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**SHAMSHIRI INFRA PROJECTS PRIVATE LIMITED**  
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**Site Address:**  
**Premia Urbana**  
 Behind Bharat Petrol Pump,  
 Pillar No 207, Akbar Hills,  
 Upparpally, Rajendra Nagar, Hyderabad



sriarjunadesigns.com @ 90300 33991

**Principal Architect:**  
 SHAFI & ASSOCIATES  
 ARCHITECTS & ENGINEERS

**Project Consultant:**  
 METRO CONSULTANTS.



Note: This brochure is only a conceptual presentation of the project not a legal offering.  
 The Promoters reserve the right for any modification in the project offering



**PREMIA URBANA**





Welcome to PREMIA URBANA, a thoughtfully designed and meticulously crafted modern residence.

Your journey into a new lifestyle begins the moment you enter PREMIA URBANA. From the lobby to your apartment, the entire design process is carefully thought out to be smart, cozy and reassuringly classy. Beyond good design, attention has been paid to ensure luxury amenities are endowed with it. Your home at PREMIA URBANA is a place of luxury, quality and function.

Set in Upparpally, the most upcoming locale on the Hyderabad International Airport Road. PREMIA URBANA is in close proximity to major landmarks, and within easy reach to all necessities.

From TV lounge to party hall, an Air-conditioned gymnasium to play areas for kids, your future home is designed around the complete life.

Without further ado, we invite you to elevate your lifestyle to a new level that most people aspire of, but only a select few can move into.



#### SECURE

- GHMC Approved
- Clear Title
- Complaint with all Norms
- Approved by all Leading Banks

#### EXCLUSIVE

- 50% Open Area
- Independent Apartment
- No common walls between Flats
- Visitors Car Parking
- 2 Cars Parking for each Flat.

#### FULL CIRCLE

- TV Lounge
- Children's Play Area.
- Barbecue Area
- Air-Conditioned Gymnasium
- Table Tennis
- Billiards
- 2 Landscaped Gardens

#### UPSCALE

- Party Hall for a capacity of 200 pax.
- Designer ceilings for waiting lounge and common lobbies
- CCTV
- Wi-Fi Connectivity

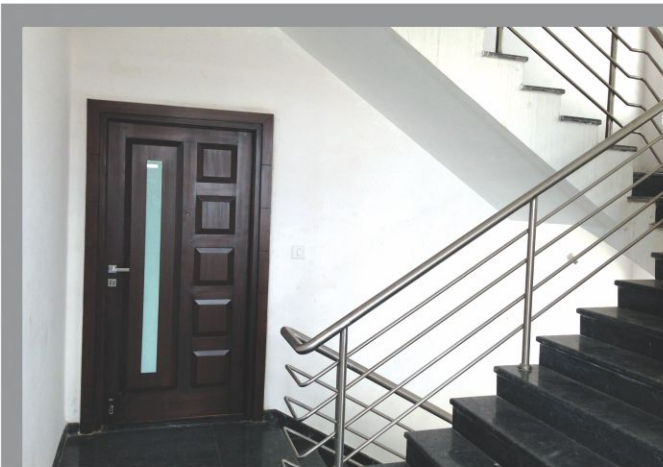
PREMIA  
URBANA







PREMIA   
URBANA 





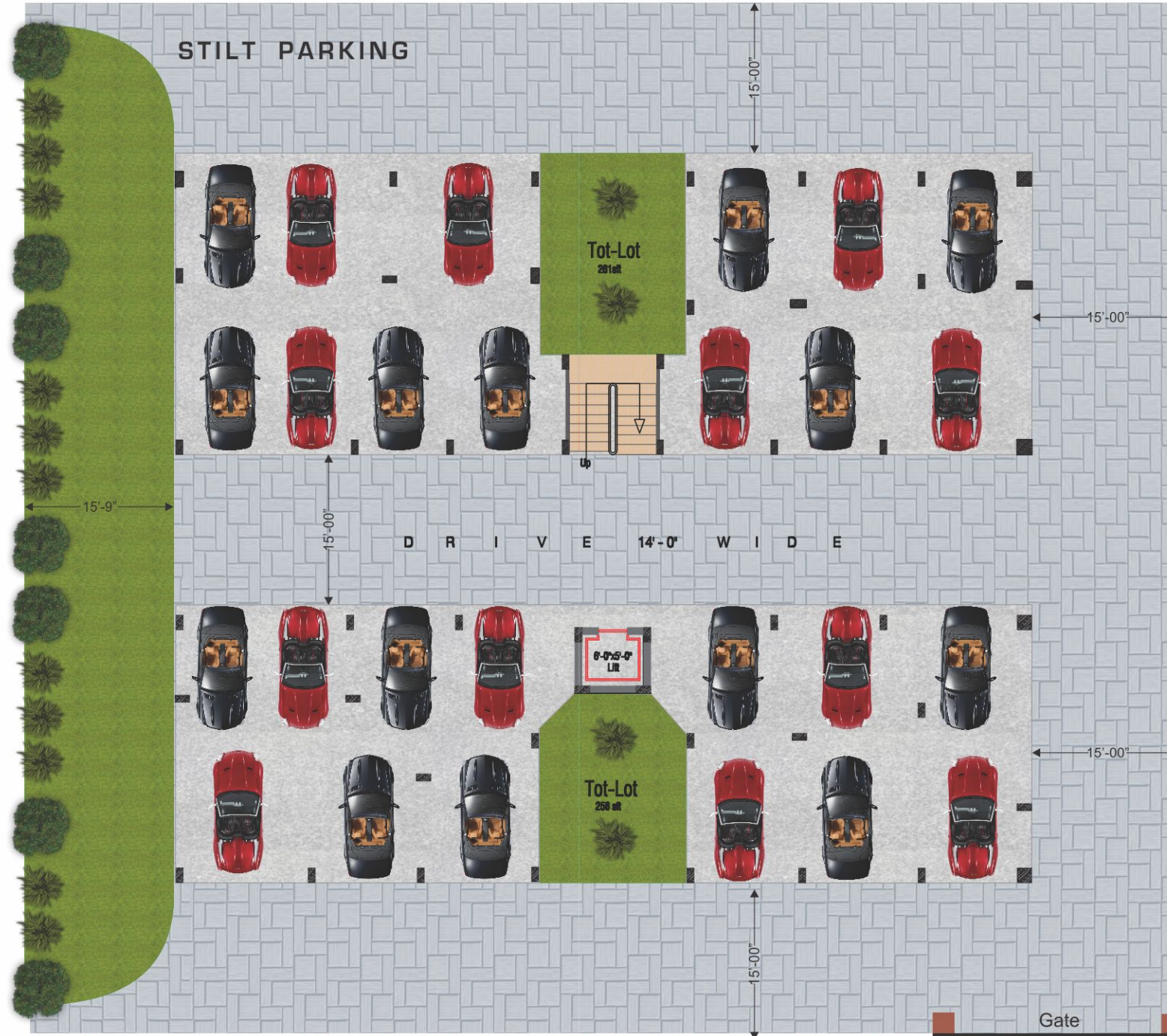


### RELIABLE

- Professional and efficient planning team
- Building design as per BIS building codes
- Abundant Ground Water
- Municipal Tap Water
- 24/7 Security
- 1 passenger lifts of 6 passengers capacity each
- 100% Back-up Power
- All fittings of reputed make

### LEISURE

- Ample Car Parking
- Visitors Car Park
- Fully Ventilated Celler



### PRIME

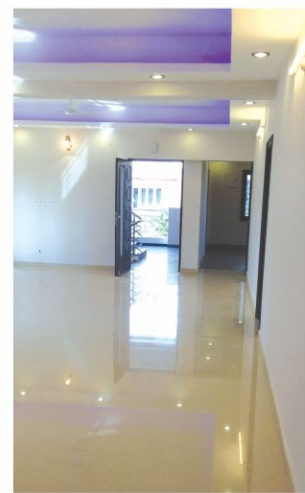
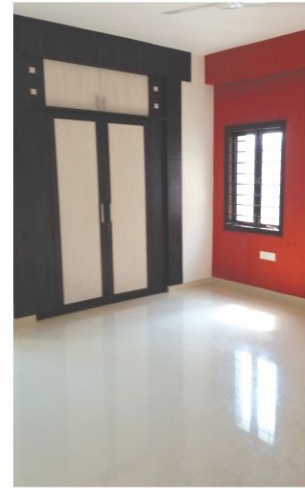
- Main Road
- 7 kms from Mehdiptnam
- Fully Developed Area
- Residential, Commercial and Hospitality ventures
- 7.5 km from Outer Ring Road
- Shamshabad International Airport
- Bangalore National Highway

### ECO - FRIENDLY

- Rain water harvesting pits to conserve water
- Non - toxic, non -hazardous paints







# PREMIA URBANA

## REDISCOVER THE LIFESTYLE IN LIVING

A first of its kind gated community apartment with only 4 independent flat on each floor.

A gracious 20 flats, built on only 50% of the vast 1280 Sq. Yards ensures ample ventilation amidst serene and secure ambience. From the basement to your home, and everything in between, **PREMIA URBANA** is designed around a complete lifestyle, only enhancing it one step further.

### AREA STATEMENT

Flat No.	Area in Sq. ft
1	1550 sft
2	1550 sft
3	1550 sft
4	1550 sft



# SPECIFICATIONS

## Structure

Reinforced Cement Concrete (RCC) structure (C+S+5)

## Super - Structure

First class light-weight table moulded bricks masonry

## Plastering

Cement mortar sponge finished for both external and internal walls

## Joinery / Wood

**Main door:** Teakwood frame and shutter, aesthetically designed with Melamine polishing, fixed with reputed brass / SS hardware fittings

**Internal doors:** Teakwood frame with moulded skin panelled Hard wood shutters. Fixed with reputed brand hardware

## Windows:

UPVC frame and Shatter

**Grills:** M.S safety designer grills

## Flooring

**Living, Dining and Bedrooms:** Vitrified flooring 32" x 32"

**Kitchen:** Anti -skid Vitrified flooring

**Toilets & Utility:** Anti - skid ceramic floor tiles

**Corridors & Staircase:** Granite Flooring

## Dado & Cladding

**Bathrooms :** Glazed Ceramic tile dado 24" x 12"

**Kitchen :** Glazed Ceramic tile Dado of 2.0' above kitchen platform

**Utility & Wash :** Glazed Ceramic tile up to 3.0' height

**Lifts:** Granite wall Cladding

## Kitchen

Granite platform with built in Stainless Steel Sink Tap connections for both Municipal & Ground water Provision for R/O Filter Water Connection in wash area



## Toilets

- EWC with flush Tank of reputed make
- Hot & Cold mixer for wash basin
- Hot & Cold wall mixer for shower
- Fittings of chrome plated of brand make
- False Ceiling in all toilets

## Painting

**Internal:** Smooth Luppum finish with Plastic Emulsion Paint

**External :** Combination of texture with external apex Paint

**Doors :** Polish / Premier Satin Enamel Paint

## Electrical

- Concealed Multi Strand Copper Wiring in conduit of standard make
- Provision for Split A/c in all Bed Rooms
- Power Plugs for all kitchen ware and for washing machine in Utility
- Sufficient Power Points for Gadgets in Bed Rooms & Hall
- 3 Phase supply for each unit with individual meter board
- ABB Modular Switches

## Communications

**Telecom:** Telephone Points in Living Rooms

**Internet:** Wi-Fi for apartment

## Cable Tv

TV Points in Master Bed Rooms and Living Rooms

## Lifts

6 Passengers capacities lift of KONE or JHONSON

## Generator

100% Power Back Up for all common services and all Points in each Flat (except power plugs)