



EVERYTHING WITHIN
A Complete Life Ecosystem

PHILOSOPHY

Everything Within Begins Here

When life finds everything it needs, in one address. At urbanyards Shangrila, life isn't designed around just homes — it's designed around how you live.

Every space, every pathway, every amenity, and every infrastructure decision is thoughtfully placed. It's all designed to ensure comfort, convenience, wellness, work, leisure, and community life remain within the project, creating a life that feels complete, balanced, and effortless.

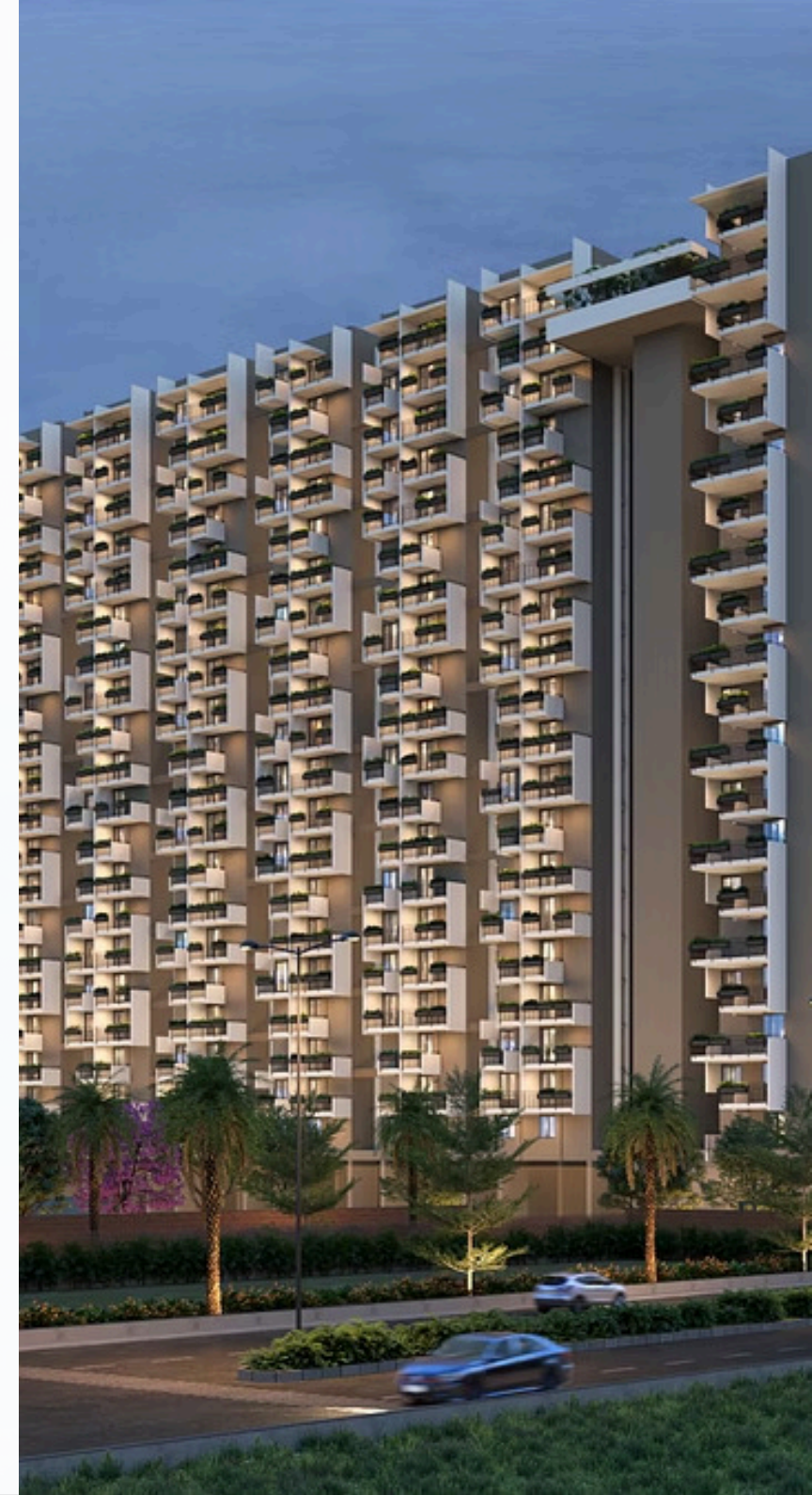
Here, comfort isn't an upgrade.

Convenience isn't an add-on.

Well-being isn't an afterthought.

Everything you need to live well is already within.

This is not a project that adds features. It is a community that removes the need to look elsewhere.





OUR FOUNDATION

Strength, Vision & Credibility

urbanyards Shangrila is promoted and executed by **TempleTree Developers LLP**, a joint venture formed by two equal partners — Shangrila Infracon India Pvt. Ltd. and urbanyards LLP (urbanyards).

This partnership brings together legacy-scale construction capability and contemporary lifestyle-led development thinking, resulting in a high-rise community that balances engineering strength, thoughtful design, and future-ready living.

Shangrila Infracon India Pvt. Ltd.

Backed by **Mr. Bollineni Seenaiah**, Shangrila Infracon India Pvt. Ltd. is a nationally respected infrastructure and real estate group with decades of experience in large-scale construction.

Their track record includes successful ventures in residential townships, commercial complexes, and various infrastructure projects. Known for engineering excellence and timely delivery, Shangrila Infracon brings unparalleled construction capability and execution strength to the partnership.

OUR FOUNDATION

Modern Vision Meets Market Expertise

Urban Yards LLP

- Led by **Mr. Dasireddy Upender Reddy**
- Brings contemporary, lifestyle-led development thinking
- Deep understanding of modern homebuyer aspirations
- Focus on design, amenities, and community building
- Expertise in creating future-ready living spaces

The Partnership Advantage

- Legacy construction strength + modern design vision
- Engineering excellence + lifestyle innovation
- Scale and credibility + market understanding
- Result: A high-rise community that balances all elements





THE LAND | WHERE NATURE LEADS THE STORY

Before architecture took shape, there was land that breathed.

And it still does.

urbanyards Shangrila is set within a rare natural envelope — where water bodies, green belts, open skies, and low-rise surroundings coexist in balance.

Here, development does not overpower nature.

It respects it.

THE LAKE | STILLNESS THAT STAYS WITH YOU

Close to the community lies Raviryala Lake — a vast natural water body that has sustained villages, agriculture, and ecosystems for generations.

Beyond its history, the lake continues to play a vital ecological role:

- Recharging groundwater
- Cooling the surrounding micro-climate
- Supporting biodiversity
- Acting as a natural buffer against urban congestion

From the apartments, the lake stretches into a seamless horizon — water, greenery, and sky flowing together without obstruction.

This is not a view you glance at.
It is a presence you live with.





GREEN BELTS | AIR THAT FEELS DIFFERENT

To one side, the green expanse surrounding protected institutional zones forms a natural forest belt — absorbing pollution, moderating temperature, and preserving ecological balance.

To another, the airport's extensive green envelope adds yet another layer of environmental protection, filtering air and reducing density.

Here, the air you breathe does not pass through traffic.

It passes through green.

OPEN SKY | SPACE THAT WILL REMAIN

Low-rise surroundings ensure long-term openness.

Landscaped corridors replace concrete edges.

Even the first residential floor rises above the immediate skyline.

Light arrives freely.

Air circulates naturally.

Views remain protected — not negotiated.

This is openness you can trust, not just admire.

A 360° Natural Ecosystem Around Your Home

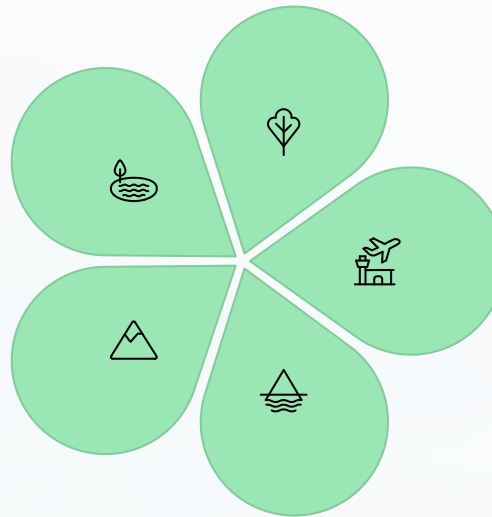
urbanyards Shangrila is surrounded by a rare convergence of natural advantages that create a living, breathing ecosystem. This is geography itself offering you a gift — one that cannot be replicated, cannot be constructed artificially, and will only grow more valuable with time.

Dual Lake Views

Raviryala and Suram Cheruvu providing cooling and visual calm

Elevated Positioning

Above-skyline views with permanent protection



Protected Green Zones

RCI and Vignyana Kancha ensuring permanent green cover

Airport Green Belt

Natural air filtration through 273 hectares of greenery

Low-Density Living

G+2 town norms maintaining openness and light

"This is not something created by design. It is something gifted by geography — a convergence of natural advantages that exist today and will only become more precious tomorrow."

When you choose urbanyards Shangrila, you are securing access to an ecosystem — one that regulates temperature naturally, purifies air continuously, provides visual peace daily, and protects your long-term quality of life structurally.



A Location That Gives You Back Time

Everything Within Reach

Located at **Tukkuguda**, urbanyards Shangrila is positioned where Hyderabad's growth, connectivity, and future infrastructure converge. This is not just a well-connected address — it is a location that changes how your everyday life feels.

Here, distance reduces, travel simplifies, and time returns to you.



Proximity to Employment Hubs

Enjoy quick access to major IT corridors and bustling business districts, reducing commute times and enhancing work-life balance.



Seamless Connectivity

Benefit from direct access to the Outer Ring Road (ORR), upcoming metro lines, and arterial highways, simplifying daily travel and weekend getaways.



Enhanced Lifestyle

Experience stress-free mornings and energized evenings. More quality time with family and friends, leading to a significant upgrade in overall well-being.



Time Savings & Quality of Life

A location designed to give you back precious hours every day, transforming mundane commutes into opportunities for leisure, personal growth, or simply relaxing at home.

Close to Where the City Works

Tukkuguda sits at the heart of Hyderabad's most powerful employment ecosystem, making it an ideal choice for professionals, entrepreneurs, and families planning long-term stability.



Pharma City & Life Sciences Hub

Tukkuguda offers immediate access to Hyderabad's global hub for pharmaceutical research and life sciences, ensuring robust career opportunities.



Aerospace & Defense SEZ

Benefit from proximity to Special Economic Zones dedicated to aerospace and defense, attracting top talent and fostering innovation.



IT/ITES Corridors

Enjoy easy access to major IT and ITES corridors, home to global tech giants and startups, minimizing commute times.



Financial District Proximity

The area provides convenient access to the Financial District, offering a wealth of opportunities in banking, finance, and corporate services.



A Location Designed for Families

Beyond work and connectivity, Tukkuguda offers a well-rounded social ecosystem that supports family life at every stage.



Education

Reputed educational institutions from established schools to international campuses are easily accessible, ensuring children spend less time travelling and more time learning.



Healthcare

Strong network of multi-specialty hospitals, proposed medical colleges, and healthcare facilities provide dependable medical support as everyday assurance.



Culture & Leisure

Religious, cultural, and leisure landmarks including the Statue of Equality, theme parks, and spiritual centres add depth and balance to life.

Infrastructure That Builds Future Value

Tukkuguda is not a location waiting to develop — it is a location **already under transformation.**

Current Developments

- Major road projects
- Metro expansion
- Industrial corridors
- Regional highway upgrades

Future Impact

- Protected long-term property value
- Sustained employment growth
- Strong demand across market cycles
- Enhanced connectivity to Srisailam, Tirupati, and Andhra Pradesh

Choosing Tukkuguda today is choosing relevance for decades.



Why This Location Works — Every Day

Your Time is Respected

Reduced commutes mean more hours for what truly matters

Your Stress is Reduced

Proximity to essentials eliminates daily planning pressure

Your Family Life Gains Quality

More energy and presence for loved ones

Your Investment Gains Resilience

Strategic location ensures long-term value protection

When everything important is closer, life feels simpler, calmer, and more complete.

INFRASTRUCTURE

The Invisible Strength Behind Effortless Living Invisible Strength. Everyday Comfort.

True luxury is not loud. It does not demand attention. It simply works — quietly, consistently, every single day.

At urbanyards Shangrila, infrastructure is not an afterthought or a checklist. It is the silent framework that supports how you live, how you rest, how you move, and how you feel — without ever interrupting your life.



A Life That Never Pauses



Uninterrupted Power

100% DG backup ensures work-from-home calls, family evenings, and everyday routines continue seamlessly.



24×7 Water Supply

Reliable sourcing, advanced storage, and individual flat-level water metering give you assurance and control.



Piped Gas

Safety and convenience brought directly into your kitchen.



Sustainable Systems

Advanced STP and water management support responsible living.

Here, essentials don't fluctuate. They remain steady — just like your comfort.

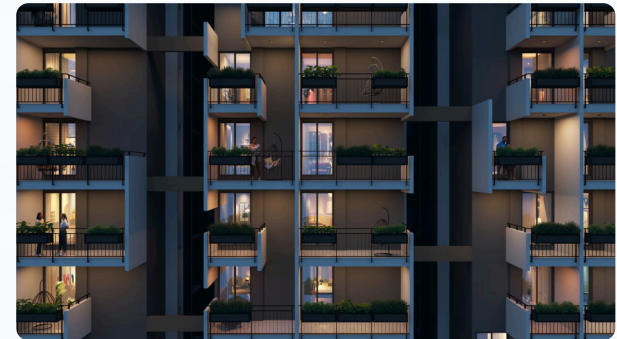
Vertical Living, Perfected

Movement That Feels Calm

High-speed, low-noise lift zoning with dedicated passenger and service lifts ensures privacy, efficiency, and minimal waiting — even during peak hours.

Generous **5.0-metre basement heights** allow flexibility for future parking needs, while the **5-metre stilt height** creates a light-filled, well-ventilated arrival experience.

Here, movement feels natural. Transitions feel unhurried.



Homes That Feel Open — Because They Are

3.15m

Slab-to-Slab Height

Interiors feel brighter, cooler, and more breathable. Air flows freely. Light travels deeper.

Dedicated AC outdoor unit slab spaces ensure clean elevations, better airflow, and hassle-free maintenance — keeping both aesthetics and comfort intact over time.

This is not about height alone. It's about how space makes you feel.

7ft

Main Entrance Door

Enhanced proportion and arrival create quiet elegance the moment you step inside.



Privacy, By Intelligent Design

Privacy Without Closing Yourself In

True privacy is not achieved by shutting windows — it is achieved by planning them right.

At urbanyards Shangrila, windows of side-by-side homes are strategically staggered, never placed in the same visual line.

Here, privacy is subtle. Natural. Effortless.

This prevents direct facing between adjacent flats while still allowing abundant natural light and cross-ventilation.

Mesh-fitted window provisions add everyday comfort — keeping homes open to fresh air without compromising peace of mind.



Safety That Feels Reassuring, Not Restrictive

- **Single Entry–Exit Layout**
Controlled access without creating a closed environment
- **24×7 CCTV Surveillance**
Comprehensive monitoring for peace of mind
- **Controlled Access Points**
Security that protects without intruding

Security systems here are designed to protect — not intrude. To reassure — not restrict.

Ready for What Comes Next



EV Charging

Infrastructure supports evolving mobility needs



Vastu Compliant

Planning brings balance and harmony



Quality Standards

Construction ensures durability and longevity

Infrastructure at urbanyards Shangrila doesn't seek attention. It simply ensures that every day feels easier, calmer, and better lived.

Because when the foundation is strong, life above it feels complete.



AMENITIES

Life Indoors, Perfectly Balanced Everything Within Walls That Welcome

At urbanyards Shangrila, indoor amenities are not designed to impress at first glance — they are designed to be lived in, returned to, and relied upon.

These are spaces that extend your home, support your routine, and quietly elevate everyday life — without ever overwhelming it.

The Clubhouse — The Heart of Community Life

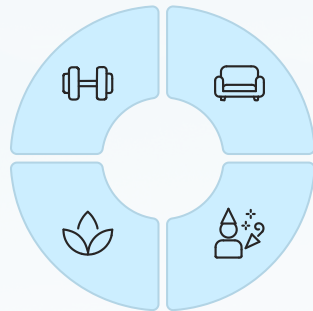
The multi-level clubhouse is the social soul of urbanyards Shangrila. It is where conversations unfold naturally, celebrations take shape effortlessly, and everyday interactions turn into lasting connections.

Fitness

Complete wellness facilities

Calm

Wellness and restoration



Leisure

Comfortable social spaces

Celebration

Event and gathering venues

This is not a building you visit occasionally. It becomes a part of how you live.



Celebration & Social Spaces



Moments Worth Celebrating, Beautifully

Elegant banquet halls and private party rooms are designed to host life's important moments — birthdays, anniversaries, festivals, and intimate gatherings.

The spaces adapt easily — from grand celebrations to quiet family events — allowing you to host with confidence and ease, without stepping outside the community.

Here, memories are made without logistics.
Celebrations feel effortless.

Lounges, Seating Nooks & Quiet Corners



Comfortable Lounges

Spaces for slow conversations and evening reflections



Quiet Corners

Places to pause and simply do nothing at all



Social Spaces

Where neighbours become friends and quiet moments feel complete

Luxury here is not about scale. It's about comfort.

Reading Rooms & Libraries

Quiet Spaces for the Mind

Designed for calm focus, reading rooms and libraries offer a peaceful retreat from screens and noise.

Whether it's a morning newspaper, an evening book, or quiet study time, these spaces bring back the pleasure of undisturbed thought.

Because sometimes, the best luxury is silence.





Work & Productivity Zones



Co-Working Spaces

Dedicated areas for focused productivity without bringing work into personal living spaces



Business Lounges

Professional meeting spaces where work stays professional and boundaries remain intact

Here, meetings stay professional, focus remains sharp, and work-life boundaries remain intact — making modern hybrid living feel balanced and sustainable.

Health & Fitness — Designed Into Daily Life

Fitness at urbanyards Shangrila is not confined to a single routine.



Fully Equipped Gymnasium

Supports everything from light daily workouts to focused training



Yoga & Meditation Studios

Space for mindfulness, flexibility, and mental clarity



Spa, Salon & Wellness

Moments of restoration and self-care



Squash Court

High-energy recreation for intensity and challenge

Health here does not feel planned. It feels natural.

Entertainment & Recreation

Leisure That Brings People Together

Indoor games zones encourage friendly competition across age groups, while the private theatre transforms movie nights into immersive, shared experiences.

Entertainment stays close.

Connection stays stronger.





Hospitality, Within Your Home

Guest Rooms & Suites

Well-appointed spaces allow friends and family to stay comfortably, without disrupting your privacy or routine.

Seamless Hosting

Hosting becomes easy. Hospitality feels seamless.

Everyday Convenience, Thoughtfully Placed



Supermarket

Daily needs always close at hand



Clinic & Pharmacy

Healthcare support within reach



Banking & ATM

Financial services for everyday convenience



Concierge Services

Operational needs handled quietly



Creche

Safe, nurturing care for young children supporting working parents

Here, convenience is not scattered. It is carefully integrated.



OUTDOORS

Open Spaces That Breathe Life Everything Within Nature

At urbanyards Shangrila, outdoor spaces are not fillers between buildings — they are where life expands, movement feels natural, and the community truly connects.

Here, nature is not ornamental. It is part of your everyday routine.

Landscaped Greens & Tree-Lined Avenues

Nature as Your Everyday Backdrop

Expansive landscaped gardens, shaded pathways, and tree-lined avenues create a green rhythm that runs through the community.

Morning walks feel refreshing. Evenings feel restorative. Every window opens to calm.

These green spaces don't just beautify — they quietly improve how you breathe, move, and unwind.





Paths That Move With You

1

Jogging Tracks

Safe, uninterrupted routes for focused morning runs

2

Cycling Paths

Dedicated lanes winding through the community

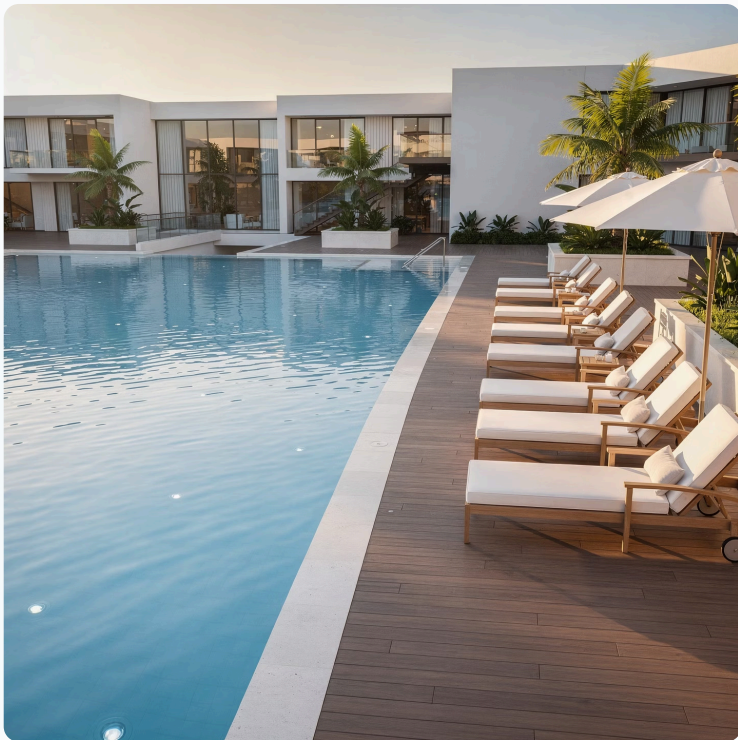
3

Walking Routes

Relaxed evening strolls through green spaces

Whether it's a focused morning run or a relaxed evening walk, fitness here feels enjoyable — not forced. Movement becomes a habit. Not a task.

Water Spaces That Feel Like Escapes



Leisure That Feels Like a Getaway

Thoughtfully designed swimming pools for adults and children, along with spacious decks, create zones for relaxation, play, and family time.

Mornings are calm. Afternoons are playful. Weekends feel indulgent.

Without leaving home, you feel like you've stepped away.

Sports That Keep Energy Alive



Cricket Practice Nets

Focused practice
without disturbance



Tennis Court

Rhythm and precision in
play



Basketball Court

Spontaneous games
and friendly challenges

Here, play fits easily into life — before dinner, after work, or during relaxed weekends.

Open Lawns & Community Spaces

Wide open lawns, thoughtfully placed seating areas, and a vibrant amphitheatre create settings for gatherings, performances, celebrations, and casual evenings outdoors.

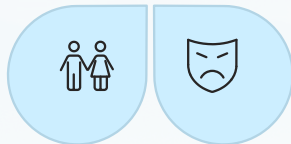
Open Lawns

Flexible spaces for family time



Community Events

Festive gatherings



Seating Areas

Casual gathering spots

Amphitheatre

Performances and celebrations

From festive events to quiet family time, these spaces adapt effortlessly — making community life feel warm and inclusive.



Wellness, Nature & Spiritual Balance

Outdoor Yoga

Dedicated spaces invite mindful movement under open skies — where breath, balance, and nature come together.

Wellness feels grounded.
Unrushed.
Deeply personal.

Temple

A serene space for prayer, reflection, and inner balance — woven gently into the community landscape.

It becomes part of daily life, not a special visit.

Pet Park & Nature Trails

Every member of the family — including pets — has space to play, explore, and connect.

Nature becomes shared. Living becomes inclusive.



Everything Within. Every Day.

Complete Living

urbanyards Shangrila is not just a place to live. It is a complete life ecosystem — where location, infrastructure, amenities, and community come together seamlessly.

Strategic Location



Strong Infrastructure



Vibrant Community



Thoughtful Amenities



Everything you seek is already within.

INFRASTRUCTURE FACILITIES

The Invisible Strength Behind Effortless Living



100% DG Power Backup

Life, uninterrupted

Power flows seamlessly through your home and community, ensuring workdays, family time, and quiet evenings continue without pause. Even during outages, life at urbandyards Shangrila moves forward without disruption.



24×7 Assured Water Supply

Consistency, every hour

From early mornings to late nights, water availability remains constant — eliminating seasonal stress and everyday uncertainty.



Sewage Treatment Plant (STP)

Sustainability that works silently

Water is treated and reused responsibly within the community, reducing dependence on fresh sources and supporting greener living.



3.15-Metre Slab Height

Homes that breathe

Higher slab heights create brighter interiors, improved airflow, and a greater sense of openness — enhancing comfort throughout the year.



Individual Water Connection & Metering

Your usage. Your control.

Each residence is supported by its own water connection and meter, encouraging responsible consumption while ensuring transparency. Comfort is assured, and sustainability becomes a natural habit.



Piped Gas Connection

Cooking convenience, built in

Safe, direct piped gas connections simplify everyday cooking, remove handling hassles, and keep kitchens clean and efficient.



Lift Zoning with High-Speed, Low-Noise Lifts

Vertical living, refined

Three dedicated lift lobbies with separate passenger and service lifts ensure smooth movement, privacy, and minimal waiting — even during peak hours.



Dedicated AC Outdoor Unit Slab Space

Clean aesthetics. Easy maintenance.

Each home includes designated slab space for AC units, ensuring better airflow, organized placement, and clutter-free elevations.

INFRASTRUCTURE FACILITIES - Part 1



7-Foot-High Main Entrance Door

A taller sense of arrival

The increased door height enhances proportions and creates an immediate feeling of openness and elegance as you enter your home.



Basement Parking with 5-Metre Clear Height

Flexibility built into the structure

The generous basement height allows residents to plan staggered parking solutions in the future, adapting spaces as needs evolve.



Staggered Window Planning with Mesh

Privacy without closing yourself off

Windows are thoughtfully staggered between adjacent homes, preventing direct views while allowing natural light and ventilation. Mesh provisions ensure comfort without compromise.



5-Metre-High Stilt Level

An arrival experience that feels open

Enhanced stilt height improves ventilation, daylight, and visual openness — creating a grand and welcoming entrance to the community.

INFRASTRUCTURE FACILITIES - Part 2



24×7 Surveillance & Controlled Access

Security that stays discreet. Round-the-clock monitoring, single entry-exit planning, and controlled access ensure peace of mind without creating a fortress-like feel.



Vastu-Compliant Planning

Harmony by design. Layouts follow Vastu principles to create balanced, positive living environments that feel naturally aligned.



EV Charging Infrastructure

Prepared for what's next. EV charging provisions support a shift toward sustainable mobility, making future-ready living effortless.



Quality-Focused Construction Standards

Built to endure. From structural systems to finishes, consistent quality control ensures durability, safety, and long-term performance.



INDOOR AMENITIES - Part 1

Curated Spaces That Enrich Everyday Life



Clubhouse

The heart of community living. A multi-level clubhouse brings people together — offering spaces for relaxation, fitness, celebrations, and connection under one roof.



Banquet Halls & Party Rooms

Moments worth celebrating. Elegant banquet halls and private party spaces host everything from milestone celebrations to intimate gatherings with ease.



Lounges & Seating Nooks

Places to pause. Comfortable lounges and quiet corners invite conversations, reflection, and relaxed downtime.



Reading Rooms & Libraries

Quiet spaces for the mind. Designed for calm focus, these spaces offer refuge from screens and everyday noise.



Co-Working & Business Lounge

Work, without disruption. Professionally planned workspaces allow productivity to flourish while preserving work-life boundaries.



Fully Equipped Gymnasium

Strength, at your pace. Modern equipment supports every fitness level — from daily workouts to focused training.

INDOOR AMENITIES - Part 2

Curated Spaces That Enrich Everyday Life



Yoga & Meditation Studio

Stillness within reach. Dedicated studios encourage mindfulness, flexibility, and mental clarity.



Spa, Salon & Wellness Rooms

Restore and renew. Thoughtfully designed wellness spaces offer moments of relaxation and personal care.



Squash Court

High-energy recreation. Fast-paced indoor sport adds intensity and variety to fitness routines.



Indoor Games Zone

Leisure that brings people together. Games and recreational spaces create lively interactions across age groups.



Private Theatre

Entertainment, elevated. Enjoy cinematic experiences within the comfort of your community.



Guest Rooms & Suites

Hospitality, within your home. Comfortable guest accommodations ensure visitors feel welcome while preserving privacy.



INDOOR AMENITIES - Part 3



Concierge & Resident Services

Support that simplifies life. From daily assistance to property management, services are designed to remove everyday friction.



Bank / ATM

Daily transactions made easy. Financial services within the campus add to daily convenience.



Swimming Pools (Adults & Kids)

Leisure that feels like a getaway.

Water spaces offer relaxation, play, and family time.



Supermarket, Clinic & Pharmacy

Essentials, steps away. Everyday conveniences are integrated into the community for effortless living.



Creche

Care for the youngest members. Safe, thoughtfully designed spaces support young families and working parents.

THE CREATIVE STUDIOS

Spaces Where Hands Create, Minds Slow Down, and Souls Reconnect

At urbanyards Shangrila, we believe that a fulfilled life is not lived only through screens. It is lived through expression, creation, and discovery.

In a world increasingly driven by smart devices and fast content, the Creative Studios are designed as a gentle pause — spaces that invite residents of all ages to step away from screens and step into the world of art, craft, and imagination.

These are not classrooms. They are not activity rooms. They are open studios — where curiosity leads, and creativity follows.

A SPACE PROVIDED. A JOURNEY DISCOVERED.

urbanyards Shangrila provides the space, basic infrastructure, and freedom. What residents bring is curiosity, passion, and imagination. No schedules. No pressure. Just opportunity.



OUTDOOR AMENITIES

Open Spaces That Invite Movement & Connection



Landscaped Gardens & Central Park

Nature as your everyday backdrop

Green spaces offer fresh air, visual calm, and places to unwind.



Swimming Pool & Deck

Water spaces that refresh

Designed for leisure, fitness, and family time.



Jogging Tracks

Movement that feels refreshing

Dedicated tracks support active routines in a safe, pleasant environment.



Cricket Practice Nets

Play that sharpens skill

Dedicated nets support practice without disruption.



OUTDOOR AMENITIES - Part 2



Basketball Half Court

Quick games, big energy

Casual play spaces encourage spontaneous activity.



Skating Rink

Joy in motion

Designed for kids and teens to play freely and safely.



Temple

A place for reflection

A serene spiritual space offers calm and balance within the community.



Amphitheatre & Family Lawns

Shared moments, open air

Spaces for performances, gatherings, and community events.



Tennis Court

Sport with rhythm and precision

Well-planned courts support both casual and competitive play.



Outdoor Yoga Spaces

Wellness under open skies

Mindful movement blends with nature.



Children's Play Zones

Where childhood unfolds

Safe, engaging play areas encourage exploration and joy.



Pet Park & Nature Trails

Inclusive living

Spaces where pets and nature coexist, supporting a balanced lifestyle.

SENSORY WALKWAY GARDENS

A Path You Don't Just Walk — You Feel

At urbanyards Shangrila, walking is not treated as exercise alone. It is designed as an experience.

Along the landscaped walking tracks, nature unfolds deliberately — not randomly.

Flowers, textures, fragrances, and colours are curated in such a way that each stretch of the path feels distinct, memorable, and emotionally engaging.

So much so, that even with your eyes closed, you can sense where you are.

This is not landscaping for decoration. This is landscaping for awareness, calm, and connection.



CLUBHOUSE AMENITIES

A Multi-Level Experience Designed for Every Need

The urbanyards Shangrila clubhouse is thoughtfully designed across multiple levels, ensuring a rich array of amenities are accessible to all residents. Each floor caters to distinct needs, offering a seamless blend of convenience, creativity, wellness, and social engagement. Explore the curated spaces designed to enhance every aspect of daily life, from essential services to vibrant communal activities.



Stilt Floor

- **Pharmacy:** Healthcare essentials readily available.
- **Services:** Dedicated concierge and resident support.
- **Supermarket:** Daily groceries and household needs at your doorstep.
- **Banquet Hall 1:** Grand venue for celebrations and large gatherings.



Floor 1

- **Studio 1:** Creative spaces fostering hobbies and learning.
- **Studio 2:** Flexible multi-purpose rooms for various activities.



Floor 2

- **Salon & Spa:** Indulgent wellness and grooming services.
- **Business Lounge:** Professional workspace with essential amenities.
- **Crèche:** A safe and nurturing childcare facility for young ones.



Floor 3

- **Banquet Hall 2:** Intimate settings for smaller celebrations and events.
- **Dining:** Diverse community dining experiences.
- **Records:** Convenient administrative services.
- **Association Room:** Dedicated space for community meetings and governance.



CLUBHOUSE AMENITIES - Upper Levels

Wellness, Recreation & Relaxation



Floor 4

- **4 Guest Suites:** Hotel-quality accommodation for visiting family and friends.
- **Pantry:** Refreshments and catering support.
- **Linen:** Professional housekeeping services.
- **Gym:** State-of-the-art fitness equipment and training space.



Floor 6

- **Indoor Games:** Table tennis, carrom, chess, and more for entertainment.
- **Theatre:** Private cinema experience with premium seating for residents.



Floor 5

- **4 Guest Suites:** Additional luxury accommodation.
- **Pantry:** Convenient refreshment area.
- **Linen:** Housekeeping and maintenance.
- **Gym:** Extended fitness facilities.



Floor 7 (Rooftop)

- **Kids Pool:** Safe, shallow water play for children.
- **Swimming Pool:** Full-size pool with deck area for all ages.
- **Open Terrace:** Panoramic views and outdoor relaxation space.
- **Storage:** Dedicated facilities for equipment and maintenance.



OUTDOOR AMENITIES

Spaces That Bring Life Outdoors

urbanyards Shangrila extends its commitment to vibrant living beyond the walls, offering a diverse array of outdoor amenities designed to foster movement, connection, and relaxation. These thoughtfully curated spaces provide residents with endless opportunities to engage with nature, pursue passions, and create lasting memories right within their community.



Amphitheatre

Experience open-air performances, community gatherings, and cinematic evenings under the stars, fostering a vibrant social atmosphere for all residents.



Half Basketball Court

Enjoy quick, energetic games and spontaneous sports action, perfect for a casual shoot-around or a friendly challenge with neighbors.



Shuttle Court

Engage in recreational badminton play, offering a fun and accessible way for all ages to stay active and enjoy friendly competition.



Sitting Lounge

Unwind and connect in comfortable outdoor seating areas, perfect for quiet contemplation, reading, or engaging conversations with friends and family.



Net Box Cricket

Hone your cricketing skills in dedicated practice zones, allowing for focused training and friendly matches without disturbing other activities.



Yoga Slot

Find your inner calm and practice mindful movement in serene outdoor wellness spaces, harmonizing body and mind with nature's embrace.



Children's Play Area

Watch young explorers thrive in safe, engaging zones specifically designed for imaginative play, adventure, and boundless energy.



Tennis Court

Serve up some fun on professional-grade courts, catering to both competitive players and those looking for a casual match.

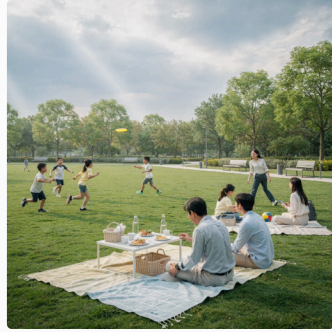
OUTDOOR AMENITIES - Continued

Thoughtfully Designed Outdoor Experiences



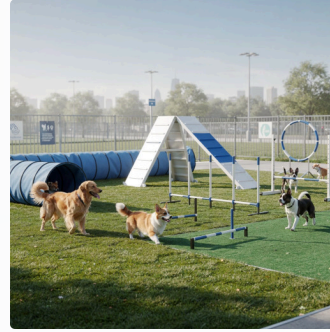
Temple

A serene spiritual sanctuary for prayer and meditation. This tranquil space fosters peace, spiritual practices, and mindfulness within the community.



Family Lawn

Expansive green spaces for picnics, family gatherings, and outdoor celebrations. Ideal for children to play and adults to relax and socialize.



Pet Corner

Dedicated zones where pets can play, exercise, and socialize safely. Equipped with agility features and waste stations for a clean and enjoyable environment.



Sensory Pathway

Immersive walking trails designed to engage all five senses through natural elements. Experience varied textures, fragrant plants, and calming sounds along a journey of discovery.



Water Craft

Interactive water features and aquatic design elements provide a soothing ambiance and visual interest. These dynamic installations offer a refreshing experience and unique aesthetic appeal.



Aroma Garden

Fragrant botanical spaces filled with aromatic plants and herbs create a delightful sensory experience. It's a perfect spot for quiet reflection or enjoying nature's captivating perfumes.



Barbeque Corner

Thoughtfully designed outdoor grilling stations, perfect for residents to host social dining experiences. Equipped for memorable culinary gatherings with friends, family, and neighbors.



Entry Pavilion

Grand, aesthetically pleasing structures serve as a welcoming gateway to the community. These pavilions combine elegant design with functional spaces, setting a sophisticated tone.





SENSORY WALKWAY GARDENS

A Path You Don't Just Walk — You Feel

Walking Reimagined as an Experience

At urbanyards Shangrila, walking transcends the ordinary act of exercise—it becomes a carefully orchestrated journey through nature's most intimate expressions. Along our thoughtfully designed landscaped walking tracks, every element has been curated with intention.

Five Unique Sensory Zones:



Zone 1: The Morning Bloom Zone

Freshness, light, and new beginnings welcome early walkers. Features Jasmine, Parijata, and White Vinca creating a gentle awakening.



Zone 2: The Fragrance Memory Zone

Where scent becomes identity. Raat Rani, Lavender, and Gardenia create an unforgettable olfactory signature.



Zone 3: The Colour Rhythm Zone

Movement through vibrant hues that energise and uplift. Bougainvillea, Ixora, and Hibiscus create cascading walls of colour.



Zone 4: The Touch & Texture Zone

Nature you can feel. Soft foliage, herbal plants, and ornamental grasses invite tactile engagement.



Zone 5: The Calm & Contemplation Zone

Where the walk slows down and stillness finds you. Blue Pea, Peace Lily, and lotus-inspired aquatic edges create timeless tranquility.

The Experience:

This is landscaping as a therapeutic tool, a meditation guide, a pathway to presence. It's wellness without instruction. Mindfulness without effort. A walk that awakens not just your body, but your entire being.



The Creative Studios

Spaces Where Hands Create, Minds Slow Down, and Souls Reconnect

Philosophy: Creativity as a Way of Life

At urbanyards Shangrila, we believe that a fulfilled life is not lived only through screens. It is lived through expression, creation, and discovery. The Creative Studios are designed as a gentle pause — spaces that invite residents of all ages to step away from screens and step into the world of art, craft, and imagination. These are open studios where curiosity leads, and creativity follows.

The Studios:



Sculpture Creation Studio

Form. Balance. Imagination. A dedicated space where raw materials slowly take shape, where three-dimensional thinking comes alive.



Pottery Studio

Where earth meets intention. The spinning wheel becomes a meditation, the clay a teacher of presence and mindfulness.



Carpentry Studio

Craft that builds more than objects. Wood becomes experience through measuring, shaping, and assembling.



Art & Drawing Studio

Where imagination finds colour. Free expression through sketching, painting, and creative exploration without limits.



Culinary Studio

Creativity that brings people together. Where recipes become stories, and meals become memories.

What We Provide:

- Fully equipped studios with professional-grade tools
- Basic infrastructure and safety measures
- Open access with no schedules or pressure
- Freedom to create when inspiration strikes

Why It Matters:

This is creativity without pressure. Learning without instruction. Expression without judgement. Time slows down. Focus deepens. Conversations replace notifications.

Everything Within. Even Your Creativity. Welcome to a home where your creativity has a home.



Location Highlights: Gateway to Hyderabad's Future

urbanyards Shangrila is strategically positioned at Tukkuguda—the gateway to Bharath Future City's 30,000-acre mega development. With the Airport just 7 km away, ORR at your doorstep (Exit 14), and seamless 35-minute connectivity to Gachibowli-Financial District, this is where Hyderabad's future converges.

Transportation & Connectivity



Nehru Outer Ring Road (ORR) - Exit 14

Immediate access to the city's most critical movement corridor



Rajiv Gandhi International Airport - 7 km (8 minutes)

Business travel, family travel, and global connectivity



Airport-Bharath Future City Metro (Upcoming)

Connectivity planned through Tukkuguda towards Kandukur



Somashila to Tirupati Highway

173 km NH157 with 1 km cable bridge, shortens travel by 2 hours

Growth Corridors



Bharath Future City Gateway - 15 km (15 min)

World's largest 30,000-acre integrated development with 100,000+ employment opportunities, AI City, and global corporations



Gachibowli - Financial District - 35 km (35 min)

Hyderabad's premier IT hub with 100,000+ employees across top MNCs including Genpact, HRL Technologies, CTS, Infotech Global, Webtech Soft

Location Highlights: Employment & Essential Services

Employment Hubs



Electronic City, Maheshwaram

1 km: Home to Amazon Data Centre, Micromax, and global technology players across 1,500 acres



Hardware Park

3 km: Covering 1,700 acres with companies like Tata Teleservices, C-DAC, Zen Technologies, and HCL



Research Centre Imarat (RCI)

5 km (5 min): World leader in guided weapons and missile systems, established by APJ Abdul Kalam in 1988



TCS Adibatla & Aerospace SEZs

10 km: 250-acre SEZ with TCS facility, MTAR, and regional corporations. Includes DRDO, RCI, and defence research establishments



Foxconn

10 km (10 min): Global manufacturing contractor with 196 acres in Kongarkalan, 30,000 direct jobs committed with anticipated total employment impact of 100,000



World Trade Center

12 km (15 min): A prominent business and trade center near the airport, fostering innovation and global commerce, and a significant employment generator with diverse businesses.



Amazon Data Centre

15 km (15 min): Recently launched at E-city & Meerkhanpet, creating vast employment opportunities



DRDO

15 km (20 min): Ministry of Defence's research arm with several employees. Kalyan Rafael Advanced Systems Facility adds significant employment scope

Educational Hubs



Sri Sri Academy

4 km (5 min)



Devendra Vidyala

5 km (8 min)



Bhashyam Blooms School

6 km (10 min)



Manchester Global School

6 km (10 min)



Aga Khan School

8 km (10 min)



GMR Chinmaya School

12 km (20 min)



DPS School (Airport) & DPS (Nadergul)

15 km (20 min)

Location Highlights: Healthcare, Leisure & Government Services

Health Support Systems (Hospitals)



Madhavan Ji Super Speciality Hospital
6 km (12 min)



1,000-bed Government Hospital
12 km (20 min): Proposed near Rangareddy Collectorate



JIMS Hospital
15 km (20 min)



OYC Hospital
20 km (30 min)



AIG Hospital-Gachibowli
35 km (35 min)



Care Hospital
40 km (40 min)

Leisure, Culture & Spiritual Landmarks



Wonderla Water Theme Park
8 km (10 min): A captivating amusement park with exhilarating rides, water attractions, and entertainment. Perfect destination for families.



Statue of Equality
8 km (15 min): Majestic statue of the 11th-century Vaishnavite Ramanuja, situated on Chinna Jeeyar Trust grounds in Muchintal.



Masjidgadda Jungle Camp (Cliff-Inn Adventures)
500-acre reserve forest adventure park at Exit 14 ORR offering ziplining, kayaking, rock climbing, rappelling, archery, jungle cycling, and camping experiences with guided nature walks and campfire activities



Urban Forest Parks Network
Multiple nearby green spaces including Pallegadda Urban Forest Park, Thummaloor Urban Development Park, and Sirigiripuram Urban Forest Park providing diverse nature exploration opportunities

Government Organizations



Rangareddy Collectorate
10 km (10 min): Located very close to Tukkuguda, helping citizens commute effortlessly to resolve their administrative needs.

Bharath Future City: India's Most Ambitious Urban Development

Bharath Future City, a visionary project by the Telangana Government, is set to become the world's largest integrated urban development spanning an impressive 30,000 acres. This mega-development is meticulously planned to create a self-sustaining ecosystem designed to propel Hyderabad onto the global stage as a powerhouse of technology, innovation, and sustainable living. It represents a monumental leap in urban planning, aiming to attract top-tier global corporations and foster a thriving community for millions.

urbanyards Shangrila holds a truly strategic position, acting as the primary gateway to this transformative project. Located just 15 km (a swift 15-minute drive) from the heart of Bharath Future City, residents and businesses at urbanyards Shangrila will benefit from unparalleled access to this burgeoning economic and innovation hub. This proximity not only promises significant appreciation for properties but also places inhabitants at the forefront of Hyderabad's future growth narrative.



Massive Employment Generation

Projected to create over **100,000+ direct and indirect employment opportunities** across various sectors, making it a pivotal job creator for the region and attracting talent globally.



Global Capability Centres (GCCs)

Designed to attract numerous multinational corporations establishing their **Global Capability Centres**, bringing in significant foreign investment and high-value jobs.



Vibrant Innovation Centres

Incubators and accelerators will foster **startups and technological breakthroughs**, creating a dynamic environment for entrepreneurs and researchers.



Advanced Knowledge Centres

Development of educational and research institutions will establish Bharath Future City as a hub for **learning, skill development, and academic excellence**.

Bharath Future City is more than just a development; it's a strategic initiative to cement Hyderabad's reputation as a global technology and innovation hub. By concentrating high-tech industries, research facilities, and skilled talent in one integrated mega-city, it will significantly boost the region's economy and international standing.

As this ambitious project continues to develop and attract global corporations and talent, the importance and value of its gateway locations, such as urbanyards Shangrila, will only escalate. Investing here means being at the nexus of Hyderabad's next major economic and urban transformation.



Dedicated AI City

A specialized zone for Artificial Intelligence research, development, and application, positioning Hyderabad as a global leader in **cut-edge AI technologies and innovation**.



State-of-the-Art Data Centres

Equipped with advanced infrastructure, the city will host multiple **hyper-scale data centres**, providing robust digital backbone for businesses and contributing to the digital economy.



Premium Golf Course & Recreation

Integration of a world-class golf course and other high-end recreational facilities ensures a **balanced lifestyle** and enhances the city's appeal.



SPECIFICATIONS - Structure, Doors & Finishes



STRUCTURE

R.C.C. shear wall structure to withstand wind and seismic loads



DOORS / WINDOWS / VENTILATOR

Main Door: Designer teak wood / hardwood frame with flush shutter with teak veneer on both sides and reputed make hardware of SS of Haffle, Hettich, Ozone or equivalent make

Internal Doors: Designer hardwood frame with flush shutter / hollow core membrane and finished with enamel paint / laminate fixed with reputed make hardware of SS of Haffle, Hettich, Ozone or equivalent make

French Doors: UPVC / aluminium sliding door with designer hardware of reputed make

Windows: UPVC/ aluminium sliding doors with designer hardware of reputed make

Ventilators: UPVC / aluminium



PAINTING

Internal: Smooth putty finish with two coats of premium Acrylic emulsion paint of reputed make over a coat of primer

External: Textured finish and two coats of weather proof exterior emulsion paint of reputed make. Railing and other MS works shall be painted with spray enamel.

Parking area: OBD paint over one coat of luppum



FLOORING

Living / dining: Large format vitrified tiles

Master bedroom: 600X600 mm size vitrified tiles of standard and reputed make/ wooden laminate flooring

Other bedrooms: 600X600 mm size vitrified tiles of standard and reputed make

Kitchen: 600x600 mm size vitrified tiles of standard and reputed make

Staircase: Granite flooring / natural stone slabs

Corridors: 600x600 mm size of vitrified tiles of standard and reputed make / natural stone slabs

Toilets: Anti-skid vitrified tiles of standard and reputed make

SPECIFICATIONS - Kitchen, Bathrooms & Systems



KITCHEN

Utility area: Polished granite platform with superior stainless steel/ granite powder sink with backsplash
Dish washer and washing machine provision in the utility area
RO provision



DADOING

Kitchen: Vitrified tiles dado up to 600mm ht above kitchen platform
Toilets: Well designed concept with designer tiles for walls and floor, and dadoing up to lintel height
Utility: Glazed ceramic tiles up to 900 mm near the wash area



TELECOM / I-NET / CABLE TV

Provision for FTH with WiFi internet DTH, telephone & audio intercom



PLUMBING

Plumbing lines will be with CPVC / as specified by PHE consultants



WTP & STP

Water treated to potable water standards centrally. Water meters for each unit. STP as per norms to treat grey water and the treated water shall be used for landscape irrigation



WATER SUPPLY

Gravity based water supply system with treated water



BATHROOMS

Vanity type wash basin / counter top for master bedroom toilet and stand alone wash basins for other toilets
EWC with concealed flush valve of reputed make
Single lever fixtures with wall mixer cum shower
Provision for geysers in utility and toilet area for supply of hot water
All C.P. fittings are chrome plated of reputed make. All sanitary wares of reputed make



ELECTRICAL

Power plug for cooking range, chimney, refrigerator, microwave, oven, water purifier, mixer / grinders in kitchen, Washing machine and dish washer in utility area
3 phase supply for each unit. Miniature circuit breakers (MCB) for each distribution board of reputed make
Elegant designer modular electrical switches. Concealed conduit wiring with PVC insulated FRLS copper cables in all rooms for light, fan and plug points
Power points for all split ACs in all bedrooms and living area



FALSE CEILING

Toilets: Gypsum / POP false ceiling



LIFTS

High speed automatic passenger lifts with rescue device with V3F technology for energy efficiency of reputed make, entrance with granite/marble / vitrified tile cladding



GENERATOR

100% D.G set backup



CAR WASH FACILITY

Car Wash facility will be provided at the parking floor level

Begin Your Journey at urbanyards Shangrila

Everything Within. Every Day.

Discover a life of unparalleled luxury and convenience. urbanyards Shangrila offers meticulously designed homes and a vibrant community where every detail is crafted for your well-being.



Legal & Regulatory

HMDA Building Permission:
010929/BP/HMDA/2859/SMD/2024
RERA Number: P02400010486



Site Address

urbanyards Shangrila, urbanyards Lane, Opposite SBI
Bank, Tukuguda, Ranga Reddy District - 501359



Call Us

+91 9549 012345



Visit Online

www.urbanyards.in

We invite you to experience the future of luxury living. Contact us today to schedule a visit and witness the grandeur of urbanyards Shangrila.