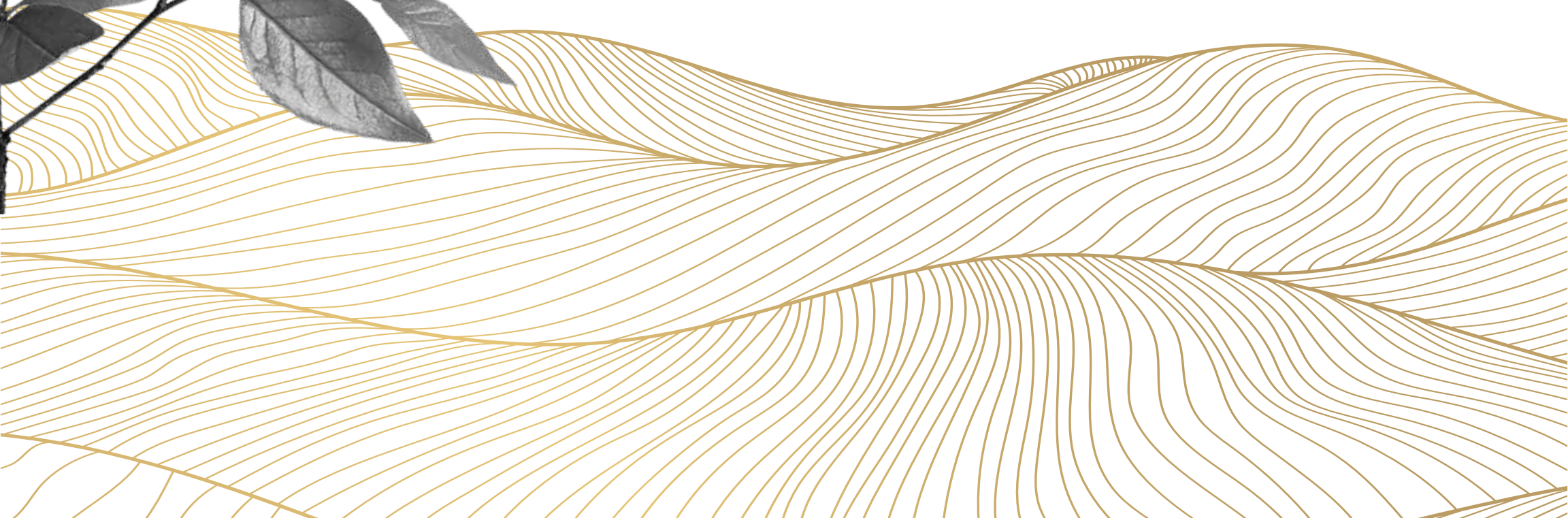




URBAN HILLS





A Grandiose Workplace

Give your business the space it needs to expand boundlessly with lavish Office Spaces that are as flexible as they are spacious. With offices at sizes ranging from 200 sq. ft. to a whopping 15,000 sq. ft. to boot; office spaces at Urban Hills turn the task of performing commercial endeavours into an absolute cakewalk. Add to that the fact that these offices are located right by the highway, and you have the very recipe to prosperity, right by your very doorstep no less!

KEY BENEFITS

- Dedicated Parking Spaces for all Offices
- Commercial Spaces from 200 Sq. Ft. - 15,000 Sq. Ft.
- 60 M. Main Road right beside the Property
- Separate Access Points for Residential and Commercial Spaces
- Office Spaces with 3.3 M. Floor-to-Ceiling Height



Artistic Impression

A Business Destination

Offering top-notch connectivity to key destinations in Mumbai as well as prestigious locales within the proximity the likes of Airoli, Thane, Dombivali, Kalyan and Mulund East no less; the grandiose Shops and Showrooms at Urban Hills are quite the sight to behold indeed! Giving both businesspersons as well as investors incredible advantages the likes of 6.5 M. high frontage and exceptional visibility (courtesy of a 60 M. Main Road right beside the property); the double-height shops and showrooms here are nothing less than perpetual portals to pure prosperity!





U4
URBAN HILLS
Project By
LOTUS

A Commercial Centerpiece

ENTRANCE GATE



An Extraordinary Homecoming

Boasting scenic views, exquisite amenities, a stunning Infinity Pool, and a location to turn the entirety of Mumbai green with envy; the spacious 1 & 2 BHK residences at Urban Hills are quite the sight to behold, literally.

Set in a magical landscape overlooking lush green hills, these picturesque abodes at Shil Phata are here to redefine lifestyles, in ways that bridge modernity and serenity, effortlessly.

KEY BENEFITS

- Spread over 2.5 Acres of Land
- 34+ Exciting Amenities
- 1 & 2 BHK Homes with Balconies





A Spacious Abode

Welcome to a world in which spaciousness is the way of life, and having a place for everything that matters is the way things are, forever. With intelligently-designed rooms and mindfully-planned nooks and crannies wherever you look, space isn't just abundant here, but also perfectly crafted for a grand lifestyle that eludes all descriptions.



A Perfect Creation

With a luxe Infinity Pool that offers picturesque views from the podium, and numerous Play Areas and Courts for kids and adults alike; Urban Hills has been precisely planned for offering truly premium living experiences to all of its residents. Be it the provision of separate entrances and exits for residential and commercial areas or the elevated residential spaces that offer stunning views of the vast vistas beyond, this one's a world filled with endless beauty, forevermore.

GROUND FLOOR (OPEN SPACE) AMENITIES

- Entry Plaza / Pergola
- Water Cascade
- Feature Wall
- Jogging Track / Pathway
- Miyazaki & Seating Area
- Party Counter
- Flag-hosting Post
- Stage
- Multipurpose Party Lawn
- Fountain Sculpture
- Senior Citizen's Area
- Lawn Mound
- Open Gymnastic Area
- Skating Rink
- Multipurpose Court
- Kids' Play Area
- Rock Climbing Wall

PODIUM FLOOR AMENITIES

- Outdoor Working Spaces
- Gazebo
- Amphitheater Seating
- Amphi Deck
- Group Gathering Area
- Table Games Zone
- Yoga / Meditation Area
- Outdoor Multipurpose / Party Area
- Changing Room
- Infinity Swimming Pool
- Poolside Party Area
- Toddlers' Play Area
- Acupressure Area
- Nana-Nani Park
- Multipurpose Hall
- Indoor Gym

1. Residential Entry

2. Infinity Swimming Pool (Podium Level)

3. Outdoor Amenities (Podium Level)
4. Multipurpose Lawn (Ground Floor)

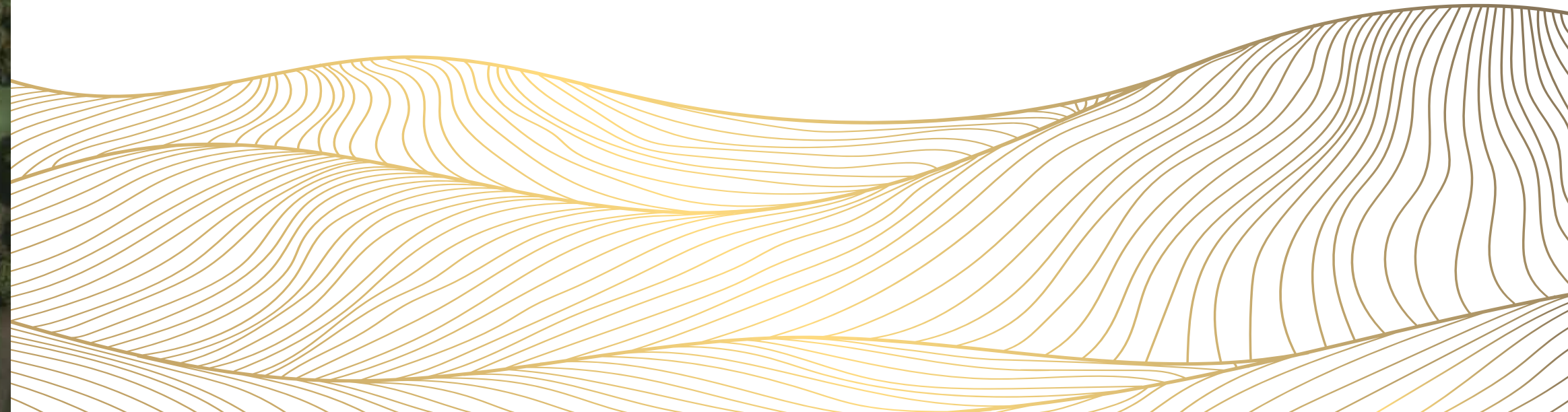
5. Multipurpose Court (Ground Floor)

6. Kids' Play Area (Ground Floor)
7. Outdoor Amenities (Ground Floor)

8. Residential Exit

9. Basement Parking Entrance

*B Building above 9th floor and C Building Phase 2 are future development.





BIRD'S EYE VIEW



An Infinite Experience

Dive into a pool of beauty, literally, as you enjoy a delightful swim by stunning scenic vistas within our captivating Infinity Pool. Be mesmerized by the blue depths and enchanting visuals, as every single dip into the pool takes you to ever new heights of ecstasy, unhindered.

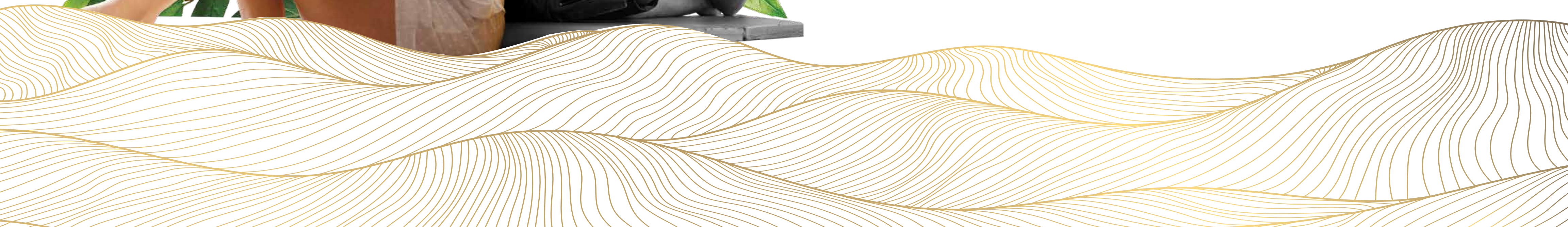


INFINITY POOL



A Scenic Paradise

Treat your eyes to a visual fiesta as you gaze away endlessly at pristine green hillsides and alluring waterfalls from the comfort of your very home. Be awed by the charming greens that surround your home from all sides, as delightful breezes fill up your very world, from every last corner imaginable.





GROUND FLOOR AMENITIES





PODIUM LEVEL OUTDOOR AMENITIES



2018

BANQUET HALL

Artistic Impression



THE BODY
ACHIEVES
WHAT THE MIND
BELIEVES

THE BODY
ACHIEVES
WHAT THE MIND
BELIEVES

PAIN
GREAT
DEDICATION

006

PLAY

009

SPORT

012

STAY



An Incomparable Lifestyle

Embrace a lifestyle of inimitable proportions, with an enviable selection of amenities to bring you joys and bliss unparalleled. So whether you wish to party by a counter or a pool side; or relax by a water cascade, a fountain sculpture, or a pergola; there is an amenity for every reason here, and a reason to indulge in each and every single amenity!

1 BHK



1. Entrance
2. Kitchen
3. Dry Balcony
4. Living Room
5. Balcony
6. Bedroom
7. Washroom
8. Bathroom

2 BHK



1. Entrance
2. Living Room
3. Balcony
4. Bedroom
5. Master Bedroom
6. Master Bath
7. Washroom
8. Dining Room
9. Kitchen
10. Dry Balcony



Specifications

STRUCTURE

- Earthquake-resistant RCC-framed structure

INTERNAL AND EXTERNAL BRICKWORK

- AAC Blocks

PLASTER

- External Sand-faced Cement Plaster
- Internal Gypsum-finished Plaster

FLOORING

- 800 mm. × 800 mm. Vitrified Flooring Tiles across Entire Flat
- 600 mm. × 300 mm. Tiles for Bathroom
- Anti-skid Flooring for Bath, Washrooms & Attached Terraces
- Designer Wall Tiles of up to 2 Feet Lintel Level in Kitchen
- Granite/Scott Kitchen Otta
- Designer Glazed Wall Tiles up to Lintel Level in Washrooms

PLUMBING

- Concealed Internal Plumbing (Astral/Finolex/Prince)
- Jaquar or Equivalent make C.P. Fittings and Sanitary Fixtures
- Hot & Cold Mixer Units in Bath

ELECTRICALS

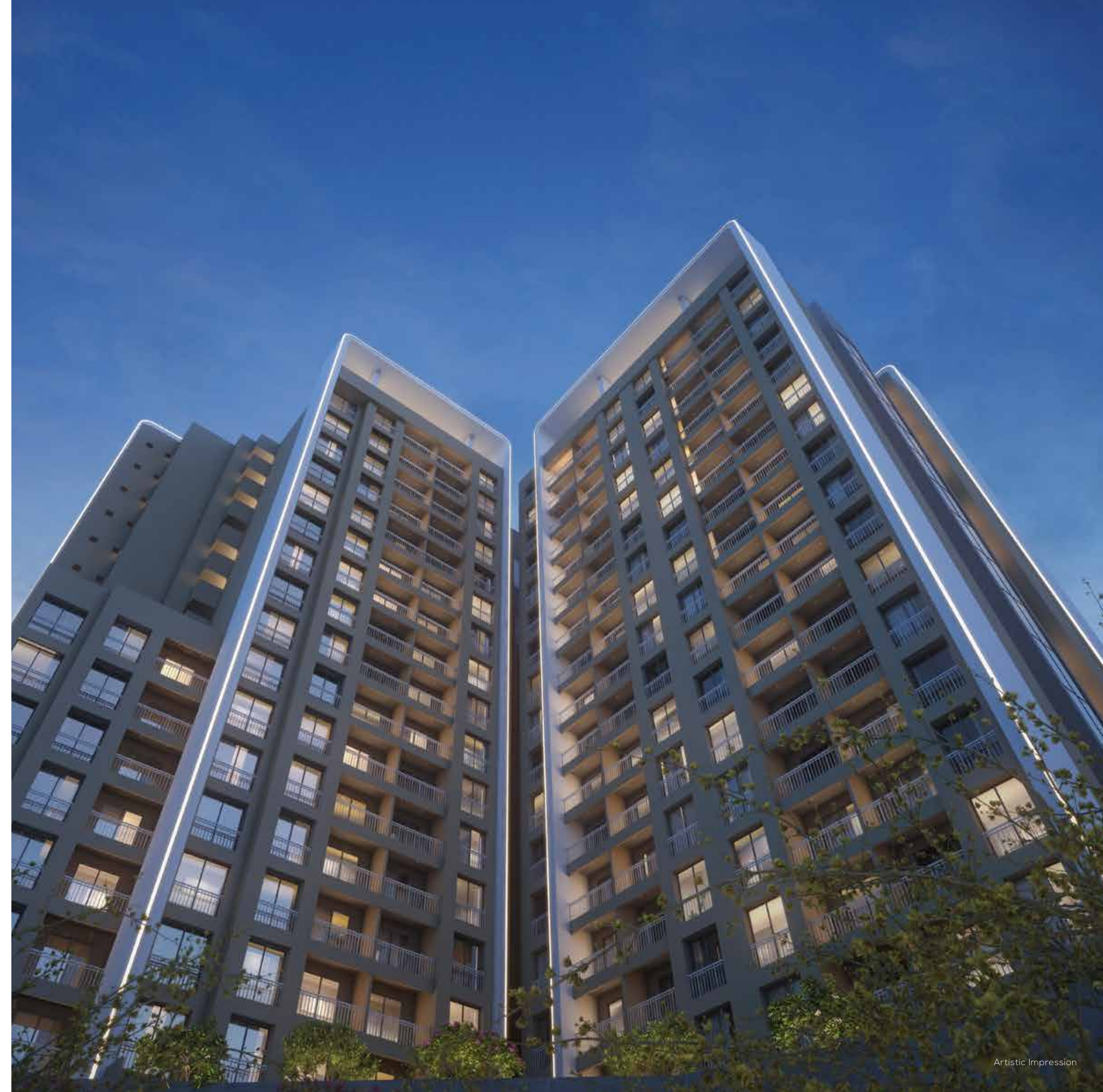
- Standard Concealed Fire-resistant Copper Wiring
- Roma/Anchor/Havells or Equivalent Modular Switches
- Provision for Exhaust Fan in Washrooms, Bath & WC
- Adequate Electrical Points with Circuit Breakers
- AC Point in Living Room & Master Bedroom
- Automatic, Standard-make Lifts with Power Backup
- Provision for Internet, Inverter & Geyser

PAINTING

- Internal Acrylic Emulsion Paints
- External Weather Shield Acrylic Paints

DOORS & WINDOWS

- All Doors to be Decorative Laminated Flush Doors up to Lintel Level
- Granite Door Frame for Bath & Balcony up to Lintel Level
- 3-track Powder-coated Aluminium Windows with Mosquito Net up to Lintel Level





KEY DISTANCES

CONNECTIVITY

Airoli-Katai Tunnel Road	8 mins
Upcoming Metro Line	10 mins
Thane-Belapur Road	15 mins
Ghansoli Station	15 mins
Eastern Express Highway	20 mins
Dombivali Station	20 mins
Upcoming International Airport (Navi Mumbai)	40 mins

HEALTHCARE

Neon Hospital	5 mins
GHC Hospital	7 mins
Kokilaben Dhirubhai Ambani Hospital	12 mins
AIMS Hospital	15 mins

BUSINESS

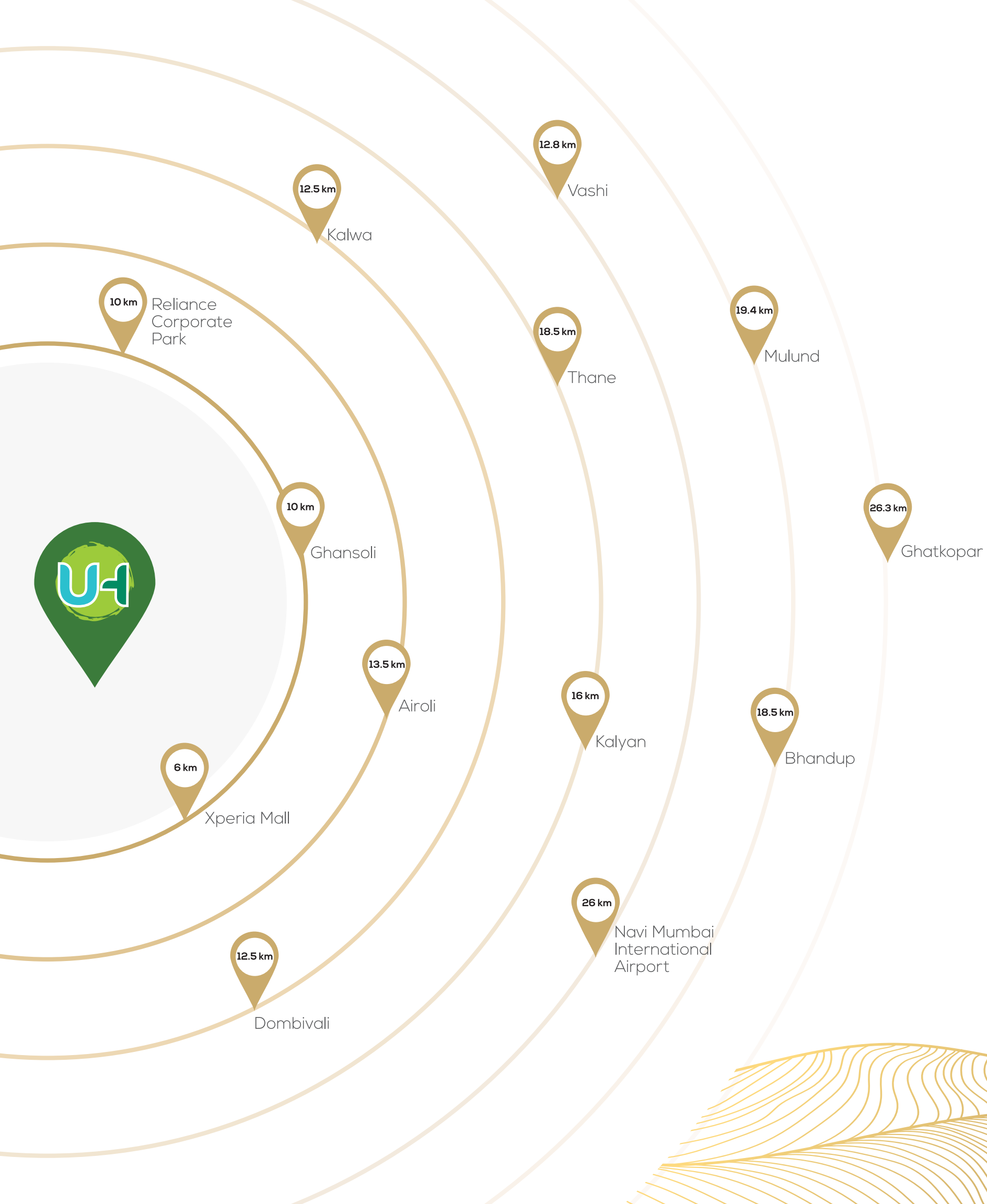
Millennium Business Park	12 mins
Reliance Corporate Park	15 mins
Mindspace Airoli	20 mins
Upcoming (345 Acre) BKC 2 at Kharghar Node	25 mins

EDUCATION

Guardians School	2 mins
EuroKids Preschool	5 mins
Lodha World School	10 mins
Dhirubhai Ambani School	17 mins

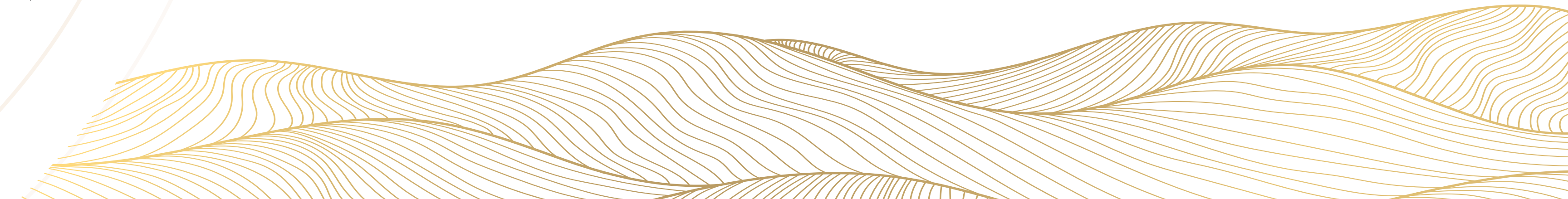
 **WATER**

 **MOUNTAINS**



A Coveted Locale

Be it mountain views or metro connectivity, Shil Phata is a growing locale that brings together the best of all worlds. With every imaginable convenience and comfort but a short distance away from you, along with effortless connectivity to Mumbai with a smartly-designed tunnel; it's the place-to-be for all who prefer to live the Pune life right here in Mumbai no less!



A PROJECT BY



CONSULTANTS

LIASIONING ARCHITECTS

Vinay Patil & Associates
(Thane, Mumbai)

PLANNING ARCHITECTS

Cubix Architects
(Pune)

RCC CONSULTANTS

S.V. Patel & Associates
(Mumbai)

MEP CONSULTANTS

Noesis Consultancy
(Mumbai)

LANDSCAPE DESIGNERS

AR Design Tec.
(Pune)

ADDRESS

Survey No. 99/2/A, 100/1/2, 100/2, Near Maruti Showroom, Kalyan Shil Road, Kalyan Phata,
Daighar, Thane - 421204

 **72404 40450 | 72404 40457**

 urbanhills.sales@gmail.com |  www.lotus-group.co.in



**MAHARERA NO.
P51700056256**

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