



EMPIRE DELTA
Projects LLP



EMPIRE
URBANA

**LIKE
NOTHING
ELSE**

BOUTIQUE STYLED RESIDENCES
AT NANAKRAMGUDA, HYDERABAD



EMPIRE DELTA
Projects LLP

For Sales Contact :
+91-9160733373/9160400040

TS RERA REG. No
P02400001828



EMPIRE

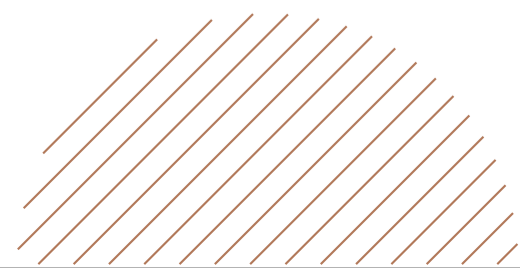
URBANA

**WHEN YOU FIND
EMPIRE URBANA, YOU FIND
EVERYTHING ELSE.**

**A BESPOKE PLACE FOR REST,
SHARED BY A SPECIAL FEW.**

**SPACES FOR GATHERING,
WHERE THE CITY
COMES TO THE TABLE.**

**THIS IS ONE PLACE WHERE
YOU CAN HAVE IT ALL.**



**YOU DESERVE TO FALL IN LOVE
WITH YOUR NEW HOME**



DESIGNED WITH LIVING IN MIND

Empire Urbana is an exclusive collection of only 34 boutique apartments. It promises to be an enviable blend of location, luxury and design.

Located in Nanakramguda, one of the most sought after neighbourhoods in Hyderabad. These one-of-a-kind, two & three bedroom residences epitomise contemporary urban living at its finest - inspiring, relaxing and informal.

While the building has been meticulously engineered, Empire Urbana strives to deliver on livability and offers secure parking, round the clock security and a rooftop terrace designed with a host of communal amenities and entertaining spaces.

RERA APPROVED **GHMC** APPROVED

34 UBER LUXURY APARTMENTS

2 & 3 BHK *apartments*

APARTMENTS SIZE

1595-2450 *sq ft*

100%
VASTU
COMPLIANT

5 *minutes to*
FINANCIAL
DISTRICT



METICULOUSLY AND THOUGHTFULLY DESIGNED
TO ENSURE YOUR HOME IS AS FUNCTIONAL AS IT
IS STRIKING TO THE EYE.

02&03 Bedroom Residences
+ Rooftop Terrace with Common Amenities



REFINED, ELEGANT AND UNDERSTATED

Your apartment makes a statement from the moment you step inside. Your first impression will be how remarkably spacious it is. Each apartment is designed to maximize natural light and ventilation.

Build a sanctuary for you and your family with your apartment's well-planned layout. Admire the ever changing view of this dynamic city from your window. Every element has been thoughtfully considered to make living a wonderful experience.



AN URBAN OASIS IN THE SKY

With Empire Urbana's list of comprehensive facilities, you are simply spoilt for choices when it comes to enhancing your mind, body and spirit.

Complete with an open-air gym, BBQ and more, the sweeping entertainer's terrace makes any daytime gathering or evening soiree effortlessly pleasurable, accompanied by panoramic views. For young families, the children's playground is a great way to bond with your child. Carefully manicured green spaces serves to provide cool and shady strolls for all to enjoy.



ACTIVE AND LEISURE AMENITIES

Work out in the open air gym or meditate doing yoga/aerobics at the deck before entertaining and hosting guests to dinner parties at the BBQ facility.

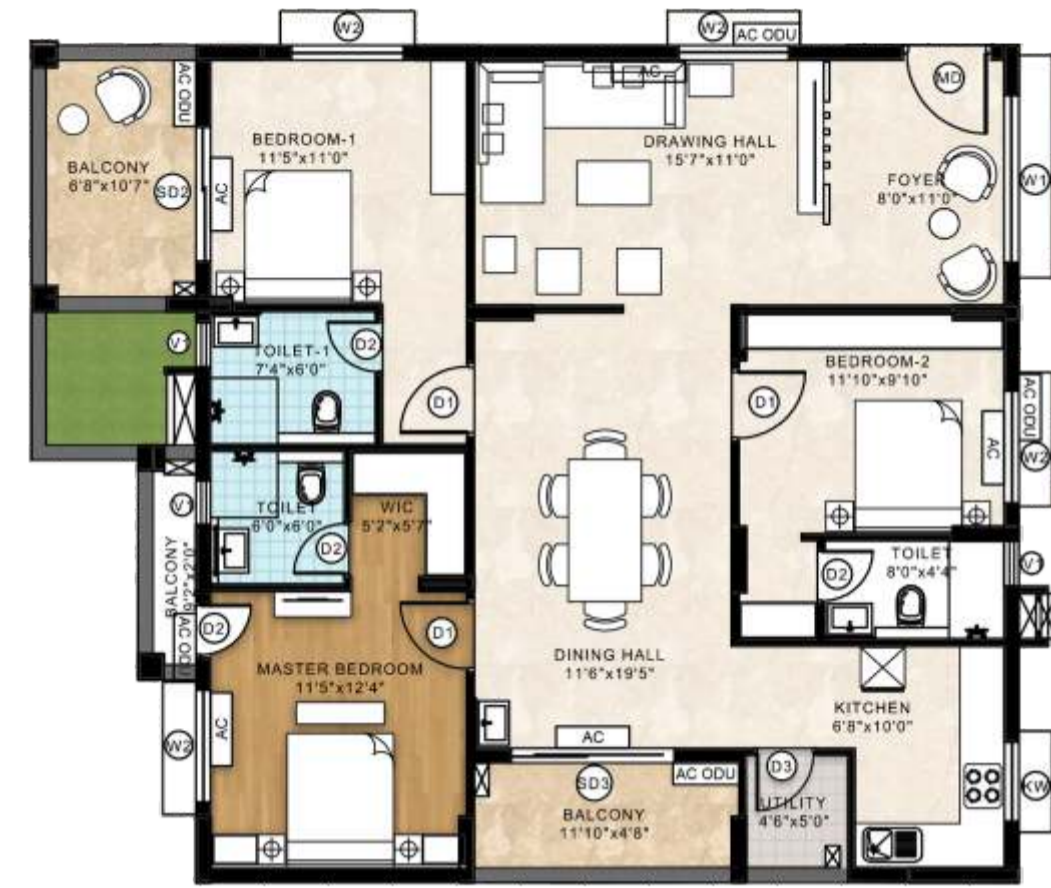
So whatever the season, there's always somewhere to escape to, relax or just play.



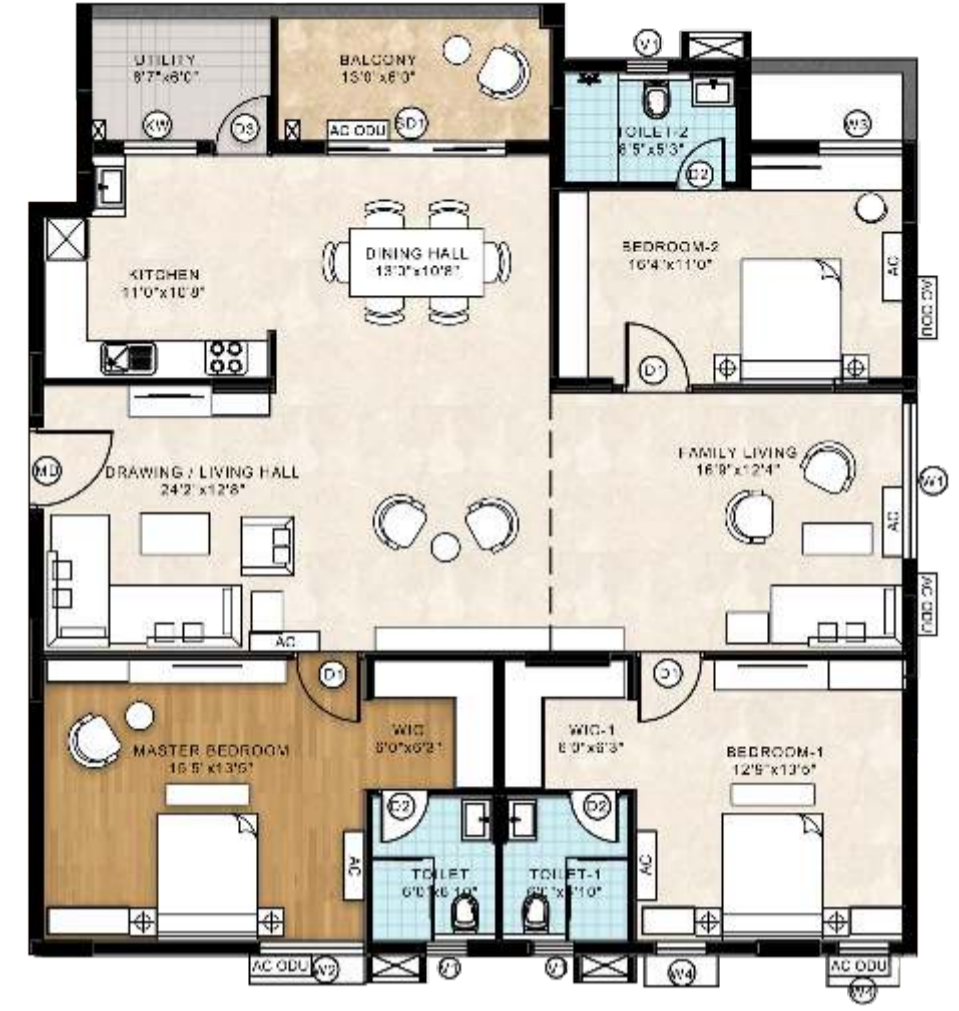
- Open Air Gym
- Rooftop Aerobics & Yoga Deck
- Rooftop Amphitheater
- Landscaped Terrace
- Indoor Games Room
- Library
- Multipurpose Hall
- Lounge



TYPE 1
3 BHK
SBU: 2451 SFT



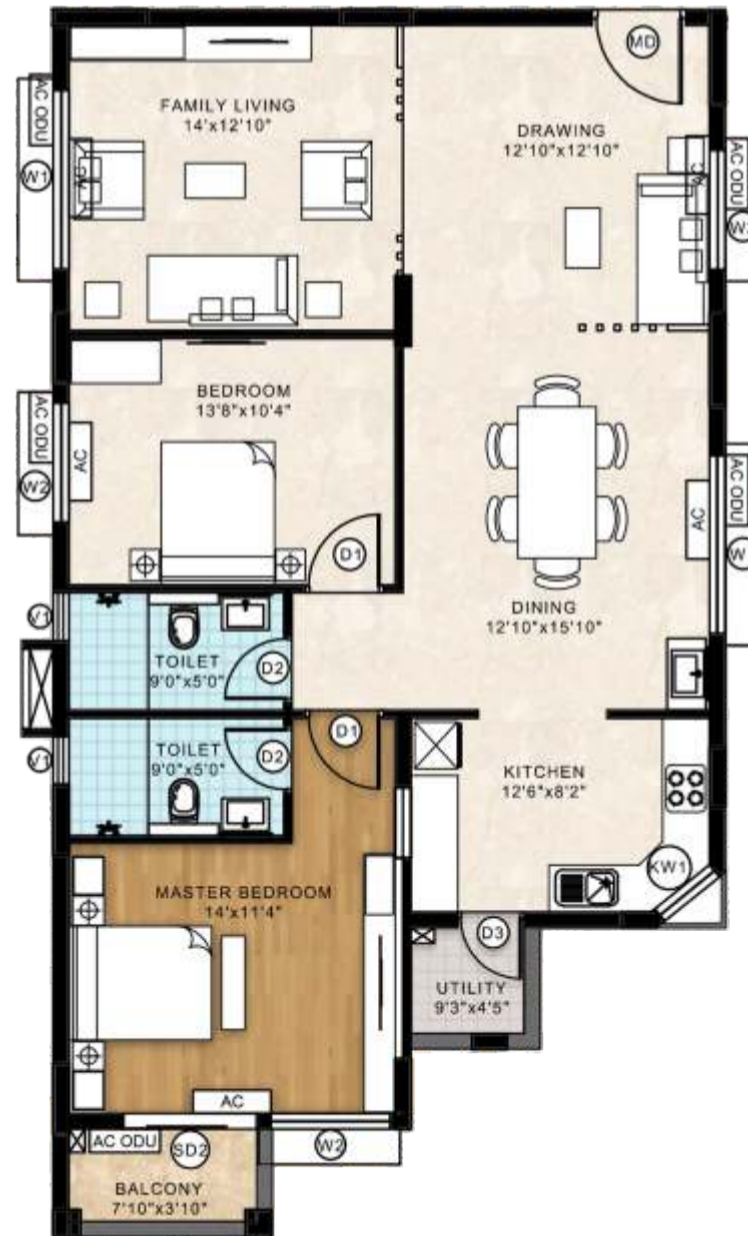
TYPE 3
3 BHK
SBU: 1900 SFT



TYPE 5
3 BHK
SBU: 2262 SFT

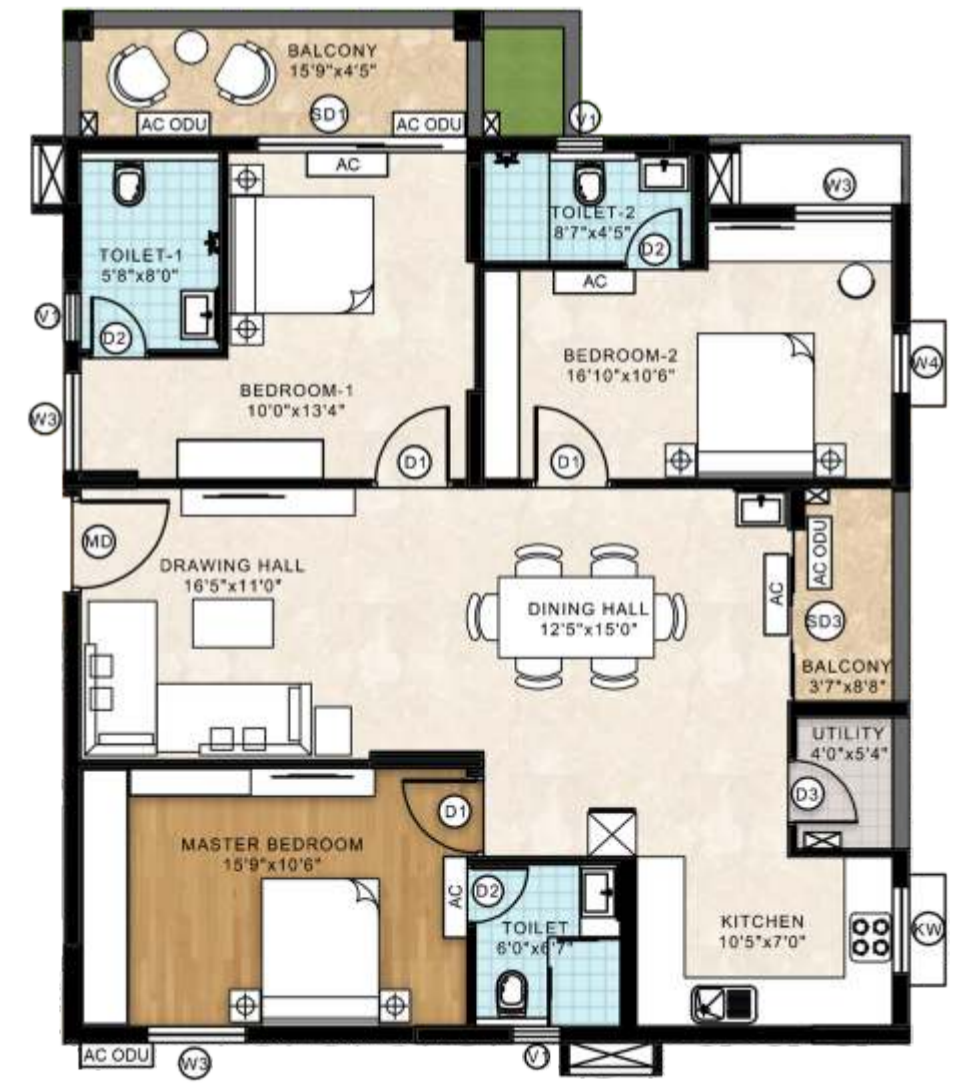


TYPE 2
3 BHK
SBU: 2360 SFT



TYPE 4
2 BHK
SBU: 1574 SFT

TYPE 6
3 BHK
SBU: 1689 SFT





UNIQUELY POSITIONED TO ENJOY A VIBRANT LIFESTYLE EQUIPPED WITH ALL OF THE MODERN CONVENIENCES

With a perfect combination of premier location and designer lifestyle, Empire Urbana offers the ultimate in connected living. Be immersed in the most liveable city in the India and experience the excitement of its buzzing CBD.

With world class offices, schools and conveniences around the corner you can enjoy more time with your loved ones. Empire Urbana lets you experience that wonderful feeling of being everywhere without having to go anywhere.

Gachibowli | Wipro X Rds | Jubilee Hills | Airport
4 Kms 3 Kms 11 Kms 30 Kms



Future Kids | Keystone School | Sri Ram Intl | DPS School | Oakridge
2 mins Walk Just Beside 5 mins Walk 5 Kms 5.2 Kms



Continental Hosp. | Apollo Hosp. | AIG Hosp. | CARE Hosp.
1.5 Kms 10 Kms 8 Kms 8 Kms



Financial District | Microsoft | DLF SEZ | Hi-TEC City
1.2 Kms 4 Kms 5.6 Kms 9.3 Kms



EMPIRE URBANA



SPECIFICATIONS

FOUNDATION & STRUCTURE

RCC framed structure designed to with stand wind and seismic loads

SUPER STRUCTURE

External Walls 8" thick solid block work.
Internal Walls 4" thick solid block work.

WALL FINISHES

External Wall Sponge finished sand faced cement plaster and painted with exterior paint or texture
Internal Wall Smooth plastered surface treated with putty and painted with emulsion.

DOORS

Main Door Frame and shutter of reputed make
Internal Door Frame and shutter of reputed make

WINDOWS

Windows UPVC Sliding frames with glass
French Door UPVC Sliding doors with glass
Railing Aesthetically designed MS railing with enamel paint finish

FLOORING

Living, Dining & Bedrooms 600*600 mm Vitrified tiles
Kitchen & Balcony Anti-skid ceramic tiles
Toilets Acid resistant, Anti-skid ceramic tiles
Corridors Anti-skid, High resistant ceramic tiles
Staircase Natural Stone or granite with molding as required.

DADOING

Kitchen Ceramic tile dado up to 2' height above kitchen platform
Toilet Ceramic tile dado up to 7' height in Toilet & 3' height in Utility
Lift Natural stone cladding as per architects design.

KITCHEN

Granite platform with stainless steel sink
Provision for exhaust fan or chimney
Provision for RO

BATHROOMS

Toilets with European WC, wash basin with necessary sanitary fittings
Dining area wash basin with necessary fittings
CP fittings of Jaguar or equivalent
Sanitary fittings of Hindware or equivalent

TELECOM

Telephone points in master bedroom & living room.
Intercom facility to all the units connecting to security

ELECTRICAL

Concealed copper wiring of reputed brand with modular electrical switches of LeGrand or equivalent ELCB & Miniature circuit breakers (MCB) for each distribution board
Power outlets for air conditioners in all bedrooms
Power plugs for refrigerator, microwave ovens/mixer & Washing machine
3 phase supply for each unit with individual meter

CABLE TV & INTERNET

Provision for cable connection master bedroom & living room
One internet provision for each flat

LIFTS

Automatic passenger lifts of suitable capacity and of reputable make will be installed

GENERATOR

Adequate DG power backup (excluding AC's) will be provided.

WTP & STP

A Softener plant of required capacity will be provided inside the project
A Sewage treatment plant of adequate capacity will be provided; treated sewage water will be used for landscaping & flushing purpose.
Rain Water Harvesting pits will be provided

SECURITY

Round-the- clock security system
Surveillance cameras will be installed at strategic locations
Solar powered security fence along the entire compound wall

PARKING MANAGEMENT

Entire parking area is well designed to accommodate the number of car parks required.
Parking signage's at required places
Water outlet points for Car wash will be provided in the basement.

AMENITIES

Well-designed and landscaped rooftop terrace area with multiple facilities like an outdoor gym, yoga and meditation deck, amphitheater/outdoor seating area.
Multi-purpose lounge with library and indoor games on the ground floor

FIRE & SAFETY

Fire safety system will be provided as per norms