



IN A LEAGUE OF THEIR OWN

SUNYUGA INFRA PVT. LTD is a respected name in Real Estate, synonymous with luxurious and elite living. Sunyuga has consistently been introducing and creating state-of-the-art landmarks ushering in innovative concepts and technologies. Understanding requirements, working precisely and delivering the best output, Sunyuga Infra has strived to leave its mark in every project it has undertaken.

SUNYUGA
INFRA PVT. LTD

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THE LIFE EXOTIC



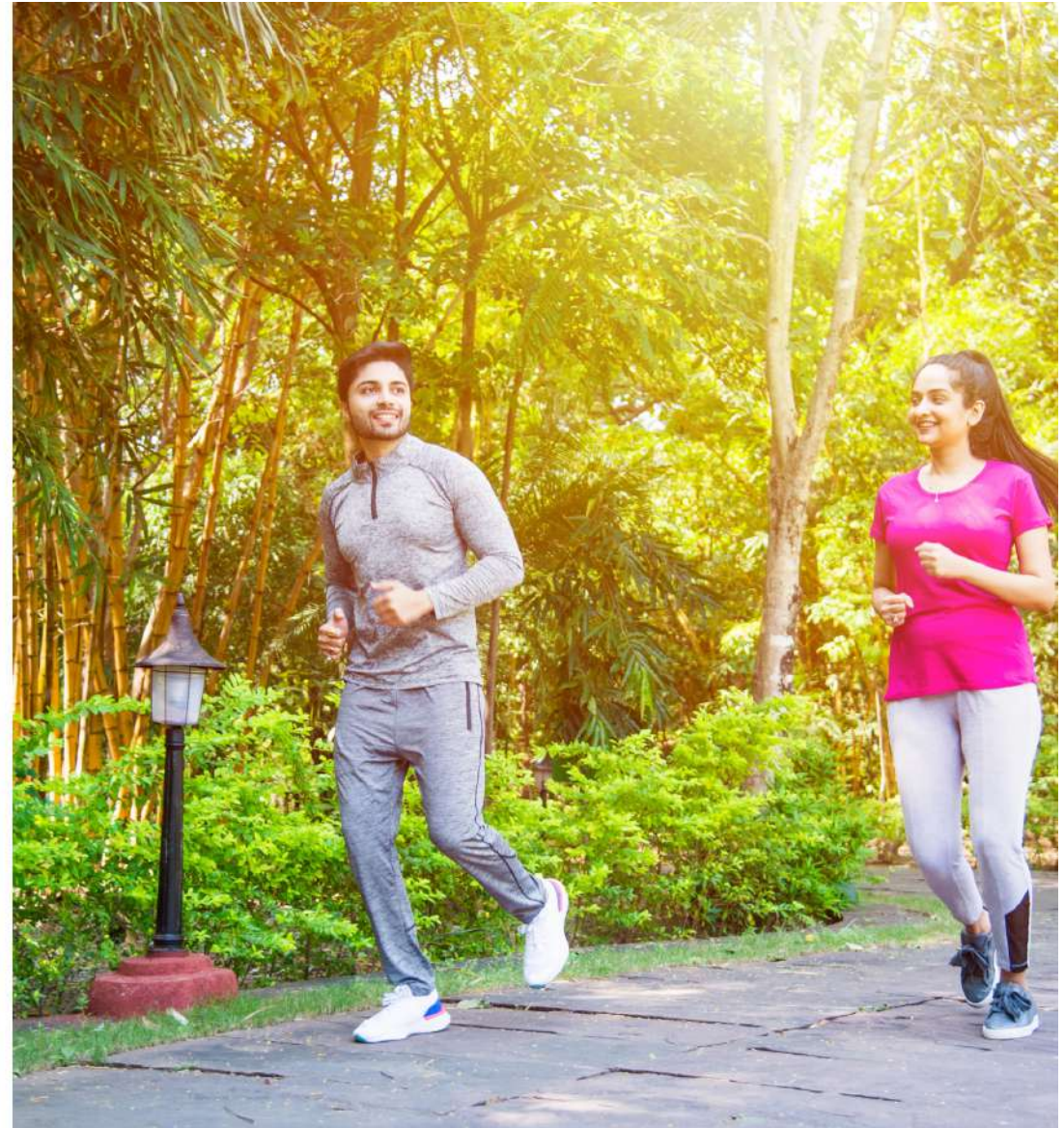
A premium offering from

SUNYUGA

DESIGNS THAT ESTABLISH
NEW BENCHMARKS




SURROUNDINGS THAT
SOOTHE THE SOUL



ENTICING, INVITING
AND INSPIRATIONAL

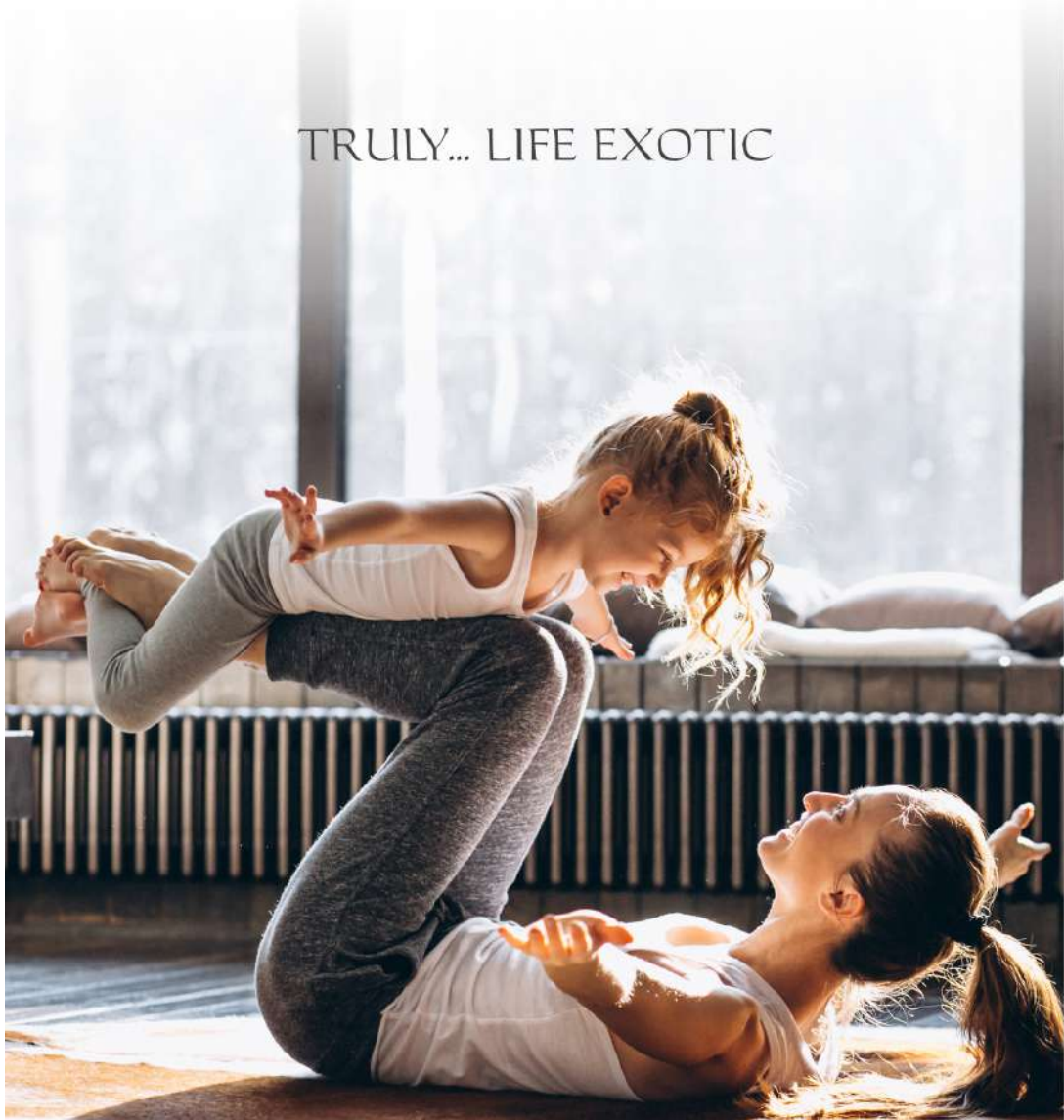
VILLA PALAZZO

SUNYU
RECREATION

ENTRANCE PODIUM



TRULY... LIFE EXOTIC



Perched close to the ORR connecting Kandlakoya, these extraordinary and palatial villas offer stunning 360-degree views of the Kompally skyline and other popular landmarks such as the happening Kompally-Medchal Road. Extraordinarily located in the whorl of a premium neighbourhood, 'Suryuga Villa Palazzo' is a grand ensemble residence and offers lushy panoramic views espied a glance away, an assortment of premium abodes, this property avers a magnificent family residence or a fantastic investment potential. Distinctive in their architecture and replete with modern amenities & conveniences, they offer the ultimate privacy and luxury. This spectacular home offers the rare opportunity to own a stylish and special residence in one of Hyderabad's prime Gated Community.



Aerial View



ENGULFING WARMTH

Amid verdant greenery, a rare sight these days! In the company of swaying trees and glittering water, nestled is 'Suryuga Villa Palazzo' in a harmonious refrain with you and nature.



FEATURE PERFECT

'Suryuga Villa Palazzo' is an example of extraordinary living. Articulated by Italian architecture, the amenities and conveniences are very much contemporary presenting residences of great dignity and harmonious restraint in an example of extraordinary living.



The Impressive Merits

A gated community in the heart of happening Hyderabad

Project is anchored on 8.26 acres of land with 101 villas

Plot sizes range from 202 to 292 Sq.Yds

Designer landscaped with Alfresco, Kids Park & Green buffer zones

Senior Citizen Plaza

Provision for convenience store

High compound wall mounted with solar security fence

Meeting Hall & Admin Office

Independent and Full fledged Club House.





ON A COVETED BLOCK

Prominently situated on a picturesque tree-lined block, this exceptional property exudes a stately presence. Distinctive yet unequivocal in allure, these villas flawlessly maintain a sense of warmth and intimacy. It's grandeur outside as well as the inside.





TENNIS & BASKET BALL COURT AT VILLA PALAZZO



THE GAMES PEOPLE PLAY



It's pun unintended and fun intended. "Sunyuga Villa Palazzo" is a distinctively incredible abode with a promise of elite quality. Revel in the play it offers complemented by the sporting opportunities it presents.

- | | |
|--------------------------------------|-----------------------|
| • Activity Center | Jogging Track • |
| • Yoga/Meditation /
Aerobics Hall | Cycling Track • |
| • Badminton Court | Serenity Park • |
| • Cricket Practice Net | Air-conditioned Gym • |
| • Half Basket Ball Court | Billiard/Pool Table • |
| • Swimming Pool | Table Tennis • |
| | Chest/Carrom Table • |

CONFIGURED TO CONVENIENCE



A superb location on a tranquil and coveted block, privy to connectivity and convenience elevates 'Sunnyuga Villa Palazzo' nestled amidst edifices of equivalent architectural merit into the pantheon of grand Hyderabad residences.



LOCATION PLAN



EDUCATION <ul style="list-style-type: none"> • DRS International School: 0.35 km • Abhaya International School: 1.5 km • Unicent International School: 2 km 	COLLEGES/ HIGHER EDUCATION <ul style="list-style-type: none"> • Narasimha Reddy Engineering College: 1.8 km • St. Peter's Engineering College: 2.6 km • St. Martin's Engineering College: 3.4 km • Malla Reddy University: 1.7 km • Tech Mahindra University: 6.9 km 	ENTERTAINMENT <ul style="list-style-type: none"> • Cine Planet: 5 km • Dhola-ri-Dhani: 5 km
SHOPPING <ul style="list-style-type: none"> • Decathlon Sports Centre: 8.6 km • DMart: 6.9 km 	HOSPITALS <ul style="list-style-type: none"> • Renova Hospital: 7.3 km • Mallareddy Narayana Hospital: 8.1 km • Konark Hospital: 9.2 km 	

LAYOUT PLAN



Lake

LEGEND

- A** Activity Center
- B** Yoga Deck
- C** Senior Citizen Plaza
- D** Alfresco
- E** Kids Park
- F** Badminton Court
- G** Cricket Practice Net
- H** Half Basket Ball Court
- I** Club House
- J** Swimming Pool
- K** Jogging Track
- L** Green Strip
- M** Cycling Track
- N** Serenity Park
- O** Open Air Theatre

Villas with Extra Land Mortgage Villas

AREA STATEMENT

PLOT NO'S	AREA IN SQ YDS	FACING	BUA SQ. FT
3	281	EAST	4527
2 to 6	235	EAST	4309
7	226	EAST	3587
8 to 15	202	WEST	3500
16	272	WEST	4378
17	272	EAST	4327
18 to 20	202	EAST	3500
30 to 42	202	WEST	3500
43 to 55	202	EAST	3500
56	245	WEST	3949
57 to 68	202	WEST	3500
69	213	WEST	3709
70	255	EAST	3632
71 to 82	202	EAST	3500
83	215	EAST	3500
84 to 96	214	WEST	3755
97	223	WEST	3479
98 to 101	218	WEST	4200





SPECTACULAR SIGHTS

The days are agog with the sun pouring into the large terraces and in the evenings, the skyline unfolds against a fascinating backdrop of lake and green space. The upper floor opens to verdant street views. This spectacular abode offers the privileged opportunity to own a stylish residence in one of Hyderabad's finest locations with residential perks.

TYPICAL EAST FACING STREET VIEW

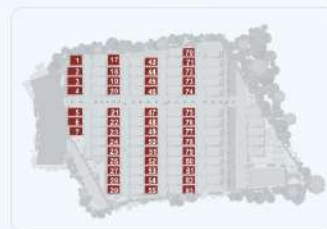




AREA STATEMENT

S. No.	VILLA NO.	PLOT AREA (IN SQ. YARDS)	TOTAL AREA (IN SQ. YARDS)
1	1	292	4527
2	2, 3, 4, 5, 6	235	4300
3	7	226	3587
4	17	272	4327
5	18 TO 29, 43 TO 55	202	3500
6	70	255	3652
7	71 TO 82	202	3500
8	83	215	3500

KEY PLAN



EAST FACING - 202 SQ YDS

Built Up Area 3500 sft





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLA TOP VIEW



LAUDABLY CRAFTED

Stunning drawing room, a marvellous living room faultlessly conjoining a guest room flowing onto the dining and attached kitchen crested with a staircase takes you to the first level housing the master suite and the kids' room, ensuite bathrooms with dressing rooms configured to anybody's choice, further giving access to a cosy balcony. The second level features a home theatre and a fab bar to entertain guests inside or regale on the open terrace. Custom-fitted amenities thronging the house add lustre.





OF RARE & BEAUTIFUL FINISH

A rare and beautifully finished, large and luxurious four-bedroom villa is 'Sunyuga Villa Palazzo'. The layout comprises a welcoming drawing room and a large open dining area with a fully equipped kitchen leading onto a spacious balcony commanding lovely open views. Furthermore, the apartment consists of four double bedrooms, with access to the terrace, large bathrooms and an underlying one-car garage.

TYPICAL WEST FACING STREET VIEW



TYPICAL WEST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



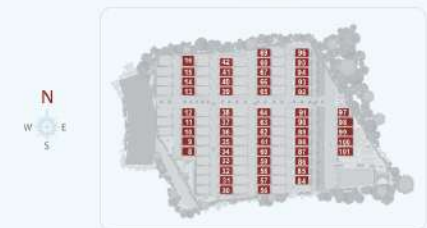
WEST FACING - 202 SQ YDS

Built Up Area 3500 sft

AREA STATEMENT

S. No.	VILLA NO.	PLOT AREA (IN SQ. YARDS)	TOTAL AREA (IN SQ. YARDS)
1	8 to 15	202	3500
2	16	272	4378
3	30 to 42	202	3500
4	56	245	3340
5	57 to 68	202	3500
6	69	213	3700
7	84 to 96	214	3755
8	97	221	3479
9	98 to 101	238	4300

KEY PLAN





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

WEST FACING VILLA TOP VIEW

AN ARTISTIC ENCORE

The versatile floor plan is vast and comprises 4 bedrooms including a breathtaking corner living room, a stylish bar, a large square dining room, and access to a balcony and terrace with a pergola. Additionally, there are dressing rooms, customized bathrooms, an elevator, and a home theatre. The floor plan of this enamouring villa is perfectly suited for grand entertaining and a big lifestyle filled with family and guests.



THE CLUB HOUSE AT VILLA PALAZZO



WORTHY OF A KING

The touch of class is unmistakable in the luxurious Clubhouse at 'Suryuga Villa Palazzo'. The G+3 modern edifice showcases one of the grand clubhouses in the city. It is anchored with state-of-the-art amenities with the same footprint of quality 'Suryuga Villa Palazzo' is created. The grandiose clubhouse offers numerous possibilities for entertainment and social networking. The most coveted spot on the property!





THE SWIMMING POOL AT VILLA PALAZZO



FOR A TRANQUIL EXPERIENCE

The architectural intent was to establish a clubhouse of high standards and create an ambience that brings in enjoyment and fulfilment and provide a tranquil experience away from the bustle of daily life to the residents. At Sunyuga Villa Palazzo's clubhouse, be catapulted into an enchanting world that makes the real world seem far away.



FEATURES GALORE AT YOUR CLUB-HOUSE

- Half lap Olympic size pool & toddler pool
 - Pool side lawns
- Party hall/multipurpose hall
- Air-conditioned guest rooms for overnight stay of guests
- Party lawn with split level gardens
 - Air-conditioned Gymnasium
- Integrated library and study lounge
 - Activity Center
- Yoga/Meditation / Aerobics Hall
 - Billiard/Pool, Table Tennis & Chess/Carrom

BUILT TO EXCEL



SPECIFICATIONS

FRAMED STRUCTURE

- RCC Framed structure

SUPER STRUCTURE

- Solid blocks of 9" thick for external walls Solid blocks/Red bricks / Fly ash bricks of 4 1/2" thick for internal walls

PLASTERING

- **External walls:** All external walls sponge finished with cement mortar
- **Internal Walls:** All internal walls are plastered smooth with cement mortar

PAINTING

- **Internal:** Smooth putty finish with two coats of premium acrylic emulsion paint of reputed make over a coat of primer
- **External:** Exteriors with texture finish, weatherproof paints or equivalent solution as per elevation

FLOORING

- **Living, Drawing and Dining:** 800 x 1200 High gloss / Double charged branded vitrified tiles
- **Master Bedroom:** Wooden Laminated flooring
- **Home Theatre:** Wooden laminated flooring
- **Other Bedrooms:** 800 x 1200 High gloss / Double charged branded vitrified tiles
- **Utility Floor :** Non slip ceramic/Matt finish vitrified tiles
- **Kitchen:** Double charged vitrified tiles
- **Entrance, Decks and Balconies:** Non slip/Anti-skid tiles/Matt finish
- **Premium vitrified tiles of reputed make Staircase:** Granite /Amalgamated marble
- **Toilets:** Non slip ceramic/ Vitrified tiles of reputed make

DOORS AND WINDOWS

- **Doors:** 8'x4' high manufactured engineering wood frames & veneered shutters with reputed hardware fittings and finished with melamine finish
- **French Doors:** uPVC section for frames and shutters with tinted float glass of reputed make with provision for mosquito mesh/shutter
- **Windows:** UPVC section for frames and shutters with tinted float glass of reputed make with provision for mosquito mesh shutter Elevation Glazing Aluminium /UPVC frames with tinted float glass

GRILLS

- Ms grills for windows in ground floor

TOILETS

- Sanitary fixtures of Roca / Toto / Kohler / Duravit or equivalent EWC with flush valve, Vanity type wash basin, Provision for geysers in all toilets.
- CP fittings of Roca / Grohe / Kohler / Artize or equivalent
- Single lever wall mixers with shower, wash basin taps and health faucets

KITCHEN

- Kitchen ready to receive modular unit
- Counter, Dado, Sink and Taps are not included in the scope of work
- Provision for electrical and plumbing points for sink and water purifier Power plugs for chimney, refrigerator, micro oven / mixer / grinder and cooking range/rice cooker

UTILITY AND WASH

- **Utility:** Tap point for general washing and provision for dish washer wash/Laundry-Provision for washing machine and dryer



ELECTRICAL AND COMMUNICATION

- ISI mark concealed copper wiring with premium modular make



SWITCHES

- Three phase power supply for each unit with individual meter boards and miniature circuit breakers
- Power points for ACS in all Bedrooms, Home theatre and Living rooms
- TV points in all Bedrooms, Home theatre and Living / Drawing room
- Telephone and Internet points in GF-Living room, MBR, Home theatre



LIFT

- All the Villas are provided with LIFT Provision



POWER

- DG for villa 100% power backup

