



URBAN  
*Orchids*  
LUXURY VILLAS @ BAHADURPALLY

The central logo for the 'Orchids' project is rendered in a golden-yellow color. It features a stylized orchid flower icon above the word 'Orchids', which is written in a large, elegant cursive script. The word 'URBAN' is positioned to the right of the flower icon in a smaller, uppercase, sans-serif font. Below the main title, the text 'LUXURY VILLAS @ BAHADURPALLY' is written in a smaller, uppercase, sans-serif font.



Urban Unnati founded by a team of engineers, marketing and operational managers/ project managers/ construction administrators/ inspired by their journey over the last two decades in various multi-national companies and hands-on experience in the global markets; ventured into their own to make a significant difference to urban living. Headquartered in Hyderabad, Telangana, the vision of the organisation as its Sankrit name suggests is “progress”. Powered by our fine team of top professionals the organisation focuses on quality building, exceptional design and craftsmanship customer satisfaction and delivering nothing but excellence. Whilst Urban Unnathi centres its priority to make your dreams come to life; we also aim to enable you to move into your homes faster and in a more cost effective manner than the traditional construction delivery systems.



To everyone who loves a modern life, Urban Orchids bring a new way of living that focuses on creating the experience of urban life with premium quality.

Explore a pristine way of elite living, the URBAN orchids way!

Urban Unnati-  
THE EMINENT CREATORS OF URBAN ORCHIDS

EXPERIENCE  
THE URBANITY

Welcome to the epitome for modernity and urban life. Increasing the calibre of living by a serenely spacious environment. Amongst the group of villas, creating a secure locale, it is contentment that Urban Orchids offer.



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## ELITE AND MODERN ENTRANCE

Inviting you in, to the luxurious and most composed establishment. Walk into the entry lane of green vegetation. Covering the villas secure and safe, this gated community protects the milieu. Embracing minimalism, the modern architecture symbolises the high standards of living. It is not a house that you get into, it is a community.

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## THE SUMPTUOUS ALIGNMENT

Grand entrance leads you to the line-up of 52 villas in rows and columns, the layout is symmetric and perfectly balanced. Peace and harmony passes through the walls of this community. The aesthetically pleasing lanes call you to walk around.

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PERFECTLY SECURE AND  
WONDERFULLY SERENE

Staying close to the city, this project, located at Bahadurpally, flaunts the urban lifestyle. The landscape boasts greenery and coherence. Built with the foundations of aesthetic importance, these luxury villas look modern, innovative, and free-spirited.

PROJECT FEATURES

- ⊙ Grand Entrance with Security Room
- ⊙ Landscaped gardens with Gazebo seating
- ⊙ All around Compound wall Security
- ⊙ Gated community approval by HMDA & TS RERA
- ⊙ Tree lined avenue
- ⊙ Black Top Roads
- ⊙ Sewage Treatment Plant / Tank
- ⊙ Under Ground Electrical and other Cabling
- ⊙ CCTV cameras for Round the clock security
- ⊙ Street Lights
- ⊙ Solar Fencing

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## EASE IN NETWORK OF PLACES

The master plan exhibits the symmetrical establishment spread over 4 acres of land. Those green lanes and lines of villas call out for fellowships, morning jogs and interactions within the community. These three alleys connect all the dots across the layout and lead towards the bridge-path of exit/entrance road.

A

Entrance & Exit

B

Drive Way

C

Skating Track

D

Half Basketball Court

E

Amphitheatre

F

Park with Tot-lot

G

Clubhouse

Approved by

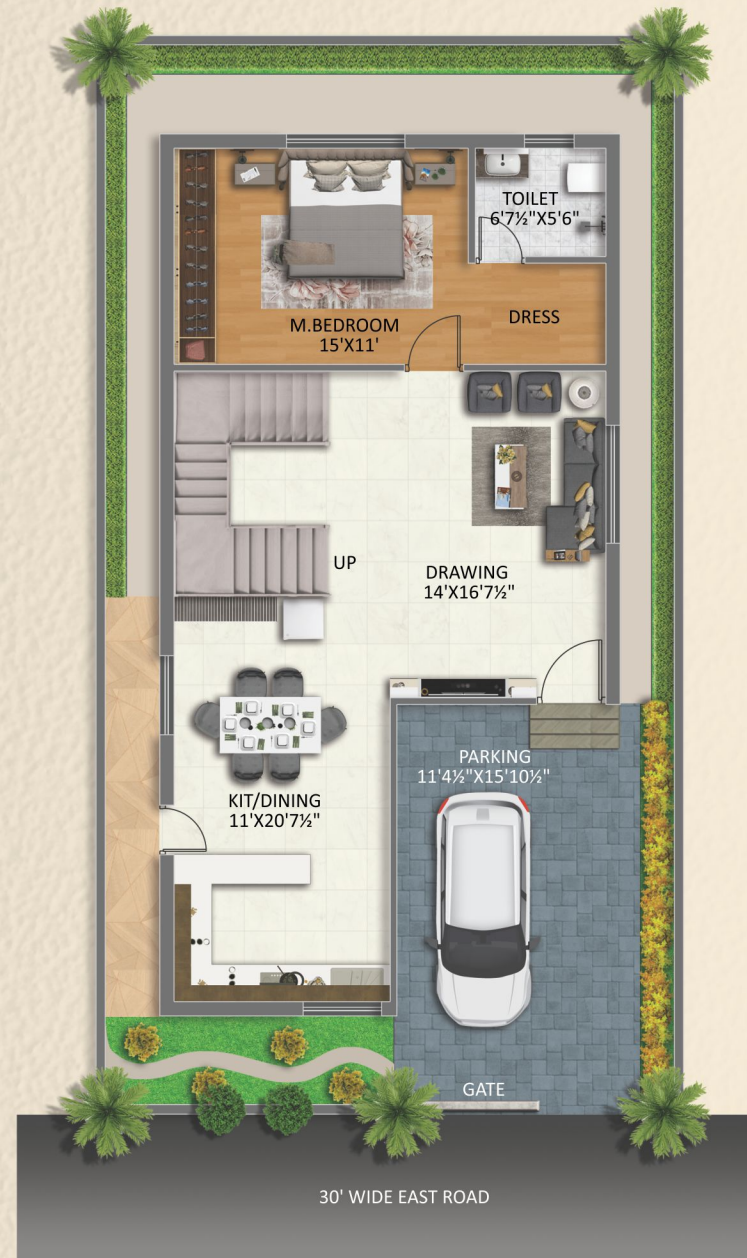


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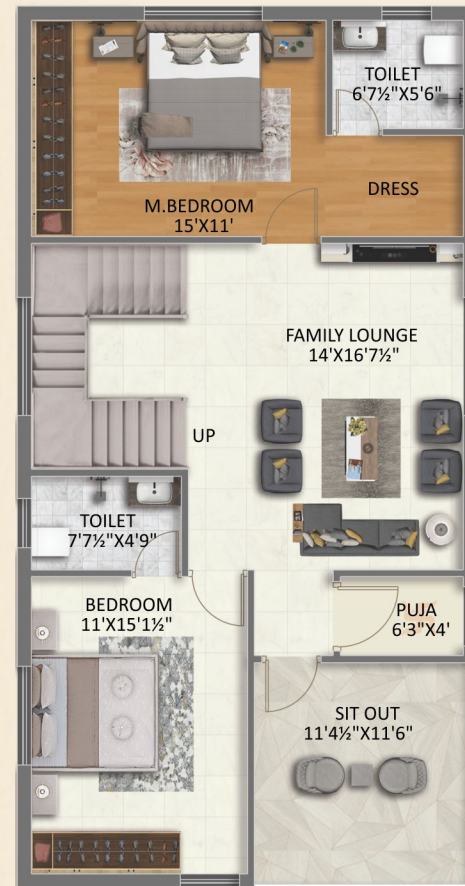


EAST FACING VILLA 

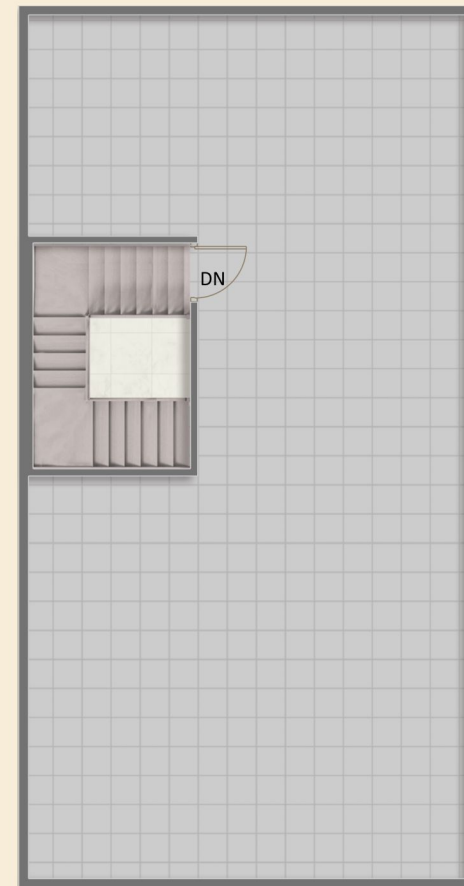
Ground Floor



First Floor



Terrace Floor



Area Statement

Ground	1060	sft.
First	1060	sft.
Terrace	130	sft.
<b>Total</b>	<b>2,250</b>	<b>sft.</b>



EAST VILLA

183  
SQ.YDS.





# WEST FACING VILLA



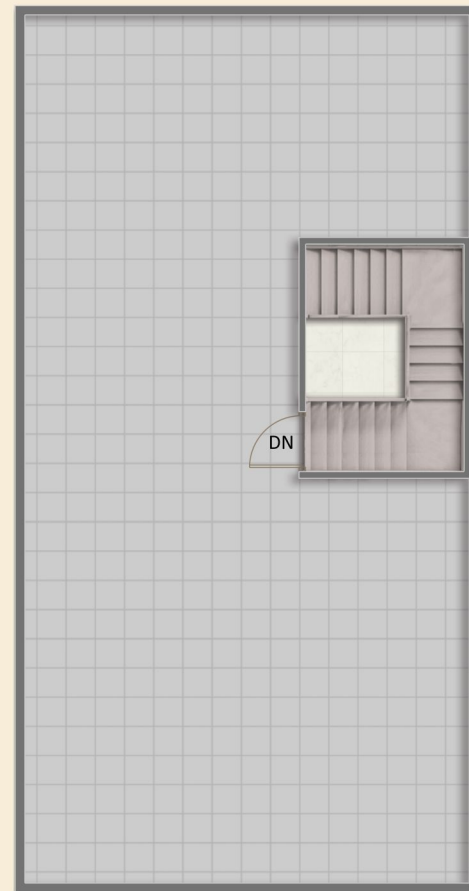
Ground Floor



First Floor



Terrace Floor



## Area Statement

Ground	1060	sft.
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# WEST VILLA

183  
SQ.YDS.



## THE HOUSE TO, FOR AND OF ENERGY

An elegant clubhouse at the size of a 5000sft encourages the community to be social. Social activities, convention and fitness offered at one place. Where there is a clubhouse, there is a chill!

### AMENITIES

- ⊙ AC Gymnasium
- ⊙ Multipurpose Hall
- ⊙ Indoor Games
- ⊙ Half Basket Ball Court
- ⊙ Skating Track
- ⊙ Children's Play Area
- ⊙ Amphitheatre
- ⊙ Landscape Garden

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# RECREATE AND REJOICE YOURSELF

Extending the limits of socialisation, clubhouse's desirability lies on what's inside. From indoor games to an auditorium hall- it is more of a plaza of activities!

AC Gymnasium



Multipurpose Hall



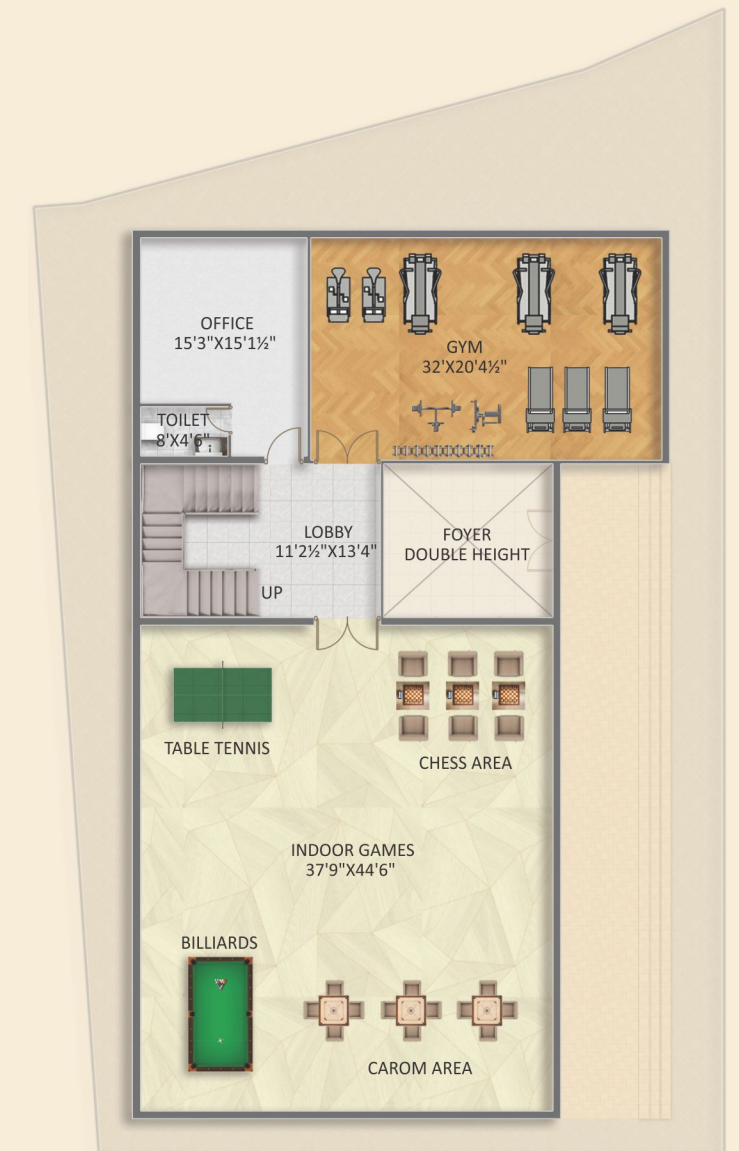
Indoor Games



Billiards, Table Tennis & Chess etc.



Ground Floor



First Floor

## SPECIFICALLY CARVED FOR YOU

A prestigious project driven towards spotlighting the urban lifestyle through elite architecture and premier construction strategies.



## SPECIFICATIONS



### FOUNDATION & STRUCTURE

Reinforced Cement Concrete frame work on footing over hard strata



### WALLS

Red bricks wall.  
Double coat plastering & Alltekluppam finish on the interiors with plastic emulsion quality paint. External two coat plaster with sponge finish.



### DOORS

Specially designed main door with complete teak wood frames & flush door, with standard fittings and locks.



### WINDOWS

Windows frames & shutters in UPVC of standard make with good quality glass (Saint Gobain or equivalent) & hardware, safety grill provision.



### FLOORING

Drawing, Living and Dining are in 800x800 vitrified tiles. Master bedroom and children bedroom and kitchen are in 2 x2 double charged vitrified tiles.



### KITCHEN

granite counter top and wall dado with glazed ceramic tile 2'x1' and stainless steel sink will be provided.



### TOILETS

Glazed ceramic tiles RAK, Kajaria or Equivalent for wall cladding and non-skid tiles for floor.  
Concept of wet and dry areas in toilet will be maintained wherever possible.



### SANITARYWARE & PLUMBING

Western style WC of Hindustan/RAK/Parryware/Cera sanitary ware or any other make of equivalent quality & standard  
CP fittings are of Jaquar/Plumbar/Grohe make or any other make of equivalent quality & standard.  
ISI type CPVC piping laid by professional plumbers, superior quality PVC sanitary piping.



### ELECTRICAL

- + All concealed copper wiring in conduits as per ISI standard with best quality modular.
- + 2 way Switches where ever necessary.
- + Switches & Sockets of Havells, Crabtree, MK, Legrand or any other make of equivalent quality and standard.
- + Power points in kitchen for OTG /mixers /Exhaust chimney etc., and in wash area for washing machines etc.
- + Exhaust fans provision in toilets.



### AIR CONDITIONERS

Split AC provision (wiring only) for all bedrooms and hall will be given.



### DG BACKUP

100% backup for community amenities.



## PROXIMITY AT ITS BEST

Laying the pinpoint in the city, Urban Orchids fall under the radar of the urbs. A daily commute across the city is considerably moderate for straphangers, let alone commuters.



Scan QR Code for Location

### PROXIMITY

- > 5 min to ORR exit no. 5
- > 4KM min to Kompally
- > 30 min to JNTU / KPHB / Metro stations
- > In the proximity of proposed Kompally / Dundigal IT SEZs
- > Surrounded by green spaces like Kandlakoya Oxygen Park, Forest academy and their parks etc

### EDUCATION

- 10 mnts to Schools like
- > DPS, Oakridge,
  - > The Creek Planet, Unicent
  - > St. Peters International, DRS International
  - > Abhya Waldarf school and many other Schools
- In very close proximity of
- > Malla Reddy University for Engineering, Management & Pharmacy
  - > Mahendra Ecole University
  - > DRK Engineering college
  - > Institute of Aeronautical Engineering

### HOSPITALS

- > Malla Reddy Narayana Multispecialty Hospital – 5mnts
- > Usha Mullapudi Cardiac Centre – 15 mnts
- > Surekha Hospital, Kompally – 15 mnts
- > Blooms Hospital, Kompally – 15 mnts

### SHOPPING & ENTERTAINMENT with in15 mnts

- > Cineplanet Movie Complex, Runway 9, DholariDhani
- > Many Restaurants and Shopping Centers in Kompally, Suchitra, Jeedimetla

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.



# 31, Villa Springs, Kowkooor,  
Beside Masthan Baba Dargah, Hyderabad.

#### Site Office

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