

# Experience XLent connectivity

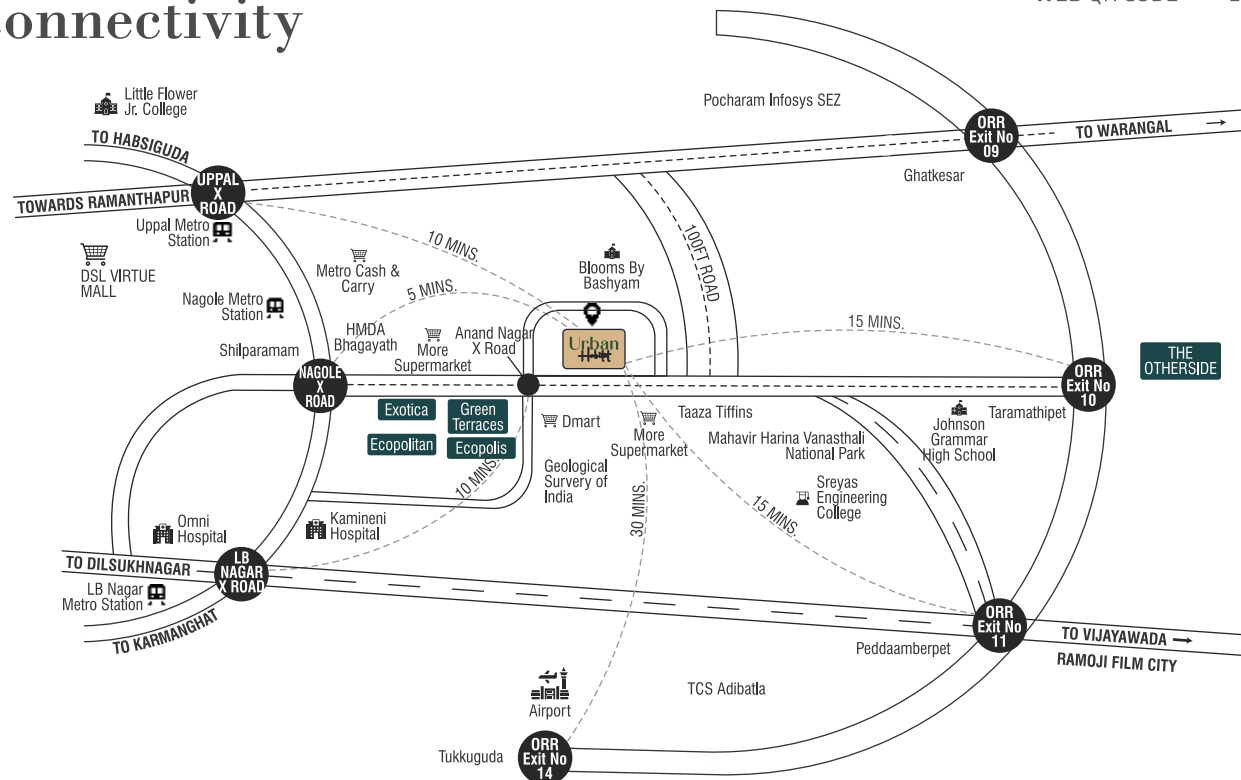
## LOCATION MAP (NOT TO SCALE)

Scan to know more details



WEB QR CODE

LOCATION QR CODE



### Metro Stations

Nagole - 5 Mins.  
LB Nagar - 10 Mins.  
Kothapet - 15 Mins.

### Schools & Colleges

Blooms by Bashyam - 5 Mins.  
Uniscent High School - 10 Mins.  
Little Flower JC - 10 mins.  
Sreyas Inst. of Science of Tech - 10Mins.  
Kamineni Inst. of Medical Sciences - 10 Mins.  
Johnson Grammar - 15 Mins.  
Delhi Public School - 15 Mins.  
HPS, Ramanthapur - 15 Mins.

### Health Care

Kamineni Super Speciality Hospital - 10 Mins.  
Omni Super Speciality Hospital - 10 Mins.  
Rainbow Hospital - 10 Mins.

### Works

NSL Arena - 10 Mins.  
CCMB, ICMR - 15 Mins.  
Adibatla IT SEZ - 20 Mins.  
Pocharam IT SEZ - 30 Mins.

### Outer Ring Road 15 Mins.

### Entertainment & Shopping

DSL Mall - 10 Mins.  
PVR Cinemas - 10 Mins.  
All high Street Brands,  
Restaurants, Fine Dining &  
Electronic Stores

### Convenience

Metro C & C, Big Bazar,  
D Mart, Spencers, Hypermart,  
More Mega Store,  
Ratnadeep and all leading  
convenience stores



Corporate Office

#12-1-520, First Floor,  
GSI Road, Bandlaguda,  
Nagole, Hyderabad-500068.



Rera No. P02200004749

Site Address

Urban Habitat, Nagole.

for more details

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a concept of | d3 | +91 98491 92657



# Live XLent



# Urban Habitat

Expansive balconies and breathtaking lifestyle @ Nagole

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**2.7 Acres**

Gated community

**232**

Units

**2, 2.5 and 3 BHK**

Premium Residences

**3**

Blocks

Cellar + Stilt +

**8 Upper Floors**

Clubhouse

**15000sft.**

Ranging from

**1060 to 2200 sft.**

Rooftop

**Swimming Pool**

An  
**XLent**  
community

A presidential life style made accessible. XL Balconies, XL Corridors, XL Clubhouse - 2, 2.5, 3 BHKS at Urban Habitat give a timeless experience.

Transit driven development and acres of dedicated lung spaces makes Urban Habitat a jewel in the Crown.

**Urban**  
Habitat





## MASTER PLAN

### LEGEND

- 1 Entrance & Exit Gate
- 2 Flower bed
- 3 Designer Landscape
- 4 Drive Way
- 5 Badminton Court
- 6 Cricket
- 7 Children Play Area
- 8 Basketball Court
- 9 Children Play Area 2
- 10 Pargola
- 11 Pathway
- 12 Party Lawn
- 13 Club House



## CLUBHOUSE



## Discover XLent amenities

State of the art clubhouse, with a stunning rooftop swimming pool. Club overlooking the picturesque courtyard, creche for toddlers, business lounge designed to suit your lifestyle, home theatre for private screening, dedicated fitness floor, suite rooms and many more - club at Urban Habitat is a fantasy come true.

## PROJECT HIGHLIGHTS

- 100% Vaasthu
- 232 Units
- 2,2.5,3 BHKs
- 1060 to 2200sq.ft
- Designer Landscape
- Party lawn
- Walking Track
- Curated walk ways
- Amphitheatre
- Children's Play Area
- Senior Citizen Area
- Spiritual Centre
- Car Spa
- Gazebos
- 24x7 Security
- Visitor Parking
- Fire Safe Building
- Water and Sewage Treatment Plant

# Urban Habitat

## TRADEMARK LIFESTYLE

- 15000sq.ft Clubhouse
- Rooftop Swimming pool
- Work Stations
- Business Lounge
- 3 Suite Rooms
- 10000sq.ft central courtyard
- Private theatre
- Gymnasium
- Creche
- Yoga Lounge
- Banquet hall
- Indoor Games



## Indulge in XLent lifestyle

Gift yourself an address that creates an extended family in an exclusive community amidst nature with Urban Habitat, Nagole's XLent gated community.





**BLOCK-1**



**Area Statement**  
area in sft.

**BLOCK-1**

Flat No.	Type	Facing	Saleable Area
1	2.5BHK	West	1430
2	2.5BHK	West	1430
3	2.5BHK	West	1430
4	2.5BHK	West	1345
5	3BHK	East	1810
6	3BHK	East	1465

**BLOCK-2**

Flat No.	Type	Facing	Saleable Area
1	3BHK	West	2030
2	3BHK	West	2030
3	2BHK	West	1915
4	2BHK	West	1840
5	3BHK	East	2045
6	3BHK	East	2060
7	3BHK	East	1965

**BLOCK-3**

Flat No.	Type	Facing	Saleable Area
1	3BHK	West	2200
2	2BHK	West	1565
3	3BHK	West	1840
4	2BHK	East	1505
5	2BHK	North	1375
6	2BHK	North	1305
7	2BHK	North	1260
8	2BHK	North	1295
9	2BHK	East	1340
10	2BHK	East	1380
11	3BHK	East	1910
12	3BHK	West	1910
13	2BHK	East	1335
14	2BHK	West	1355
15	3BHK	East	1600
16	3BHK	East	1985

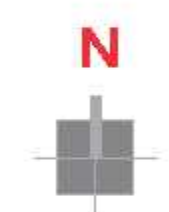


**BLOCK-2**

**BLOCK-1**



**TYPICAL FLOOR PLAN**



**BLOCK-3**

**SPECIFICATIONS**

- FRAMED STRUCTURE**  
RCC Foundation & RCC Framed Structure
- SUPER STRUCTURES**  
6" CC solid blocks for external walls and 4" CC solid blocks for internal walls
- PLASTERING**  
Internal Walls : 2 coats Plastering  
External Walls : 2 coats Plastering
- DOORS**  
Main Door Frames : Best Quality Teak Wood frame with polish Main Door Shutter : 38 mm to 40 mm both side Teak Veneer shutter with polish finish.
- BEDROOM/TOILET**  
Door Frame : Hardwood/WPC Door frames as per architectural specifications.  
Door Shutter : One side laminated and other side veneer with polish
- SLIDING DOOR**  
Balconies : UPVC door frames with shutter and mosquito mesh  
Utility : UPVC/WPC/Engineered wood door
- WINDOWS** : UPVC window system with mosquito mesh
- PAINTING**  
External : Textured/Smooth Finish & two coats of exterior emulsion paint with Architectural features.  
Internal : Two coats of putty, one coat primer and two coats of emulsion paint of best brands.
- FLOORING**  
Living, Dining & Kitchen : 600 X 600 mm Double charged vitrified tiles or GVT tiles.  
Master Bed Room : 600 X 600 mm Double charged vitrified tiles (upgradable to laminated wooden flooring at a premium)  
Bed Rooms(Child/Guest) : 600 X 600 mm Double charged vitrified tiles  
Toilets : Anti-Skid ceramic tiles for flooring.  
Corridors : GVT tiles/Restiles/Granite as per architectural designs  
Living Balconies : Matt/Anti-Skid ceramic tiles  
Common Lobbies : Granite/Vitrified tiles combination  
Flooring as per design

- Lift Lobby : Granite/Vitrified tiles combination flooring as per design  
Staircase : Granite/ Anti-Skid Tiles
- TILE CLADDING**  
Kitchen : Glazed Ceramic tiles dado up to 2' height above kitchen platform  
Toilets : Glazed ceramic tile dado up to door/lintel height  
Utility & Wash Area : Tile Dado upto 3' height.  
Lift Lobby : Granite/Vitrified tiles combination as per design.
- KITCHEN/UTILITY**  
Water Connection : Separate Municipal tap (Manjeera or any other water provided by GHMC along with bore well water). Provision for fixing of water RO system.  
Exhausts : Provision for Chimney  
Utility/Wash : Washing Machine provision in Utility area.
- BATHROOMS**  
SANITARY : Hindware/American standard/ Cera or equivalent make  
CP FITTINGS : Hindware/American standard/ Cera or equivalent make  
Wash Basin in all Bed Room Toilets  
Wall Mounted EWC with Concealed Flush tank/valve  
Single Lever Fixtures with Wall Mixer cum Shower  
Provision for geyser and exhaust fans in all bathrooms
- UTILITY** : UPVC/WPC/Engineered wood door
- INTERNET/CABLE TV/TELECOM** : Provision for Internet/ Telephone/ Intercom
- LIFTS** : Automatic passenger lifts with Rescue device with V3F for energy efficiency (Make of Kone/ Schindler or equivalent)
- WATER SUPPLY SYSTEM/SEWAGE TREATMENT PLANT**
  - Treated water will be made available through exclusive water softening for domestic purpose in all units.
  - A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & flushing purpose.
  - Rain Water from the Terrace will be collected in storage tanks and used for domestic purposes. Excess rain water & open areas water will be collected through rain water pipes, which will be discharged in the rain water harvesting pits to recharge the ground water.

- GENERATOR POWER BACK UP** : 100% DG Set Backup for common areas and lights and fans in flats
- FACILITIES FOR PHYSICALLY CHALLENGED** : Access ramps at all entrance shall be provided for the physically challenged
- SECURITY/BMS**
  - Sophisticated round-the-clock security system.
  - Surveillance cameras at the main security, entrance of each block and Clubhouse.
- PARKING MANAGEMENT**
  - Entire parking is well designed to suit the number of cars parks required. Parking signage and equipment at required places to improve driving comfort.
  - Dedicated space for car charging and car washing will be provided.
- CLUB HOUSE & AMENITIES**
  - Well designed Club House with Reception, Lobby, Cafeteria Hall, Multi Purpose Hall, Gym with equipments, indoor games like chess, carom, cards table, Table Tennis, Yoga/aerobics, billiards room, mini theatre, swimming pool & Guest rooms.
  - Space for facilities like crèche, space for Spa & Saloon, space for laundry facility, space for departmental store, conference room, manager's cabin & co-working office space.
- OPEN AREA AMENITIES** : Kids play area, Open lawn, Amphitheatre, Cricket Practice net, Half Basket ball court, jogging track, pets park, Senior's gathering area.
- HAND RAILING BALCONY** : M5 railing/Glass railing as per the elevation
- FIRE & SAFETY**
  - Fire hydrant & fire sprinkler system wherever required as per Fire NOC
  - Fire alarms & Public address system
- HVAC** : AC Points and dedicated spaces for outdoor units.
- ELECTRICAL**  
Cables : Concealed copper wiring of Havells/ Polycab/V guard Modular Switches : V Guard/Havells/Norisys/Schneider make
- PLUMBING LINES**  
Drainage/Sewage : PVC pipes & PVC fittings  
Water Supply Lines : Internal and external CPVC or UPVC pipes & fittings



Belong to  
**XLent**  
neighbourhood

Close to Habitat & Closer to Nature  
Close to Schools & Closer to Grounds  
Close to Metro & Closer to Fresh Air  
A blend that never existed before

**Urban**  
Habitat

