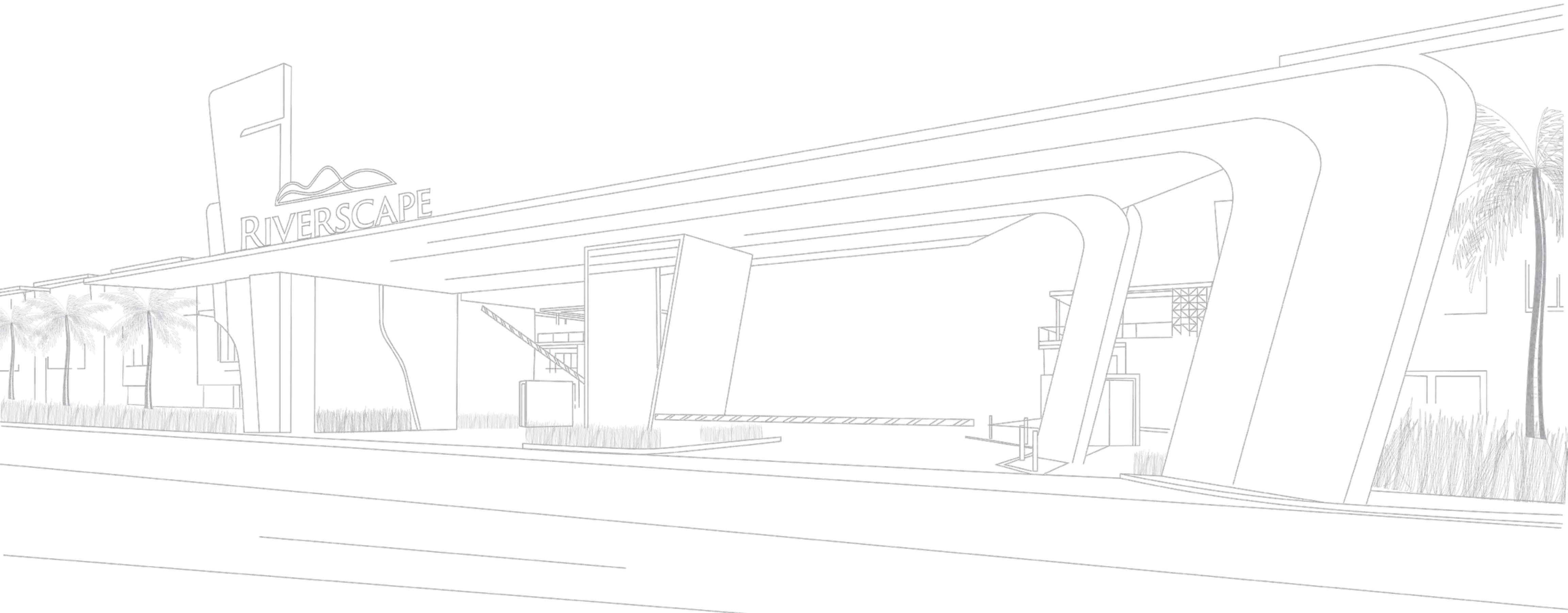


LIVING
IS IN THE
DETAILS



It gives us great pride and joy to present to you, Riverscape. Every aspect of this project is designed to reimagine life in an urban setting.

While pushing the boundaries of design and architecture, Riverscape is built to provide you a life in the lap of nature, right in the heart of the city.





Urban League is a company of experienced professionals who collaborated to change the face of real estate with technology & nature-driven projects that are human-friendly and progressive. With 20+ years of experience in varied fields such as real estate, finance, design and execution, the company has a strong vision for each one of their projects to stand out as a landmark. Riverscape, the first prestigious project of Urban League, is a culmination of best design, breathtaking details, and impeccable execution to deliver only the perfect home to you and your family.





FOR LIVING, RIVERSCAPE

Riverscape fills the gap of smart and purposeful living with riverside homes that enhance the idea of life. Completing this story with remarkable details that just keep giving more of everything.

**At Riverscape,
Living is in the Details.**

22.5 Acres

226 - East and West Facing Villas

47,000 Sq. Ft. Clubhouse

Sports and Play Facilities

IGBC Gold Pre-Certified Community

Walking track overlooking the river

Landscaped outdoor spaces

Located in the developed area of Bandlaguda

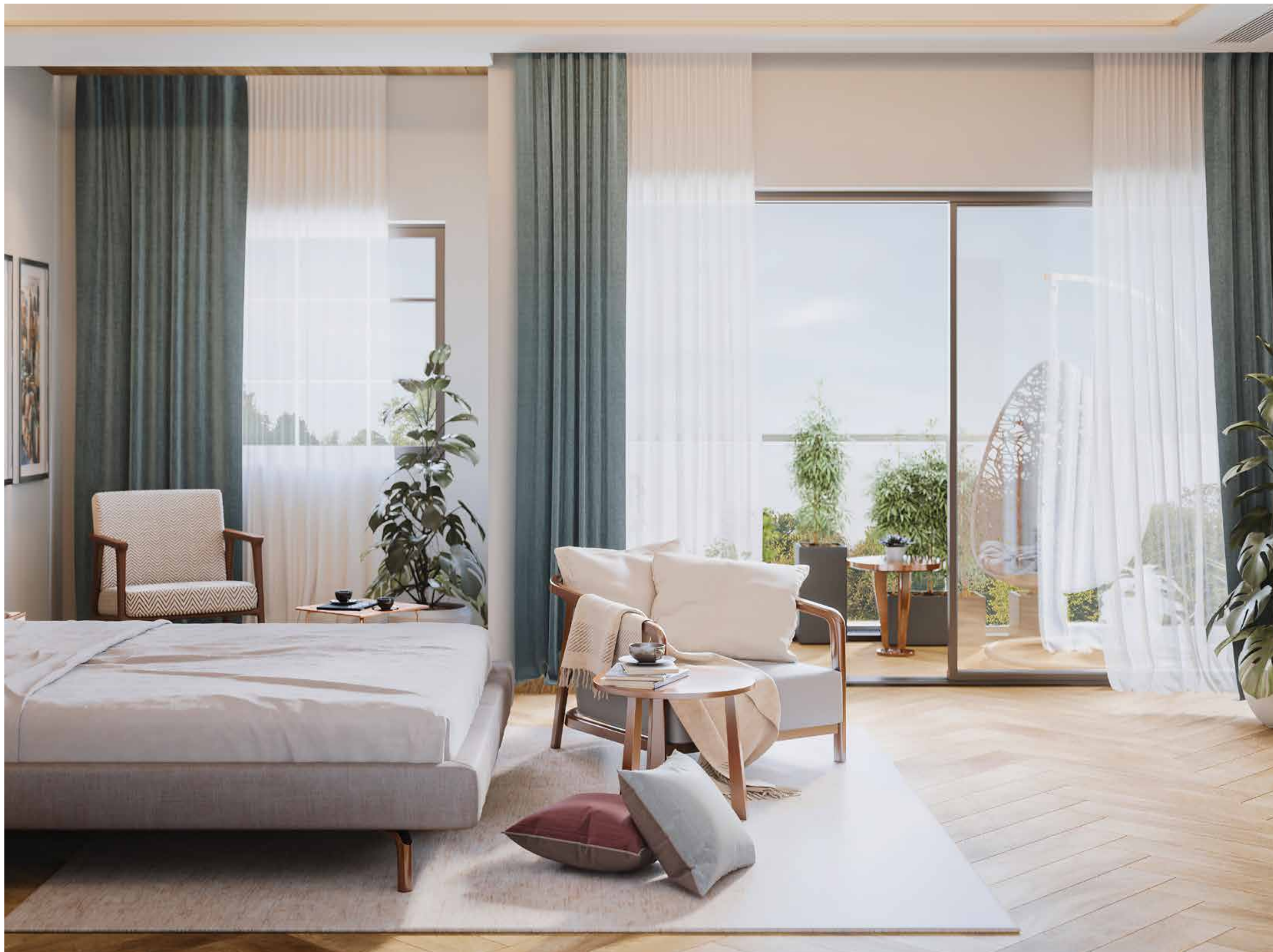
FOR MODERN & EFFICIENT LIFE, WE ADDED SMART SPACES

Thoughtfully incorporating the latest home technology and smart controls, every home, every room at Riverscape is designed to provide additional comfort and efficiency.

Heightened Ceilings
Lift provision for every home
30% Glass Cover
Home Theatre
Levelled pathway for pedestrians' ease







FOR BEDROOMS, WE ADDED COZINESS WITH MAXIMUM SUNLIGHT

Extra spacious bedrooms,
designed uniquely to
provide maximum space
with abundant sunlight and
moonlight.

FOR LIVING SPACES, WE ADDED PRIVATE SITOUTS WITH A VIEW

Every villa has a mesmerising outdoor space which makes for a personal heaven with a beautiful river view. These sitouts are a pocket of life that provides an exclusive level of tranquility at your home in Riverscape.





ENHANCED
SPACE,
LUXURY
AND BLISS



FOR A
THRIVING
COMMUNITY,
WE ADDED
VIBRANT
INTERACTIVE
SPACES

Riverscape on the whole is designed to be an extension of your home. Every thing here is intended for you to fulfill every lifestyle aspiration of yours.



Children's Play Area

Sand Pit

Riverside Walking Track

Special Seating Area
for Senior Citizens

Landscaped Water Body



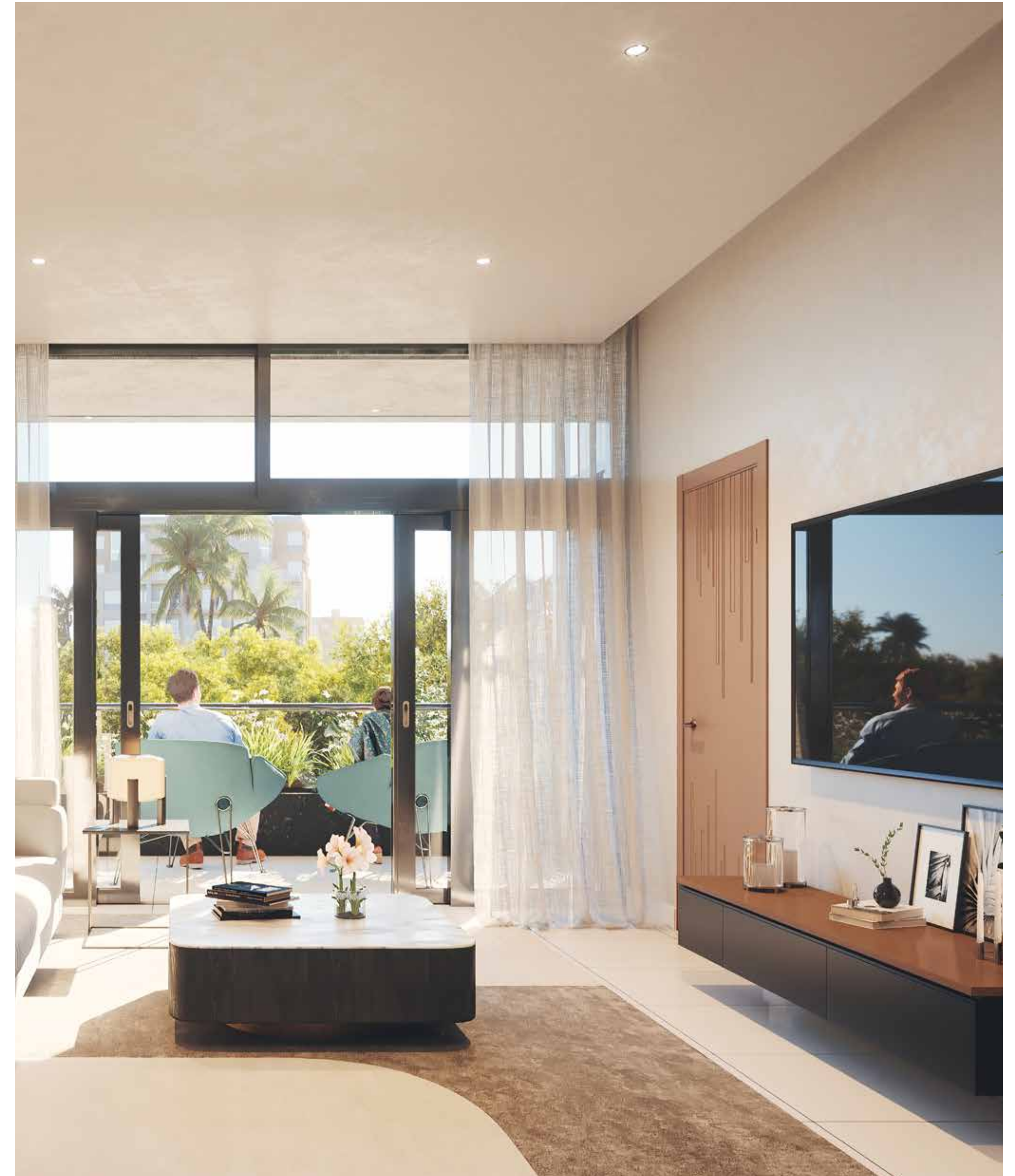


200 EAST

Total Built-Up Area 3400 Sft

First Floor
1227 Sft

Second Floor
946 Sft





200 WEST
Total Built-Up Area 3256 Sft

Ground Floor
1175 Sft

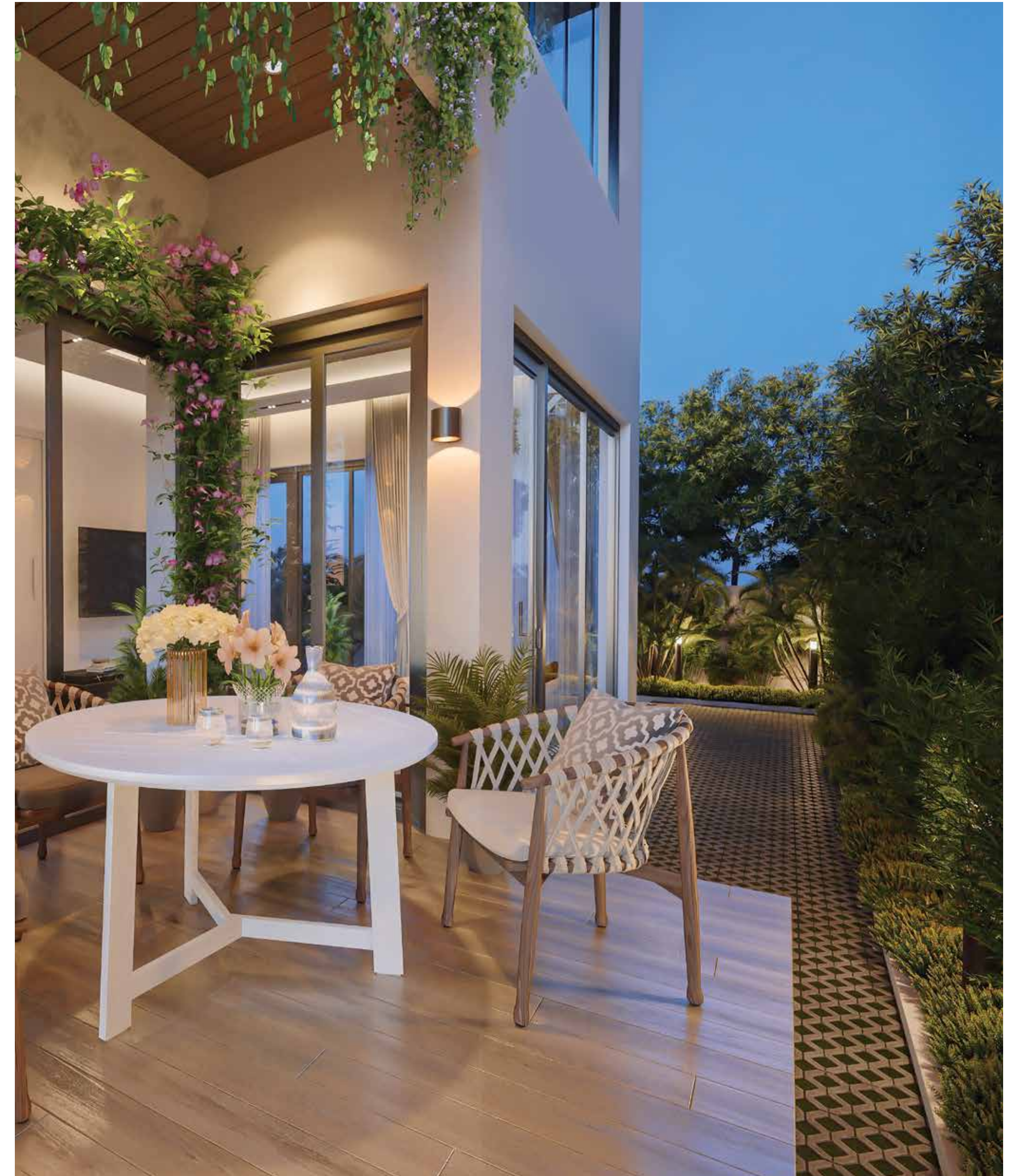


200 WEST

Total Built-Up Area 3256 Sft

First Floor
1175 Sft

Second Floor
906 Sft





230 EAST
Total Built-Up Area 3915 Sft

Ground Floor
1437.56 Sft

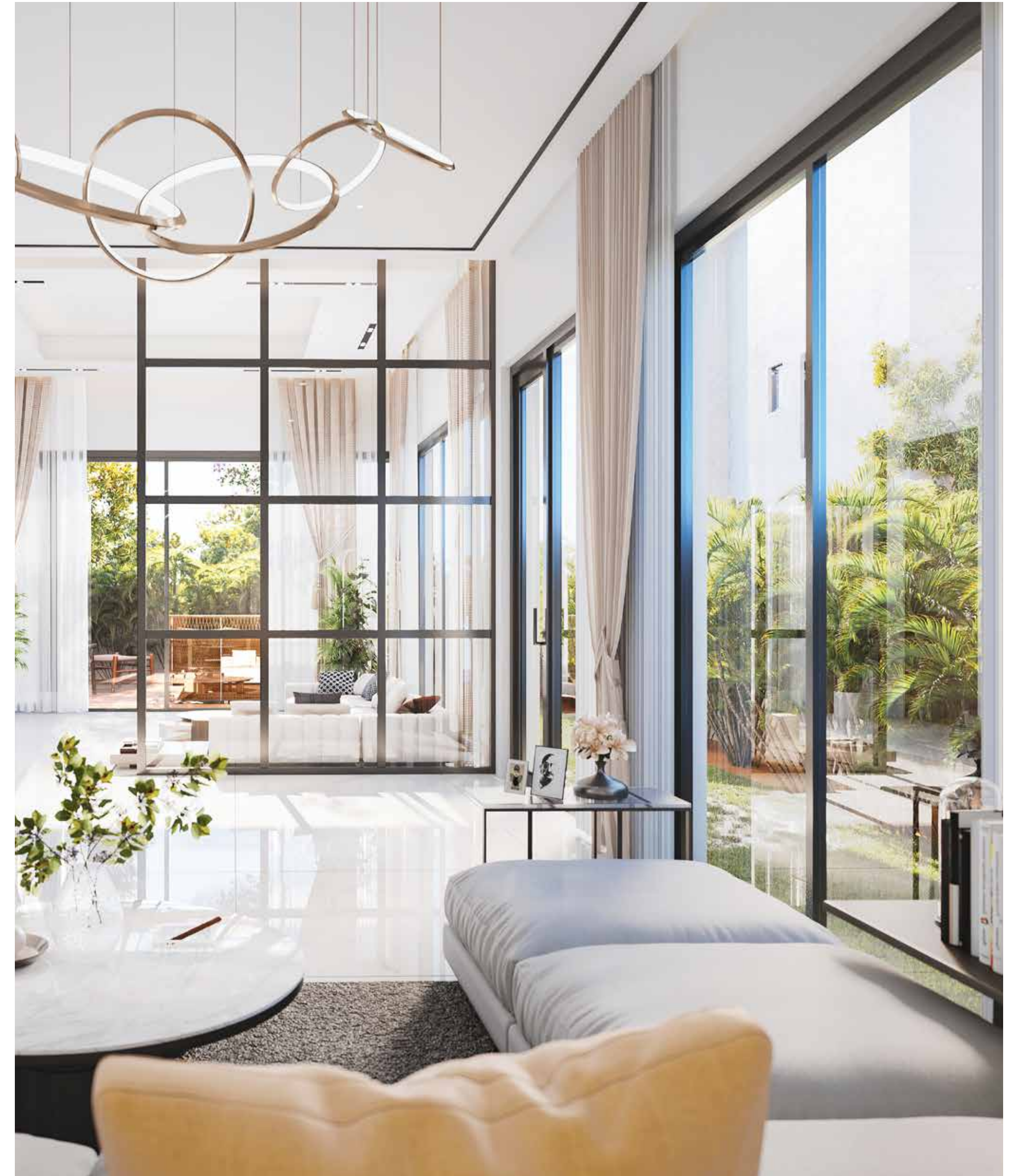


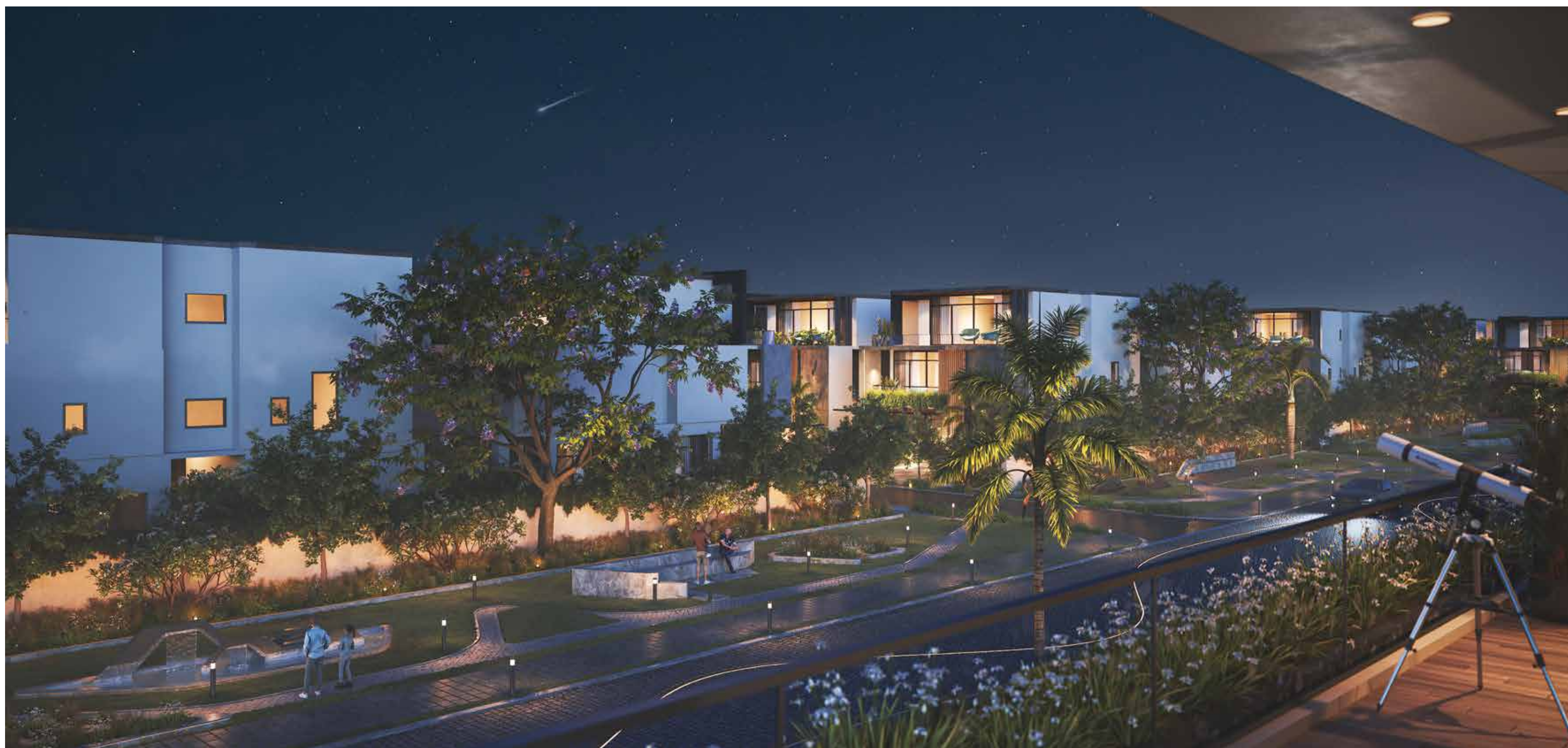
230 EAST

Total Built-Up Area 3915 Sft

First Floor
1437.56 Sft

Second Floor
1040 Sft







230 WEST

Total Built-Up Area 3860.5 Sft

Ground Floor
1376.75 Sft



230 WEST

Total Built-Up Area 3860.5 Sft

First Floor
1376.75 Sft

Second Floor
1107 Sft





300 EAST

Total Built-Up Area 4850 Sft

Ground Floor
1552 Sft

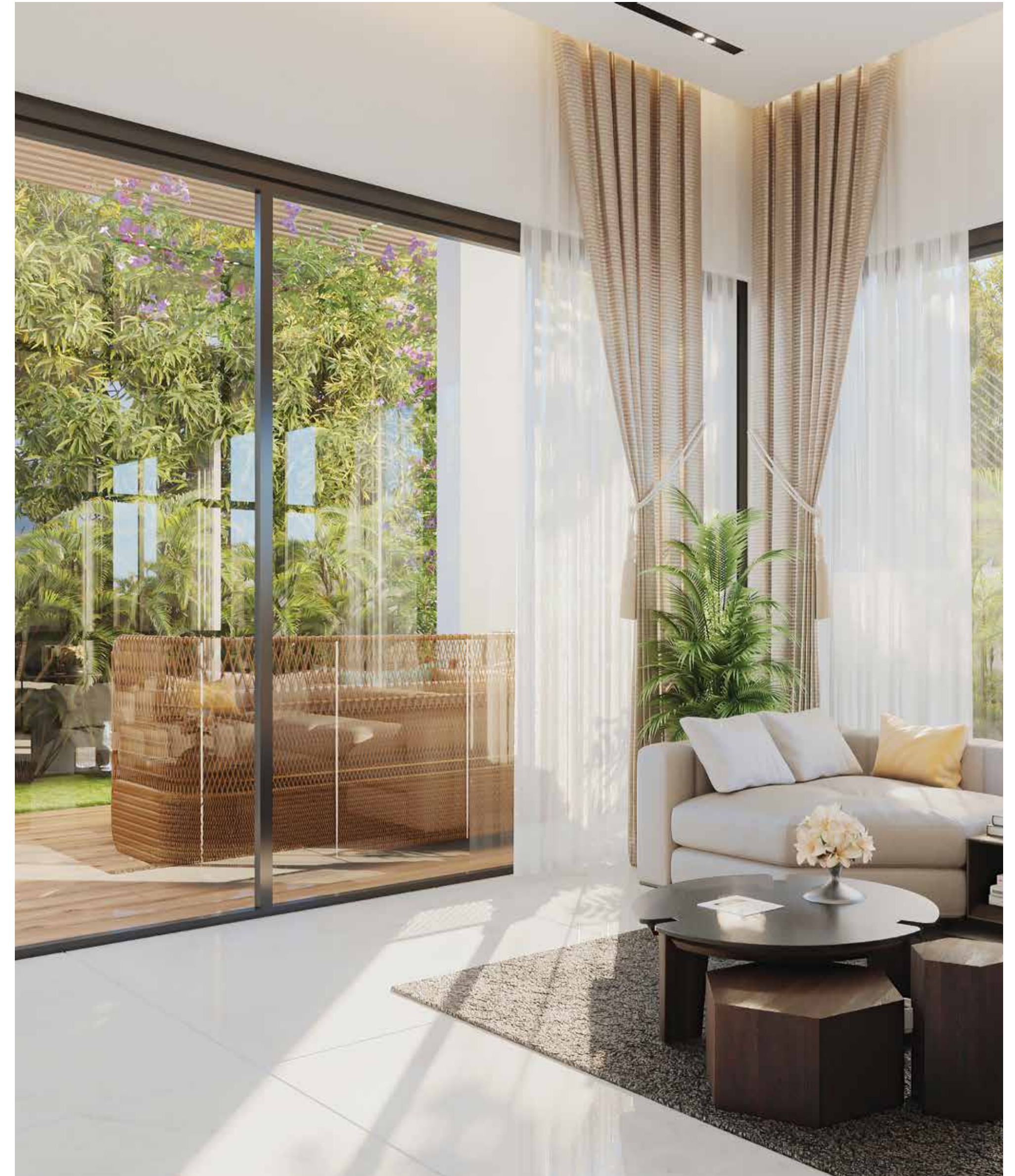


300 EAST

Total Built-Up Area 4850 Sft

First Floor
1649 Sft

Second Floor
1649 Sft





300 WEST

Total Built-Up Area 4826 Sft

Ground Floor
1554 Sft



300 WEST

Total Built-Up Area 4826 Sft

First Floor
1636 Sft

Second Floor
1636 Sft



An architectural rendering of a modern, two-story building with a minimalist design. The building features large windows with vertical wooden slats and a prominent green roof terrace. The ground floor has a glass facade. In the foreground, there is a large, paved courtyard with a cobblestone pattern. The courtyard is surrounded by lush greenery, including trees and shrubs. A few people are walking in the courtyard, and a car is parked on the left. The sky is blue with some birds flying in the distance.

FOR YOUR JOY, WE ADDED CLUB SCAPE OF 47,000 SQ. FT.

Club Scape from Riverscape is a class apart from others in Hyderabad. Designed to be the palace of joy in the lap of nature, it is strikingly beautiful and eco-friendly. This is your go-to place to make each day, a memory to cherish forever.

LIFESTYLE & RECREATION

Business Center

Guest Rooms

Taproom (socialising & unwinding)

Infinity Pool

Banquet Hall

Party Lawns

Indoor/Outdoor Yoga

Spa

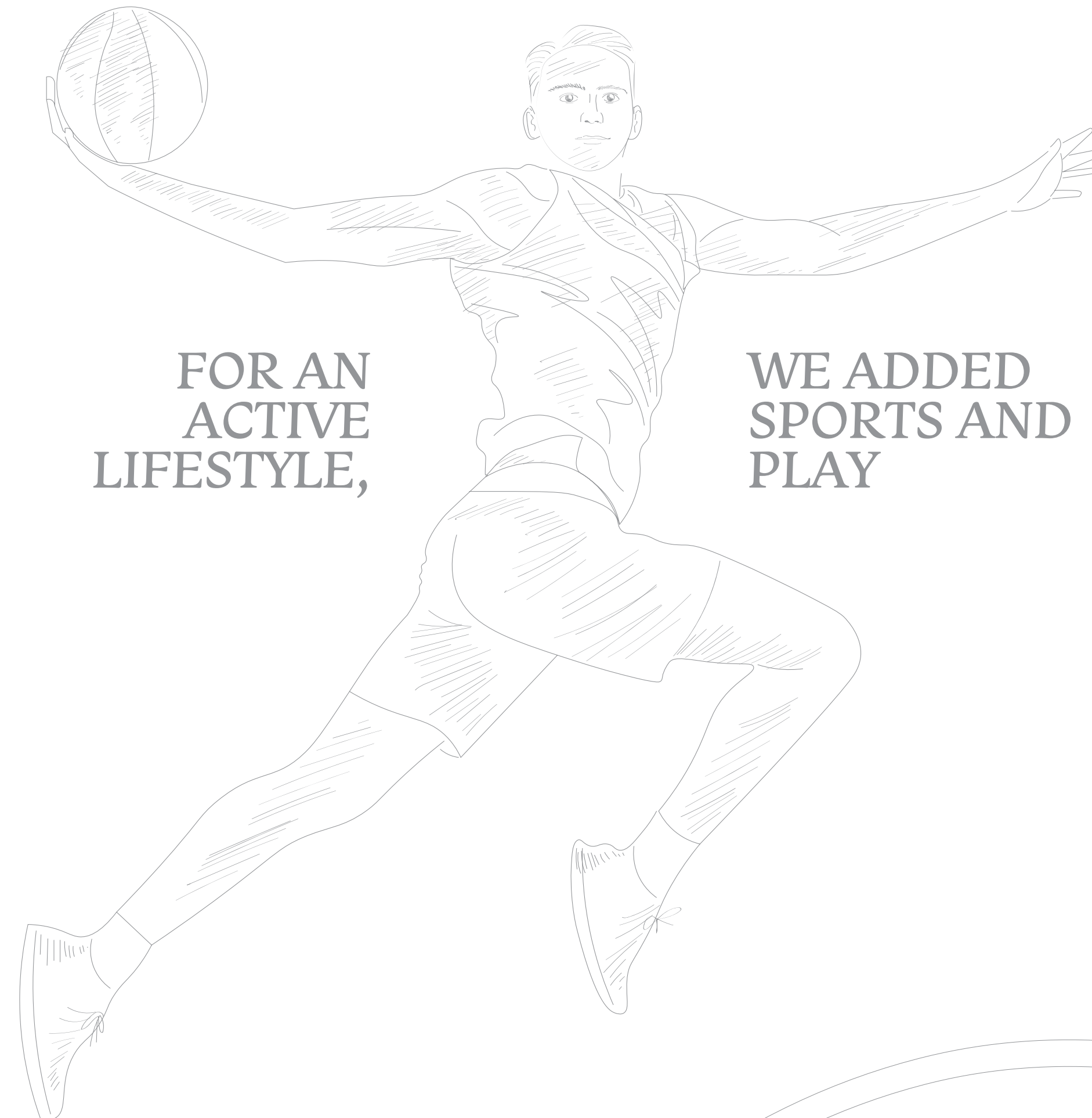
Outdoor Gazebo Sitouts

Sports Viewing Gallery

Crèche

Convenience Store





FOR AN
ACTIVE
LIFESTYLE,

WE ADDED
SPORTS AND
PLAY



SPORTS

Two Badminton Courts

Squash Court

Basketball Court

Lawn Tennis

Beach Volleyball

Rooftop Astro Football Turf

Cricket Practice Net

Ample Walking Area

Swimming Pool

Indoor Games

Gym





A THOUGHTFUL
CANVAS OF
LUXURY



AERIAL VIEW





FOR
ARCHITECTURE,
WE ADDED
THOUGHTFUL
DETAILS

Riverscape is carefully detailed and designed to meet the highest level of artistry, putting it in the league of the finest world-class villa communities.

SPECIFICATIONS

STRUCTURE

- R.C.C framed structure to withstand wind & Seismic loads
- Framed Structure
- Super Structure
- 200mm Thick solid blocks/Terracotta bricks for external walls
- 100mm Thick solid blocks/ Terracotta bricks for internal walls

PLASTERING

- **Internal walls:** 1 coat of plastering in CM 1:5 (walls) & 1:4 (ceiling) for walls and ceiling
- **External walls:** 2 Coats of plastering in CM 1:6 for external walls

DOORS/WINDOWS

- **Main door:** 8' height manufactured engineered veneered door frames & shutters with reputed hardware fittings finished with Melamine finish, Smart Lock Hafele, Europa, Yale or equivalent brand
- **Internal door:** 8 Feet height manufactured engineered veneered door frames & shutters with reputed hardware fittings finished with Melamine finish
- **French door (if, any):** High end imported powder coated Aluminum sections for frames and shutters with tinted float glass of reputed make
- **Windows:** High end imported powder coated Aluminum sections (in combination) frames and shutters with tinted float glass of reputed make

PAINTING/CLADDING

- **External:** Combination of imported texture & wooden finish (wpc) rafters with top 2 coats of exterior emulsion
- **Internal:** Smooth putty finishes with 2 coats, 1 coat primer & 2 coats of acrylic emulsion paint of reputed make

FLOORING

- Living, Dining, Drawing, Foyer, Lobby, and Pooja Room - Italian marble flooring
- Master Bedrooms and Home Theater - Wooden Flooring
- Children & Guest room - Premium vitrified tiles of reputed make
- Bathroom Flooring - Combination with premium vitrified tiles
- Kitchen, Linen store, Store room and Balcony - Premium vitrified tiles of reputed make
- Utility area, Wet Kitchen & Maid room - Premium vitrified tiles of reputed make
- Deck Area - Wooden finished premium vitrified tile flooring
- Parking Area - Premium finished pavers/equivalent stone
- Staircase - Italian marble flooring

TILE CLADDING

- **Bathrooms:** Combination of premium vitrified tiles up to 8' height
- **Utilities:** Ceramic tiles of reputed make up to 3' height including servant quarters toilet

KITCHEN

- Provision for fixing of water purifier, exhaust fan and chimney
- Provision of geyser for hot water near the sink
- Separate Municipal water tap (Manjeera or any other water provided by GHMC along with Borewell water
- No Countertop. Open for Modular Kitchen

UTILITIES/WASH

- Provision in the Utility area for dish washers or washing machine

BATHROOMS & FITTINGS

- Vanity type wash basin with counter top
- EWC with connected flush tank of KOHLER/JAGUAR/QUEO or equivalent make
- Single lever fixtures with wall mixer cum shower of KOHLER/JAGUAR/QUEO or equivalent make
- Provision for geysers Electrical points in all bathrooms
- All C.P. fittings are chrome plated of KOHLER/JAGUAR/QUEO or equivalent make

ELECTRICAL

- Concealed copper wiring of reputed make
- Power outlets for Air conditioners electrical points in all rooms
- Power outlets for geysers in all bathrooms
- Power plug points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen, washing machine and dish washer in Utility area
- Plug points for T.V & Audio systems etc
- 3 Phase supply for each unit and smart meter boards
- Miniature circuit breakers (MCB) for each distribution boards of reputed make
- Electrical Cables - Polycab, Havells, Finolex or equivalent brand
- Electrical Switches - L&T, Havells or equivalent brand

TELECOM

- Telephone points in all bedrooms, living room, family room and kitchen with provision of installing own mini EPABX
- Intercom facility to all the units connecting Security

CABLE

- Provision for cable connection in all bedrooms and living room

INTERNET

- Internet Cable Line provision in every Villa

LIFTS

- Provision for home elevator (Schindler) with 6 Passenger capacity, 0.33m/sec speed, SS hairline finish, side opening doors, and with automatic rescue device (3 stops) at extra cost

GENERATOR

- 100% D.G. set backup with Acoustic enclosure & A.M.F.

WTP & STP

- Portable water made available through a water softening plant with water meters
- A Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping and flushing purpose

SECURITY/BMS

- Sophisticated round-the-clock security/Surveillance system
- The Building Management System to monitor the billing and operations of all facilities
- Solar power fencing all-round the boundary wall of the project
- Surveillance cameras at the main security

SOLAR WATER HEATER

- Provision will be made at extra cost on the terrace floor for villas

SPORTS WITH VIEWING GALLERY

- Two Badminton Courts
- Squash Court
- Basket Ball Court
- Lawn Tennis Court
- Beach Volley Ball
- Rooftop Astro Football Turf
- Cricket Practice Net
- Ample Walking Area
- Children Recreational Sports (Indoor Sports)

MAIN LANDSCAPING WORKS

- Beautifully designed landscaping with exclusive Footpath, Activity Areas, Lighting, Children play area etc. is provided for the community

CLUB HOUSE & GENERAL AMENITIES

- Temple
- Home Theatre
- Banquet Hall
- Supermarket
- Spa
- Yoga/Meditation Room (Indoor & Outdoor)
- Library
- Gym, Aerobics Rooms
- Rooftop Swimming Pool
- Rooftop Bar/Café
- Sports Bar
- Guest Rooms
- Business Lounges
- Dog Park Area
- Kids' Play Area



LOCATION MAP
(not to scale)



FOR
CONVENIENCE,
WE HAVE A
WELL CONNECTED
NEIGHBOURHOOD

@ BANDLAGUDA

One of Hyderabad's youngest and most exciting areas, Bandlaguda Jagir is also perhaps the city's greenest zone. Featuring world-class amenities for sports and shopping, Bandlaguda is also home to Osman Sagar as well as the 700 acre Mrugavani National Park - a green lung space unlike any other in the city.



OUR CONSULTANTS



TATA PROJECTS

PMC



THE PINWOOD STUDIO

LANDSCAPE CONSULTATION

Landscape Architect



SUVIH ENGINEERING Services Pvt Ltd.

Mechanical, Electrical, Plumbing



Ernst & Young

Structural Consultant



SUDHIR ASSOCIATES

Architect



STUDIO ATELIER

Architect



Spacebound Labs

CGI Visualisation

Brochure Concept & Design:

White Thoughts & Branding



URBAN LEAGUE



RIVERSCAPE

Velly View Enclave, Bandlaguda Jagir, Telangana-500030, India.
+91 703 0088 888, 909 0189 797 | sales@urbanleague.in | www.Riverscape.in



RERA NO: P02400004424