



ozone **URBANA**
IT'S ALL HERE.

Urbana Aqua
2 and 3 Bedroom Apartments

Ozone Urbana – It's all here

At Ozone Urbana we promise you a lifestyle that's unmatched by any other development in its league. Spread over 158 acres, this picturesque township is located right next to the BIAL flyover on NH – 7 and offers a fabulous living environment.

Complete with social infrastructure such as a school, hospital, hotel, offices, restaurants, retail village and homes for the senior living community, Ozone Urbana is undeniably Bangalore's largest integrated township.

Planned to integrate the needs of the modern day home owner, the township encompasses amenities such as multiple clubhouses, over 9 acres of landscaped gardens, an internal road network of 9 kms, 2.4 kms long dedicated bicycle track, multiple sports facilities... it's all here!

Precisely why Ozone Urbana is the preferred choice for those who are looking to buy a modern home for a progressive lifestyle.

Here's what Ozone Urbana township has to offer:

- Main access from 8 lane superfast NH-7
- Multiple access for easy entry/ exit
- Urbana Aqua – 2 B/R and 3 B/R Apartments
- Urbana Meadows – Serviced Residential Plots
- Urbana Azure – Villaments
- Serene – Senior Living Community
- School
- Star Hotel
- Serviced Apartments
- Hospital
- Commercial Office Space/ IT Park
- Retail Village
- Modern Amenities





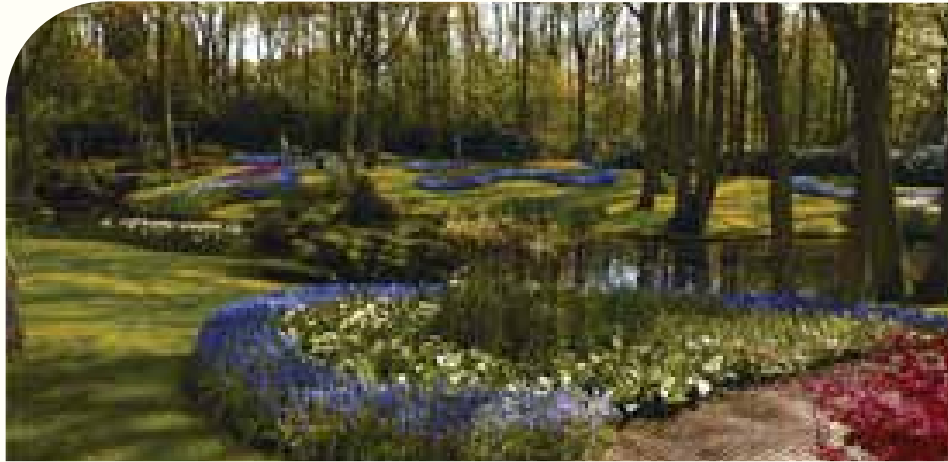
Urbana Aqua

Nestled within the integrated township is Urbana Aqua. Apartments that have been specifically designed to let you live in the convenience of a compact home. Surrounded by lush greenery and water bodies, these apartments are also located in close proximity to all the amenities the township has to offer.

Urbana Aqua – Features:

- Ground + 7 floors in each tower
- 8 apartments on each floor
- Ample car parking for residents and visitors
- Large landscaped areas with parks and open spaces
- 2 lifts – 1 passenger lift and 1 stretcher lift provided per tower
- 2 meter wide corridors





Amenities

Common Clubhouse

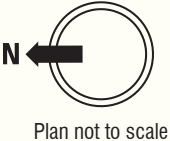
Gym
Health Club – Steam, Sauna and Jacuzzi
Yoga/ Meditation/ Aerobics
Salon – Men and Women
Indoor Badminton Courts
Squash Courts
Table Tennis
Pool/ Billiards
Bowling Alley
Kids Gaming Zone
Library/ Reading Room
25 Seater Mini-Theatre
Crèche/ Day Care Center
Café
Lounge Bar
Alfresco Dining
Multi-purpose Hall
Business Center
Laundromat
ATM
Pharmacy
Departmental/ Convenience Store
Office Space for Association

Outdoor Amenities

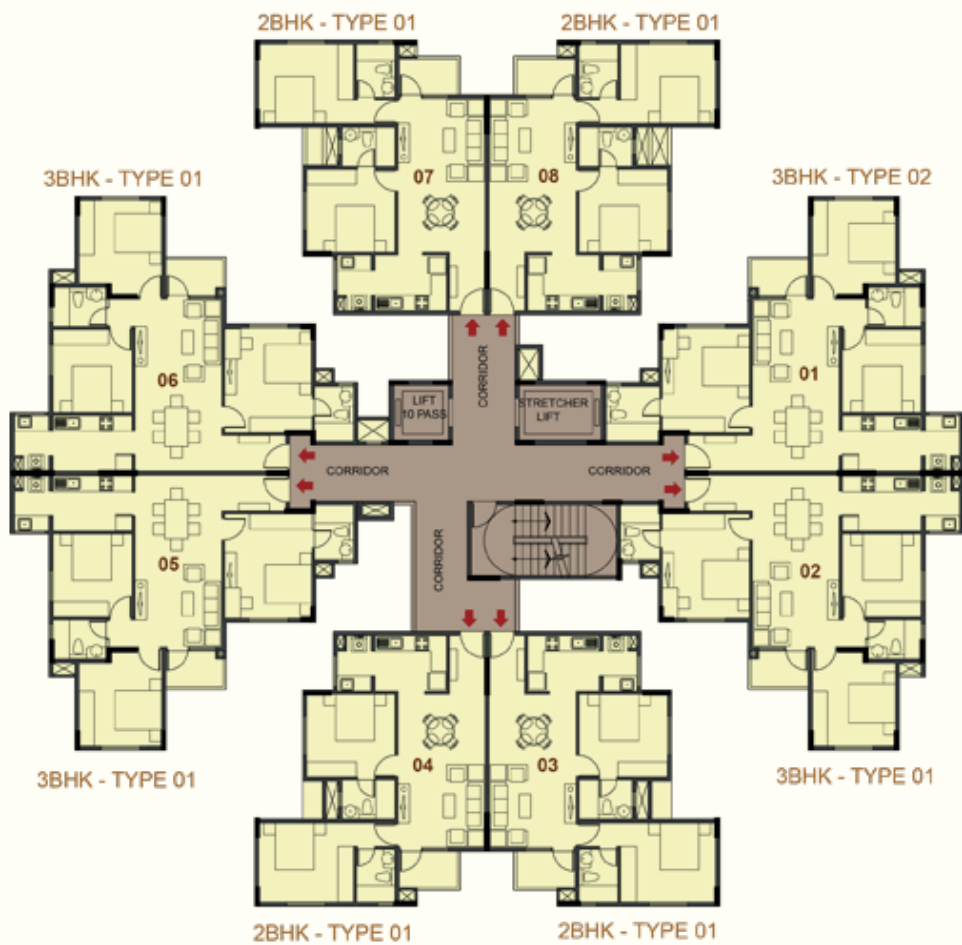
Swimming Pool/ Toddlers' Pool
Yoga and Meditation Area
Children's Play Area and Sand Pit
Snakes and Ladders
Dry/ Rock/ Maze Garden
Putting Greens
Skate Park
Skating Rink
Amphitheatre
Basketball Court
Tennis Courts
Cricket Pitches
Jogging Track
Bicycle Track
Climbing Wall
Palm Plaza
Fountain Plaza
Large Landscaped Areas
Senior Citizens' Area



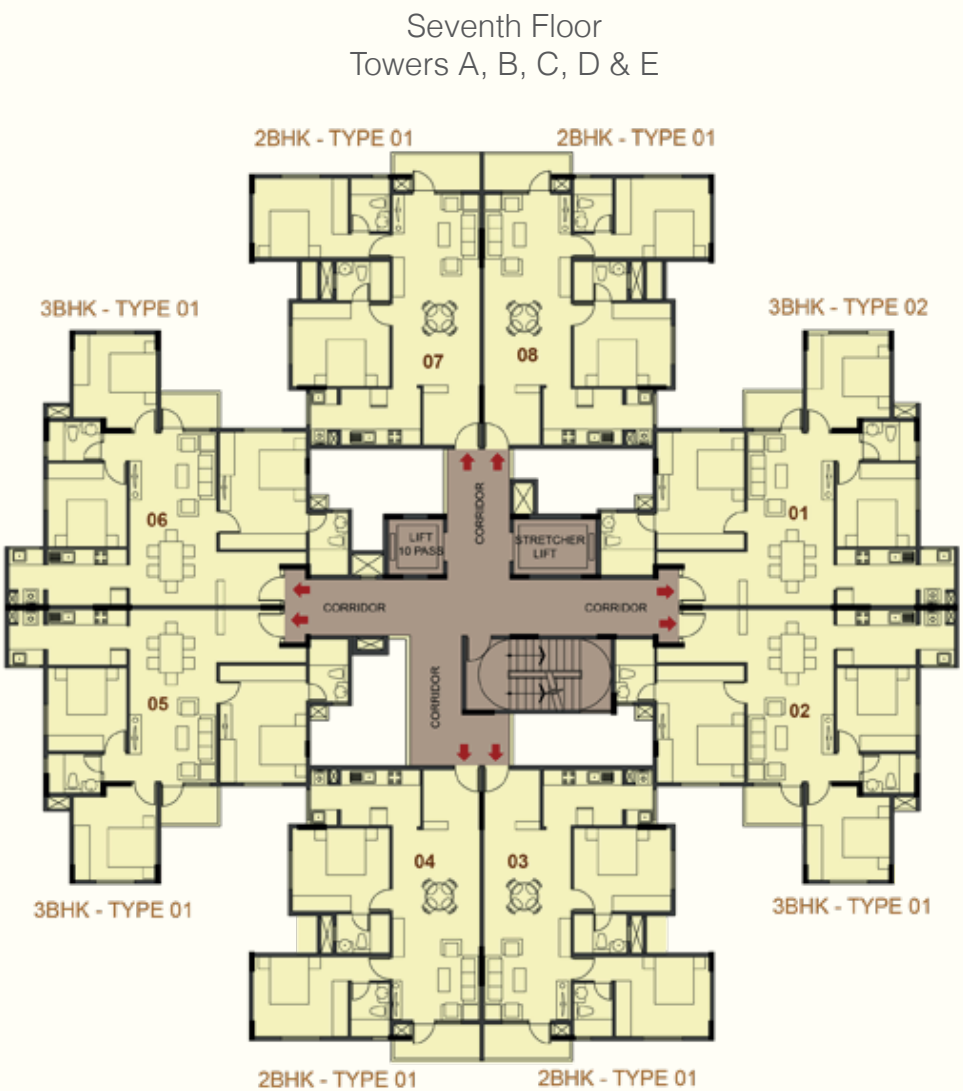
Site Plan



Typical Plans

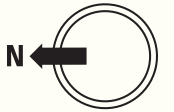


Ground + Six Floors
Towers A, B, C, D & E

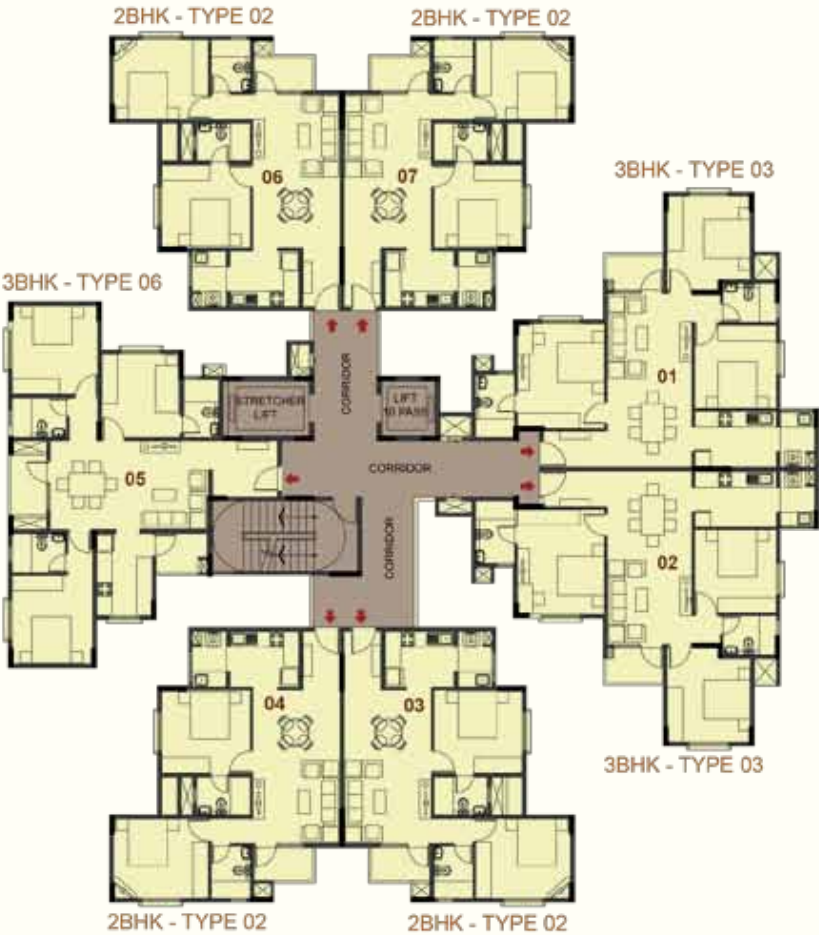


Seventh Floor
Towers A, B, C, D & E

Typical Plans



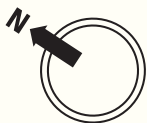
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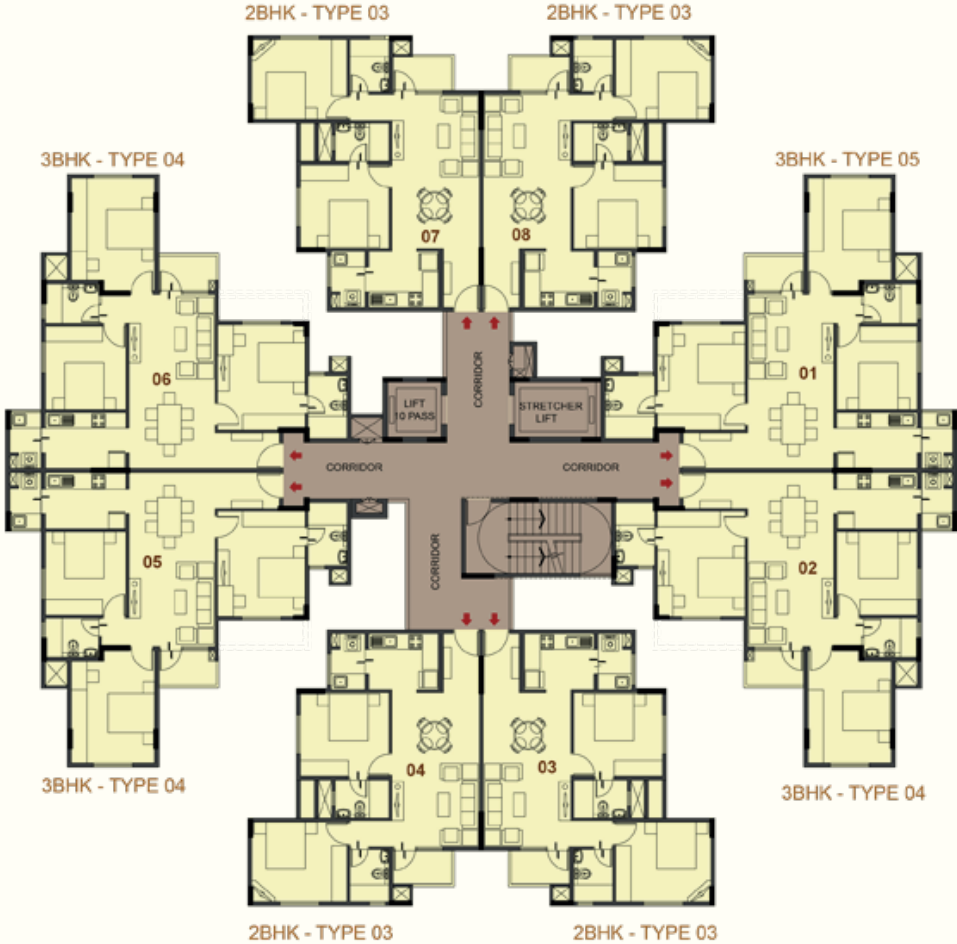
Ground + Six Floors
Tower-F



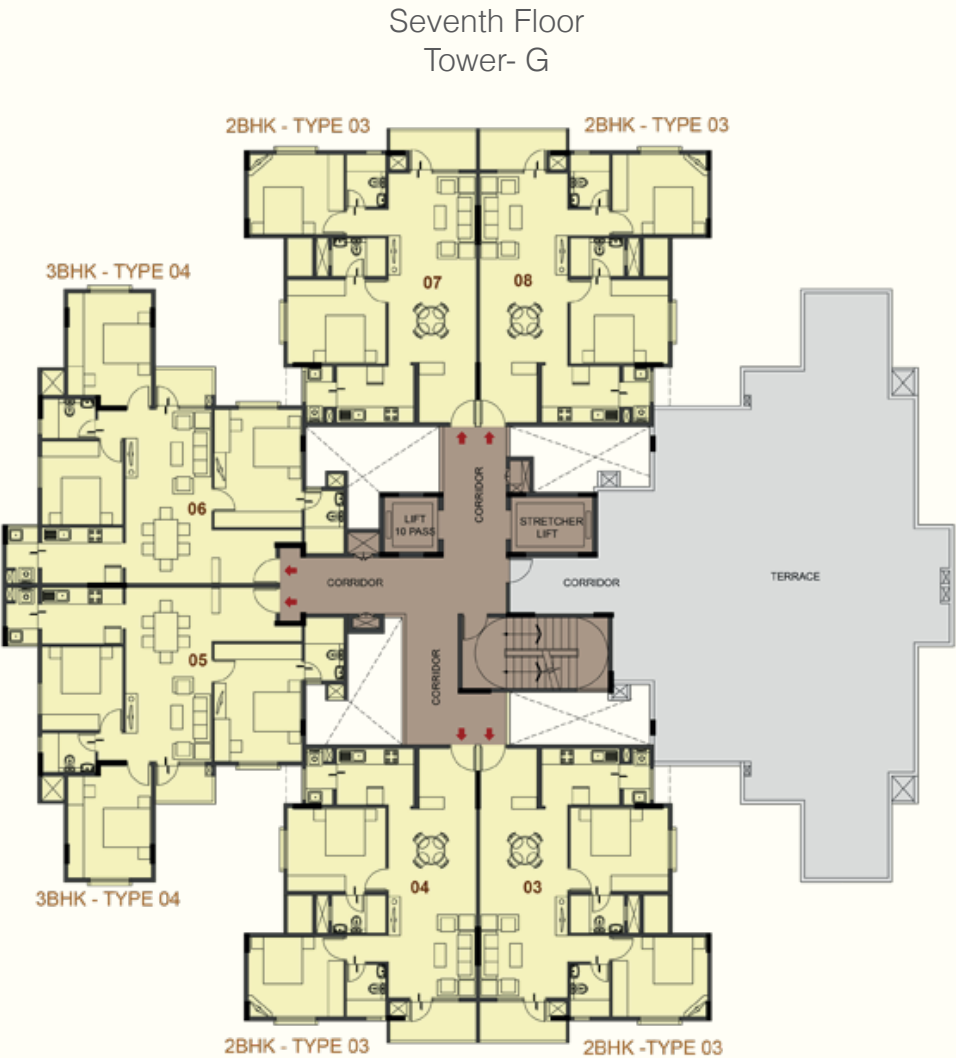
Typical Plans



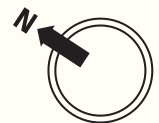
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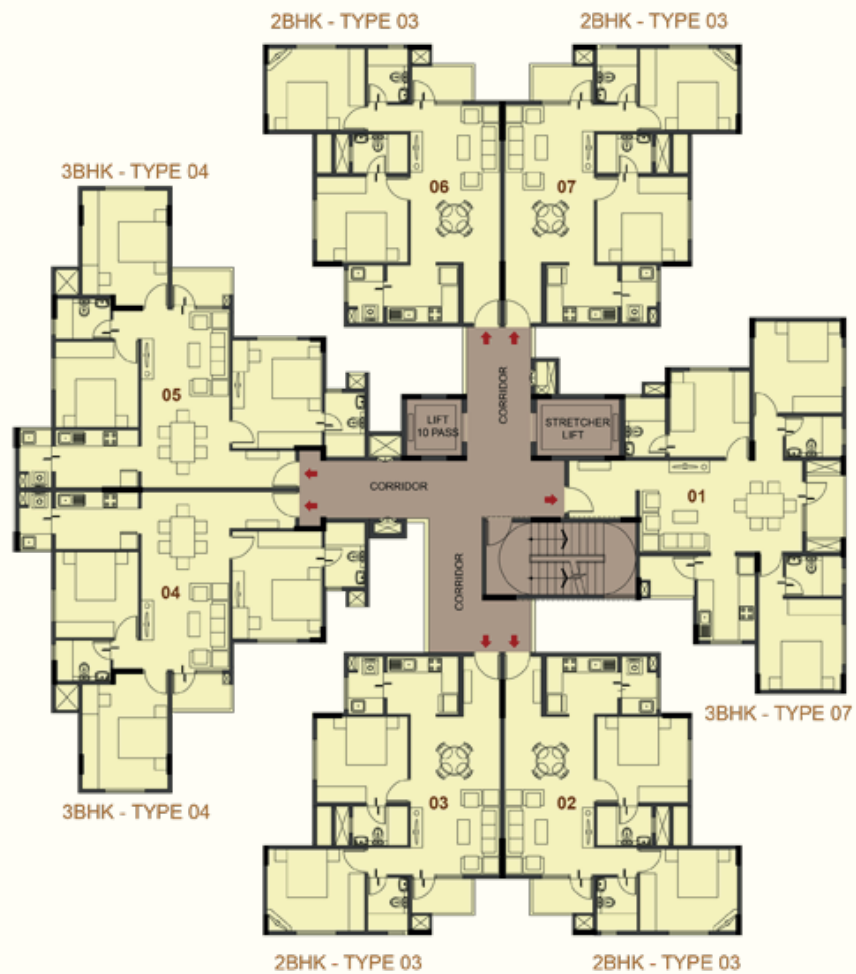
Ground + Six Floors
Tower-G



Typical Plans



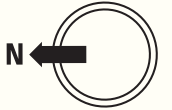
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Ground + Six Floors
Tower-H



Floor Plans

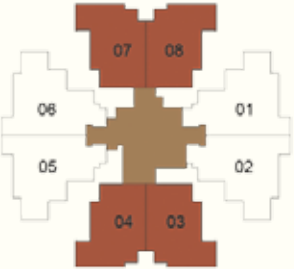


Plan not to scale

Unit Plan GF - 6F
2 Bedroom - Type1
Towers A,B,C,D & E



Carpet Area	696 Sq.ft
Saleable Area	937 Sq.ft

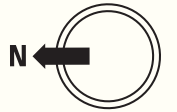


Unit Plan 7F
2 Bedroom - Type1
Towers A,B,C,D & E



Carpet Area	792 Sq.ft
Saleable Area	1051 Sq.ft

Floor Plans

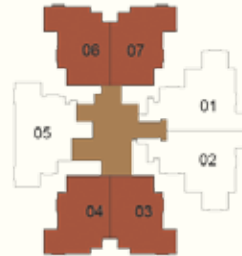


Plan not to scale

Unit Plan GF - 6F
2 Bedroom - Type2
Tower- F



Carpet Area	689 Sq.ft
Saleable Area	950 Sq.ft



Unit Plan 7F
2 Bedroom - Type2
Tower-F

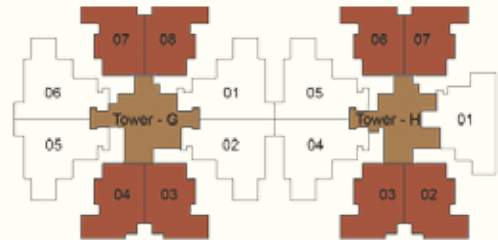


Carpet Area	784 Sq.ft
Saleable Area	1072 Sq.ft

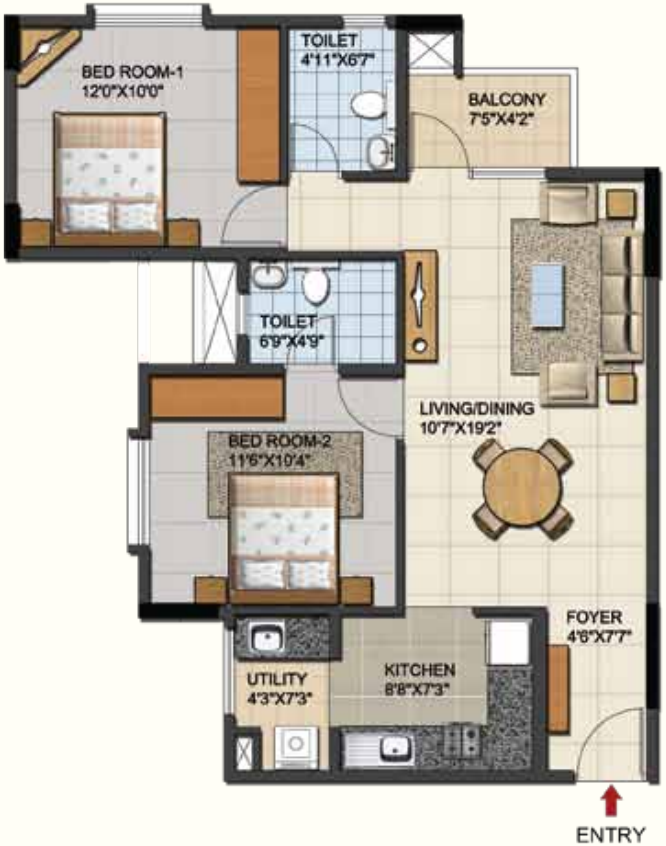
Floor Plans



Unit Plan GF - 6F
2 Bedroom - Type 3
Towers- G & H



Unit Plan 7F
2 Bedroom - Type 3
Towers- G & H



Carpet Area	689 Sq.ft
Saleable Area	955 Sq.ft



Carpet Area	784 Sq.ft
Saleable Area	1078 Sq.ft

Floor Plans



Unit Plan GF - 6F
3 Bedroom - Type 1
Towers - A,B,C,D & E



Unit Plan 7F
3 Bedroom - Type 1
Towers - A,B,C,D & E



Carpet Area	858 Sq.ft
Saleable Area	1145 Sq.ft

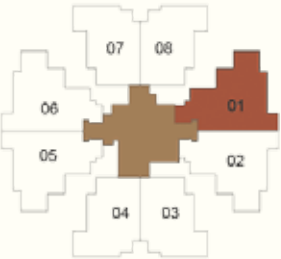


Carpet Area	903 Sq.ft
Saleable Area	1204 Sq.ft

Floor Plans



Unit Plan GF - 6F
3 Bedroom - Type 2
Towers - A,B,C,D & E



Unit Plan 7F
3 Bedroom - Type 2
Towers - A,B,C,D & E



Carpet Area	871 Sq.ft
Saleable Area	1160 Sq.ft

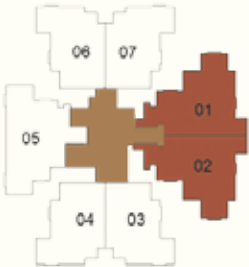


Carpet Area	919 Sq.ft
Saleable Area	1219 Sq.ft

Floor Plans



Unit Plan GF - 6F
3 Bedroom - Type 3
Tower - F



Unit Plan 7F
3 Bedroom - Type 3
Tower - F

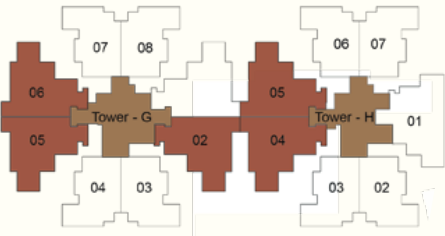
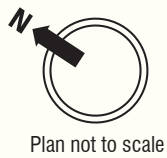


Carpet Area	860 Sq.ft
Saleable Area	1172 Sq.ft

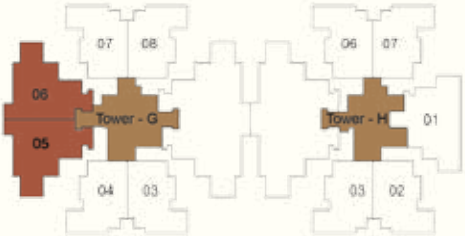


Carpet Area	902 Sq.ft
Saleable Area	1226 Sq.ft

Floor Plans



Unit Plan GF - 6F
3 Bedroom - Type 4
Towers - G & H



Unit Plan 7F
3 Bedroom - Type 4
Tower- G

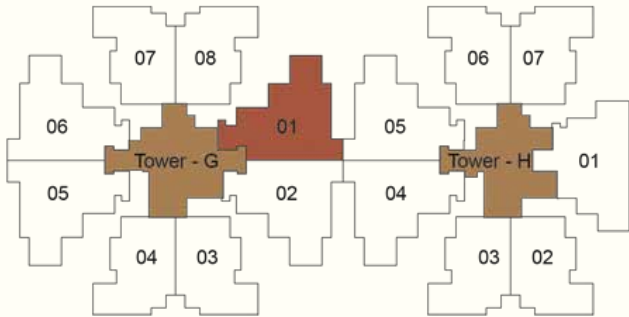


Carpet Area	881 Sq.ft
Saleable Area	1208 Sq.ft



Carpet Area	923 Sq.ft
Saleable Area	1261 Sq.ft

Floor Plans

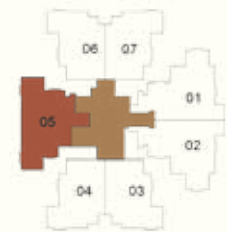


Unit Plan GF - 6F
3 Bedroom - Type 5
Tower - G



Carpet Area	891 Sq.ft
Saleable Area	1218 Sq.ft

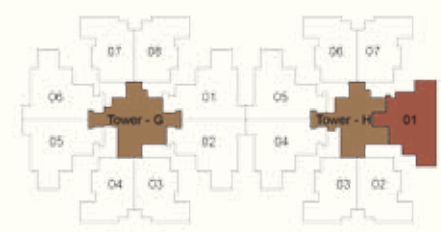
Floor Plans



Unit Plan GF - 7F
3 Bedroom - Type 6
Tower- F



Carpet Area	899 Sq.ft
Saleable Area	1242 Sq.ft



Unit Plan GF - 7F
3 Bedroom - Type 7
Tower - H



Carpet Area	899 Sq.ft
Saleable Area	1250 Sq.ft

Specifications

Structure

Seismic Zone II compliant structure
RCC framed structure
Environment friendly solid concrete block work/ brick work
All internal walls plastered with smooth finish
One staircase in each tower

Painting/ Polishing

Interior : Oil bound distemper/ emulsion paint
Exterior : Exterior weather shield paint/ anti-fungal paint
Ceiling : Oil bound distemper
Enamel paint for MS grill

Lifts

Two passenger lifts in each tower (including one stretcher-friendly)
Elegant floor lobbies with vitrified tiles/ natural stone

Water supply/ Plumbing

Rainwater harvesting
Sewage treatment plant (STP) and Water treatment plant
All water supply lines are of CPVC
All plumbing lines will be pressure tested
Sewer lines will be of UPVC

Electrical

Fire resistant electrical wires
Elegant modular electrical switches
For safety, one earth leakage circuit breaker (ELCB) in every apartment
One miniature circuit breaker (MCB) for each circuit provided at the main distribution box in every apartment
One TV point each in the living room and master bedroom
Power back-up for every apartment (1.5 KVA for 2 BHK and 2.5 KVA for 3 BHK), 100% power backup for common areas and utilities
One telephone point each in living room and master bedroom
One AC point in master bedroom

Doors/ Windows

Main Door: Hard wood door frame with designer flush doors (polished finish on both sides)
Wood door frame with flush shutter for bedrooms/ toilets with enamel paint/ laminate
Anodised/ Powder coated aluminium two-track sliding door with plain glass for all windows
Brass/ Chrome hardware with magic eye and night latch for main door
MS security grills for windows

Flooring

Superior quality 2' x 2' vitrified tiles for living, dining and bedrooms
Ceramic tiles for balcony, kitchen and utility

Kitchen/ Utility

Plumbing points and electrical points in kitchen
Provision for exhaust fan
Cladding with glazed tiles above kitchen platform (up to 2 feet height)
Granite kitchen platform with stainless steel sink
Provision for washing machine and sink in utility
Good quality CP fittings
Washing machine/ Ironing point in utility
Water purifier point in kitchen

Toilets

Superior quality anti-skid ceramic tile flooring for all toilets
Wall-mounted wash basin in all toilets
Glazed ceramic tiles dado (up to 7 feet height)
Superior quality wall-mounted EWC and flush tank in all toilets
Hot and cold water mixer unit for shower in all toilets
Health faucet in all toilets
Provision for geyser in all toilets
Good quality CP fittings
Anodised/ Powder coated aluminium ventilators with translucent glass
Provision for exhaust fan in all toilets
False ceiling in all toilets





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The project plan is subject to approvals of relevant authorities and any changes or alterations of the plans, elevations, specifications and amenities will be at the sole discretion of the developer.