



TG RERA Registration No.
P02200009418



welcome
to Nature's Bounties
Vantara

A Premium Project from
SUNYUGA



SUNYUGA
Vantara

In the Hush
of Greens,
Life Blooms
in Quiet
Splendour



The logo for Sunyuga Vantara is positioned on the left side of the page. It features the word "SUNYUGA" in a small, white, sans-serif font, with a small orange circular icon containing a white leaf-like shape to its right. Below "SUNYUGA" is the word "Vantara" in a large, white, serif font.

SUNYUGA Vantara



Sunyuga Vantara is a gentle nudge from life to remind us of its beauty and blessings.

It isn't just a residence—it's a sanctuary that culminates your tryst with life's greatest gift: Living itself.

For starters, savour resplendent picture-perfect panoramas of nature from spacious balconies overlooking 3,000 acres of reserve forest. Rejoice in the highs of a vantage location at Dullapally X Roads, near the Medchal-Nagpur-Nizamabad highway and at the heart of North Hyderabad's thriving residential district. Thrive in a locality of premium high-rises and thoughtfully planned communities with the bonus of all essential amenities within easy reach.

Pick your perch from sophisticated 2.5 and 3 BHK apartments (1351–2413 sq.ft.) spread across three luxurious 10-floor towers with cellar and stilt parking. Complementing the blessing is the impressive 33,000 sq.ft. clubhouse, designed to enhance your rendezvous with life and living.





Live
in the Precincts
of a Forest

THE FOREVER HOME, THAT HAS IT ALL!



Classy
Clubhouse
of 33,000 Sq.Ft.



Large
Balconies



Proximity to the
ORR and
National Highway



Hyderabad's
Most Desired
Now Live in Its Core



Like-minded
Families
as Neighbours



2.1 Acres of
Lush Green
Spaces



10-floor
High-rise
Condominiums



A Low Density
Project-
88 Flats per Acre

SUNYUGA
Vantara

Sunyuga Vantara, the home that blends luxury, location, and lifestyle without compromise. Look no further. Thoughtfully crafted to offer refined living without the hassle of constant relocation, these apartments deliver all the comforts of a premium home—at unmatched value. While many luxury communities miss out on prime locations or essential conveniences, **Sunyuga Vantara** brings you the best of both worlds: exceptional amenities, elegant design, and a strategic address near North Hyderabad's growth corridor, the Dullapally X Roads. Sunyuga Vantara is the smarter choice for modern luxury living.



A PERFECT PRELUDE TO
THE ELEGANCE WITHIN!



Entrance Podium @ Sunyuga Vantara

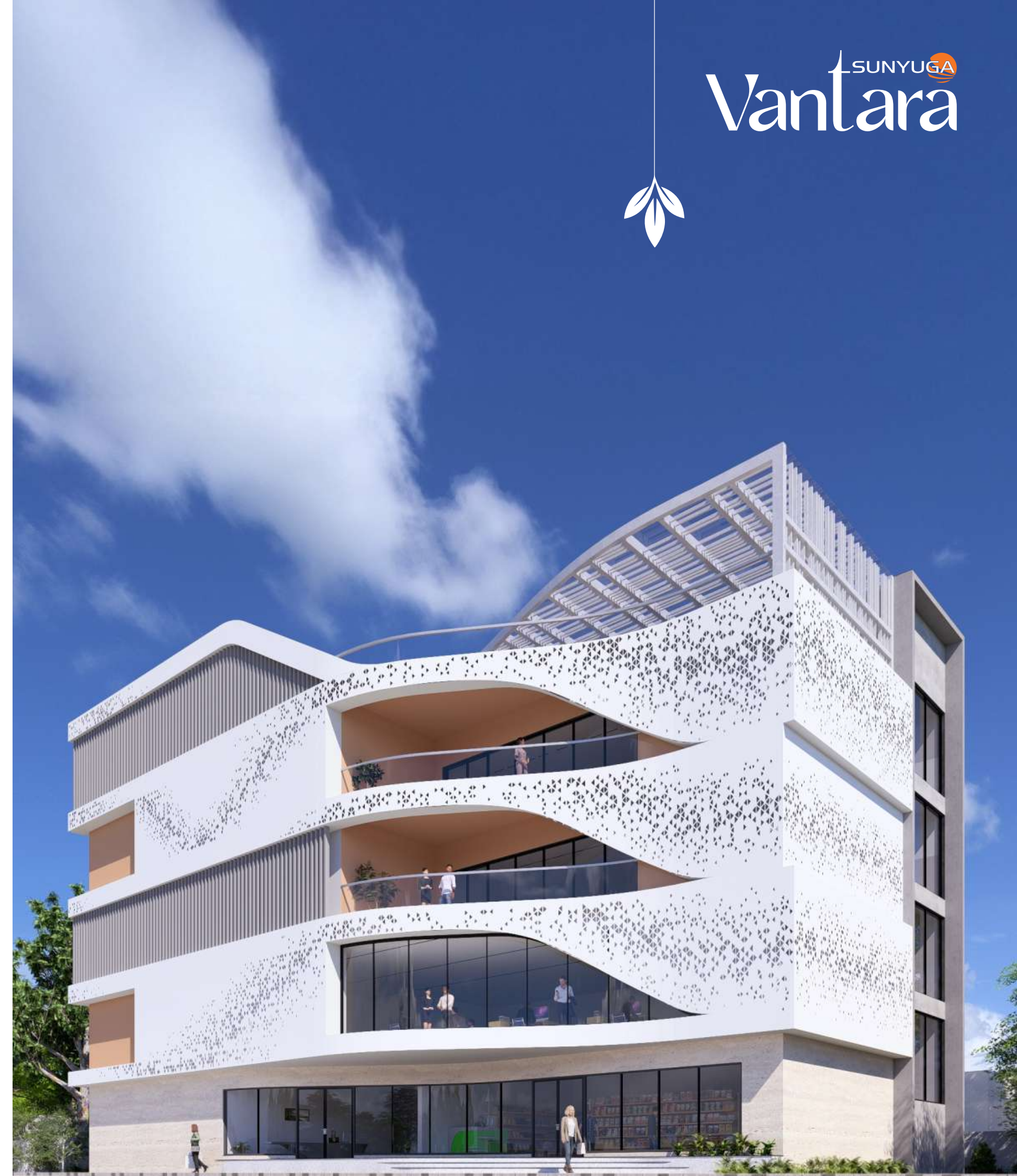




A GLIMPSE OF GRANDEUR
FROM THE SKIES



THE LEVELS OF PURE LEISURE & INDULGENCE



Experience a brilliant fusion of architecture and style that combines class and finesse. The grand clubhouse, spread across 33,000 sq.ft. and rising G+3 floors, stands as a distinctive symbol of modern opulence. With its refined design and an array of premium recreational amenities, conveniences, and utilities, it offers residents an indulgent lifestyle of comfort and leisure. Incorporated among other features are ample parking and landscaped areas.

WHERE LIFE COMES TOGETHER

The clubhouse is a blend of luxury and a carefree lifestyle. From a serene yoga studio, modern gym, and sparkling pool to indoor games, a unisex salon, crèche, and suite rooms—it has everything you look for and more.

Host meetings in the conference room and celebrate in the multi-purpose hall. With a grocery store, waiting lounge, and a vibrant club lobby, this is more than a clubhouse—it is your everyday rendezvous for the pleasure of joyful vibes, unwinding, and playing.

SUNYUGA
Vantara



Reception Lobby

WELLNESS & RECREATION, THOUGHTFULLY CURATED

Clubhouse Amenities

- ✓ Banquet Hall
- ✓ Conference Room
- ✓ Co-Working Space
- ✓ Creche
- ✓ Gym
- ✓ Indoor Games
- ✓ Reception
- ✓ Spa
- ✓ Swimming Pool
- ✓ Terrace Bar Area
- ✓ Yoga & Aerobics



CELEBRATE IN STYLE, RIGHT AT HOME

The Banquet Hall at Sunyuga Vantara is a refined space designed to host life's most cherished moments. With a royal ambience and feel, sophistication, and functionality, it lends a distinct flavour to any occasion. Whether it's an intimate celebration or a grand gathering, the Banquet Hall serves as an elegant venue, making every occasion truly memorable.

SUNYUGA
Vantara



Banquet Hall

PROFESSIONAL SPACES CRAFTED FOR INSPIRED THINKING @ HOME

In pace with today's hybrid work style, Sunyuga Vantara offers an elegant and well-appointed co-working space that balances focus with flexibility. Designed for entrepreneurs, remote professionals, freelancers, and creative minds alike, this thoughtfully curated environment blends the convenience of home with the productivity of a professional setting. With plug-and-play connectivity, a serene ambience, and smart seating arrangements, work finds its rhythm here—just steps away from your living room!

SUNYUGA
Vantara



Co-Working Space

WHERE IDEAS ARE PONDERED AND PRESENTED

At Sunyuga Vantara, the Conference Room is designed to match your professional aspirations. It presents the perfect ambience for hosting business meetings, presentations, collaborative sessions, brainstorming, etc. This well-furnished space offers a quiet, focused environment with modern amenities—bringing work-life balance a notch closer to home.

SUNYUGA
Vantara



Conference Room

UNWIND. REJUVENATE. REPEAT.

Sunyuga Vantara's Spa is a heaven of tranquility designed to rejuvenate the senses and restore inner harmony. Thoughtfully curated with calming interiors and expert therapies, it offers residents a sanctuary to unwind, detox, and rediscover their zest. The spa provides personalized attention, ranging from a list of revitalizing treatments to a refreshing escape from the everyday chores, transforming wellness into an art of graceful living.

SUNYUGA
Vantara



Spa

DIVE INTO SERENITY, SOAK INTO BLISS!

At Sunyuga Vantara, the swimming pool is more a delight—a tranquil retreat—than an amenity. Fringed by greenery and designed aesthetically, the pool offers a refreshing escape for morning laps, leisurely swims, or relaxed evenings by the water. Whether for fitness enthusiasts or those seeking moments of calm, the swimming pool is where one dives in to meet well-being.

SUNYUGA
Vantara



Swimming Pool

A TOAST TO HEIGHTS WELL-LIVED

The Terrace Bar Area at Sunyuga Vantara is where elevated living meets elevated evenings. Perched atop the tower with panoramic views of the skyline and the lush reserve forest in vicinity, this open-air space invites unwinding with friends, hosting family gatherings, or simply soaking in grand sunsets. With its chic ambiance and serene setting, it's the perfect perch for life's memorable moments.

SUNYUGA
Vantara



Terrace Bar Area

AN ICONIC LANDMARK IS BORN

Sunyuga Vantara rises with quiet majesty against the backdrop of North Hyderabad's skyline—a striking edifice of elegance and stature. Its architectural grace and sheer expansiveness harmoniously blend with its verdant surroundings. The edifice stands not just as a structure but as a landmark of serenity and sophisticated living. By day, it gleams with natural light, and by night, it glows like a mascot of refined urban life.

SUNYUGA
Vantara



Layout Plan





TYPICAL FLOOR PLAN TOWER-A

AREA STATEMENT

Series	Facing	Built-up Area	Saleable Area
1	North	1680	2235
2	North	1680	2235
3	North	1418	1885
4	North	1418	1885
5	North	1418	1885
6	North	1680	2235
7	North	1680	2235
8	East	1083	1439
9	West	1195	1589
10	East	1016	1351
11	West	1132	1504
12	East	1016	1351
13	West	1132	1504
14	East	1083	1439
15	East	1289	1711
16	West	1212	1612
17	East	1212	1612
18	West	1212	1612
19	East	1212	1612
20	West	1212	1612
21	North	1089	1453
22	North	1089	1453
23	North	1089	1453
24	East	1016	1351
25	West	1443	1918
26	East	1016	1351
27	West	1132	1504
28	East	1083	1439
29	West	1195	1589



AREA STATEMENT			
Series	Facing	Built-up Area	Saleable Area
1	East	1567	2085
2	East	1321	1756
3	East	1321	1756
4	East	1644	2187
5	West	1815	2413
6	West	1440	1915
7	West	1440	1915
8	West	1706	2269

TYPICAL FLOOR PLAN TOWER-B

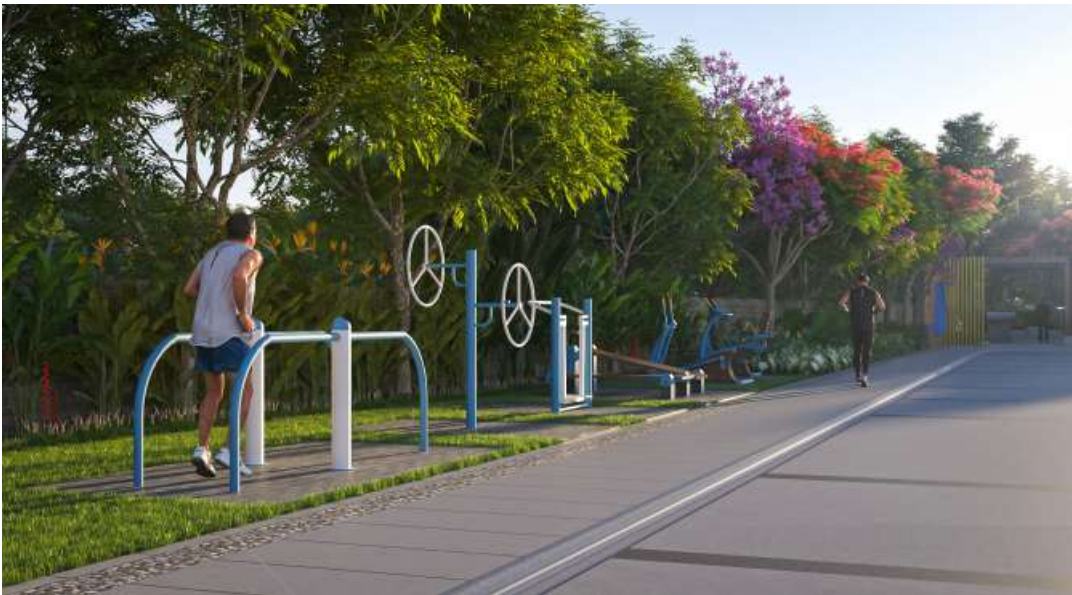




TYPICAL FLOOR PLAN TOWER-C

AREA STATEMENT

Series	Facing	Built-up Area	Saleable Area
1	North	1680	2235
2	North	1418	1885
3	North	1418	1885
4	North	1418	1885
5	North	1680	2235
6	East	1321	1756
7	West	1440	1915
8	East	1321	1756
9	West	1440	1915
10	East	1321	1756
11	West	1440	1915
12	East	1567	2085
13	West	1706	2269
14	East	1321	1756
15	West	1440	1915
16	East	1321	1756
17	West	1440	1915
18	East	1321	1756
19	West	1440	1915
20	East	1567	2085
21	West	1706	2269



HOMES FOR THE CONNOISSEURS OF FINE LIVING

Uncommon luxuries, ultramodern amenities, expansive spaces—welcome to **Sunyuga Vantara**, a world where modern living harmonises with the essence of a lush paradise. Brimming with curated amenities, Sunyuga Vantara's contemporary design and allure beckon those yearning to commune with nature amidst the city's urban sprawl.

Strategically located, these luxe-edition homes promise seamless connectivity and smart living—right at the heart of North Hyderabad's vibrant residential corridor, celebrated for its iconic high-rises and master-planned communities.



A HOME THAT MIRRORS
YOUR AMBITION

SUNYUGA
Vantara



LIVE BIG. LIVE BOLD & IN STYLE

At Sunyuga Vantara, every amenity is handpicked to nurture a fulfilling lifestyle. Impeccable craftsmanship, wellness, and leisure are coherently woven into your daily life with thoughtfully crafted amenities. Inspired by the vibrant spirit of Hyderabad, this urban oasis blends joyful living with modern comforts. With top-tier amenities and thoughtful design, Sunyuga Vantara promises a life of blissful luxury.

SUNYUGA
Vantara





A COURTYARD WHERE EVENINGS BLOOM

By night, the courtyard at Sunyuga Vantara comes alive in a glow of gentle illumination. A central grass-carpeted space—the pièce de résistance—adorns the design, bordered by a serene walkway. Overhead, exotic blooms crown the roofline, adding fragrance and a laidback charm to this part of the community.



Courtyard: Night View

FROM GATEWAY INTO GRANDEUR

Experience a seamless transit from the stately entrance to your palatial residence. An elegant drop-off zone ushers you into an oasis of calm and class. Stroll past tranquil water features and thoughtfully chosen greenscapes—each step leading you closer to refined living.

SUNYUGA
Vantara



Entry Area: Day View

A MEANDERING PAUSE IN NATURE'S EMBRACE

The Hammock Park at Sunyuga Vantara is a tranquil domain where nature gently weaves its magic. A winding natural stone pathway meanders through verdant foliage, flanked by baby palms and vibrant, flowery blooms. Mindfully placed seating invites quiet reflection or intimate conversation, making it an idyllic spot for solitude or shared twosome serenity.

SUNYUGA
Vantara



Hammock Park: Day View

THE NIGHTS OF CALM

With nightfall, the landscaped podium at Sunyuga Vantara comes alive as a tranquil, starlit expanse. The moonlit nights are even more wondrous. Soft ambient lighting highlights the curated greenery, elegant pathways, and tranquil seating zones—creating an inviting atmosphere for evening strolls or quiet contemplation under the open sky.

SUNYUGA
Vantara



Podium Landscape: Night View

YOUR OWN PLACE UNDER THE SKY

The seating area is an oasis of calm at Sunyuga Vantara. Bask in total relaxation in the discerningly designed open-air zone that blends shaded comfort with soothing views of abundant and fragrant greenery. Cosy and breezy, it's perfect for unwinding, casual chats, or simply revelling in the serene ambience of the open skies and landscaped surroundings.

SUNYUGA
Vantara



Seating Area: Day View (Top)

AN ASSEMBLY TO APPRECIATE & APPLAUSE

Sunyuga Vantara's Amphitheatre is the venue for community gatherings, cultural evenings, and spontaneous performances. With its stepped elegance, designer flooring, and chiselled landscapes framed by lush greenery, it's a space where raconteurs thrive. Every encounter is a front-row experience to connect and celebrate.

SUNYUGA
Vantara



Amphitheatre: Day View (Top)



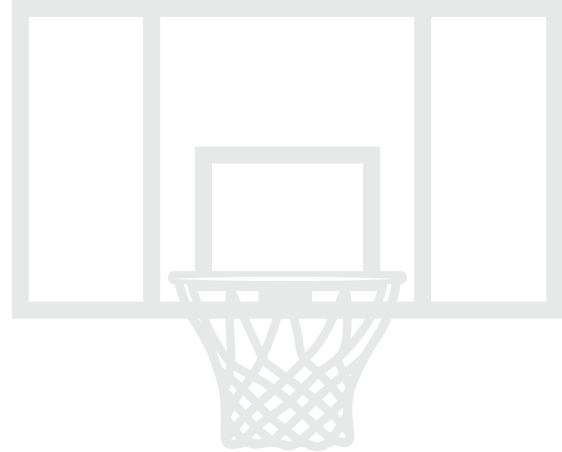
A GARDEN OF FRAGRANT BLISS

The Aroma Garden at Sunyuga Vantara is a refreshing sanctuary by day and a seductive spectacle by night. Enveloped in a soft glow, the garden comes alive as fragrant blooms perfume the air and gently lit pathways invite tranquil strolls. It is a sensory haven—crafted to soothe the soul and quiet the mind.



Aroma Garden: Night View

DRIBBLE, DUNK AND
DOMINATE THE HOOP



Basketball Court: Day View

LITTLE CHAMPS AT WORK!



Children's Play Area: Day View

SET YOUR BOUNDARIES FREE!

At Sunyuga Vantara, the dedicated netted cricket pitch offers residents a safe and professional environment to hone their batting and bowling skills. This well-designed setup caters to cricket lovers of all ages, right within the comfort of the community. It's the perfect pitch to practice your skills.

SUNYUGA
Vantara



Cricket Pitch: Day View



A SHADED PAUSE IN NATURE'S LAP

The Gazebo at Sunyuga Vantara is a placid spot, perfect for solitude or a casual chat. This distinguished shaded retreat ensconced amid manicured lawns and floral ambience creates an irresistible space to stop by, relax, and soak in the beauty of the outdoors.



Gazebo: Day View

FUN & FREEDOM ON WHEELS

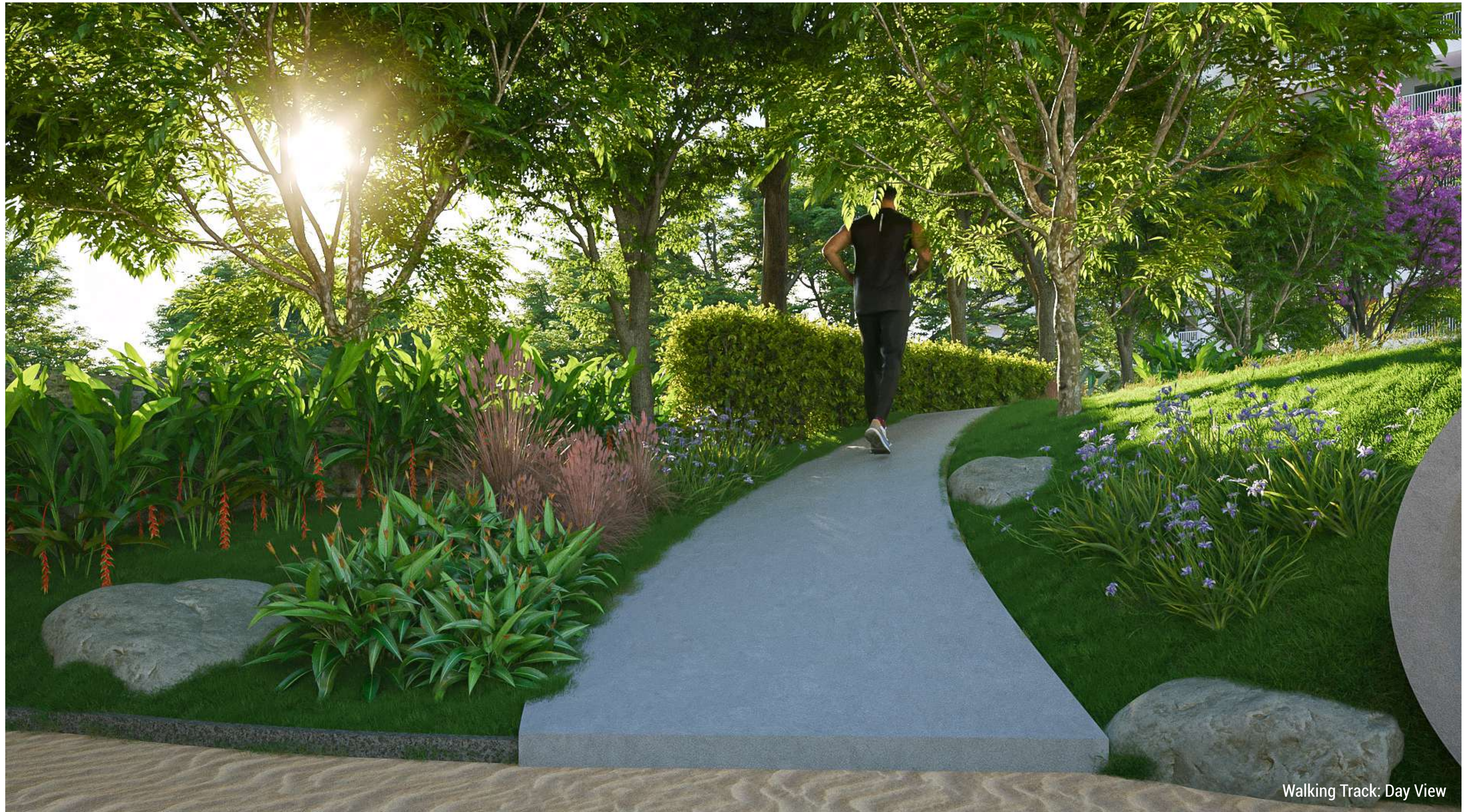


Skating Area: Day View

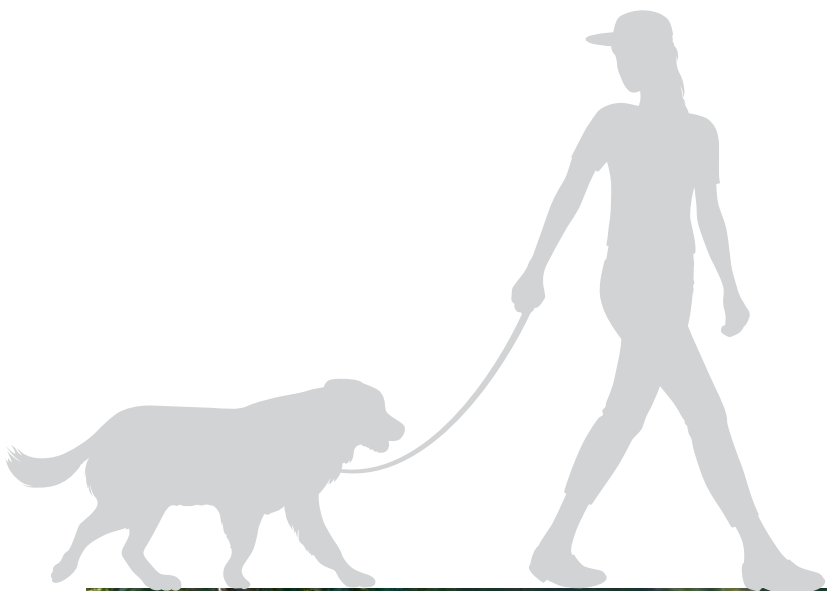
STRIDE STRONG, LIVE LONG!

The walking track is akin to a green corridor that winds gracefully through landscaped gardens and shaded avenues. Ideal for morning or evening walks, this peace-filled pathway draws you away from the bustle and into mindful movement.

SUNYUGA
Vantara



A DOMAIN FOR EVERY MOOD,
EVERY MOMENT



Pedestrian Entrance (Day View)



Pet Park & Sand Volleyball Court (Day View)



Seating Plaza (Day View)



Sensory & Infinity Walk (Day View)

TRAIN & THRIVE NATURALLY

Step into a space where fitness flows with nature. The Outdoor Gym and Exercise Yard at Sunyuga Vantara blend invigorating workouts with the freshness of the outdoors. Equipped for all age groups, this open-air fitness zone encourages exercising in a green setting.

SUNYUGA
Vantara



Outdoor Gym and Exercise Yard: Day View



A CALM ESCAPE BENEATH THE PALMS

Drenched in daylight and flanked by elegant palms, the Palm Court at Sunyuga Vantara is a hushed pocket of calm designed for leisurely strolls or pauses. A breezy alcove shaded by swaying greens, the Palm Court invites you to enjoy a rain-drenched or a sun-soaked day.



Palm Court: Day View

A PANORAMIC CANVAS OF ACTIVE LIFE

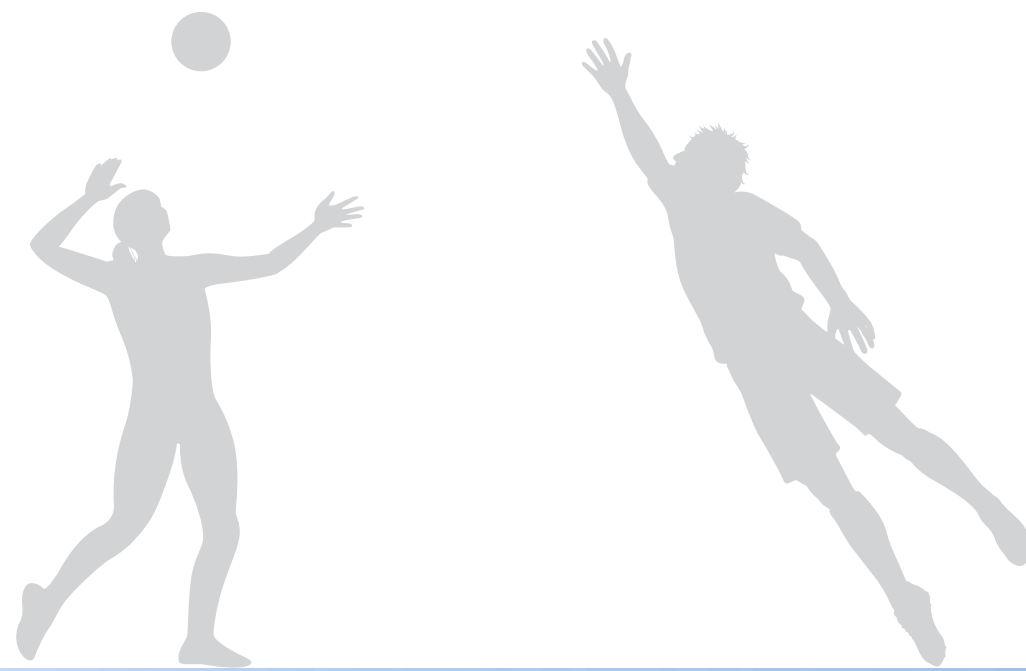


SUNYUGA
Vantara



Sports Area: Day View (Top)

SERVE VOLLEYS OF VICTORY



SUNYUGA
Vantara



Volleyball Court: Day View



A PERFECTLY PLACED CANOPY OF CALM

The Pergola seating at Sunyuga Vantara is an inviting nook to unwind, share a quiet moment, or simply lose yourself in the stillness of the day.



Sitting under Pergola: Day View

COME TO WHERE IT'S ALL HAPPENING

Dullapally takes pride in Sunyuga Vantara, a plush gated community situated close to busy localities. Amid a bustling area, Sunyuga Vantara is an isle of peace and cosiness.

It is unimaginable in a city setting to get tranquillity and locational convenience, but Sunyuga Vantara excels on both fronts. You name it, you have it: shopping malls, restaurants, schools, institutes, cinemas, hospitals, public transport, food courts, public utilities, banks/ATMs—the list goes on and on.

CONNECTIVITY

Kandlakoya IT Park: 5 Mins
Nehru ORR: 10 Mins
Secunderabad Junction: 30 Mins
Balanagar: 30 Mins

COLLEGE

Ignite Junior College: 2 Mins
Malla Reddy University: 5 Mins
St.Martin's Engineering College: 2 Mins
CMR Institute of Technology: 12 Mins

SUPERMARKET

XOFO Supermart: 10 Mins
Ratnadeep Supermarket: 15 Mins
Vijetha Super Market: 15 Mins

SCHOOL

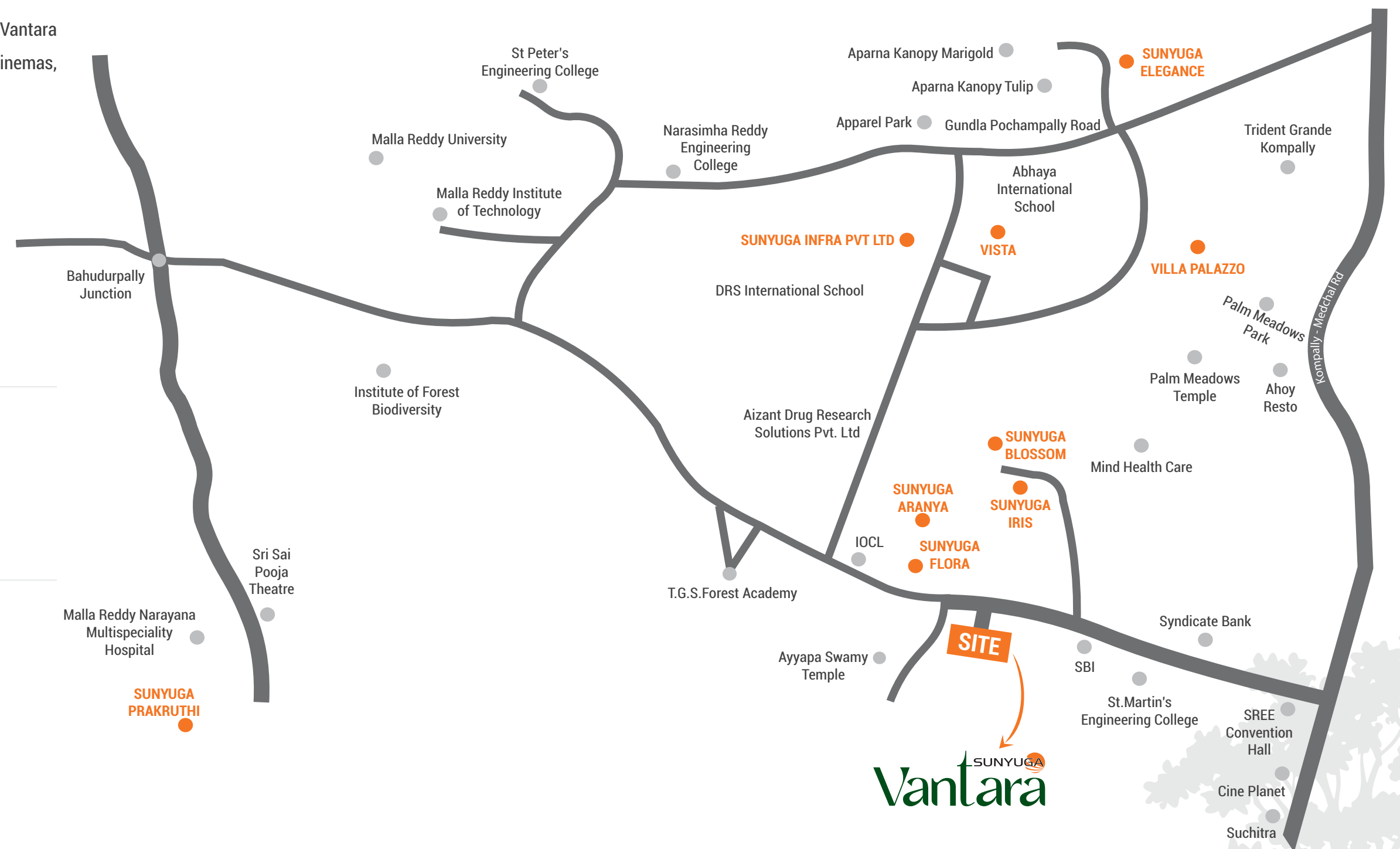
Abhaya Waldorf School: 5 Mins
DRS International School: 3 Mins
Unicent School: 3 Mins
St.Peter's International School: 3 Mins

HOSPITAL

Balaji Hospital: 10 Mins
Konark Hospital: 15 Mins
Rush Super Speciality Hospital: 5 Mins
Usha Mullapudi Cardiac Centre: 20 Mins

LOCATION PLAN

(Not to Scale)



QR Code



For Location

MATCHLESS CRAFTSMANSHIP FOR UNMATCHED COMFORT

Sunyuga Vantara embodies thoughtful design and enduring craftsmanship. Built with high-quality materials complemented by impeccable finishes, it enhances your living experience at every turn. The spacious interiors feature premium flooring, modern uPVC windows, quality doors, advanced electrical systems, and top-grade fixtures across all rooms. With 24/7 security and surveillance, peace of mind comes built in. Every detail is crafted to deliver lasting value—where durability meets luxury, and comfort meets functionality.



SPECIFICATIONS

STRUCTURE	RCC framed structure.
Walls	Cement block work—outer wall 9" thick, inner wall 4.5" thick.
Plastering	Internal: All internal walls will have a smooth finish. External: Plastering will have a sponge finish.
Doors and Windows	
Main Door	Manufactured teak wood door frame and laminated shutter with hardware of reputed make.
Internal Doors	Manufactured hardwood door frame and laminated shutter with hardware of reputed make.
Utility Door	uPVC/engineered wood door with hardware of reputed make.
French doors	uPVC door frame of reputed profile sections with tinted toughened/HS glass panelled shutters and hardware.
Windows	uPVC window frame of reputed profile sections with tinted toughened/HS glass with suitable finishes as per design.
Grills for windows	Aesthetically designed mild steel (MS) window grills with enamel paint finish up to 2nd floor (upper floors shall be provided at extra cost).
Balcony & Staircase railings	Mild steel (MS) railing with enamel paint finish.
FLOORING	
Drawing, Living, Dining & Pooja	800mm x 800mm double-charged vitrified tiles of reputed make.
All bedrooms and kitchen	800mm x 800mm double-charged vitrified tiles of reputed make.
Bathrooms	Anti-skid tiles of reputed make.
Utility & Balcony	Anti-skid tiles of reputed make.
Stair case	Kota/Granite.
Corridor	Double-charged vitrified tiles of reputed make.
Entrance lounge	Granite flooring.
TILE CLADING	
Dadoing in kitchen	Glazed ceramic tiles dado up to 2ft height above kitchen platform of reputed make (shall be provided at extra cost).
Bathrooms	Glazed ceramic tiles dado up to 7ft height of reputed make.
Utility	Glazed ceramic tiles dado up to 3ft height of reputed make.
KITCHEN	
Counter	Granite platform with stainless steel sink (shall be provided at extra cost).
Water Provision	Separate municipal water along with borewell water.
Other Accessories	Provision for fixing of water purifier, exhaust fan, or chimney.
UTILITY	1 plug point for washing machine/dishwasher.
CP & SANITARY FIXTURES	
Bathrooms	Wash basin of reputed make. EWC with concealed flush tank of reputed make. All CP fittings are of reputed make.

ELECTRICAL	Concealed copper wiring (FRLS) of reputed make with adequate light points and fan points. Modular electrical switches for all lights and fans. Power outlets for air conditioners in living room and bedrooms. Plug points for geyser in all bathrooms, chimney, water purifier, and refrigerator.
PLUMBING	CPVC concealed pipes of reputed make. Water supply through hydropneumatic system (same water pressure for all flats). Drinking water connection to be provided in the kitchen, adequately supplemented by borewells.
TELECOMMUNICATIONS, CABLE TV & INTERNET	
Intercom facility	Intercom facility to all units connecting to security room.
Cable TV	Provision for cable connection in master bedroom and living room.
Internet	One internet connection provision in living room.
ELEVATORS / LIFTS	
Passenger Lifts	High-speed automatic 8-passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower, with CCTVs inside the lifts.
Lift Entrance Wall	Entrance finishing with vitrified tile/granite cladding.
Service Lift	One high-speed automatic service lift per tower with rescue device with V3F for energy efficiency of reputed make, with CCTVs inside the lifts.
FIRE & SAFETY	Fire hydrant in common areas of all floors and fire sprinkler system in stilt and basements as per NBC fire norms. Fire alarms in all floors and parking areas (basements) as per NBC fire norms. Control panel at security room/clubhouse.
LPG	Metered LPG reticulated gas supply from centralized gas bank/pipeline to every flat (at extra cost).
PAINTING	
External	Two coats of exterior emulsion paint of reputed make.
Internal	Emulsion paint of reputed make.
SAFETY & SECURITY	Round-the-clock surveillance CCTV system and solar-fenced compound wall.
DG Backup	Backup for lift, common area lights, and fan points in every flat.



THE PROOF OF THE PUDDING IS IN THE EATING

Established in 2018 by a team of construction professionals, the **Sunyuga Group** has successfully completed nearly 11 diverse projects over the past several years, including apartments, villas, layouts, and commercial developments. The company has built an impeccable track record through their excellence in architectural design, quality finishes, and strategic location selection. Each project has garnered widespread acclaim and industry recognition.

Today, the **Sunyuga Group** possesses the expertise to manage multiple projects simultaneously, executing each with meticulous care and maintaining their reputation as a trusted name in modern construction.



Vantara



Survey No. 391/1, Apparel Park Road, Near DRS International School, 100 Feet Road, Dulapally,
Medchal Mandal, Medchal-Malkajgiri District, Hyderabad - 500 014. Telangana, INDIA

QR Code



For Location

Call: +91 7330 7676 79

e-mail: sales@sunyuga.com

www.sunyuga.com