

GOOD LIVING GETS BRIGHTER



ON VISAKHA ROAD, NEAR KOLLUR





 Good Living Gets Brighter

A PROJECT BY  SSLR INFRA PVT LTD



  
SUPRABHATHA  
ON VISAKHA ROAD, NEAR KOLLUR





Discover

## Reasons to call it Home



"Suprabhatha" means auspicious morning, symbolizing a fresh beginning and divine blessings. Inspired by Lord Venkateshwara of the 7 Hills and the 7 radiant colors of sunrise, Suprabhatha Villas brings you a life where luxury meets serenity.

The golden morning sunrays gently touch your face, the melody of birds fills the air and every corner of your villa exudes warmth and elegance. With a villa at Suprabhatha your mornings will never be the same again.

Let the Day Begin with Grace





# The Future Shines Brighter Here

## Reason



The Western corridor of Hyderabad, once a quiet suburb has evolved into a Global IT Hub. The area is home to:

Kokapet SEZ and Neopolis IT SEZ, hubs of innovation and productivity.

IIT Kandi, shaping India's brightest minds.

Elite gated communities and top-tier infrastructure, transforming this region into a premium residential destination.







WEST FACING THE STREET VIEW

Suprabhatha Villas is strategically located near Kollur, just minutes away from the bustling energy of these developments. While you enjoy peace within your villa, the world of opportunities remains surprisingly just a short drive away.

A morning at Suprabhatha Villas feels like a fresh canvas waiting to be painted with joy. With 220 exclusive triplex villas, ranging from 2830 to 3690 sq. ft, luxury will be a way of life at this exclusive gated community.



**SUPRABHATHA**

ON VISAKHA ROAD, NEAR KOLLUR





# Wake up to Luxury, surrounded by Nature



## Expansive Space Planning

Bask in the morning sun on your private balcony or host grand evenings in your spacious living room.



## Lush Green Outdoors

Surround yourself with verdant landscapes, serene walkways and calming open spaces.



## Personalized Spaces

From family bonding areas to quiet corners for reflection, every aspect of villa living enhances your sense of freedom. Here, life flows seamlessly between indoors and outdoors, enriching every moment with tranquillity and vitality.

Reason





# A Gateway to Opulence

## Reason



### Architectural Elegance

Modern facades and spaces that blend beauty with functionality.

### Thoughtful Designs

Intelligent planning that cater to the evolving needs of family, offering spaces both for privacy and togetherness.

### Reputed Brands

Every corner reflects meticulous attention to detail, featuring top-tier contraptions and flawless finishes.

Owning a villa here means owning a masterpiece designed to elevate your living standards.



DESIGNER OUTDOOR SPACES





EAST FACING VILLA VIEW



WEST FACING STREET VIEW



# Crafted for Luxury Inside and Out

## Reason



### East & West-Facing Villas

Designed to welcome abundant natural light and refreshing breeze.



### Senior-Friendly Features

Private elevators for effortless movement of senior citizens across three floors.



### Lifestyle Highlights

Spacious balconies, home theatre and opulent interiors to host unforgettable experiences.

A villa at Suprabhatha is more than a home; it's a sanctuary where luxury meets thoughtfulness. Every day here begins with a touch of sophistication and ends with moments of peace.





# Bask in the Freedom with Villa Living



## Luxury Living

Avant Garde designs built in premium quality brings in an ambience that makes every moment memorable.

## Reason



## Individual Spaces

The privacy of the individual is paramount. The superior space planning ushers in niche spaces for each family member to focus and realize their true potential.



## Design Excellence

Each family member has his or her space. Large bedrooms, sit-outs, balconies and living spaces let you work, connect, relax and introspect.

Step into a modern villa where the fine line between indoors and outdoors often blurs to deliver ultimate joy. Sweeping views of outdoors and the warmth of indoors are an unparalleled experience at Suprabhatha.







A lifestyle that's  
as exclusive  
as your dreams.

AREA STATEMENT

VILLA NO	SITE AREA (SQYDS)	VILLA FACING	GROUND FLOOR (SFT)	FIRST FLOOR (SFT)	SECOND FLOOR (SFT)	TOTAL SLAB AREA
1 to 11 23 to 34 200 to 208 216 to 220	200	EAST	1230	1230	1230	3690
12 to 22 35 to 46 189 to 197 209 to 213	200	WEST	1230	1230	1230	3690
48 to 59 74 to 84 98 to 107 131 to 140 154 to 164 178 to 188	180.56	EAST	1085	1085	660	2830
60 to 71 85 to 95 108 to 117 119 to 128 141 to 151 165 to 175	180.56	WEST	1085	1085	800	2970



# Outdoors that Inspire and Rejuvenate



## Recreational Spaces

Tree-lined jogging paths, serene gazebos and children play areas.



## Sports Zone

Basketball, Tennis, Badminton courts, Cricket net and a dedicated Skating rink.



## Wellness Areas

A Yoga deck, fitness station, and open-air lounges for moments of quiet reflection.



Reason

At Suprabhatha Villas, the outdoors isn't just a backdrop. It's an extension of your luxurious lifestyle. The sunrises to inspire your mornings, and the greenery around ensures you stay rejuvenating throughout the day.





# An Exciting Club Life like Never Before



## Fitness & Wellness

Gymnasium, Yoga studio and Spa for complete fitness and relaxation.



## Leisure & Community

A caf eteria, Indoor games enclave and a swimming pool where connections are made and memories are forged.



## Spaces for Celebration

Party halls and event venues to mark life's special moments with grandeur.

As the sun sets, life at Suprabhatha Villas comes alive with a world-class clubhouse. Step into a vibrant community that cherishes leisure and camaraderie as much as you do.

Reason





# Experience the Art of Fine Living

## CLUBHOUSE AMENITIES



3-Level Exclusive Clubhouse with 35,000 Sft Area



Yoga / Meditation Studio



Spa/Salon



Grand Entrance Lobby



Gymnasium



Squash Court



Swimming Pool with Kids' Pool



Cafeteria



Provision for Supermarket



Changing Rooms



Kitchen & Pantry



Indoor Games Enclave



Multipurpose Hall


















Clinic & Pharmacy



3-LEVEL EXCLUSIVE CLUBHOUSE



### PROJECT HIGHLIGHTS











-  17-Acre Luxury Gated Villa Community
-  Vastu Compliant
-  Underground Electric Cabling
-  Majestic Entrance Gate
-  Parks & Play Areas
-  Visitors' Parking
-  200 - 180 Sq Yds Plots
-  Pneumatic system for 24 hr Treated Water Supply
-  Underground Drainage
-  220 East & West Facing Villas
-  Internet & DTH TV Provision
-  Rainwater Harvesting
-  2830 Sft -3690 Sft Areas
-  DG Power back-up
-  Sewage Treatment Plant

### SECURITY



-  App for Security
-  24 hr Professional security with CC Cameras
-  Controlled Entry & Exit
-  Gateway Portal
-  Intercom Facility
-  All round Compound wall with Solar Fencing



### OUTDOORS

-  Designer Landscapes
-  Gazebos & Senior Citizens' Area
-  30' & 40' Wide Internal BT Roads
-  Avenue Plantation
-  Street Lighting
-  Jogging Track
-  Kids' Play Area
-  Readers' Hut
-  Party Lawn
-  Putting Green

### OUTDOOR GAMES

-  Badminton Court
-  Skating Rink
-  Volleyball Court
-  Basketball Court
-  Box Cricket
-  Fitness Station
-  Tennis Court
-  Outdoor Yoga Deck



SITE LAYOUT PLAN



LEGEND

- 1. Entry
- 2. Exit
- 3. Entrance Plaza
- 4. Entrance Gateway Canopy
- 5. Pylon Court
- 6. Sunken Seating Area
- 7. Pathway
- 8. Covered Seating Area
- 9. Children Play Area
- 10. Tree Court
- 11. Changing Rooms
- 12. Swimming Pool with Pool Deck
- 13. Dias with Pergola Structure
- 14. Club Drop Off
- 15. Club Promenade
- 16. Specimen Tree Court
- 17. Club Spill Out Barbeque Lawn
- 18. Deck under Designer Element
- 19. Artistic Focal Water Feature
- 20. Central Multipurpose Lawn
- 21. Central Deck with Covered Roof
- 22. Tranquil Water Feature
- 23. Island Landscape
- 24. Fitness Area
- 25. Central Park Entrance
- 26. Dry Deck Fountain
- 27. Open Raised Yoga Deck
- 28. Hammock Park
- 29. Lawn Tennis Court
- 30. Seating Deck under Pergola
- 31. Pathway
- 32. Children Play Court under Covered Deck
- 33. Children Adventure Play Court
- 34. Stepped Seating Gallery
- 35. Basketball Court
- 36. Visitors Car Parking
- 37. Fitness Court
- 38. Pickel Ball Court
- 39. Cricket Net
- 40. Woods Walk
- 41. Skating Rink
- 42. Stepped Gallery
- 43. Mini Golf
- 44. Pet Park
- 45. Seating Deck under Pergola
- 46. Dining under Covered Roof





TYPE



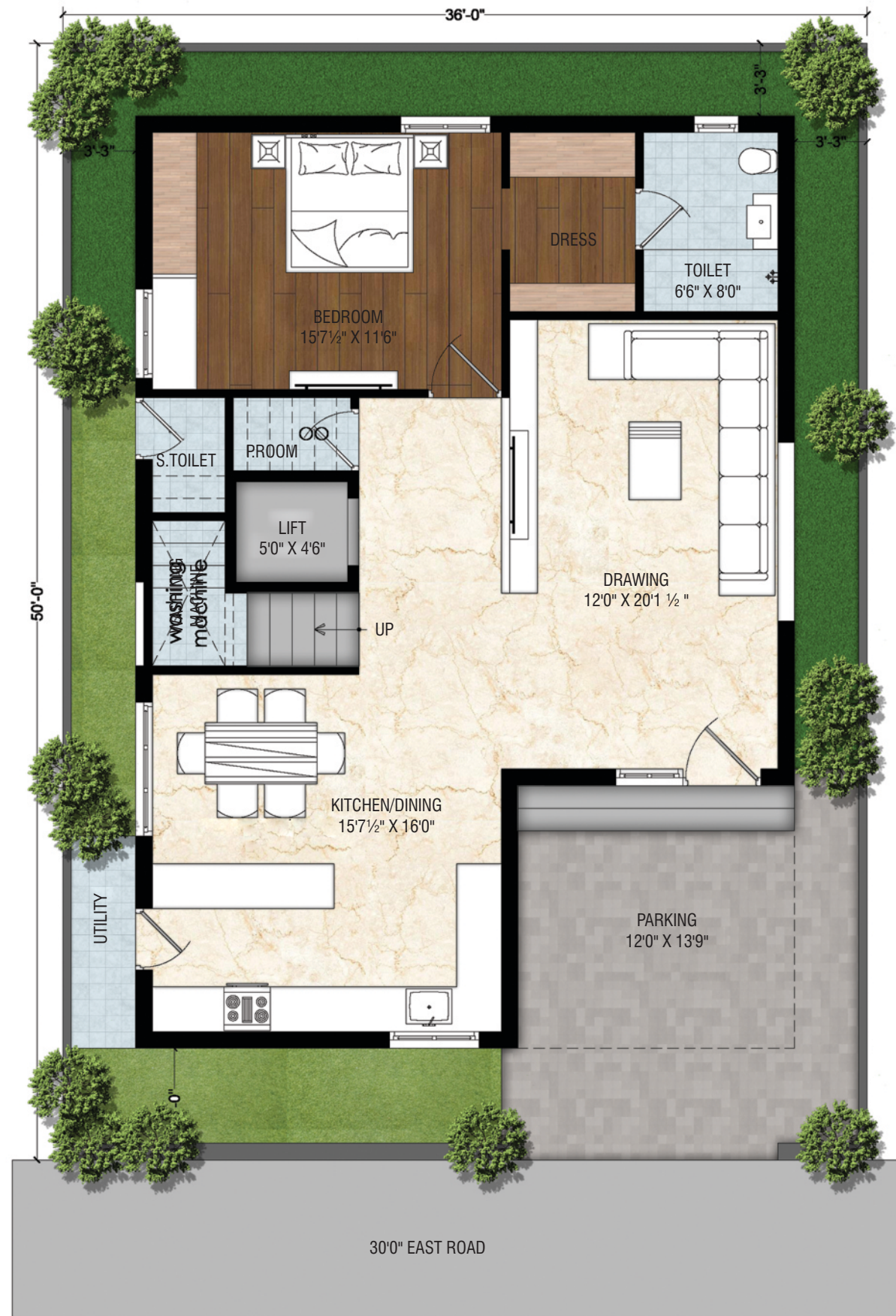
**EAST FACING VILLA UNIT**

PLOT AREA  
200 Sq. Yds

PLOT SIZE  
36'0" X 50'0"

No of Floors : G+2  
Ground Floor : 1230 SFT  
First Floor : 1230 SFT  
Terrace Area : 1230 SFT

Total Area : 3690 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





TYPE



WEST FACING VILLA UNIT

PLOT AREA  
200 Sq. Yds

PLOT SIZE  
36'0" X 50'0"

No of Floors : G+2  
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





TYPE



EAST FACING VILLA UNIT

PLOT AREA  
180.56 Sq. Yds

PLOT SIZE  
32'6" X 50'0"

No of Floors : G+2  
Ground Floor : 1085 SFT  
First Floor : 1085 SFT  
Terrace Area : 660 SFT

Total Area : 2830 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





TYPE



## WEST FACING VILLA UNIT

PLOT AREA  
180.56 Sq. Yds

PLOT SIZE  
32'6" X 50'0"

No of Floors : G+2  
Ground Floor : 1085 SFT  
First Floor : 1085 SFT  
Terrace Area : 800 SFT

Total Area : 2970 SFT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





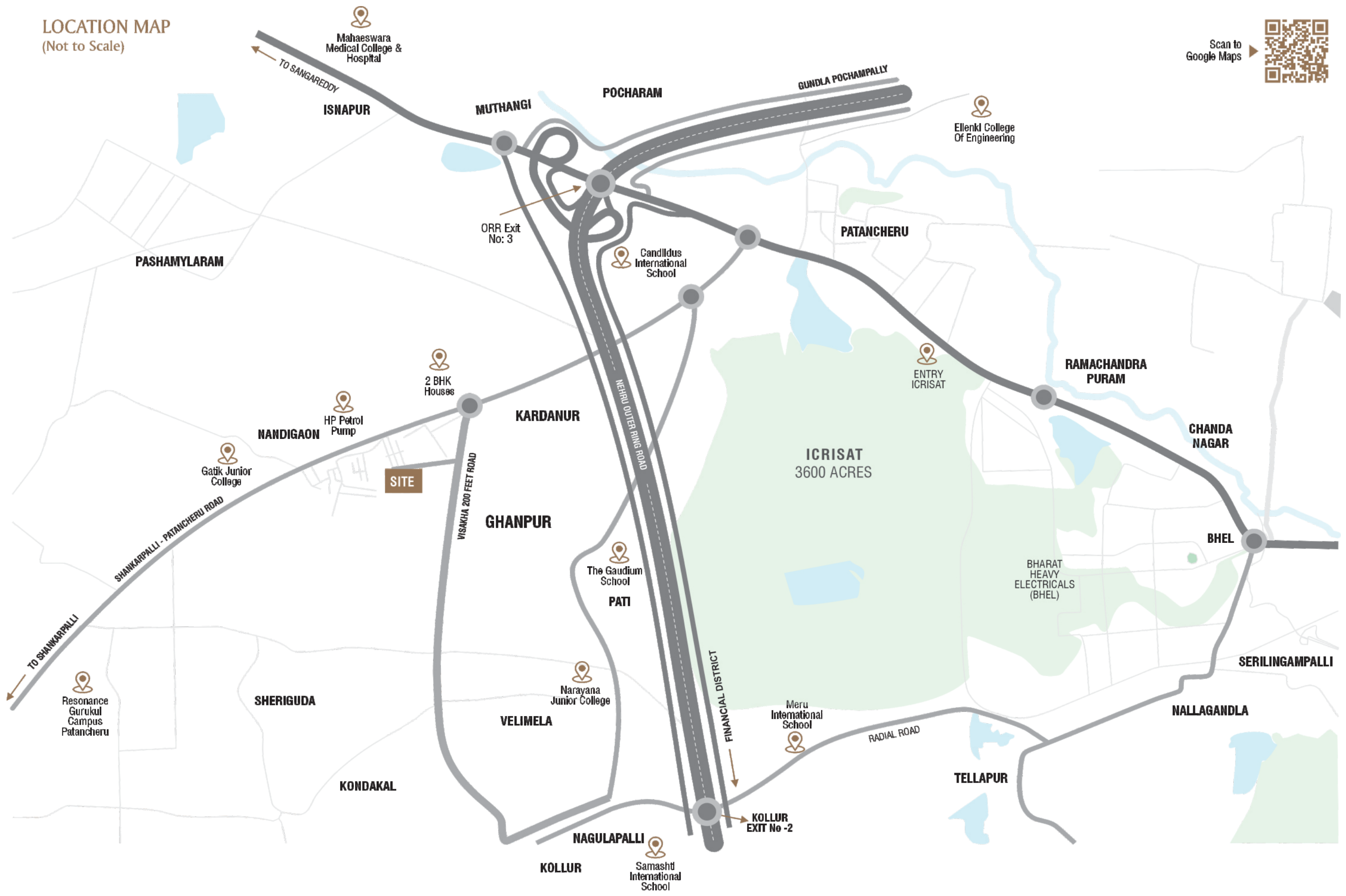
# Connectivity Meets Tranquility



### DISTANCES FROM SITE

Outer Ring Road	-05 Mins
Resonance Gurukul Campus	-05 Mins
Candiidus International School	-08 Mins
The Gaudium School	-10 Mins
Narayana IIT Academy	-10 Mins
Muthangi ORR Exit No	-10 Mins
Lahari Resorts	-10 Mins
Narayana Junior College	-12 Mins
Y N R Badminton Academy	-12 Mins
Isnapur X Roads	-14 Mins
Industrial Park, Pashamylaram	-16 Mins
ICRISAT	-18 Mins
Neopolis, Kokapet IT SEZ	-20 Mins
Indus International School	-20 Mins
Samashti International School	-20 Mins
Meru International School	-20 Mins
Delhi Public School	-22 Mins
Maheshwara Medical College & Hospital	-25 Mins
Wipro Circle	-30 Mins
IIT, Kandi	-35 Mins
Miyapur Metro Station	-40 Mins
RGIA Airport	-50 Mins

### LOCATION MAP (Not to Scale)





## SPECIFICATIONS



### SUPER STRUCTURE

**R.C.C. framed structure:** R.C.C. framed structure to withstand wind & seismic (Zone II) loads

**Walls:** Cement concrete blocks

#### Plastering

**External:** Double coat cement plaster with sponge smooth finish

**Internal:** 18mm Thick double coat smooth cement plaster with smooth finishing



### PAINTING

**External:** 2 Coats exterior emulsion paint of Asian Apex / Weather Shield or equivalent make on texture or putty

**Internal:** 2 Coats of Royal Emulsion paint of Asian Paints/ Nerolac / Dulux or equivalent make with two coats of smooth luppam finish



### DOORS & WINDOWS

**Main Door:** Teak wood frame with 5X7" thickness & height of 8' & shutter thickness of 50mm, finished with melamine polish and reputed hardware/ veneer flush door

**Internal Doors:** Teak wood frame with veneered flush shutter, finished with melamine polish and reputed hardware

**Toilet/Utility Doors:** Granite frame, laminate / ABS flush shutter and reputed hardware

**Sliding Door:** UPVC/Bronze anodised aluminium alloy door frame with clear float glass panelled sliding shutters, and hardware of reputed make with mosquito mesh

**Windows:** UPVC/Bronze anodised aluminium alloy window system with clear float glass and suitable finishes as per design, of premium brand like Koemmerling/ Kinbon with mosquito mesh



### FABRICATION

**Railing:** Reputed make SS/wooden railing with designer glass for staircase and balconies

**Grills for Windows:** Aesthetically designed Mild Steel (MS) grills with enamel/powder coating paint finish



### FLOORING

#### Vitrified tiles:

Drawing, Living, Bedroom, Kitchen flooring

Staircase granite with rounded edge

#### Laminate Wooden Flooring

Master bedroom

Home theatre

**Tiles(Kajaria/RAK/Johnson or Equivalent Make):**

Bathrooms flooring (600mm X 600mm) with anti-skid tiles & Epoxy grout with Spacer

Bathroom walls (600mm X 1200mm)

Glazed designer tiles

#### Multipurpose & Kitchen:

1200mm x 600mm Polished glazed vitrified tiles of reputed make

**Balconies & Terrace:** Anti-skid tiles of reputed make (wooden finish)

**Parking:** Unpolished granite flooring



### KITCHEN

RCC framed platform with granite/quartz top and branded single bowl stainless steel sink

Provision for RO purifier point, chimney provision

Vitrified glazed tiles up to 2 feet height from platform top

#### Utility/ Wash Area

Provision for washing machine

Provision for dishwasher



### PLUMBING

Countertop washbasin (vanity type) with single lever mixer

EWC with flush valve premium brand like Colston/ Jaquar(Artize)/Duravit/ Villeroy & Boch

Single-lever diverter with bath spout and shower of premium brand like Colston/ Jaquar (Artize)/Duravit/ Villeroy & Boch

Provision for solar water heater/ geyser in all bathrooms

Chrome-plated faucets of premium brands like Colston/ Jaquar (Artize)/Duravit/ Villeroy & Boch

Provision for Wet and Dry areas in all bathrooms



### ELECTRICAL

Concealed copper wiring of premium brand

Power outlets for geysers in all bathrooms

Three-phase supply for each unit, with individual prepaid meter

Miniature Circuit Breakers (MCB) of premium brand for distribution boards

Modular switches of reputed make

2-Way controls for fan & light points in bedrooms and sufficient number of points for all other electric appliances



### POWER

To provide all power supply through underground electric cabling laid in trenches



### POWER BACK UP

100% DG set back up for villa and all common areas and amenities.



### TELECOM & BROADBAND

TV, Telephone, Intercom, Broadband connections (Fiber optic cables) in all bedrooms, family room & multipurpose rooms

Each villa to be connected with Intercom (Centrex Facility) to Security and common areas



### WATER SUPPLY & SEWERAGE

**Water Supply:** The Developer will provide dedicated water supply line from HMWS & SB or sufficient number of borewells with piping system to all villas

Water supply pipelines of ductile Iron or equivalent

**Pressure Pumps:** Providing pressure pumps for water supply to villas delivering constant pressure (Centralized hydro-pneumatic water supply system)

**Sewerage:** Underground sewerage line from villas to STP plan

**STP:** Sewage Treatment Plant of adequate capacity (as per norms) to be provided. Treated sewage water to be used for landscaping, plantation and provision for plantation in villa. Rain water harvesting pits will be provisioned as required



### ROADS

All roads to of minimum 40' wide minimum 5' greenery on each side. Naming walls with Italian/ designer tiles. Provision for rain water drain. Street lighting along all roads with designer poles



### LANDSCAPING

Greenery/plantation will be provided in every villa

Floral and one seasonal fruit plantation will be done in each villa

Common lawns will be provided at clubhouse and common areas

Lighting will be provided as per requirement in greenery and lawn areas



### SECURITY/BMS

Round-the-clock security system

Comprehensive security system with cameras at necessary locations.



## SUPRABHATHA

At Suprabhatha Villas, mornings are just the beginning. Each day opens up opportunities to indulge in the finer things of life, surrounded by natural beauty and luxurious comforts. Inspired by the divine blessings of sunrise, this is where your dreams take root and flourish.

"Awaken, Shine and Thrive at Suprabhatha Villas."



### Office Address

Road No 12, HUDA PMG Garden, Road, Tellapur  
Hyderabad, Telangana - 502 032

### Site Address

Plot no 156 157  
Kardanur Hyderabad -Telangana - 502 300.

Phone : +91 94415 15000

Email : sslruprabhatha@gmail.com

Architects

**DESIGNSPACE**  
ARCHITECTS

Hyderabad

Landscape

MEP Consultants

3D Visualization

 **Design  
Pixels**

Ahmedabad

Branding

 **Amitha Designs**

Hyderabad

Note: This brochure is purely a conceptual presentation and not a legal offering. The developers reserve the right to make changes in elevations, specifications and plans as deemed fit.





**SSLR**  
INFRA