



EMPIREDELTA  
Projects LLP



EMPIRE

URBANA

BOUTIQUE STYLED RESIDENCES  
AT NANAKRAMGUDA, HYDERABAD



# *LIKE NOTHING ELSE*

Nestled in the heart of Hyderabad's Financial District, Empire Urbana is a boutique collection of sophisticated two and three bedroom apartments offering a cosmopolitan lifestyle as well as a world of convenience for those who wish to move in and move up.



34 UBER LUXURY  
APARTMENTS

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2 & 3 BHK  
*apartments*

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APARTMENT SIZES

1574-2451 *sq ft*

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6 *storied*

CONTEMPORARY  
ELEVATION

5 *minutes to*

FINANCIAL  
DISTRICT

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OVERWHELMING  
*open space*

*contemporary*  
LIVING



EMPIRE  
URBANA



TYPICAL  
FLOOR  
PLAN



Direction



*3 BHK  
2451 SFT*





*3 BHK  
2359 SFT*





*3 BHK  
1900 SFT*



*2 BHK*  
*1574 SFT*





*3 BHK*  
*2262 SFT*



3 BHK  
1688 SFT





## AMENITIES ABOVE THE ORDINARY

*At Urbana, we invite you to awaken your soul and renew your sense of wellness. Take a plunge into our luxury destination and embrace its pleasures at your own pace!*

# SPECIFICATIONS

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## FOUNDATION & STRUCTURE

RCC Framed Structure with Solid Block Masonry designed to withstand the wind and seismic loads.

## PLASTERING

Internal Double coat smooth Cement Plastering  
External Double coat Sand faced Cement Plastering

## FLOORING

Master Bedroom Laminated Wooden Flooring  
Bed Rooms 800X800mm Double-charged Vitrified tiles of Kajaria/ Varmora /Qutone or equivalent make  
Living & Dining Rooms 800X800mm Double-charged Vitrified tiles of Kajaria / Varmora /Qutone or equivalent make  
Kitchen 600x600mm Double-charged Vitrified tiles of Kajaria /Varmora /Qutone or equivalent make  
Toilets 300x300mm Anti-Skid, Acid Resistant Ceramic tiles of Kajaria/ Varmora /Qutone or equivalent make  
Utility Flooring 300x300mm Anti-Skid, Acid Resistant Ceramic tiles of Kajaria / Varmora /Qutone or equivalent make

## DADOING

Kitchen Dadoing 300x200mm Ceramic Tiles Dado upto 2.0 ft height of Kajaria/Varmora /Qutone or equivalent make  
Toilet Dadoing 300x300mm Ceramic Tiles Dado upto 7.0ft height of Kajaria /Varmora /Qutone or Equivalent make  
Utility Dadoing 300x300mm Ceramic Tiles Dado upto 3.0ft height of Kajaria /Varmora /Qutone or Equivalent make  
Kitchen Granite platform with stainless steel sink.

## PAINTING

Interior Finish All interior wall faces 2 Coats of good quality Acrylic emulsion paint over putty finished surface  
Exterior Finish Textured/ Smooth finish with Premium Exterior weather proof emulsion paint of the building

## DOORS AND WINDOWS

Door Frames: All door frames shall be in Engineered wood / Hard wood.  
Main Door Solid core flush (block board) shutter with panelled decorated veneer with polished finish on both sides with brushed finish stainless steel hardware of Godrej/ Dorset or equivalent make  
Internal Doors Factory pressed laminate of Indian Timber products /Farwood/NCL Duradoor or equivalent make with brushed finish stainless steel hardware of Godrej/ Dorset or equivalent make  
Balcony Openings UPVC sliding door with provision for mosquito mesh of Rehau/Fenesta/Aparna or equivalent make  
Windows UPVC sliding Window with provision for mosquito mesh of Rehau/Fenesta/Aparna or equivalent make

Ventilators UPVC Ventilator with provision for exhaust fan of Fenesta / Aparna / NCL or equivalent make.  
Balcony Railing MS Railing with Enamel Paint

## TOILETS

Ceramic Washbasins of Duravit/ Kohler/Roca or equivalent make  
Wall Mounted EWC with concealed flush tank of Duravit/ Kohler/Roca or equivalent make.  
Single lever CP Fittings of reputed make Grohe/ Kohler/ Jaquar or equivalent make.

## ELECTRICAL

Concealed copper wiring of Finolex/ Polycab/ RR Cable/ Havells / equivalent.  
Power outlets for air-conditioner in all bedrooms & Living Room /Dining Room  
Power outlets for geysers in all bathrooms  
Power plugs in Kitchen: 3 No's of 5Amp & 2 No's of 15Amp Power sockets  
Power Plug in Utility: 1 No 15Amp Power socket.  
3-phase supply for each unit & individual meters as per BESCO standards.  
Miniature circuit breakers (MCB) & ELCB for each distribution boards.  
Switches and sockets of Legrand / Anchor/ MK Equivalent.  
SOS alarm  
Solar power lighting for all the outdoor and landscaped areas.

## CABLE, TELEPHONE, INTERCOM & INTERNET

Provision for Cable line in Drawing/ Living & Master bedroom.  
Provision of conduit for Telephone, Intercom/Internet in each flat.

## LIFTS

2 High Speed automatic passenger lifts with V3F for energy efficiency of Johnson/ OTIS or Equivalent make with Granite/Tile cladding.

## GENERATOR

Power back up of 2KW for each flat.  
Sufficient power backup for common areas like corridors, lifts & Club House.

## SECURITY/BMS

Solar Fencing on the compound wall.  
Boom Barriers for efficient traffic management.  
Surveillance cameras at the main security and at designated location of each floor  
Intercom

## Amenities

Entrance Plaza with security cabin  
Jogging track  
Open air Gym  
Open air theater  
Open air aerobics/yoga deck  
Semi-open gathering spaces  
Common Toilets for servants/drivers  
Rain Water Harvesting Pits  
Sewage Treatment Plant  
Electrical Vehicle Charging Points (On chargeable bars)  
Car wash area  
Communication Room

*Elevate Your Lifestyle, please get in touch.*

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