



AASHVI VIJETHA

Live
XLent



25
*Successful
Years*

Urban
Habitat

Expansive balconies and breathtaking lifestyle @ Nagole



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.



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.



LEGEND

- 1 Main 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



MASTER PLAN

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





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

SPECIFICATIONS

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

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

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

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.

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 car 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 : MS 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/UPVC pipes & fittings



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.

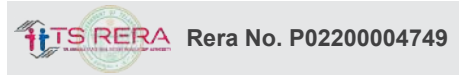
Rooftop
Swimming Pool

Urban
Habitat

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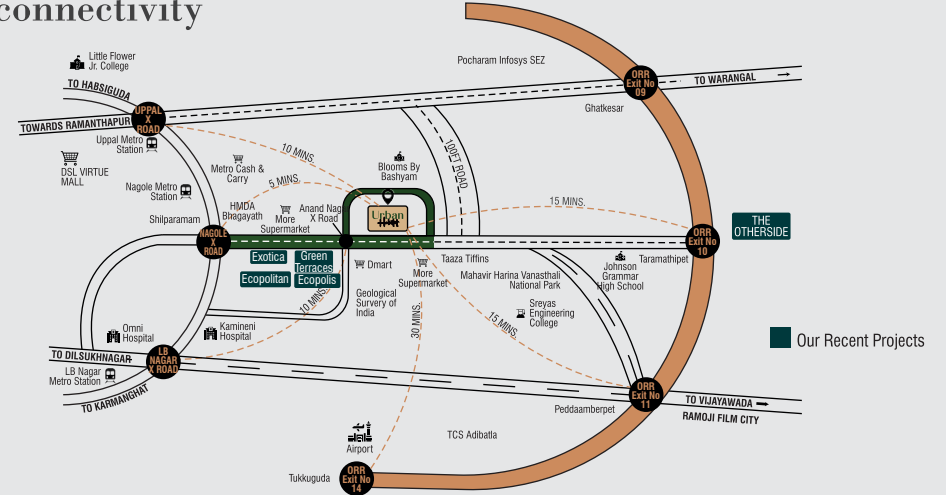


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Experience
XLent
connectivity

LOCATION MAP
(NOT TO SCALE)

Scan to know more details



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.

Work

- 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