



reinvent
affordable
opulence



A Project by



OFFICE

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TEAM

Architects



Structural Engineers



MEP



Electrical



Landscape Architect



Naveen Associates



A PERFECT BLEND OF
CONVENIENCE, COMFORT AND CONNECTIVITY

your home is a reflection of
who you are



Artistic Rendering of Entrance gate

Home is a form to express your fondness for style, blending functionality and luxury with aesthetics. You want it to be a statement of your lifestyle, bringing your family the convenience, comfort and connectivity to ensure a well-balanced life.

Gowra Urbanwinds is a gated community that offers slick space and comforts of a home that is spacious and redefines luxury at an affordable price.

Urbanwinds combines the exhilaration of a city life with a quietness of a sanctuary, an oasis of style and peace in one of the fastest growing and wellconnected suburb of Hyderabad.

Project Features

- 1.5 kms from ORR (Exit No. 17)
- Club House
- Swimming Pool @ Terrace
- Rainwater harvesting
- HMDA approved
- Multi-purpose Hall
- Barbeque Corner
- Solar Fencing
- Vaastu compliant
- Gymnasium
- Cricket Practice Net
- Sewage Treatment Plant
- East & West Facing Units
- Yoga/Meditation Room
- Mini Basketball/ Football Court
- Water Treatment Plant
- Contemporary Architecture
- Tot-lot
- Backup Generator
- Professional Maintenance
- Guest Suites
- Terrace Lounge
- CCTV Surveillance



Artistic Rendering of Aerial view



TYPICAL FLOOR PLAN



Flat 1 4 BHK-West
1775sft.



Flat 3 3 BHK-East
1375sft.



Flat 2 4 BHK-East
1760sft.



Flat 4 3 BHK-West
1385sft.



STRUCTURE

Earthquake Resistant-R.C.C. framed structure in accordance with IS Code.

SUPERSTRUCTURE : Solid Blocks.

PLASTERING

External Walls : Double coat of Cement plastering for smooth.
Internal Walls : Single coat of Cement plastering.

DOORS

Main : Engineered Wood frame with Flush doors with Veneer on both sides and Melamine finish with hardware of reputed make.
Internal : Engineered Wood frame with Flush doors with lamination on both sides.
Windows : UPVC Windows of NCL, LG, Aparna or equivalent make.

PAINTING

External Painting : Texture/Emulsion paints of Asian/Berger or equivalent make.

Internal Painting : Luppum plaster finish, two coats of Acrylic Emulsion over a coat of Primer of Asian, Berger or equivalent make.

Ceiling

a) Balconies, Utilities, Kitchen & Toilets: Cement plastering with luppum finish, two coats of Acrylic Emulsion over a coat of primer (Asian, Berger or equivalent make)
b) Other areas: Gypsum False ceiling.

FLOORING

Bedrooms, Living, Drawing, Dinning and Master Bedroom : Vitrified Tiles of 600 mm x 600 mm in Simplomo, AGL, RAK or equivalent make
Bathrooms, Utility and Balconies : Anti-skid Ceramic Tiles.
Corridors, Stair Cases and Lift Lobbies : Combination of Granite and Tiles.

TILE CLADDING & DADOING

Kitchen

- Glazed Ceramic or Vitrified Tile Dado up to 2ft. height above kitchen Platform.
- Granite Platform with Stainless Steel Sink and provision for fixing of Aqua-guard, chimney, and Microwave.

SPECIFICATION'S

Granite Top shall be laid upon completion of Modular cupboards. (Modular cupboards are in scope of Purchaser)

Utility/Wash

- Glazed Ceramic, Vitrified Tiles of Neroli, French Tiles Dado upto 3 ft. height.
- Provision for washing machine.

TOILETS

- Tile Dado of 7ft. height.
- Wash Basin, W/C of Hind ware, Roca, Cera, Jaguar or equivalent make.
- Hot and Cold Wall-mixers with Shower / Diverter.
- All C.P.Fittings chrome plated of Jaguar or equivalent make.

PLUMBING LINES

Water supply Drainage : CPVC Piping (ISI mark) of Supreme, Ashirwad, Sudhakar or equivalent make.

ELECTRICAL

3-Phase supply for each flat and individual Meter of 3KVA in panel room.

Concealed copper wiring of Finolex, RR Kable's, Polycab or equivalent make, in conduits for lights, fans and plug points as specified by Architect.
Power outlets for air-conditioners in all bedrooms.
Miniature Circuits Breakers (MCB) of ISI mark. Switches are of Legrand, Clipsal or equivalent make.

TELECOM : Point in living room.

Cable tv : Cable conduits in living room and Master bedrooms.

COMMON AMENITIES

Security

- Surveillance Cameras at Main Gate and Lift Lobbies.
- Solar fencing along the compound wall.

Lift : 8-Passenger automatic Lift of Johnson, Otis, Kone or equivalent make.

Water : Water Softener and Rain Water Harvesting System, Sewage Treatment Plant, Treated water recycled for flushing