citizens Hospital < **5 mnts.**

HCU < **8 mnts.**

Glendale Intl. School < **2 mnts.**

Financial District < **15 mnts.**

Sadhana Intl. School < **5 mnts.**

Hi-Tech City < **15 mnts.**

ORR < **5 mnts.**

# PROXIMITY



Glendale Intl. School



HCU



Sadhana Intl. School



ORR



Citizens Hospital



Gachibowli Stadium



Financial District



Hi-Tech City



MASTER PLAN



LEGEND

- |                    |                        |
|--------------------|------------------------|
| 1. ENTRY GATE      | 9. JOGGING TRACK       |
| 2. WAY TO BASEMENT | 10. CHILDREN PLAY AREA |
| 3. SWIMMING POOL   | 11. CONNECTING PATHWAY |
| 4. KIDS POOL       | 12. PATHWAY            |
| 5. POOL DECK       | 13. LAWN               |
| 6. WATER TREADMILL | 14. MOUND WITH TREE    |
| 7. CLUB HOUSE      | 15. NALLA              |
| 8. TENNIS COURT    |                        |

- EAST VILLA TYPE - 01**  
8, 9, 10, 22, 32, 33, 34, 42
- WEST VILLA TYPE - 01**  
3, 4, 5, 15, 16, 17, 27, 37, 38, 39, 40, 60, 61, 62, 63
- EAST VILLA TYPE - 02**  
11, 20, 21, 23, 43, 58, 59
- WEST VILLA TYPE - 02**  
2, 14, 26, 28, 29, 46, 47, 48
- EAST VILLA TYPE - 03**  
12, 19, 24, 35, 44, 54, 57
- WEST VILLA TYPE - 03**  
1, 13, 25, 30, 36, 45, 55
- EAST VILLA TYPE - 04**  
31, 41
- EAST VILLA TYPE - 05**  
7, 51, 53
- WEST VILLA TYPE - 05**  
6, 18, 50, 52, 56

\* Plot Area includes demarcated Area plus UDS

# Project Highlights

- |   |   |
|---|---|
| 5<br>Verdant Acres  | Size Range<br>278 - 412 Sq. Yards       |
| 63<br>Independent Homes                                     | Built-up Area<br>5140 Sft. To 7650 Sft. |
| 4 BHK<br>Homes<br>East & West Facing                        | Exclusive Clubhouse<br>G + 3 Floors     |
| Vehicle-free, Pedestrian-friendly podium on the first floor |   |





# Embrace a warm and welcoming home

Make a big statement right at the beginning with a unique entrance that evokes feelings of excitement, comfort, peace. A warm and inviting entrance area merges seamlessly into the overall design and makes way for both the community and exclusive clubhouse.





Landscaped Garden



# Live a well-manicured slice of luxury

Enjoy the relaxed atmosphere of suburban living. Embrace magical new sights, natural greens and healthy spaces at Urban Ville, where your life is enriched by unique experiences to explore and grow with nature.

Garden Entry





Landscaped Park



# Embrace an active lifestyle & stay healthy.

Indulge in the game of your choice with family, friends or colleagues, without leaving your neighbourhood. Urbanville is designed to enhance your lifestyle by providing essential access to physical activity, sports, and leisure activities. With specialized areas for every sport, there's something for everyone to enjoy.

Skating Rink







# Everything your child aspires, is right here

Engage your children for hours of enjoyment by embracing the great outdoors surrounded by nature. Let them enjoy their playful days filled with laughter, explore freely, and truly savor your time outside together.







# Discover environments that inspire conversation

Socialise with friends and neighbours in a lush green setting instead of in an enclosed space. Multiple seating spaces will be your stage for interesting conversations with fresh air and bright surroundings as your theme.





EAST STREET VIEW





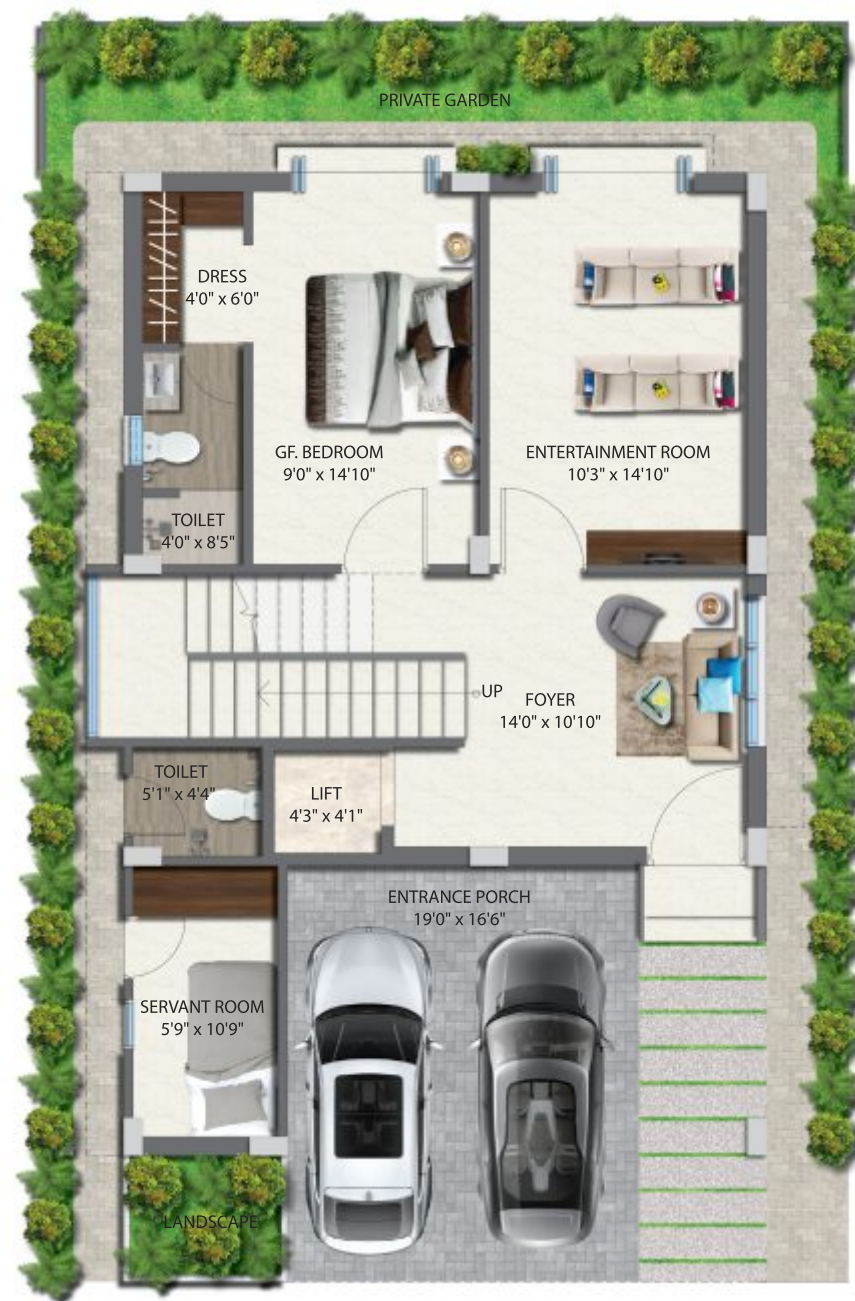
EAST FACING VILLA



TYPE 1 - EAST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



Plot Size: 278 Sq yards  
Built-up Area: 5140 Sft.

\* Plot Area includes demarcated Area plus UDS



EAST FACING VILLA



TYPE 2 - EAST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Plot Size: 312 Sq Yards  
Built-up Area: 5585 Sft.

\* Plot Area includes demarcated Area plus UDS



TYPE 3 - EAST FLOOR PLAN



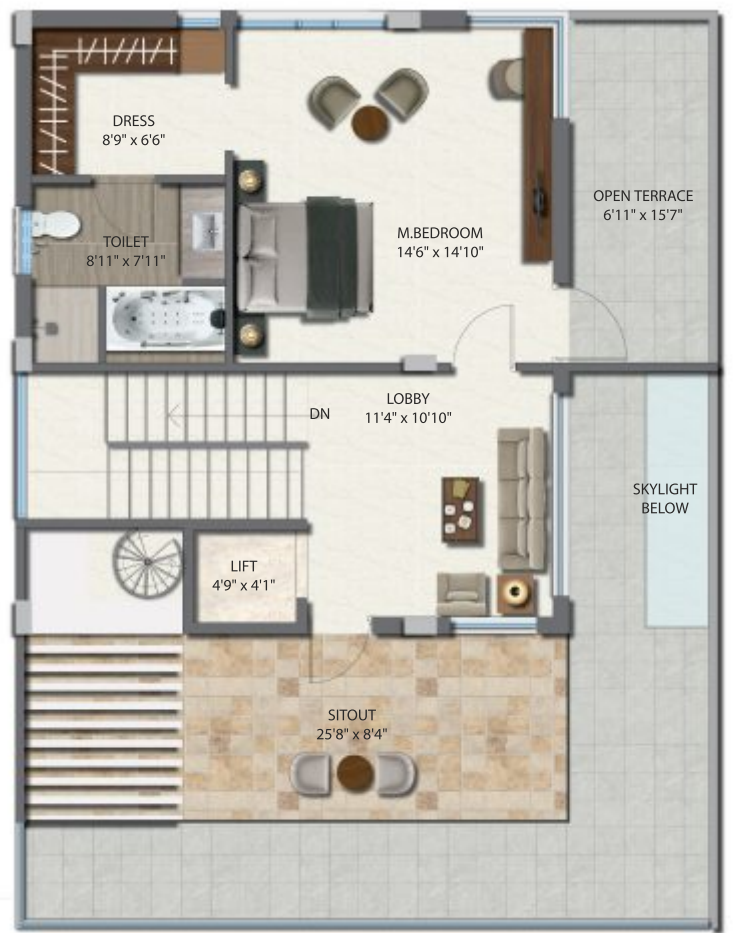
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Plot Size: 340 Sq Yards  
Built-up Area: 6110 Sft.

\* Plot Area includes demarcated Area plus UDS

TYPE 4 - EAST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Plot Size: 376 Sq Yards  
Built-up Area: 6910 Sft.

\* Plot Area includes demarcated Area plus UDS



## EAST FACING VILLA



## TYPE 5 - EAST FLOOR PLAN



### GROUND FLOOR PLAN



### FIRST FLOOR PLAN



### SECOND FLOOR PLAN



### THIRD FLOOR PLAN



Plot Size: 412 Sq Yards  
Built-up Area: 7650 Sft.

BUILT UP AREA 6100 SFT. E

\* Plot Area includes demarcated Area plus UDS



WEST STREET VIEW





WEST FACING VILLA



TYPE 1 - WEST FLOOR PLAN

GROUND FLOOR PLAN



Plot Size: 278 Sq Yards  
Built-up Area: 5140 Sft.

\* Plot Area includes demarcated Area plus UDS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



WEST FACING VILLA



TYPE 2 - WEST FLOOR PLAN



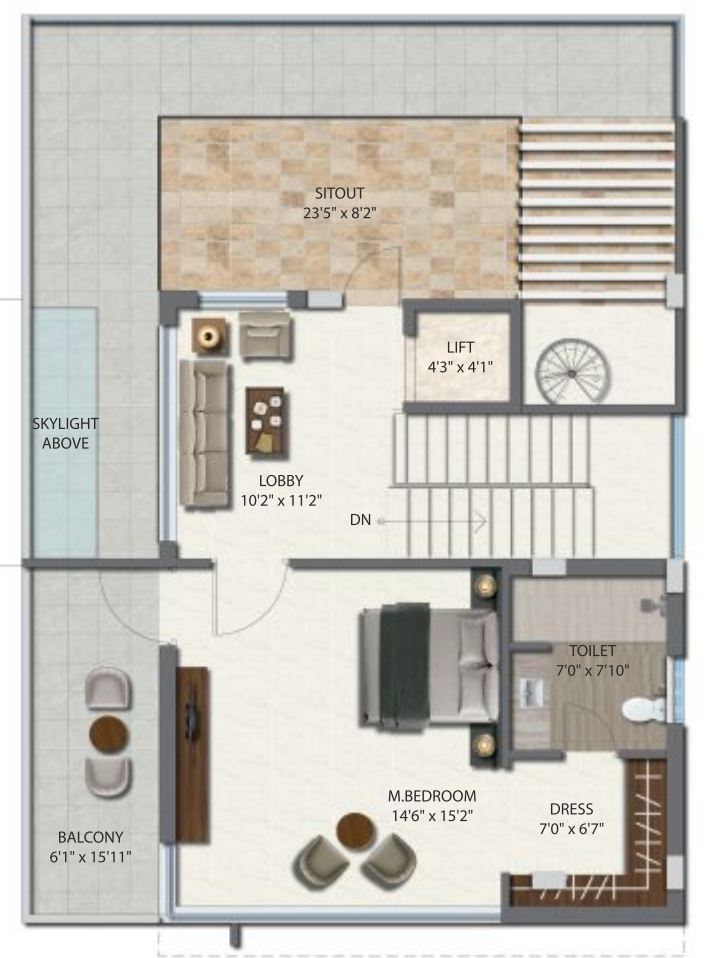
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

Plot Size: 312 Sq Yards  
Built-up Area: 5585 Sft.

\* Plot Area includes demarcated Area plus UDS



TYPE 3 - WEST FLOOR PLAN

GROUND FLOOR PLAN



Plot Size: 340 Sq Yards  
Built-up Area: 6110 Sft.

\* Plot Area includes demarcated Area plus UDS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



TYPE 5 - WEST FLOOR PLAN

GROUND FLOOR PLAN



Plot Size: 412 Sq Yards  
Built-up Area: 7650 Sft.

\* Plot Area includes demarcated Area plus UDS



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN







## Embrace a life of extravagance

Step into your residence through the inviting foyer on the ground floor and discover a meticulously designed home that provides its inhabitants with a lifestyle that is distinctive, cozy, luxurious, and private in various ways.







Choose the movie  
& your company

Immerse yourself in a world of entertainment at home. Instead of heading out to town, head down to the ground floor for a great night of entertainment. Make popcorn and find an old mystery, a classic comedy or another genre for viewing.





Living area on the First Floor



Embrace the unique opulence of existence.

# Discover the extraordinary essence of life

Indulge in the joys your ultra-modern home provides, relishing the leisure time and engaging in conversations within your stylish and tranquil living spaces. Settle into your cherished chair and relish each moment of the exquisite lifestyle that your home graciously offers.

Balcony on the First Floor





Dining area on the First Floor



# Cook with heart, eat with love.

Indulge in the ultimate luxury of sharing both space and time with your friends and neighbors by hosting an unforgettable gathering. Showcase your culinary talents and relish the delightful flavors of home-cooked meals prepared by your loved ones, all while creating cherished memories together.

Kitchen





Family Lounge on the Second Floor



# Embrace space,sophistication and serenity

Unwind in a serene haven after a day filled with adventure. Embrace ultimate relaxation in beautifully crafted living spaces that blend comfort and elegance, encouraging a lifestyle that celebrates your unique essence.

Foyer on the Second Floor





Bedroom on the Second Floor



# Discover unparalleled serenity in a sanctuary of peace

Step into a world of comfort, where everything is crafted for your ultimate relaxation. Transforming your home into an ideal sanctuary with inviting and indulgent spaces that redefine luxury, the bedrooms transcend mere functionality; they become your exclusive havens of relaxation.

Second Floor Bedroom





Master Bedroom on the Third Floor





Third Floor Lounge



# Feel closer to the outdoors, staying indoors.

Find the perfect place to hang back with your family and friends at home. The dedicated and spacious balcony adds extra living space to your home, whether you want to spend quality time as a family or find some “me time”

Terrace







# Live a lifestyle unlike any other!

Think opulence, grandeur, extravagance and everything that a luxury clubhouse can offer. Step out of your home and into the extraordinary Clubhouse where every corner makes a statement. Expand your mind, body, soul and lifestyle with the perfect amalgamation of leisure and luxury spaces.



# CLUBHOUSE

Amenities	<b>GROUND FLOOR</b>	<b>UPPER GROUND FLOOR</b>	<b>SECOND FLOOR</b>	<b>THIRD FLOOR</b>
	Reception	Squash court	Guest Suite	Tennis Court
	Banquet hall	Badminton court	Board Room	
	Party area	Library	Table Tennis	
	Dining hall	Provision for Commercial areas like Supermarket, Laundry, ATM etc.	Snooker	
	Yoga / Multipurpose hall		Open Sit out area	
	Spa	<b>FIRST FLOOR</b>	Playstation / Xbox	
		Gym		





Clubhouse Reception

# Experience the pinnacle of refined living

Discover charming and distinctive areas that enhance the clubhouse's warmth and comfort. The reception area radiates warmth, setting a relaxed tone and ensuring that every visitor feels the inviting spirit of the clubhouse from the moment they arrive.



Swimming Pool

# Immerse yourself in a world of tranquility

Dive into a soothing, secure and tranquil waters, wash away the stress of a busy workday. Escape the daily grind and create delightful memories with your kids, family, and friends.



Multipurpose Hall



# Escape to your happy verse

Connect with family or friends in a fun social setting. Celebrate social events, festivals, personal achievements and ceremonies in the cosy and spacious venues, complimented by huge dining spaces.

Banquet Hall





## Build a reputation for being fit and healthy

Experience increased vitality, enhanced energy levels, and potentially extend your lifespan by committing to daily workouts. Elevate your confidence, enhance your self-worth, and embrace the lifestyle you desire by utilizing a state-of-the-art gym equipped with the latest machines, conveniently located just steps away.



Gym

## Embrace each day with a sense of calm and purpose

Rejuvenate your innate health and joy through the transformative practices of yoga and meditation. Discover the deep impact of engaging with your inner self, which not only boosts your overall wellness but also uplifts your mood and strengthens your immune system.



Yoga



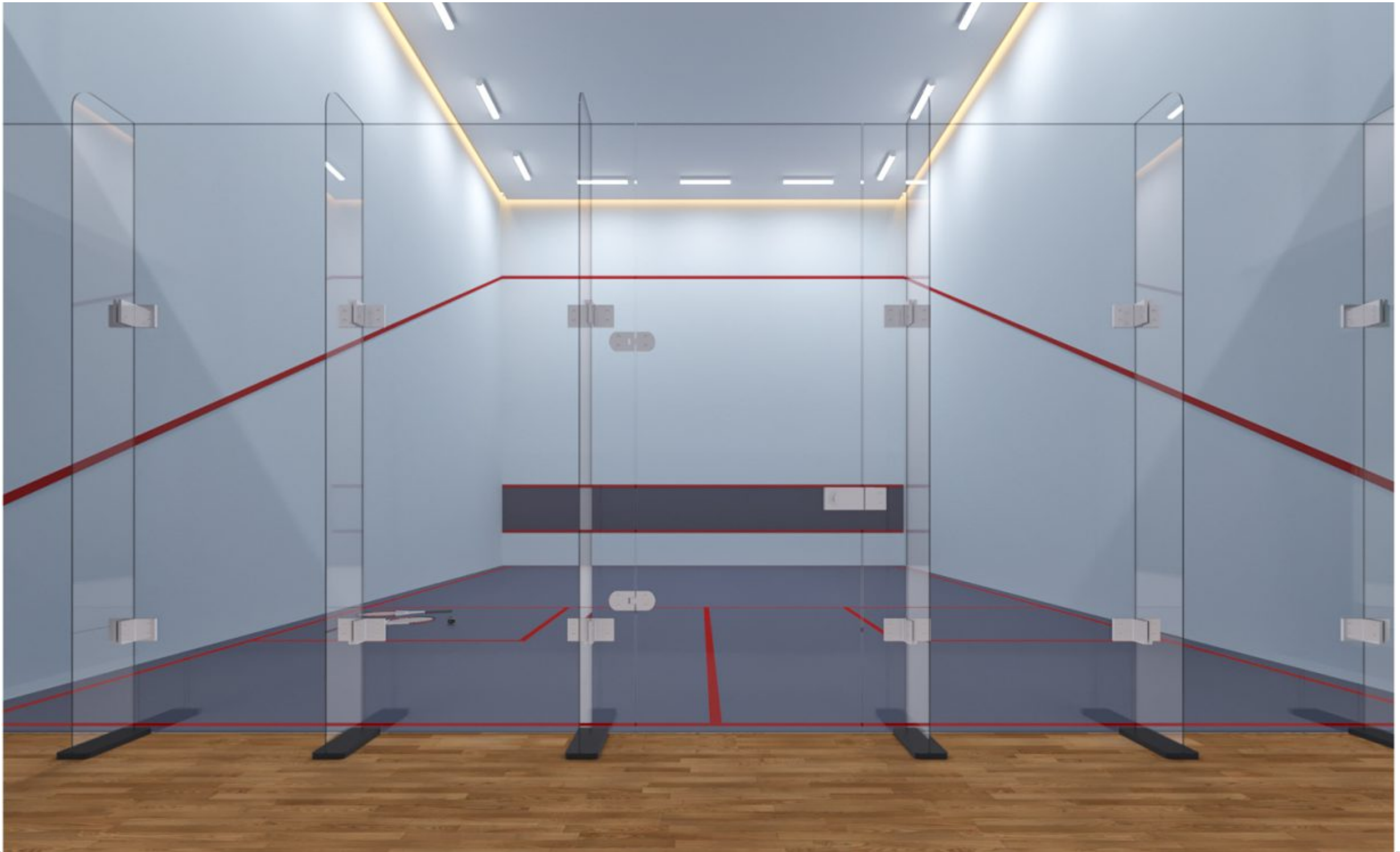
Indoor Badminton Court



# Game. Set. And Match.

Experience an adrenaline rush with exhilarating indoor games! Whether you're looking to refine your skills or just want to break a sweat, the double height and international quality badminton and squash courts offer the perfect setting for high-energy fun and fitness.

Squash Court





Billiards



Indoor Games

# Catch a few games and lots of laughs

Gather your friends or family and take full advantage of the indoor games area in the clubhouse. Host an exciting snooker match with your buddies and enjoy the inviting indoor setting. Embrace the warm atmosphere or dive into activities that truly make you happy.

Table Tennis





Open Sit out area

# Play, Relax, Repeat.

Get access to a dedicated sit out area when you relax after a game of active indoor sports or board games. Meet people, mingle with sports buddies, get a circle of friends who share a common interest and relax in the fresh, open- air atmosphere.



# Make your guests' experience memorable

Create an inviting experience for your guests by blending the warmth of home with the assurance of privacy for everyone. Extend a gracious welcome by hosting them in the guest suite, perfectly situated within the community clubhouse.



Guest Suite



Tennis Court on Clubhouse Terrace



# Elevate Your Tennis Game to New Heights

The tennis court on the Clubhouse rooftop offers breathtaking vistas of the tranquil landscape, letting you relish your game while taking full advantage of the rooftop deck. This versatile outdoor court is ideal for playing at any hour.





# Specifications



## STRUCTURE

- ·RCC Framed Structure as per structural design
- ·External Walls: 9" External wall using First Class Red Brick and Finished with Double coat Sponge Plastering to meet Uniform Levels.
- ·Internal Walls: 4" Internal Walls using First Class Red Bricks and finished with Single coat sponge plastering and 2nd coat using gypsum plaster other than bathroom and utility walls to meet uniform levels.



## PAINTING

- Exterior - Texture/ Smooth / Cladding finishes / Exterior Acrylic Emulsion Paint (Apex Ultima / Equivalent)/ as per design.
- Interior walls - Two coats of Luxury Emulsion Paint over one coat of Primer
- False ceiling as per design at extra cost.



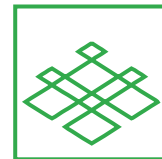
## DOORS & WINDOWS

- Main Door - Polished Teakwood frame & Designed Door.
- Internal Doors - Teak wood frame & Polished Veneer doors.
- Windows - Premium Aluminum windows systems with mosquito shutters(where ever possible).



## TOILETS & KITCHEN

- Sanitary ware from Kohler/ Toto / American Standard/ Equivalent
- CP fittings from Grohe / Kohler / Hans Grohe / Equivalent
- Concealed body Diverters for Shower
- Concealed Cisterns from Geberit / Equivalent
- Hot & Cold Basin Mixer
- Washing Machine & Multipurpose Tap point in Wash area / Utility
- Digital Vitrified tiles for Toilets up to 8'0" ht.
- Ceramic Tiles up to 4'0" ht. for Utility / Wash Area
- Modular Kitchen as per design at extra cost



## FLOORING

- 1000mm x1800mm / 1200mm x1800mm High Gloss Digital Tiles for Drawing / Living / Dining / Bed Rooms from RAK / Equivalent/ as per design.
- Wooden Flooring for Master Bed Room as per design.
- Carpeted Entertainment room as per design.
- Anti-skid Vitrified / Ceramic Tiles for Balconies / Utility / Toilets
- Granite for Staircases.
- Granite Flooring for Parking Areas
- Tandoor / Equivalent stone along with Landscape for the setback areas as per design,



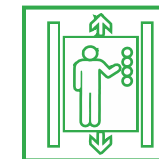
## ELECTRICAL

- 3 Phase Power with 2-way solar grid connectivity as per Design
- 100% DG backup for entire Home.
- 100% DG backup for Common Areas
- Fire resistant concealed copper wiring of Finolex / Polycab / Equivalent
- Modular switches / switch plates of reputed brand.
- TV & Telephone points for Living areas and Bedrooms
- Utility area will have Washing Machine point
- Air Conditioning at extra cost.
- Geyser at extra cost.



## DIGITAL HOME

- Video door phone from reception / security.
- Access control card security system.
- Digital smart Home at extra cost.
- Cleaning robotic Systems at extra cost



## LIFT

- 4 Passenger Lift.

## FEATURES

CC Road Driveways  
Compound wall with Electric/Solar Fence  
Landscaped gardens  
Landscaped jogging track  
2 way grid electricity  
100% DG Backup  
Sewage Lines and STP  
Water Supply with water softners  
Alkaline drinking water installed at every house  
Stormwater drains as per design  
Rain harvesting pits  
Children Play area

## CLUBHOUSE

Banquet hall with dining and kitchen facility  
Yoga /multipurpose Hall  
SPA.  
Library/ reading area  
Standard size double height badminton court  
Standard size squash court  
Fully furnished Gym  
Board games  
Play station/XBOX consoles  
TT and snooker  
Screen  
Guest Rooms  
Standard size Tennis Court.  
Swimming pool with kids pool.





Aditi Homes is known to satisfactorily cater to the demands of its customer base since inception. We execute complete building and infrastructure that includes designing, landscaping, assembling and renovation. We try to make for a positive experience through our offerings and services that are of top notch quality. Customer centricity is at the core of Aditi homes and it is this belief that has led our business to be long term relationship.

DISCLAIMER:

- All dimensions are in square feet and measured from finish to finish excluding construction tolerances.
- All materials, dimensions and drawings are approximate only.
- Information is subject to change without notice, at developer's absolute discretion.
- Actual areas may vary from the stated areas in line with the customisations.
- All images shown are for illustrative purposes only and do not represent the actual size, features, elevation, specifications, landscape, interiors, fixtures, fittings, and furnishings.
- The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.

## Our Other Upcoming Project



### Casa Bella

@ Tadepalli, Vijayawada

4 BHK Triplex Villas | 150 to 312 Sqyds. | Total Villas 41





**Aditi Homes India Pvt. Ltd.**

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