

urbanrise®  
OPULENCE

**ENTER  
A REIMAGINED  
HIGH-RISE  
GATED  
COMMUNITY!**





urbanris<sup>®</sup>≡

# BUILDING DREAMS FOR OVER TWO DECADES



## SOUTH INDIA'S LARGEST

real estate developer

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₹51,000 CR.

of real estate portfolio

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72 MILLION SFT.

under development

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22,000+

happy customers

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ON-TIME

and safe completion  
of projects

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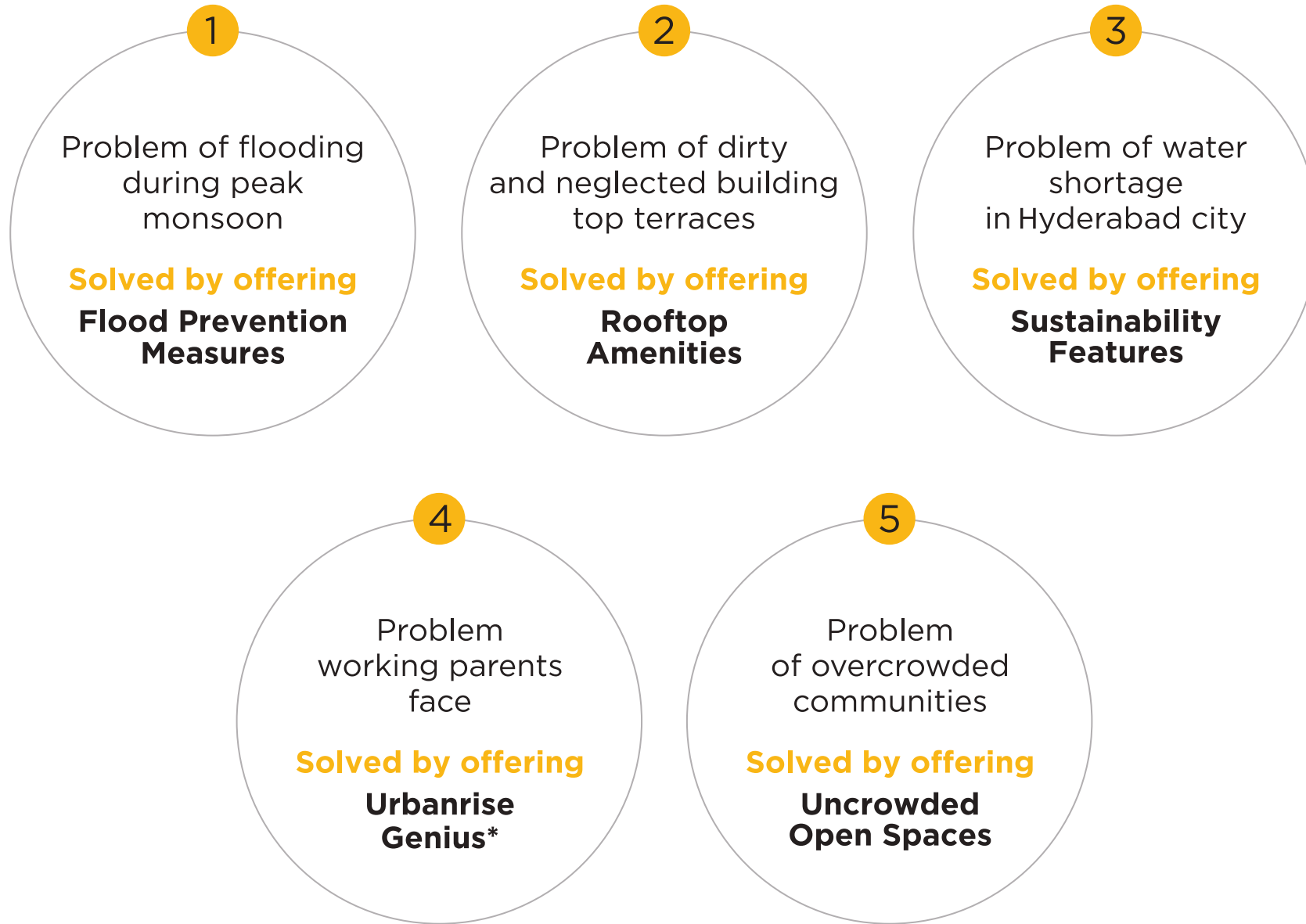
Projects are funded by the world's largest  
Sovereign Fund ADIA (Abu Dhabi Investment  
Authority) and Kotak Realty Fund





# REIMAGINING RESIDENTIAL REAL ESTATE ACROSS SOUTH INDIA

# SOLVING 5 STRUGGLES OF GATED COMMUNITY LIVING



# urbanrise<sup>®</sup> 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

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## **Tranquil Environment**

Peaceful, quiet surroundings

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## **Exclusive Facilities**

No packed amenities

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## **Enhanced Privacy**

Enjoy your own space

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# 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.



## LOW FLOW WATER FIXTURES

Fixtures that regulate water flow to promote water conservation and ensure efficient usage.

## EV CHARGING POINTS

Convenient charging stations for electric vehicles, ensuring you're always ready to go.







# WORLD-CLASS AMENITIES

Urbanrise Opulence offers a host of top-tier amenities designed to elevate your living experience. From state-of-the-art fitness centres 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

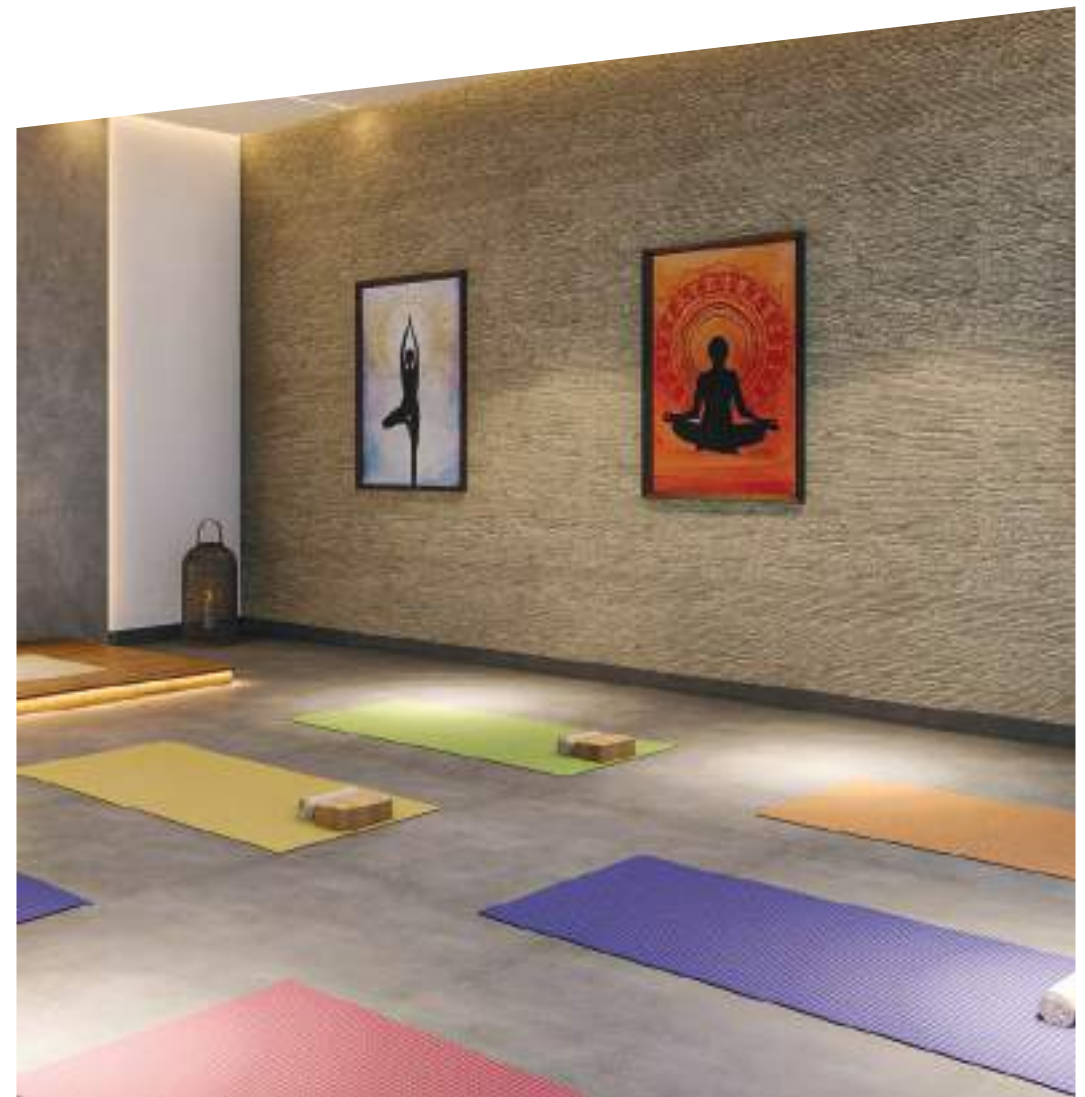
BANQUET HALL

SWIMMING POOL

PARTY & BBQ AREA

## YOGA MEDITATION AEROBICS

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



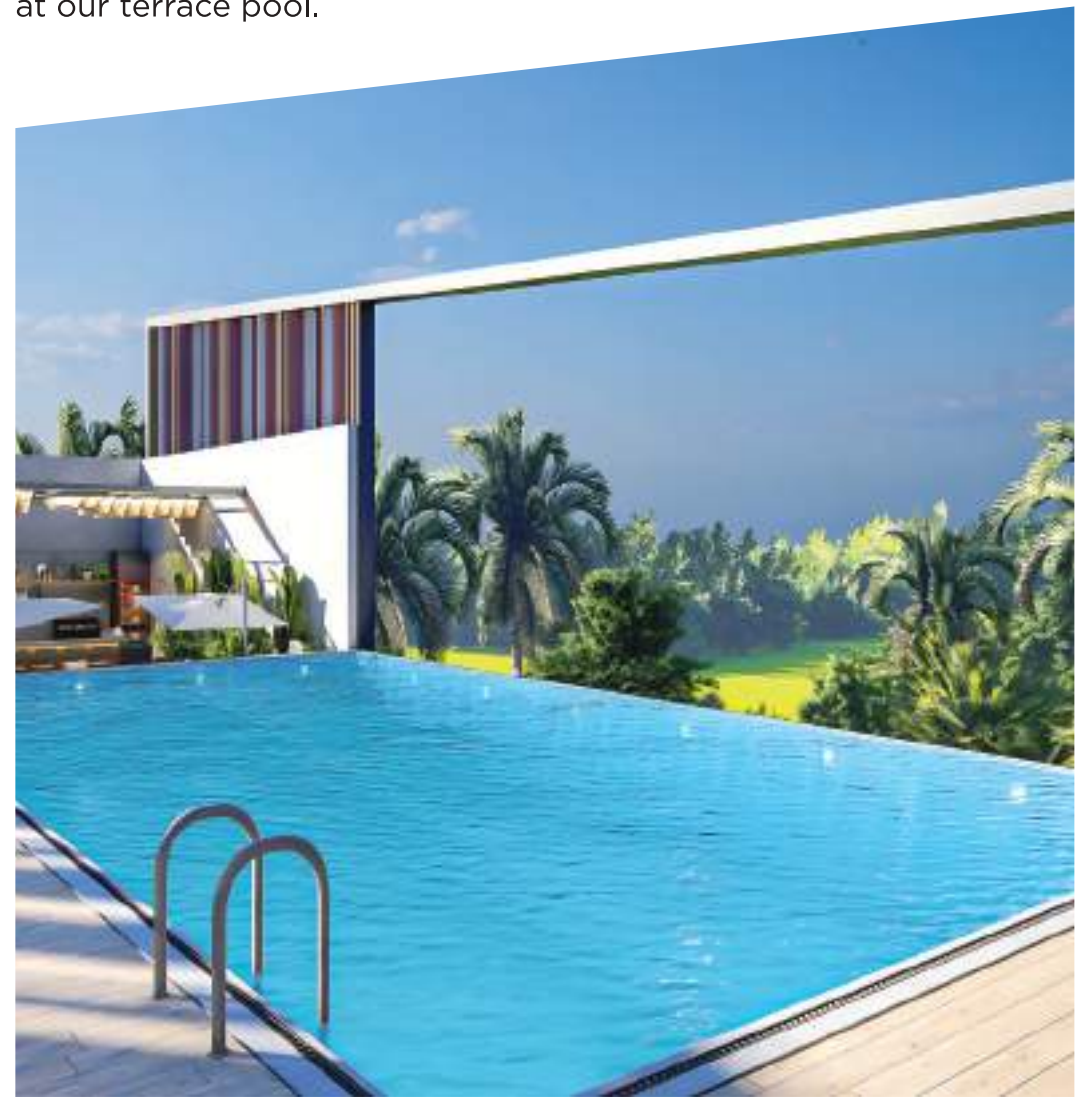


## GYM

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.







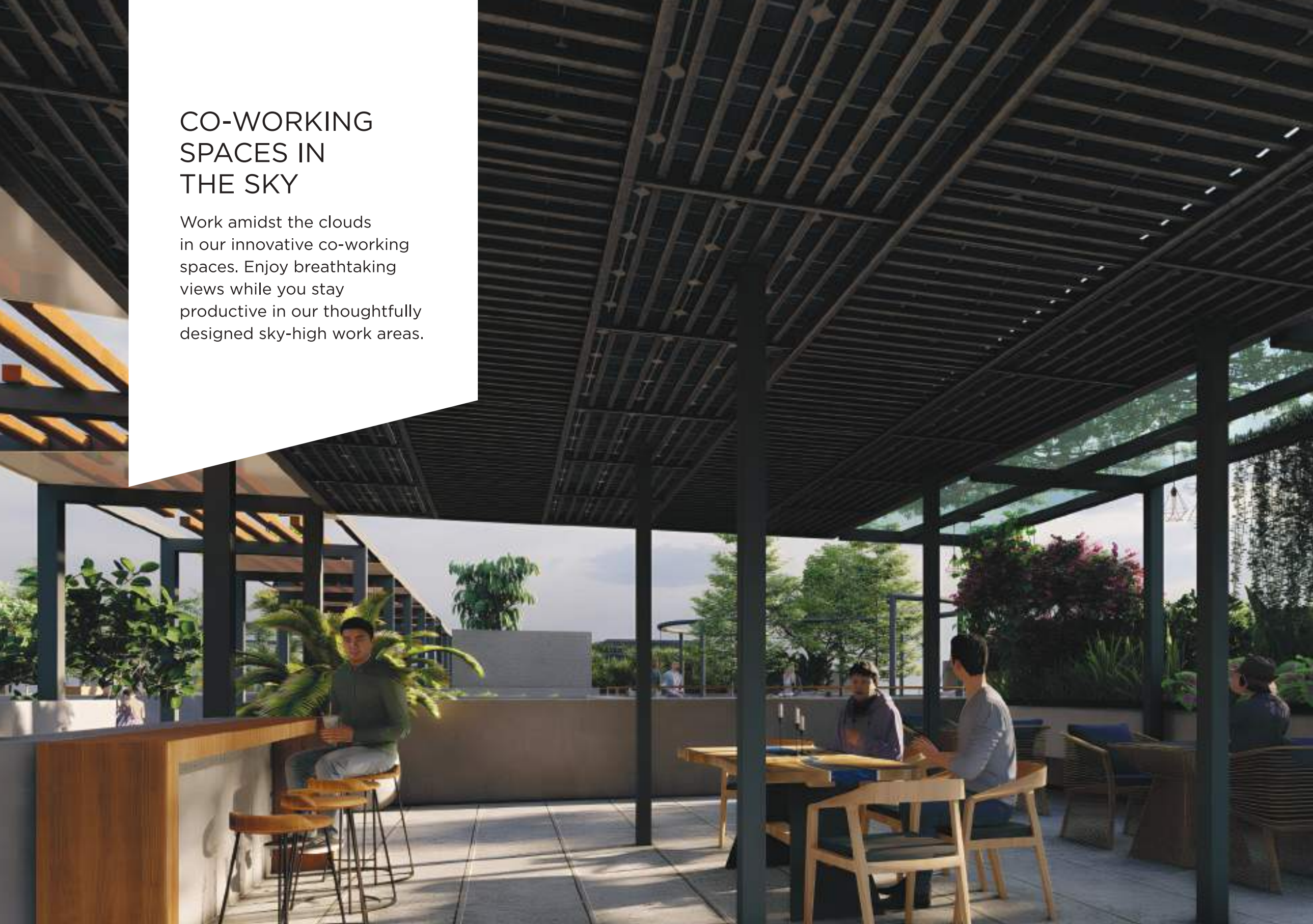
## MINI THEATRE

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.





A woman with reddish-brown hair, wearing a black and pink yoga outfit, is performing a standing yoga pose on a wooden plank mat. She is in a garden setting with a green lawn, a grey gravel path, and a concrete wall in the background. The wall has some climbing plants and a large rock. To the right, there is a large white planter box filled with various green plants. The sky is blue with scattered white clouds. The overall atmosphere is serene and peaceful.

## 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!







## FOOT-SOCCER POOL

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.





A photograph of a modern rooftop garden. On the left, a wall of vertical wooden slats is covered in dense green vines. A paved walkway leads through the garden, flanked by various plants and trees. In the background, a modern building with a grid-like facade is visible. Several people are walking along the path, adding a sense of life and movement to the scene.

## YOUNG TURKS HANGOUT CORNER

Enjoy heartfelt laughter  
and cherished conversations  
with your peers.





## 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.





## ZEN GARDEN WITH TRIM TRAIL

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



## 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:**

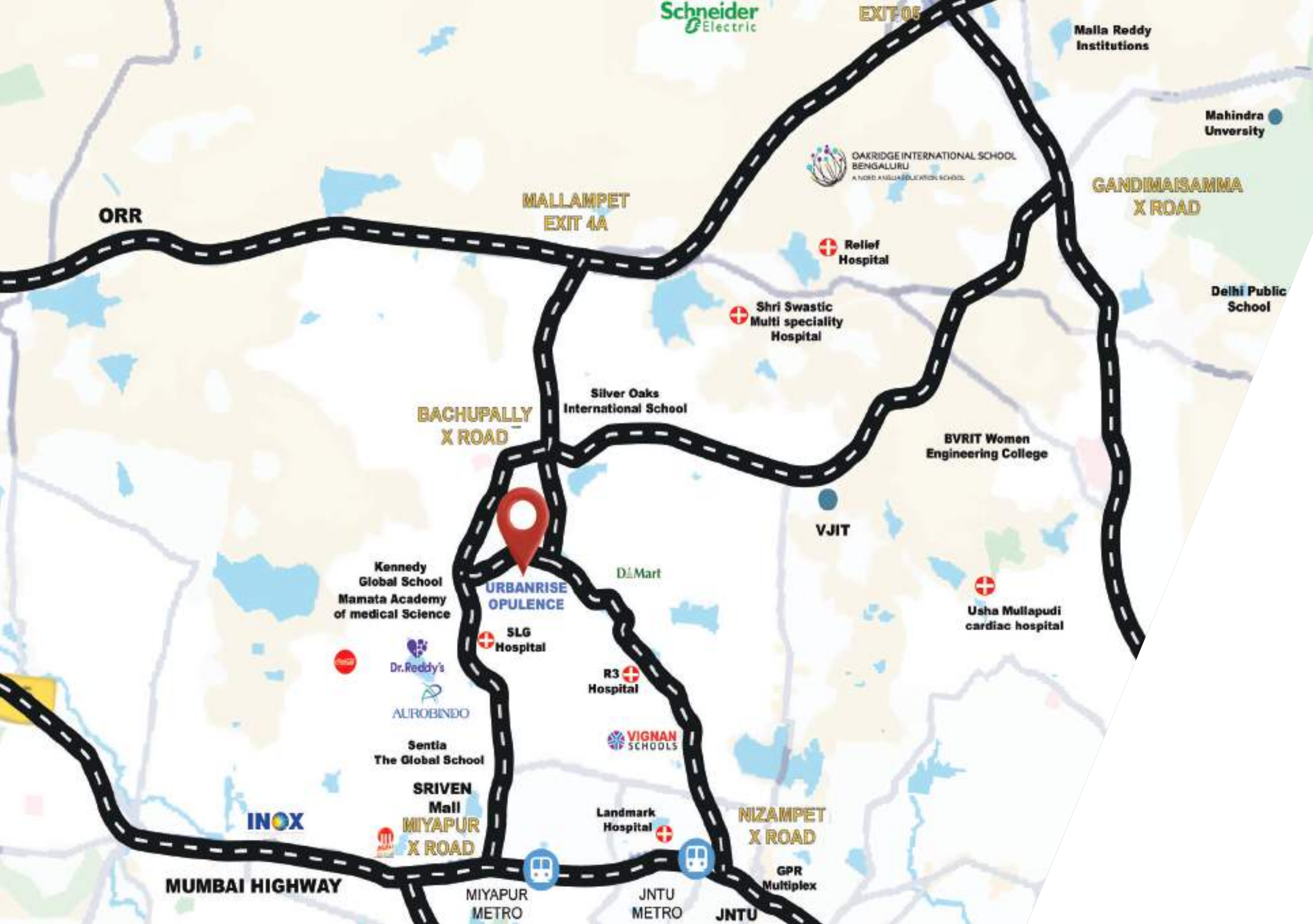
- Higher carpet area
- Fast construction, ensuring timely delivery
- Most advanced construction technology
- Smooth aesthetic finish
- No leakage or dampness
- Minimal maintenance cost











Schneider  
Electric

EXIT 05

Malla Reddy  
Institutions

Mahindra  
University

GANDIMAISAMMA  
X ROAD

Delhi Public  
School

ORR

MALLAMPET  
EXIT 4A

OAKRIDGE INTERNATIONAL SCHOOL  
BENGALURU  
A NORD ANGLIA EDUCATION SCHOOL

Relief  
Hospital

Shri Swastic  
Multi speciality  
Hospital

Silver Oaks  
International School

BACHUPALLY  
X ROAD

BVRIT Women  
Engineering College

VJIT

Kennedy  
Global School  
Mamata Academy  
of medical Science

URBANRISE  
OPULENCE

D-Mart

Usha Mullapudi  
cardiac hospital

SLG  
Hospital

R3  
Hospital

Dr.Reddy's  
AUROBINDO

VIGNAN  
SCHOOLS

Sentia  
The Global School

SRIVEN  
Mall  
MIYAPUR  
X ROAD

Landmark  
Hospital

NIZAMPET  
X ROAD

INOX

GPR  
Multiplex

MUMBAI HIGHWAY

MIYAPUR  
METRO

JNTU  
METRO

JNTU





# LOCATION HIGHLIGHTS

## SCHOOLS

Oaktree Kids International - 1.8 Kms  
Silver Oaks School - 1.9 Kms  
Ganges Valley School - 1.9 Kms  
Kennedy Global School - 2.5 Kms  
Shells International School - 4.2 Kms  
Guru The Global School - 5.4 Kms  
Oakridge International School - 6.4 Kms  
Delhi Public School - 6.7 Kms

## COLLEGES

BVRIT Engg. College for Women - 1 Km  
GRGR Institute of Engg. & Technology - 3 Kms  
VNR Vignan Jyothi Engg. College - 5.8 Kms

## HOSPITALS

SLG Hospital - 0 Kms  
Mamata Academy of Medical Sciences - 2.3 Kms  
Care Hospital - 14 Kms

## SHOPPING MALLS

Manjeera Mall - 7.5 Kms  
LULU Mall - 7.6 Kms  
Nexus Mall - 11 Kms  
Sharath City (AMB) Mall - 11 Kms

## IT HUBS

Kondapur - 9.9 Kms  
HITECH City - 13 Kms  
Gachibowli - 14 Kms  
Nanakramguda - 17 Kms

## CONNECTIVITY

ORR Exit 4A- 4 Kms  
Miyapur Metro Station - 5.8 Kms  
JNTU - 6.7 Kms  
Lingamapally Railway Station - 11 Kms



# MASTER PLAN (PHASE 1 & PHASE 2)





# MASTER PLAN (PHASE 1)



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

**1321** SFT. to **1649** SFT.

## LEGEND

### Ground Amenities

1. Young Turks Hangout
2. Lawn with Amphitheatre
3. Trim Trail
4. Children's Play Area
5. Foot Soccer Pool
6. Readers Corner (Work from park)
7. Sub Soccer
8. Central Courtyard
9. Senior Citizen Plaza
10. Zen with Yoga Space
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. Entrance Area
18. Security Cabin
19. Human Chess Board

### Terrace Amenities

20. Co-working Spaces in the Sky
21. Sky Dining
22. Reading Lounge
23. Swing Zone
24. Gaming Zone
25. Mini Theatre
26. Private Party & Barbeque
27. Party Lawn
28. Interactive Lounge

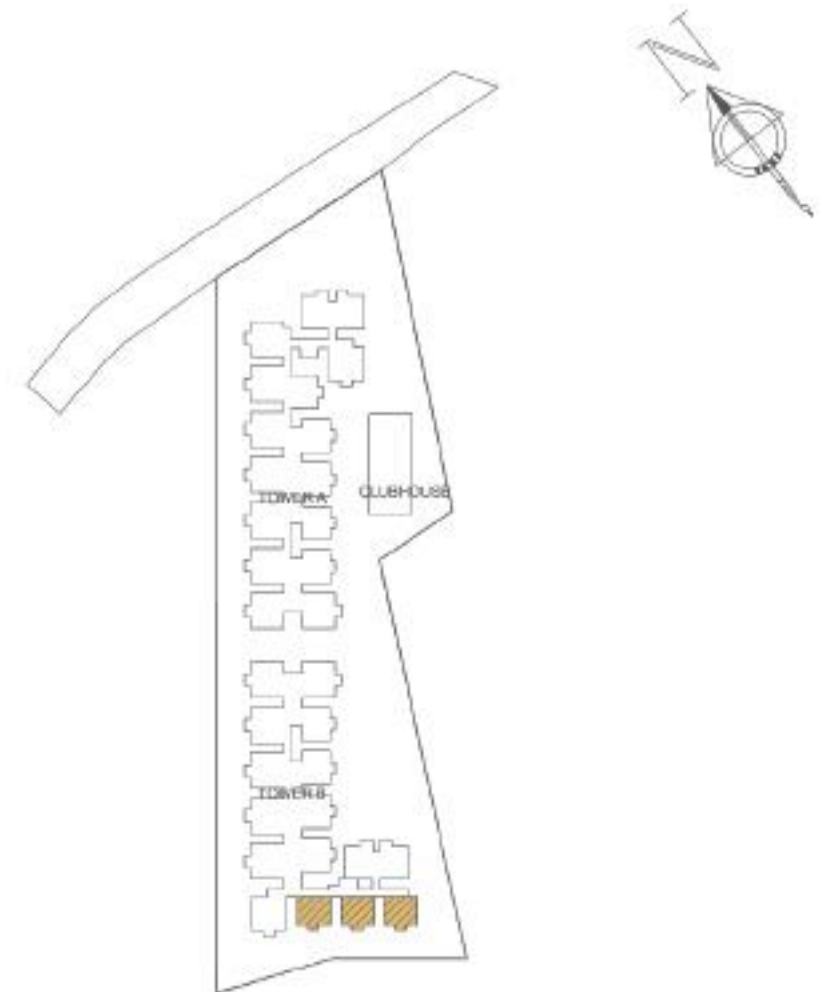


# UNIT PLANS

NORTH FACING\_3B2T - R

AREA

1321 SFT.



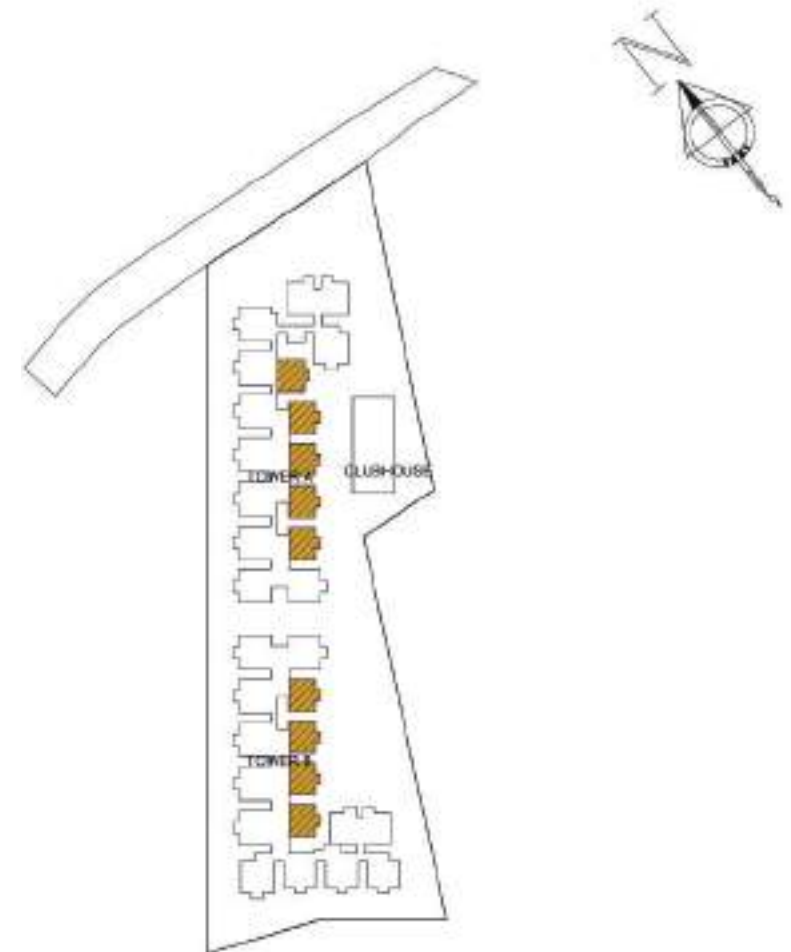


# UNIT PLANS

WEST FACING\_3B2T - R

AREA

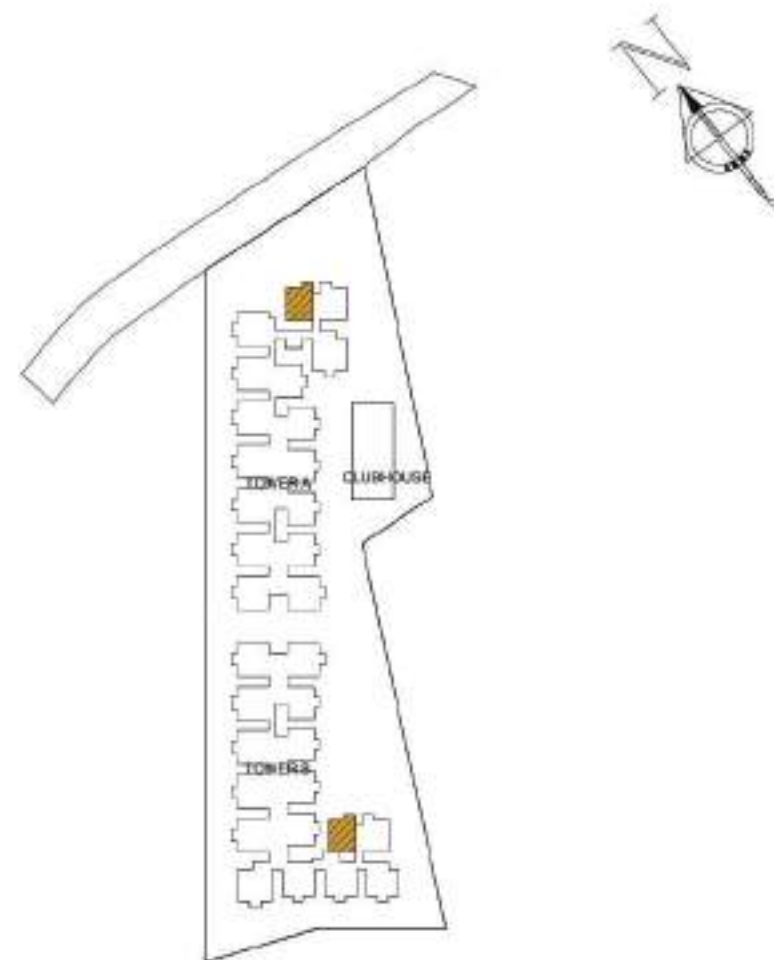
1322 SFT.





# UNIT PLANS

EAST FACING_3B2T - C	AREA	1335 SFT.
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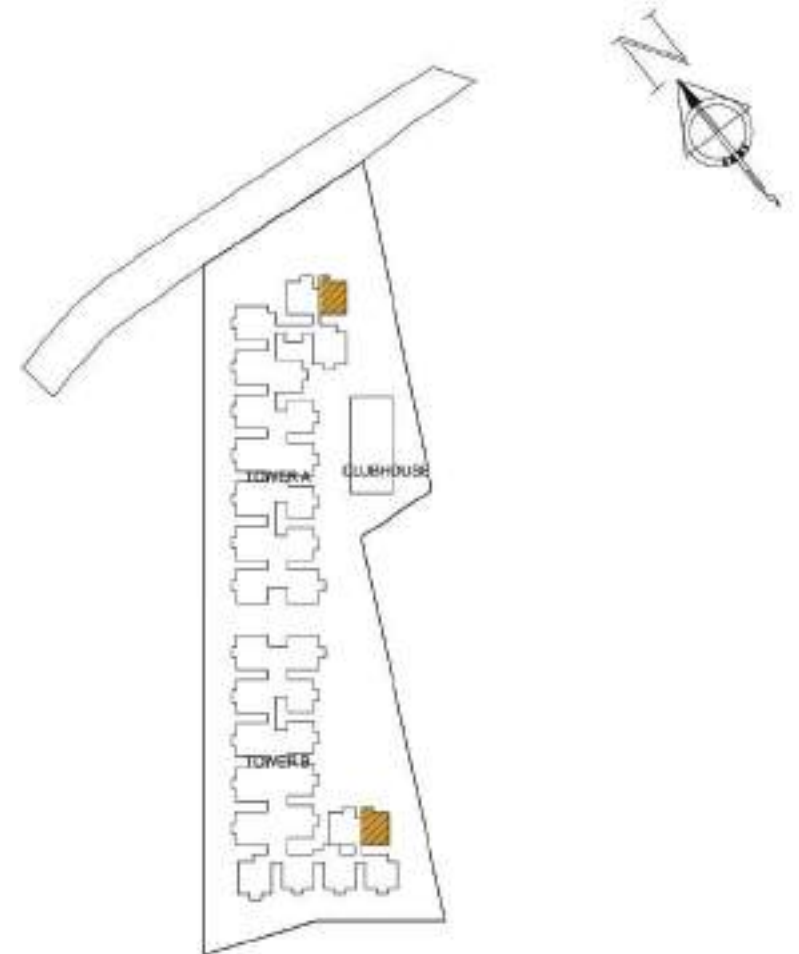


# UNIT PLANS

WEST FACING\_3B2T - C

AREA

1335 SFT.



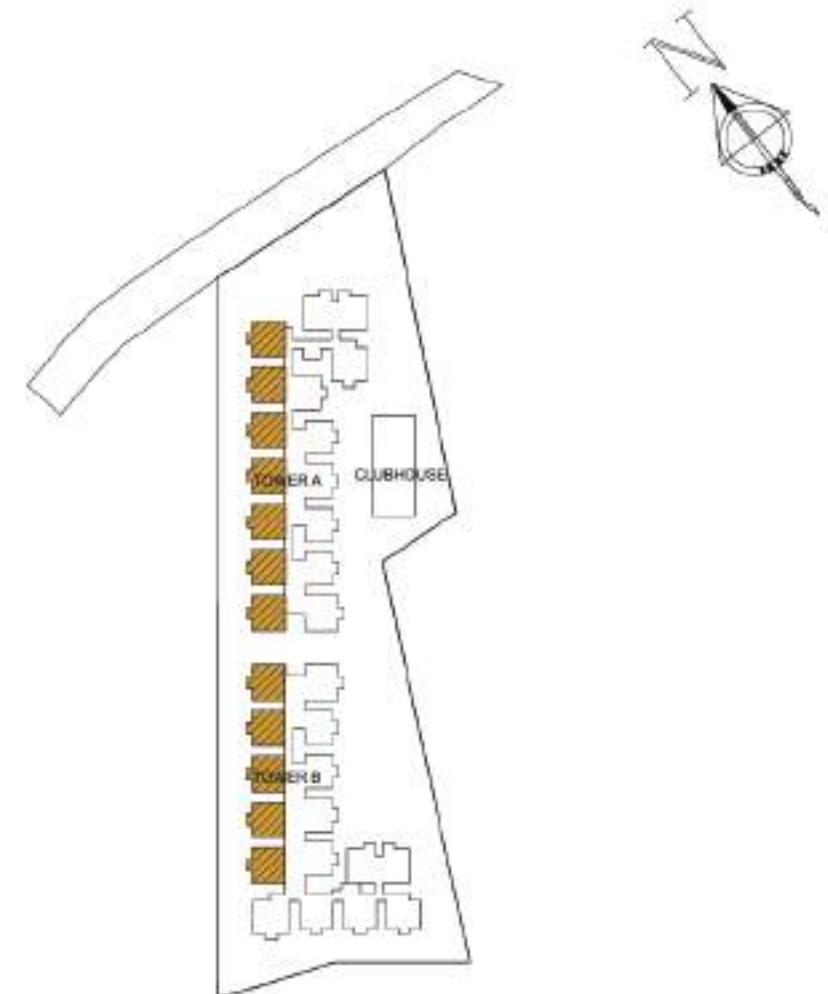


# UNIT PLANS

EAST FACING\_3B3T

AREA

1649 SFT.



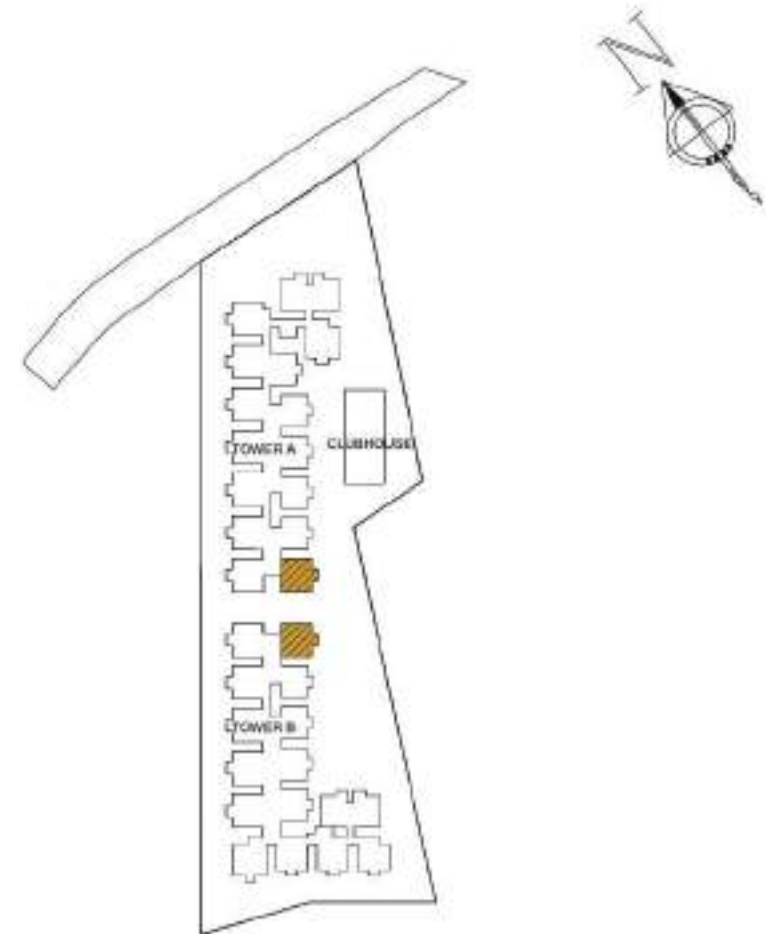


# UNIT PLANS

WEST FACING\_3B3T

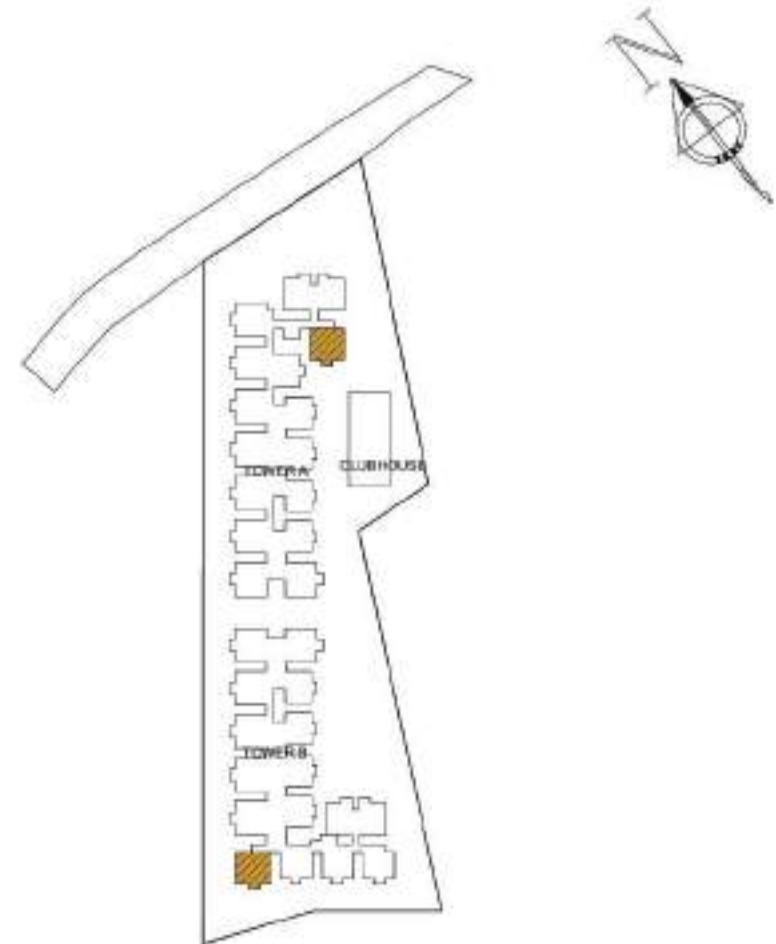
AREA

1649 SFT.



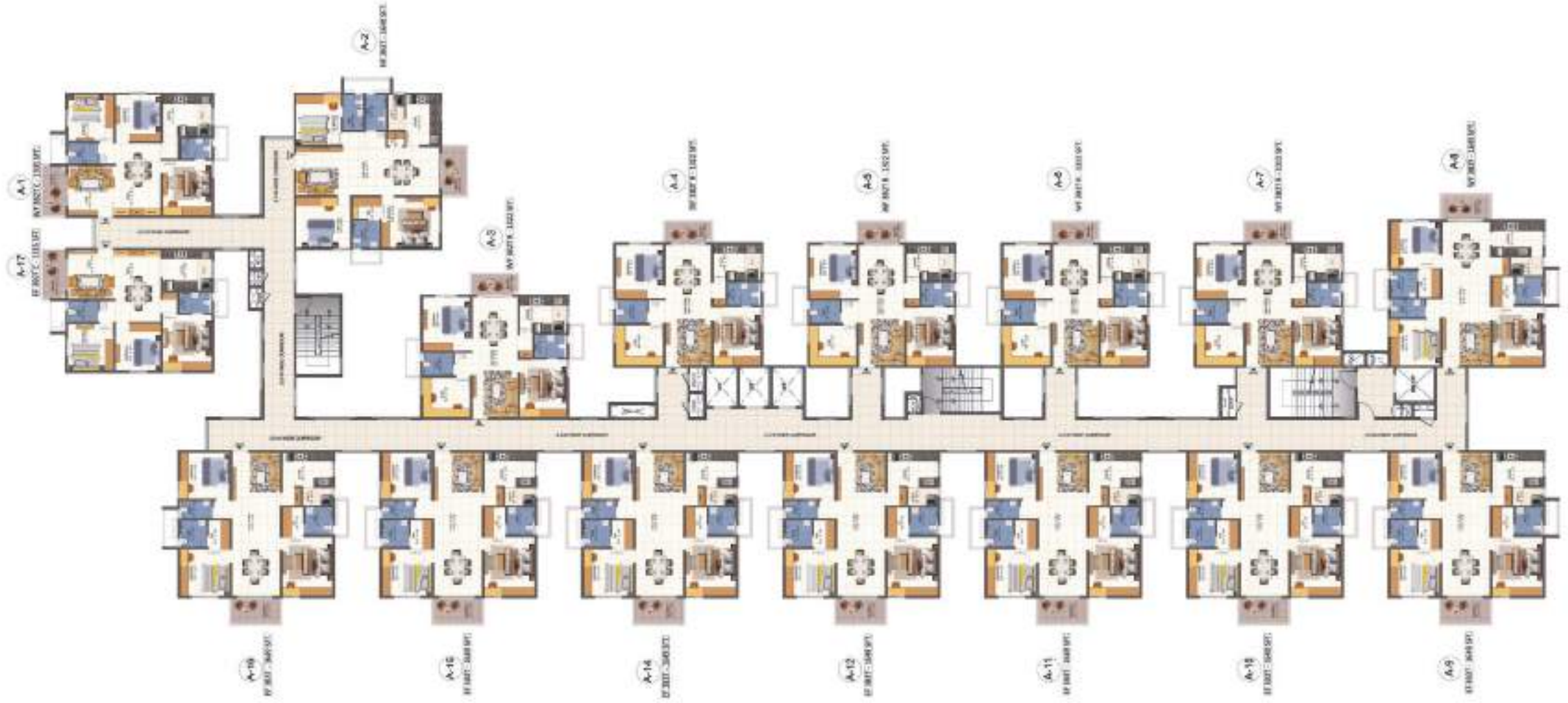


NORTH FACING_3B3T	AREA	1649 SFT.
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# TOWER A





**TOWER B**

17 Units (B-1 to B-17) arranged in a U-shape. Each unit is a 2-bedroom, 2-bathroom configuration. The plan includes common areas, stairs, and a central corridor. Unit sizes range from 1,321 sq. ft. to 1,640 sq. ft.

Unit	Size (sq. ft.)
B-1	1,540
B-2	1,321
B-3	1,321
B-4	1,321
B-5	1,321
B-6	1,321
B-7	1,321
B-8	1,321
B-9	1,321
B-10	1,321
B-11	1,321
B-12	1,640
B-13	1,640
B-14	1,640
B-15	1,640
B-16	1,640
B-17	1,640



# TECHNICAL SPECIFICATION



## Structure

- RCC Shear wall construction with Mivan Technology
- Steel: TMT Fe 550 grade
- Cement: OPC 53 grade



## Living Room

- Main Door : 2100mm high, engineered wooden door frame and flush shutter with double-sided laminate 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 800mm)
- Paint : Premium acrylic emulsion paint
- Electrical : Premium modular switches  
TV and telephone points, AC point



## Bedrooms

- Door : 2100mm high, engineered wooden door frame and flush shutter with double-sided laminate 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 800mm)
- 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 800mm)
- Paint : Premium emulsion paint
- Electrical : Premium modular switches
- Piped gas : Provision for piped gas will be provided
- Sink : Sink will not be provided
- Platform : Kitchen counter will not be provided
- Dado : Dado will not be provided



## Utility

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



## Bathrooms

- Door : 2100mm high-engineered wooden 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/Anti-skid ceramic flooring
- Wall paint : Premium acrylic emulsion paint
- Lifts :
  - Passenger Lifts : Variable voltage and variable frequency high-speed lift with automatic rescue device of 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)

- 3B2T : 3KW
- 3B3T : 4KW

## Power Supply (Back-up)

- Back-up inside flat : 1 KVA (except geyser, AC and 15A socket)
- Common area : 100% DG back-up for common areas & lifts



## Security

- CCTV surveillance in main entry, exit and all strategic locations
- Boom barriers at the entry gate 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

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FINANCIALLY STABLE &  
DISCIPLINED COMPANY

ASIA ONE

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ASIA'S BEST & FASTEST GROWING  
REAL ESTATE BRAND

WCRC

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GALLERIA RESIDENCES  
BEST RESIDENTIAL PROJECT

TIMES GROUP REALITY ICON

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HUMMING GARDENS  
BEST RESIDENTIAL VILLA

TIMES GROUP REALITY ICON

---

ORCHID SPRINGS  
BEST RESIDENTIAL PROJECT

DHFL & SILICON INDIA

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MOST RELIABLE BUILDER

SILICON INDIA

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GALLERIA RESIDENCES  
BEST INNOVATION DESIGN APARTMENT

SILICON INDIA

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GALLERIA RESIDENCES  
BEST INNOVATION PROJECT

SILICON INDIA

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