UNLIKE ANY OTHER

URBAN VILLE

Ultra Luxurious Homes @ Tellapur


URBAN VILLE
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

5 BHK + Entertainment Room

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



The Ground + 3 Floors
5 BHK + Home Theatre
Urban Ville

The magnificently designed and masterfully constructed residences of Urban Ville are undeniably unique, eclipsing other luxury villas in the vibrant neighbourhood of Tellapur, Hyderabad.

These state-of-the-art villas are crafted for discerning individuals who seek a home that epitomizes flawless design, generous space and total functionality.

Vehicle free podium on the first floor

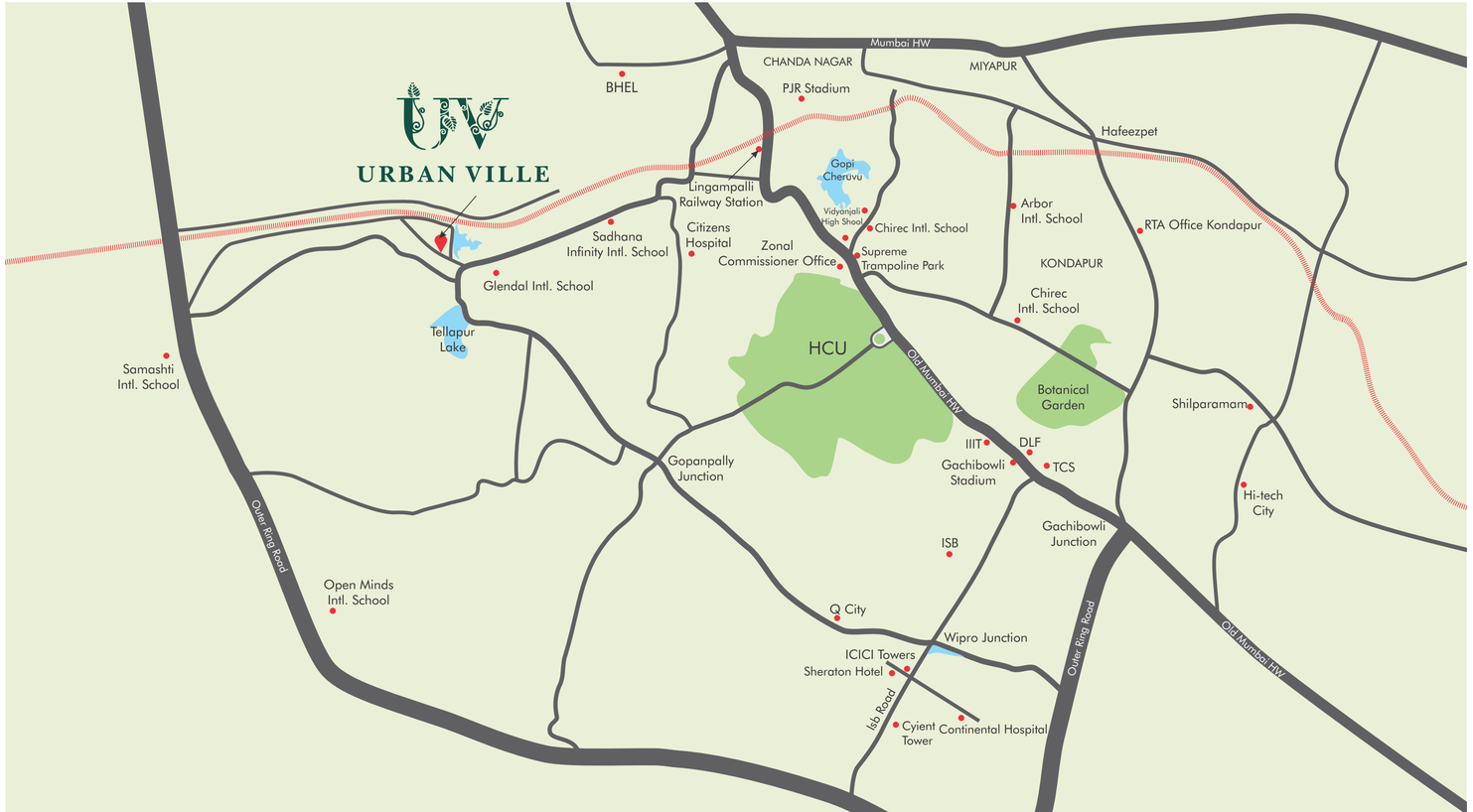


Experience the unique charm of exclusive landscape living

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.



URBAN VILLE

PROXIMITY

Gachibowli Stadium < 10 mnts.

HCU < 8 mnts.

Financial District < 15 mnts.

Hi-Tech City < 15 mnts.

Citizens Hospital < 5 mnts.

Glendale Intl. School < 2 mnts.

Sadhana Intl. School < 5 mnts.

ORR < 5 mnts.


Glendale Intl. School


HCU


Sadhana Intl. School


ORR


Citizens Hospital


Gachibowli Stadium


Financial District


Hi-Tech City

A New Perspective of the Urban Paradise

Nestled away from the city hustle and bustle, yet closer to ORR, is an urban paradise that seamlessly blends urban villas with lush landscape, green open spaces with thoughtfully planned amenities in serene surroundings, transforming and elevating your life to a completely new standard.



MASTER PLAN



LEGEND

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

EAST VILLA TYPE - 01 - 5140 Sft.
8, 9, 10, 22, 32, 33, 34, 42

WEST VILLA TYPE - 01 - 5140 Sft.
3, 4, 5, 15, 16, 17, 27, 37, 38, 39, 40, 60, 61, 62, 63

EAST VILLA TYPE - 02 - 5585 Sft.
11, 20, 21, 23, 43, 58, 59

WEST VILLA TYPE - 02 - 5585 Sft.
2, 14, 26, 28, 29, 46, 47, 48

EAST VILLA TYPE - 03 - 6110 Sft.
12, 19, 24, 35, 44, 54, 57

WEST VILLA TYPE - 03 - 6110 Sft.
1, 13, 25, 30, 36, 45, 55

EAST VILLA TYPE - 04 - 6190 Sft.
31, 41

EAST VILLA TYPE - 05 - 7650 Sft.
7, 51, 53

WEST VILLA TYPE - 05 - 7650 Sft.
6, 18, 50, 52, 56

* Plot Area includes demarcated Area plus UDS

Project Highlights

5
Verdant Acres

63
Independent Homes

5 BHK +
Home Theatre

Size Range
278 - 412 Sq. Yards

Built-up Area
5140 Sft. To 7650 Sft.

Exclusive Clubhouse
G + 3 Floors

Vehicle-free, Pedestrian-friendly podium on the first floor

Entrance Gate



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



Children Play Area



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 your time outside together.



Walkway



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 and West Facing Villas - Ground Floor



Distinctive. Incomparable. Peerless.

The most distinctive features of Urban Ville are the elegantly sheltered and well ventilated ground floor and the pedestrian-friendly landscaped garden on the first floor of the villa. These two meticulously designed and thoughtfully crafted features ensure that your beloved vehicles are fully protected, regardless of the weather. And the first floor transforms into a serene landscaped garden, complete with walking path, seating spaces and a secure heaven for children to delight in, all conveniently located right in front of your villa.

East Villa - Entrance from Ground Floor



EAST STREET VIEW





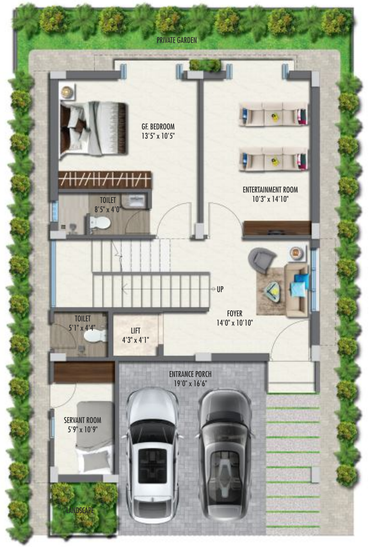
EAST FACING VILLA



TYPE 1 - EAST FLOOR PLAN

E

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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

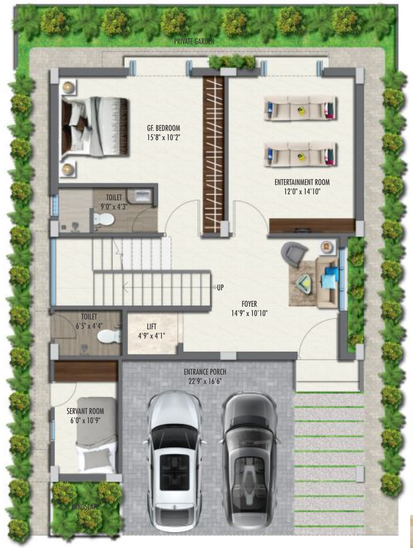
* Plot Area includes demarcated Area plus UDS



TYPE 2 - EAST FLOOR PLAN

E

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

E

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

E

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



TYPE 5 - EAST FLOOR PLAN

E

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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

* Plot Area includes demarcated Area plus UDS

WEST STREET VIEW





TYPE 1 - WEST FLOOR PLAN

W

GROUND FLOOR PLAN



FIRST FLOOR PLAN



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

* Plot Area includes demarcated Area plus UDS

SECOND FLOOR PLAN



THIRD FLOOR PLAN





TYPE 2 - WEST FLOOR PLAN

W

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

W

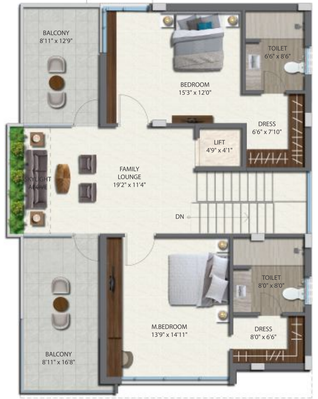
GROUND FLOOR PLAN



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 5 - WEST FLOOR PLAN

W

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN



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

* Plot Area includes demarcated Area plus UDS

Foyer on the Ground Floor



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.

Lobby on the Ground Floor



Home Theater on the Ground Floor



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.

Bedroom on the Lower Ground Floor



Living area on the First Floor



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 Second 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.

Lounge 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

GROUND FLOOR
- Reception
- Banquet hall
- Party area
- Dining hall
- Yoga / Multipurpose hall
- Spa
- Aqua Gym

UPPER GROUND FLOOR
- Squash court
- Badminton court
- Library
- Provision for Commercial areas like Supermarket, Laundry, ATM etc.

FIRST FLOOR
- Gym

SECOND FLOOR
- Guest Suite
- Board Room
- Table Tennis
- Snooker
- Open Sit out area
- Playstation / Xbox

THIRD FLOOR
- Tennis Court



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

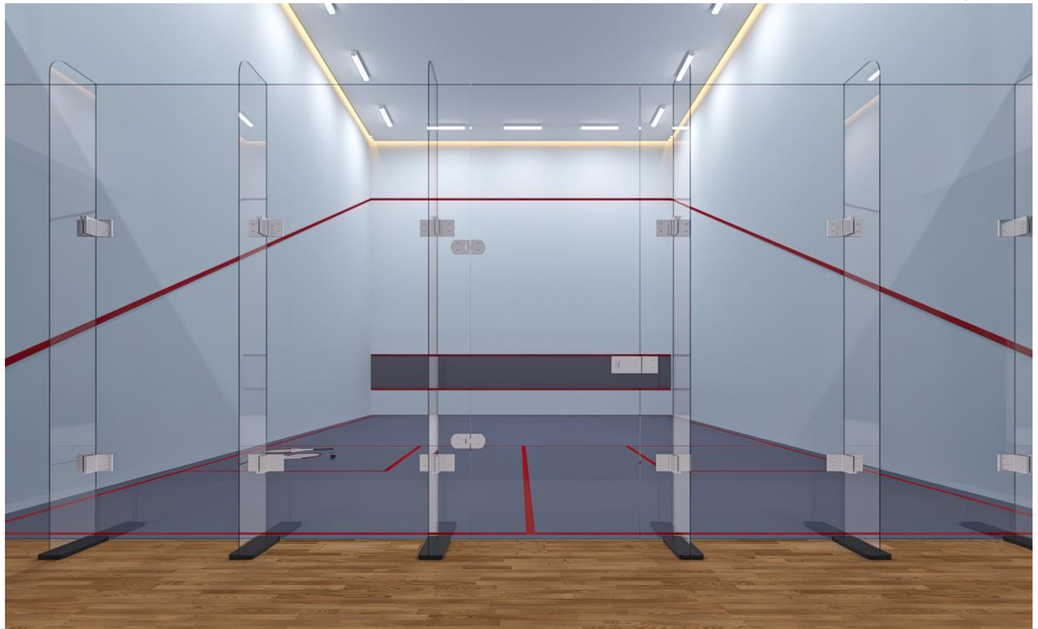
Indoor Badminton Court



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.

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.
- Natural Stone along with Landscape for the setback areas as per design.
- Land scape on podium along with lawn water sprinklers / Drip irrigation on common areas

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).

KITCHEN

- Modular Kitchen as per design.
- Fully Equipped Modular Kitchen (4 models / design options) with appliances will be provided.
- Appliances include, Refrigerator / Oven / Microwave / Dishwasher / Chimney / Stove / Hob along with Cabinets.

BATHROOMS

- False Ceiling will be provided in Villa bathrooms.
- 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.
- Digital Vitrified tiles for Toilets up to 8'0" ht.
- Ceramic Tiles up to 4'0" ht. for Utility / Wash Area.
- Mirror / Shower Cubicle / Soap dish / Towel rod / Paper roll / Granite slab.
- Storage unit under wash basin / LED lights / Geyser.
- Bath tub will be provided in Villa Types 3,4,5 - Master Bedroom only.

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.
- Centralized AC in all floors.
- 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.

EV CHARGING

- Individual EV Charging point provision for all Villas.

UTILITY WASH AREA

- Washing Machine & Multipurpose Tap point in Wash area / Utility.

DISCLAIMER: The amenities / specifications depicted in the plans or the marketing brochure are only indicative and are subject to future variations & changes. The developer reserves the right to add/delete/change any of the amenities / specifications or other features shown in the layout or plans.

Amenities

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
Storm water 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
Aqua Gym
Guest Parking with capacity near 20 + 4 Wheelers

Aditi

Imagine • Believe • Achieve

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, Captial Region Development Area

4 BHK Triplex Villas | 150 to 312 Sqyds. | Total Villas: 57

Aditi

Imagine • Believe • Achieve

Aditi Homes India Pvt. Ltd.

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