



ozone
URBANA
IT'S ALL HERE.

URBANA
ALCOVE
2, 3 and 4 B/R Boutique Residences

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 150 acres, this picturesque township is located right next to the KIAL 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, 80% open space, an internal road network of 9 kms, a 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, 3 and 4 B/R Apartments
- Urbana Meadows – Serviced Residential Plots
- Urbana Belvedere – 3 B/R Premium Apartments
- Urbana Avenue – 2.5 and 3 B/R Apartments
- Urbana Pavilion – 2, 2.5 and 3 B/R Apartments
- Urbana Aura – 3 and 4 B/R Luxury Residences
- Urbana Alcove – 2, 3 and 4 B/R Boutique Residences
- Urbana Serene – Senior Living Community
- Urbana Irene – Senior Living Community
- National Public School
- Star Hotel
- 250 bed BR Life Hospital
- Commercial Office Space / IT Park
- Retail Village
- Modern Amenities





URBANA ALCOVE

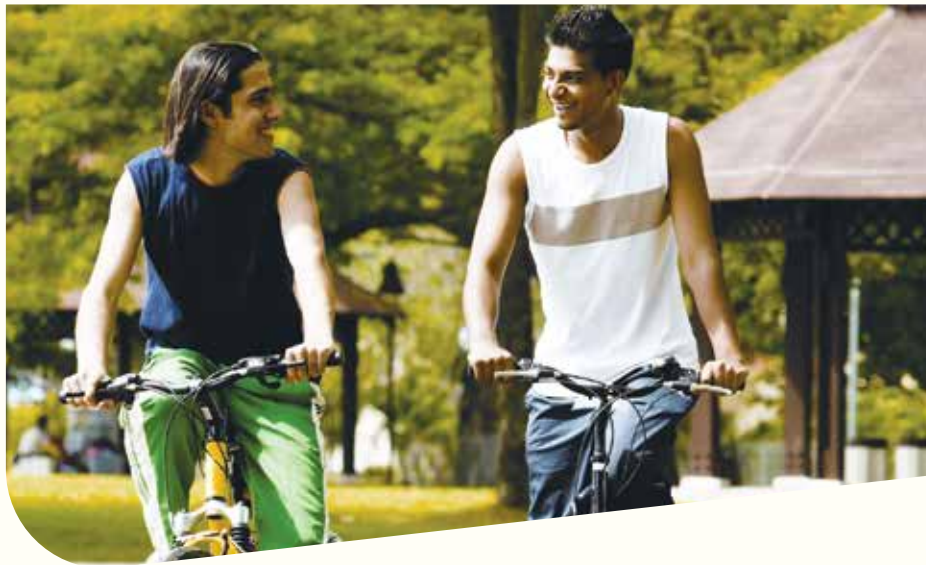
Nestled in a tranquil exclusive area of the township is Urbana Alcove- boutique low rise residences, designed keeping in mind modern day comfort & luxuries. A rare perfection in contemporary style and finish are 52 individually designed homes ranging from 1554 sq. ft to 2586 sq. ft.

These spacious 2, 3 & 4 bedroom homes speak of privacy & warmth, overlooking lush landscaped vistas – Urban Alcove is the haven you are looking for.

Urbana Alcove – Features:

- G + 3 floors
- Private gardens for most ground floor units
- 5 blocks with only 2 or 3 units per block offering privacy
- Exclusive entrance lobby to the blocks
- Stretcher lift for each block
- 2 car parks for each unit
- Large decks for Living dining areas
- Large sized bedrooms with ample light and ventilation
- Beautifully landscaped areas with almost zero vehicular movement within the community





Amenities

Common Clubhouse

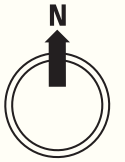
Gym
Health Club – Steam, Sauna and Jacuzzi
Yoga/ Meditation/ Aerobics
Salon – Men and Women
Indoor Badminton Courts
Squash Courts
Table Tennis
Pool/ Billiards
Bowling Alley
Kids Gaming Zone
Library/ Reading Room
25 Seater Mini-Theatre
Crèche/ Day Care Centre
Café
Lounge Bar
Alfresco Dining
Multi-purpose Hall
Business Centre
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 Pitch
Jogging Track
Bicycle Track
Climbing Wall
Palm Plaza
Fountain Plaza
Large Landscaped Areas
Senior Citizens' Area



Master Plan



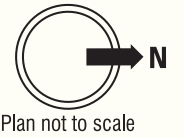
Plan not to scale



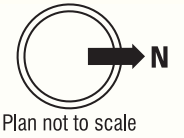
Legend

1. Main Entrance
2. Retail Village
3. Star Hotel
4. Business Hub
5. BR Life Hospital
6. National Public School
7. Residential Apartment
8. Clubhouse
9. Residential Apartment
10. Residential Apartment
11. Residential Apartment
12. Irene – Senior Living
13. Serene – Senior Living
14. Future Residential Development
15. Alcove - 2, 3 & 4 B/R Boutique Residences
16. Meadows – Serviced Residential Plot
17. Aura – 3 & 4 B/R Luxury Residences
18. Aqua – 2, 3 & 4 B/R Apartment
19. Belvedere – 3 B/R Luxury Apartment
20. Pavilion – 2, 2.5 & 3 B/R Premium Apartment
21. Avenue – 2, 2.5 & 3 B/R Premium Apartment

Site Plan



Block A Plan



FLAT 3 - 3 BHK

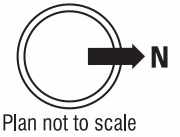
FLAT 2 - 3 BHK

KEYPLAN

FLAT 1 - 3 BHK



Floor Plans



Block A
UNIT PLAN - GROUND FLOOR
2 BHK

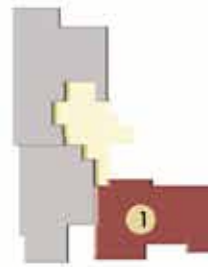


SALEABLE AREA : 1565 SFT
CARPET AREA : 1152 SFT

Block A
UNIT PLAN - 1F, 2F, 3F
3 BHK

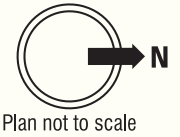


SALEABLE AREA : 2118 SFT
CARPET AREA : 1586 SFT



KEYPLAN

Floor Plans



Block A
UNIT PLAN - GROUND FLOOR
3 BHK

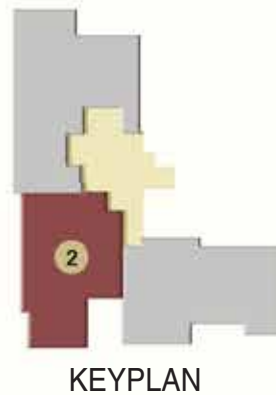


SALEABLE AREA : 1926 SFT
CARPET AREA : 1444 SFT

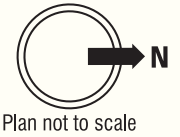
Block A
UNIT PLAN - 1F, 2F, 3F
3 BHK



SALEABLE AREA : 1919 SFT
CARPET AREA : 1444 SFT



Floor Plans



Block A
UNIT PLAN - GROUND FLOOR
3 BHK

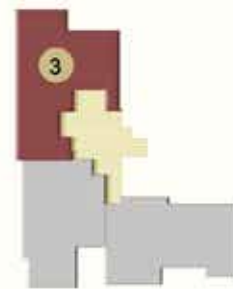


SALEABLE AREA : 2374 SFT
CARPET AREA : 1808 SFT

Block A
UNIT PLAN - 1F, 2F, 3F
3 BHK

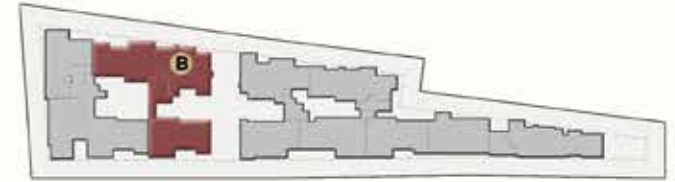
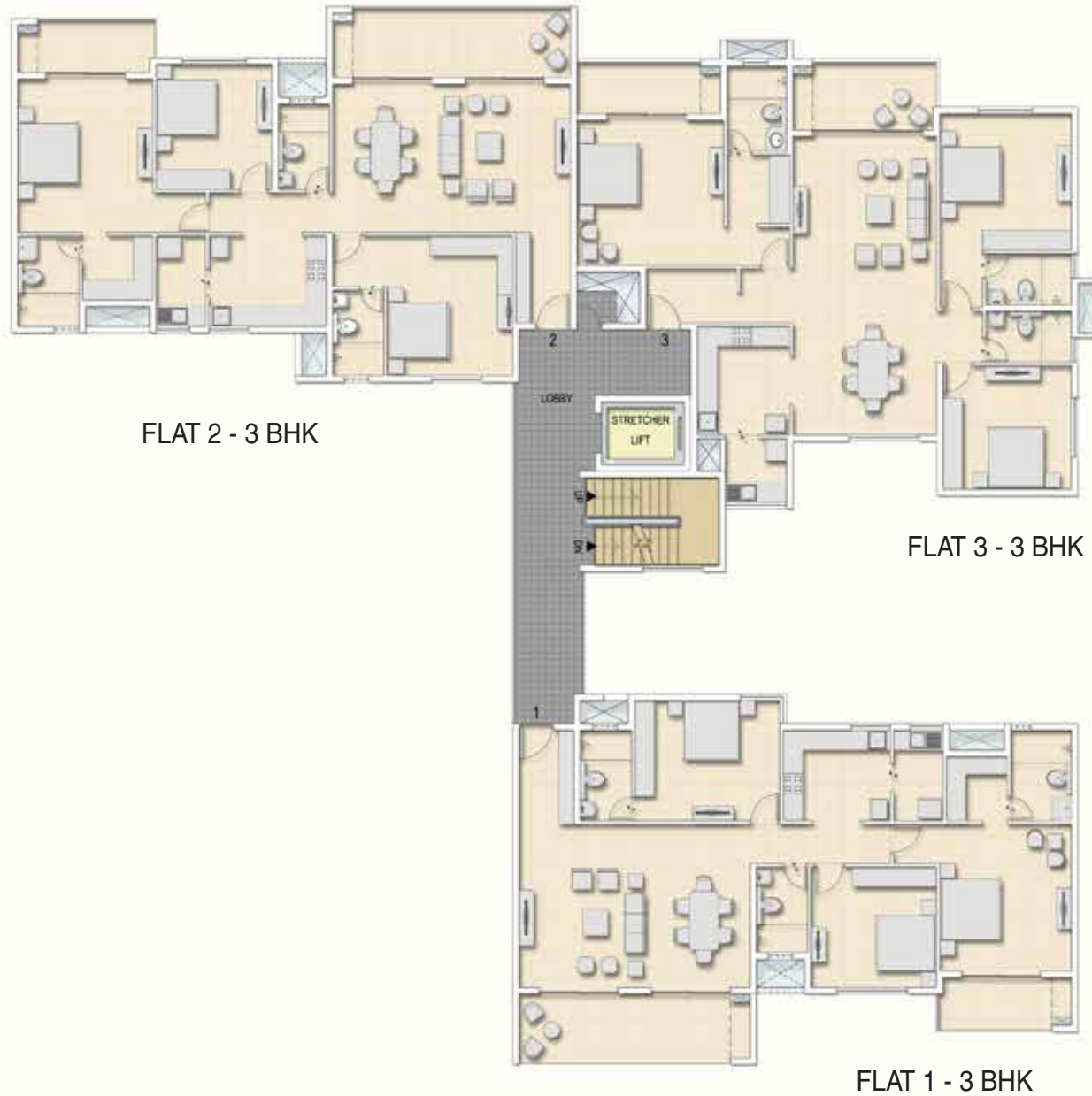
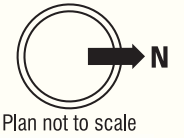


SALEABLE AREA : 2374 SFT
CARPET AREA : 1808 SFT

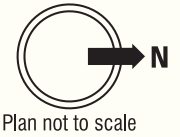


KEYPLAN

Block B Plan



Floor Plans



Block B
UNIT PLAN - GROUND FLOOR
2 BHK



SALEABLE AREA : 1565 SFT
CARPET AREA : 1156 SFT

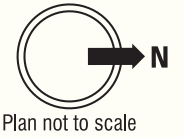
Block B
UNIT PLAN - 1F, 2F, 3F
3 BHK



SALEABLE AREA : 2125 SFT
CARPET AREA : 1583 SFT



Floor Plans



Block B
UNIT PLAN - GROUND FLOOR
3 BHK

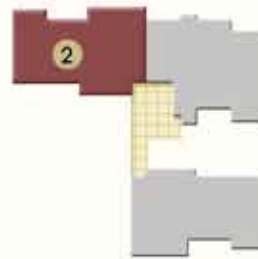


SALEABLE AREA : 2154 SFT
CARPET AREA : 1614 SFT

Block B
UNIT PLAN - 1F, 2F, 3F
3 BHK

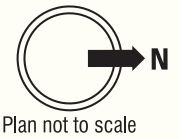


SALEABLE AREA : 2154 SFT
CARPET AREA : 1164 SFT



KEYPLAN

Floor Plans



Block B
UNIT PLAN - GROUND FLOOR
3 BHK



SALEABLE AREA : 2204 SFT
CARPET AREA : 1635 SFT

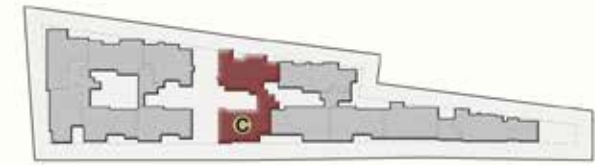
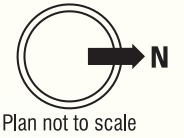
Block B
UNIT PLAN - 1F, 2F, 3F
3 BHK



SALEABLE AREA : 2204 SFT
CARPET AREA : 1635 SFT

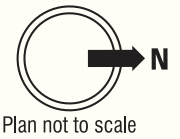


Block C Plan



KEYPLAN

Floor Plans



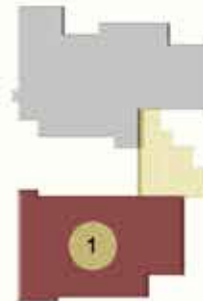
Block C
UNIT PLAN - GROUND FLOOR
2 BHK

Block C
UNIT PLAN - 1F, 2F, 3F
3 BHK



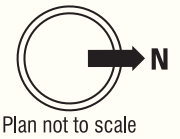
SALEABLE AREA : 1592 SFT
CARPET AREA : 1177 SFT

SALEABLE AREA : 2054 SFT
CARPET AREA : 1539 SFT



KEYPLAN

Floor Plans



Block C
UNIT PLAN - GROUND FLOOR
4 BHK

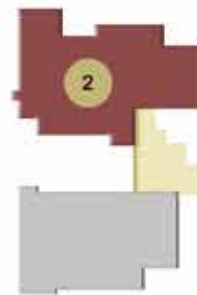


SALEABLE AREA : 2279 SFT
CARPET AREA : 1716 SFT

Block C
UNIT PLAN - 1F, 2F, 3F
4 BHK

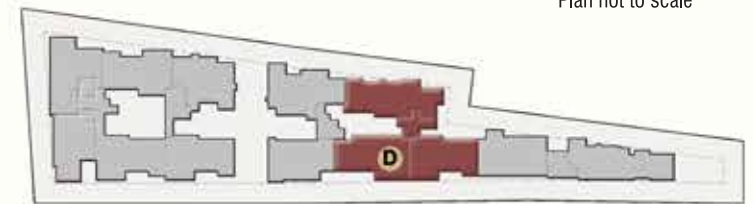
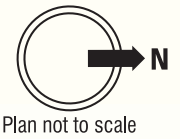


SALEABLE AREA : 2422 SFT
CARPET AREA : 1821 SFT



KEYPLAN

Block D Plan



KEYPLAN



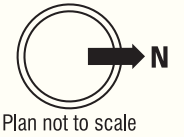
FLAT 3 - 4 BHK



FLAT 2 - 3 BHK

FLAT 1 - 3 BHK

Floor Plans



Block D
UNIT PLAN - GROUND FLOOR
2 BHK

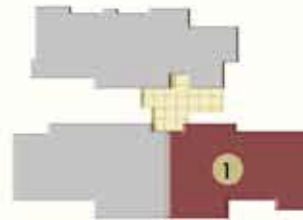


SALEABLE AREA : 1554 SFT
CARPET AREA : 1167 SFT

Block D
UNIT PLAN - 1F, 2F, 3F
3 BHK

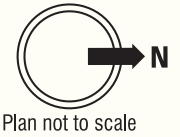


SALEABLE AREA : 2112 SFT
CARPET AREA : 1583 SFT



KEYPLAN

Floor Plans



Block D
UNIT PLAN - GROUND FLOOR
3 BHK



SALEABLE AREA : 2289 SFT
CARPET AREA : 1695 SFT

Block D
UNIT PLAN - 1F, 2F, 3F
3 BHK



SALEABLE AREA : 2266 SFT
CARPET AREA : 1695 SFT



KEYPLAN

Floor Plans

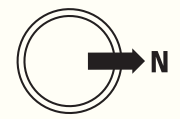


KEYPLAN

Block D
 UNIT PLAN - GROUND FLOOR
 4 BHK

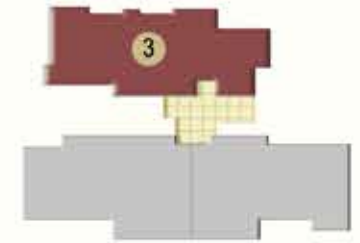


SALEABLE AREA : 2437 SFT
CARPET AREA : 1833 SFT



Plan not to scale

Floor Plans



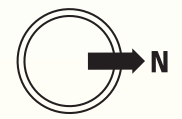
KEYPLAN

Block D
UNIT PLAN - 1F, 2F, 3F
4 BHK



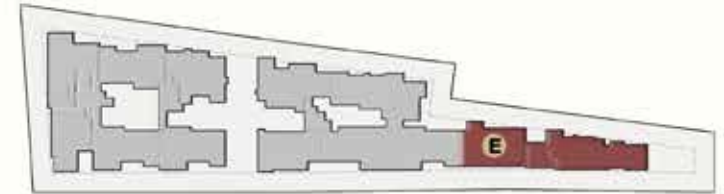
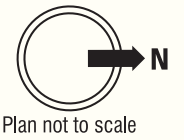
SALEABLE AREA : 2510 SFT

CARPET AREA : 1878 SFT



Plan not to scale

Block E Plan



KEYPLAN



FLAT 2 - 3 BHK

FLAT 1 - 4 BHK

Floor Plans

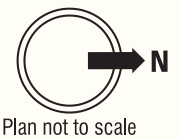


KEYPLAN

Block E
UNIT PLAN - GROUND FLOOR
4 BHK



SALEABLE AREA : 2534 SFT
CARPET AREA : 1879 SFT



Floor Plans

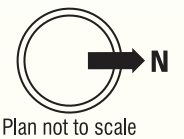


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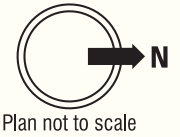
Block E
UNIT PLAN - 1F, 2F, 3F
4 BHK



SALEABLE AREA : 2586 SFT
CARPET AREA : 1918 SFT



Floor Plans



Block E
UNIT PLAN - GROUND FLOOR
3 BHK



SALEABLE AREA : 2158 SFT
CARPET AREA : 1632 SFT

Block E
UNIT PLAN - 1F, 2F, 3F
3 BHK



SALEABLE AREA : 2185 SFT
CARPET AREA : 1646 SFT



KEYPLAN

Specifications

STRUCTURE

RCC framed structure with solid concrete block infill.
Seismic zone II structural design for earthquake resistance

FLOORING & SKIRTING

Foyer/ Living/ Dining/ Kitchen: Large sized vitrified tiles
Living Dining Deck: vitrified tiles
Master bedroom: Laminated wooden flooring
Other bedrooms: Vitrified tiles
Balconies/ Utility/ Toilets: Antiskid ceramic tiles
Corridors/ lift lobbies/ staircases: natural stone /vitrified tiles

KITCHEN/ UTILITY

Ceramic tiles dado 600 mm above counter level
Stainless steel sink with drain board
Provision for all electrical appliances & exhaust fan
Provision for washing machine in utility

TOILETS

Antiskid ceramic tiles flooring
Superior quality ceramic tiles dado
Counter washbasin in master toilet
Wall mounted wash basins in other toilets
Superior quality EWC in all toilets
Sanitary ware/ CP fittings of reputed make
Grid tiles false ceiling in all toilets

INTERNAL WALLS AND EXTERNAL FINISHES

Internal walls & Ceilings: Plastic/ Acrylic emulsion paint
External walls: Exterior weather resistant/ anti -fungal paint

FENESTRATIONS: DOORS/WINDOWS/VENTILATORS

Main door: Hard wood frame & engineered wooden shutters
Bedrooms/ toilets: Engineered wood frame & shutters with laminate
French Windows: UPVC/ anodized aluminum sliding windows with mosquito mesh for Living Dining & balconies
Windows: UPVC/ anodized aluminum sliding windows with mosquito mesh
Ventilators: Powder coated aluminum ventilators with glass louvers/operable shutters

IRON MONGERY & HARDWARE

Living dining deck: MS railing with patch fitted glass
Other balconies: MS enamel painted railing
Chrome finished hardware for all doors & windows

ELECTRICAL

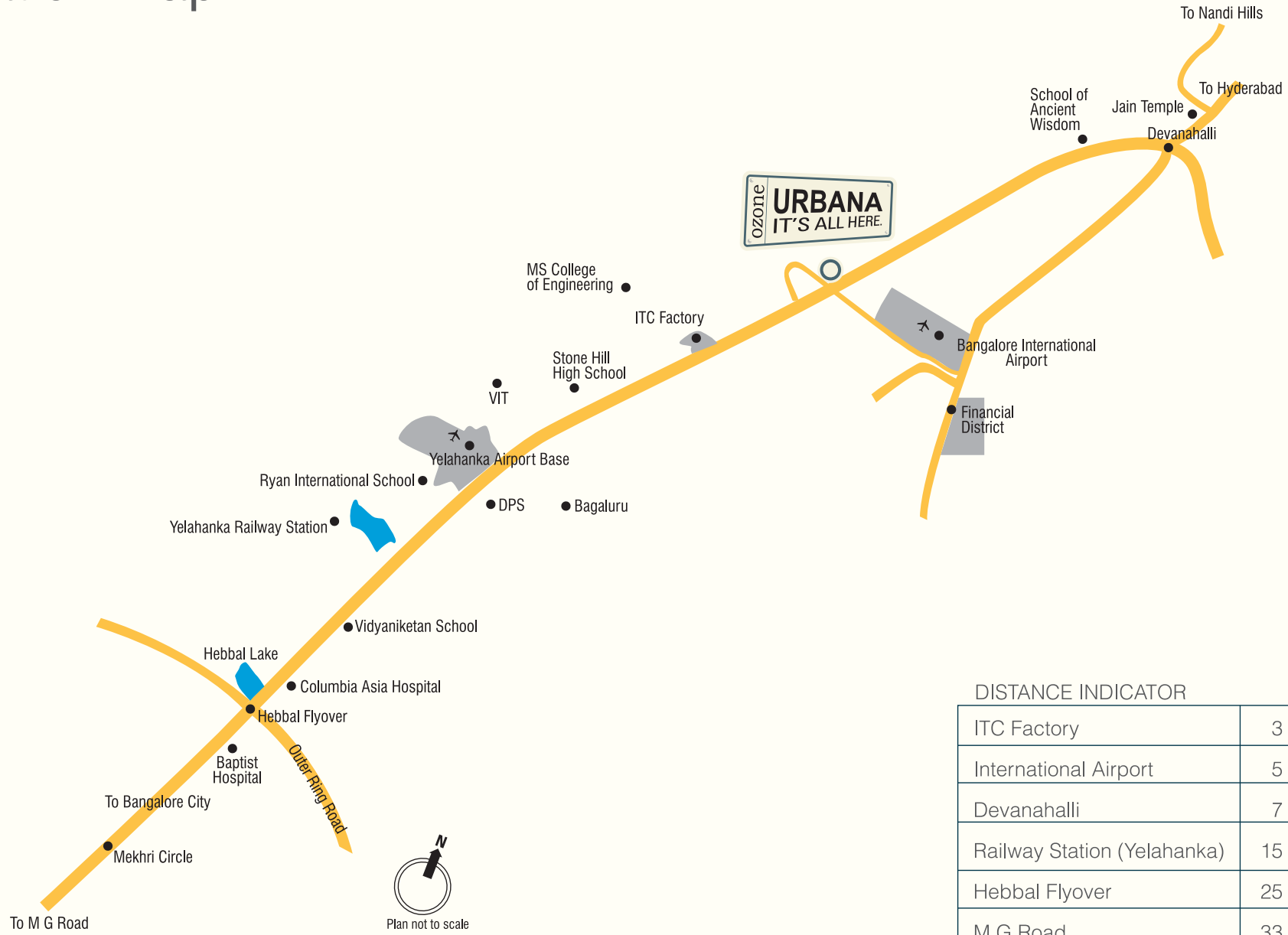
Fire resistant concealed wiring with PVC insulated copper wires.
Modular switches and sockets of reputed make
1 no of earth leakage circuit breaker (ELCB) in every unit for safety
1 no of miniature circuit breaker (MCB) for each circuit provided at main distribution box in every apartment
Electrical points for split AC in Living Dining/ Master bedroom
TV & telephone points in living and Master bedroom
Electrical points for geysers/fans/exhaust
Power supply: 4 KW for 2 BHK, 5KW for 3 BHK & 6KW for 4 BHK
DG backup: 1.5 KW for 2 BHK, 2KW for 3 BHK & 2.5KW for 4 BHK

WATERSUPPLY/ PLUMBING

Rainwater harvesting, Sewage treatment plant and water treatment plant
CPVC water supply lines and pressure tested plumbing lines
UPVC sewer lines



Location Map



DISTANCE INDICATOR

ITC Factory	3 Kms	5 min
International Airport	5 Kms	8 min
Devanahalli	7 Kms	10 min
Railway Station (Yelahanka)	15 Kms	15 min
Hebbal Flyover	25 Kms	20 min
M G Road	33 Kms	55 min



Ozonegroup is committed to providing you a higher quality of life and redefining standard of living through innovative real estate products. We distinctively differentiate ourselves through our unvarying focus on three core values – Customer Centricity, Quality and Transparency. We have consistently stood at the forefront of design, raising the bar on aesthetics, functionality, infrastructure and eco-friendliness.

Our offerings range from residential condominiums, row houses, villas, serviced apartments, hotels, resorts, business parks, integrated townships to retail malls. Our projects are currently being developed in Bangalore, Chennai and Goa.



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www.ozoneurbana.com

