

ankura
HOMES

Re-energize
Life Every Day

urban trilla

Breathe Nature. Breathe Life.

BY ANKURA HOMES, AT SHANKARPALLY

Luxurious Farm villas crafted just for you at the most happening suburb of Hyderabad



**Why RE-ENERGIZE LIFE once in a while?
When you can do it every day!**

Get rid of the city's limitations and step into your personal paradise at Urban Trilla Farms. Luxurious villas nestled amidst vibrant nature, a lavish clubhouse buzzing with activity, and ultra-modern amenities designed to pamper – every day becomes a chance to re-energize your life, exactly as you dreamt it. Come home to Urban Trilla Farms, come home to yourself.

← Luxurious Homes →

605/1300 Sq. Yards
Your Spacious Home

5000+/10000+ sft.
Your Exterior Living Space

Urban Farm | Gazebo | Barbeque Deck

← Opulent Community →

60+ Acres
Huge Community Area

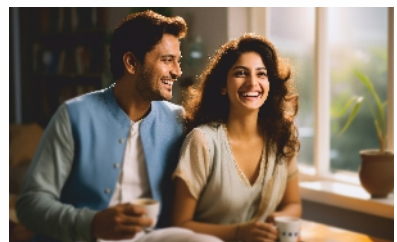
605 Sq. Yards
Onwards

90%
Open Space

200+
Weekend Homes Only



← RE-ENERGIZE Your Family →



Share Emotions



Create Memories



Strengthen Bonds

Share quiet laughs with your spouse under the portico's warm glow. Watch your children create boundless memories in the vibrant play area. Unwind with a captivating book in the library. Urban Trilla Farms create experiences for every member of your family, rekindling your spirits and making your days shine.





← RE-ENERGIZE Your Mind →



Relieve Stress



Cultivate Positive Energy



Share Conversations

Find your center in our serene yoga lounge, built for mindful relaxation and inner peace. Nurture your soul with the therapeutic benefits of tending your own urban farm or simply connect with loved ones in shared moments of laughter and joy. At Urban Trilla Farms, we offer diverse paths to re-energize your mind, body, and spirit – choose your perfect escape.



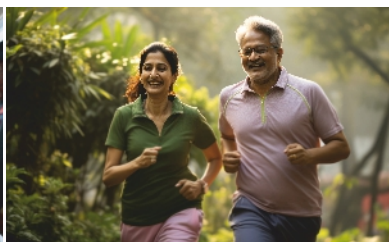
← RE-ENERGIZE Your Body →



Swimming



Gym



Jogging

Chill by the pool or watch your little ones gleefully splash their way to swimming confidence. Feel the burn at the state-of-the-art gym, pushing your limits towards peak fitness. Lace up your shoes and jog towards a healthier, happier you – all within the vibrant community of Urban Trilla Farms. Choose your path to rejuvenation, tailor-made for your wellness goals.





← RE-ENERGIZE Your Spirit →



Volleyball Court



Multipurpose - Play Area



Clubhouse

Foster your child's love for sports at Urban Trilla Farms. With both indoor and outdoor activities, we provide the perfect setting to build confidence, teamwork, and resilience. Here, kids can discover their interests, make lifelong friends, and have endless fun. On these lawns and play areas, every child's play is a chance to grow.



← RE-ENERGIZE Entertainment →



Open Restaurant



Barbeque Deck



Open Cafe

Sun-drench your Sundays with a brunch for loved ones, in your spacious backyard. Fill your evenings with lively conversations with friends, at the open cafe. Snuggle up with family over a movie, at the preview theatre. At Urban Trilla Farms, your perfect weekend unfolds right outside your door.





← Boundless Nature →

Extra Greens
Agricultural Farms
Around the Community

More Oxygen
Clean air within
100s Acres radius

Zero Industries
No industry within
2 km radius

← Lavish Lifestyle →

3.8+ Acres Clubhouse | Central Park | Swimming Pool | Banquet Hall

Own not just a home, but a piece of nature itself - with landscaped gardens, fruit bearing trees and customised patches done up for each farm villa. Feast your eyes with vibrant greenery, invigorate your lungs with fresh air and let your overall well-being soar. At Urban Trilla Farms, nature's embrace meets man-made splendour in perfect harmony.





← Ultra-modern Amenities →



Club House



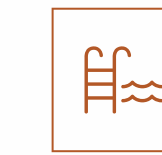
Children Play Area



Yoga Room



Garden & Plantation



Swimming Pool



Indoor Gym



Reception & Waiting Lounge



Guest Room



Sit-out Areas



Gated Community



Common Servant Quarters



Banquet Hall



Association Room



Preview Theatre



Volley ball



Open Cafe



Barbeque Place



Badminton Court & Indoor Games



Jogging Track



24X7 Security



Box Cricket

Live the life you want: Whether you dream of cozy evenings with loved ones, invigorating mornings in your private green space, or seamless integration with smart technology, Ankura Homes delivers. We offer a diverse range of options to suit your unique needs and aspirations.

Cherish the moments with your neighborhood: We understand that a strong community is the heart of any happy home. Our neighborhoods are designed to foster meaningful connections, with shared spaces that encourage interaction and collaboration. From vibrant parks and playgrounds to bustling community centers, there's always something to discover and someone to connect with.



A 665 sq. yard, 1,070 sq. ft. 1 BHK farm villa with a portico, veranda, pergola, gazebo and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



A 1,300 sq. yard, 1,600 sq. ft. 2 BHK farm villa with a portico, veranda, gazebo and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



A 1,277 sq. yard, 1,345 sq. ft. 2 BHK farm villa with a portico, veranda and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



A 1,276 sq. yard, 1,266 sq. ft. 2 BHK farm villa with a portico, veranda and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



A 1,300 sq. yard, 2,200 sq. ft. 2 BHK farm villa with a portico, veranda, pergola, gazebo and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



A 775 sq. yard, 1,500 sq. ft. 2 BHK farm villa with a portico, veranda, pergola, gazebo and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



A 1,188 sq. yard, 2,025 sq. ft. 2 BHK farm villa with a portico, veranda, pergola, gazebo and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



A 1,300 sq. yard, 2,200 sq. ft. 2 BHK farm villa with a portico, veranda, pergola, gazebo and a fully landscaped garden.
Note: Additional construction is chargeable beyond the standard offering (Standard offering - 8.5% on Plot Size.)



Proximity

- 5 MINS
Palm Exotica Resort
Wild Waters Amusement Park
Marakatha Shiva Lingam
- 10 MINS
Shankarpally Town
- 15 MINS
Pragathi Resorts
BDL and ODF
- 20 MINS
Urban Trilla Apartments
Indus International School
IBS / ICAFI Business School
Lahari Resorts
Aparna West Meadows
Skyzone Theme Park
- 30 MINS
Kokapet IT SEZ
800 Acres Proposed SEZ
Wipro Circle
Financial District
CBIT / MGIT
Ocean Park
Gaudium School
Samashti School
Continental Hospital
Gachibowli

Wise Investment Choice

At Ankura Homes, we believe in creating homes that are not just beautiful and functional, but also smart investments. Our commitment to bringing value to your investments ensures that your home remains a valuable asset for years to come, offering you not only a place to live but also a secure financial future.



← Specifications →

FOUNDATION & STRUCTURE	Iron Framed structure on footing over hard strata with framed beams for extra safety by using iron and cement of reputed make. A Foundation with PCC sub base for wall foundation, RCC footing with RCC short Columns and Plinth Beam. Pre & Post construction anti – termite treatment provided.
SUPERSTRUCTURE	Ultra tech / Birla AAC bricks / Red brick
DAMP PROOF COURSE	Over Framed structure a coat of blown bitumen grade 85/25 confirming IS.
PLASTERING	INTERNAL: Single coat cement plaster of 12mm thickness with Luppam finish EXTERNAL: Double coat sand faced cement plaster 20 mm thick
DOORS & WINDOWS	MAIN DOOR: Frame – Dura Door frame or equivalent; Green lame Shutter – Flush Shutter with Lamination on internal face and veneer on external face INTERNAL DOORS: Dura Door frames of NCL Make or equivalent. Flush Shutter with Lamination on internal face and veneer on external face by Manufacturer.
WINDOWS	UPVC Shutter - Veka(German Leading Brand) / NCL or equivalent with provision for Mosquito Mesh
BATHROOM DOOR	Frame - Hardwood Frame; Shutter - Flush Shutter with Lamination on internal face and veneer on external face. Door frames of NCL Make or equivalent
PAINTING	EXTERNAL: Texture based paint, Two coats of Acrylic emulsion paint /Anti Fungal exterior coating of best quality over an under coat of filler with prepared surface. INTERNAL: Two Coats of Acrylic emulsion paint over a coat of primer & over an under coat of a filler with prepared surface. Smooth finish with Altek or equivalent plaster; two coats of Acrylic emulsion paints over a coat of primer ROOF: Acrylic Emulsion Paint over filling coat.
FLOORING	STEPS FLOORING: Anti-Skid Tiles of Anjani or equivalent DINING, DRAWING, & LIVING ROOMS: Pre Polished Vitrified tiles 1200mmx600mmx10mm thick, High Gloss, Virtually stain free, First Class confirming to IS make of Anjani or equivalent

TOILET FITTINGS	BEDROOMS AND KITCHEN: Vitrified Tiles - Anjani or equivalent TOILETS: Anti-skid matt finish vitrified tiles – Anjani or equivalent. Hot and Cold Water supply inside the Bathrooms UTILITY: Anti-skid ceramic tiles CP FITTINGS: Bathroom fittings, renowned worldwide for its technical excellence and longevity. Jaquar or equivalent WASH BASINS: Bathroom fittings, renowned worldwide for its technical excellence and longevity. Jaquar or equivalent SANITARY FITTINGS: Bathroom fittings, renowned worldwide for its technical excellence and longevity. Jaquar or equivalent
ELECTRICAL	CABLING: Copper Concealed PVC Conduit - Havells or equivalent SWITCHES / MCBs: Premium Modular switches with Copper Wiring Dimmer switches for light and fans in all rooms including kitchen. Havells or equivalent A/C FACILITIES: Provision of conduits for split units in living room & bedrooms Provision for UPS GENERATOR: 100% Power backup including villa
KITCHEN	WALLS: Ceramic Tiles up to 2 feet above the counter FLOOR: Vitrified Tiles COUNTERS: Granite (First Grade) Mirror Polished FITTING /FIXTURES: CP Fitting , Double Bowl Sink , Kitchen Chimney provision

← Specifications mentioned above are subject to changes, if any. →



← About Ankura Homes →

At Ankura Homes, we're not just building houses, we're crafting experiences. We believe that everyone deserves a quality lifestyle, and we're passionate about using innovative real estate technology to redefine what that means. We are here to empower you, to live the life you have always envisioned.

Concept living at Ankura Homes is more than just a tagline, it's a philosophy. It's about embracing sustainability, fostering vibrant communities, and creating spaces that nurture your wellbeing. Our homes are thoughtfully designed to connect you with nature, minimize your environmental impact, and maximize your opportunities for connection.

Contact us today to learn more about our innovative homes and discover how we can help you turn your aspirations into reality.



← Ongoing Projects →

urban trilla
Breathe Nature. Breathe Life.
4 BHK APARTMENTS
AT MOKILA

IQON WEST
5 BHK TRIPLEX VILLAS
AT MOKILA - SHANKARPALLY

← Upcoming Projects →

KONAK
5 BHK LUXURY MANSION HOMES
AT SHANKARPALLY

CASA BELLA
SHANKARPALLY
700 SQ.YDS LUXURY VILLAS

uneeQ
3&4.5 BHK ULTRA-LUX APARTMENTS
AT MOKILA - SHANKARPALLY

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NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in plans, specifications and elevation, as deemed fit.