

# UPD

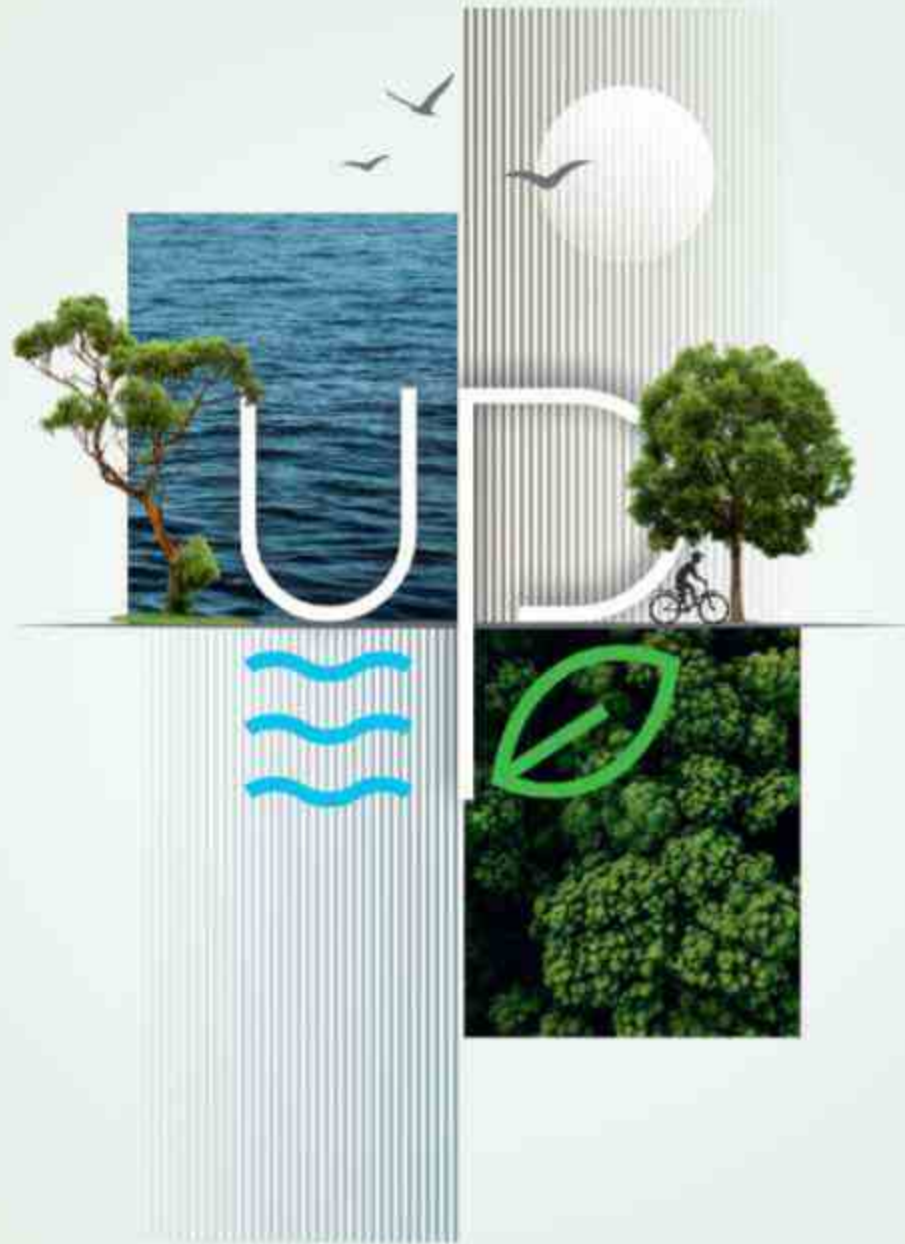


URBAN LIFESTYLE



RACHENAHALLI, BENGALURU





# LIVE IT UP

URBAN LIFESTYLE  RACHENAHALLI, BENGALURU



RIPPLES OF JOY  
BY LAKESIDE

It's where the city hums and dreams take flight  
Where lakeside living calls  
A home where spirits soar, no shadow falls  
A haven in the sky, a perfect space  
Luxury and grace in every place  
Step into a realm where heights enthrall  
UPgrade lifestyle to fulfilment  
Welcome to Urban Park...

LIVE IT 

URBAN LIFESTYLE  RACHENAHALLI, BENGALURU

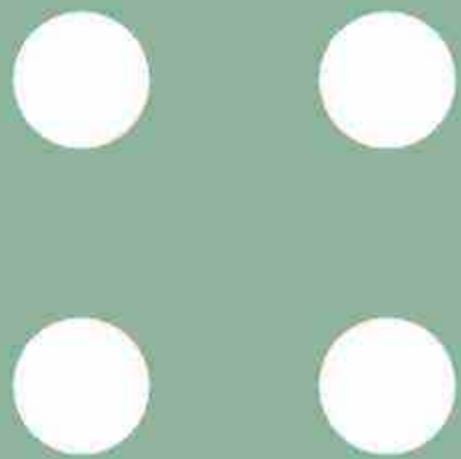
 **URBAN  
PARK** 

<< a proud offering from

 SB  
URBAN  
SCAPES



# EXPERIENCE URBAN LIVING AT ITS FINEST



LUXURY \* LAKE \* LOCATION \* LIFESTYLE

## UP GRADE YOUR LIFESTYLE

Your home is more than just a place to live; it's an elevated lifestyle designed to meet the needs of modern urban dwellers. It's where every detail has been carefully crafted to provide an unparalleled living experience.

Step into a community where luxury, convenience and nature co-exist in perfect harmony.



# THE RIPPLES OF JOY BY LAKESIDE



WAKE UP TO THE SOUNDS OF CHIRPING BIRDS



Wake up to the tranquil beauty of Rachenahalli Lake, where sunrises and sunsets dance on the water's surface. Enjoy peaceful walks along tree-lined lakeside path, breathe in the fresh lake breeze, and connect with a community that harmonizes luxury with the calming essence of the lake. Perched on the serene 125-acre Lake, this oasis of luxury blends nature with sophistication. This is lakeside living, 'UP' where life feels perfectly balanced.

SERENE LOCALE,  
YET EVERYTHING  
IS WITHIN REACH



UP ABOVE ALL



LAKESIDE HOMES  
EXCLUSIVE CLUBHOUSE  
CENTRAL PARK  
850 MTS TO MANYATA BUSINESS PARK

## SPEED UP TO OFFICE IN MINUTES

Urban Park is a blessing in disguise in more than one way. Pedal your way in ten minutes to your Fortune - 500 office at Manyata Business Park, India's finest sustainable urban township, to save time and ensure physical fitness. Enjoy multiple benefits as sustainable mobility means a zero-carbon, low-cost alternative towards an eco-friendly environment.

The prime location offers seamless access to major offices, healthcare, airport and shopping hubs, all within easy reach. Weekends come alive with visits to Malls located in 10-minute drive distance. Send your children to one of those reputed schools nearby. Explore life in tranquillity with access to the best the city has to offer.

# SCALE UP YOUR DREAM

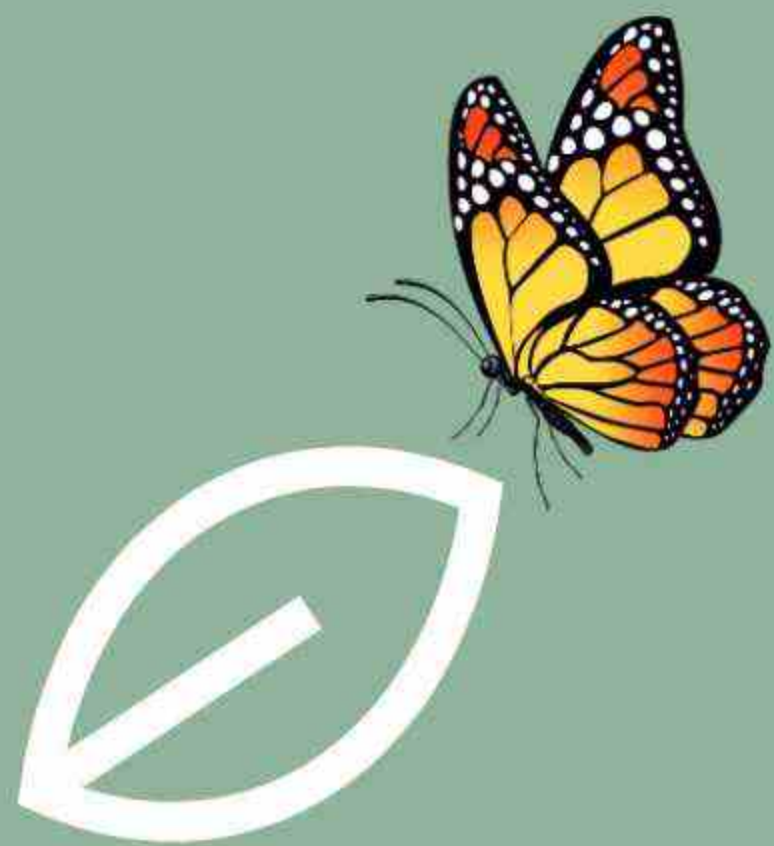


Don't settle for less  
When you have a home like SB Urban Park

As you excel in life, moments of quiet reflection become essential. To appreciate the finer things truly, you need to slow down, connect with loved ones, and immerse yourself in nature - a dream-like sanctuary where time comes to a standstill. SB Urban Park by Urbanscapes is that place, offering an array of luxurious amenities that cater to your every whim and fancy.



# BALANCING LIFESTYLE IN INDOORS & OUTDOORS



A CLASSIC HOME IN COLLABORATION WITH ELEMENTS



At Urban Park, nature and outdoor activities are seamlessly intertwined, offering you a perfect escape. The extensive green spaces and designer outdoor facilities create an ideal environment for a healthy, active lifestyle. Whether jogging along the track, playing with kids, or enjoying a peaceful moment in a covered seating area, every experience is enriched by pampering detail. Here, children have their play zones, and seniors relax in cozy corners, making every moment a blissful part of your day.



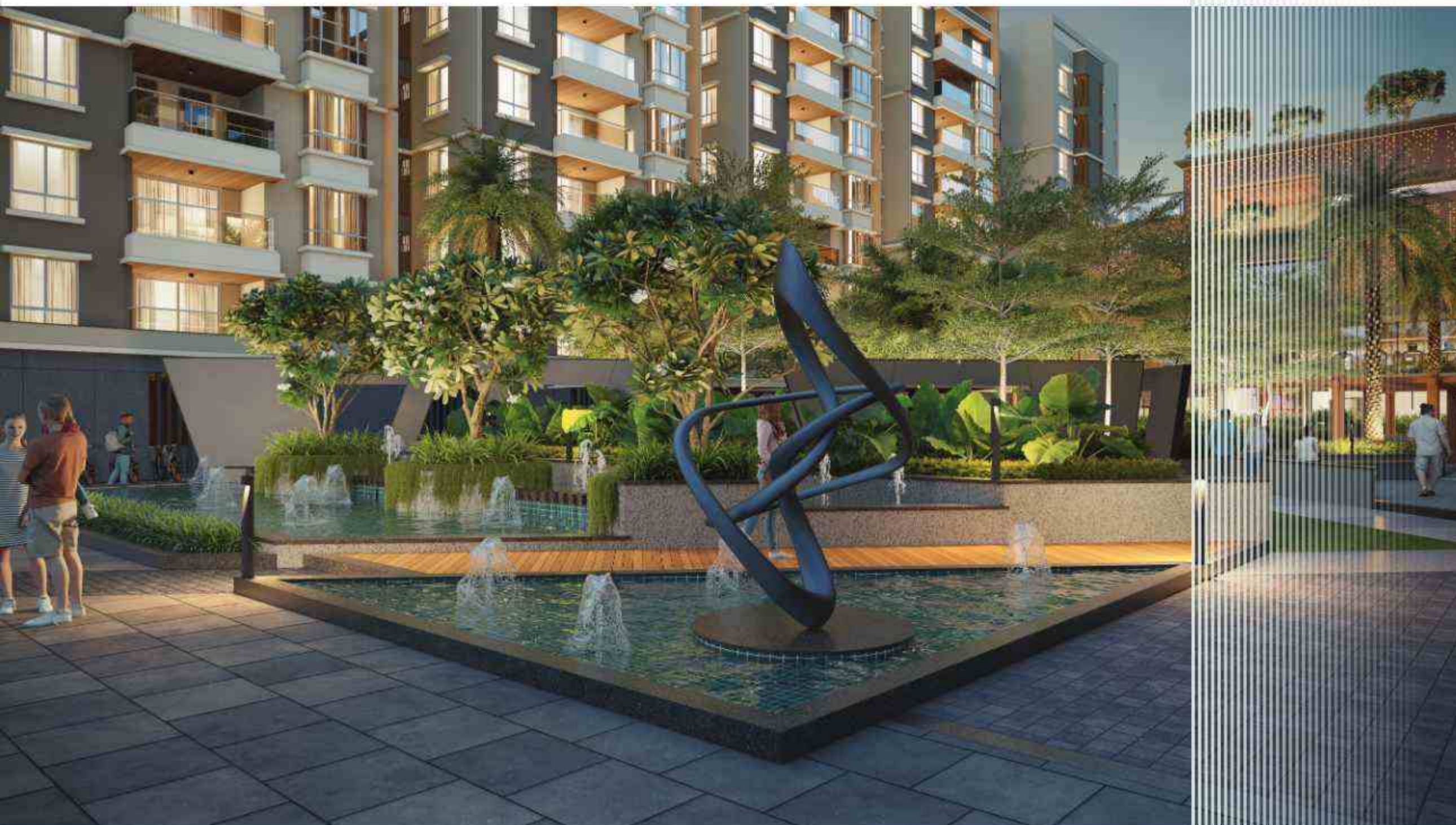
SAVOUR LIFE  
ONE MOMENT  
AT A TIME

LIVE IT **UP** TO YOUR EXPECTATIONS



Whether you seek relaxation, fitness, or social interaction, our state-of-the-art facilities provide the perfect environment with every detail designed to elevate your daily living experience.

# MOVE UP IN LIFE AND REALIZE YOUR DREAM



UP ABOVE ALL



**LIVE IN AN  
UPSCALE  
COMMUNITY**

Urban Park offers residences that elevate modern living 'UP' above all. Each apartment is a masterpiece of design, featuring open spaces, premium finishes and panoramic views. With amenities like an infinite pool, party lawn, and designer landscapes, your home transcends the ordinary, creating a signature living experience. Thoughtfully planned and exquisitely crafted, Urban Park is where 160 families can enjoy the perfect harmony of nature and luxury.

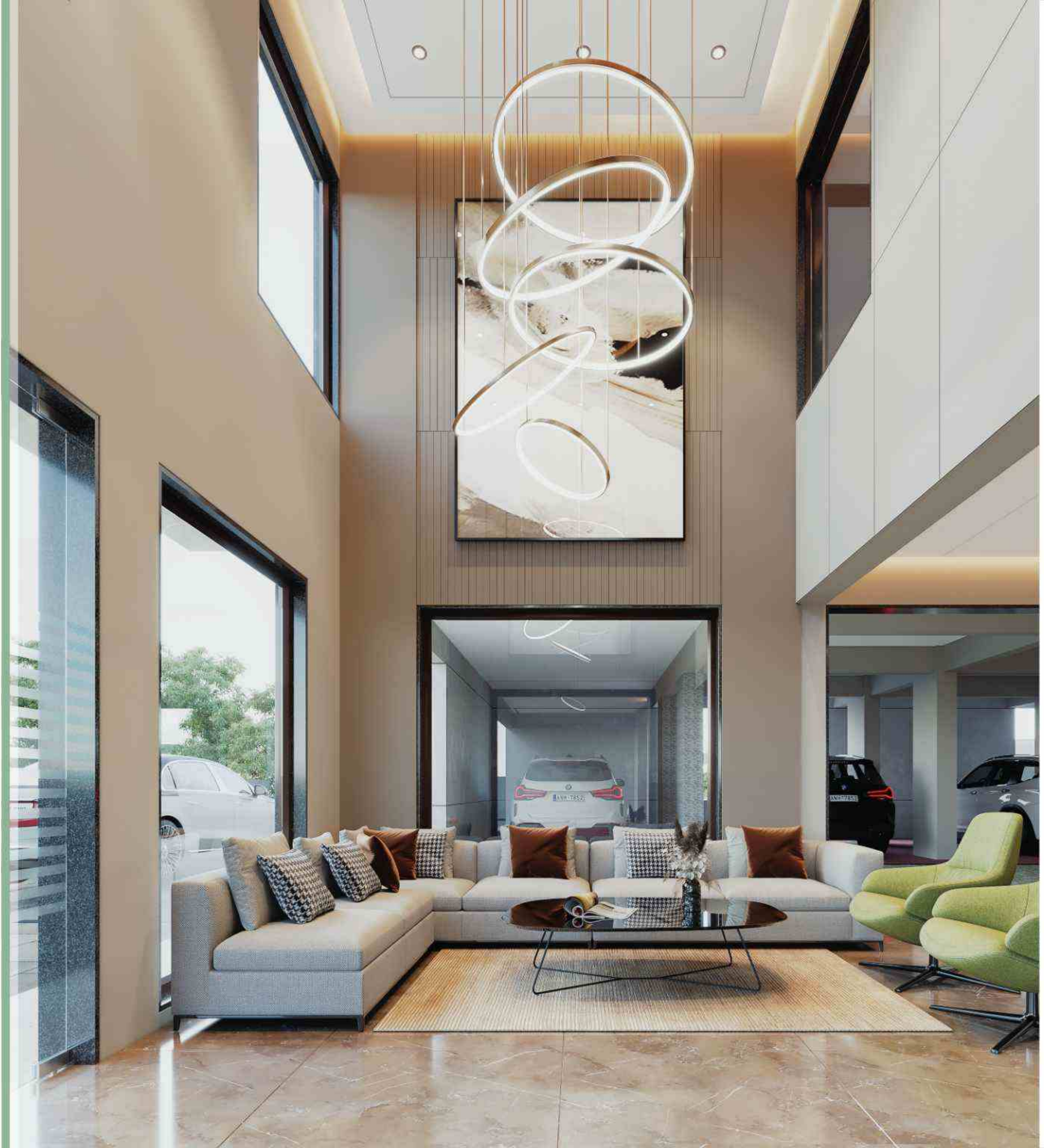
DOUBLE HEIGHT ENTRANCE LOBBY

# A GRAND ENTRANCE

160 UNITS

3 BHK & DUPLEX

1515 SFT  
TO 2055 SFT  
8 FLOORS



UP ABOVE ALL

# LET EVERY BREATH YOU TAKE, & EVERY STEP YOU MAKE JOYFUL



Step into your Urban Park home, where stylish design meets practical elegance. Sunlit and breezy, every corner of your residence whispers that you've truly arrived in life. With large windows, spacious balconies, and quality finishes, each moment feels special. The refined interiors, from sleek kitchens to shining walls, create a sanctuary where family bonds flourish. At Urban Park, every detail is crafted with care, offering you a living space that exceeds expectations through a perfect blend of form, function and comfort.

UP ABOVE ALL





The Central Park at Urban Park is more than just a green space; it's the heart of the community. Here, neighbours come together for social gatherings, community events, and everyday relaxation. With its inviting atmosphere and array of activities, the Central Park fosters a strong sense of belonging and connection among residents.



**CENTRAL PARK**  
**WHERE THE COMMUNITY**  
**CONVERGES**

# STAND UP TO YOUR CLASS

- BBMP & RERA Approved Luxury Project
- 2.5 Acres premises
- 9 Floor Solitary Tower
- No Common Walls
- Vastu Compliance
- Deluxe Specifications
- Grand Entrance Arch / Arrival Plaza
- Security kiosk with 24 x 7 Security
- Intercom & CC Tvs
- 60% Open Space
- Designer Landscaping
- Ample Car Parking
- Visitors' Parking
- 24x7 Water Supply
- Rain water Harvesting/Recycling
- Reticulated Gas pipeline
- Generator Backup
- Drivers' Restroom
- Sewage Treatment Plant



ALL THE HALLMARKS OF  
CLASS & COMFORT FOR  
AN ELEVATED LIVING

PROJECT HIGHLIGHTS





# GROWING UP IS FUN HERE

- Basketball Hoop
- Toddlers Play Area
- Swings for Kids
- Jogging Track
- Healing Garden / Lily Pond
- Pergolas / Gazebos
- Open Air Gymnasium
- Party Lawn
- Gathering Plaza with Multipurpose Hall
- Walkways with water body
- Wi-Fi enabled Premises
- Outdoor Gym
- Tot-Lot & Kids Play Area with Sand pit
- Multi-purpose Court
- Cycle Dock
- Meditation/Yoga Lawn
- Seating Alcove
- Trellis with Swings
- Mini Amphitheatre with Stage

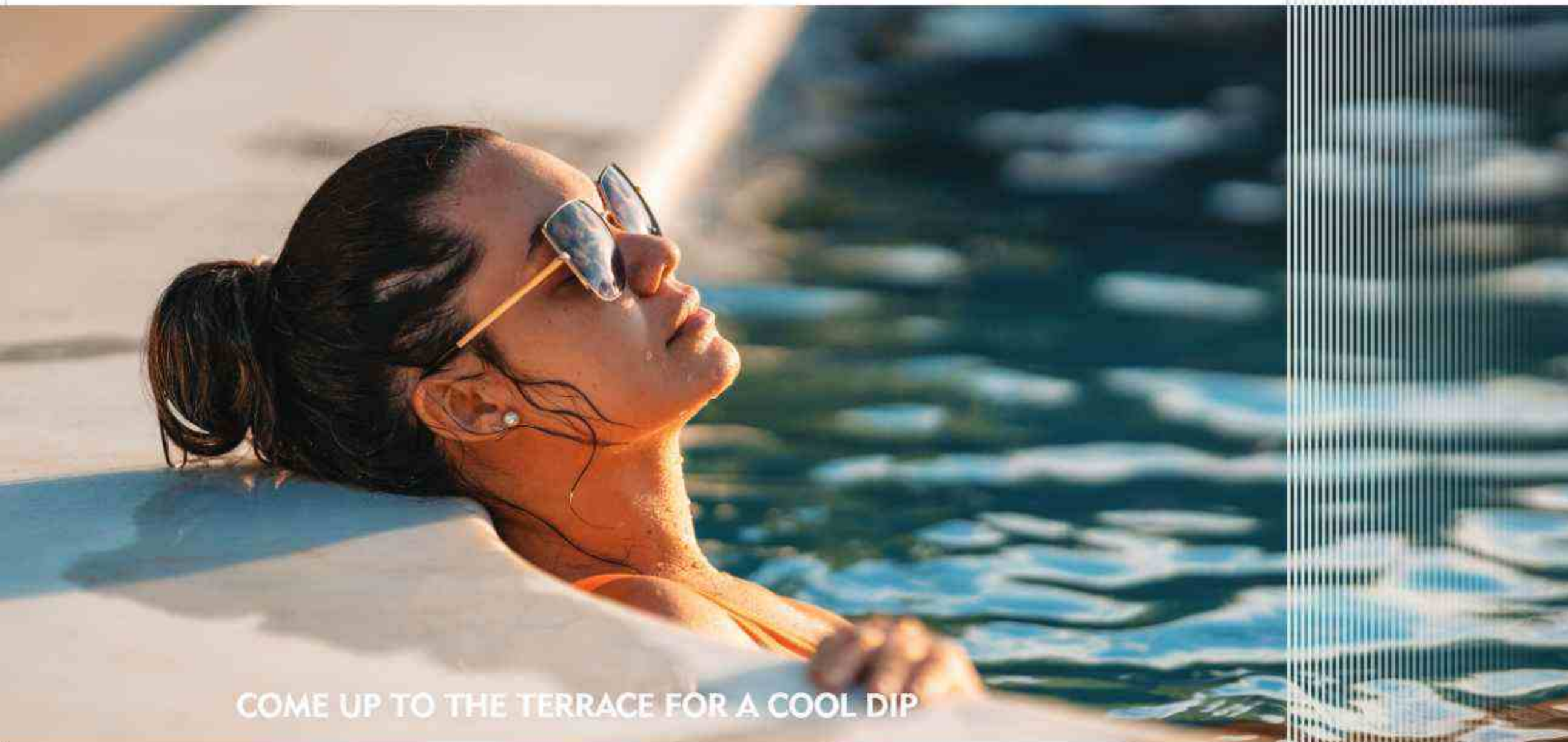


GIVE YOUR CHILD AN IDEAL ENVIRONMENT  
TO GROW, A FOUNDATION  
FOR FUTURE

OUTDOORS



# CLUBHOUSE - A PLACE TO UNWIND & REJUVENATE



COME UP TO THE TERRACE FOR A COOL DIP

The 3-level exclusive clubhouse at Urban Park is your go-to destination for socializing and entertainment. The majestic double-height entrance lobby invites you to indulge and unwind. Whether you're hosting a party, catching up with friends, or simply unwinding after a long day, the clubhouse offers a welcoming environment that encourages interaction and relaxation. With its modern amenities and stylish design, it's the perfect place to make memories.

UP ABOVE ALL





- Wi-fi enabled Clubhouse
- Waiting Lounge Area
- Temperature-controlled Infinity swimming pool
- State-of-the-art Gym
- Wellness Centre with Spa, Steam & Sauna
- Sound-proof Audio-visual Room
- Crèche with play area
- Squash Court
- Badminton Court
- Indoor Games Enclave  
(Billiards and Pool Tables, Table Tennis, Carrom, Chess etc.)

CLUBHOUSE

LIVE IT **UP** ENJOYING GOOD TIMES  
The clubhouse is a fountain of recreation

LOOK UP TO A STAR-LIT SKY  
AS YOU SWIM IN INFINITY POOL



# GROUND FLOOR PLAN



## LEGEND

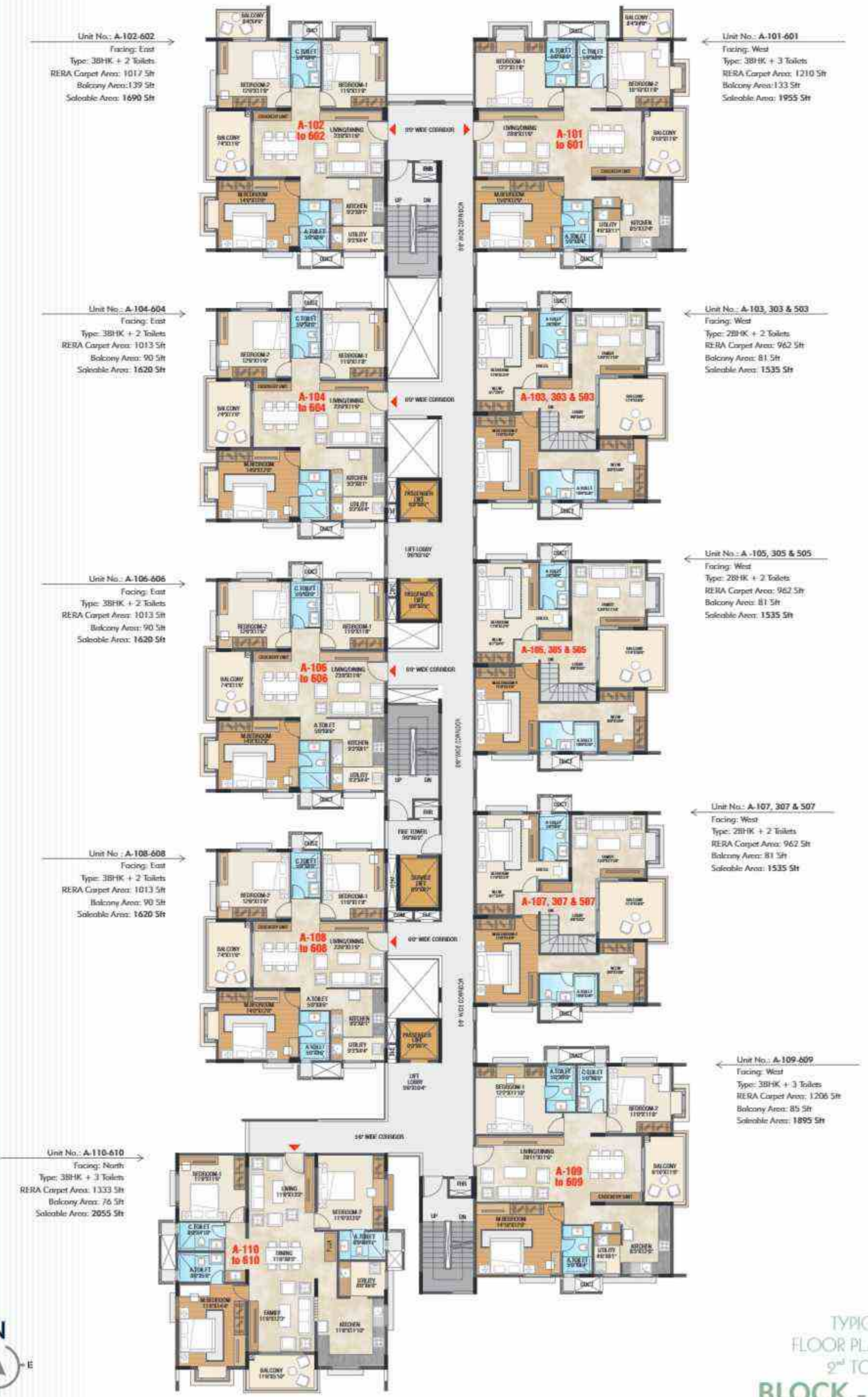
1. Driveway (6M Wide)
2. Outdoor Gym
3. Party Lawn
4. Visitors' Car Parking
5. Mini Amphitheatre
6. Stage
7. Multi-purpose Court
8. Signage Wall
9. Waiting Pavilion
10. Tot-lot
11. Pathway
12. Kids' Play Area
13. Block Entry
14. Cycle Dock
15. Potted Plants
16. Water Sculpture
17. Water Feature
18. Meditation/Yoga Lawn
19. Covered Lounge
20. Seating Alcove
21. Feature Sculpture
22. Open Lounge
23. Trellis with Swings
24. Spill Over Plaza
25. Transformer Yard







TYPICAL FLOOR PLAN  
2<sup>nd</sup> TO 6<sup>th</sup>  
**BLOCK - B**



TYPICAL FLOOR PLAN  
2<sup>nd</sup> TO 6<sup>th</sup>  
**BLOCK - A**



TYPE 10

3 BHK UNIT  
+ 4 TOILETS + FAMILY

BLOCK-A WEST FACING

RERA Carpet Area : 1924 Sqft  
Balcony Area : 162 Sqft  
Saleable Area : 3070 Sqft

Lower Level (Flat No: G 03, 203 & 403 / G 05, 205 & 405 / G 07, 207 & 407)

Upper Level (Flat No: 103, 303 & 503 / 105, 305 & 505 / 107, 307 & 507)



UPPER LEVEL PLAN



UPPER LEVEL PLAN

3 BHK UNIT  
+ 4 TOILETS + FAMILY

TYPE 10A

BLOCK-A WEST FACING

RERA Carpet Area : 1915 Sqft  
Balcony Area : 247 Sqft  
Saleable Area : 3050 Sqft

Lower Level (Flat No: 603, 605 & 607)

Upper Level (Flat No: 703, 705 & 707)



LOWER LEVEL PLAN

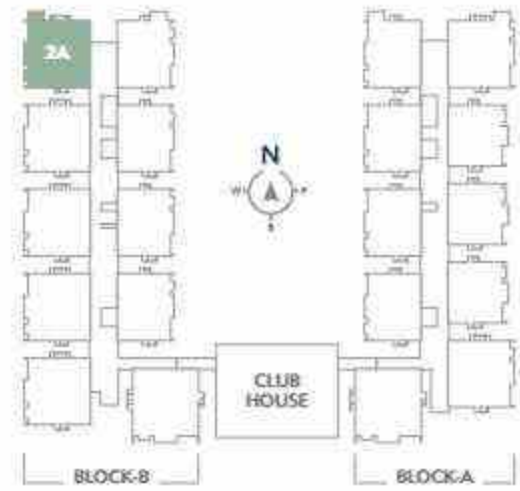


LOWER LEVEL PLAN

**TYPE 2A** 3 BHK UNIT + 3 TOILETS

BLOCK-B EAST FACING	
RERA Carpet Area	: 1212 Sft
Balcony Area	: 130 Sft
Saleable Area	: 1955 Sft

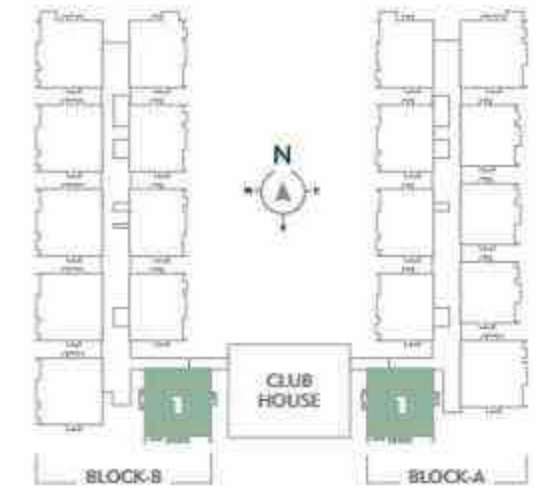
Block - B (Flat No: 102 - 602)



3 BHK UNIT + 3 TOILETS **TYPE 1**

BLOCK-B & A NORTH FACING	
RERA Carpet Area	: 1333 Sft
Balcony Area	: 76 Sft
Saleable Area	: 2055 Sft

Block - B (Flat No: 109 - 609)  
Block - A (Flat No: 110 - 610)



**TYPE 3A** 3 BHK UNIT + 3 TOILETS

BLOCK-B EAST FACING	
RERA Carpet Area	: 1210 Sft
Balcony Area	: 85 Sft
Saleable Area	: 1895 Sft

Block - B (Flat No: 104 - 604, 106 - 606, 108 - 608 & 110 - 610)



3 BHK UNIT + 2 TOILETS **TYPE 6A**

BLOCK-B WEST FACING	
RERA Carpet Area	: 1013 Sft
Balcony Area	: 137 Sft
Saleable Area	: 1685 Sft

Block - B (Flat No: 101 - 601)

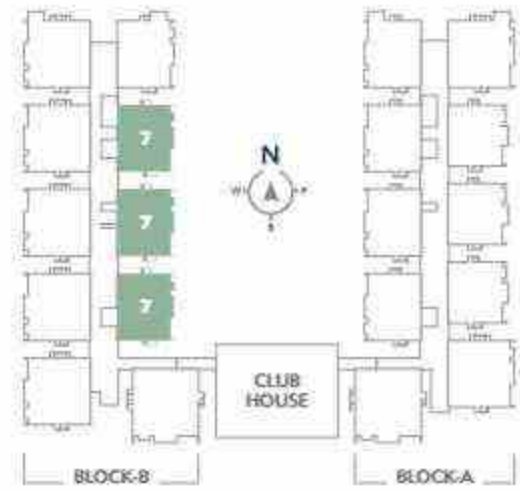


**TYPE 7** 3 BHK UNIT + 2 TOILETS

**BLOCK-B** WEST FACING

RERA Carpet Area	: 1010 Sqft
Balcony Area	: 90 Sqft
Saleable Area	: 1620 Sqft

Block - B (Flat No: 103 - 603, 105 - 605 & 107 - 607)

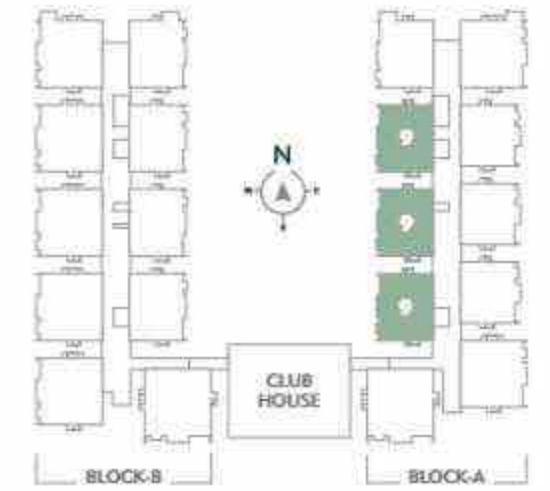


**TYPE 9** 3 BHK UNIT + 2 TOILETS

**BLOCK-A** EAST FACING

RERA Carpet Area	: 1013 Sqft
Balcony Area	: 90 Sqft
Saleable Area	: 1620 Sqft

Block - A (Flat No: 104 - 604, 106 - 606 & 108 - 608)



**TYPE 8A** 3 BHK UNIT + 2 TOILETS

**BLOCK-A** EAST FACING

RERA Carpet Area	: 1017 Sqft
Balcony Area	: 139 Sqft
Saleable Area	: 1690 Sqft

Block - A (Flat No: 102 - 602)



**TYPE 4A** 3 BHK UNIT + 3 TOILETS

**BLOCK-A** WEST FACING

RERA Carpet Area	: 1210 Sqft
Balcony Area	: 133 Sqft
Saleable Area	: 1955 Sqft

Block - A (Flat No: 101 - 601)



**TYPE  
10**

**2 BHK UNIT  
+ 2 TOILETS**

**BLOCK-A WEST FACING**

RERA Carpet Area	: 962 Sft
Balcony Area	: 81 Sft
Saleable Area	: 1535 Sft

Block - A (Flat No: 103 - 603, 105 - 605 & 107 - 607)



**TYPE  
5A**

**3 BHK UNIT  
+ 3 TOILETS**

**BLOCK-A WEST FACING**

RERA Carpet Area	: 1206 Sft
Balcony Area	: 85 Sft
Saleable Area	: 1895 Sft

Block - A (Flat No: 109 - 609)



**SPECIFICATIONS**

**STRUCTURE**

RCC framed structure designed to seismic resistance Zone - II with CC block masonry walls.  
Independent walls (as per Architectural design)

**ALL COMMON AREAS**

Lobby & Stairs: Granite in staircase side granite to be fitted.  
Skirting: Granite 4" high.

**DOORS**

Door Frames: Teak wood for Main door and Red Sal / Red Meranti shutters for other doors.  
Door Shutters: Main door shall be in solid core flush (black board) shutter provided with a natural wood veneer, all other internal doors shall be membrane pressed doors.  
Window Shutters: 3 - Track UPVC with mosquito mesh (uPVC or Aluminium Dornal section) with safety grill.

**PAINT & POLISH**

Internal Paint: All internal paint shall be in premium Asian.  
Doors: All main doors shall be with melamine polish and internal doors with the enamel paint.  
External Paint: Asian Paints Apex.

**ELEVATORS**

Automatic elevators by Mitsubishi/ Schindler.

**FLOORING & TILING:**

Living / Dining & Bedrooms: 600mm X 1200mm premium vitrified tiles.  
Kitchen Flooring: 600mm X 1200mm premium vitrified tiles, glazed ceramic tiles, dado up to 2ft height above the kitchen platform.  
Bathrooms: Anti-skid ceramic tiles in all bathrooms, ceramic tile (premium) dado upto 7" height in all bathrooms.

Balconies: 12"x12" premium quality ceramic tiles.

**KITCHEN COUNTER**

19mm Thick polished granite.  
Sanitary and Plumbing: By GROHE / TOTO  
Sanitary Fitting: GROHE / TOTO (premium collection).  
Faucets: CP of GROHE / TOTO  
Plumbing: All water lines shall be of CPVC.  
Drainage lines and storm water drain pipes shall be in UPVC.  
Kitchen Sink: Stainless steel sink with drain board of Franke / Nirali or equivalent.  
Provision for Aquaguard point  
Provision for dish washing in Utility and washing machine.

**ELECTRICAL**

Wiring: Finalex / Havells or equivalent  
Switches: Crabtree / Anchor or equivalent  
Connected Power: 4KW for 2BHK and 4KW for 3BHK.  
Provision for AC points for all bedrooms.  
ELCB / MCB by Legrand / Indo-Asian or equivalent

**GENERATOR**

100% Back up for common area, lift. Backup power for all flats.

**COMMUNICATION**

Internet connection.  
Intercom to each flat.  
FTTH Lines.



**LOCATION MAP**  
(Not to Scale)



**TRANSPORT / CONNECTIVITY**

Rachenahalli Bus Stop	- 450 Mtrs
Upcoming Nagavara Metro	- 3.6 Kms
SMVT Railway Station	- 10 Kms
Kempegowda Intl. Airport	- 25.7 Kms
Thanisandra Main Road	- 1.8 Kms
Mahatma Gandhi Road	- 11.6 Kms
Hebbal	- 5.1 Kms
ORR (Nagavara)	- 3.5 Kms
Mekhri Circle	- 8.7 Kms
KR Puram	- 12.8 Kms
Sahakar Nagar	- 6.2 Kms
Kammanahalli	- 5.7 Kms
Bengaluru City Railway JN.	- 14.3 Kms
Yelahanka Railway JN.	- 6.9 Kms
Cantonment Railway Station	- 10.8 Kms

**COLLEGES**

Kristu Jayanti College	- 3.9 Kms
Presidency College	- 5.2 Kms
Dr B R Ambedkar	- 6.6 Kms
Medical College	- 6.6 Kms
CMR University	- 8.5 Kms
Atria University	- 7.7 Kms
REVA Independent College	- 8.1 Kms

**ENTERTAINMENT HUBS**

Elements Mall	- 2.9 Kms
Phoenix Mall	- 6.7 Kms
Esteem Mall	- 6.6 Kms
Bhartiya Mall of Bengaluru	- 5.8 Kms
The Galleria Mall	- 6.9 Kms
The Leela Bhartiya City	- 6.0 Kms
Hilton Garden Inn	- 2.4 Kms
Nagavara Lake	- 3.4 Kms
XLR8 Indoor Sports Arena	- 6.7 Kms

**A QUIET PLACE WITH CONNECTIVITY**

**IT & BUSINESS HUBS**

Manyata Business Park	- 850 Mtrs
Karle Town Centre	- 3.4 Kms
Esko Graphics India Pvt Ltd	- 3.9 Kms
Bharatiya Centre of IT	- 5.3 Kms
Tech Vulcan Solutions	- 5.1 Kms
Awfis Kirlaskar Tech Park	- 6.2 Kms
Graviye Steel Structures LLP	- 8.5 Kms
Hinduja Realty Ventures	- 10.8 Kms

**SCHOOLS**

Government Primary School	- 850 Mtrs
Sri Vivekananda Public School	- 1.2 Kms
North Hills International School	- 2.7 Kms
St. Joseph's English High School	- 4.3 Kms
St. Michael's High School	- 4.7 Kms
VIBGYOR High School	- 5.6 Kms
New Baldwin Intl. School	- 8.7 Kms
Greenfield Public School	- 3.9 Kms
Delhi Public School North	- 11 Kms



Scan for the Google Maps



## A TESTIMONY TO PAST, A BEACON FOR THE FUTURE

SB Urbanscapes was established in 2013 in Bengaluru with an aim to deliver premium quality homes to discerning customers. The company excelled in building the finest homes by incorporating honest practices and customer-centric approach. With a team of experienced professionals, Sri D. Rajagopal and Sri K. Janardhan Reddy led the company in delivering luxury lifestyle homes to customers. Every project of SB Urbanscapes is testimony to premium quality and value for investment.

- Over 10 Years of Construction Experience
- Over a Million Sft Built
- 2 Projects under various stages of construction
- Over 660 Happy Families

### OUR COMPLETED PROJECTS



170 Flats in Total 2.5 Acres  
Yelachenahalli Village, Uttarahalli Hobli, Bangalore South Taluk



Temple Tree

158 Flats in Total 2.5 Acres, Sy. No - 72, Bommanahalli Village  
Begur Hobli, Bangalore South Taluk



eco springs

Total 22 Acres, Kattugollahalli, Behind BMTC Bus Depot  
Mandur, Budigere Road, Bengaluru East Taluk

### UPCOMING PROJECTS



GREEN  
WOODS

A Luxury Apartment project coming up in 4.5 Acres, Doddakannelli  
Village, Varthur Hobli, Bengaluru East Taluk

INDIGO  
PROJECTS

Total 50 Acres  
The project is situated at Ballari Village, Ballari Sub-Division,  
Ballari District.



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SITE ADDRESS  
SB URBAN PARK  
Rachenahalli, Thanisandra  
Bengaluru - 560 024, Karnataka

#### CORE TEAM

Architect

**DESIGN FLUID**  
ARCHITECTURE AND INTERIOR DESIGN STUDIO

Bengaluru

Structural & MEP Engineers



**QUADOMETRY**  
STRUCTURAL ENGINEERING

Bengaluru

Landscape Designers



Bengaluru

UP URBAN  
PARK::

If a Lakeside Luxury Living nestled in Nature  
is what you aspire for, look no further.  
Come, be a part of the Extraordinary.

LIVE IT UP  
AT URBAN PARK



RERA No: PRM/KA/RERA/1251/309/PR/200224/006647

[www.surbanscapes.com](http://www.surbanscapes.com)

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# UPD



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