urbanrise®
OPULENCE

TS RERA NO : P02200008688

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urbanrise®
OPULENCE

ENTER A REIMAGINED HIGH-RISE GATED COMMUNITY!



urbanrise®

BUILDING DREAMS FOR OVER TWO DECADES



SOUTH INDIA'S LARGEST
real estate developer

₹51,000 CR.
of real estate portfolio

72 MILLION SFT.
under development

22,000+
happy customers

ON-TIME
and safe completion
of projects

Projects are funded by world's largest Sovereign Fund ADIA (Abu Dhabi Investment Authority) and Kotak Realty Fund



REIMAGINING RESIDENTIAL REAL ESTATE ACROSS SOUTH INDIA

SOLVING 5 STRUGGLES OF GATED COMMUNITY LIVING

1

Problem of flooding during peak monsoon

Solved by offering

Flood prevention measures

2

Problem of dirty and neglected building top terraces

Solved by offering

Rooftop amenities

3

Problem of water shortage in Hyderabad city

Solved by offering

Sustainability features

4

Problem working parents face

Solved by offering

Urbanrise Genius*

5

Problem of over-crowded communities

Solved by offering

Uncrowded open spaces

*Part of Phase 2

urbanrise®

OPULENCE

Reimagining luxury

Urbanrise Opulence in Nizampet offers 382 exclusive
3 BHK apartments, spread across 3.4 acres.
With low-density living and vast open spaces,
it redefines luxury by blending privacy, comfort,
and world-class amenities for a truly elevated living experience.





THE PERFECT BLEND OF URBAN & TRANQUIL LIVING AT NIZAMPET

This thriving locality boasts excellent connectivity, vibrant markets, top-notch schools, and lush green spaces, making it a highly sought-after destination for modern families. Experience the charm of a close-knit community with all the amenities of city life – just a stone's throw away from the property.

DON’T LET OVERCROWDING WEAR YOU DOWN

Low-Density Living
Fewer residents per square foot

Tranquil Environment
Peaceful, quiet surroundings

Exclusive Facilities
No packed amenities

Enhanced Privacy
Enjoy your own space



REIMAGINING SUSTAINABILITY

Urbanrise Opulence is an **IGBC Pre-Certified** project, where sustainability drives everything. With eco-friendly materials, solar lighting, a dedicated rainwater management system, low flow water fixtures, and energy-efficient systems, we reduce our environmental impact and keep costs low.





WORLD-CLASS AMENITIES

Urbanrise Opulence offers a host of top-tier amenities designed to elevate your living experience. From state-of-the-art fitness centers to luxurious lounging areas, every detail is crafted for your comfort and convenience.



A CLUBHOUSE WHERE THE GOOD TIMES NEVER END

20,000+ SFT. | Ground + 3 Floors

CLUBHOUSE AMENITIES

CO-WORKING SPACES

SUPER MARKET/GROCERY

GYM

INDOOR BOARD GAMES

TABLE TENNIS

AIR HOCKEY

YOGA/MEDITATION/AEROBICS

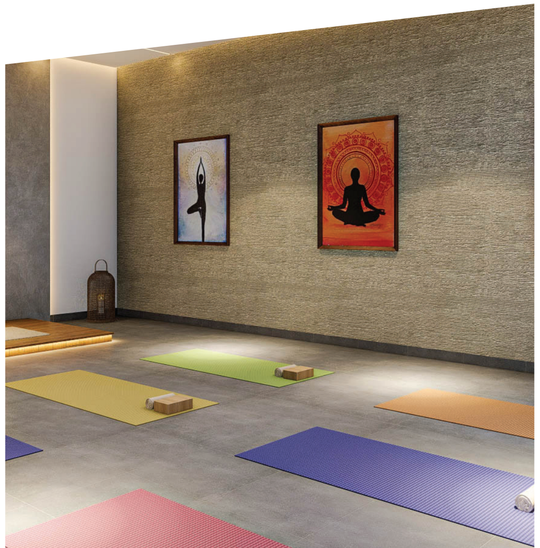
BANQUET HALL

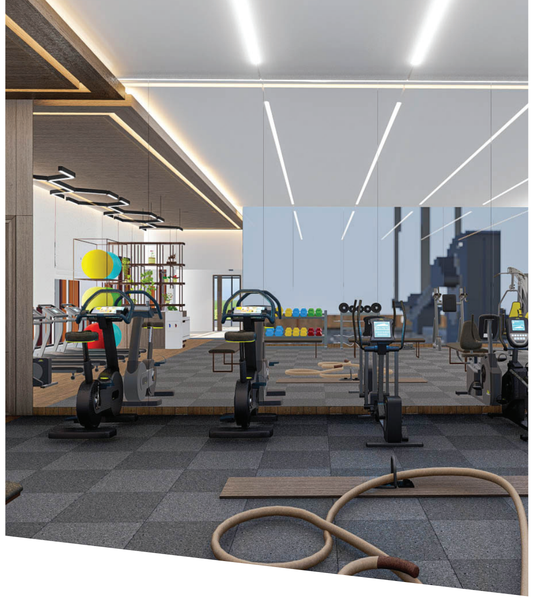
SWIMMING POOL

PARTY & BBQ AREA

YOGA MEDITATION AEROBICS

Find your peace or energise your day with yoga, meditation and aerobics, all in one place.



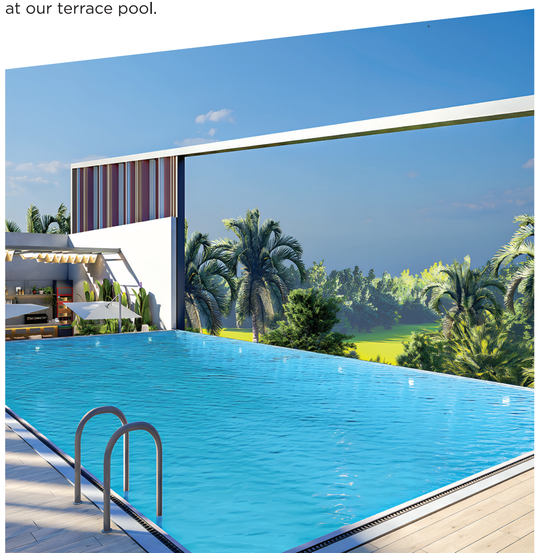


GYM

HIIT or good old weight lifting? Whatever you need, our fully-equipped gymnasium can provide.

SWIMMING POOL

Where the sky meets the water – elevate your swimming experience with breathtaking views at our terrace pool.



REIMAGINING ROOFTOP TERRACES



SKY DINING

Here dining reaches new
heights, quite literally!
Savour your meals
with a side of stunning views
in our sky dining space.



MINI THEATRE

Catch your favourite shows and movies under the stars
with your friends and family.

CO-WORKING SPACES IN THE SKY

Work amidst the clouds in our innovative co-working spaces. Enjoy breathtaking views while you stay productive in our thoughtfully designed sky-high work areas.

ZEN WITH YOGA SPACE

Find your inner peace in our serene yoga space, designed to provide a tranquil environment for meditation and mindfulness practice.

DISCOVER A WORLD BEYOND YOUR DOORSTEP



HUMAN CHESS BOARD

Step into a life-sized game of strategy
and fun on our human-sized chess board.





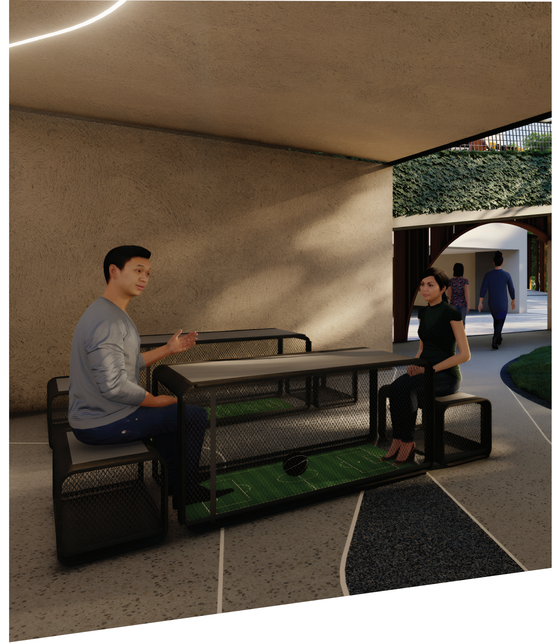
HALF BASKETBALL COURT

Whether it's a quick shoot-around or a friendly
game, our half basketball court is ready for action.

CHILDREN'S PLAY AREA

A space where imagination runs wild and fun
knows no limits, our children's play area
is where kids create their best memories.





SUB-SOCCER AREA

Sit, kick, score and have fun
in our sub-soccer area.

ALL THE COURTS, WITH NONE OF THE COMMUTE

Grab your paddles and dive into action at our pickleball court. Your court, your game, your time to enjoy!

Kick-off some fun with our foot-soccer pool, blending the best of soccer and pool in one exciting game. This is your space for strategic shots and playful moments.

IT’S TIME TO STEP OUTSIDE AND BREATHE

At Urbanrise Opulence, nature is just a step away, offering fresh air, greenery and a peaceful view right from home. Here, you’ll find the perfect balance of calm and comfort just outside your door.



LAWN WITH AMPHITHEATRE

Host events, hang out with friends or celebrate any occasion you can imagine.



TRIM TRAIL

An ergonomic pathway designed to connect you with most amenities on the property.

SEATING PLAZA

A place to rest and reflect
as you take in the surroundings.

YOUNG TURKS HANGOUT CORNER

Enjoy heartfelt laughter
and cherished conversations
with your peers.

ZEN GARDEN WITH TRIM TRAIL

Find your calm in the zen garden with a peaceful trim trail to refresh your mind and body.



SENIOR CITIZEN PLAZA

Whether it's a leisurely stroll, a chat with friends or simply soaking in the peace, this is the perfect place to unwind for senior citizens.

READERS CORNER

Get lost in a good book (and maybe forget about the world for a while) in our cozy Readers Corner.



CENTRAL COURTYARD

This is the perfect open space to enjoy fresh air and good company.

MIVAN CONSTRUCTION

Urbanrise Opulence incorporates the revolutionary Mivan Construction, ensuring swift and precise construction, resulting in superior quality structures.

Advantages of Mivan Construction:

- Higher carpet area
- Fast construction, ensuring timely delivery
- Most advanced construction technology
- Smooth aesthetic finish
- No leakage or dampness
- Minimal maintenance cost



LOCATION HIGHLIGHTS



SCHOOLS

Oaktree Kids International School – 1 Min
Kennedy Global School – 2 Mins
Silver Oaks School – 2 Mins
Ganges Valley School – 3 Mins
Shells International School – 4 Mins
Guru The Global School – 5 Min
Oakridge International School – 7 Mins
Delhi Public School – 7 Mins

COLLEGES

BVRIT Engg. College for Women – 1 Min
GRGR Institute of Engg. & Technology – 3 Mins
VNR Vignan Jyothi Engg. College – 7 Mins

HOSPITALS

Mamata Academy of Medical Sciences Hospital – 3 Mins
SLG Hospital – 5 Mins
Rainbow Hospital – 15 Mins
Apollo Hospital – 20 Mins
Care Hospital – 20 Mins

SHOPPING MALLS

Manjeera Mall – 16 Mins
LULU Mall – 16 Mins
Nexus Mall – 18 Mins
AMB Mall – 24 Mins
Inorbit Mall – 24 Mins
Ikea Mall – 25 Mins

IT HUBS

Kondapur – 20 Mins
HITECH City – 25 Mins
Gachibowli – 30 Mins
Nanakramguda – 35 Mins

MAJOR LANDMARKS

Miyapur Metro Station – 6 Mins
ORR Exit 4A – 6 Mins
JNTU – 7 Mins
Lingamapally Railway Station – 11 Mins

MASTER PLAN
(PHASE 1 & PHASE 2)



MASTER PLAN
(PHASE 1)



3.4 Acres | **382** Apartments | **G+12** Floors | **2** Towers

1321 SFT. to **1649** SFT.

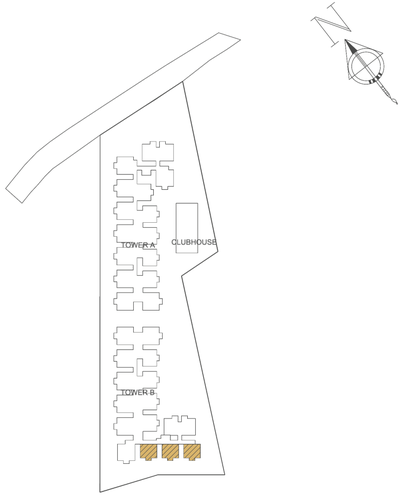
LEGEND

1. Entrance Area
2. Security Cabin
3. Trim Trail
4. Children's Play Area & Human Chess Board
5. Foot Soccer Pool
6. Readers Corner (Work from park)
7. Sub Soccer
8. Central Courtyard
9. Young Turks Hangout
10. Lawn with Amphitheatre
11. Seating Plaza
12. Pickleball Court
13. Half Basketball Court
14. Outdoor Gym with Trim Trail
15. Ladies Kitty Corner
16. Zen Garden with Trim Trail
17. Senior Citizen Plaza
18. Zen with Yoga Space
19. Co-working Spaces in the Sky
20. Sky Dining
21. Reading Lounge
22. Swing Zone
23. Gaming Zone
24. Mini Theatre
25. Private Party & Barbeque
26. Party Lawn
27. Interactive Lounge
28. Clubhouse

UNIT PLANS

NORTH FACING_3B2T - R	AREA	1321 SFT.

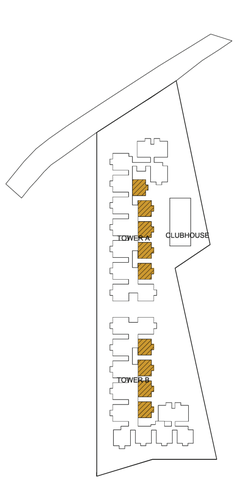


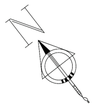


UNIT PLANS

WEST FACING_3B2T - R	AREA	1322 SFT.



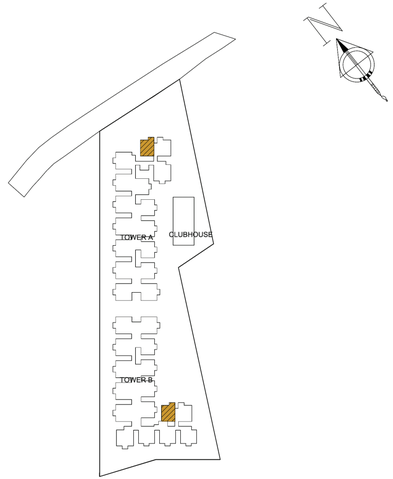




UNIT PLANS

EAST FACING_3B2T - C	AREA	1335 SFT.

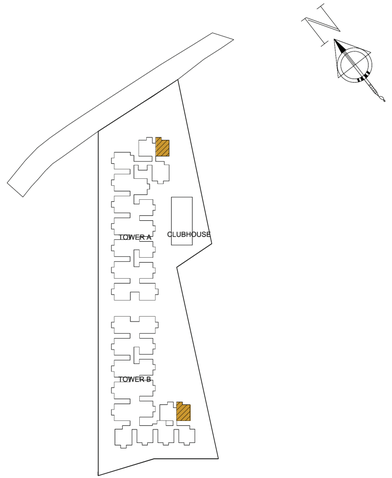




UNIT PLANS

WEST FACING_3B2T - C	AREA	1335 SFT.

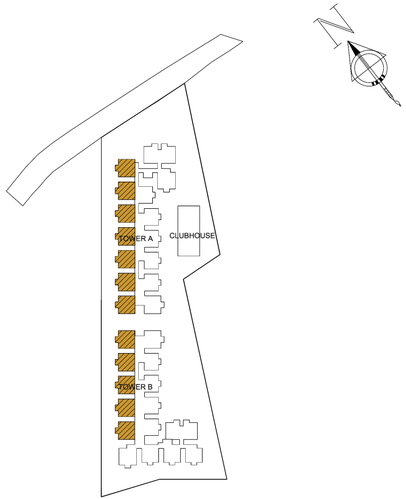




UNIT PLANS

EAST FACING_3B3T	AREA	1649 SFT.

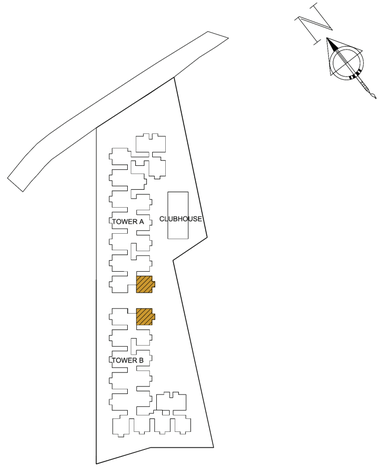




UNIT PLANS

WEST FACING_3B3T	AREA	1649 SFT.

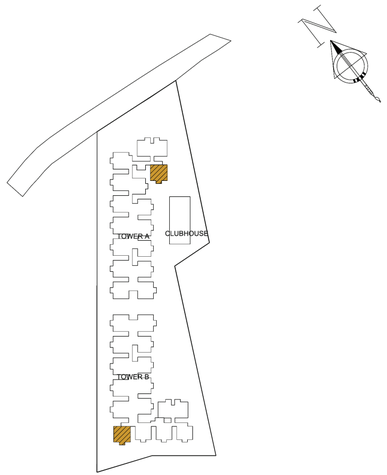




UNIT PLANS

NORTH FACING_3B3T	AREA	1649 SFT.

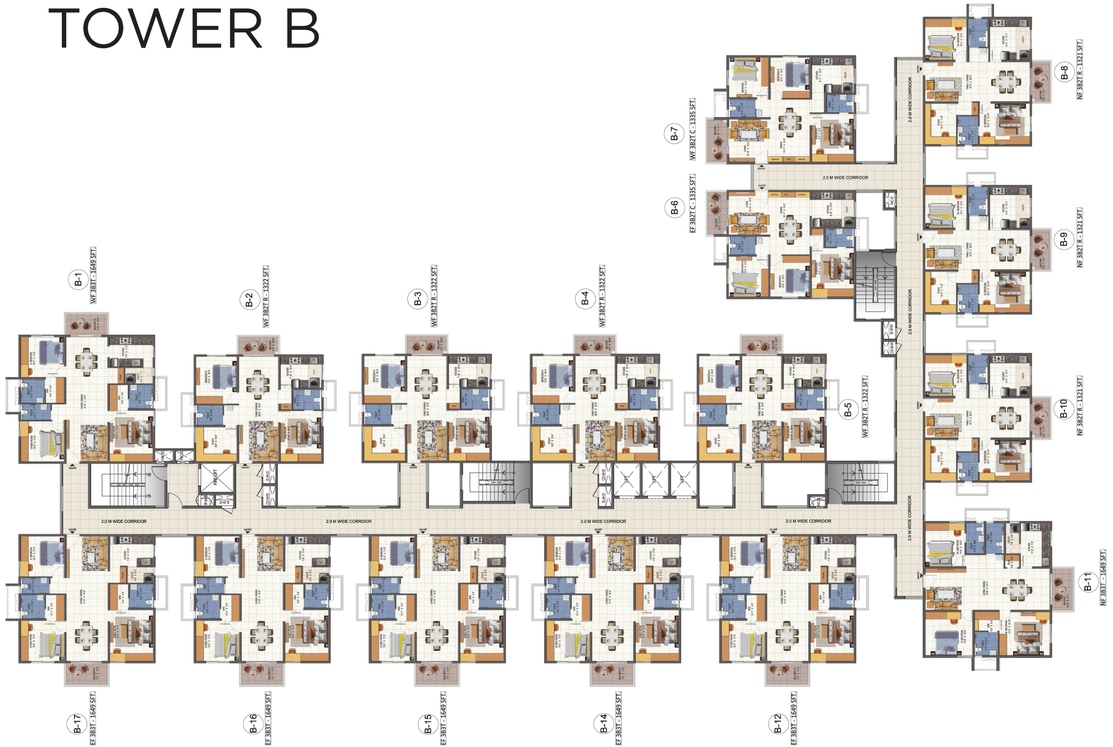




TOWER A



TOWER B



TECHNICAL SPECIFICATION

Structure
- RCC shear wall construction with Mivan Technology
- Steel: TMT Fe 550 Grade
- Cement: OPC 53 Grade

Living Room
- Main Door : 2100 mm high, engineered wood door frame and flush shutter with both sides laminated and branded hardware
- Windows : UPVC windows with toughened glass and partial in-built grills with provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium acrylic emulsion paint
- Electrical : Premium modular switches, TV & telephone points, AC point provision

Bedrooms
- Door : 2100 mm high, engineered wood door frame and flush shutter with both sides laminated and branded hardware
- Windows : UPVC windows with toughened performance glass and partial in-built grills with provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium acrylic emulsion paint
- Electrical : Premium modular switches, AC point in all bedrooms

Kitchen
- Windows : UPVC windows with toughened performance glass
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium emulsion paint
- Electrical : Premium modular switches
- Sink : Stainless steel sinks
- Platform : Granite platform for kitchen counters
- Dado : 2 ft high wall dado above platform

Utility
- Dado : 3 ft high ceramic tile
- Others : Bibcock and provision for washing machine

Bathrooms
- Door : 2100 mm high engineered wood door frame and flush shutter with laminated finish
- Ventilators : UPVC ventilators with pinhead glass
- Flooring : Anti-skid ceramic tiles
- Wall dado : Glazed tiles up to false ceiling
- Electrical : Premium modular switches
- Sanitaryware : Grohe / American Standard / Jaquar or equivalent branded water closets & wash basins
- CP Fittings : Grohe / American Standard / Jaquar or equivalent branded CP fittings

Balcony
- Door : UPVC French doors - Sliding shutters with toughened performance glass
- Flooring : Anti-skid ceramic tiles
- Railing : Laminated glass railing

Corridor & Lift Lobby
- Flooring : Vitrified / antiskid ceramic flooring
- Wall paint : Premium acrylic emulsion paint
- Lifts :
  - Passenger Lifts : Variable voltage and variable frequency, high speed lift with automatic rescue device from Johnson / TK / KONE/ Schindler or equivalent make
  - Fire Lifts / Service Lifts : One number of variable voltage and variable frequency, high speed lifts with automatic rescue device of Johnson / Schindler or equivalent make

POWER SUPPLY (RAW)
- 2 BHK : 3 KW
- 3 BHK : 4 KW
- 4 BHK : 6 KW

POWER SUPPLY (BACKUP)
- Backup inside flat : 1 KVA (except geyser, AC & 15 A socket)
- Common area : 100% DG backup for common areas & lifts

Security
- CCTV surveillance in main entry and exit and all strategic locations
- Boom barriers at the entry gateway for regulating access

ARCHITECTS

FHD Consultants

FHD India Consultants is a 25 year old, award-winning design team with a pan India presence. Their passion is to see projects manifest that are critically meaningful and creatively unique. FHD's focus is on the exploration of design strategies that mediate and reinterpret the boundary between traditional/cultural values and contemporary living. In the past 2 decades, FHD has completed some of the most noteworthy residential developments in Hyderabad. The firm believes in an integrated design approach that keeps the needs of the end user at the forefront. Long-term sustainability of the project is always kept in mind.

LANDSCAPE CONSULTANTS

Ecode

Ecode is a consulting firm that has brought dramatic transformations in the field of landscape architecture, with their creative spirit and strategic focus. They are involved in diverse developments across educational, institutional, hospitality, urban design, commercial, residential, mixed-use and recreational sectors. Ecode creates dynamic spaces that are seamlessly integrated and memorable. They have carved a niche for themselves as landscape architects who craft timeless spaces that captivate and inspire. They place special emphasis on environmentally sustainable and pragmatic design solutions. The company is much sought after as they are trusted to give their projects a distinct identity and character.

STRUCTURAL CONSULTANTS

Designtree Consultants

Designtree Service Consultants Pvt. Ltd is a multi-disciplinary engineering consultancy company founded in March 2008. They offer consultancy services for sophisticated structures for various projects – multi-storied, residential, commercial, IT companies, hotels, malls, hospitals, industrial, data centres, institutions, etc. Designtree was ranked as one of the top 25 most promising consulting companies in India by the Consultants Review Magazine. Headquartered in Bangalore, the firm has emerged as one of the frontrunners in consulting groups across all construction domains.

AWARDS & ACCOLADES

RANKED #1 FASTEST GROWING

2024 GROHE-HURUN INDIA REAL ESTATE 100



FINANCIALLY STABLE & DISCIPLINED COMPANY
ASIA ONE

ASIA'S BEST & FASTEST GROWING REAL ESTATE BRAND
WCRC

GALLERIA RESIDENCES
BEST RESIDENTIAL PROJECT
TIMES GROUP REALITY ICON

HUMMING GARDENS
BEST RESIDENTIAL VILLA
TIMES GROUP REALITY ICON

ORCHID SPRINGS
BEST RESIDENTIAL PROJECT
DHFL & SILICON INDIA

MOST RELIABLE BUILDER
SILICON INDIA

GALLERIA RESIDENCES
BEST INNOVATION DESIGN APARTMENT
SILICON INDIA

GALLERIA RESIDENCES
BEST INNOVATION PROJECT
SILICON INDIA