

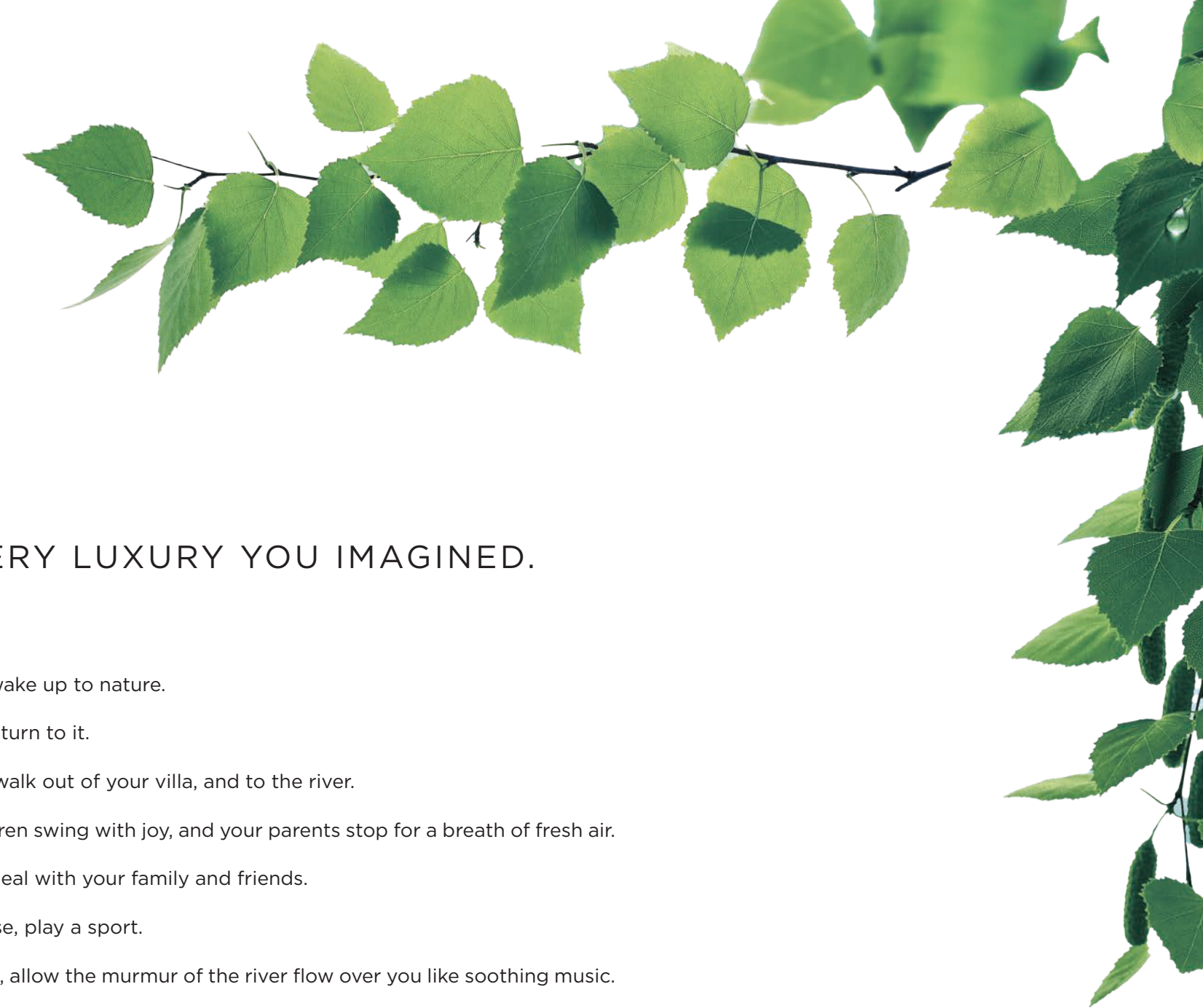
NATURE.  
THE ULTIMATE  
LUXURY.



RIVERSCAPE

THE RIVERFRONT VILLA COMMUNITY





NATURE.

IT IS EVERY LUXURY YOU IMAGINED.

Every morning, wake up to nature.

Every evening, return to it.

Every weekend, walk out of your villa, and to the river.

Watch your children swing with joy, and your parents stop for a breath of fresh air.

Have a relaxed meal with your family and friends.

Walk, run, exercise, play a sport.

Or sit in a garden, allow the murmur of the river flow over you like soothing music.

And just breathe.

When the week begins, take a short drive to the city, refreshed by every moment spent by the river.

Every morning, wake up in your villa by the river.

Every evening, return to your life by the river.

Every moment, immerse yourself in a natural luxury called Riverscape.



A scenic view of a river flowing through a dense forest. The water is clear and cascades over numerous large, moss-covered rocks, creating a series of small rapids. The surrounding forest is lush and green, with sunlight filtering through the trees, creating a dappled light effect on the water and rocks. The overall atmosphere is peaceful and serene.

THE SOUND OF A RIVER IS AN INVITATION TO LIVE





AN EXCLUSIVE RIVERFRONT ADDRESS

River Esa murmurs soothingly at one edge of the villa community, its waters kept sparkling clear and soothing calm by the makers of Riverscape. Sit down to watch its gentle movements, allow the shifting light gift you with patterns of intricate delight or take a stroll by as you breathe in its serenity.



A HOME SURROUNDED BY NATURE IS A HOME FILLED WITH JOY







## LAVISH BY NATURE

The architecture of every villa creates a fusion between the natural beauty outside and your lifestyle inside. High ceilings, generous room sizes, thirty percent of glass covering and an open-to-nature rooftop sit-out area are living, breathing spaces that connect you with nature from the luxury of your villa.





The living rooms are designed for living to the fullest. The rooms are airy with high ceilings and the spaces are generous for family and friends to share moments of joy, celebration and togetherness.





Aesthetics, comfort, security and efficiency complement each other with 30% glass cover, a home theatre system, and state-of-the-art home technology, smart controls and security equipment.





Your private bedroom space flows naturally into the outdoors as light streams in through French windows and views of the sky as it changes its moods and colours.





The terrace sit-outs are quiet getaways to start your mornings or end the day with bird songs accompanied by stunning sky vistas bathed in sun or moonlight.





The villa outdoors are designed for tranquility and me-time, to curl up with a book and a cup of coffee or chai, or to simply enjoy the rare luxury of being lazy and looking up at the sky with your favourite music playing softly in the background.



A top-down photograph of two hands cupped together, holding a small green plant with dark soil. The hands are positioned centrally, with the fingers slightly curled. The plant has several small, oval-shaped leaves. The background is a dense, out-of-focus forest floor with various shades of green and brown. The lighting is soft and natural, highlighting the texture of the skin and the soil.

EVERY ACTIVITY TAKES ON A DEEPER MEANING  
WHEN SET TO THE MUSIC OF NATURE





## A LIFE AND STYLE OF NATURAL GRANDEUR

The landscaping and amenities at Riverscape enhance the luxury of its riverfront location. Every detail of its landscaping and planning is a tribute to the river, nature and your lifestyle. A 47,000 square feet clubhouse, activities dedicated to leisure, recreation, entertainment, sports and fitness, and thoughtfully crafted business and convenience facilities make for an incomparable lifestyle complete with every luxury.







A NATURAL LIFE AND STYLE

Languid or active leisure, whatever your choice and mood, the 47,000 square feet Clubscape has facilities for leisure, recreation, celebration and health for you, your family and your friends.





The lap of luxury takes on a new and beautiful meaning in an aesthetically designed swimming pool with its natural surroundings and relaxation spaces.





From active sports like tennis to wellness practices like yoga, Club Riverscape and its impeccably planned outdoor spaces are designed to restore the work-life balance in favour of life.





For those whom fitness is not just a goal but a commitment and a discipline, a fully equipped gym with the latest training equipment is the natural choice to stay in shape.





Aesthetically landscaped open spaces transform the outdoor experience into a pleasure for all your senses. A natural colour palette of manicured trees, open skies and the river soothes the senses as you stroll along neatly planned pathways of your private haven.



THE BEAUTY OF NATURE IS A JOY FOREVER





FOREVER NATURE

With the quiet beauty of River Esa to its west, a cantonment area to its south, a university campus on its north and an approach road to its east, the natural surroundings of Riverscape are a rare luxury that sets it apart now and forever.



# YOUR CONNECTIONS WITH NATURE AND THE CITY

## PUBLIC TRANSPORT

Rajiv Gandhi International Airport: 30 mins

Railway Station: 30 mins

## HOSPITALS

Care Hospital: 15 mins

AIG Hospital: 15 mins

Continental Hospital: 15 mins

Apollo Hospital: 20 mins

## EDUCATIONAL INSTITUTIONS

T.I.M.E School: 2 mins

Glendale Academy: 10 mins

Sreenidhi International School: 15 mins

Oakridge International School: 15 mins

Indian School of Business: 15 mins

## TECH PARKS

Divyasree NSL Orion: 20 mins

Waverock SEZ: 20 mins

The V IT Park: 20 mins

Mindspace Madhapur IT Park: 20 mins

## MALLS

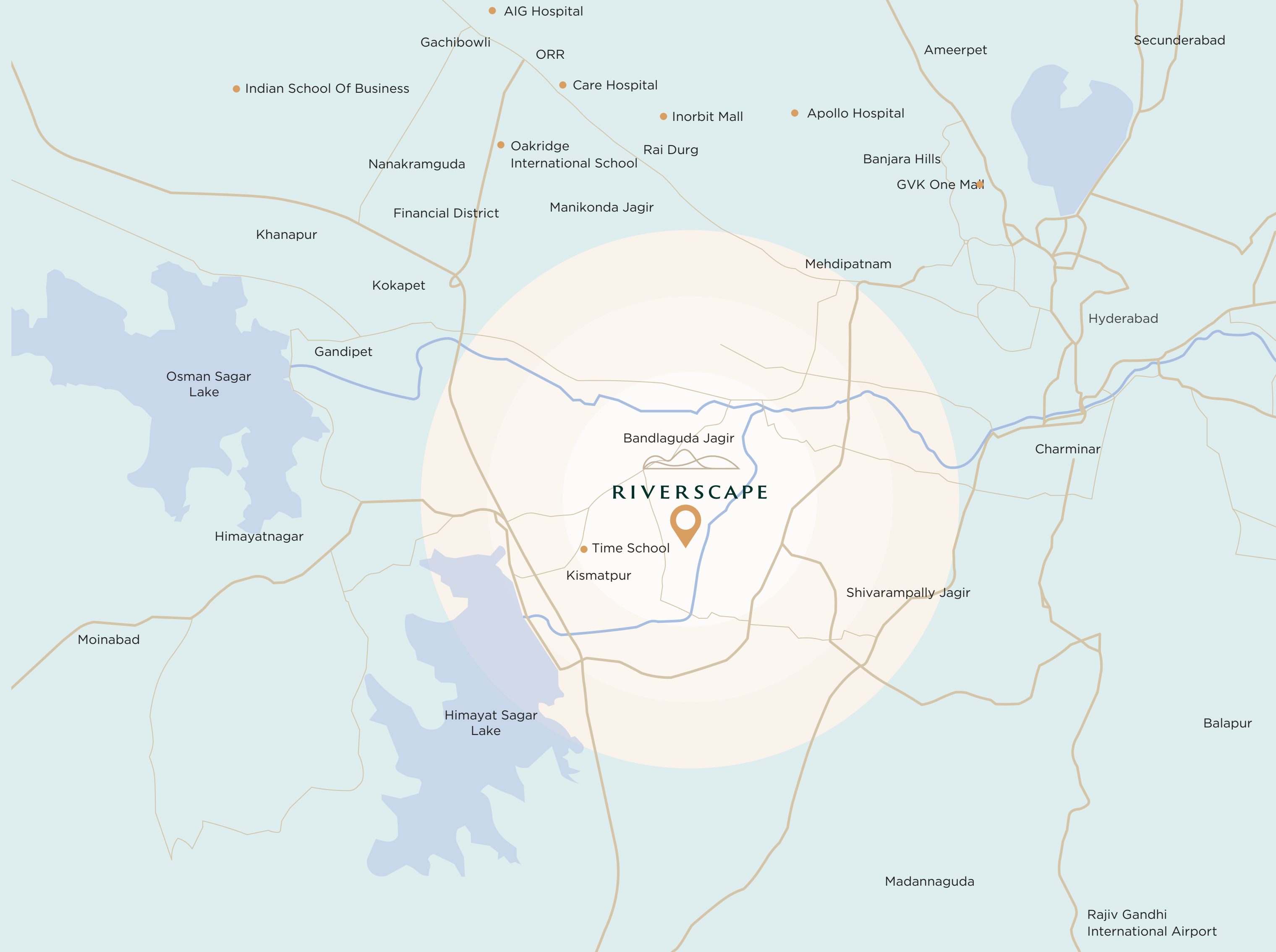
League Mall: 5 mins

Inorbit Mall: 20 mins

Sharath City Mall: 20 mins

GVK Mall: 20 mins

City Center: 20 mins







- 1. ENTRY/EXIT GATE
- 2. DRIVEWAY
- 3. MINI GARDEN
- 4. TEMPLE
- 5. TENNIS COURT
- 6. BEACH VOLLEYBALL COURT
- 7. CRICKET PRACTICE NETS
- 8. BASKETBALL COURT
- 9. KIDS PLAY AREA
- 10. GAZEBO SITOUT
- 11. DOG PARK
- 12. OPEN PARTY LAWN
- 13. YOGA/MEDITATION DECK
- 14. WALKING TRACK
- 15. CLUBHOUSE
- 16. SERVICES YARD
- 17. DECK
- 18. WATER BODY





CLAIM YOUR EXCLUSIVE PLACE IN NATURE

Levelled pathways for pedestrians wind through the landscaped outdoor spaces to our exclusive villas in a variety of aesthetically designed configurations.





## 200 EAST

TOTAL BUILT-UP AREA 3400 SFT

GROUND FLOOR - 1253.48 SFT

FIRST FLOOR 1274.07 SFT

SECOND FLOOR 872.49 SFT

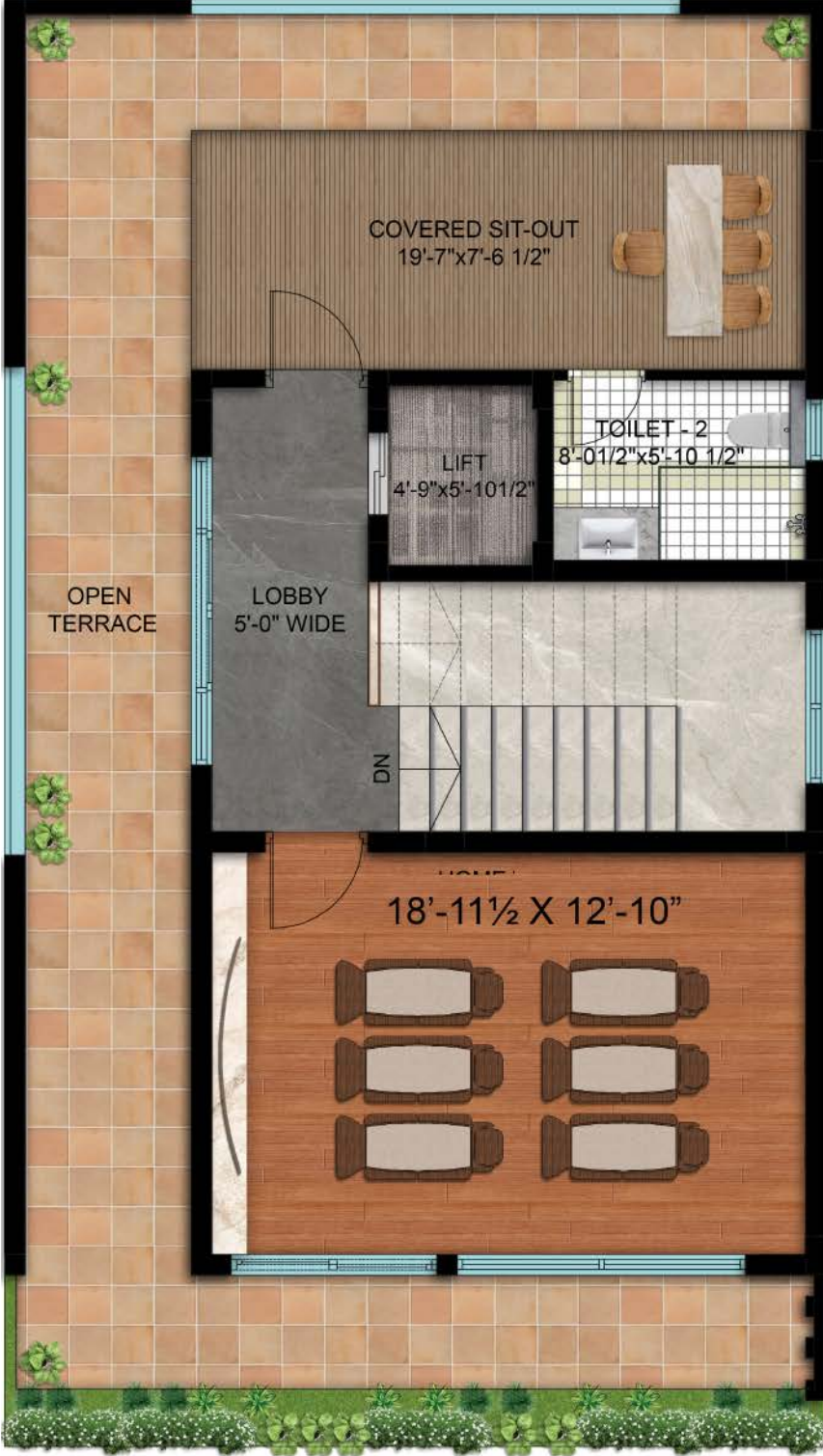






200 WEST

TOTAL BUILT-UP AREA 3256 SFT  
 GROUND FLOOR - 1205.87 SFT  
 FIRST FLOOR 1223.44 SFT  
 SECOND FLOOR 907 SFT







## 230 EAST

TOTAL BUILT-UP AREA 3915 SFT

GROUND FLOOR - 1465.16 SFT

FIRST FLOOR 1483.94 SFT

SECOND FLOOR 965.93 SFT







## 230 WEST

TOTAL BUILT-UP AREA 3860.5 SFT

GROUND FLOOR - 1403.80 SFT

FIRST FLOOR 1429.29 SFT

SECOND FLOOR 1026.32 SFT







## 300 EAST

TOTAL BUILT-UP AREA 4850 SFT

GROUND FLOOR - 1619.18 SFT

FIRST FLOOR 1711.06 SFT

SECOND FLOOR 1519.78 SFT







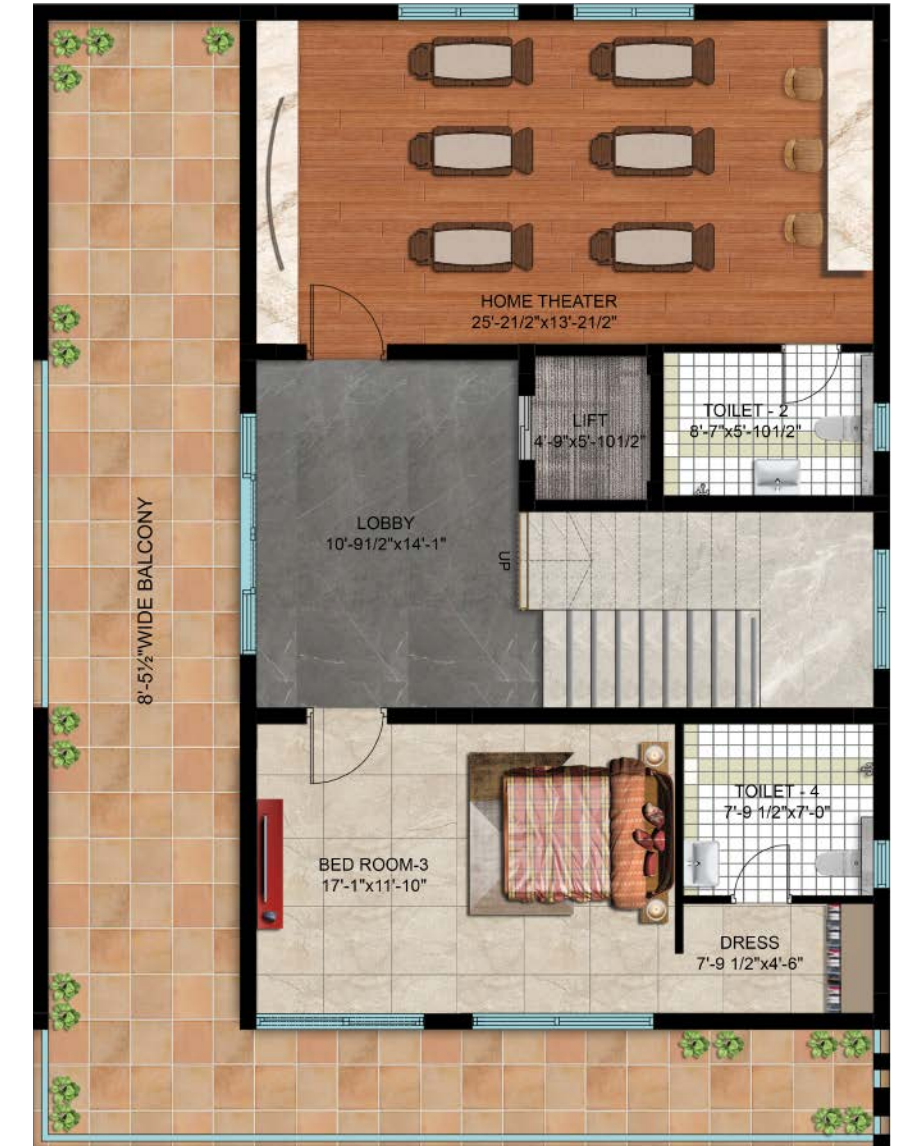
## 300 WEST

TOTAL BUILT-UP AREA 4826 SFT

GROUND FLOOR - 1622.54 SFT

FIRST FLOOR 1698.39 SFT

SECOND FLOOR 1505.52 SFT





# LUXURY IN EVERY DETAIL

## STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

Framed Structure

Super Structure

200mm Thick solid blocks/porotherm German Make bricks for external walls

100mm Thick solid blocks/porotherm German Make bricks for internal walls

## PLASTERING

Internal walls: 1 coat of plastering in CM 1:5 (walls) & 1:4 (ceiling) for walls and ceiling

External walls: 2 coats of plastering in CM 1:6 for external walls

## DOORS/WINDOWS

Main door: 8' height manufactured engineered veneered door frames & shutters

with reputed hardware fittings with Melamine finish, Smart Lock Yale or equivalent brand

Internal door: 8 Feet height manufactured engineered veneered door frames &

shutters with reputed hardware fittings with Melamine finish

French door (if, any): High-end imported powder coated aluminum sections for frames and shutters with tinted float glass of reputed make

Windows: High-end imported powder coated aluminum sections (in combination)

frames and shutters with tinted float glass of reputed make

## PAINTING/CLADDING

External: Combination of imported texture & wooden finish (wpc) rafters with top 2 coats of exterior emulsion

Internal: Smooth putty finishes with 2 coats, 1 coat primer & 2 coats of acrylic emulsion paint of reputed make

## FLOORING

Living, Dining, Drawing, Kitchen, Lobby, and Pooja Room - Imported marble flooring

Master Bedrooms and Home Theater - Wooden Flooring

Children & Guest Room - Premium vitrified tiles of reputed make

Bathroom Flooring - Combination with premium vitrified tiles

Kitchen, Store Room and Balcony - Premium vitrified tiles of reputed make

Utility Area, Wet Kitchen & Maid Room - Premium vitrified tiles of reputed mak

Deck Area - Wooden finished premium vitrified tile flooring

Parking Area - Leather Finish Stone 40MM Thickness / Equivalent Stone

Staircase - Imported marble flooring

## TILE CLADDING

Bathrooms: Combination of premium vitri?ed tiles up to 8' height

Utilities: Ceramic tiles of reputed make up to 3' height including servant quarters toilet

## KITCHEN

Provision for ?xing of water puri?er, exhaust fan and chimney

Provision of geyser for hot water near the sink

Separate Municipal water tap (Manjeera or any other water provided by

GHMC along with borewell water)

No Countertop. Open for Modular Kitchen

## UTILITIES/WASH

Provision in the utility area for dish washers or washing machine

## BATHROOMS & FITTINGS

Vanity type wash basin with counter top EWC with connected flush tank of

KOHLER or equivalent make

Single lever textures with wall mixer cum shower of KOHLER or equivalent make

Provision for geysers electrical points in all bathrooms

All C.P. settings are chrome plated of KOHLER or equivalent make

## ELECTRICAL

Concealed copper wiring of reputed make

Power outlets for air conditioners electrical points in all rooms

Power outlets for geysers in all bathrooms

Power plug points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in utility area

Plug points for TV & audio systems etc.

3 Phase supply for each unit and smart meter boards

Miniature circuit breakers (MCB) for all distribution boards of reputed make

Electrical Cables - Havells, KEI, LAPP (German make) or equivalent brand

Electrical Switches - L&T, Havells or equivalent brand

## TELECOM

Telephone points in living room, family room with provision of

installing own mini EPABX

Intercom facility to all the units connecting Security

## CABLE

Provision for cable connection in all bedrooms and living room

## INTERNET

Internet Cable Line provision in every Villa

## LIFTS

Provision for home elevator (Schindler) with 6 Passenger capacity, 0.63m/sec speed, SS hairline finish, side opening doors, and with automatic rescue device (3 stops) at extra cost

## GENERATOR

100% D.G. set backup with acoustic enclosure & A.M.F.

Portable water made available through a water softening plant with water meters

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 and flushing purpose

## SECURITY/BMS

Sophisticated round-the-clock security/surveillance system

Building Management System to monitor the billing and operations of all facilities

Solar power fencing all around the boundary wall of the project

Surveillance cameras at the main security

## SOLAR WATER HEATER

Provision will be made at extra cost on the terrace floor for villas

## SPORTS WITH VIEWING GALLERY

Badminton Courts

Squash Court

Basket Ball Court

Lawn Tennis Court

Beach Volley Ball

Rooftop Astro

Football Turf

Cricket Practice Net

Ample Walking Area

Children Recreational Sports (Indoor Sports)

## MAIN LANDSCAPING WORKS

Beautifully designed landscaping with exclusive Footpath, Activity Areas, Lighting,

Children Play Area etc. is provided for the community

## CLUB HOUSE & GENERAL AMENITIES

Temple

Home Theatre

Banquet HallSupermarket

Spa

Yoga/Meditation Room (Indoor & Outdoor)

Library

Gym, Aerobics Rooms

Rooftop Swimming Pool

Infinity Pool

Party Hall

Rooftop Bar/Café

Sports Bar

Guest Rooms

Business Lounges

Dog Park Area

Kids' Play Area

Kids' Play Area





## EXCELLENCE RISING

Urban League is a reputed real estate development company, with over twenty-plus years of experience in diverse fields such as finance, real estate design and execution. It is a combination of best practices from these industries and a commitment to transform real estate with projects that balance human values, respect for nature and cutting edge technology.



Landscape Architect



Mechanical, Electrical, Plumbing



Structural Consultant



Architect



CGI Visualisation



