

— CODENAME —

SKY HABITAT



 **Sky is not the Limit.
It is the Habit.**



REPRESENTATIVE IMAGE



THE AIR IS FRESH,
THE PACE IS SLOW. HERE,
PEACE ISN'T A FEELING,
IT'S A SPACE.



AS EVENING FALLS, THE SKY BECOMES
A CANVAS OF STARS.



You watch a movie under the open sky,
laughter is carried on the breeze. Time stands still
and in this moment, everything feels limitless.

YOUR ROOFTOP IS MORE
THAN A SPACE;
IT'S AN EXTENSION OF YOUR
SOUL, WHERE JOY, MEMORIES,
AND DREAMS TAKE FLIGHT.



ARTIST'S IMPRESSION



REPRESENTATIVE IMAGE



NOW, ENVISION THIS
ELEVATED TO NEW HEIGHTS,
CODENAME SKY HABITAT.

Where every terrace is a sanctuary,
every detail is designed with purpose.
Here, luxury isn't just about elevation
in feet, it's about a life that rises,
breathes, and transforms.



WELCOME TO
CODENAME SKY HABITAT,
WHERE SKY IS NOT
THE LIMIT, IT'S YOUR HABIT



WHERE LUXURY MEETS THE CLOUDS

Rising high in the heart of Miyapur,
Codename Sky Habitat reimagines
elevated living.

- 42 Storey Towers
- 200+ Lifestyle Amenities
- 1 Lakh Sq. Ft. Clubhouse Spaces
- 70,000 Sq. Ft. Rooftop Amenities
- 500 m Interconnected Sky-Walk
- 15 Sky Lounges (3 Per Tower)
- Urbanrise Genius-Children's Learning Hub
- India's First-Ever Pickle Ball Academy in a Gated Community
- 6 Water Bodies

This is not just vertical growth.
It's aspirational living with the sky
as your ceiling.



ARTIST'S IMPRESSION

LOCATION ADVANTAGE





REPRESENTATIVE IMAGE

WHERE CONVENIENCE RISES WITH YOU



SCHOOLS:

Sentia Global School	3 mins
Vikas Concept School	5 mins
Oakridge International	10 mins
Delhi Public School	10 mins
Creek International	10 mins



HOSPITALS:

Mirra Hospital	3 mins
Vijaya Hospital	10 mins
Shankar Nethralaya	10 mins
SLG Hospital	10 mins
Malla Reddy Hospital	25 mins
Usha Mullapudi Hospital	30 mins



MALLS:

GSM Mall	15 mins
Manjeera Mall	15 mins
Forum Sujana Mall	15 mins
Sarath City Capital Mall	20 mins



METRO & CONNECTIVITY:

Miyapur Metro Terminus	5 mins
ORR EXIT - 4A	5 mins
Miyapur Bus Stand	10 mins
RGIA Airport	45 mins



CORPORATE PARKS

Cyber towers	20 mins
Raheja mind space	25 mins
Financial district	30 mins



FUTURE INFRASTRUCTURE:

(near our project)

- 490-acre IT parks
- 30,000+ employed in Twin IT Towers
- 310-acre Electronics Cluster



ROOFTOP EXPANSE

Elevated indulgences await across 70,000 sq. ft. of rooftops, terraces, and the iconic 500m skywalk.

From yoga to cinema, BBQs to co-working, every experience here is sky-bound.



ARTIST'S IMPRESSION



STRETCH INTO THE SKY

Breathe in the sunrise. Flow with the breeze.

Take a pause amidst the clouds.



ABOVE ALL, A SPACE TO CONNECT

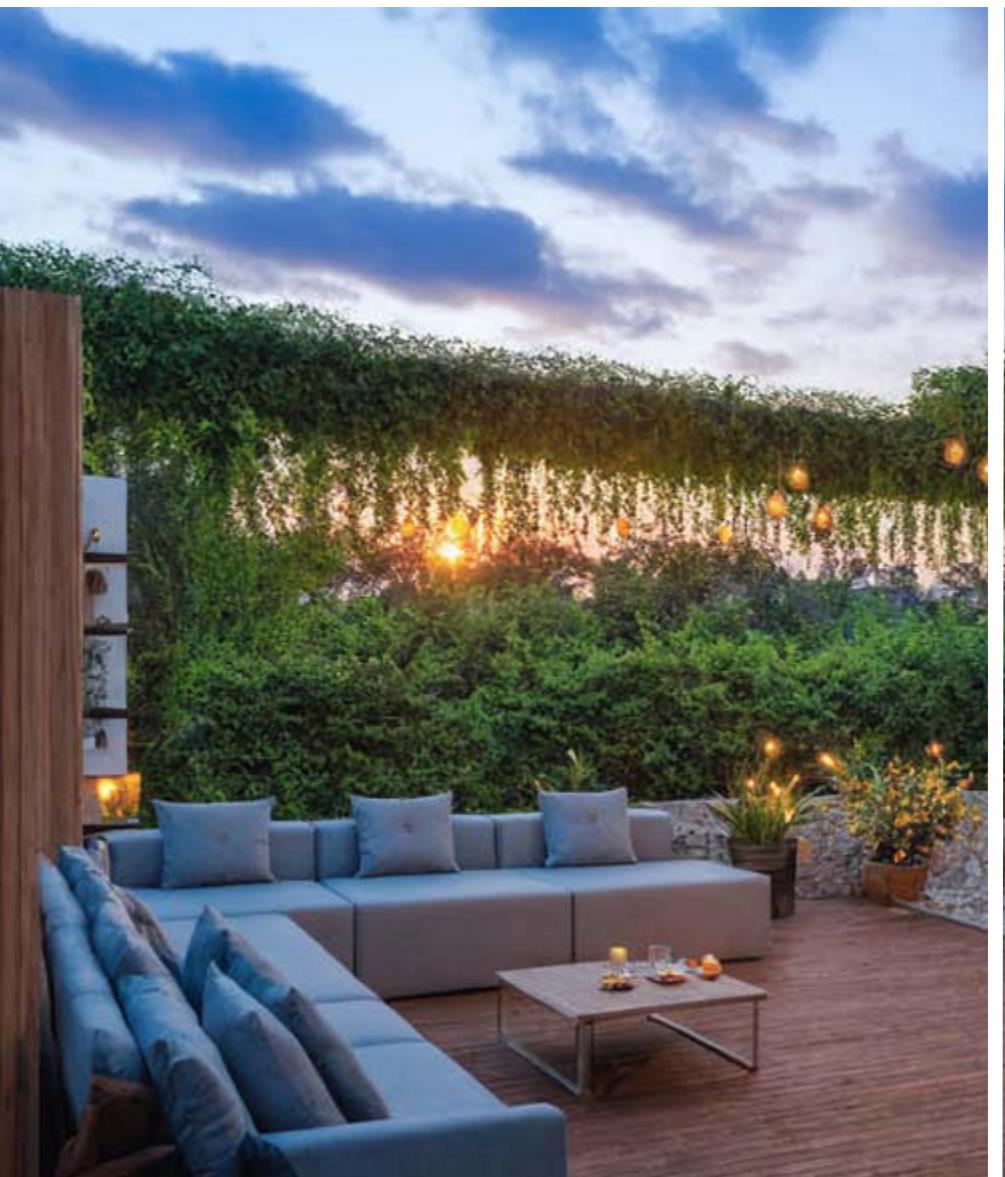
Relax. Converse. Daydream.

In the sky, even silence feels social.



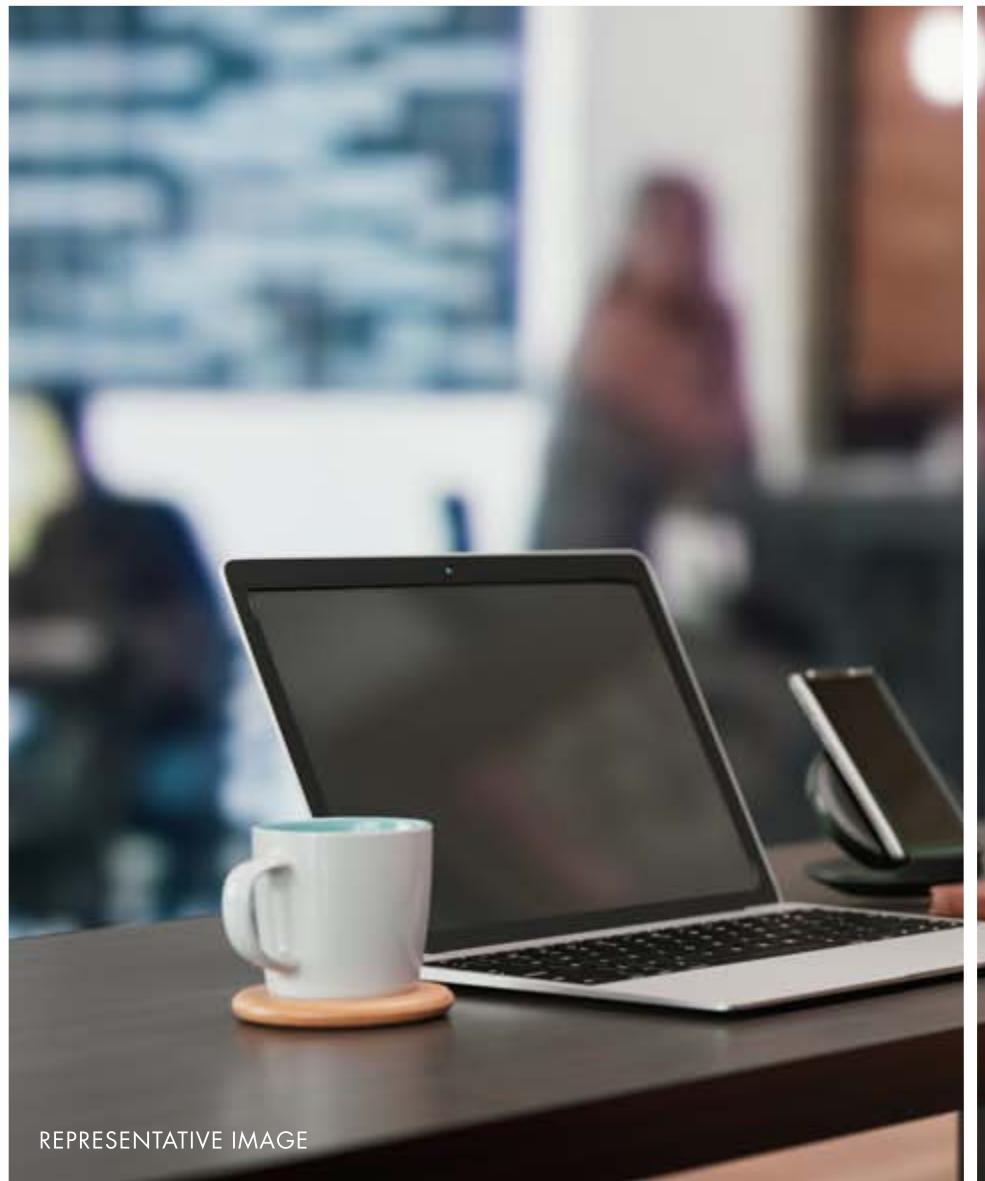
GRILL UNDER THE SKY

From sizzling flavours to starlit views
Your rooftop celebrations just got an upgrade.



A TABLE RESERVED IN THE CLOUDS

Share meals with sunlight. Toast under twilight.
Nature and nurture blend in this rooftop dining experience.



WORK ABOVE IT ALL

Deadlines feel lighter when the sky's your ceiling.

Fuel ideas, focus better, flow freely.



PRIVATE CINEMA. INFINITE STARS.

Blockbusters meet the breeze.

Watch your favourites under a starlit rooftop sky.



THE SKY WALK

Where every step meets the sky.
One skywalk. endless stories written in the clouds.



ARTIST'S IMPRESSION



WHERE EVERY SUNSET IS
FRONT ROW

Fifteen sky lounges. One shared obsession,
heightened living.



REPRESENTATIVE IMAGE



WHERE YOUR BODY FLOATS AND
YOUR SOUL FINDS STILLNESS.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION



WHERE DEADLINES DRIFT
WITH THE CLOUDS,
AND IDEAS RISE ABOVE
THE ORDINARY.



A PODIUM CRAFTED FOR PAUSE,
DESIGNED FOR PRESENCE.



ARTIST'S IMPRESSION



A WALKWAY THAT REDEFINES ROUTINE

Between the towers lies a refreshing escape,
a 500 m elevated path lined with nature,
perfect for daily walks and mindful pauses.



ARTIST'S IMPRESSION



CRAFTED FOR PAUSE

- HAMMOCK PARK
- BOOKWORM PAVILION
- CHILDREN'S PLAY AREA
- PADDLE POOL WITH JUMPING FOUNTAIN
- KOI POND
- INFINITY POOL



WHERE EVERY CORNER
ECHOES LEISURE,

AND EVERY MOMENT
FEELS LIKE A GETAWAY





YOUR LIFESTYLE'S FAVORITE DESTINATION.

A world within, where every corner echoes comfort, and every moment feels like a getaway



1 LAKH+ SQ. FT. OF EVERYTHING YOU LOVE

Swimming Pool

Spa

Hydrotherapy

Gym

Salon

Grocery

Café

ATM

Pharmacy

Squash

Badminton

Billiards

Board Games

ENDLESS SPACES. LIMITLESS POSSIBILITIES.



URBANRISE GENIUS - CHILDREN'S LEARNING HUB REDEFINING THE FUTURE OF LEARNING

Parenting today is a juggling act, meetings, school runs, deadlines, and dinner.

But one thing stays non-negotiable: your child's growth. Classes across town.

Traffic. Waiting outside tuition centers. It's exhausting, and not always safe.

Now imagine it all just an elevator ride away.

Welcome to Urbanrise Genius Children's Learning Hub, a first-of-its-kind learning ecosystem within your community.

From tuition (Grades 4–10) to dance forms like Bharatanatyam, Kuchipudi, Odissi, and Hip Hop, where the left brain meets the right brain, right at home.

No rush. No commute. Just all-round growth, under one roof.



While you focus on your work, we ensure your child is not just cared for, but inspired to learn, grow, and get future-ready through tuition classes, music, dance, arts, AI & robotics, martial arts and many more, nurturing their skills, confidence, and creativity every step of the way.

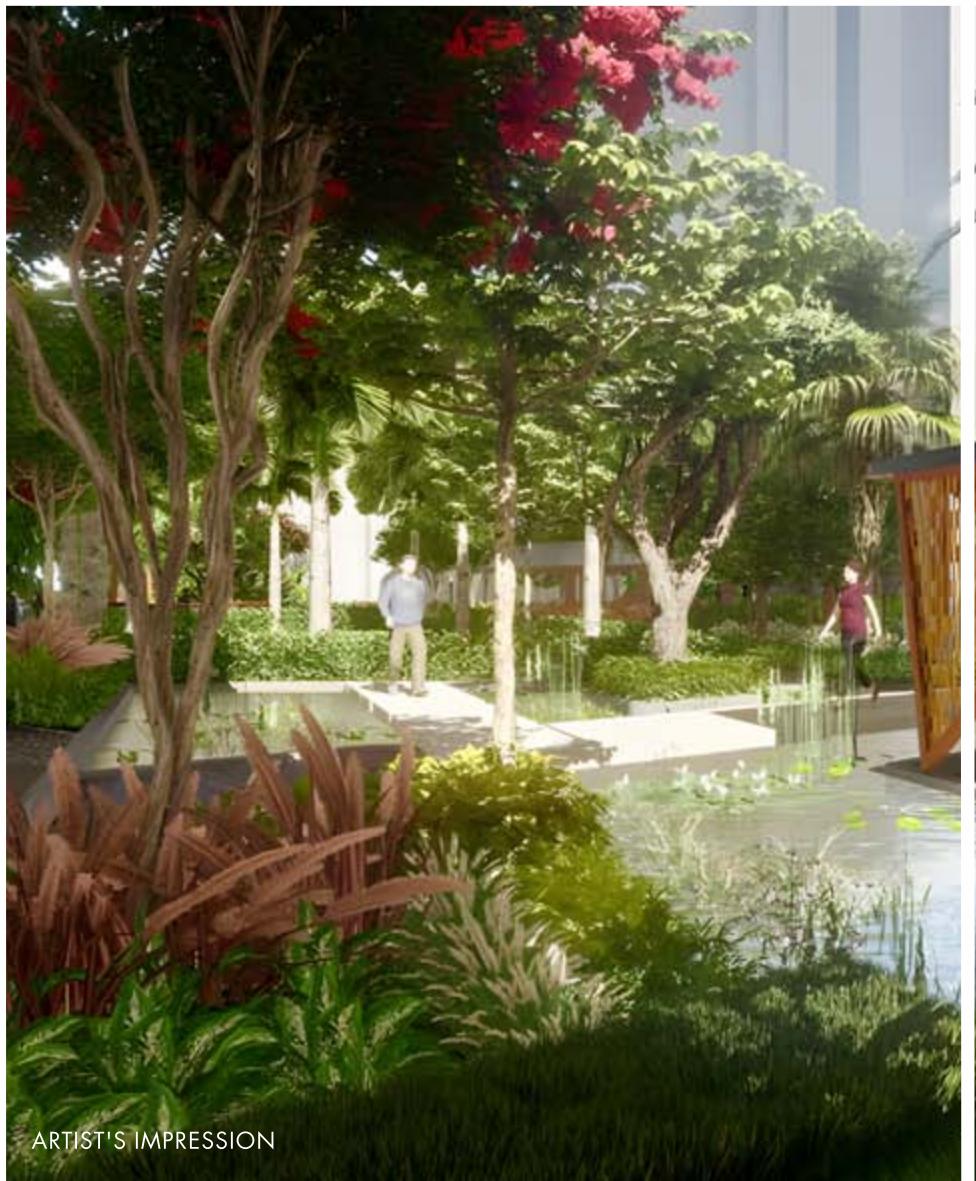


YOU STEP INTO THE WAVE POOL,
AND JUST LIKE THAT, THE CITY FADES.
GENTLE WAVES RISE AND FALL,
WASHING THE STRESS AWAY.

Koi Pond | Paddle Pool with Jumping Fountain

Infinity Pool | Wave Pool | Lily Pond





ARTIST'S IMPRESSION



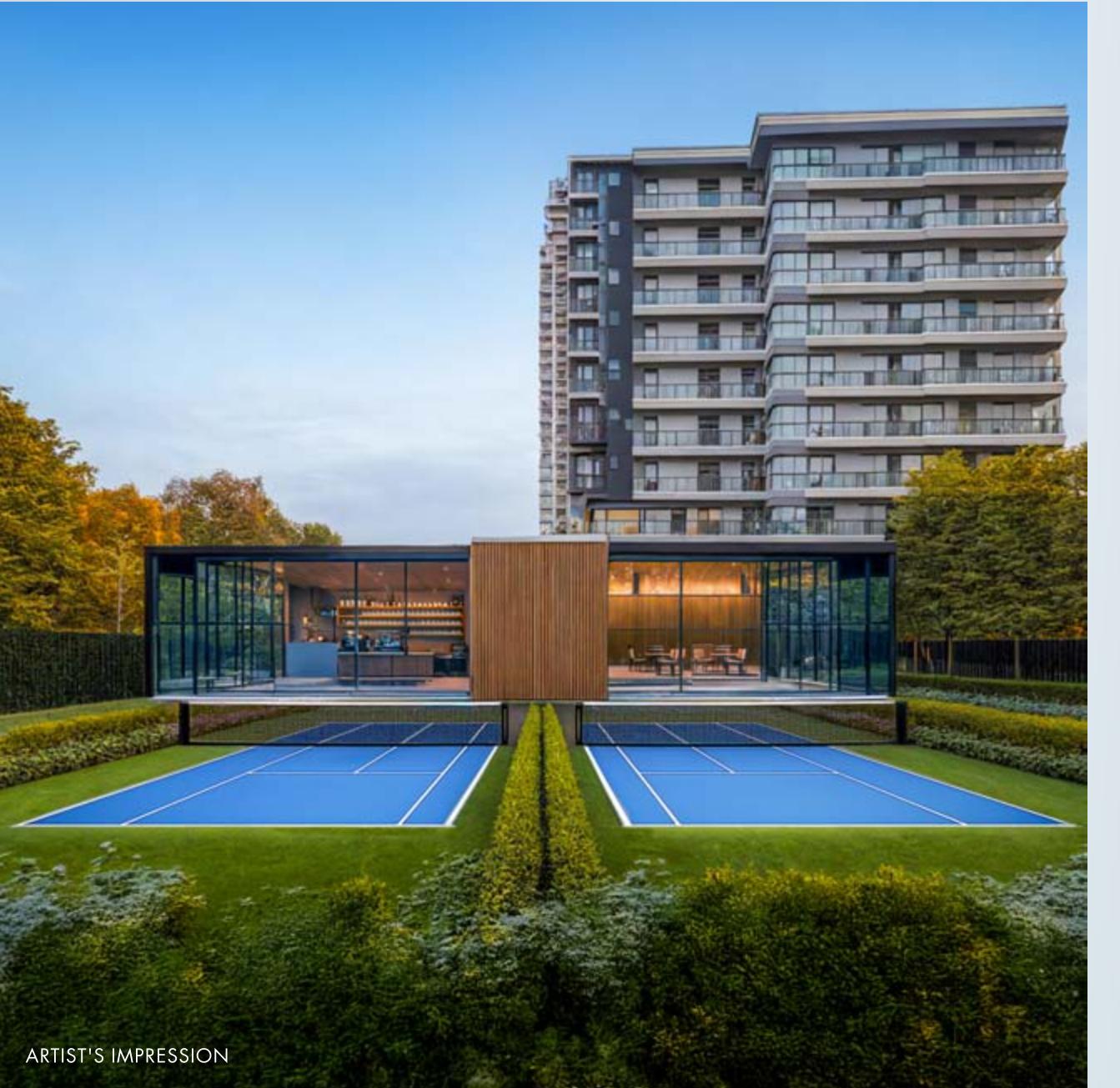
ARTIST'S IMPRESSION



A TIMELESS SANCTUARY WHERE
KOI MOVE LIKE WHISPERS.



INFINITE INDULGENCE, CAPTURED IN
EVERY SHIMMERING WAVE.



ARTIST'S IMPRESSION



URBANRISE PICKLEBALL ACADEMY

India's First-Ever Pickle Ball Academy in a Gated Community

MASTER PLAN

LEGEND

- 01. ENTRY
- 02. PETS PARK
- 03. SENSORY PATHWAY
- 04. SR. LADIES KITTY CORNER
- 05. CRICKET NETS
- 06. OUTDOOR TABLE TENNIS
- 07. HALF BASKETBALL COURT
- 08. VOLLEYBALL COURT
- 09. OUTDOOR GYM
- 10. PAVILION
- 11. START-UP CORNER FOR YOUNG TURKS
- 12. RELAX AND READ HAMMOCKS
- 13. AMPHITHEATRE
- 14. MULTIPURPOSE FIELD
- 15. TENNIS COURT
- 16. LADIES KITTY CORNER
- 17. SR. CITIZEN PLAZA
- 18. INFINITY WALK
- 19. WORK FROM THE PARK
- 20. JUICE CORNER
- 21. SKATING RINK
- 22. CHILDREN'S PLAY AREA
- 23. SR. CITIZEN CHIT CHAT CORNER
- 24. YOGA LAWN
- 25. FRANGIPANI COURT
- 26. SECURITY CABIN & FEATURE WALL



GROUND

- 01 ENTRANCE
- 02. SECURITY CABIN
- 03. DRIVEWAY
- 04. WALKWAY
- 05. CRICKET PRACTICE NETS
- 06. OUTDOOR GYM
- 07. OUTDOOR TABLE TENNIS
- 08. SAND PIT
- 09. PICKLEBALL ACADEMY
- 10. TENNIS COURT
- 11. SKATING RINK
- 12. CHILDREN PLAY AREA
- 13. ELEVATED DECK
- 14. WAVE POOL
- 15. PICKLEBALL COURT
- 16. SEATING PLAZA
- 17. BANQUET LAWN
- 18. OUTDOOR CAFE LOUNGE
- 19. TREE HOUSE BARBEQUE
- 20. HALF BASKETBALL COURT

PODIUM

- 21. HAMMOCK PARK
- 22. PATHWAY
- 23. LOFT NET
- 24. SUNKEN GAZEBO
- 25. KOI POND
- 26. GREAT LAWN
- 27. ZEN GARDEN
- 28. CHILDREN PLAY AREA
- 29. PADDLE POOL WITH JUMPING FOUNTAIN
- 30. RELAXING SWINGS
- 31. SEATING PLAZA
- 32. LILY POND
- 33. INFINITY POOL
- 34. YOGA LAWN & MEDITATION DECKS
- 35. PAVILION
- 36. SUNKEN SEATING
- 37. BOOKWORM PAVILION
- 38. HANGOUT ZONE
- 39. SKY POOL
- 40. TROPICAL FOREST WALK
- 41. TREE DESK GARDEN
- 42. ELEVATED TREE-WALK
- 43. STEPPED PLAZA

MASTER PLAN CONSTRUCT





MIVAN CONSTRUCTION

ENGINEERING EXCELLENCE

The Codename Sky Habitat incorporates Mivan Construction, ensuring swift and precise construction, resulting in superior quality structures. MIVAN technology ensures durable structures, smoother walls, and accelerated delivery. Building the future with innovation, Mivan Construction is revolutionising the construction industry with its cutting-edge techniques and unparalleled expertise.



Advantages of Mivan Construction

- Higher carpet area
- Smooth aesthetic finish
- Fast construction, ensuring timely delivery
- No leakage or dampness
- Most advanced construction technology
- Minimal maintenance cost

TECHNICAL SPECIFICATION



STRUCTURE

RCC shear wall construction with Mivan Technology

- Steel : TMT Fe 550 Grade
- Cement : OPC 53 Grade

LIVING ROOM

- Main Door : 2100 mm high, wooden door frame with both side veneer. Flush door shutter with PU polish finish with branded hardware
- Windows : UPVC windows with toughened glass and grills with provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium acrylic emulsion paint
- Electrical : Premium modular switches. TV and telephone points, AC point provision

BEDROOMS

- Door : 2100 mm high engineered wood door frame and flush shutter with laminated finish
- Windows : UPVC windows with toughened glass and grills with provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium acrylic emulsion paint
- Electrical : Premium modular switches. AC point in all bedrooms

KITCHEN

- Windows : UPVC windows with toughened glass and grills with provision for mosquito mesh
- Flooring : Vitrified tile flooring (800 x 800 mm)
- Paint : Premium emulsion paint
- Electrical : Premium modular switches
- Sink : Stainless steel sink with drain board
- Platform : Granite platform for kitchen counter
- Dado : 2 ft high wall dado above platform

UTILITY

- Dado : 3 feet high ceramic tile
- Others : Bibcock and provision for washing machine

TECHNICAL SPECIFICATION

BATHROOMS

- Door : 2100 mm high engineered wood door frame and flush shutter with laminated finish
- Ventilators : UPVC ventilators with pinhead glass
- Flooring : Anti-skid ceramic tiles
- Wall dado : Glazed tiles up to false ceiling
- Electrical : Premium modular switches
- Sanitary ware : Grohe / American Standard / Jaquar or equivalent branded water closets & wash basins
- CP fittings : Grohe / American Standard / Jaquar or equivalent branded CP fittings

BALCONY

- Door : UPVC french doors - sliding shutters with toughened performance glass
- Flooring : Anti-skid ceramic tiles
- Railing : Laminated glass railing

CORRIDOR & LIFT LOBBY

- Flooring : Vitrified/anti-skid ceramic flooring
- Wall paint : Premium acrylic emulsion paint
- Lifts : Passenger Lifts: Variable voltage and variable frequency high speed lift with automatic rescue device of Johnson / Schindler or equivalent
Fire Lifts / Service Lifts: One number of variable voltage and variable frequency high speed lifts with automatic rescue

POWER SUPPLY (RAW)

- 2 BHK : 3KW
- 3 BHK : 4KW
- 4 BHK : 6KW

POWER SUPPLY (BACKUP)

- Back-up inside flat : 1 KVA [Except Geyser, AC and 15A socket]
- Common area : 100% DG back up for common areas & lifts

SECURITY

- CCTV surveillance in main entry and exit and all strategic locations
- Boom barriers at the entry gateway for regulating access

ARCHITECTS



FHD India Consultants is a 25 year old, award winning design team with a Pan India presence. Their passion is to see projects manifest that are critically meaningful and creatively unique. FHD's focus is on the exploration of design strategies that mediate and reinterpret the boundary between traditional / cultural values and contemporary living.

In the past 2 decades, FHD has completed some of the most noteworthy residential developments in Hyderabad. The firm believes in an integrated design approach that keeps the needs of the end user at the forefront. Long-term sustainability of the project is always kept in mind.

LANDSCAPE CONSULTANTS



Ecode is a consulting firm that has brought dramatic transformations in the field of landscape architecture, with their creative spirit and strategic focus. They are involved in diverse developments across educational, institutional, hospitality, urban design, commercial, residential, mixed-use and recreational sectors. Ecode creates dynamic spaces that are seamlessly integrated and memorable. They have carved a niche for themselves as landscape architects who craft timeless spaces that captivate and inspire. They place special emphasis on environmentally sustainable and pragmatic design solutions. The company is much sought after as they are trusted to give their projects a distinct identity and character.

STRUCTURAL CONSULTANTS



Designtree Service Consultants Pvt. Ltd is a multi-disciplinary engineering consultancy company founded in March 2008. They offer consultancy services for sophisticated structures for various projects - multistoried, residential, commercial, IT companies, hotels, malls, hospitals, industrial, data centres, institutions etc. Designtree was ranked as one of the top 25 most promising consulting companies in India by the Consultants Review Magazine. Headquartered in Bangalore, the firm has emerged as one of the front runners in consulting groups across all construction domains.



REPRESENTATIVE IMAGE



— CODENAME —
SKY HABITAT



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