SUMADHURA

PALAIS ROYALE

TG RERA NO. P02400008107



The *legends* have found their place,

to create a *legacy* that lives on

At Palais Royale, we envision a sanctuary where innovation, aesthetics, cutting-edge technology, and sustainability converge to create a living experience that is nothing short of legendary.

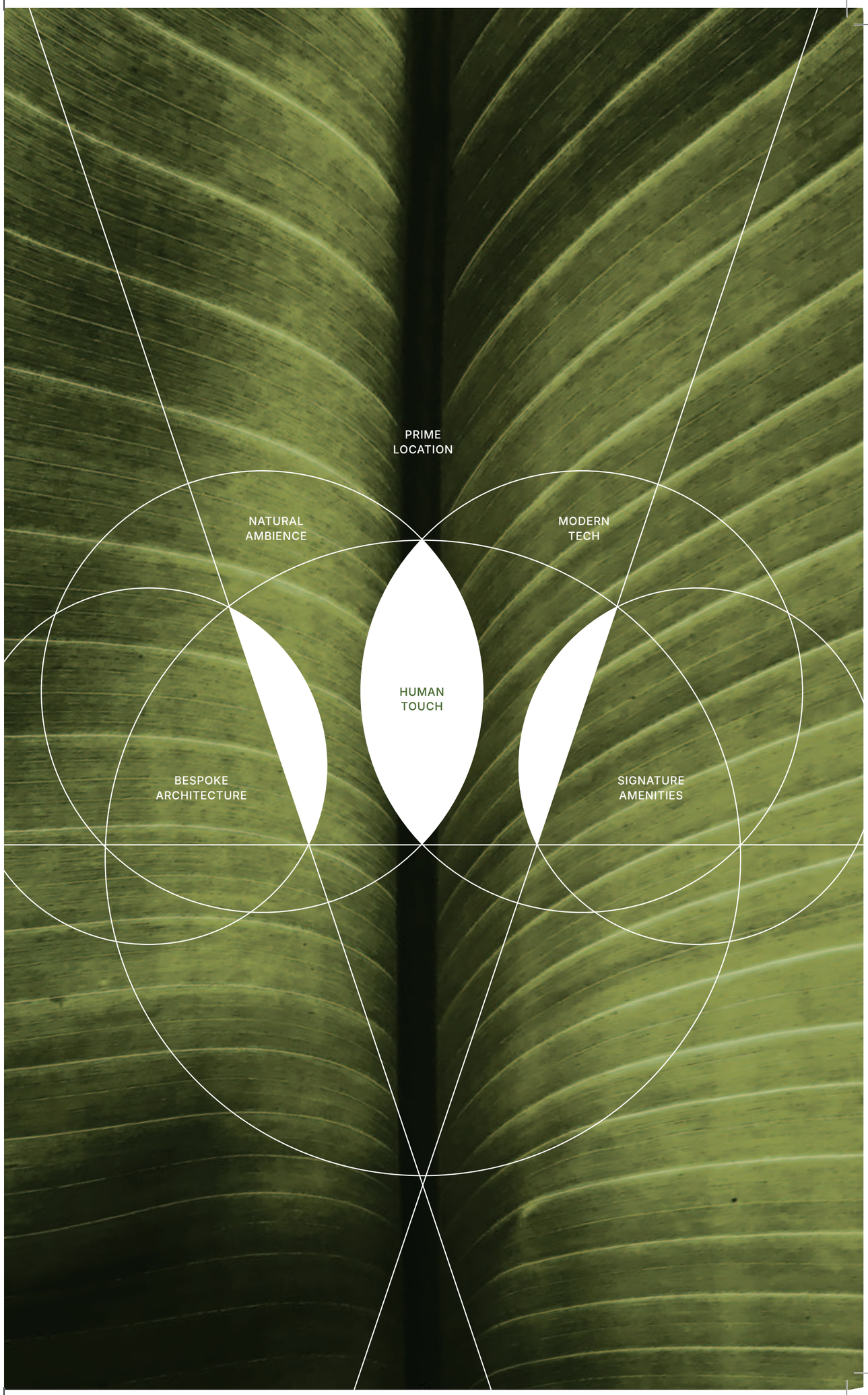
A *statement* of prestige, built for the discerning few

Nestled in the Financial District of Hyderabad, Sumadhura Palais Royale is perfectly positioned between Hitec City and Neopolis. A contemporary floating architectural design, featuring a single tower that connects three wings, this 7.35 acre development offers low-density living—just 72 units per acre, while being at the heart of the city yet away from the noise.

With 523 meticulously crafted apartments ranging from 3,800 to 6,610 sq ft, spread across all three wings, the project combines natural light, panoramic views, and sophisticated design with integrated technology. Central to this design is a 9m high podium, layered with landscaping and thoughtfully curated amenities, creating a striking urban sanctuary. Additionally, over 100% of the landscape is dedicated to lush green spaces.

Palais Royale elevates the concept of fine living with a pinnacle of contemporary elegance, with a branded 85,000 sq ft clubhouse that includes state-of-the-art facilities and a temperature controlled pool.

It doesn't just end there. With a passion to define a legacy of holistic living, the residences are also supplied with cloud facilities, digital grocery stores, provision for central vacuum system and ERV system. Committed to sustainability, an evaporative cooling system for energy-efficient climate control sets a new standard for fine living—where you are at the center of it all.



Build tomorrow's legacy, *today*



Sky Lounge at 212.9m

Life at *Sky*

16% LANDSCAPE

Balconies & Sitouts

Life at *Prime*

84% LANDSCAPE

Above Connected Bridges

Life at *Mix*

12% LANDSCAPE

Full Ground Cover

Life *Everywhere*

88% LANDSCAPE

Play

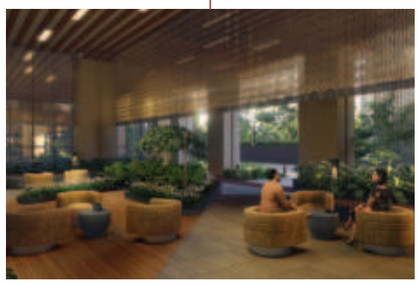


The entrance plaza is a transitional lobby experience encompassing of dedicated drop-off zones to ensure a smooth transition into the community. A vehicle-free podium landscape creates a peace haven for pedestrians, where you can explore a variety of facilities, including a sports zone for basketball, tennis, skating, and cricket.



Lastly, a grand finale into the ‘Move’ Zone brings about an air-conditioned lobby that is minimalist yet decadent luxury. More than a lobby; it’s a statement of avant-garde living.

Pause



Next you saunter through a serene indoor-outdoor garden, with its soaring 9m high ceiling and panoramic glass walls, with raked gravel, minimalist greenery, and thoughtfully placed seating, creating the perfect space inviting you to pause.

Move

Amenities that go the *extra* mile

As you step out of your car and into one of the lavish entry lobbies, you experience a transition into six main elevators, providing swift access to the podium level and your apartment.

Every level combines functionality with style, featuring ventilation shafts, directive lighting, and sleek stone-finished walls, making your parking experience anything but ordinary.



The Level 01 Parking Lobby offers a curated set of amenities to enrich your daily life, including:

- 2x Car Spas
- Central Laundry Facility
- Property Management Office
- Drivers’ Lounge, Resting & Shower Facility
- Service Elevators for Large Containers
- Deboxing Service Area
- Central Security Facility
- Last Rites Ritual Space



FLOATING CLUBHOUSE

Terraces that *float*, spaces that captivate

The clubhouse is inclusive of an array of open decks and terraces that weave through an ensemble of spaces. With versatile banquet halls, a fully equipped business center, and more, every type of social gathering finds its ideal setting here. All these zones seamlessly merge elegance with nature, creating an ambiance where luxury and practicality coexist in harmony.



Experience dining and entertainment at its *finest* with our Palais Sky Lounge.

Indulge in exquisite meals while gazing at the stars from exclusive sky dining zones in each wing. And for a memorable evening, each wing features a BBQ deck, designed to make every gathering unforgettable.





Today's training, tomorrow's icons.

Here, you and your kids train under the elite — from swimming in the Michael Phelps swimming pool, hitting the mat at UFC Gyms, to mastering the squash courts inspired by Saurav Ghosal. With Speedflex training by Alan Shearer, the artistry of Ajivasan's music, Matrix dance, and world-class Badminton Pros, every discipline is elevated.

MICHAEL PHELPS SWIMMING

Founded by the legendary Olympian, Michael Phelps Swimming delivers expert-guided programs focusing on water safety, skill development, and the joy of swimming for beginners to competitive athletes of all ages.

MATRIX DANCE ACADEMY BY TIGER SHROFF

Tiger Shroff's Matrix Dance Academy inspires dancers of all ages with expert-led programs in styles like hip-hop, Bollywood, and ballet, fostering creativity and fitness in state-of-the-art studios.

UFC GYMS

UFC GYM combines MMA, functional training, and traditional fitness, offering expert coaching and innovative classes to foster strength, agility, and resilience in a supportive community for all fitness levels.

SPEED FLEX BY ALAN SHEARER

Speedflex by Alan Shearer offers safe and effective, high intensity but low impact HIIT training in a variety of formats. From connected fitness on the gym floor to full studio solutions, Speedflex has a concept to suit every member from beginners, to elite athletes to older adults.

SAURAV GHOSAL SQUASH

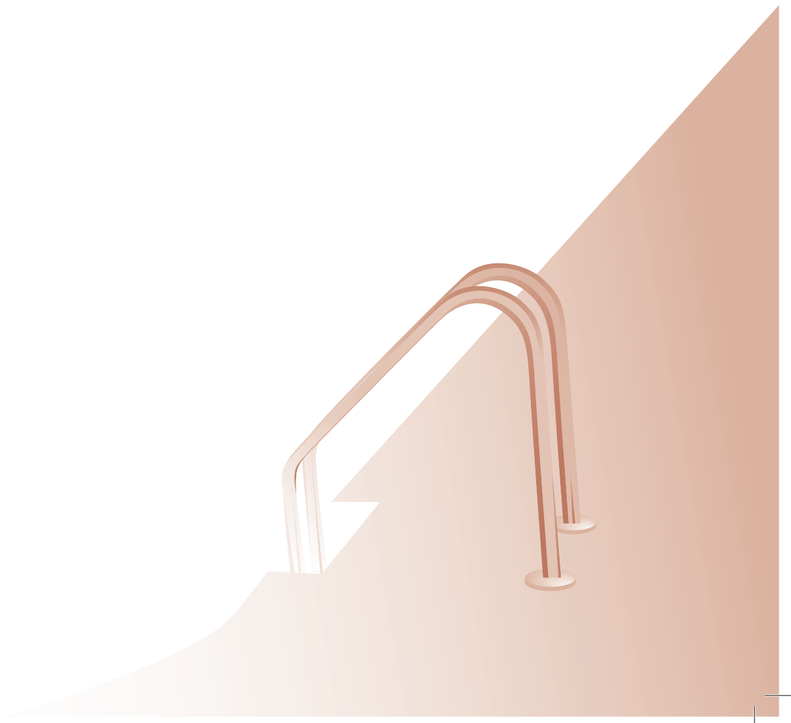
Led by squash champion Saurav Ghosal, this academy provides world-class training for players at all levels, with a focus on skill, fitness, and mental toughness, inspired by Ghosal's illustrious career and dedication to the sport.

BADMINTON PROS, POWERED BY SAINA NEHWAL

Founded by international players Vijay Lancy and Anup Sridhar, Badminton Pros offers holistic training for all ages and skill levels, mentored by the legendary Saina Nehwal, an Olympic medalist and global icon in badminton.

AJIVASAN ACADEMY OF MUSIC

Founded by Padma Shri Suresh Wadkar, Ajivasan Academy nurtures talent in Indian classical and contemporary music with structured programs, blending tradition and innovation to inspire music lovers of all ages.



Positioned for *prestige* and accessibility

Nestled in the heart of the Nanakramguda-Puppalaguda ORR service road, Sumadhura Palais Royale exemplifies prestige and unmatched accessibility. Just moments away from the Gachibowli ORR entry and a swift 30-minute drive from the airport, this prime address ensures effortless connectivity to the city's most sought-after destinations.

With only a 10-minute commute to Hitec City, residents are also treated to breathtaking views of Golconda Fort, Khajaguda Lake, and the serene Osman Sagar. Here, nature's beauty and modern convenience converge, offering an extraordinary living experience at the center of it all.

Lifestyle & Entertainment

FIVE STAR HOTELS

Fairfield by Marriott	3.8 Km	7 Min
Hyatt Hyderabad	5.1 Km	10 Min
Sheraton Hyderabad Hotel	5.5 Km	11 Min
ITC Kohenur	7.6 Km	12 Min
Trident	8.8 Km	15 Min
Novotel	9.8 Km	19 Min

LIFESTYLE & RETAIL

IKEA	6.8 Km	7 Min
Sarath City Capital Mall	6.8 Km	10 Min
Inorbit Mall	8.0 Km	11 Min
E Galleria Mall	9.0 Km	12 Min
Forum Mall	10.0 Km	15 Min
GVK One Mall	14.0 Km	35 Min

SOCIAL & RECREATIONAL CLUBS

Jubilee Hills International Club	10.0 Km	22 Min
The Nizam Club	15.0 Km	30 Min
Secunderabad Club	20.0 Km	40 Min

GOLF CLUBS

Boulder Hills Golf Club	6.8 Km	14 Min
Hyderabad Golf Club	7.1 Km	20 Min

POLO & RIDING CLUBS

Hyderabad Polo & Riding Club	9.6 Km	14 Min
Hyderabad Golf Club	2.0 Km	22 Min

Education & Healthcare

SCHOOLS

Future Kids School	1.0 Km	2 Min
Oakridge International School	3.2 Km	7 Min
The Gadium School	3.3 Km	7 Min
Delhi Public School	3.7 Km	6 Min
Rockwell International School	4.0 Km	7 Min
The Shri Ram Universal	4.0 Km	8 Min

COLLEGES

Indian School of Business	5.8 Km	10 Min
IIIT Hyderabad	7.8 Km	17 Min
University of Hyderabad	9.0 Km	18 Min
NIFT	9.0 Km	18 Min
Tata Institute of Fundamental Research	10.0 Km	19 Min

HOSPITALS

Apollo Hospital (upcoming)	1.5 Km	3 Min
Continental Hospital	4.5 Km	10 Min
KIMS	5.0 Km	11 Min
Care Hospital	6.0 Km	12 Min
Yashoda Hospital	10.0 Km	21 Min

IT Companies & Corporate Offices

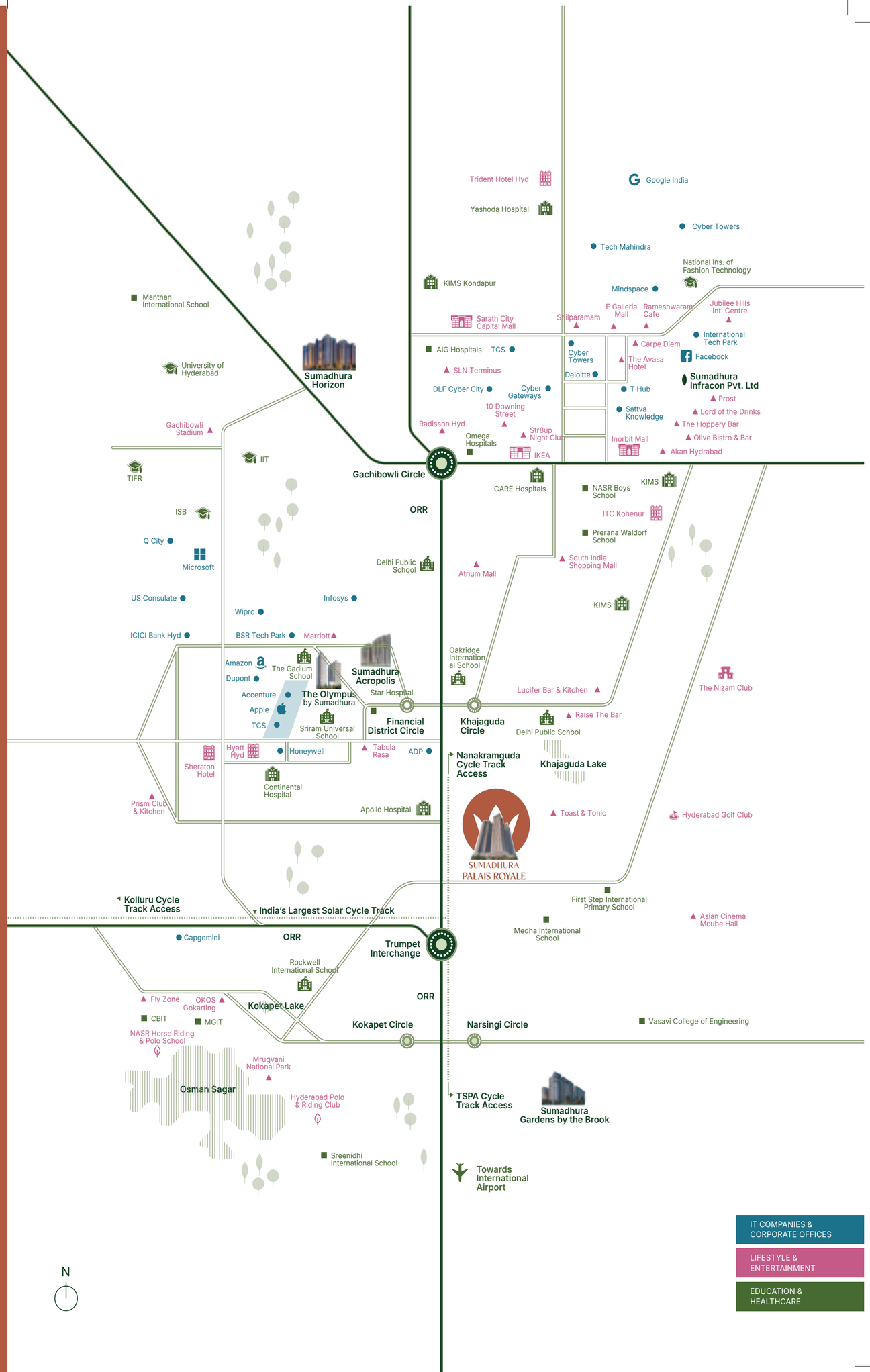
IT LOCATIONS

Financial District	3.0 Km	6 Min
Waverock SEZ	3.0 km	6 Min
Hitec City	7.0 Km	14 Min
Divyasree Orion	6.0 Km	12 min

IT COMPANIES

Amazon	3.0 Km	6 Min
Google	3.0 Km	9 Min
Apple	4.0 Km	10 Min
Facebook	8.0 Km	16 Min
Microsoft	6.0 Km	14 Min

*Disclaimer: Timings and distances are approximate, based on the nearest path, and may vary.



A Timeless Address for Your Legacy to *Flourish*

SUMADHURA

PALAIS ROYALE



Master Plan

01	Entry & Exit Gate	15	South Entry & Exit	30	Cabanas	45	Stage	60	Café Sit-out
02	Security Room	16	Truck Bay	31	Shallow Loungers	46	Amphitheatre	61	Chit Chat Nook
03	Water Feature & Sculpture	17	Feature Wall	32	Pool Loungers	47	Miyawaki Forest Walk	62	Fruit Orchard
04	Entry Signage	18	Jogging Track	33	Water Feature Wall	48	Gazebo	63	Tennis Court
05	Mounds	19	Cycle Track/ Pathway	34	Jacuzzi	49	Surprise Play Fountain	64	Basketball Court
06	Pedestrian Entry Gate	20	Elderly Sit-out Area	35	Sculpture Court	50	Adventure Play	65	Cricket Pitch x 2
07	Floating Planter	21	Mini Café	36	Kids Play Area	51	Pergola with Swing	66	Skating Rink
08	Pedestrian Plaza	22	Networking Sit-out	37	Festival Lawn	52	Colour Garden	67	Helipad
09	Bus Bay	23	Dialogue Court	38	Flag Hoisting Pole	53	Sunken Plaza	68	Sky Lounge
10	Stepped Seating with Planting	24	Floating Gazebo	39	Exercise Court	54	Herb Garden	69	Party Deck
11	Lawn	25	Changing Rooms	40	Constellation Plaza	55	Bamboo Walk		
12	Working Enclave	26	Aquarium	41	Meditation Deck	56	Spiritual Lawn		
13	Congregation Lawn	27	Kids Pool	42	Yoga Lawn	57	Hydroponic Plaza		
14	Sculpture	28	Kyoto Garden	43	Dialogue Court with Gazebo	58	Reflexology Walk		
		29	Swimming Pool	44	Celebration Lawn	59	Zen Garden		

SUMADHURA
PALAIS ROYALE

WING 1

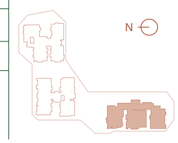
Typical Floor Plan

EVEN FLOOR PLAN

FLAT NO.	UNIT TYPE	FACING	SALEABLE AREA	CARPET AREA	BALCONY & UTILITY
1	5 BHK	East	6550 sq ft	3831.66 sq ft	509.55 sq ft
2	5 BHK	East	6500 sq ft	3898.41 sq ft	394.75 sq ft
3	5 BHK	East	6550 sq ft	3864.8 sq ft	470.79 sq ft

MARBLE FLOORING | WOODEN FLOORING | TILES | TILES | TILES | TILES

KEY PLAN





UNIT 1

1 Entrance Lobby 7'9" X 10'9"
2 Office 12'0" X 10'6"
3 Drawing Room 22'3" X 13'9"
4 Cloak Room 6'6" X 5'9"
5 Living & Dining Room 21'3" X 41'6"
6 Show Kitchen 14'0" X 7'9"
7 Wet Kitchen 9'6" X 13'9"
8 Store Room 6'9" X 5'9"
9 Utility 5'9" X 13'9"
10 Pooja 5'9" X 7'9"
11 Bedroom 1 15'9" X 13'9"
12 Standing Balcony 4'0" X 10'0"
13 Toilet 1 9'9" X 7'9"
14 Master Bedroom 16'0" X 21'3"
15 Master Closet 7'3" X 13'0"
16 Master Toilet 7'9" X 9'9"
17 Deck Area 20'6" X 4'3"
18 Common Deck 21'3" X 17'3"
19 Media Room 15'0" X 17'0"
20 Bedroom 2 15'0" X 13'9"
21 Closet 2 6'9" X 6'3"
22 Toilet 2 7'9" X 6'3"
23 Powder Room 5'3" X 6'3"
24 Bedroom 3 15'0" X 13'0"
25 Toilet 3 9'0" X 6'3"

UNIT 2

1 Entrance Lobby 11'6" X 7'9"
2 Office 10'6" X 12'3"
3 Drawing Room 13'9" X 23'0"
4 Living Room 27'9" X 21'0"
5 Dining 20'3" X 14'9"
6 Show Kitchen 7'9" X 14'3"
7 Wet Kitchen 13'9" X 9'6"
8 Store 5'9" X 5'9"
9 Utility 13'9" X 5'3"
10 Bedroom 1 13'9" X 15'3"
11 Closet 1 5'9" X 7'3"
12 Toilet 1 5'9" X 7'9"
13 Master Bedroom 17'0" X 19'9"
14 Closet 5'9" X 5'0"
15 Deck Area 5'3" X 11'3"
16 Master Closet 13'3" X 9'9"
17 Master Toilet 6'9" X 9'9"
18 Common Deck 19'6" X 21'0"
19 Media Room 14'9" X 16'3"
20 Powder Room 5'9" X 5'3"
21 Bedroom 2 13'9" X 16'3"
22 Toilet 2 5'9" X 10'3"
23 Closet 2 6'9" X 10'3"
24 Pooja 6'9" X 5'3"
25 Bedroom 3 13'9" X 14'6"
26 Toilet 3 5'9" X 7'9"

UNIT 3

1 Entrance Lobby 7'9" X 10'9"
2 Office 12'3" X 10'6"
3 Drawing Room 22'3" X 13'9"
4 Cloak Room 6'9" X 4'0"
5 Living & Dining 19'3" X 45'0"
6 Show Kitchen 9'0" X 13'9"
7 Pooja 6'9" X 5'9"
8 Wet Kitchen 13'9" X 10'3"
9 Utility 8'9" X 10'3"
10 Store Room 8'9" X 5'3"
11 Bedroom 1 17'9" X 13'9"
12 Toilet 1 8'9" X 7'9"
13 Master Bedroom 18'0" X 17'3"
14 Master Closet 9'0" 11'3"
15 Master Toilet 7'9" X 11'3"
16 Deck Area 22'6" X 4'3"
17 Common Deck 19'3" X 18'0"
18 Media Room 15'0" X 17'0"
19 Bedroom 2 15'0" X 13'9"
20 Standing Balcony 10'9" X 2'6"
21 Closet 2 6'9" X 6'3"
22 Toilet 2 7'9" X 6'3"
23 Powder Room 5'3" X 6'3"
24 Bedroom 3 15'0" X 13'0"
25 Toilet 3 9'0" X 6'3"

A Passenger Staircase
B Passenger Elevator Lobby
C Passenger Elevator No (6)
D Staff Room And Toilet
E Garbage Room
F Service Lobby And Elevator

WING 1

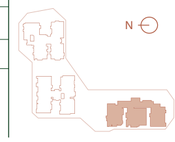
Typical Floor Plan

ODD FLOOR PLAN

FLAT NO.	UNIT TYPE	FACING	SALEABLE AREA	CARPET AREA	BALCONY & UTILITY
1	5 BHK	East	6610 sq ft	3831.66 sq ft	502.17 sq ft
2	5 BHK	East	6600 sq ft	3898.41 sq ft	413.67 sq ft
3	5 BHK	East	6600 sq ft	3864.8 sq ft	476.29 sq ft

ITALIAN MARBLE | WOODEN FLOORING | TILES | TILES | TILES | TILES

KEY PLAN





UNIT 1

1 Entrance Lobby 7'9" X 10'9"
2 Office 12'0" X 10'6"
3 Drawing Room 22'3" X 13'9"
4 Cloak Room 6'6" X 5'9"
5 Living & Dining Room 21'3" X 41'6"
6 Show Kitchen 14'0" X 7'9"
7 Wet Kitchen 9'6" X 13'9"
8 Store Room 6'9" X 5'9"
9 Utility 5'9" X 13'9"
10 Pooja 5'9" X 7'9"
11 Bedroom 1 15'9" X 13'9"
12 Standing Balcony 4'0" X 10'0"
13 Toilet 1 9'9" X 7'9"
14 Master Bedroom 16'0" X 21'3"
15 Master Closet 7'3" X 13'0"
16 Master Toilet 7'9" X 9'9"
17 Deck Area 20'6" X 4'3"
18 Common Deck 21'3" X 17'3"
19 Media Room 15'0" X 17'0"
20 Bedroom 2 15'0" X 13'9"
21 Closet 2 6'9" X 6'3"
22 Toilet 2 7'9" X 6'3"
23 Powder Room 5'3" X 6'3"
24 Bedroom 3 15'0" X 13'0"
25 Toilet 3 9'0" X 6'3"

UNIT 2

1 Entrance Lobby 11'6" X 7'9"
2 Office 10'6" X 12'3"
3 Drawing Room 13'9" X 23'0"
4 Living Room 27'9" X 21'0"
5 Dining 20'3" X 14'9"
6 Show Kitchen 7'9" X 14'3"
7 Wet Kitchen 13'9" X 9'6"
8 Store 5'9" X 5'9"
9 Utility 13'9" X 5'3"
10 Bedroom 1 13'9" X 15'3"
11 Closet 1 5'9" X 7'3"
12 Toilet 1 5'9" X 7'9"
13 Master Bedroom 17'0" X 19'9"
14 Closet 7'9" X 5'0"
15 Deck Area 5'3" X 11'3"
16 Master Closet 13'3" X 9'9"
17 Master Toilet 6'9" X 9'9"
18 Common Deck 19'6" X 21'0"
19 Media Room 14'9" X 16'3"
20 Powder Room 5'9" X 5'3"
21 Bedroom 2 13'9" X 16'3"
22 Toilet 2 5'9" X 10'3"
23 Closet 2 6'9" X 10'3"
24 Pooja 6'9" X 5'3"
25 Bedroom 3 13'9" X 14'6"
26 Toilet 3 5'9" X 7'9"

UNIT 3

1 Entrance Lobby 7'9" X 10'9"
2 Office 12'3" X 10'6"
3 Drawing Room 22'3" X 13'9"
4 Cloak Room 6'9" X 4'0"
5 Living & Dining 19'3" X 45'0"
6 Show Kitchen 9'0" X 13'9"
7 Pooja 6'9" X 5'9"
8 Wet Kitchen 13'9" X 10'3"
9 Utility 8'9" X 10'3"
10 Store Room 8'9" X 5'3"
11 Bedroom 1 17'9" X 13'9"
12 Toilet 1 8'9" X 7'9"
13 Master Bedroom 18'0" X 17'3"
14 Master Closet 9'0" 11'3"
15 Master Toilet 7'9" X 11'3"
16 Deck Area 22'6" X 4'3"
17 Common Deck 19'3" X 18'0"
18 Media Room 15'0" X 17'0"
19 Bedroom 2 15'0" X 13'9"
20 Standing Balcony 10'9" X 2'6"
21 Closet 2 6'9" X 6'3"
22 Toilet 27'9" X 6'3"
23 Powder Room 5'3" X 6'3"
24 Bedroom 3 15'0" X 13'0"
25 Toilet 3 9'0" X 6'3"

A Passenger Staircase
B Passenger Elevator Lobby
C Passenger Elevator No (6)
D Staff Room And Toilet
E Garbage Room
F Service Lobby And Elevator

WING 2

Typical Floor Plan

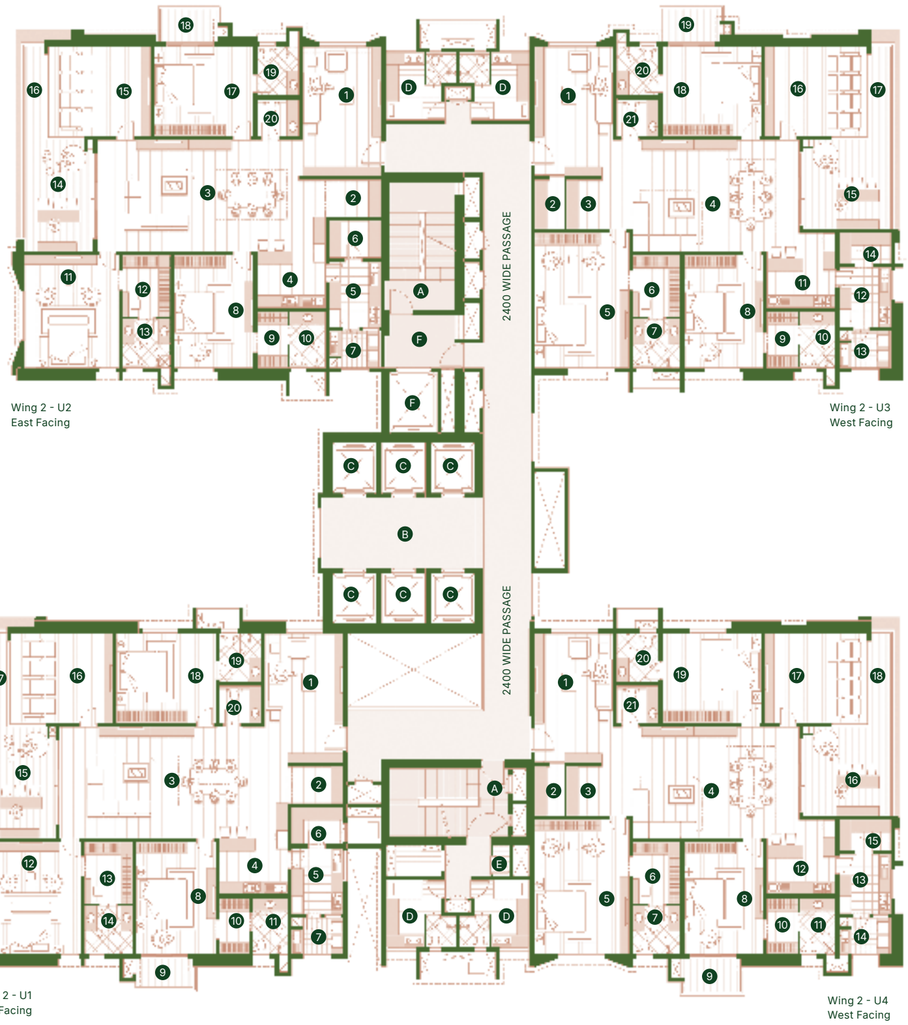
EVEN FLOOR PLAN

FLAT NO.	UNIT TYPE	FACING	SALEABLE AREA	CARPET AREA	BALCONY & UTILITY
1	4 BHK	East	4850 sq ft	2873.13 sq ft	326.26 sq ft
2	4 BHK	East	4850 sq ft	2873.11 sq ft	336.42 sq ft
3	4 BHK	West	4850 sq ft	2865.27 sq ft	341.48 sq ft
4	4 BHK	West	4850 sq ft	2865 sq ft	339.36 sq ft

MARBLE FLOORING WOODEN FLOORING TILES TILES TILES TILES

KEY PLAN





UNIT 1

1 Drawing Room 20'9" X 13'0"
2 Pooja 5'9" X 8'6"
3 Living & Dining Room 17'9" X 37'9"
4 Dry Kitchen 9'0" X 11'3"
5 Wet Kitchen 10'6" X 8'6"
6 Store 5'9" X 8'6"
7 Utility 5'9" X 8'6"
8 Bedroom 1 18'0" X 13'0"
9 Standing Balcony 1 3'0" X 9'3"
10 Closet 1 9'0" X 5'0"
11 Toilet 1 9'0" X 5'9"
12 Master Bedroom 18'0" X 15'6"
13 Master Closet 9'9" X 7'9"
14 Master Toilet 7'9" X 7'9"
15 Common Deck 17'9" X 11'3"
16 Media Room 14'3" X 16'9"
17 Deck Area 17'9" X 3'3"
18 Bedroom 2 14'3" X 16'3"
19 Toilet 2 5'9" X 6'9"
20 Powder Room 5'9" X 6'9"

UNIT 2

1 Drawing Room 20'9" X 13'0"
2 Pooja 5'9" X 8'6"
3 Living & Dining Room 17'9" X 37'9"
4 Dry Kitchen 9'0" X 11'3"
5 Wet Kitchen 10'6" X 8'6"
6 Store 5'9" X 8'6"
7 Utility 5'9" X 8'6"
8 Bedroom 1 18'0" X 13'0"
9 Closet 1 9'0" X 5'0"
10 Toilet 1 9'0" X 5'9"
11 Master Bedroom 18'0" X 15'6"
12 Master Closet 9'9" X 7'9"
13 Master Toilet 7'9" X 7'9"
14 Common Deck 17'9" X 11'3"
15 Media Room 14'3" X 16'9"
16 Deck Area 17'9" X 3'3"
17 Bedroom 2 14'3" X 16'3"
18 Standing Balcony 2 3'0" X 10'9"
19 Toilet 2 5'9" X 6'9"
20 Powder Room 5'9" X 6'9"

UNIT 3

1 Drawing Room 20'9" X 13'0"
2 Cloak Room 7'9" X 4'9"
3 Pooja 7'9" X 5'3"
4 Living & Dining Room 17'9" X 32'6"
5 Master Bedroom 21'6" X 15'6"
6 Master Closet 9'9" X 7'9"
7 Master Toilet 7'9" X 7'9"
8 Bedroom 1 18'0" X 13'0"
9 Closet 1 9'0" X 5'0"
10 Toilet 1 9'0" X 5'9"
11 Dry Kitchen 12'0" X 11'3"
12 Wet Kitchen 9'6" X 8'6"
13 Utility 5'9" X 8'6"
14 Store 4'9" X 8'6"
15 Common Deck 14'3" X 14'6"
16 Media Room 14'3" X 16'9"
17 Deck Area 15'0" X 3'3"
18 Bedroom 2 14'3" X 16'3"
19 Standing Balcony 2 5'3" X 10'9"
20 Toilet 2 7'9" X 6'9"
21 Powder Room 5'9" X 6'9"

UNIT 4

1 Drawing Room 20'9" X 13'0"
2 Cloak Room 7'9" X 4'9"
3 Pooja 7'9" X 5'3"
4 Living & Dining Room 17'9" X 32'6"
5 Master Bedroom 21'6" X 15'6"
6 Master Closet 9'9" X 7'9"
7 Master Toilet 7'9" X 7'9"
8 Bedroom 1 18'0" X 13'0"
9 Standing Balcony 1 5'3" X 10'9"
10 Closet 1 9'0" X 5'0"
11 Toilet 1 9'0" X 5'9"
12 Dry Kitchen 12'0" X 11'3"
13 Wet Kitchen 9'6" X 8'6"
14 Utility 5'9" X 8'6"
15 Store 4'9" X 8'6"
16 Common Deck 14'3" X 14'6"
17 Media Room 14'3" X 16'9"
18 Deck Area 15'0" X 3'3"
19 Bedroom 2 14'3" X 16'3"
20 Toilet 2 7'9" X 6'9"
21 Powder Room 5'9" X 6'9"

A Passenger Staircase
B Passenger Elevator Lobby
C Passenger Elevator No (6)
D Staff Room And Toilet
E Garbage Room
F Service Lobby And Elevator

WING 2

Typical Floor Plan

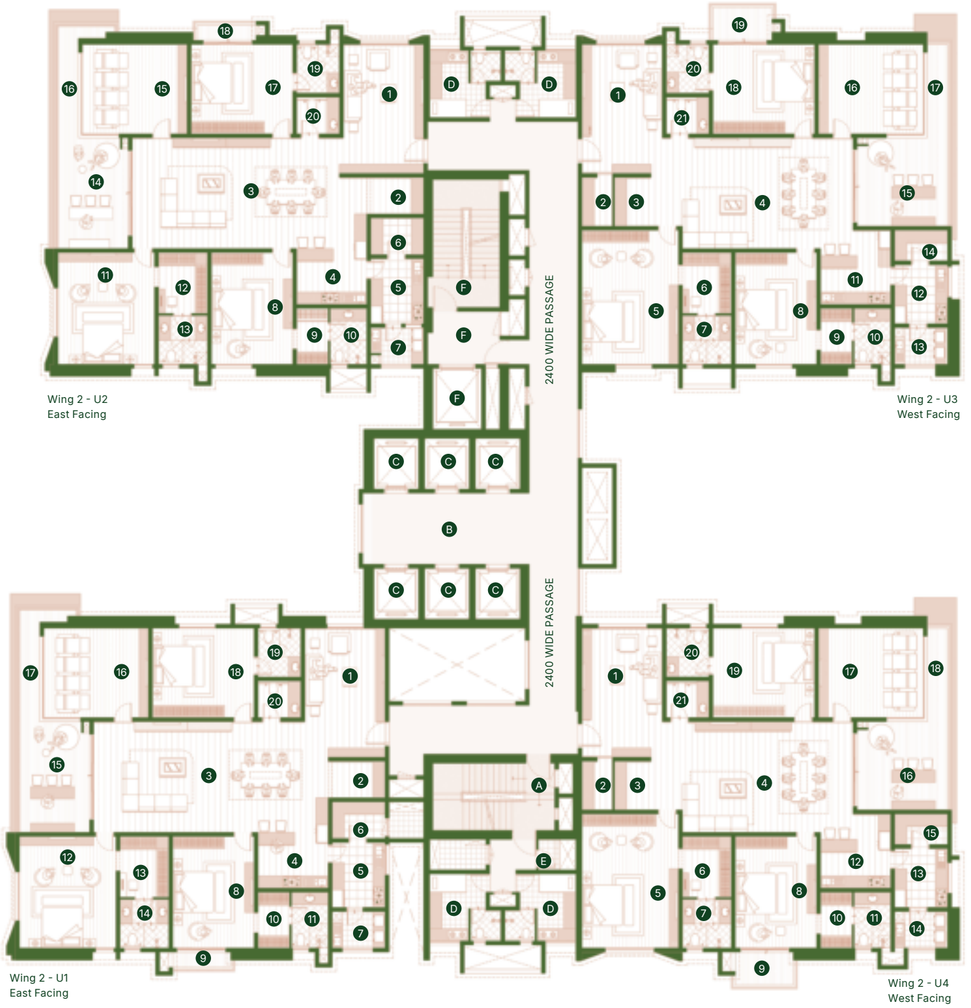
ODD FLOOR PLAN

FLAT NO.	UNIT TYPE	FACING	SALEABLE AREA	CARPET AREA	BALCONY & UTILITY
1	4 BHK	East	4850 sq ft	2873.13 sq ft	330.76 sq ft
2	4 BHK	East	4850 sq ft	2873.11 sq ft	332.13 sq ft
3	4 BHK	West	4850 sq ft	2865.27 sq ft	341.48 sq ft
4	4 BHK	West	4850 sq ft	2865 sq ft	339.36 sq ft

ITALIAN MARBLE WOODEN FLOORING TILES TILES TILES TILES

KEY PLAN





UNIT 1

1 Drawing Room 20'9" X 13'0"
2 Pooja 5'9" X 8'6"
3 Living & Dining Room 17'9" X 37'9"
4 Dry Kitchen 9'0" X 11'3"
5 Wet Kitchen 10'6" X 8'6"
6 Store 5'9" X 8'6"
7 Utility 5'9" X 8'6"
8 Bedroom 1 18'0" X 13'0"
9 Standing Balcony 1 3'0" X 9'3"
10 Closet 1 9'0" X 5'0"
11 Toilet 1 9'0" X 5'9"
12 Master Bedroom 18'0" X 15'6"
13 Master Closet 9'9" X 7'9"
14 Master Toilet 7'9" X 7'9"
15 Common Deck 14'3" X 14'6"
16 Media Room 14'3" X 16'9"
17 Deck Area 17'9" X 3'3"
18 Bedroom 2 14'3" X 16'3"
19 Toilet 2 5'9" X 6'9"
20 Powder Room 5'9" X 6'9"

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UNIT 3

1 Drawing Room 20'9" X 13'0"
2 Cloak Room 7'9" X 4'9"
3 Pooja 7'9" X 5'3"
4 Living & Dining Room 17'9" X 32'6"
5 Master Bedroom 21'6" X 15'6"
6 Master Closet 9'9" X 7'9"
7 Master Toilet 7'9" X 7'9"
8 Bedroom 1 8'0" X 13'0"
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10 Toilet 1 9'0" X 5'9"
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17 Deck Area 15'0" X 3'3"
18 Bedroom 2 14'3" X 16'3"
19 Standing Balcony 2 5'3" X 10'9"
20 Toilet 2 7'9" X 6'9"
21 Powder Room 5'9" X 6'9"

UNIT 4

1 Drawing Room 20'9" X 13'0"
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A Passenger Staircase
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WING 3

Typical Floor Plan

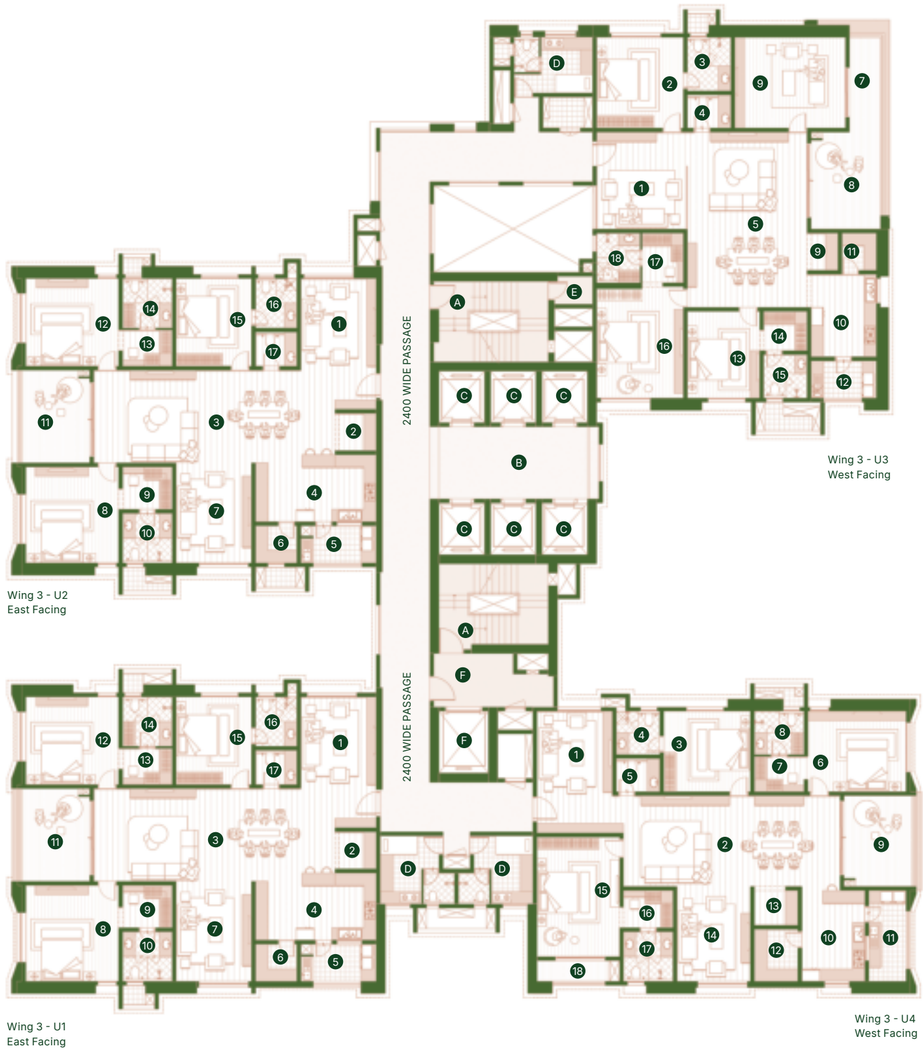
EVEN FLOOR PLAN

FLAT NO.	UNIT TYPE	FACING	SALEABLE AREA	CARPET AREA	BALCONY & UTILITY
1	4 BHK	East	4030 sq ft	2462.99 sq ft	168.42 sq ft
2	4 BHK	East	3800 sq ft	2349.02 sq ft	163.56 sq ft
3	4 BHK	West	4050 sq ft	2408.97 sq ft	265.35 sq ft
4	4 BHK	West	4000 sq ft	2415.94 sq ft	208.35 sq ft

MARBLE FLOORING | WOODEN FLOORING | TILES | TILES | TILES | TILES

KEY PLAN





UNIT 1

1 Drawing Room 20'9" X 12'0"
2 Pooja 5'9" X 5'9"
3 Living & Dining Room 14'9" X 38'3"
4 Kitchen 10'6" X 19'0"
5 Utility 5'9" X 12'0"
6 Store Room 5'9" X 6'6"
7 Multi Purpose Room 15'3" X 12'0"
8 Master Bedroom 15'3" X 14'9"
9 Master Closet 6'9" X 7'9"
10 Master Toilet 7'9" X 7'9"
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12 Bedroom 2 13'9" X 14'9"
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WING 3

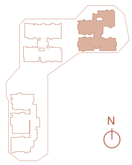
Typical Floor Plan

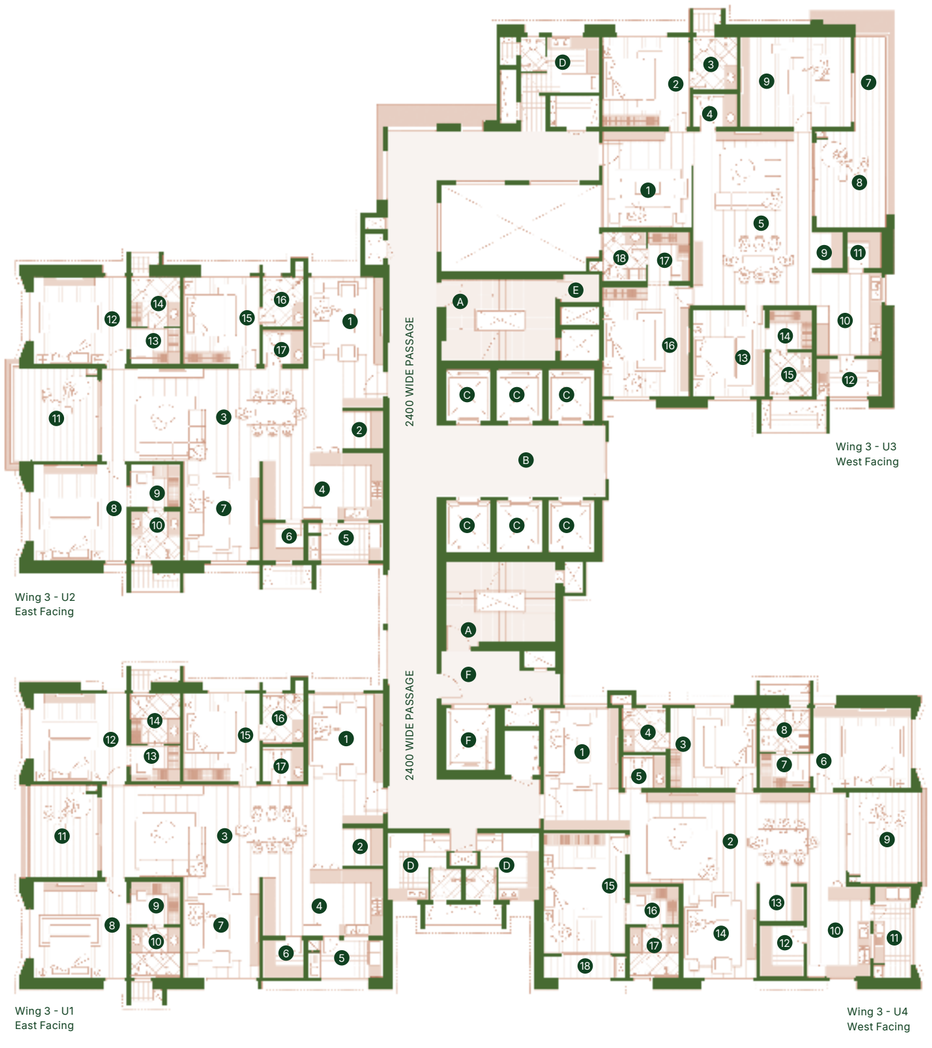
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ITALIAN MARBLE | WOODEN FLOORING | TILES | TILES | TILES | TILES

KEY PLAN





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Specifications

Structure

RCC shear wall-framed structure resistant to wind and earthquake (Zone 2).

Electrical

CABLES
Concealed copper wiring of Havells/Polycab.

MODULAR SWITCHES
Schneider/Norisys/ Equivalent make.

KITCHEN

- Power outlets in kitchen for hob, chimney, refrigerator, microwave oven & mixer/ wet grinder.
- Socket for water purifier below sink position in both wet & show kitchen.

UTILITY
Power outlet for washing machine, dishwasher.

TOILETS

- Power outlets for geysers and exhaust fan in all bath rooms.
- 6 Amp socket near mirror.

DG BACK-UP
100% Back up

Flooring

GROUND FLOOR LOBBY
Imported marble/Engineered marble/ Vitrified tiles.

STAIRCASE
Vitrified tile/Exposed Concrete finish/Natural Stone finish.

CORRIDORS
Glazed vitrified tile.

DRAWING, LIVING, DINING & SHOW KITCHEN
Imported marble flooring.

MASTER SUITE
Laminated wood flooring.

DECK AREA
Plank format Tile-mat/ Anti-skid ceramic tiles with spacer joint.

ALL OTHER BEDROOMS
Laminated wooden flooring.

ALL TOILETS
Anti-skid/Satin finish ceramic tiles with spacer joint.

ALL BALCONIES, UTILITIES
Mat/Anti-skid ceramic tiles with spacer joint.

BASEMENTS
Cement concrete flooring with trowel finish.

Doors

MAIN DOORS

- *Wing 01:*
  Hard wood frame finished with melamine spray polish; teak veneer finished flush shutter–9′ height.
- *Wing 02:*
  Hard wood frame finished with melamine spray polish; teak veneer finished flush shutter–9′ height.
- *Wing 03:*
  Hard wood frame finished with melamine spray polish; teak veneer finished flush shutter–8′ height.

INTERNAL DOORS

- *Wing 01:*
  Hard wood frame finished with melamine spray polish; teak veneer finished flush shutter–9′ height.
- *Wing 02:*
  Hard wood frame finished with melamine spray polish; teak veneer finished flush shutter–9′ height.
- *Wing 03:*
  Hard wood frame finished with melamine spray polish; teak veneer finished flush shutter–8′ height.

FRENCH DOORS (FOR BALCONIES)
Aluminum sliding doors with mosquito mesh provision.

WINDOWS
All windows are of aluminum shutters and necessary hardware and provision for mosquito mesh.

Tile Cladding

WET KITCHEN
Ceramic tiles dadoing up to 2′ high above platform with spacer joint.

BATHROOMS
600×1200mm Glazed ceramic tile dado up to 8′ height (Door height) with spacer joint.

UTILITY
Glazed ceramic tile dado up to 3′ height with spacer joint.

LIFT LOBBY
Granite/Tiles combination cladding as per design.

Bathrooms

SANITARY FITTINGS

- Imported / Engineered Marble counter for wash basin as per feasibility.
- Wall mounted EWC with concealed flush tank/valve.
- Single lever wall mixer and Hand Shower Set with Spout.
- *Sanitary & C.P Fittings:*
  TOTO/Kohler/Equivalent.

Home Automation

Level 1 home automation system with provision for upgradation.

Central Vacuum System

Provision for Central Vacuum System for each flat.

Hand Railing

BALCONY
Glass railing as per elevation design.

Painting

EXTERNAL
Textured/Smooth finish & two coats of exterior emulsion paint.

INTERNAL
Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over one coat of primer.

Telecom / Internet / Cable TV

FTTH

Water Supply System / Sewage Treatment Plant

- Water softener plant of adequate capacity will be provided to soften the all the domestic water.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for the landscaping & toilet flushing & cooling tower purpose.

Billing System

Dual source Prepaid Energy Meter for DG Power and EB Power billing system.

Plumbing Lines

- *Drainage/Sewage*
  HDPE/PVC pipes & fittings
- *Water supply*
  External: CPVC/GI
  Internal: Continuous Composite Pipe

PNG

Supply of Piped gas to all individual apartments with pre-paid gas meters.

Fire & Safety

- Fire hydrant & fire sprinkler system in all flats, corridor & basements.
- Public Address System.
- Adequate lighting in parking.

Security / BMS

- Round the-clock security system.
- Surveillance cameras at the main security, entrance of each block and club house.
- Panic button is provided in the lifts.

Lifts

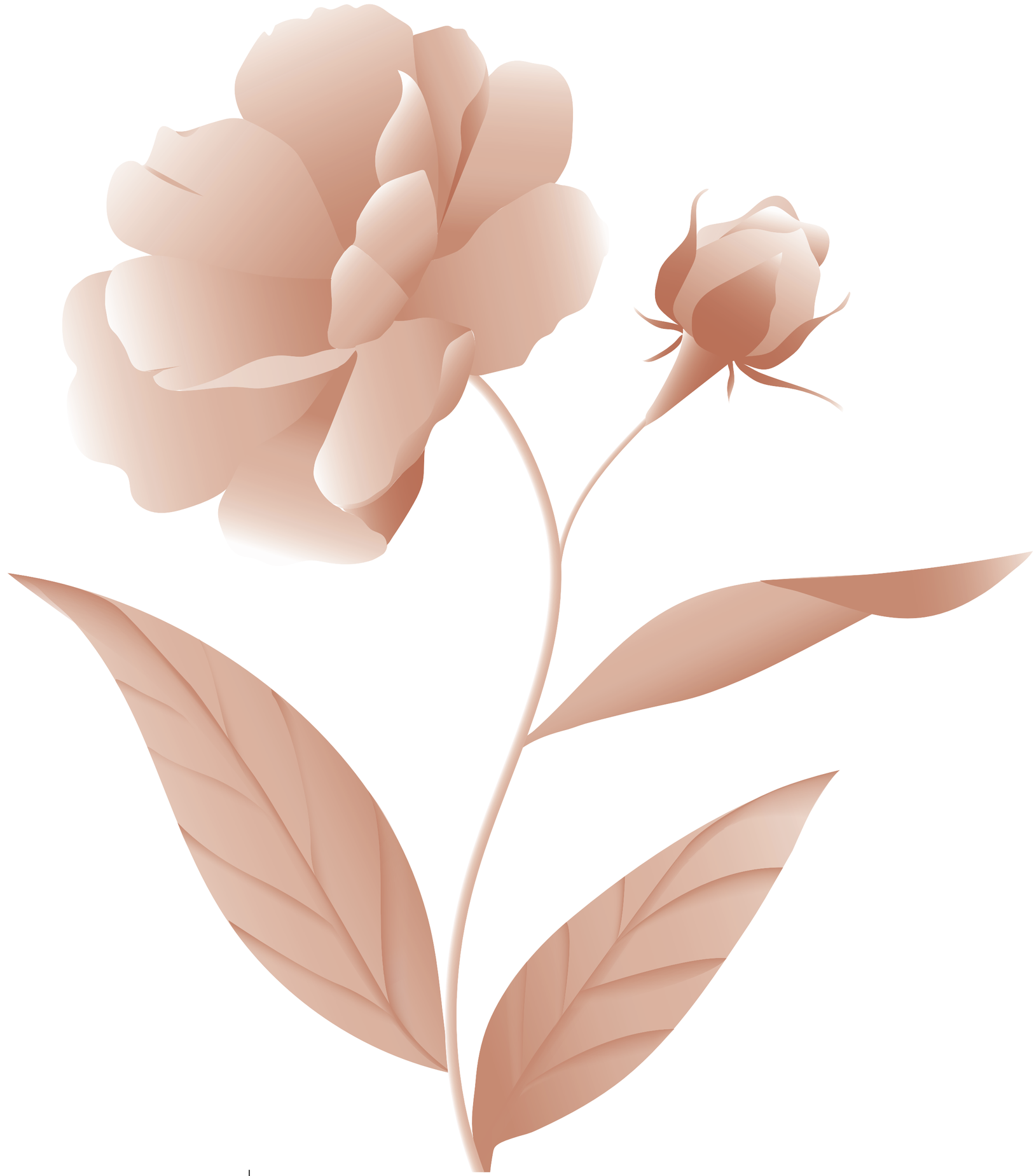
- *Wing 1*
  Six lifts of capacity 16 passengers and one service lift.
- *Wing 2*
  Six lifts of capacity 16 passengers and one service lift.
- *Wing 3*
  Six lifts of capacity 16 passengers and one service lift.
- All the lifts are Schindler/Toshiba/ equivalent and equipped with Automatic Rescue Device.

Our *growth* story

Sumadhura Infracon Private Limited, with a legacy of over 3 decades, specializes in creating an exclusive realm where opulence and legacy intertwine seamlessly.

Serving over 10,000 happy families, we have delivered over more than 11 million sq ft of opulent living & commercial spaces in Hyderabad and Bengaluru. With 40 million sq ft under development, we redefine grandeur.

Our 50+ projects–whether it's luxurious residential spaces, eco-friendly commercial developments, state-of-the-art office solutions, or meticulously planned logistics infrastructure–lets you experience a lifestyle beyond compare.



The foundation of your legacy

begins here



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SUMADHURA CONSTRUCTIONS PRIVATE LIMITED

Reg. Office: Plot No. 1131, 8-2-2293/82/A/1, 2nd Floor,
Road No. 36, Jubilee Hills, Hyderabad, Telangana, 500034

Site Address: Sy. No. 272/1 and 273/1 situated at Puppalaguda Village
& Gram Panchayat, Gandipet Mandal, Rangareddy District, Telangana State

Experience Centre: T-1 Phoenix Financial District PVT LTD
Survey. No. 285, Puppalaguda Village, Gandipet Mandal, Ranga Reddy District,
Hyderabad, Telangana, India, 500089

www.sumadhuragroup.com

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The promoters reserve the right to make changes in elevations, specifications and plans as deemed fit.

An IGBC
Pre-Certified
Gold Project

Indian Green Building Council

Scan for Location

Experience Centre