



96

ACRE
MEGA TOWNSHIP
IN THE HEART OF
TAMBARAM



Opus96

CHENNAI'S LARGEST NEW INTEGRATED TOWNSHIP AWAITS YOU



By investing in this mega township,
you'll enjoy all the privileges
associated with this iconic project.

HIGHLIGHTS OF THE PROJECT



96 Acres Mega Integrated Township

12+ Magnificent Towers | 3200+ Apartments

900+ Villa Plots | 8 Lush Green Parks | 4 Clubhouses

Urbanrise Genius | CBSE School | Retail Arcade

125+ Luxury Amenties | Fully Sustainable Project

NESTLED IN TAMBARAM IN THE BEST LOCATION



Opus96 is a prestigious gated community, located in Kishkinta, Tambaram. This location has excellent transportation facilities and an easy access to urban amenities.

CONNECTIVITY

THAT WILL EARN YOU COMPLIMENTS



Opus96 is easily accessible	Minutes
Outer Ring Road (ORR)	3
Upcoming Tambaram Metro Railway Station	10
Kilambakkam Bus Terminus	10
Tambaram Mepz SEZ	10
Gateway IT Park	15
Chennai International Airport	20

*Images and illustrations are for representation purposes only.

CHILDREN'S LEARNING HUB FOR SMART KIDS AND SMARTER PARENTS



Urbanrise Genius helps parents by eliminating the need for commuting. Children get access to diverse educational opportunities, right inside the campus.



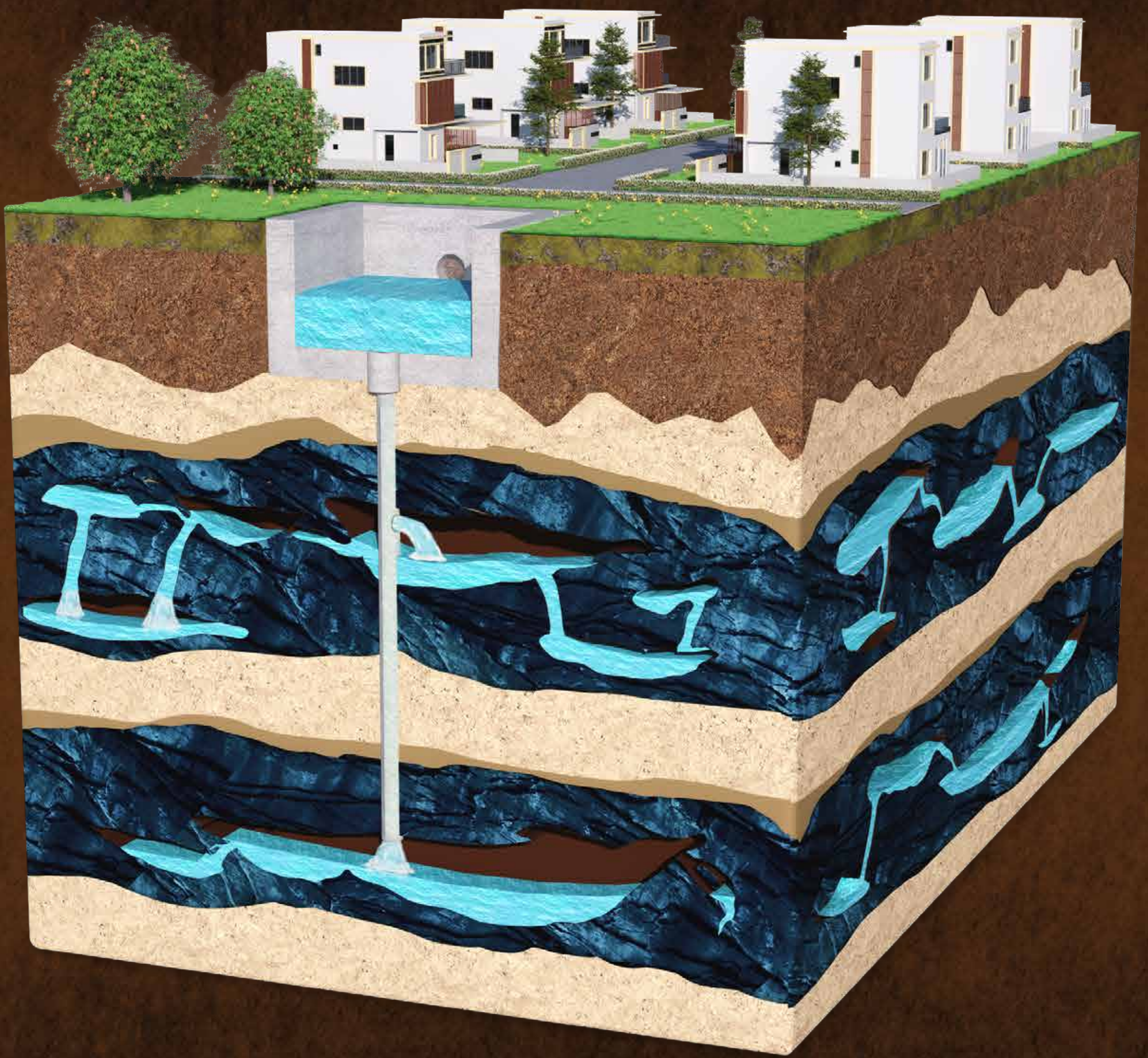
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SUSTAINABILITY FEATURES THAT'LL BLOW YOUR MIND



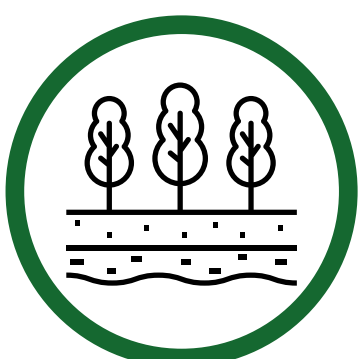
Opus96 sets high standards when it comes to sustainability. It saves energy, creates green spaces and cares for the environment.

INNOVATIVE BHUNGROO WELLS FOR WATER SURPLUS TOWNSHIP



It's a groundwater recharge system that captures and stores rainwater. The stored water is then channeled into the ground, recharging aquifers to support a year-long water supply.

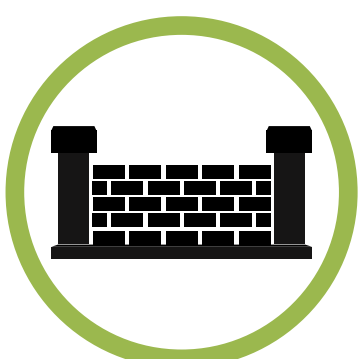
RAIN & WATER LOGGING PROOF



Ground level raised by 5 feet



Storm water drainage



Robust 6 ft. tall RCC Compound wall built with MIVAN technology

125+ AMENITIES FOR ALL AGE-GROUPS



Basket Ball court | Multipurpose court | Cricket net
Gym | Banquet/Multipurpose Hall | Table tennis
CCTV | Senior citizen park | Children's Play Area
Frangipani court Reflexology | Aesthetically
designed landscape gardens Soil Filling upto
2meters | Maze garden | Yoga court

CLUBHOUSE FOR SENIORS

THE ELDER FRIENDLY TOWNSHIP



The exclusive Senior Clubhouse has a separate gym to keep the older residents fit. It also has a yoga centre, board games corner and library to keep their minds active.

A LOVELY CLUBHOUSE FOR THE YOUNG AND LIVELY



This Clubhouse has a state-of-the-art-gym to go from fat to fit. Stretch your muscles in the yoga room. Play TT. or just unwind with a book in the library. There's a banquet hall to organise family events as well.

THE MOST CHILD-FOCUSED TOWNSHIP IN TOWN



Opus96 offers a happy and nurturing environment for kids. With children's parks, playgrounds and learning hubs.

4 PARKS TO EXPERIENCE NATURE FOUR TIMES OVER



Spanning nearly 3 acres, Opus96 is blessed with 4 verdant parks. Filled with vibrant flowers, majestic trees and diverse botanical wonders.

A CBSE SCHOOL INHOUSE FOR QUALITY EDUCATION



A distinguished CBSE school is coming up within the confines of Opus96. That means, students don't have to step out for quality education.

BUILT BY SOUTH INDIA'S ACCLAIMED DEVELOPER



Opus96 is a flagship project for Urbanrise. It promises innovative design, superior quality and lasting value in residential development.

A ROCK SOLID PROJECT THAT PUTS YOUR SAFETY FIRST



Every aspect of safety has been addressed in Opus96 - from clear land titles, robust structural integrity to environmental safeguards.

A GRAND ENTRANCE INTO A WORLD OF GRANDEUR



Opus96 welcomes the visitor with a magnificently landscaped, grand entrance. This includes a glorious welcome arch and a marvelously designed fountain.

A PROJECT LOADED WITH THOUGHTFUL UTILITIES



You are buying into a well-planned lifestyle when you invest in Opus96. It has been designed with a lot of thought, by folks who know your needs.

STYLISH APARTMENTS THAT COMPLEMENT YOUR LIFESTYLE



12 Magnificent towers | 3200+ Apartments
1, 2, & 3BHK | 2 Basement + Stilt + 14 Floors
Rooftop Amenities | Clubhouses
Lush green parks

900 LUXURY VILLA PLOTS OF ALL SIZES OF CLASS



Opus96 comes in a slew of sizes. The plots range from 600 sq. ft. to 2400 sq. ft.

PLUG & PLAY PLOTS

WITH EB & WATER CONNECTIONS



Every plot comes with the assurance of
a dedicated water, and EB connection.



In association with



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