

urban trilla
Breathe Nature. Breathe Life.
MOKILA

*the
missing link
of urban
living*

some fresh air. some green. some life.



*the
missing link
of urban
living*

10

OUR STORY
OF HOME
SEARCH

YEARS BACK WE EMBARKED
OUR JOURNEY HOME.

Before you discover Urban Trilla Apartments through the pages of this brochure, we want to share our own story with you.

In a quest to find a home, we realised that thoughtful touches and small enhancements, that could have been added with some more thought and at low cost, were missing in the homes. We observed that there were many like us who faced this situation even with an important investment like a home.

So, we decided to do something about it and poured our hearts into creating homes that reflect the little things that add meaning to living. Larger spaces, a great location, the best fittings, and inclusive landscaping are just a few of those little things. As you read on, please know that each feature is handpicked for you!



Jaipal Reddy



Ravikanth Busam



Venkat Moganti

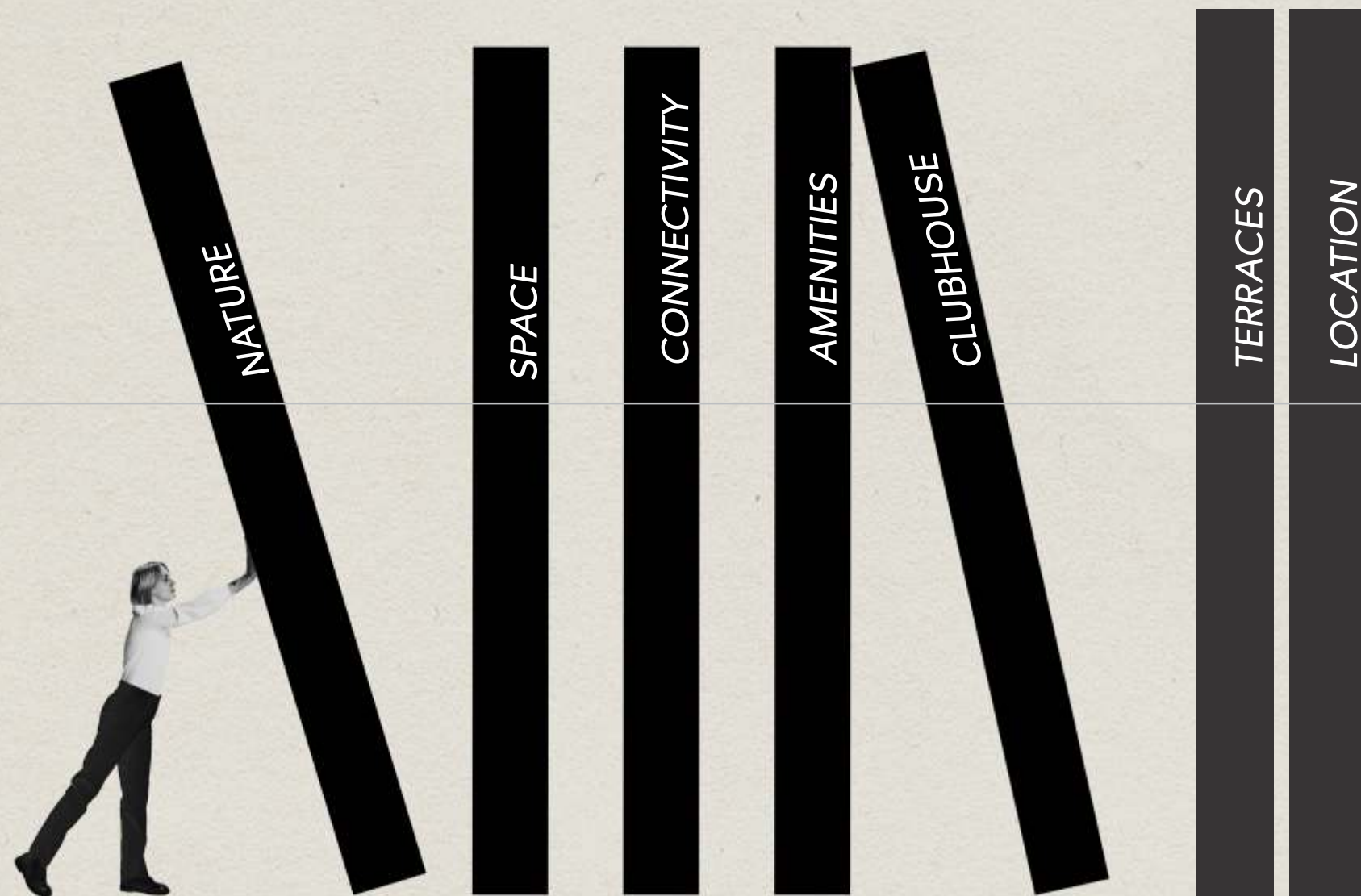
WHY?
MISS OUT!
ON THINGS SO IMPORTANT



ankura
H O M E S



WHAT'S MISSING IN YOUR HOME STORY?



THIS IS WHERE WE BRING IT TOGETHER

ankura homes
urban trilla

THIS IS
WHERE WE
FILL THE
MISSING
LINK

PASSION



Ankura Homes brings you Urban Trilla, seamlessly blending urban living with nature and featuring state-of-the-art amenities and thoughtful landscaping. Urban Trilla epitomises the ethos of Ankura Homes, which strives to bring in features and sustainable quality living that are meticulously thought about and offered at affordable costs. It's time you discover what you are missing!

*ENTER
THE
URBAN
LIVING
RETREAT*





THIS IS
WHERE
WE FILL
THE
HOMES
WITH
PASSION

The premium 4 BHK apartments at Urban Trilla gated community have been built with passion, showcasing exceptional craftsmanship and attention to detail in every corner. You can feel the difference in these homes, where every element, from the foundation to the finishing touches reflect a commitment to quality. The architecture of the apartments include thoughtful design elements offering maximum comfort and functionality.



Urban Trilla, spread over 2.9 acres at Mokila. Offers a perfect blend of luxury and tranquility in a spacious urban setting. Designed with residents' comfort in mind, these low-density apartments offer a more peaceful and private living environment, ensuring less noise and more space. The three majestic blocks of Urban Trilla have eight floors each and cater to 136 families. With fewer units in each block, these apartments allow for more personalized services and amenities customised to the needs of each resident.

2.9
ACRES
LIFESTYLE PROJECT

3
BLOCKS
8 FLOORS EACH

136
LUXURY
APARTMENTS

urban trilla
Breathe Nature. Breathe Life.

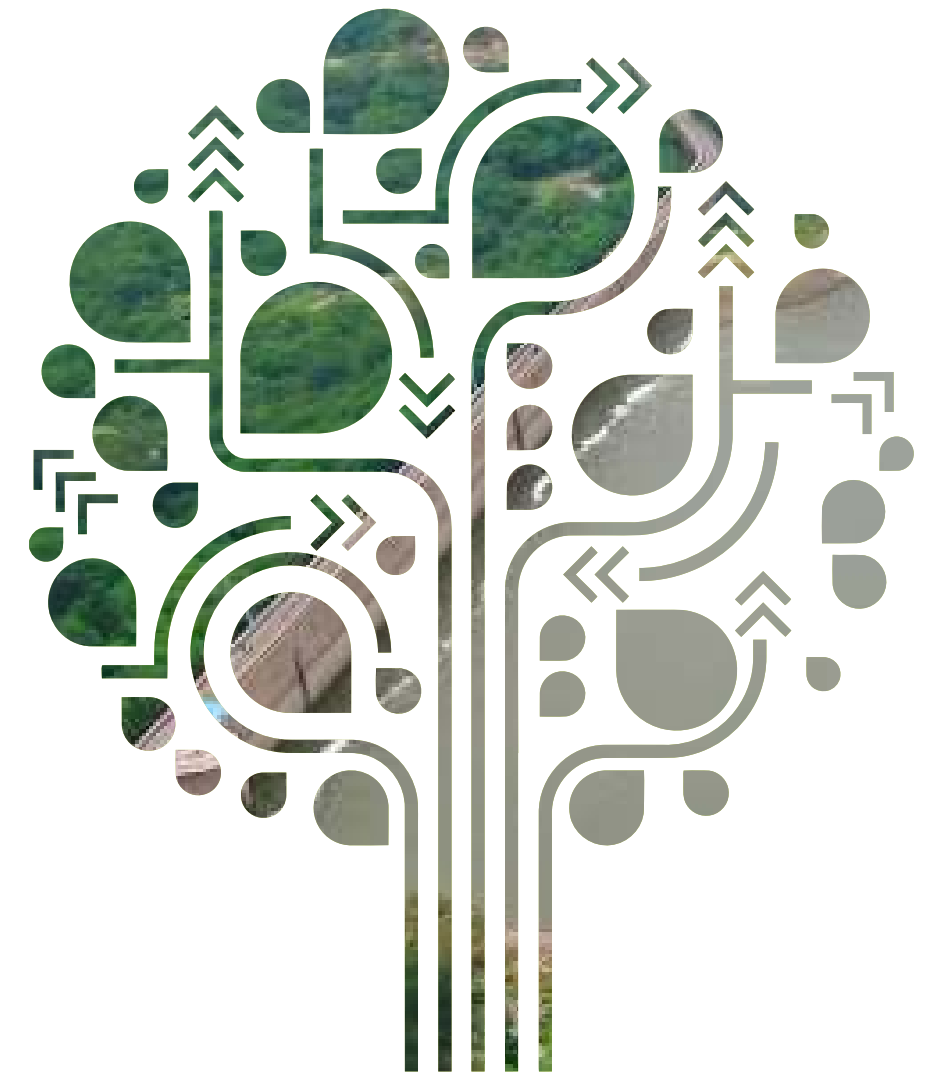
THIS IS
WHERE WE
FILL THE

NATURE LINK

Filling the nature's missing link, Urban Trilla is surrounded by lush greenery and glistening lakes such as Gandipet lake and Osman Sagar reservoir in close proximity. Breathe in fresh air amidst a serene and picturesque environment that offers a perfect blend of nature and urban living!



MOKILA



**SERENITY
FOR LIFE**

**THIS IS
WHERE WE
FILL THE**

SPACE LINK

Urban Trilla offers an XL life and fill the space as the missing link across the ultra-spacious 4 BHK apartments. The flats, ranging from 2627-3893 square feet, boast generous room sizes and a comfortable 20 feet separation between units, ensuring privacy and a sense of openness. The eight-feet high doors create a sense of airiness and let in more light, offering a sense of grandeur.

**2627-
3893 SFT**
YOUR HOME FOR LIFE

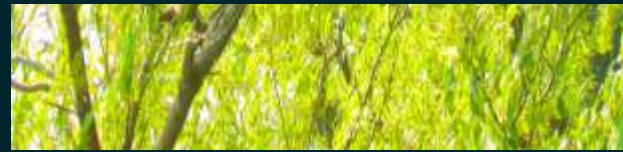
4 THE
LARGEST
BHK FLATS

5 FLOORS
CLUBHOUSE

1 CENTRAL
COURTYARD

The luxury of space
unfettered. unlimited. uncompromising.

urban trilla
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THIS IS
WHERE WE
FILL THE

LANDSCAPES LINK

At Urban Trilla, the outdoors are as spectacular as the indoors. Our green landscaped grounds stretch almost as far as the spirit can travel. By blending functional resting areas, activity zones and natural aesthetics, Urban Trilla lays out a beautiful setting for happiness and health.





THIS IS
WHERE WE
FILL THE
BONDING
LINK

Your home belongs to your family, giving each member a curated experience that becomes a treasured memory. Come, watch the sunset from our tranquil seating alcoves and enjoy the aesthetics of the outdoors as you catch up with your friends.



THIS IS
WHERE WE
FILL THE

GREEN



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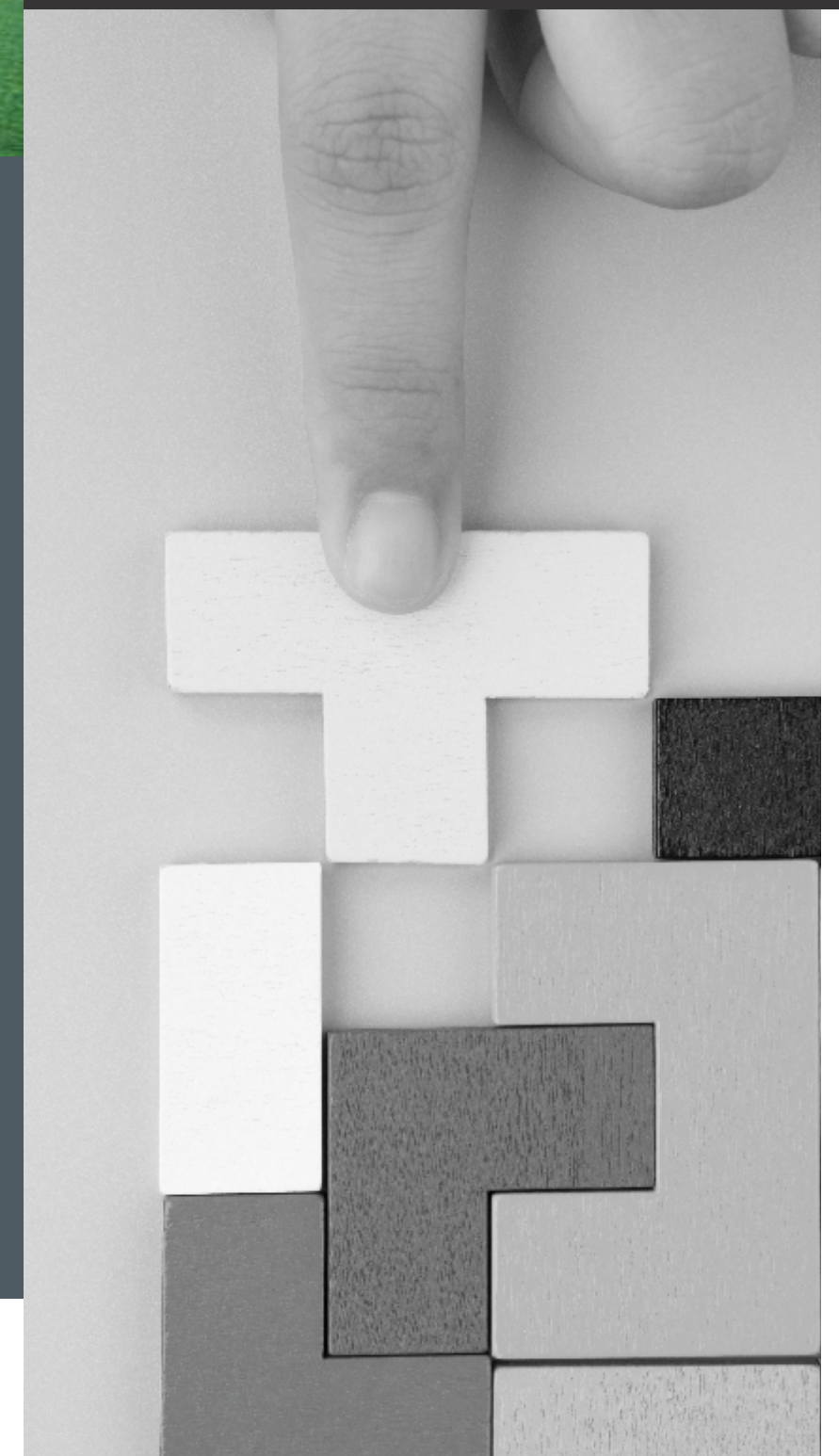


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THIS IS
WHERE WE
FILL THE
ENGAGEMENT
LINK

Urban Trilla fills the engagement missing link by offering social spaces where you can engage in thought-provoking discussions with diverse group of residents. It prioritizes your well being and provides a strong community support system for all.

- Outdoor gym
- Walking track
- Party lawn
- Reading garden
- Elderly seating
- Gazebo
- Amphitheatre
- Underground squash court
- Badminton court
- Half basketball court
- Skating rink
- Children play area

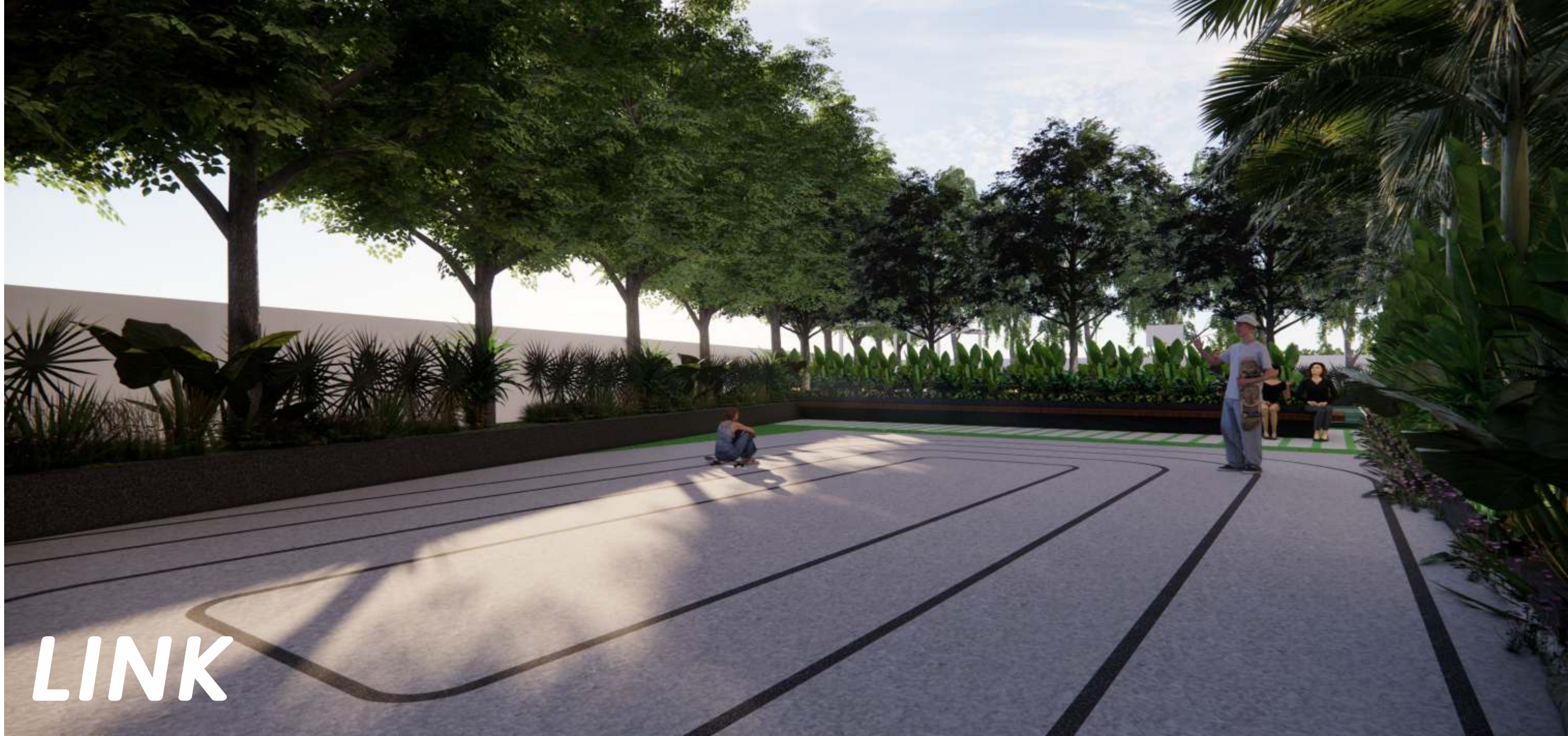




The central space between the towers is a world of laughter and children's chatter. Experience the peace that comes from knowing that the kids are revelling at the swings and slides, making friends and growing up healthy.

THIS IS
WHERE WE
FILL THE

ACTIVITIES



LINK

Urban Trilla fills the activities missing link by catering to all lifestyles with a diverse range of activities. You can pursue your interests on the sports courts, fitness areas and in social spaces. Urban Trilla keeps everyone moving! You'll never get bored!

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LINK

**THIS IS
WHERE WE
FILL THE**

GROWTH

The children play areas are a learning platform designed to nurture social skills and spark a love for learning through imaginative play. Be it the slide or the swing or a seesaw, every play area is the missing growth link providing a vibrant environment for children.





The open space below each tower is designed to be an interactive fun zone, with children and elders finding their own happy corners. A game of badminton? An impromptu performance? Come, the venue is waiting!



At the meticulously planned badminton court, children and adults can hone their backhand and forehand skills and engage in friendly matches within the community. The half basketball court amidst the green surrounding provides a balanced combination of sun and shade for the residents to practice and enjoy the game. You can also join other joggers at the winding walking tracks encompassing the basketball court. At Urban Trilla, our grounds are teeming with activity and laughter. It's your life and you can live it Large.



LUXURY CLUB LINK

THIS IS WHERE WE FILL THE

21,000 SFT

NO LESS THAN A FANTASY



CLUB AMENITIES

1. Cafe
2. Gym
3. Mini theatre
4. Indoor games
5. Creche
6. Banquet hall
7. Meditation zone
8. Infinity pool
9. Jacuzzi
10. Multipurpose hall



The five-storey luxury clubhouse at Urban Trilla provides a space for the residents to connect, unwind and enjoy the different activities. Complete with a sparkling pool and a billiards room, it offers world class amenities and is a perfect place to bring residents together. The clubhouse with all its events and activities, provides a sense of belonging that you might have been missing!



MIND.
BODY. SOUL.

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THIS IS
WHERE WE
FILL THE

TERRACE



LINK



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If you love splashing in the blue, this is for you. The infinity pool on top of the clubhouse is a wonderful place for family fun. Dive, float or do a brisk swim to charge your batteries. But if you would rather sip lemonade on the deckside seating, you are welcome!

ROOFTOP INFINITY POOL





The landscaped terraces of the towers at Urban Trilla are Ankura Homes' thoughtfully planned enhancements, which become a social hub, adorned with beautiful flowers and featuring comfortable sit-outs for conversations. At nights, transform your terrace into a personal observatory with a million stars awaiting your exploration.



FEELS AS
BEAUTIFUL
AS IT
LOOKS

urban trilla
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Soaring high above a sea of verdant foliage at Mokila. Stand the majestic three towers with landscaped terraces, a harmonious blend of human ingenuity and the natural world. Enjoy the fresh air and peaceful surroundings with tree-lined roads and lush landscaping bordering these apartments. Hit the ground running or pedalling with dedicated bike lanes and scenic jogging paths that weave through the green spaces around Urban Trilla.



**THIS IS
WHERE WE
FILL THE**

COURT YARD LINK

Look at it as a giant lung space between the towers - a passionately crafted central park meant for lively, immersive experiences. The aura of space is accentuated by the huge 10-foot gap between the towers. Every apartment, even those in the middle receive good light and breeze. The courtyard is a social place where residents come together and socialise and connect, converse and create magic. Urban Trilla is a celebration of life!



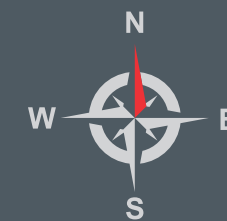
LEGEND

GROUND

- 1 GRAND ENTRANCE
- 2 PERGOLA/ PARTY LAWN
- 3 INFINITY POOL
- 4 MULTIPURPOSE LAWN
- 5 CLUBHOUSE
- 6 AVENUE PLANTATION
- 7 OUTDOOR SEATING / GAZEBO
/ ELDERLY SEATING
- 8 OUTDOOR GYM
- 9 BADMINTON COURT
- 10 SKATING RINK
- 11 HALF BASKETBALL COURT
- 12 AMPHITHEATRE
- 13 WALKING TRACK
- 14 CENTRAL COURTYARD
- 15 SECURITY CABIN
- 16 EXIT

CELLAR

- 17 EV CHARGING STATION
- 18 PIPED GAS





4 BHK 3703 Sft.



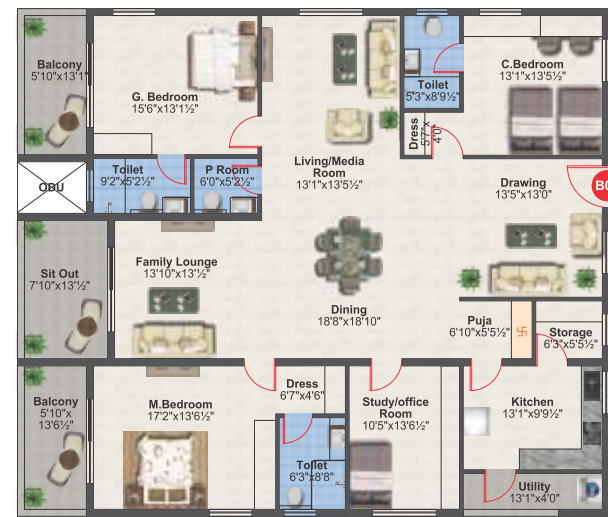
4 BHK 3769 Sft.



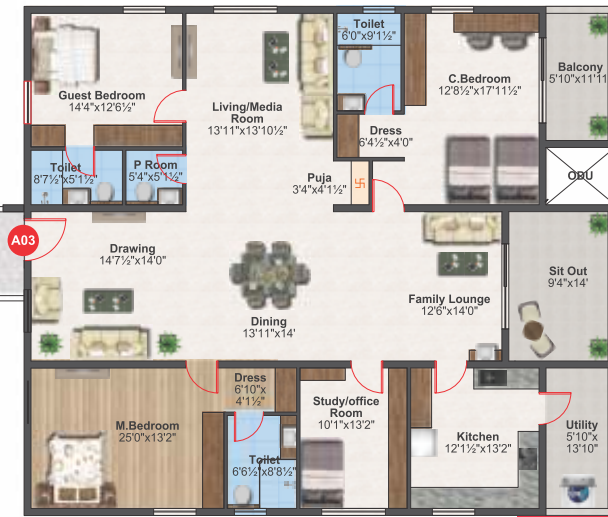
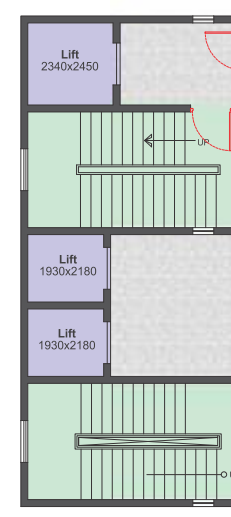
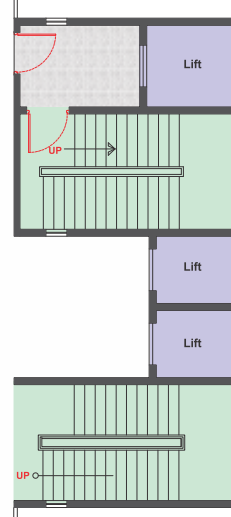
4 BHK 3703 Sft.



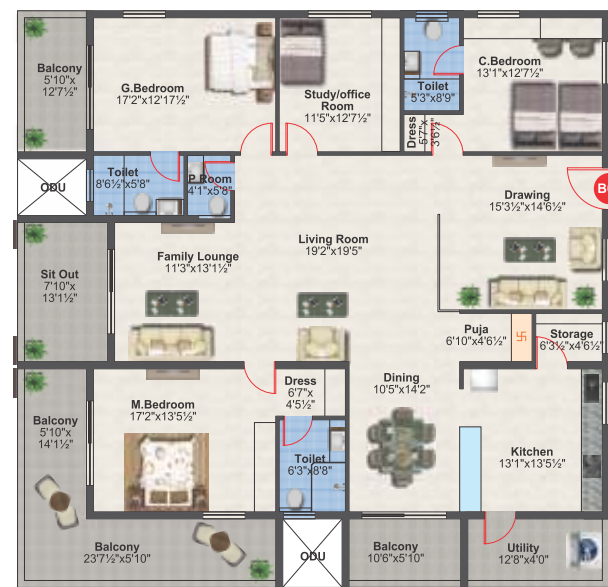
4 BHK 3769 Sft.



4 BHK 3427 Sft.



4 BHK 3427 Sft.



4 BHK 3889 Sft.



4 BHK 3893 Sft.



4 BHK 3889 Sft.



4 BHK 3893 Sft.

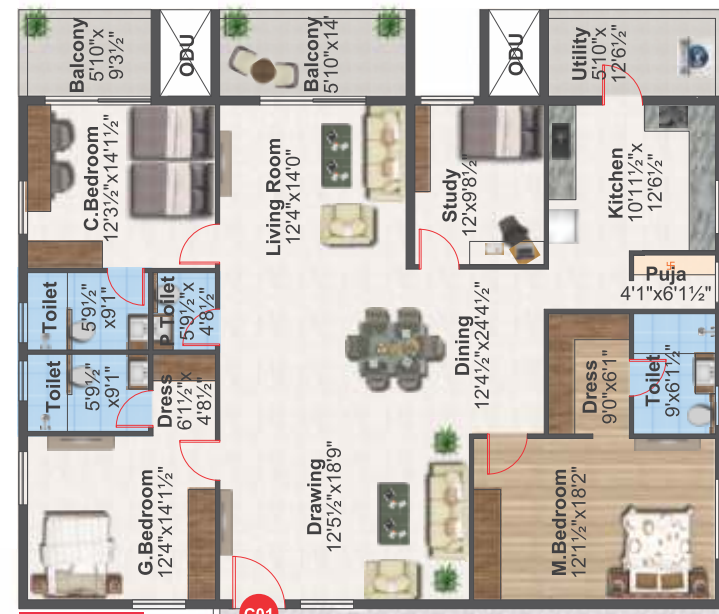
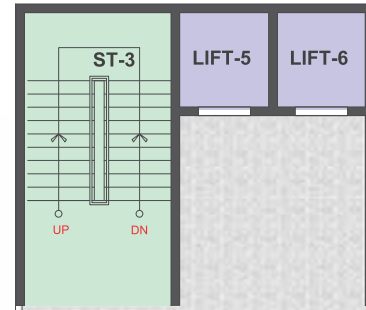
BLOCK B TYPICAL FLOOR PLAN



BLOCK A TYPICAL FLOOR PLAN



3073 Sft.
4 BHK



3029 Sft.
4 BHK



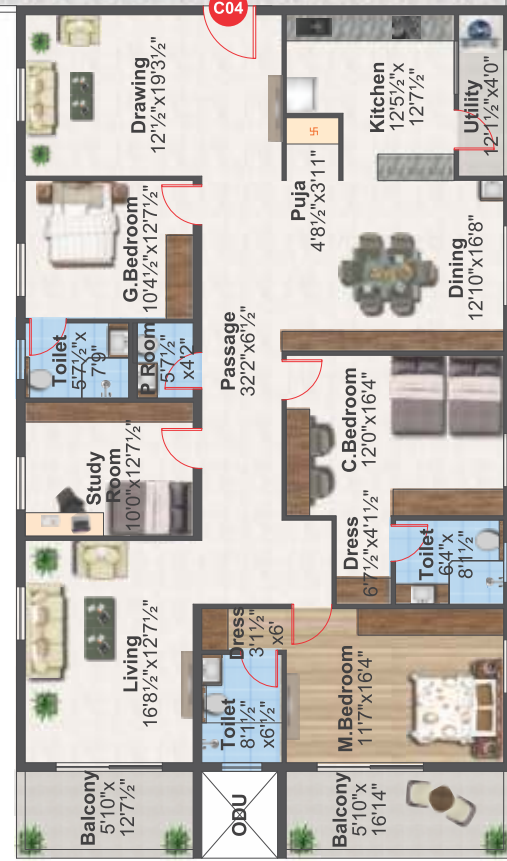
3187 Sft.
4 BHK



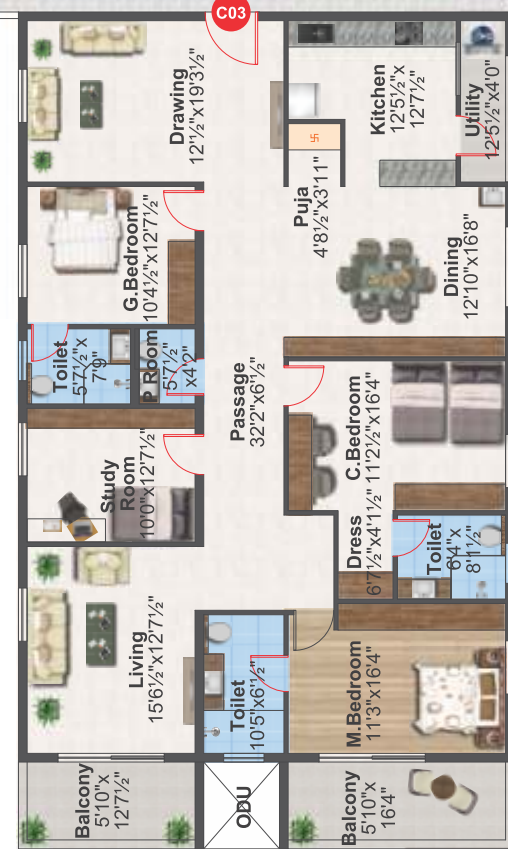
3073 Sft.
4 BHK



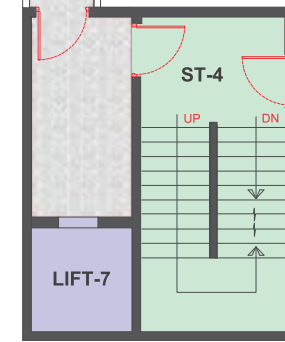
3073 Sft.
4 BHK



3073 Sft.
4 BHK



3017 Sft.
4 BHK



4 BHK EAST

AREA: 3073 SFT



UNIT NO: A 01 & B 04



KITCHEN	: 13'1"X13'6"
UTILITY	: 13'1"X4'0"
STORAGE	: 6'3"X5'5"
POOJA	: 6'10"X5'5"
STUDY	: 10'5"X13'6"
M. BEDROOM	: 17'2"X13'6"
M. DRESS	: 6'6"X4'6"
M. TOILET	: 6'3"X8'7"
M. BALCONY	: 5'10"X13'6"
DRAWING	: 13'5"X13'1"
DINING	: 18'7"X18'10"
FAMILY LOUNGE	: 13'10"X13'0"
LIVING	: 13'1"X13'5"
LIVING BALCONY	: 12'5"X5'10"

SIT OUT	: 7'10"X13'0"
CH. BEDROOM	: 13'1"X13'2"
CH. DRESS	: 5'7"X4'0"
CH. TOILET	: 5'3"X8'9"
CH. BALCONY	: 12'9"X5'10"
G. BEDROOM	: 15'6"X13'1"
G. TOILET	: 9'2"X5'2"
G. BALCONY	: 5'10"X13'1"
POWDER ROOM	: 6'0"X5'2"

4 BHK WEST

AREA: 3769 SFT



UNIT NO: A 02 & 05



KITCHEN	: 10'1"X13'2"
UTILITY	: 13'2"X5'10"
POOJA	: 3'4"X4'1"
STUDY	: 10'1"X13'2"
M. BEDROOM	: 18'2"X13'2"
M. DRESS	: 7'5"X4'1"
M. TOILET	: 6'6"X8'9"
DRAWING	: 14'7"X14'0"
DINING	: 13'11"X14'0"
FAMILY LOUNGE	: 15'10"X14'0"
SIT OUT	: 9'4"X14'0"
CH. BEDROOM	: 12'8"X17'11"
CH. DRESS	: 6'4"X4'0"
CH. TOILET	: 6'0"X9'4"

CH. BALCONY	: (1) 12'7"X5'10"
CH. BALCONY	: (2) 19'2"X5'10"
LIVING	: 13'11"X18'7"
LIVING BALCONY	: 13'11"X5'10"
POWDER ROOM	: 5'4"X5'1"
G. BEDROOM	: 14'4"X12'6"
G. TOILET	: 8'7"X5'1"

4 BHK EAST

AREA: 3427 SFT



UNIT NO: B 03



KITCHEN	: 13'1"X9'9"
UTILITY	: 13'1"X4'0"
STORAGE	: 6'3"X5'5"
POOJA	: 6'10"X5'5"
STUDY	: 10'5"X13'6"
M. BEDROOM	: 17'2"X13'6"
M. DRESS	: 6'7"X4'6"
M. TOILET	: 6'3"X8'8"
M. BALCONY	: 5'10"X13'6"
DRAWING	: 13'5"X13'0"
DINING	: 18'8"X18'1"
FAMILY LOUNGE	: 13'10"X13'0"
LIVING	: 13'1"X13'5"

LIVING BALCONY	: 12'5"X5'10"
SIT OUT	: 7'10"X13'0"
CH. BEDROOM	: 13'1"X13'5"
CH. DRESS	: 5'7"X4'0"
CH. TOILET	: 5'3"X8'9"
G. BEDROOM	: 15'6" X13'1"
G. TOILET	: 9'2"X5'2"
G. BALCONY	: 5'10"X13'1"
POWDER ROOM	: 6'0"X5'2"

4 BHK WEST

AREA: 3769 SFT



UNIT NO: A 03

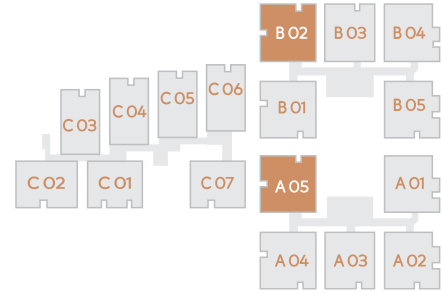


KITCHEN	: 12'1"X13'2"
UTILITY	: 13'1"X5'10"
POOJA	: 3'4"X4'1"
STUDY	: 10'1"X13'2"
M. BEDROOM	: 25'0"X13'2"
M. DRESS	: 6'10"X4'1"
M. TOILET	: 6'6"X8'8"
DRAWING	: 14'7"X14'0"
DINING	: 13'11"X14'0"
FAMILY LOUNGE	: 12'6"X14'0"
SIT OUT	: 9'4"X14'0"
CH. BEDROOM	: 12'8"X17'11"
CH. DRESS	: 6'4"X4'0"

CH. TOILET	: 6'0"X9'1"
CH. BALCONY	: 11'11"X5'10"
LIVING	: 13'11"X13'10"
POWDER ROOM	: 5'4"X5'1"
G. BEDROOM	: 14'4"X12'6"
G. TOILET	: 8'7"X5'1"

4 BHK EAST

AREA: 3889 SFT



UNIT NO: A 05 & B 02



KITCHEN	: 13'1"X13'5"
UTILITY	: 12'8"X4'0"
STORAGE	: 6'3"X4'6"
POOJA	: 6'10"X4'6"
STUDY	: 11'5"X12'7"
M. BEDROOM	: 17'2"X13'5"
M. DRESS	: 6'7"X4'5"
M. TOILET	: 6'3"X8'8"
M. BALCONY	: 15'10"X23'7"
M. BALCONY	: 25'10"X14'1"
DRAWING	: 15'3"X14'6"
DINING	: 10'5"X14'2"
DINING BALCONY	: 10'6"X5'10"
FAMILY LOUNGE	: 11'3"X13'1"

SIT OUT	: 7'10"X13'1"
LIVING	: 19'2"X19'5"
CH. BEDROOM	: 13'1"X12'7"
CH. DRESS	: 5'7"X3'6"
CH. TOILET	: 5'3"X8'9"
G. BEDROOM	: 17'2"X12'7"
G. TOILET	: 8'6"X5'8"
G. BALCONY	: 5'10"X12'7"
POWDER ROOM	: 4'1"X5'8"

4 BHK WEST

AREA: 3893 SFT



UNIT NO: A 04 & B 01

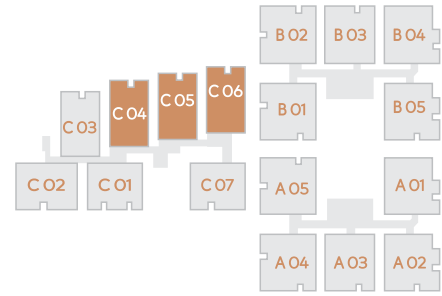


KITCHEN	: 11'1"X14'2"
UTILITY 1	: 6'6"X14'10"
UTILITY 2	: 17'7"X 5'10"
POOJA	: 6'0"X7'6"
STUDY	: 11'0"X12'6"
M. BEDROOM	: 17'9"X14'2"
M.BALCONY	: 18'4"X6'6"
M.TOILET	: 6'0"X8'9"
DRAWING	: 17'9"X14'0"
DINING	: 12'0"X14'0"
FAMILY LOUNGE	: 11'5"X14'0"
SIT OUT	: 5'10"X14'0"
LIVING	: 12'0"X14'10"
LIVING BALCONY	: 11'8"X6'6"

CH. BEDROOM	: 12'1"X16'11"
CH. TOILET	: 6'1"X10'0"
CH. BALCONY	: 10'11"X5'10"
POWDER ROOM	: 6'1"X6'7"
G.BEDROOM	: 12'1"X16'11"
G.TOILET	: 10'0"X5'4"

4 BHK EAST

AREA: 3073 SFT



UNIT NO: C 04,05&06

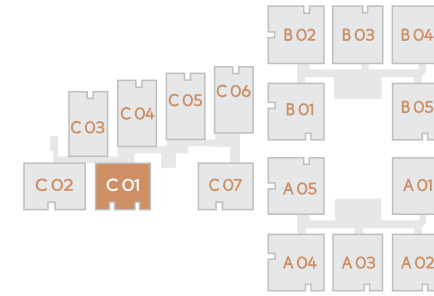


KITCHEN	: 12'5"X12'7"
POOJA	: 3'11"X4'8"
UTILITY	: 12'1"X4'0"
STUDY	: 12'7"X10'0"
M. BEDROOM	: 11'7"X16'4"
M. BALCONY	: 16'4"X5'10"
M. DRESS	: 3'1"X6'0"
M. TOILET	: 8'1"X6'0"
DRAWING	: 12'0"X19'3"
DINING	: 12'10"X16'8"
LIVING	: 16'8"X12'7"
LIVING BALCONY	: 12'7"X5'10"

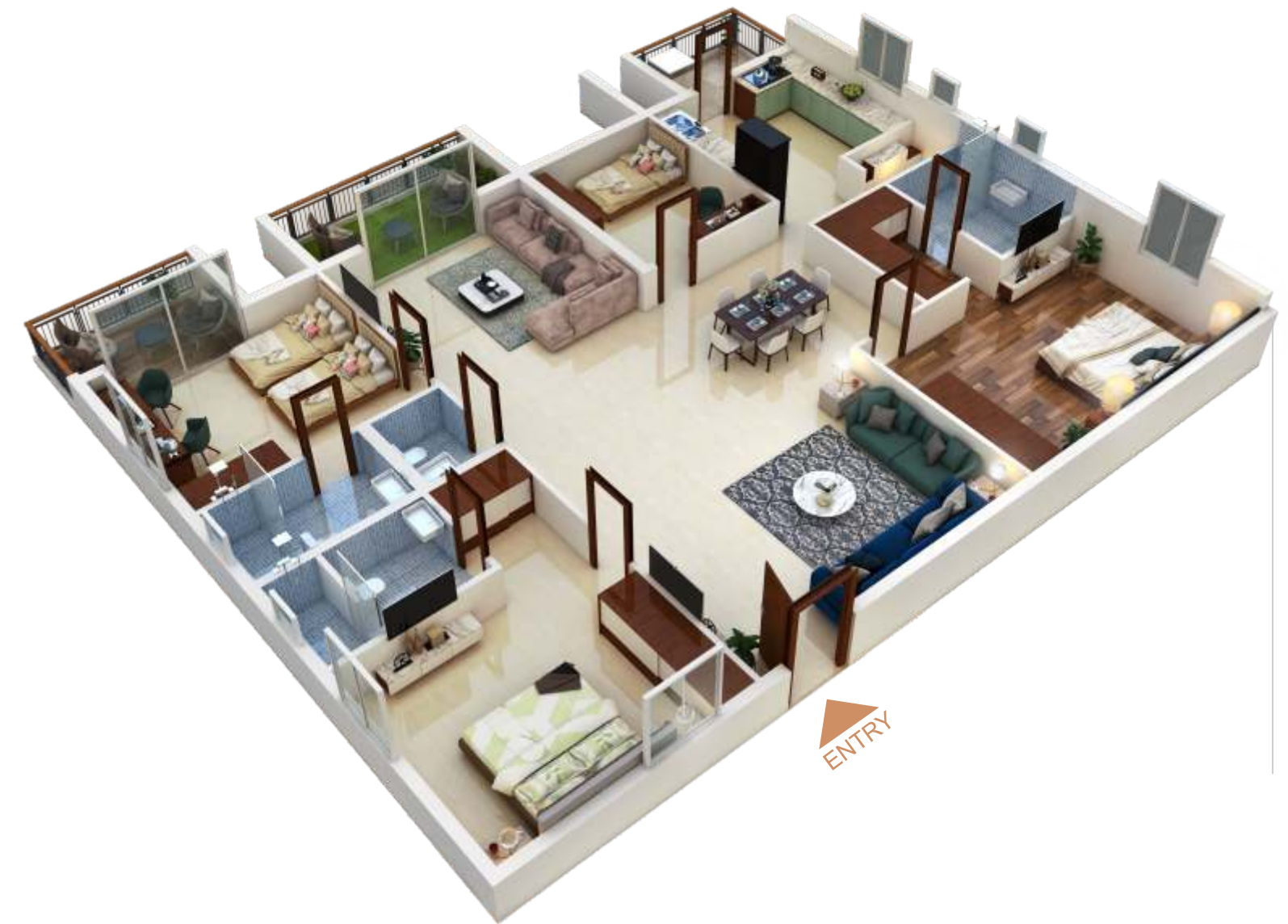
CH. BEDROOM	: 12'0"X16'4"
CH. DRESS	: 6'7"X4'1"
CH. TOILET	: 6'4"X8'1"
POWDER ROOM	: 5'7"X4'2"
G. BEDROOM	: 10'4"X12'7"
G. TOILET	: 5'7"X7'9"

4 BHK WEST

AREA: 3893 SFT



UNIT NO: C 01



KITCHEN	: 10'11"X12'6"
POOJA	: 6'1"X4'1"
UTILITY	: 12'6"X5'10"
STUDY	: 12'0"X9'8"
M. BEDROOM	: 12'1"X18'2"
M. DRESS	: 9'0"X6'1"
M. TOILET	: 9'0"X6'1"
DRAWING	: 12'5"X18'9"
DINING	: 12'4"X24'4"
LIVING	: 12'4"X14'0"
LIVING BALCONY	: 14'0"X5'10"

CH. BEDROOM	: 12'3"X14'1"
CH. TOILET	: 5'9"X9'1"
CH. BALCONY	: 9'3"X5'10"
POWDER ROOM	: 5'9"X4'8"
G. BEDROOM	: 12'4"X14'1"
G. DRESS	: 4'8"X6'1"
G. TOILET	: 5'9"X9'1"

4 BHK EAST

AREA: 3017 SFT



UNIT NO: C 03



KITCHEN	: 13'1"X13'6"
UTILITY	: 13'1"X4'0"
STORAGE	: 6'3"X5'5"
POOJA	: 6'10"X5'5"
STUDY	: 10'5"X13'6"
M. BEDROOM	: 17'2"X13'6"
M. DRESS	: 6'6"X4'6"
M. TOILET	: 6'3"X8'7"
M. BALCONY	: 5'10"X13'6"
DRAWING	: 13'5"X13'1"
DINING	: 18'7"X18'10"
FAMILY LOUNGE	: 13'10"X13'0"
LIVING	: 13'1"X13'5"
LIVING BALCONY	: 12'5"X5'10"

SIT OUT	: 7'10"X13'0"
CH. BEDROOM	: 13'1"X13'2"
CH. DRESS	: 5'7"X4'0"
CH. TOILET	: 5'3"X8'9"
CH. BALCONY	: 12'9"X5'10"
G. BEDROOM	: 15'6" X13'1"
G. TOILET	: 9'2"X5'2"
G. BALCONY	: 5'10"X13'1"
POWDER ROOM	: 6'0"X5'2"

4 BHK WEST

AREA: 3187 SFT



UNIT NO: C 02

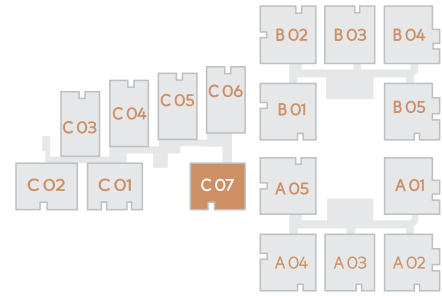


KITCHEN	: 10'11"X12'6"
POOJA	: 6'1"X4'10"
UTILITY	: 16'2"X5'10"
STORAGE	: 6'1"X6'1"
STUDY	: 12'7"X10'5"
M. BEDROOM	: 13'0"X16'2"
M.BALCONY	: 13'11"X6'6"
M. DRESS	: 4'0"X6'5"
M. TOILET	: 8'8"X6'1"
DRAWING	: 4'0"X18'9"
DINING	: 12'7"X12'5"
LIVING	: 14'0"X18'5"
LIVING BALCONY	: 14'0"X5'10"

CH. BEDROOM	: 12'3"X14'1"
CH. TOILET	: 5'9"X9'1"
CH. BALCONY	: 13'9"X5'10"
POWDER ROOM	: 5'9"X4'8"
G. BEDROOM	: 12'4"X14'1"
G. DRESS	: 4'8"X6'1"
G. TOILET	: 5'9"X9'1"

4 BHK WEST

AREA: 3073 SFT



UNIT NO: C 07



KITCHEN : 10'11"X12'6"
 POOJA : 6'1"X4'10"
 UTILITY : 16'2"X5'10"
 STORAGE : 6'1"X6'1"
 STUDY : 12'7"X10'5"
 M. BEDROOM : 13'0"X16'2"
 M. DRESS : 4'0"X6'5"
 M. TOILET : 8'8"X6'1"
 DRAWING : 14'0"X18'9"
 DINING : 12'7"X12'5"
 LIVING : 14'0"X18'5"
 LIVING BALCONY : 14'0"X5'10"

CH. BEDROOM : 12'3"X14'1"
 CH. TOILET : 5'9"X9'1"
 CH. BALCONY : 14'1"X5'10"
 POWDER ROOM : 5'9"X4'8"
 G. BEDROOM : 12'4"X14'1"
 G. DRESS : 4'8"X6'1"
 G. TOILET : 5'9"X9'1"


 Breathe Nature. Breathe Life.

THIS IS
WHERE YOU
ARE
HOME



YOUR URBAN TRILLA BUILT AROUND THE BRANDS

ONLY THE FINEST GOES INTO MAKING THE FINEST

At Ankura Homes, we are uncompromising about our quality standards. Urban Trilla is a proud specimen of our meaningful collaborations, lending it the quality that is promised to you.

From the stainless steel that goes into the construction to the modular kitchen, from the electrical fittings to the sanitaryware, from the light fixtures to the silken walls – our stringent quality checks ensure that your daily life is wrinkle-free, all the way.



THIS IS
WHERE WE
FILL THE



DESIGN LINK

At Urban Trilla, a curated colour palette and consistent design elements create a sense of effortless flow between the rooms. Experience a harmonious flow from room to room with a cohesive design that unites the entire living space. The thoughtful design prioritizes a comfortable flow, making everyday living a breeze.

- Large Balconies
- Spacious Living Room
- Well Ventilated Indoor
- Scope for Customization
- Designated Areas for Furniture & Fitments



urban trilla
Breathe Nature. Breathe Life.



THIS IS
WHERE WE
FILL THE

LOCATION
LINK



GREEN.
SERENE.

What do you call a place that is just 20 minutes away from the buzzing Gachibowli, the Financial District and the picturesque Gandipet lake? Undoubtedly, it's Mokila Shankarpally. While the connectivity is top-notch, what is equally amazing is the serenity and greenery of the neighbourhood. You don't have to compromise, ever.



Scan QR Code for
Direct Location



PROXIMITY

20 MINS

- PALM EXOTICA RESORT
- WIPRO CIRCLE
- IIT HYDERABAD
- FINANCIAL DISTRICT
- GACHIBOWLI STADIUM
- CONTINENTAL HOSPITAL
- GANDIPET LAKE
- GACHIBOWLI

15 MINS

- URBAN TRILLA FARMS
- PRAGATHI RESORTS
- KOKAPET IT SEZ
- CBIT / MGIT
- OCEAN PARK
- GAUDIUM SCHOOL
- SAMASHTI SCHOOL
- OUTER RING ROAD

10 MINS

- 800 ACRES PROPOSED SEZ
- SKYZONE THEME PARK
- SHANKARPALLY TOWN

5 MINS

- IBS / ICFAI BUSINESS SCHOOL
- APARNA WEST MEADOWS

LOCATION MAP

(NOT TO SCALE)

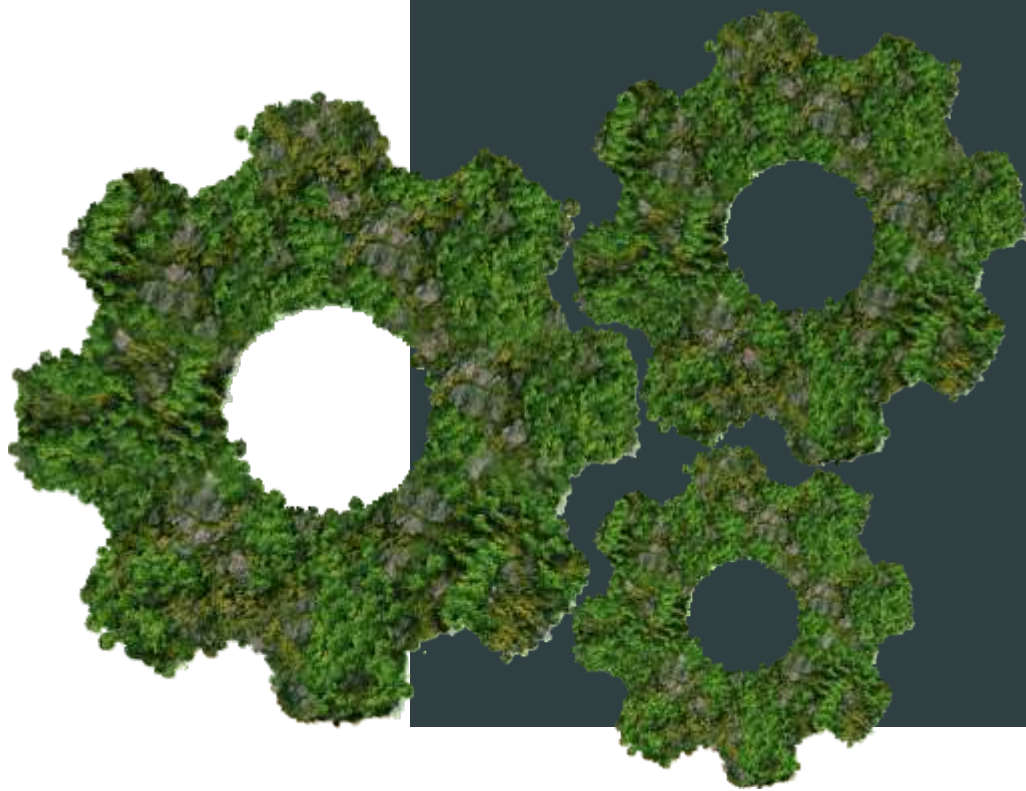


PROJECT APPROVED BY



THIS IS
WHERE WE

MAKE IT WORK



SPECIFICATIONS

FRAMED STRUCTURE

- RCC framed structure to withstand wind & seismic loads

ESUPER STRUCTURE

- 8" Brick size and after plastering 10"
- 4" Brick size for internal after plastering 6"

• PLASTEG

External: Double coat cement plastering with texture, primer & two coat paint

Internal: Cement plastering with 2 coats of luppam finished

DOORS

Main Door Frame: Best quality Dura frame with melamine/PU finish with 8' entrance

Main Door Shutter: 40mm Both sides Teak veneer shutter with melamine/PU finish

Internal Door Frame/Shutter: Best quality hardwood door frame with polish/paint

BWP grade both sides 1mm thick laminate **French Doors (If any)**

WINDOWS

- uPVC door frames with performance glass acoustically treated/tinted float glass panelled shutters & designer hardware of best brands
- uPVC door frames with plain/tinted float glass with suitable finishes, provision for mosquito mesh track

PAINTING

External: Textured finish & two coats of exterior emulsion paint with architectural features

Internal: Smooth finish with two coats of premium acrylic emulsion paint of best brands over a coat of primer

FLOORING

Living & Dining: 800mm x 800mm double charged vitrified tiles

Bathrooms: Anti-skid ceramic tiles

Corridors: Granite tiles

Living Balconies: Anti-skid vitrified/ceramic

Tiles Staircase: Granite/marble/Kota stones

TILE CLADDING

Dadoing in kitchen: Glazed ceramic tiles dado up to 2' height above kitchen platform

Bathrooms: Glazed ceramic tile dado up to 7' height

Utilities: Rustic vitrified tiles of SKGT

Tile dado up to 3' height

KITCHEN

- Granite platform with stainless steel sink
 - Separate Municipal tap (water provided by GHMC along with bore well water) Provision for fixing of water RO system, exhaust fan & chimney
 - Provision for geyser for hot water near the sink
- Utilities/Wash:** Dishwasher & washing machine provision

BATHROOMS

- Vanity type washbasin/countertop in master bedroom
- EWC with vertical stack flushing system with hydro-pneumatic system
- Single lever fixture with wall mixer cum shower
- Provision for geysers in all bathrooms
- All CP fittings are chrome plated (Grohe, Hans Grohe, Roko or equivalent) Sanitary American Standard or equivalent

ELECTRICAL

- Concealed copper wiring (Havells or equivalent) Power outlets for air-conditioners in all bedrooms, Power outlets for geysers in all bathrooms, Power plugs for cooking range chimney, refrigerators, microwave ovens, mixer/grinders in kitchen and washing machine
- Three-phase supply for each unit & individual meter boards
- Elegant designer modular electrical switches MCB for each distribution board

GENERATOR

- 100% DG set backup with acoustic enclosure & AMF

PARKING MANAGEMENT

- Entire parking is well designed to suit the number of car parks required
- Parking signage and equipment at required places to improve driving comfort with 12 feet cellar

CLUBHOUSE & AMENITIES

- Well designed clubhouse of 20,668 SFT
- Facilities like creche with children play equipment, laundry facilities, Multi-purpose hall, squash, bowling etc
- Swimming pool with changing rooms & open showers
- Separate rooms for associations, maintenance & servant toilets

FIRE & SAFETY

- Fire hydrant & fire sprinkler system in all the floors & basements
- Fire alarms & public address system in all floors & parking areas (basements)
- Control panels will be kept at main Security
- LPG Supply of gas from centralized gas bank to all individual apartments with pre-paid gas meters

NOTE

1. Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.
2. People desiring to alter/ modify their flat can do so by prior request and additional payment.
3. Flat will be handed over for wood work/interiors after receiving 100% payment only.

**THIS IS
WHERE WE**

RAISE THE BAR



urban trilla
Breathe Nature. Breathe Life.

Stemming from a clear idea of what an ideal home should be, Urban Trilla came to life. The objective was to offer a modern lifestyle connected to nature and space.

Urban Trilla is for all of us who believe in living the XL life and have "the do not compromise" mantra for where they live and how they live.

CONSULTANTS



RERA NO. : PO2400003866



Scan QR Code for
Website

ankura
H O M E S

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For more Details: **83 6767 0909**

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The promoters reserve the rights to make changes in plans, specifications and elevations, as deemed fit.