



Registration No.: P02200005195

## IN A LEAGUE OF THEIR OWN

SUNYUGA INFRA PVT. LTD is a respected name in Hyderabad's real estate firmament, 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.



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# THE LIFE EXOTIC



A premium offering from

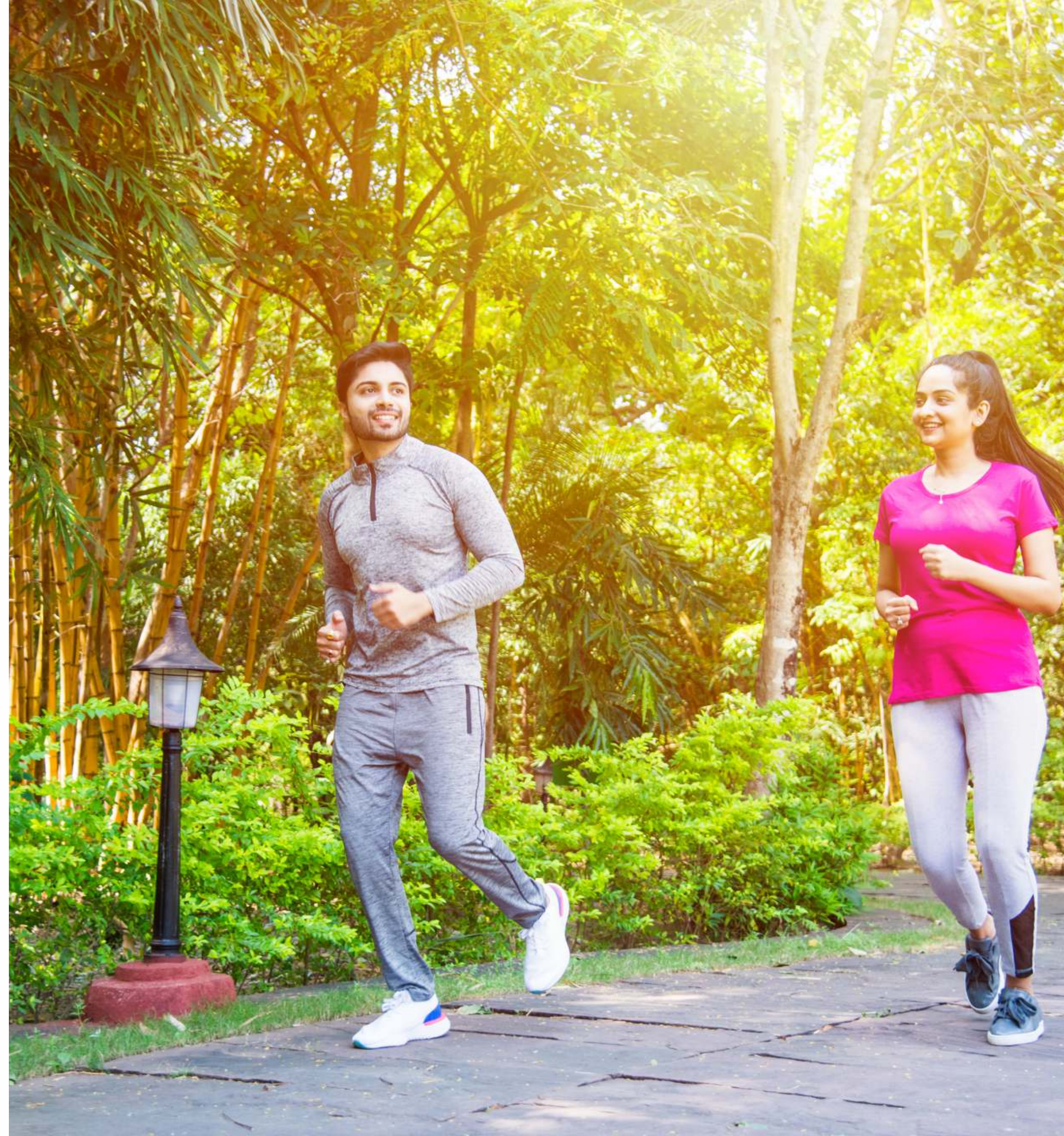


An architectural rendering of a modern residential development. The scene features two rows of multi-story, light-colored buildings with dark accents and large windows. The sky is a clear, bright blue with a few white clouds and several birds in flight. In the foreground, there are green hedges, a few people, and the tops of cars, suggesting a well-maintained and populated environment.

DESIGNS THAT ESTABLISH  
NEW BENCHMARKS



SURROUNDINGS THAT  
SOOTHEN THE SOUL



ENTICING, INVITING  
AND INSPIRATIONAL

VILLA PALAZZO

SUNYUCA  
REALTY

TRULY... A 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, 'Sunyuga Villa Palazzo' is a grand ensemble residence and offers lush 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.



Arial View



## ENGULFING WARMTH

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



## FEATURE PERFECT

'Sunyuga 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 illustration 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 Citizens' Plaza

Provision for Convenience Store

High compound wall mounted with solar security fence

Meeting Hall & Administrative Office

Independent and full-fledged Clubhouse





## 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.







## THE GAMES PEOPLE PLAY



Its 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
- Yoga/Meditation / Aerobics Hall
- Badminton Court
- Cricket Practice Nets
- Half Basket Ball Court
- Swimming Pool
- Jogging Track
- Cycling Track
- Serenity Park
- Air-conditioned Gym
- Billiards/Pool Table
- Table Tennis
- Chess/Carrom

TENNIS & BASKET BALL COURT AT VILLA PALAZZO

# CONFIGURED TO CONVENIENCE



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



QR CODE



LOCATION

## LOCATION PLAN



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

# LAYOUT PLAN

Lake



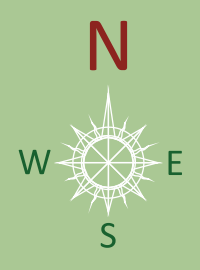
### LEGEND

- A** Activity Center
- B** Yoga Deck
- C** Senior Citizens' 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
- Villas for Mortgage

### AREA STATEMENT

PLOT NOS.	AREA IN SQ YDS.	FACING	BUA SQ. FT.
1	292	EAST	4527
2 to 6	235	EAST	4300
7	226	EAST	3587
8 to 15	202	WEST	3500
16	272	WEST	4378
17	272	EAST	4327
18 to 29	202	EAST	3500
30 to 42	202	WEST	3500
43 to 55	202	EAST	3500
56	245	WEST	3340
57 to 68	202	WEST	3500
69	213	WEST	3700
70	255	EAST	3652
71 to 82	202	EAST	3500
83	215	EAST	3500
84 to 96	214	WEST	3755
97	221	WEST	3479
98 to 101	238	WEST	4300





## 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.

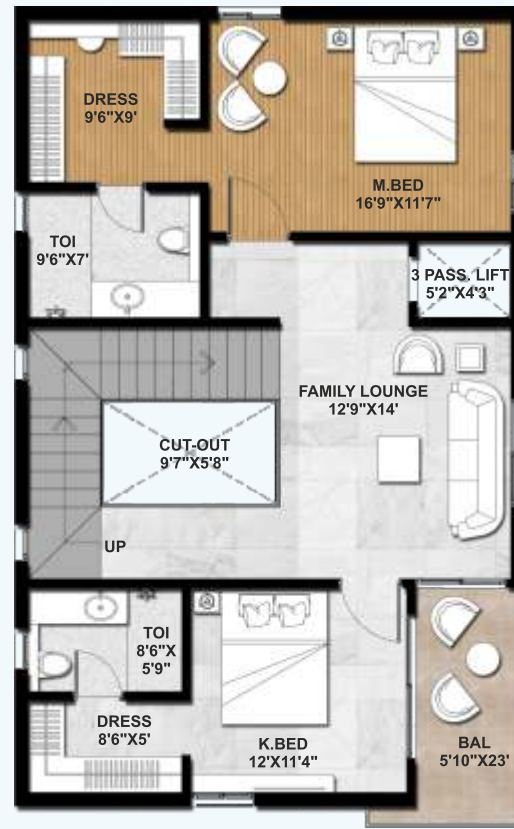
### TYPICAL EAST FACING STREET VIEW



GROUND FLOOR PLAN



FIRST FLOOR PLAN



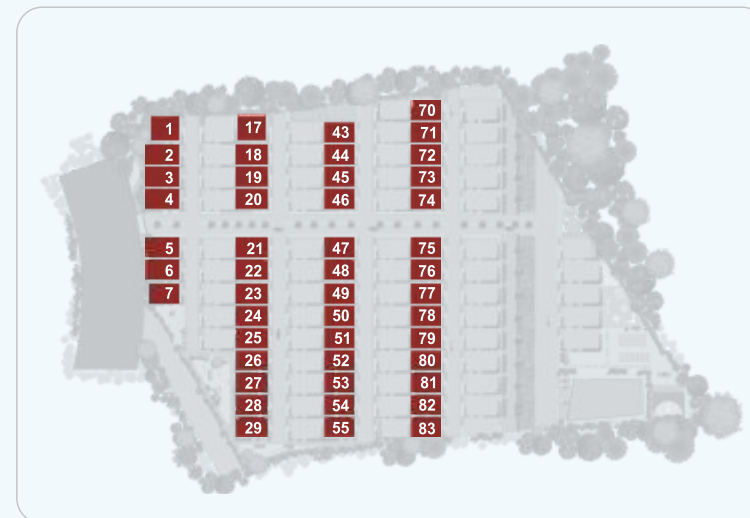
SECOND FLOOR PLAN



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

## TYPICAL EAST FACING VILLA



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, and 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 villa 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



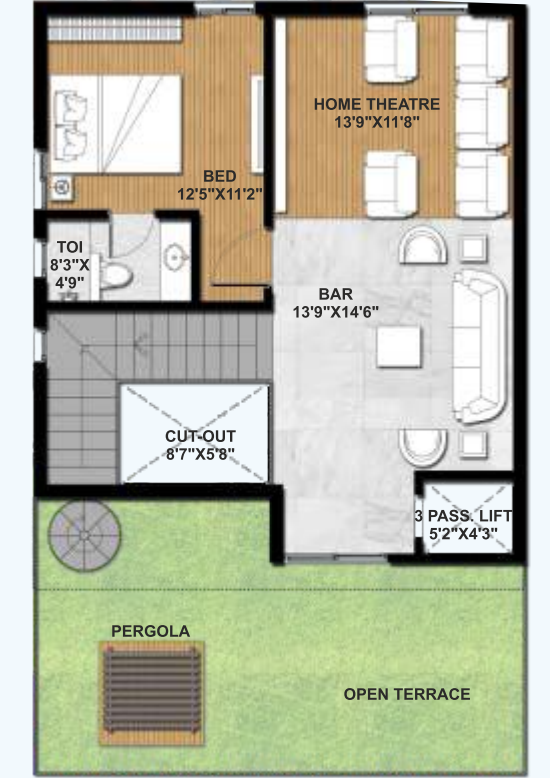
GROUND FLOOR PLAN



FIRST FLOOR PLAN

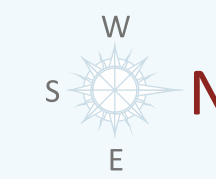


SECOND FLOOR PLAN



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



WEST FACING - 202 SQ YDS

Built-Up Area 3500 sft

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 CLUBHOUSE AT VILLA PALAZZO



## WORTHY OF A KING

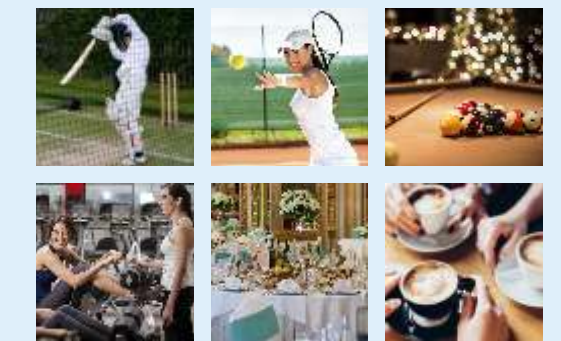
The touch of class is unmistakable in the luxurious clubhouse at 'Sunyuga Villa Palazzo'. The G+3 modern edifice showcases one of the grand clubhouses in the city. It is anchored with state-of-the-art amenities with the same footprint of quality 'Sunyuga Villa Palazzo' has been created with. The grandiose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





## 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 & toddlers pool
  - Pool-side Lawns
  - Party hall/Multipurpose hall
- Air-conditioned guest rooms for overnight stay
  - Party lawn with split-level gardens
  - Air-conditioned Gymnasium
- Integrated Library and Study Lounge
  - Activity Center
- Yoga/Meditation / Aerobics Hall
  - Billiards/Pool, Table Tennis & Chess/Carrom

THE SWIMMING POOL AT VILLA PALAZZO

# BUILT TO EXCEL

## SPECIFICATIONS

### FRAMED STRUCTURE

- RCC Framed Structure

### SUPER STRUCTURE

- Solid blocks of 9" thickness for external walls. Solid blocks/Red bricks / Fly Ash bricks of thickness of 4 ½" 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, and 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, microwave 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 rooms
- Telephone and Internet points in GF-Living room, MBR, and Home Theatre

### LIFT

- All the Villas are provided with Lift facility

### POWER

- DG for Villa's 100% power backup

