



URBANA'S
Central Park
limited edition luxury apartments

experience villa style living at mla colony, road no. 12, banjara hills



Location Map
(not to scale)



it's always about the location

Located just beside a 3 acre park overlooking vast acres of green open spaces and a dead end ensuring absolute silence

And all this in the heart of the city....

Urbana Constructions presents Central Park, a limited edition luxury housing complex with 16 well designed apartments and 3 ground floor villa style apartments at Huda Heights, MLA Colony, just off Road No. 12, Banjara Hills...





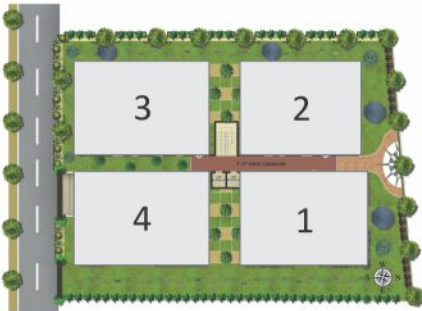
Limited edition
luxury housing
for a select few



Typical Floor Plan



Contemporary design
with attention to detail



Area Statement
(area in sft.)

First to Fourth Floor

Flat no	1	2843
Flat no	2	2602
Flat no	3	3055
Flat no	4	3055



Highlights

- Elegant apartments with contemporary floor plans
- East and west facing vaasthu compliant design
- Extra large windows and doors for ample ventilation
- Excellent setbacks/open spaces for complete privacy
- Large sit outs convertible to private bar/family lounge
- Two large car parks for every apartment
- Separate servant quarter / toilet for each apartment
- Two automatic lifts going all the way to the terrace
- Exclusive covered party hall with terrace garden
- Fully equipped A/c gym and yoga room

“Designed to mirror
the delight of living
in a villa”



Area Statement
(area in sft.)

Ground floor

Villa no 1	2843
Villa no 2	2602
Villa no 3	3055



The 3 villa style apartment's at Central Park have been passionately created to mirror the delight of living in a villa with all positive aspects of an apartment, such as security, maintenance and friendly community. The high ceilings with extra large doors and windows surrounded by lush green lawns create the ambience of living in a villa. The private car parks on the same level with a separate entrance complete the essence of villa style living.

A quiet place to relax,
study or party



Being the tallest building in the area, the terrace comes with a beautiful view and has been conceived to enhance your life style. Start your mornings with a session of yoga or high energy exercises in the fully equipped gymnasium. Individual private seating areas have been created in the midst of green environments. You can relax here with a book, immerse yourself in studies or just have a private evening get together with your close friends. You can also organize a party utilizing the covered club house area and the wide open spaces available. For added convenience we have planned for the lifts to go all the way to the terrace.

Specifications

Foundation & Structure	: R.C.C. framed structure to withstand wind and seismic loads for zone-II
Superstructure	: Clay brick or fly ash brick work or cement solid blocks with cement mortar.
PLASTERING	
Internal	: Double coat cement plastering 18 mm thick finish with luppum.
External	: Double coat sand faced cement plastering 18 mm thick.
JOINERY WORKS	
Main Door	: Teak wood frame with teak wood shutter both sides finished with melamine matt polish fixed with good quality hardware.
Internal Door	: Teak wood frame and teak wood shutter finished with melamine matt polish and fixed with good quality hardware.
Windows	: UPVC glazed tinted glass sliding door with standard hardware.
PAINTING	
Internal	: Two coats of premium quality plastic emulsion paint over two coats of luppum.
External	: Premium quality texture painting.
Parking area	: Oil bound distemper over two coats of luppum



FLOORING	
Dining & Living	: Italian marble / marble.
Master bedroom & other rooms	: Laminated wooden flooring.
Kitchen	: Granite flooring/Vitrified tiles.
Toilets	: Best quality acid resistant, anti skid designer tiles
Parking	: Cement based designer tile flooring
Staircase	: 18mm thick granite flooring
Corridor	: Granite / Italian marble / Vitrified tiles.
TILE CLADDING & DADOING	
Toilet	: Best quality acid resistant designer tiles dado up to 7 ft ht. In (Khajaria / Johnson / RAK or equivalent)
Kitchen	: Ceramic tiles dado upto 4 ft ht. above kitchen platform.
Utility / Wash	: Gazed ceramic title dado to 4 ft. ht.
Kitchen Platform	: Black Granite platform / Vitrified tile with poly marble carousal sink with bore & municipal water connection. Provision for exhaust fan & chimney.
TOILETS	
(all toilets consist of)	: Granite / Vitrified tile counter wash basin and wall mount WC of TOTO/Hind ware/Parryware or equivalent. Hot and cold water mixer with shower of Jaquar/TOTO or equivalent.
ELECTRICAL	: Concealed copper wiring of standard make. Power outlets for A/Cs. In hall & bedrooms. Standard power outlets for geysers in all bathrooms. Power plug for chimney, refrigerator, micro oven and mixer / grinders in kitchen. Plug points for TV & Audio system etc. 3-phase supply for each unit with miniature circuit breakers (MCB) for each distribution board.
TELEPHONE	: Telephone provision for all bedrooms drawing and living. Intercom facility to all the units connecting security.
CABLE TV	: Cable provision for all bedrooms, living and visitor rooms.
LIFTS	: 2 V3F technology lift's of Johnson/Kone/Schindler or equivalent make of 6/8 passenger capacity.
GENERATOR	: 100% common areas and lights and fans for all apartments.
WATER SUPPLY & DRAINAGE	: Overhead tank for bore water and municipal water. Municipal water connection, drainage connection to Hyderabad metro water supply and sewerage board.
LAND SCAPE	: Beautifully designed landscaping.





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Note: This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.