


Urban Commune
VILLAS IN THE HEART OF NATURE


Sri
VAARAHI
Infra Developers


Urban Commune
VILLAS IN THE HEART OF NATURE



CREATING ECO SPACES

We bring our rich experience in the real estate space, to the development of Urban Commune. We are always striving to strike a fine balance between creating contemporary living & recreational spaces without hampering the existing eco-system. It is this peaceful co-existence between Nature and Habitat that has continued to place us among the most revered developers in the region.





THE LIFE YOU DESERVE

What does home connote to you? A piece of land, or peace of mind? A place to call your own, or a space that just lets you be? Where you bond with your family, or you get to connect with yourself? Sometimes, you don't have to make tough choices; rather, you can have them all.



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ABODE LIKE NO OTHER

Urban Commune is placed in the lap of nature that protects you from hurdles like pollution, dense population and gifts you with the most comforting feeling and calmness that you always desired for. At the same time you have access to necessities that are required in day-to-day life.



A contemporary urban living with that distinct connect to nature.



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ONE & ONLY
YOURS

Sprawled over a plush property of 2.75 acres, you will get to reside amidst the most luxurious amenities on one hand, and pristine nature on the other. Its strategic location in the vicinity of IT parks, educational institutions, renowned townships, etc. make it the ideal investment opportunity for you. Also, only 38 privileged few get to make Urban Commune their own. Are you one of them?





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A PLACE FOR INNER PEACE

Be it reading a wonderful novel or having a delicious dessert or spending a pleasant evening at your private garden in Urban Commune, It can be a lasting and memorable experience. The lush green courtyard brought to your home here brings you in harmony with nature.

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ASTOUNDING
AMENITIES

With the best of amenities curated to bring comfort and convenience at your doorstep, there's everything right inside the community. Whether you are looking to socialise with like-minded people or prefer to take a walk by yourself, whether you are an indoor person, or outdoor, there's something for everyone.

Outdoor Amenities

- Kids play area
- Outdoor Gym
- Barbeque corner
- Community seating
- Multipurpose court
- Gazebo

General Amenities

- STP
- WTP
- DG Back up
- CCTV Surveillance





Party hall



Gym

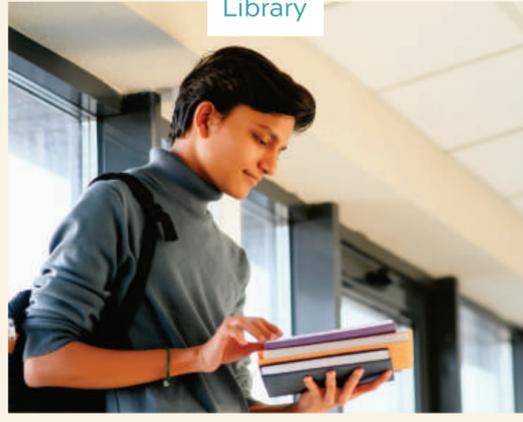


Indoor Games

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WORLD-CLASS CLUBHOUSE

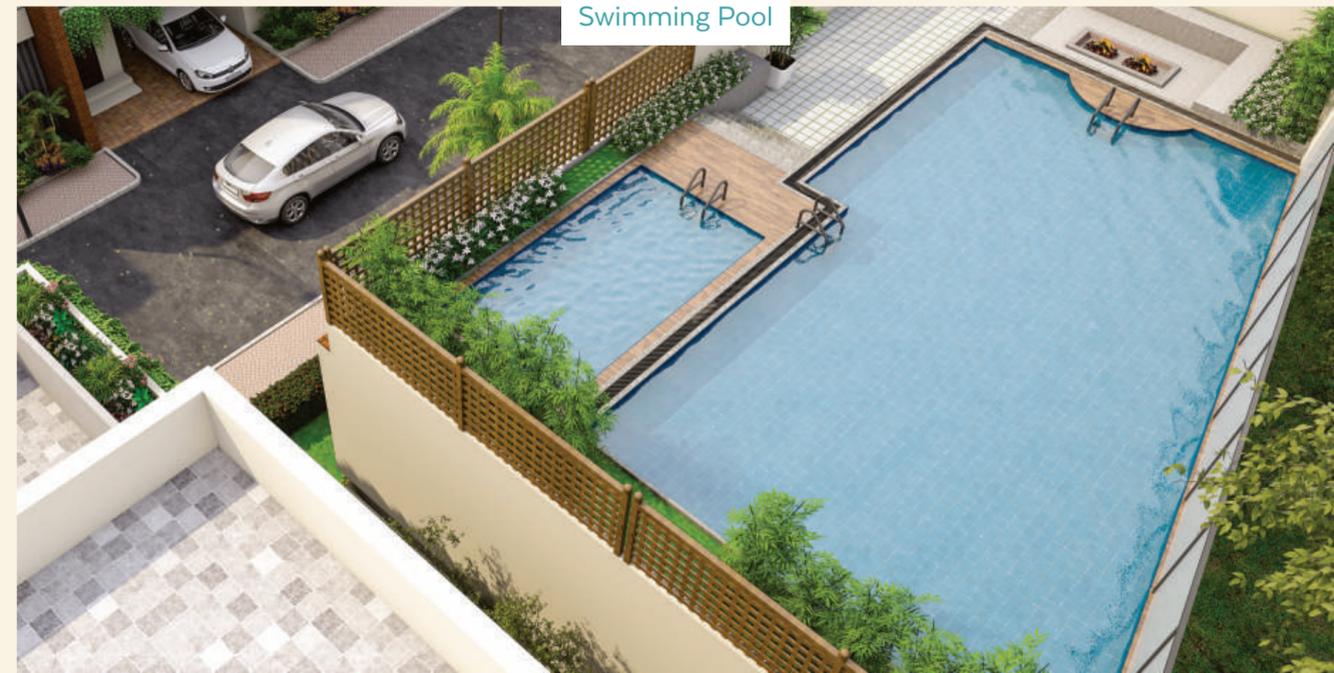
Step into a place where you can leave the rest of the world behind. Indeed your gateway to a getaway like no other! With this exciting clubhouse, community living just got one notch higher, with the opportunity to hobnob with people who remind you of yourself!



Library



Creche



Swimming Pool

EAST FACING VILLA



WEST FACING VILLA



MASTER PLAN

Villa No.	Facing	Plot Area (Sq.Yards)	Villa sizes in BUA SFT
2	East	167	2500
3	East	167	2500
4	East	167	2500
5	North	179	2680
6	North	171	2560
7	North	174	2600
8	North	177	2650
9	North	182	2730
10	North	184	2760
11	North	246	3700
12	West	167	2500
13	West	167	2500
14	West	167	2500
15	West	167	2500
18	East	167	2500
19	East	167	2500
20	East	167	2500
21	East	167	2500
22	East	167	2500

Villa No.	Facing	Plot Area (Sq.Yards)	Villa sizes in BUA SFT
24	West	205	3070
25	West	205	3070
26	West	167	2500
27	West	167	2500
28	West	167	2500
29	West	167	2500
31	West	167	2500
32	West	295	4420
33	West	170	2600
34	West	170	2600
35	West	179	2680
36	East	265	3970
37	East	177	2650
38	East	170	2600
39	East	170	2600
40	West	149	2230
41	West	149	2230
42	West	163	2440
43	East	162	2430

Villa No.	Facing	Plot Area (Sq.Yards)	Villa sizes in BUA SFT
44	East	150	2250
45	East	150	2250
46	East	150	2250
47	East	150	2250
48	West	150	2250
49	West	150	2250
50	West	150	2250
51	West	150	2250
52	West	209	3135
53	East	169	2535
54	East	169	2535
55	East	169	2535
56	East	164	2460
57	East	145	2175
58	East	135	2025
59	East	149	2235



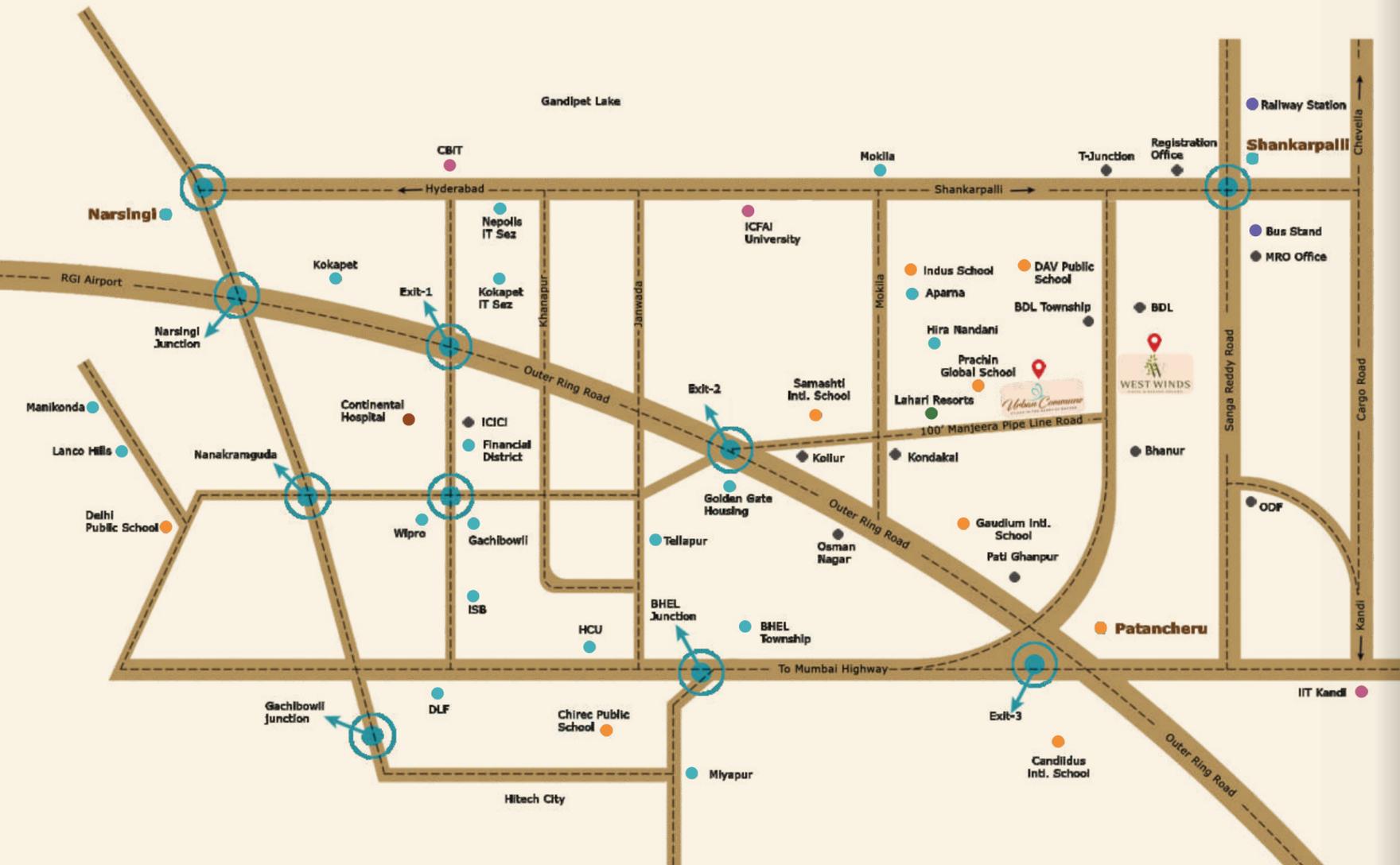
Scan to Explore Floor Plans



STAY CONNECTED

LOCATION HIGHLIGHTS

Urban Commune is located at the heart of nature in Bhanur, near Kollur and Mokila. This ideal location is exactly what you need, if you are looking at a place that is cut off from the chaos of the city, yet only minutes away if you want to reach it. To be more precise, it is just a 30-minute drive from the Financial District of Gachibowli, Hyderabad and Neo Polis, SEZ at Kokapet. Step into Urban Commune; switch on tranquility and switch off from the madness, at your own will.



Neighbourhood

- Neo Polis SEZ, Kokapet - 25 Min drive
- Financial District, Gachibowli, Hyderabad - 30 Min drive
- Bombay Highway - 10 Min drive
- Bharat Dynamics Limited (BDL) - 5 Min drive
- Mokila - 5 Min drive

Schools

- Indus International School - 10 Min drive
- Prachin Global School - 5 Min drive
- Gaudium International School - 10 Min drive
- Samasthi International School - 10 Min drive
- Birla Open Minds School - 10 Min drive

Colleges

- CBIT - 20 Min drive
- MGIT - 20 Min drive
- ICFAI - 15 Min drive

Hospitals

- Continental Hospital - 20 Min drive
- AIG Hospital - 30 Min drive

Future Projects in Bhanur

- Bullet Train Project - Proposed Bullet train which makes 3 hour journey between Bombay & Hyderabad; The starting point is Nagulapalli which is 15 Min drive from Bhanur.
- IT Park Kollur - Proposed IT Park in Kollur, in 430 Acres is just 15 Min drive from Bhanur

Daytime Getaways-Recreation Spots

- Sky zone Trampoline Park - 10 Min drive
- Golkonda Resort - 20 Min drive
- Wild Waters - 20 Min drive

Connectivity

- ORR - 10 Minutes drive
- Shankarpalli Railway Station - 15 Min drive
- South Central Railway Hub, Nagulapalli - 15 Min drive
- Airport - 40 Min drive

Salient Features

- Luxurious Villa Project with Club house & Extraordinary amenities.
- Located on 100 ft' Manjeera Pipeline Road
- Located in Golden triangle of Hyderabad
- Population free zone
- Rapid capital appreciation

SPECIFICATIONS



STRUCTURE

- R.C.C Frame With Columns and Beams



MASONRY

- External: 6" Solid Block Masonry
- Internal : 4" Solid Block Masonry



DOORS & WINDOWS

- Main Door: Both sides Polished Teak finish, Designer door with Hard wood frame.
- Bedroom doors: Membrane Doors with Hard wood frame.
- Bathroom doors: Waterproof WPC Doors
- High Quality Aluminium anodised Windows/UPVC Windows, Mosquito Mesh Shutter.



FLOORING

- Living, Dining, Bedrooms, Kitchen : Double Charged Vitrified Tiles.
- Balconies, Utility, Toilets - Flooring : Anti-skid Ceramic Tiles.
- Toilets: Glazed Finished wall Tiles up to 7'6" height.
- Parking flooring: IPS/Heavy-duty Tiles



KITCHEN

- Provision for Aquaguard /RO
- Provision for Washing machine and One Tap will be provided in the Utility



TOILETS

- Sanitaryware of reputed make
- Chromium-plated Fittings of reputed make
- Provision for Geyser
- Hot water provision for Wash basin
- Water Meter to monitor the water level

Only premier brands used



ELECTRICAL & COMMUNICATIONS

- Fire-resistant Copper wires and Modular Switches
- Telephone & Data Point in Living area
- TV Point in Living and Master Bedroom
- Provision for car charging points in parking area
- Solar Power Back-up for Common area & Street Lights

Only premier brands used



PLUMBING

- CPVC Pipes for Water Lines and PVC Pipes for Sewage lines

Only premier brands used



PAINTING

- Internal walls : Premium Emulsion Paint
- External Walls : Weather-proof exterior emulsion paint
- Enamel Painting for Grills & Railings

Only premier brands used



SECURITY

- Provision for CCTV at strategic locations
- 24 hours main gate security
- Secured by Solar fencing



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MAKING A HOME
A MASTERPIECE