

A Project by



PJMR
DEVELOPERS



LAXMI URBANIA

2 & 3 BHK LIFESTYLE APARTMENTS
@ Opp. to TCS, ADIBATLA



Approved by





2 Acres



Open space
40%



8000 Sft
Lavish clubhouse



20 + Lifestyle
Amenities



170 Units



5 floors



2 - 3 BHK 1105 - 1770 Sft



24x7 Security



100% VASTU



Swimming Pool



Badminton Court



Designer Landscape



Surveillance



EV Charging Point

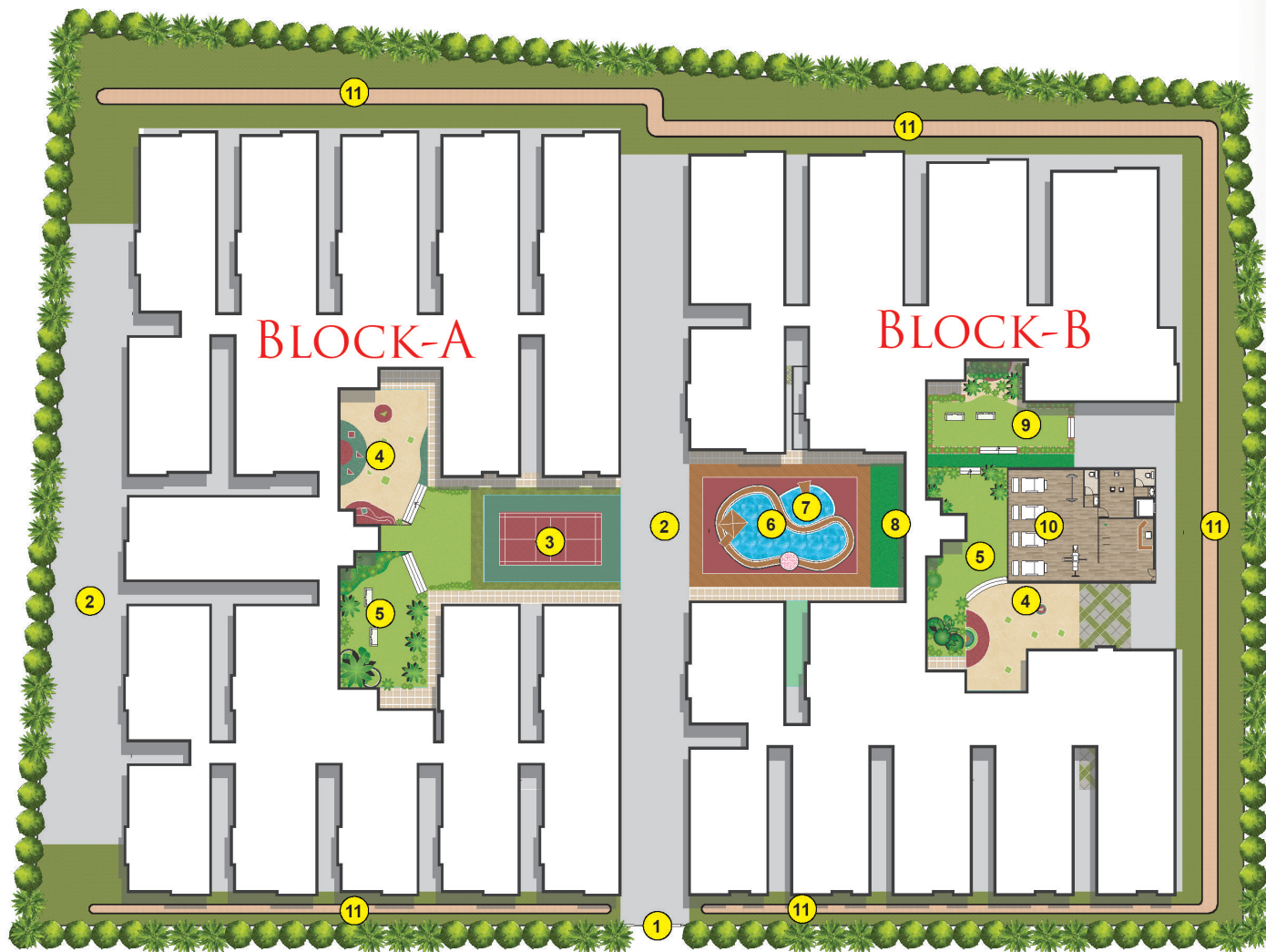
LAXMI URBANIA

Master Plan

Life is sleek and stylish when your house boasts of open spaces.

Artistic design spaces for sunlight to flow, for the breeze to rush in, for freedom to engulf you. URBANIA delights in creating such pieces d'art day in and day out.

In fact, URBANIA is a perfect example, underlining the finesse of creating functional spaces to go hand in hand with architectural modernity.



Legend

1. Entrance / Exit
2. Wide Driveway
3. Shuttle Court
4. Children Play Area With Sand Pit
5. Park
6. Swimming Pool
7. Baby Pool
8. Sit-Out
9. Lawn
10. Clubhouse
11. Walking Track



BLOCK - A TYPICAL FLOOR PLAN



LAXMI
URBANIA

BLOCK - A ISOMETRIC VIEWS



FLAT NO.1, 2
1180 SFT.
2 BHK - WEST



FLAT NO.8
1260 SFT.
2 BHK - NORTH



FLAT NO.10
1770 SFT.
3 BHK - NORTH

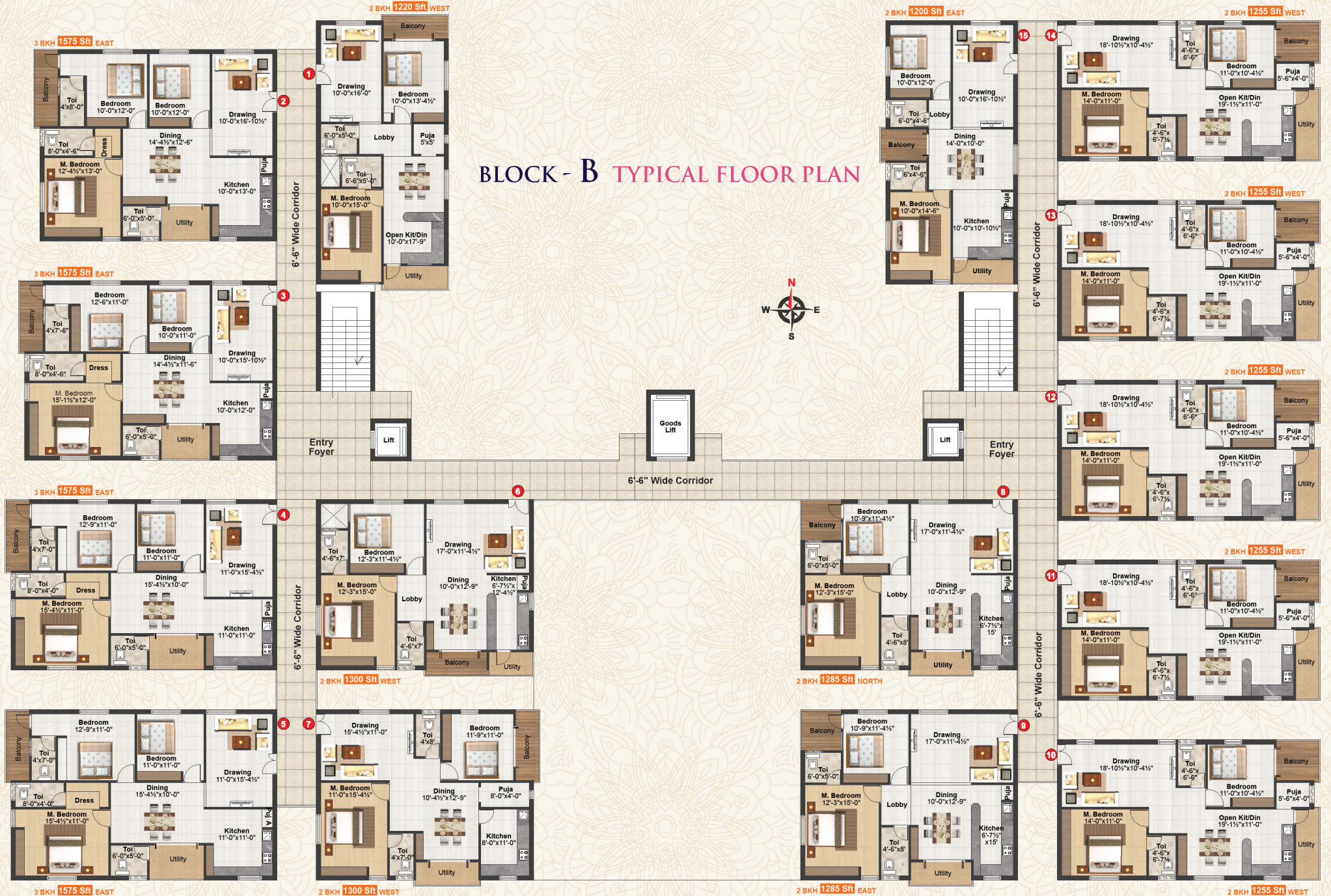


FLAT NO.3, 4, 5, 6, 7
1535 SFT.
3 BHK - EAST



FLAT NO.13, 14
1185 SFT.
2 BHK - WEST

BLOCK - B TYPICAL FLOOR PLAN



LAXMI
URBANIA

BLOCK - B ISOMETRIC VIEWS



FLAT NO.1
1220 SFT.
2 BHK - WEST



FLAT NO.2, 3, 4, 5
1575 SFT.
3 BHK - EAST



FLAT NO.10, 11, 12, 13, 14
1255 SFT.
2 BHK - WEST



FLAT NO.8
1285 SFT.
2 BHK - NORTH



FLAT NO.15
1200 SFT.
2 BHK - EAST



ARTISTIC RENDER OF A ENTRANCE VIEW

Stunning features of

Spread across a manicured landscape, the property boasts a total built-up area of 2,25,000 square feet, featuring 170 luxurious apartments. These include 2 & 3 BHK homes ranging from 1105 to 1770 square feet, each adorned with private balconies. The structure comprises ground plus 5 upper floors, complemented by a spacious parking area spanning 50,000 square feet. Residents also enjoy the convenience of vastu-compliant Urbania homes.





The panoramic view from the balcony is majestic. The sweeping sights of diverse facets of Urbania simply go beyond the ordinary. The balconies are where you sit with your feet up, soaking in the sunlight and drinking in the fresh air, living life absolutely in your way, on your terms. You are the king of your majestic fiefdom.



A view from the room!





Discover the perfect balance of
leisure and convenience



Special Features

- Entrance Lounge
- Indoor Games
- Multipurpose Hall
- CCTV / BMS Room
- Swimming Pool
- Entrance Security Area
- Badminton / Tennis Courts
- Aerobics / Yoga / Meditation Hall
- Fully - Equipped Gymnasium
- Jogging Track
- Children's Play Area
- 4 Spacious 8 Passenger Lifts with ARD
- 2 Service Lifts
- Private Balconies
- Meet and greet lounge for family and friends
- Generator Backup For Common Areas
- Municipal Water Connection (Provision)



Project Highlights

- TS RERA & HMDA Approved
- A Gated & secure community
- 170 Two & three BHK Apts.
- Quality Construction
- Prime Apartments for Good Rental Income
- As Per Vastu
- No Common Walls
- Excellent Connectivity
- V3F lifts
- Spacious outdoors
- Stilt-level parking
- 24-hr water supply
- Experienced builders, Architect and associates.


LAXMI
URBANIA



CLUB HOUSE



Carroms



Snooker



Table Tennis



Multipurpose hall



Yoga



Meditation



Dining Hall



Kitchen



Gym



Lounge



Guest Rooms

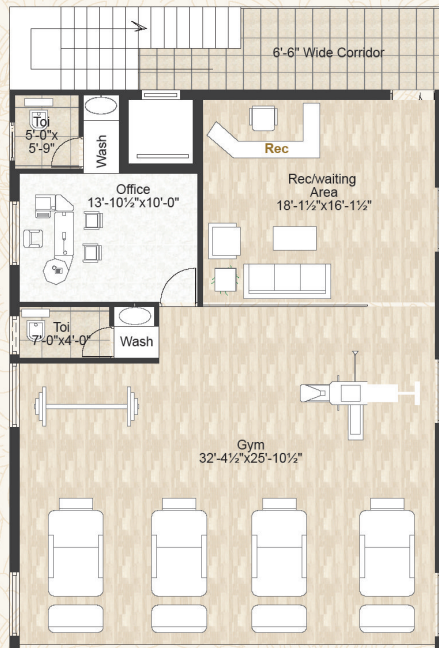


Laundry

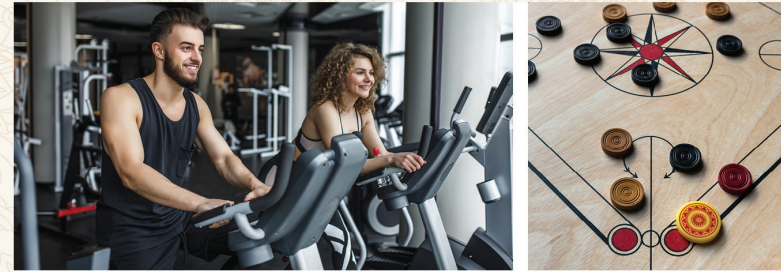


LAXMI URBANIA

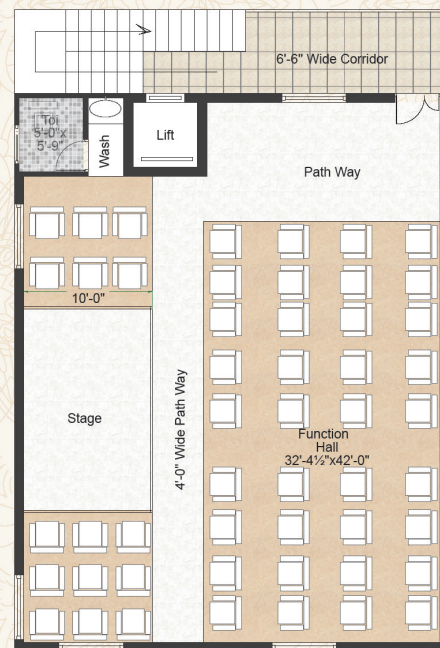
CLUBHOUSE
FLOOR PLANS
8000+SFT



1ST FLOOR



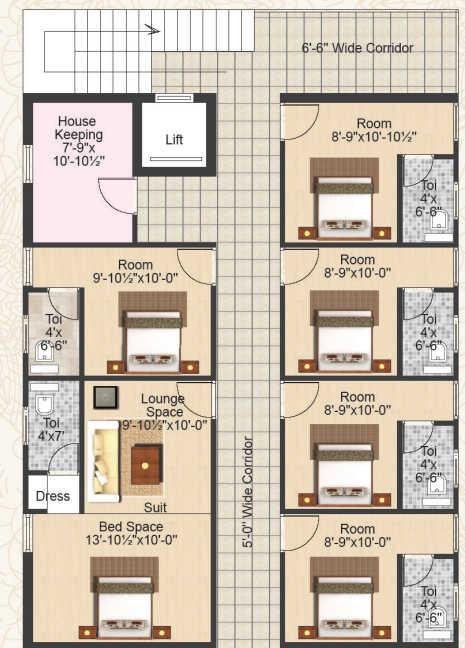
2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH FLOOR

SPECIFICATIONS

STRUCTURE

RCC Framed Structure to withstand wind and seismic Loads

SUPERSTRUCTURE

9" Thick mud brick walls for external and 4" thick for internal walls

PLASTERING

Internal & External with Two Coats Cement Plastering with sponge finish to zero level

KITCHEN

Granite Platform with Stainless Steel sink of Reputed make.

DOORS

Main Door : Best Teak wood Frames and Teak veneer shutter. Aesthetically designed with melamine polish and Designer hardware of reputed make.

Internal Door : Teak wood Frames and designer Flush door shutters.

WINDOWS

Windows with UPVC Frames with plain 5mm glass and provision for mosquito mesh track and with safety MS Grills.

PAINTING

External : Textured Finish in required areas as per elevation and 2 coats of exterior emulsion paint over coat of exterior primer with architectural features.

Internal : white cement based putty (Birla or JK Putty) and smooth finish with two coats of interior emulsion paint (Asian Paints) of over coat of primer.

FLOORING

Living, Dining, Bedrooms and Kitchen Vitrified Tiles 800 mm x 800 mm of reputed make (Johnson, Kajaria or Equivalent)

Bathrooms : Anti skid ceramic tiles, Balconies, Anti skid vitrified tiles / ceramic tiles.

Staircase with Granite flooring & corridor with vitrified tile flooring.

LIFTS

Four 8-passenger lifts and Two service lifts of Kone or Johnson reputed make.



TILE CLADDING

Kitchen : Glazed ceramic tiles dado upto 2' height above kitchen platform

Bathrooms : Glazed ceramic tile 2' x 1' dado up to door level height,

Utilities : rustic tiles dado up to 3' height.

GENERATOR

DG set backup for lift, common areas.

ELECTRICAL

Concealed copper wiring (Finolex, Havells, Sudhakar wires or equivalent ISI make), Three Phase supply for each flat & individual meter boards, Elegant designer modular electrical switches (Legrand, Gold Medal, GM or equivalent make), Miniature circuit breakers (MCB, Legrand) for each distribution board

PLUMBING FITTINGS

Two vanity wash basins are provided for each flat, all bathrooms with W.C (Western commode) with flush tanks in (Parryware, CERA, Hindware or equivalent make), Provision for Geyser in all bathrooms, All fittings are CP (CHROME PLATED) of Jaguar Fittings, CERA, Hindware or equivalent reputed make.

NOTE

- 1) Registration Charges, GST applicable as per Govt. norms to be borne by the customers only.
- 2) customers desiring to alter / modify their flat by prior request and additional payment to be borne by the customers only.
- 3) Cement racks, arch, etc optional with extra cost.
- 4) Amenities charges to be borne by customers only.



Location Map



DISTANCES FROM URBANIA

Next to TCS

5 min away from Tata Aerospace

10 mins away from Wonderla

10 mins to Ranga Reddy Collectorate office

5 mins to Bongloor junction exit 12 (ORR)

5 mins to Delhi public school



10 mins to Bangalore highway

10 mins to Agakhan academy

20 mins to RGI Airport

Educational Institutions around 500 mts radius

Amidst various other gated communities & Apts

Hitech city & Gachibowli in just 35 mins reach

Some of Our ongoing Projects



AADHYA'S BRUNDAVAN @ TURKAYAMJAL



MARAM RAJASHEKAR REDDY HOMES @ MIRYALAGUDA

Completed Projects

SH PEARL @ Mailardevpally

SH BRUNDAVAN @ Sai Nagar, Nagole

SWASTIK PRIDE @ Nagole

SWASTIK ELITE @ Nagole

TARA & SITARA @ Hayathnagar

SH KUTEER @ Vanasthalipuram

SH SIGNATURE @ Hastinapuram BN Reddy Nagar

SH ELEGANCE @ Hastinapuram BN Reddy Nagar

SH NEST @ Nagole

SH PARIMALA @ Gurramguda B.N Reddy Nagar

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OFFICE ADDRESS : S. K Square, Flat No 304,
Mansoorabad Road, L.B Nagar, Hyderabad - 68.

SITE ADDRESS : Laxmi Urbania Apartment
Opp. to TCS Entrance Gate, Adibatla, Hyderabad.

**CELL : 9849 076 499, 96666 36965
9700 009 008, 99080 66856**

Consultants

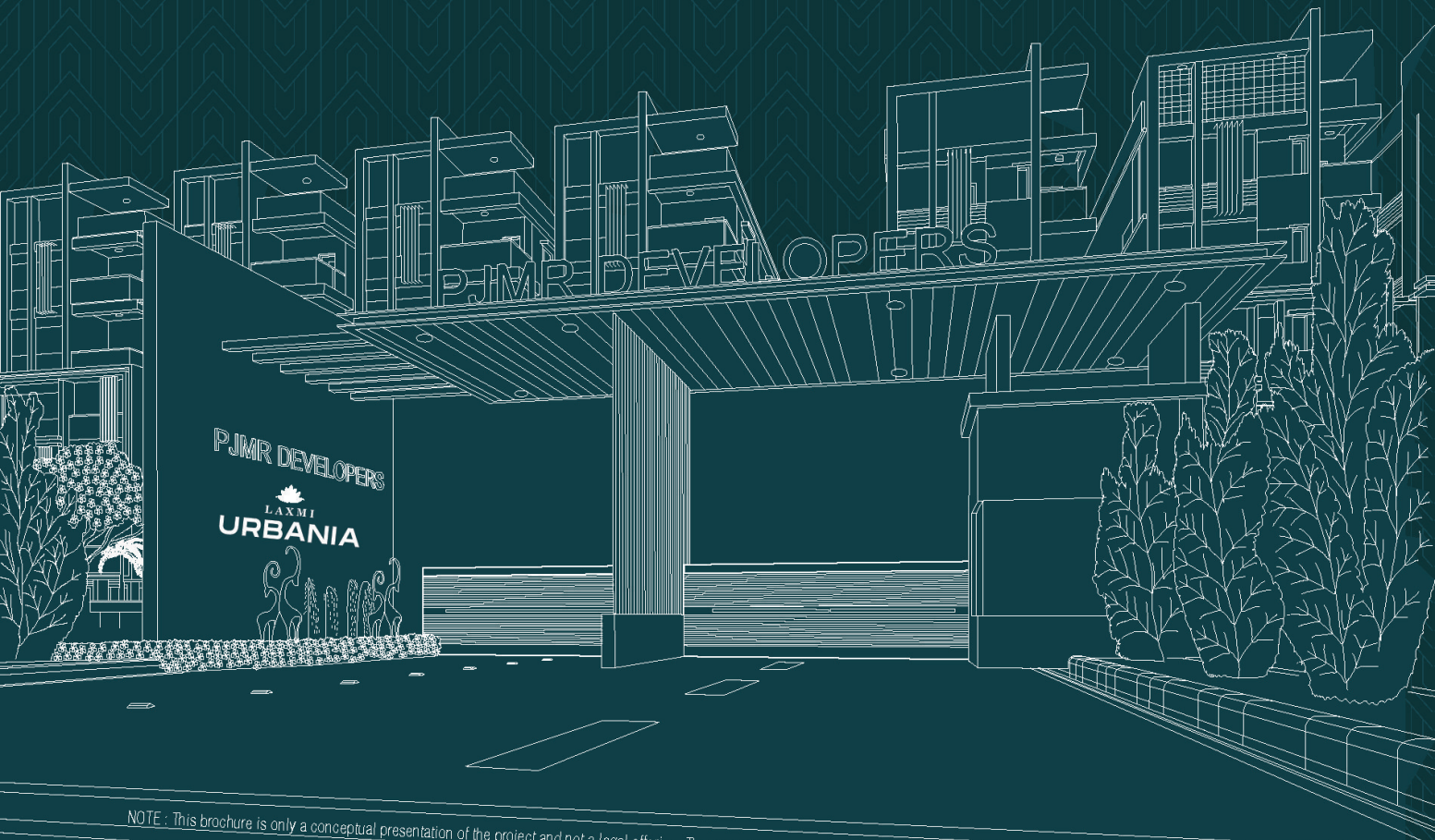


S A A C

Flat No. 102, Susthira Lok,
Opp. Mahalaxmi Theatre, Hyderabad.
Ph: 9032535236, Cell: 9866682070

BROCHURE DESIGN BY

DG
WORKS
9290 55 9933



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.

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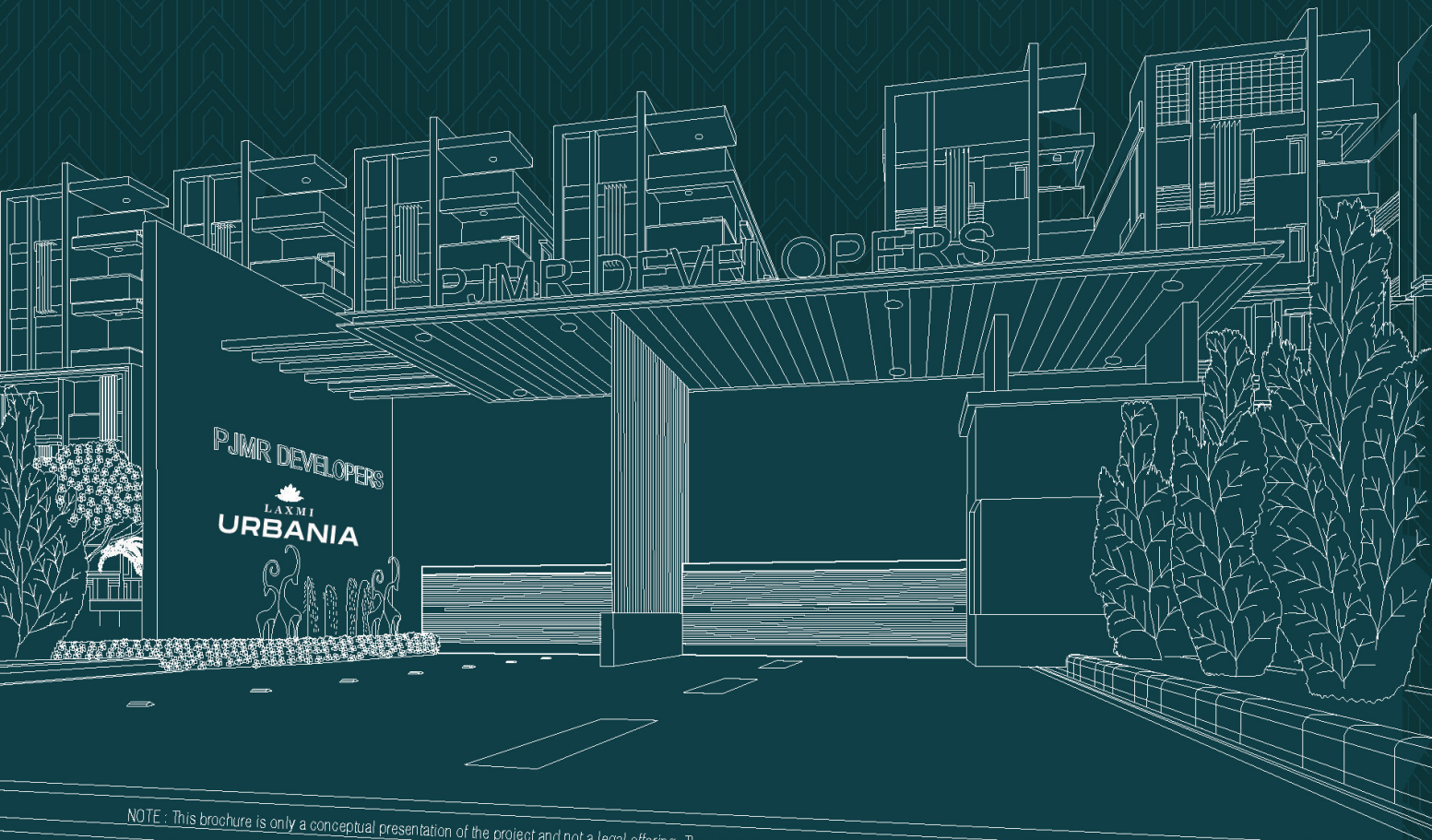


SAAC

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