



# Urban Abode

A NEW WAVE OF LIVING







Live the city,  
breath nature

Urban Abode





# WELCOME TO YOUR ABODE

Urban Abode, the latest luxury residential development by Sree Chaitanya is located at Velimela (ORR EXIT #2), Hyderabad. The project gives the excitement of elegant architecture, prestige, and the chance for its residents to enjoy the perks of living in a calm and desirable location.

Abode has created spaces to deliver experiences that enable you to live, work, play, eat, learn, meet, bond, and grow. Because we believe that experiences form memories, and it is our job to help you make memories that evoke joy, contentment, love, camaraderie, or the bliss of solitude.



MODERN  
Amenities

URBAN  
Location

Sophisticated  
STYLE

SMART  
Design

Remarkable  
VALUE

Unbeatable  
LOCATION





Homes  
tailored to your  
highest standards



2

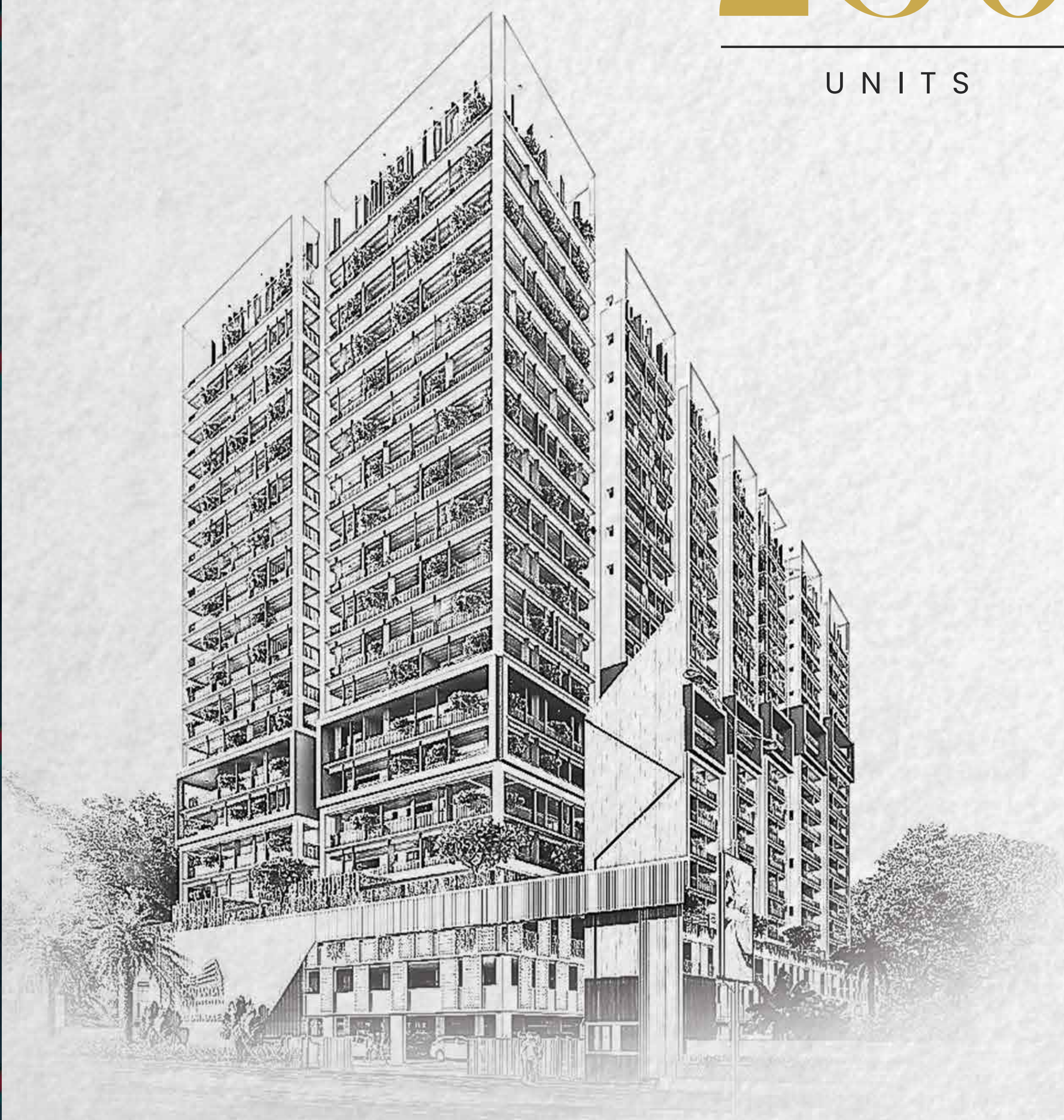
ACRES

17

FLOORS

230

UNITS





# Right around the corner, near everywhere you want to be.

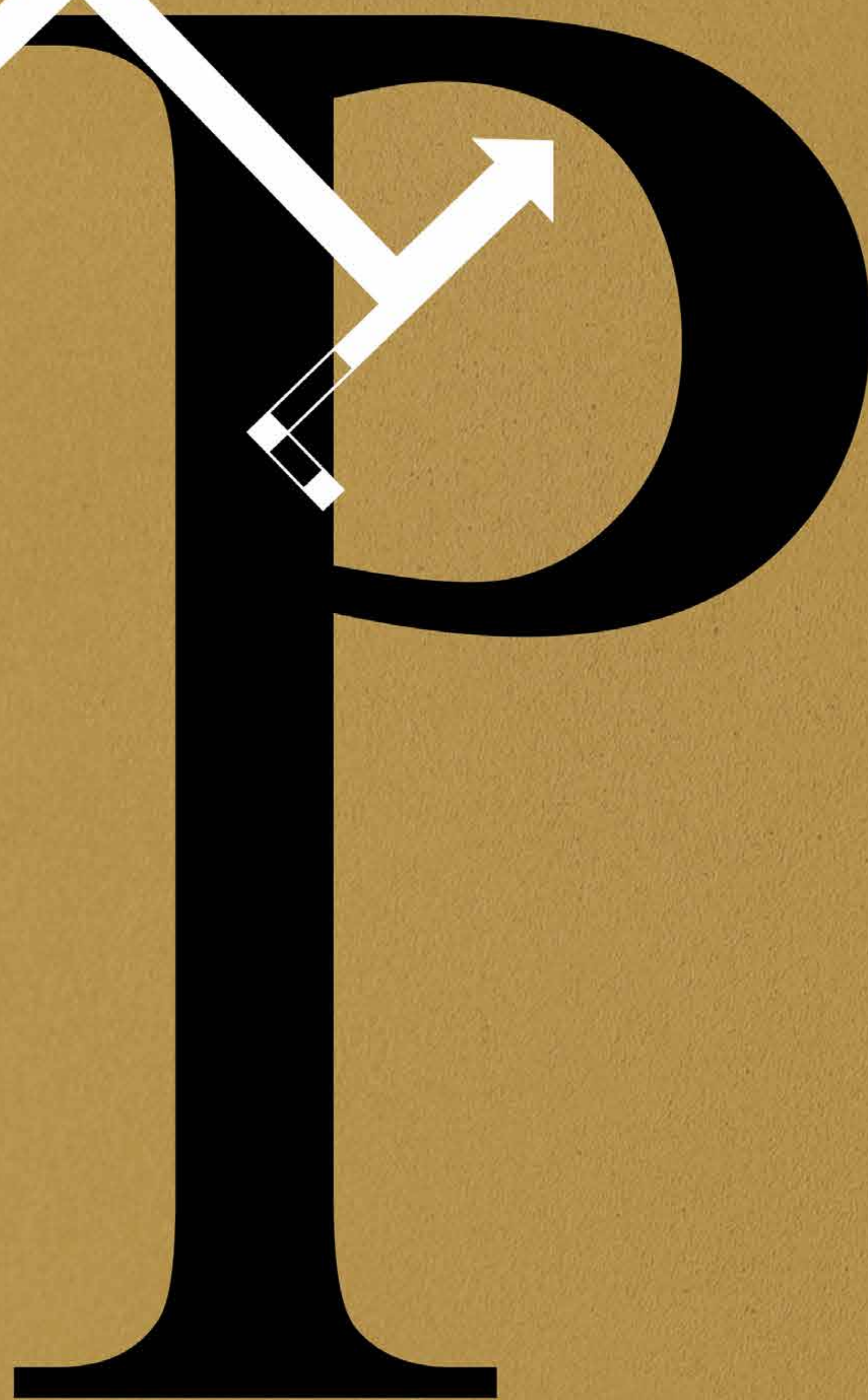
Urban Abode stands located at Velimela, ORR Exit 2 is well connected to major IT offices, residential properties, hotels, and malls so you don't have to choose between your work and your personal life.

If you ask anyone what's their choice of a perfect home, chances are most of them will tell you that it's not an easy feat. However, sometimes, a property ticks all the right boxes that pop up — location, design, accessibility, and amenities.









Pragmatically  
Planned



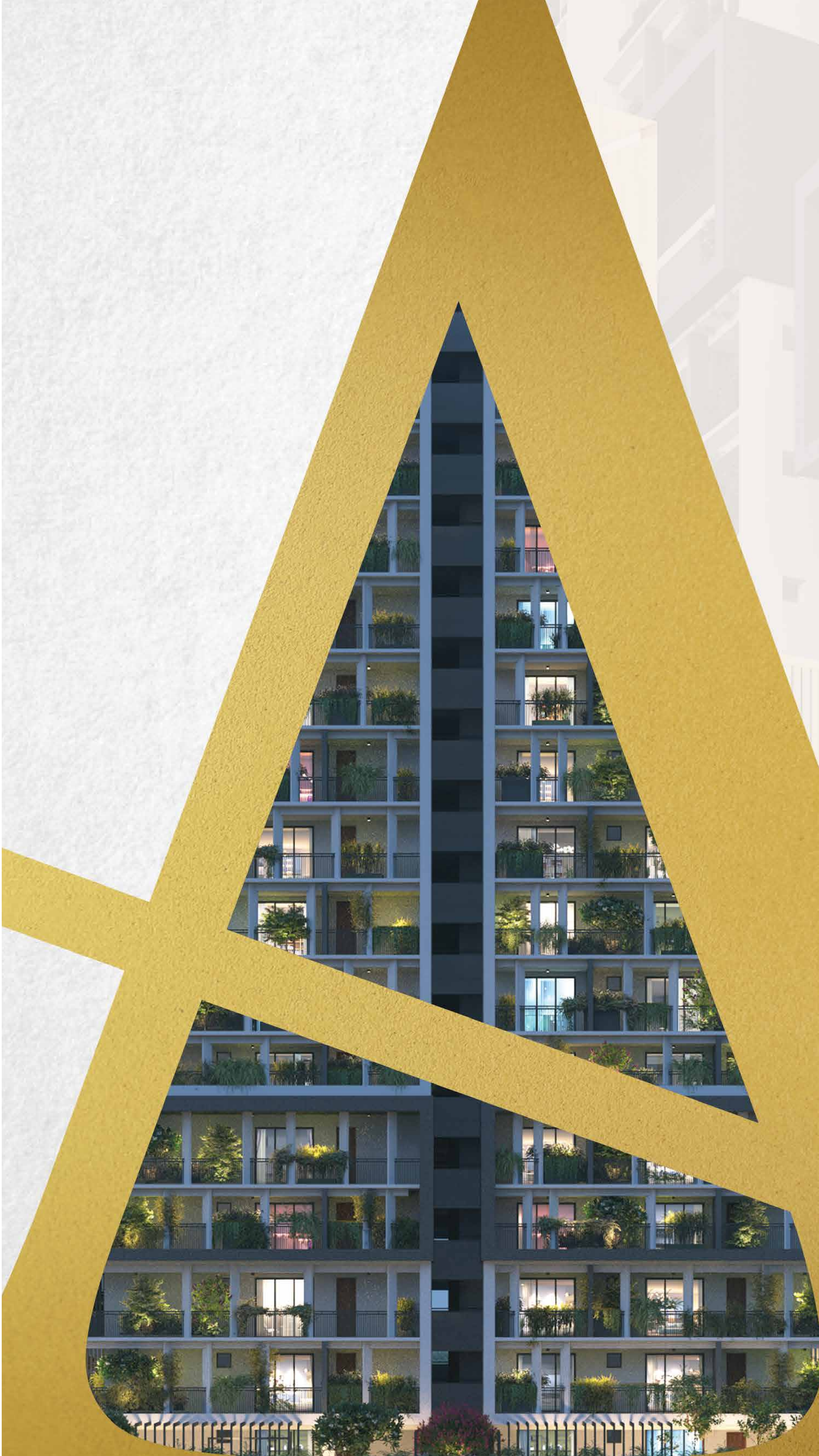


## Site Plan

Urban Abode is spread over a total area of **2** acres and is a single tower high-rise apartment with **17-floors** which has **230** units in total.

The sizes of units are **1370**, **1835**, **2020**, and **2210** Sq Ft. with respect to **2bhk** and **3bhk**.









## An Architectural Marvel

The Urban Abode's ingenious architectural device creates a multi-volume experience throughout. The podium-like structure allows natural light to play with the landscape and the floor plate design creates unique art with shadows and light across every unit. All this unfiltered nature and sun are bound to add a little tranquility to your home, making this one of the most beautiful buildings in the city.



# Amenities

---

Best-in-class amenities and facilities





Landscape Garden



Indoor Games



Swimming Pool



Gymnasium



Yoga Pavilion



Intercom



Rainwater Harvesting



Controlled Entry & Exit



Library



Home Theatre



Creche



Wifi



Cafeteria



Pet Park



Maintenance staff



24hr Backup Electricity



Basketball Court



Work Station



Multi-Purpose Hall



Security



Terrace Party Pad



EV Charging Station



Gazebos & Seating Zones



Cricket Practice Nets







# Clubhouse

---

A myriad of recreational activities that can be enjoyed at the state of the art clubhouse. Unwind without having to go out with a plethora of activities, pool table, kid-friendly areas, gym, home theater, and multipurpose hall. Make precious moments with your family with beautiful evenings at the clubhouse amidst scintillating décor. While you work in the co-working space, the kids can play in the playroom or enjoy a book in the reading lounge. The whole family can enjoy the pool in the summers without the need to join a fitness club or buy a community pool membership. The clubhouse at Urban Abode will allow you to take part in the best recreational activities right at home.





Indoor Games





Gymnasium





Multi-Purpose Hall





Workstations





Home Theatre









Fostering a sense  
of community









Landscaped Garden





Curved Seating





Swimming Pool





Basketball Court





Play Area



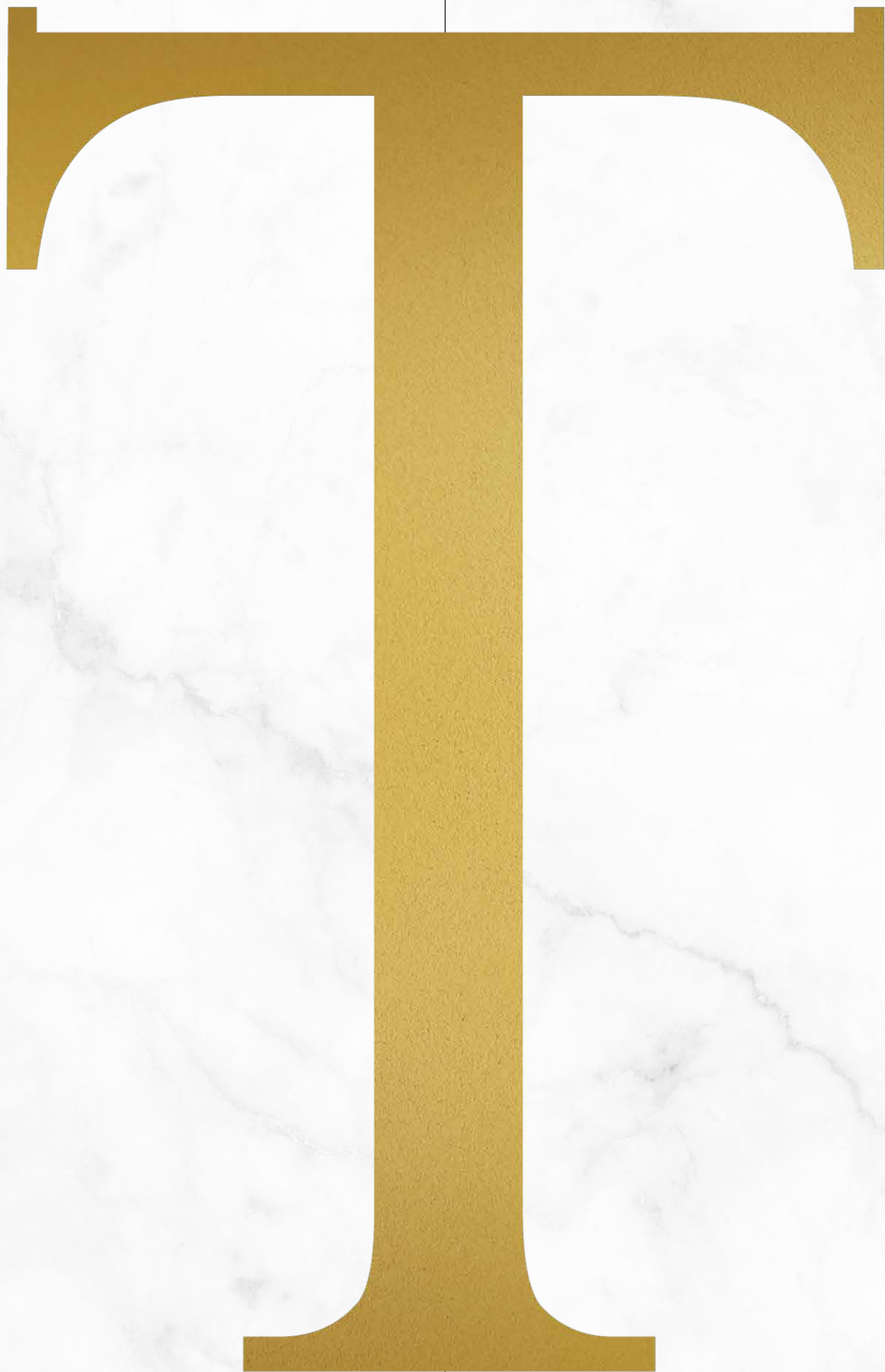


Cricket Practice Nets









# T

## Enjoy it all on the rooftop, the ultimate hangout spot.

Push yourself to the limit and keep breaking your personal record by exercising outdoors in the rooftop gym. Have an interactive session with the people of your community on the rooftop or simply relax in the seating lounge as rooftop amenities bring all the fun and excitement to your lives. You can even invite your friends over for a barbeque night and party on the party lawn.









Melt the stress away and barbeque  
the night away right on the terrace.









Fun and fitness with friends  
and family right on your rooftop.

---









What can be the best place to celebrate  
rather than the party lawn on your terrace

---



Your home before  
*you enter your home*



# Breathe easy with optimally planned corridors and balconies.

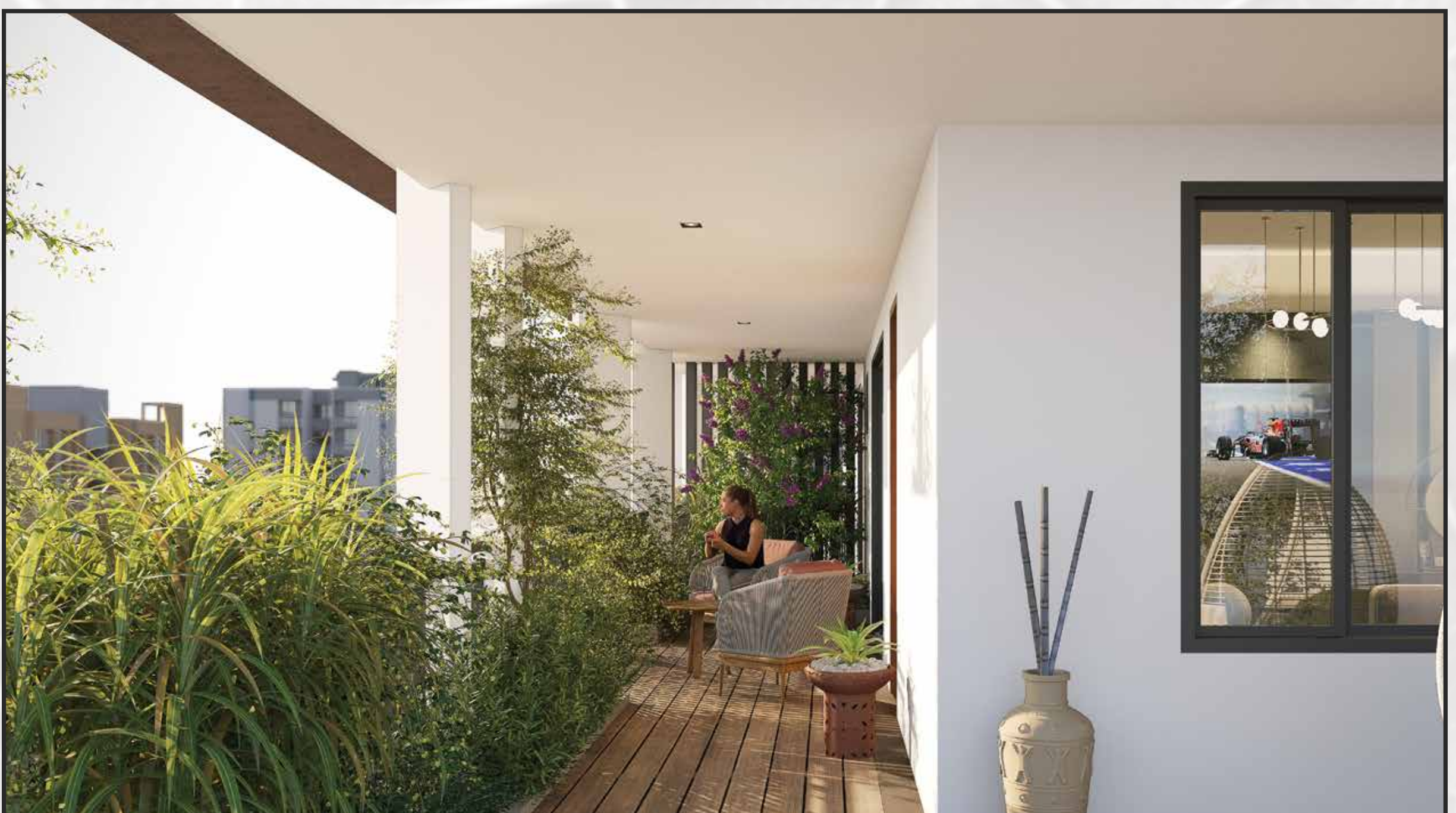
## Pave your way to the beautiful corridors.

The courtyard planting in the corridors makes outdoor spaces enticing. Living units have been staggered in a way that enhances the design, is functional, and most importantly, is environmentally friendly.



## Lavish Balconies

Balconies are cheerful spaces of your home that hold moments of love, laughter, and joy. Balconies offer a lot of natural light, making them ideal for outdoor workouts or quality time with your loved ones. A space like this in your home can help you relieve stress while you are surrounded by your family.



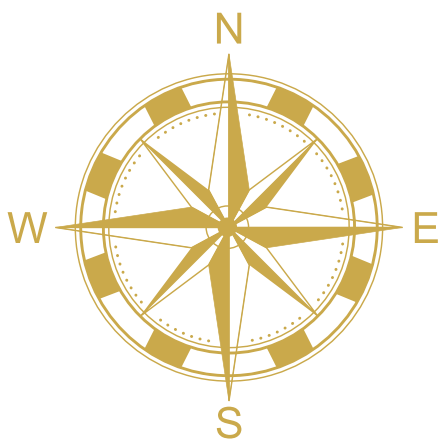




# Floor Plans



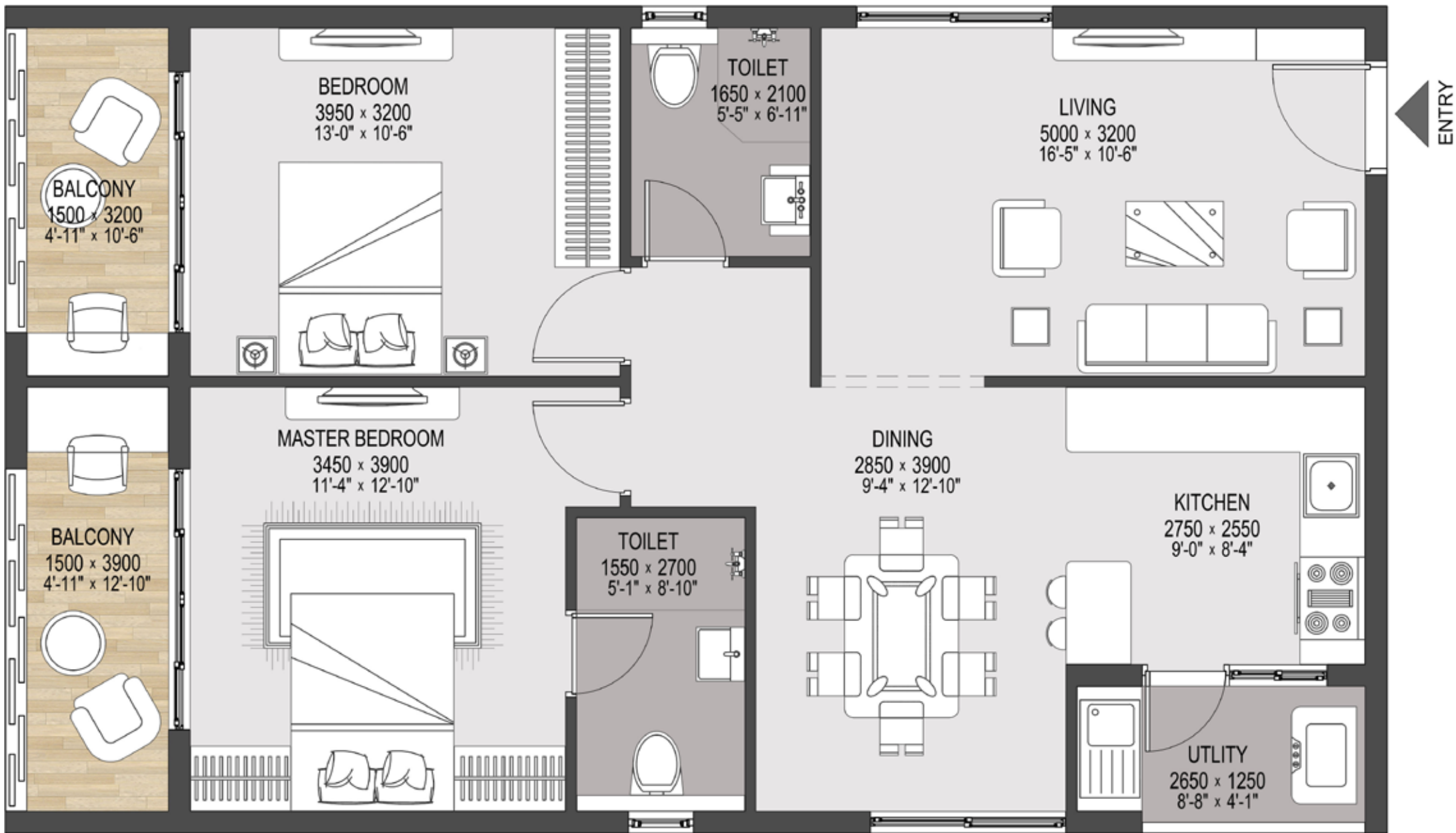
# Typical Floor Plan



FIRST FLOOR PLAN		
FACING	TYPE	NO.OF.UNITS
EAST	1	3
	2	1
WEST	2	1
NORTH	1	1
TOTAL		6
TYPICAL FLOOR PLAN		
FACING	TYPE	NO.OF UNITS
EAST	1	3
	2	2
	3	1
WEST	1	3
	2	2
	3	1
NORTH	1	1
	2	1
TOTAL		14
TOTAL NO.OF FLOORS		17
TOTAL NO.OF UNITS		230



# TYPE 1 – East Flat



Saleable Area : **1370 Sq.ft**

Plinth Area : 1038.94 Sq.ft

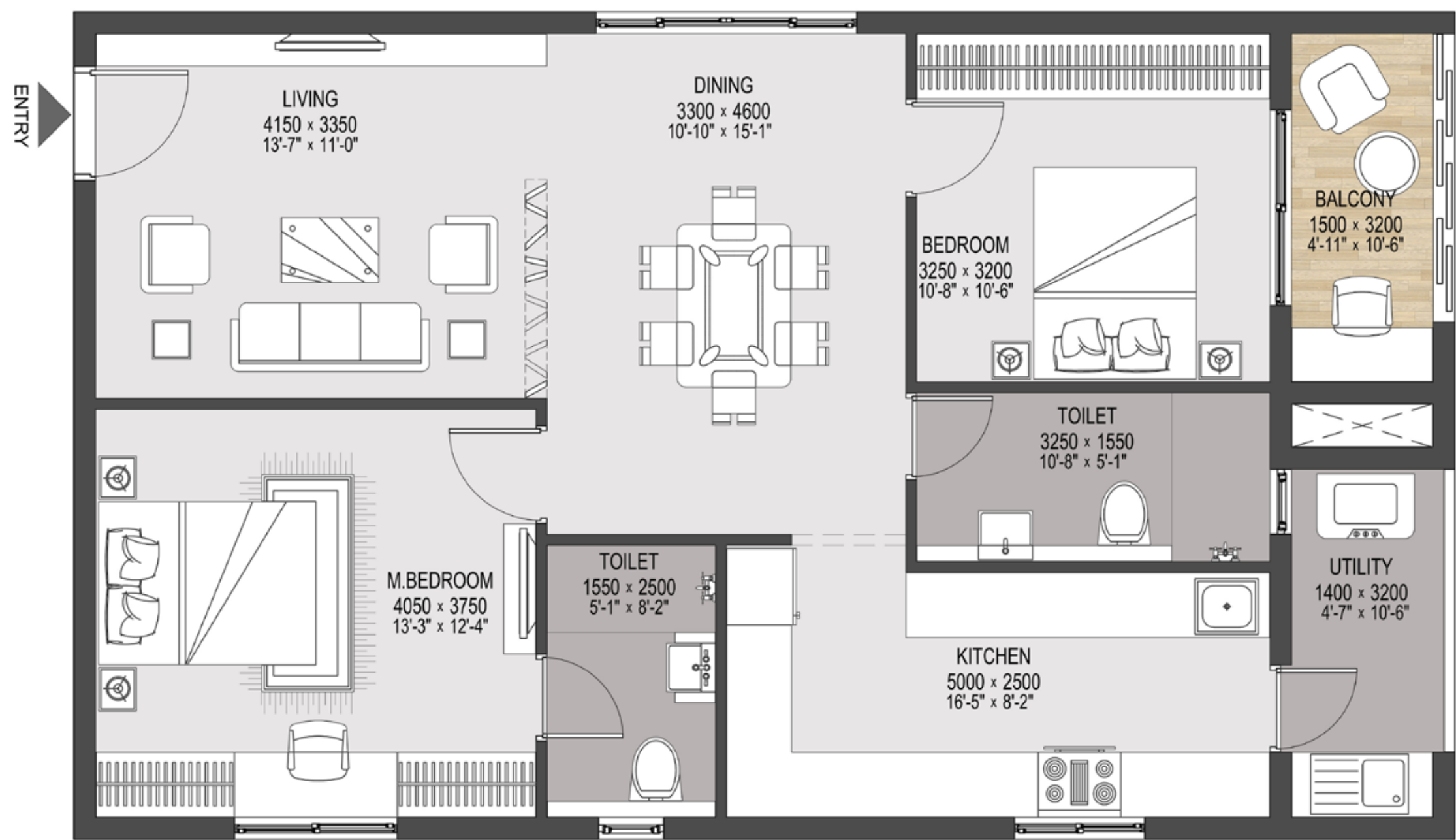
Carpet Area : 789.10 Sq.ft

Balcony + Utility : 132.18 Sq.ft





# TYPE 1 – West Flat



- Saleable Area : **1370 Sq.ft**
- Plinth Area : 1038.94 Sq.ft
- Carpet Area : 822.47 Sq.ft
- Balcony + Utility : 100.75 Sq.ft





# TYPE 2 – East Flat

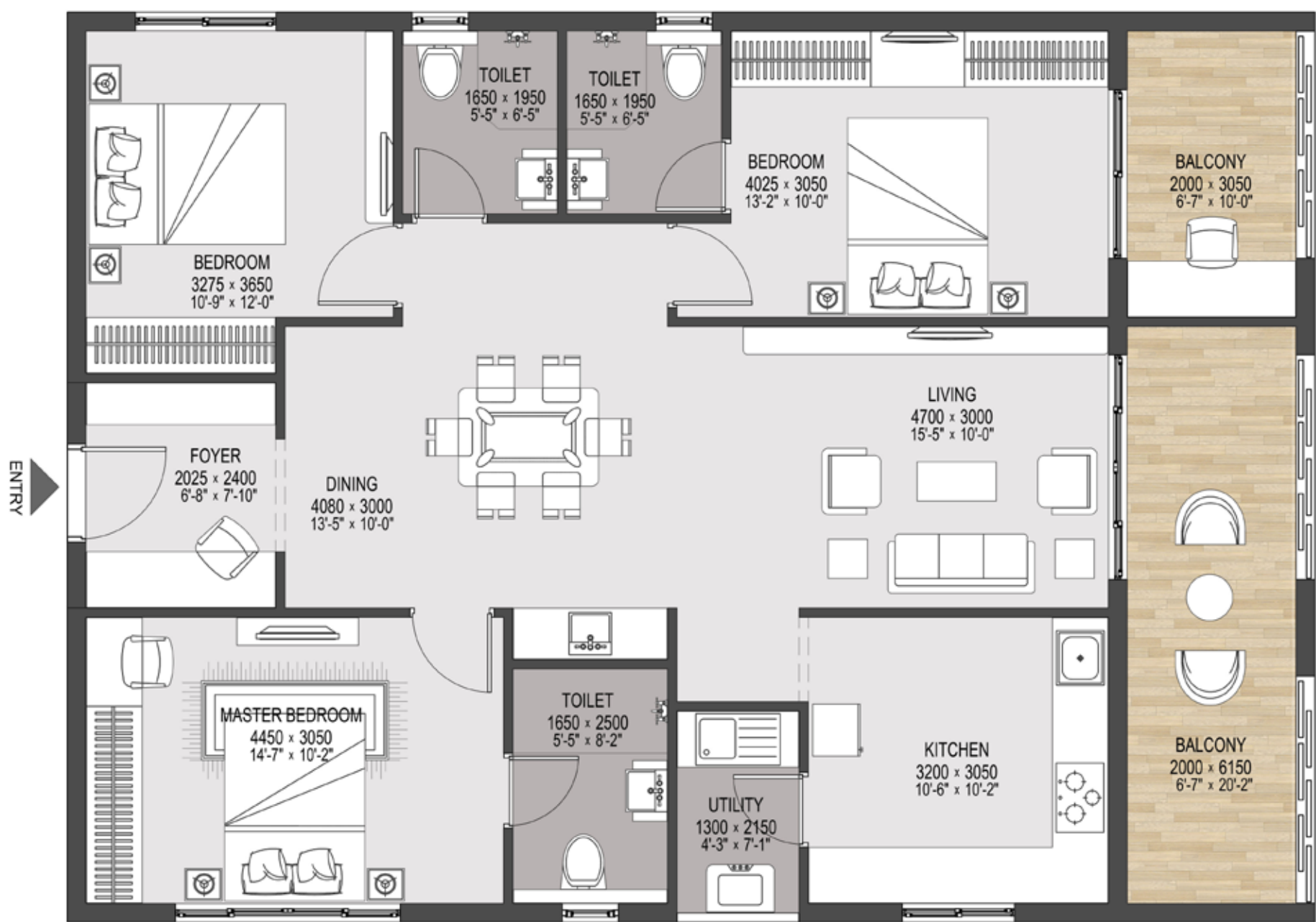


Saleable Area : **1835 Sq.ft**  
Plinth Area : 1388.67 Sq.ft  
Carpet Area : 1036.45 Sq.ft  
Balcony + Utility : 206.45 Sq.ft





# TYPE 2 – West Flat



Saleable Area : **1835 Sq.ft**  
Plinth Area : 1388.67 Sq.ft  
Carpet Area : 1032.90 Sq.ft  
Balcony + Utility : 208.28 Sq.ft





# TYPE 3 – North Flat\_ TYPE 1



Saleable Area : **2210 Sq.ft**  
Plinth Area : 1671.75 Sq.ft  
Carpet Area : 1157.23 Sq.ft  
Balcony + Utility : 444.76 Sq.ft





# TYPE 3 North Flat\_ TYPE 2

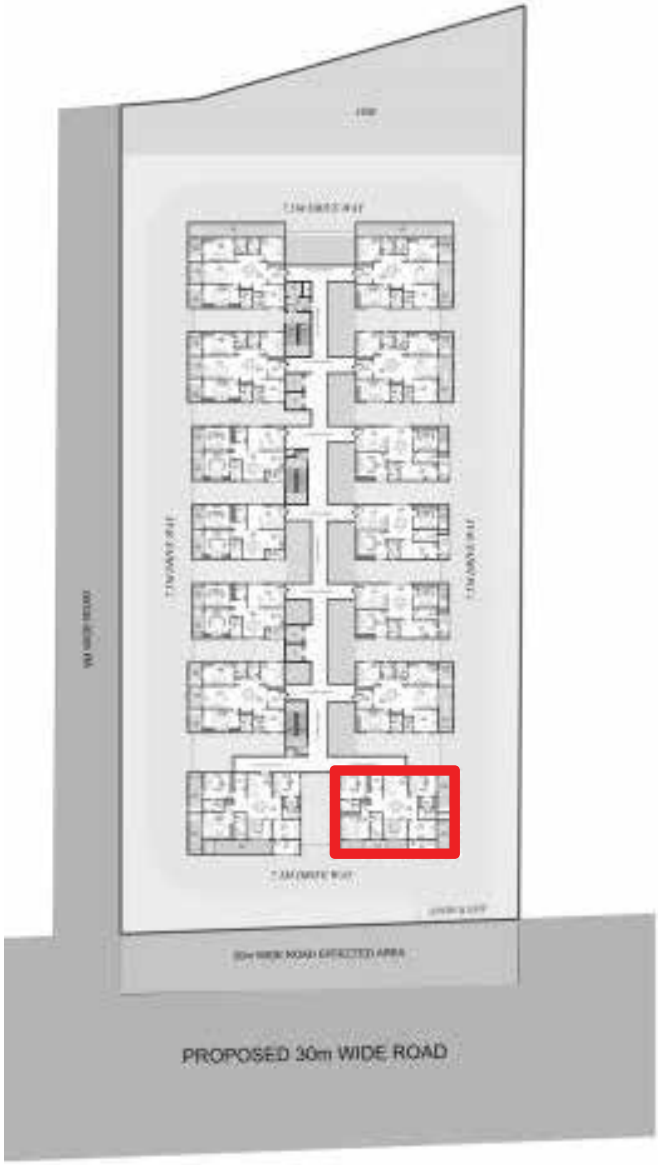


Saleable Area : **2210 Sq.ft**

Plinth Area : 1671.75 Sq.ft

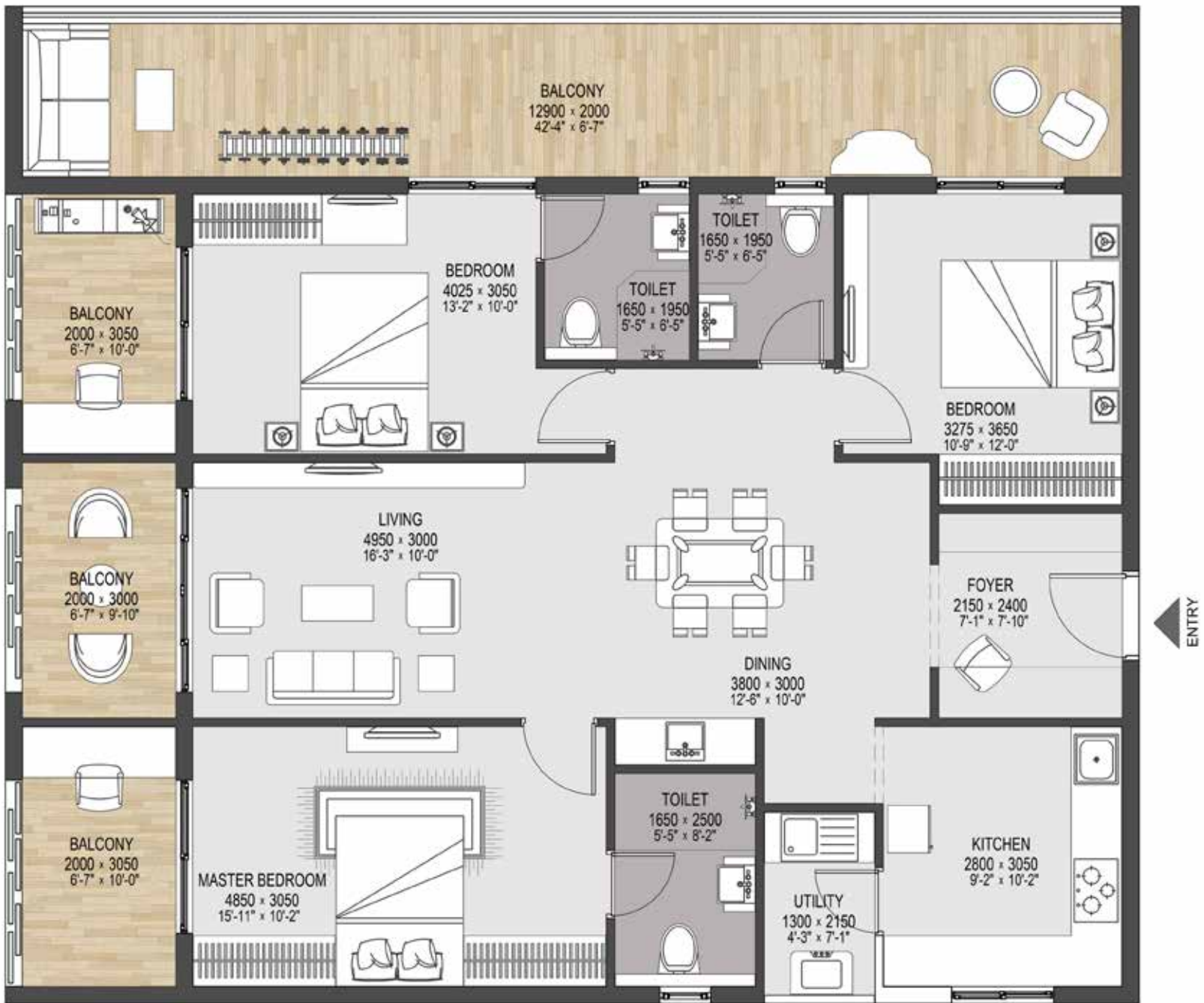
Carpet Area : 1153.89 Sq.ft

Balcony + Utility : 454.56 Sq.ft





# TYPE 4 – East Flat – Corner

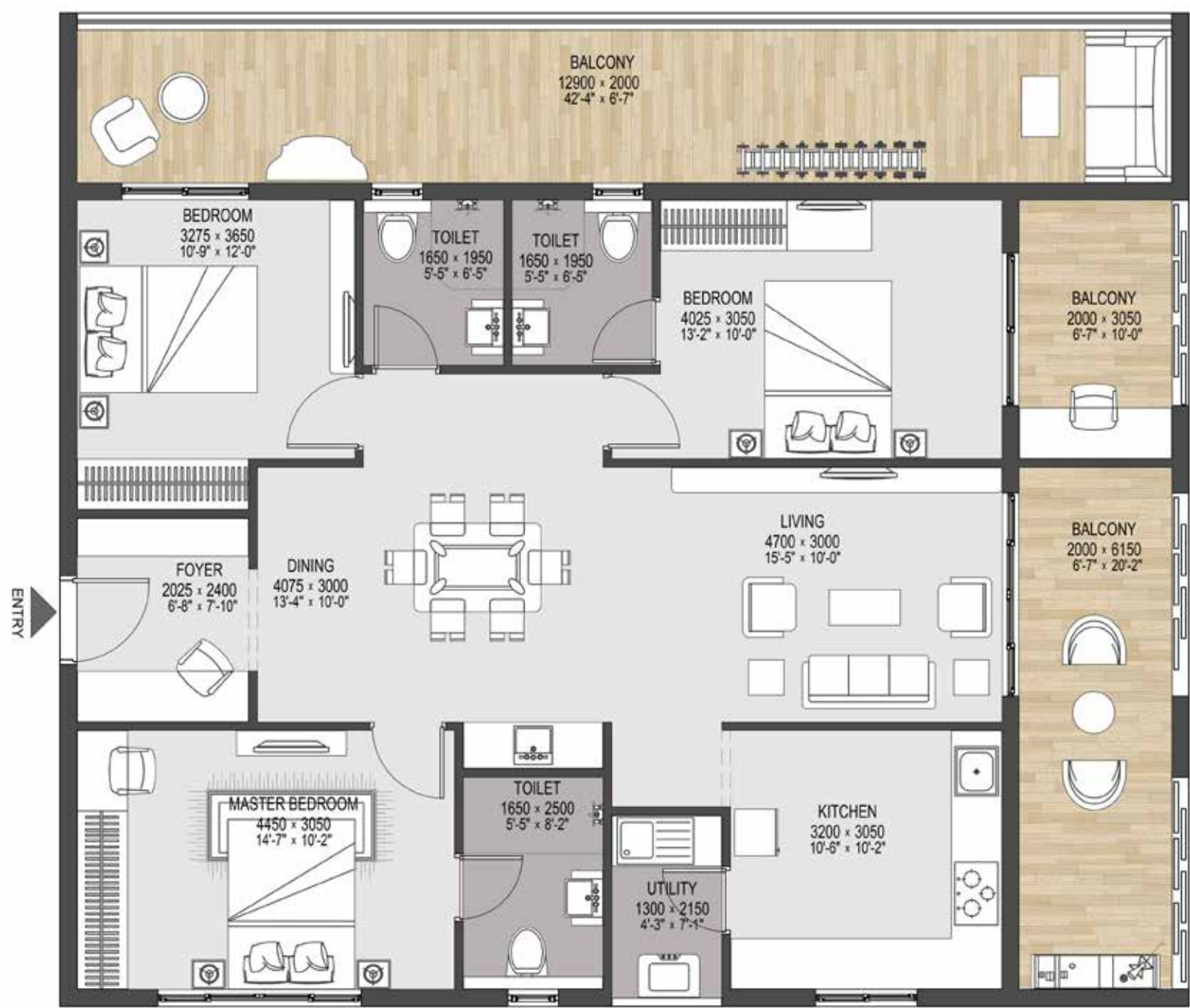


Saleable Area : **2020 Sq.ft**  
Plinth Area : 1531.84 Sq.ft  
Carpet Area : 1027.42 Sq.ft  
Balcony + Utility : 456.39 Sq.ft





# TYPE 4 – West Flat – Corner



Saleable Area : **2020 Sq.ft**

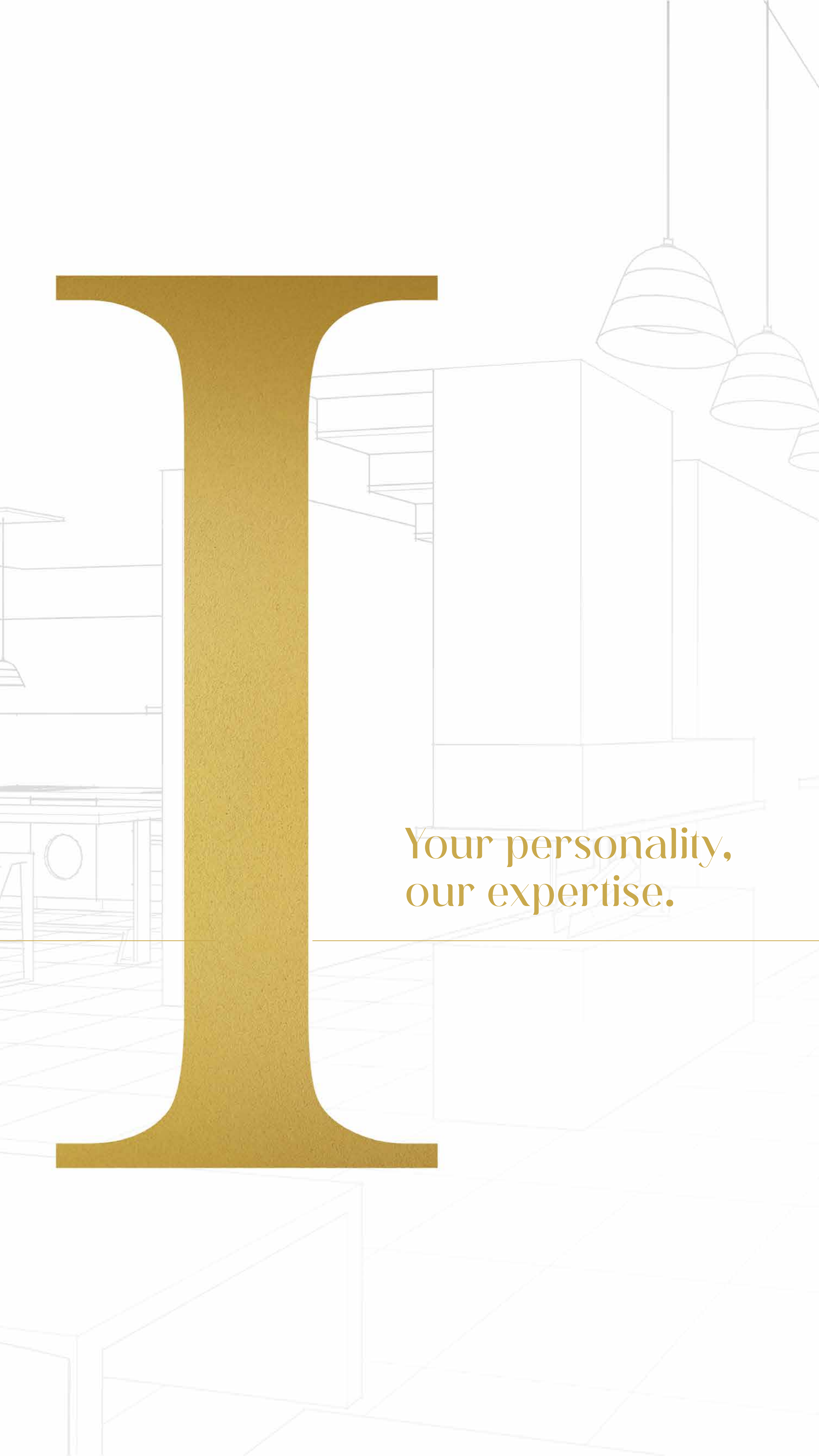
Plinth Area : 1531.84 Sq.ft

Carpet Area : 1032.80 Sq.ft

Balcony + Utility : 458.11 Sq.ft







# I

Your personality,  
our expertise.























# Specifications

## STRUCTURE

- R.C.C. framed structure to withstand Wind and Seismic Loads.
- 8” thick CC Blocks for external walls and 4” thick CC Blocks for internal walls.

## PLASTERING & PAINTING

- **Internal** Putty over plastered finish with premium quality of Acrylic emulsion paints of Reputed make over a coat of primer.
- **External** Two Coats of Exterior Emulsion Paint of Reputed make over a coat of primer.

## DOORS & RAILINGS

- **Main & Internal Doors** Manufactured Engineered Wood Frame & Shutter with Hardware of Reputed make.
- **French Doors** UPVC sliding door with clear float glass.
- **Windows** UPVC sliding window with clear float glass.
- **Balcony Railings** Aesthetically-designed Mild Steel (MS) grills with enamel paint finish.

## FLOORING

- **Entrance Lounge & Corridors** Vitrified tiles.
- **Drawing Room / Living & Dining Room** Vitrified tiles.
- **Bed Rooms** Vitrified tiles.
- **Kitchen** Vitrified tiles.
- **Balcony / Sit-Out Flooring** Premium quality anti-skid tiles.

## TOILETS & POWDER ROOM

- **Flooring** Anti skid tiles.
- **Dado** Wall Cladding Matt finish tiles as per Design.
- **Sanitary Fixtures** Reputed make like Hindware / equivalent.
- **CP Fittings** Reputed make like JAQUAR / equivalent.

## KITCHEN & UTILITY

- Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer/Grinders in Kitchen. Washing Machine & Dishwasher in Utility Area.
- **Water Provision** Separate Municipal Water tap (Manjeera or Municipal water along with treated Bore well water).
- Provision for supply of gas from Centralised Gas Bank
- Granite Platform with Stainless steel sink with CP fitting of Reputed make.

## ELECTRICAL

- **Internal Electrical Fixtures**
  - Provision for Geysers & Exhaust fans in toilets.
  - Plug points for T.V. & Audio Systems etc.
  - Provision for AC in Hall & Bedroom.
  - Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
  - Modular Switches of reputed makes like Legrand or equivalent.
  - LED Light Fixtures for all Common Areas & Landscape Area Lighting.

## TELECOMMUNICATIONS, CABLE TV & INTERNET

- **Intercom facility** Intercom facility to all the units connecting Security.
- **Cable TV** Provision for Cable Connection in Living and Master Bedrooms.
- **Internet** Provision for Internet Connection.

## LIFTS

- High-speed automatic passenger and service lifts with rescue device and V3F for energy efficiency.
- **Flooring** Aesthetically designed flooring with Vitrified/ marble.
- **Lift surrounding cladding** Granite/ Marble / large format tile cladding.

## POWER BACK UP

- 100% DG Set backup with acoustic enclosure & Auto Change Over.

## WSP & STP

- Domestic water made available through an exclusive Water Softening Plant.
- A Sewage Treatment plant of adequate capacity as per norms.
- Rain Water Harvesting at regular intervals provided for recharging ground water levels as per the norms.

## SECURITY

- Sophisticated round-the-clock security/Surveillance System.
- Solar power fencing all-round the boundary.
- Surveillance cameras at the main security, in open areas as per design and entrance of block & inside lifts to monitor.

## EV CHARGING STATION

- Common EV Charging Station (Pay & Use).

## PARKING MANAGEMENT

- Entire parking is well designed to suit the number of Car Parks provided parking signage at required places to ease of traffic flow.

## FIRE & SAFETY

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address system in all floors and parking areas (basements).

## CLUB HOUSE & AMENITIES

- **State- of- the Art Club House**
  - Crèche
  - Mini Theatre
  - Multi-purpose hall
  - GYM
  - INDOOR GAMES
  - Outdoor Seating Lounge
  - Library/Reading Lounge
  - Co-working Space
- **Outdoor Sports Facilities**
  - Outdoor Cricket Net Practice
  - Outdoor Yoga Zone
  - Pet Park
  - Swimming Pool
  - Basketball Court
  - Kids Play Court
  - Outdoor Curved Seating Area
- **Terrace**
  - Interactive Court
  - Bar & Barbeque
  - Outdoor Gym
  - Party Lawn
  - Seating Lounge







Right in the center  
of the Golden Triangle

Patancheru

The Gaudium School

Urban  
Abode

Nagalapalli  
Railway Station

ORR Exit No. 2  
(Velimela)

Kondapur

Shankarpalle

Mokila

ICFAI

Gachibowli

Nanakramguda

Financial District

NeoPolis

Osman Sagar

Kokapet





ORR Exit	5 Mins
NeoPolis	10 Mins
Financial District	15 Mins
Airport	35 Mins
Nagalapalli Railway Station	5 Mins

Schools

The Gaudium School	5 Mins
Samasthi School	10 Mins
Birla Open Minds	10 Mins
Blue Blocks, Osman Nagar	15 Mins
Manthan School, Tellapur	15 Mins
Sancta Maria	20 Mins
Epistemo Global School, Nallagandla	15 Mins

Hospitals

Citizen, Nallagandla	15 Mins
Continental, Nanakramguda	20 Mins
AIG, Kondapur	30 Mins
Care, Gachibowli	25 Mins
KIMS, Kondapur	30 Mins

Malls

Inorbit	35 Mins
Aparna Mall, Nallagandla	15 Mins
Sharath City Mall/AMB	30 Mins
Atrium Mall	30 Mins

Rajiv Gandhi  
International Airport



# D



## The Developer

Sree Chaitanya Constructions is a Hyderabad-based leading real estate developer for 10+ years and substantial experience of 30+ years in the industry having successfully executed multiple ventures that have been playing a key role in transforming cities and towns into global destinations.

Founded in 2011, Sree Chaitanya Constructions has been operating from Hyderabad and Vijayawada and have ensured that our clients have the best possible solutions to turn their dreams into a reality. With a successful reputation for executing HMDA and DTCP-approved Villa Plots, Open Plots, Residential and Commercial projects for so many years the company is now looking at its next stage of growth with multiple developments in plotted ventures and high-rise projects.



# Other Projects







## SITE ADDRESS

Velimela (ORR EXIT 2)

Contact:

[www.sreechaitanyaconstructions.com](http://www.sreechaitanyaconstructions.com)



RERA No. P01100005411

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

**FHD**  
INDIA

TETRAMIND®