

I AM WHAT WE ARE



I AM
WHAT
WE ARE



COME HOME.

Home is your inner circle.

Home is where you're surrounded by warmth and love. Home is where you feel one among family, one among your friends, neighbours and community. One part of a tightly woven tapestry. Beautiful on its own but stronger together.

Home is Sukhii Ubuntu.

A thoughtfully designed, well-connected, modern-day haven that's celebrating living. Together.

LIVE
TOGETHER.
THRIVE
TOGETHER.

With its roots in African philosophy, Ubuntu means to bring you the oneness of humanity. You are stronger, more resilient and more complete when you're part of a community that shapes you, just as you shape it. Ubuntu gives you that community, with thoughts, ideas and inspirations passing back and forth like strong electrical impulses.

Ubuntu is the home that you've been seeking all your life.

UMUNTU

NGUMUNTU

NGABANTU

Humanity

Towards

Others

CELEBRATING
LIFE TOGETHER



UBUNTU IN YOUR EVERYDAY

Ubuntu lives by these principles, built into its very foundation. They will impact the lives of every inhabitant, in ways big and small.



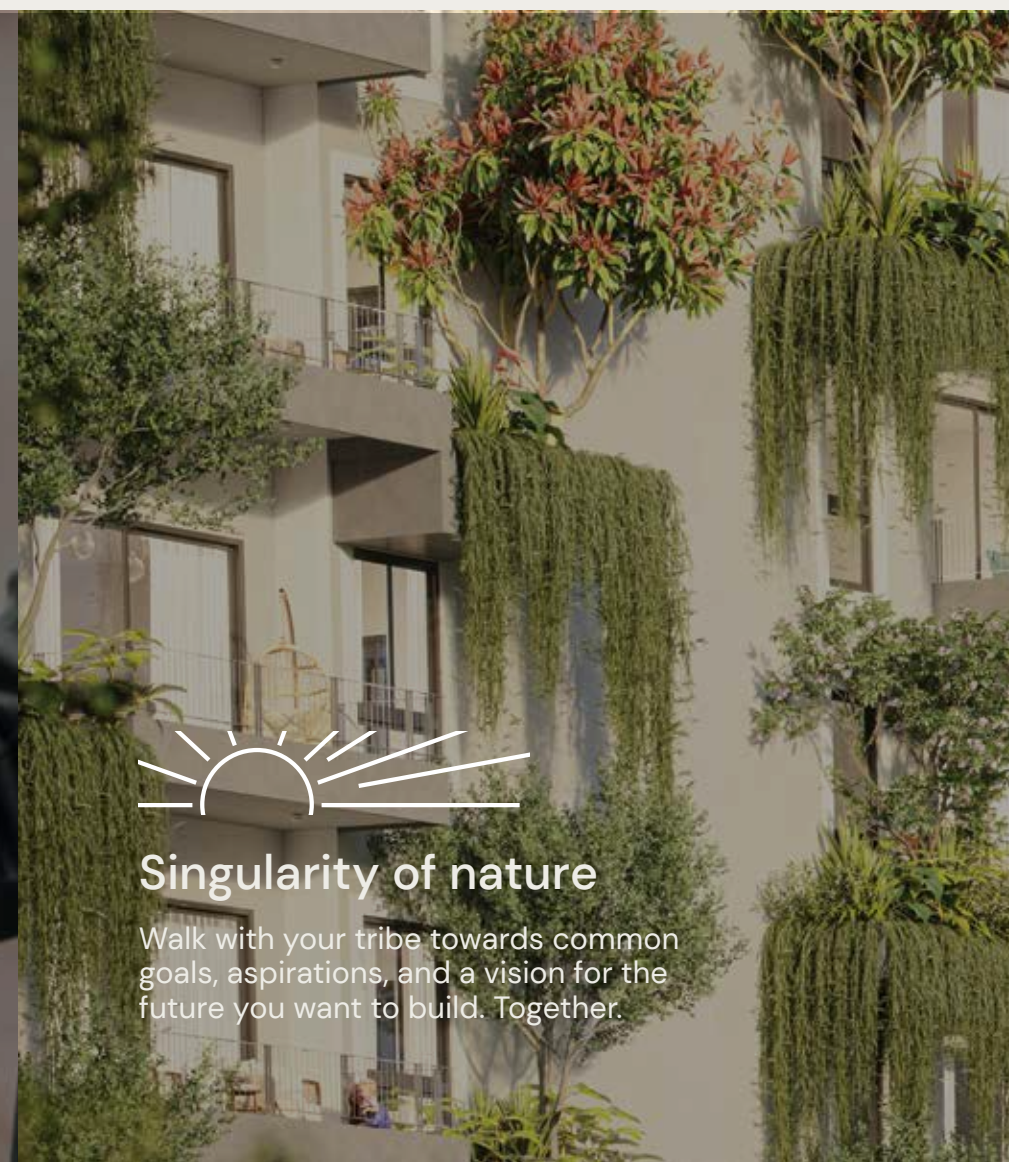
Convergence of space

The inside merges with the out. Ground, earth and sky intertwine. Sunlight and shadow create magic. Every inch of space here is used, enjoyed, and reveled in.



Unity in vision

Walk with your tribe towards common goals, aspirations, and a vision for the future you want to build. Together.



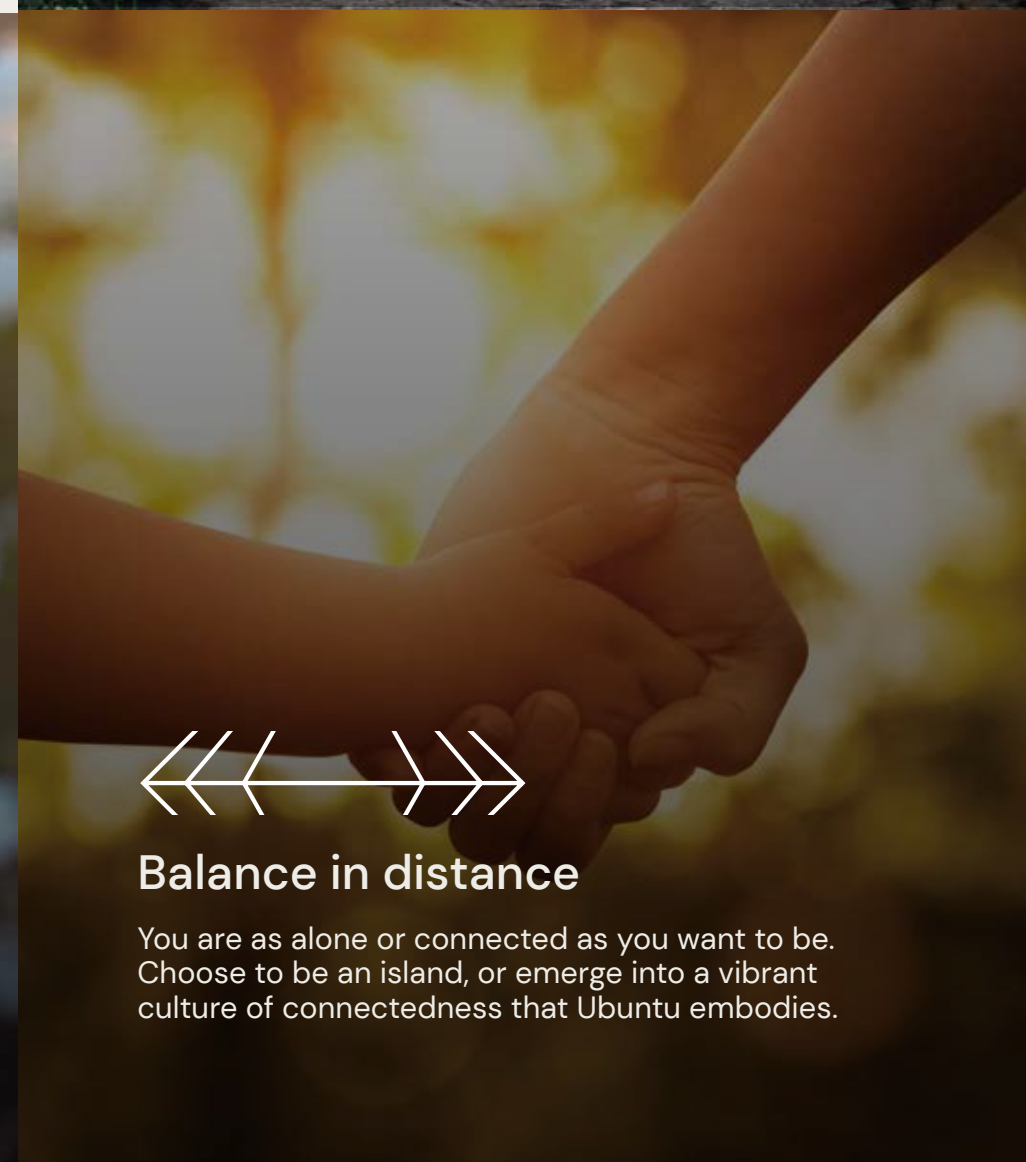
Singularity of nature

Walk with your tribe towards common goals, aspirations, and a vision for the future you want to build. Together.



Sanctity of effort

Climb to the top. Stop to smell the roses. Work coexists with play, activity with leisure, solitude with the social. You CAN have it all.



Balance in distance

You are as alone or connected as you want to be. Choose to be an island, or emerge into a vibrant culture of connectedness that Ubuntu embodies.



855

Apartments

3

Towers

2,3,4

BHK configurations

1,00,000+

Total sq. footage of amenities

36

Storeys

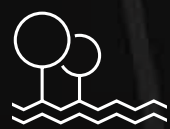
AN ELEVATED LIFE

In the heart of Puppalaguda, we've built you a home that gives you all of this. A place where you belong, that immediately feels like home on the inside and outside.

WHERE UBUNTU DWELLS



Divyasree SEZ



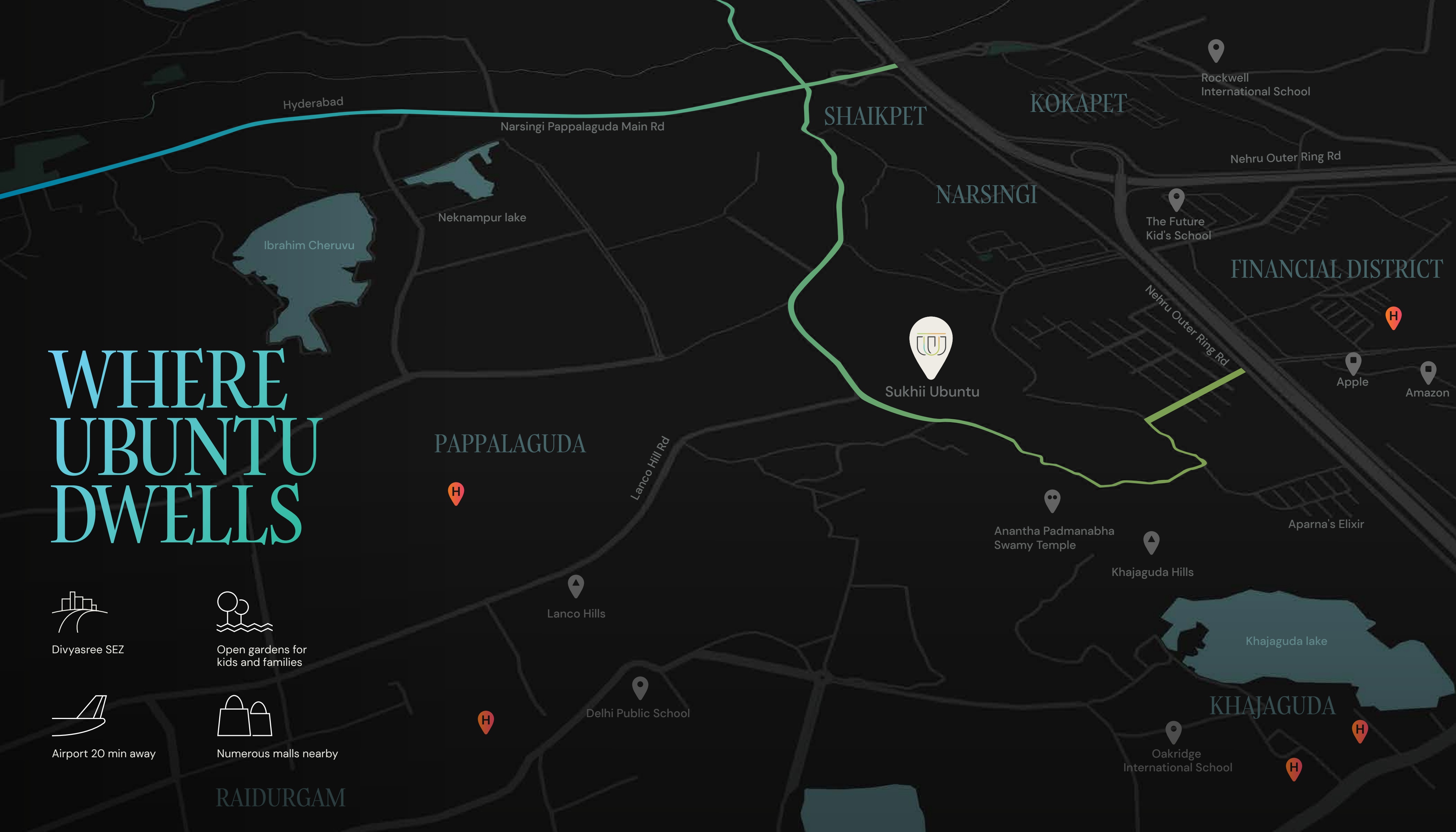
Open gardens for kids and families



Airport 20 min away



Numerous malls nearby



Hyderabad

Narsingi Pappalaguda Main Rd

SHAIKPET

KOKAPET

Rockwell International School

Nehru Outer Ring Rd

Ibrahim Cheruvu

Nekkampur lake

NARSINGI

The Future Kid's School

FINANCIAL DISTRICT

Sukhii Ubuntu

Apple

Amazon

PAPPALAGUDA

Lanco Hill Rd



Lanco Hills

Anantha Padmanabha Swamy Temple

Aparna's Elixir

Khajaguda Hills

Khajaguda lake

KHAJAGUDA

Delhi Public School

Oakridge International School

RAIDURGAM

YOUR UBUNTU
JOURNEY
BEGINS HERE



5.25
ACRES OF
SERENITY

Feel the force of the community that you are about to have alongside you, that you will soon be part of.

Now take a deep breath, and let's walk into the 5.25-acre wide haven that will soon be yours.

LIVE IN THE CLOUDS

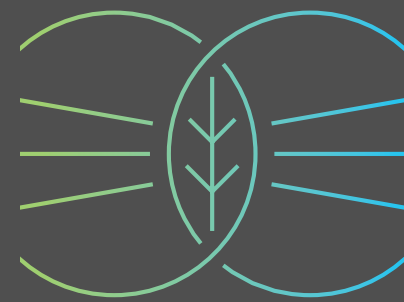


FACILITIES



5.25 acres of facilities

SUSTAINABILITY



Future-focused and driven by sustainability

Ubuntu lets you be part of a cohesive community, with thoughts, ideas and inspirations passing back and forth like strong electrical impulses. Welcome to this thoughtfully designed, well-connected, modern day haven built to bring the oneness of humanity to your life.

WORLD-CLASS SAFETY

LET THE SHOW BEGIN

AMENITIES



Top class amenities & features



World-class safety and security services



YOU ARE
NATURE.
NATURE
IS YOU.

Look around. Ubuntu is built to be a liveable landscape; a beautiful amalgamation of ecology, design, luxury, function and community. The existence of one elevates the other. The very foundation of Ubuntu, extended to the built environment with 80% open space to let you, your home and every amenity breathe.

THE POETRY OF FORM AND SPACE

The grand entrance

Secure, stylish, modern... This is the gateway to everything that is yet to come. Everything that you will become.





BEING CORNERED IS A LUXURY.

Now we go to a space that you can call your own.

Each one of these homes is a corner flat, open to sprawling views of nature, cross-ventilated, and full of light, wind and joy. 2, 3 & 4 bedroom apartments overlooking beautiful views. Smart, energy efficient homes.

NATURE CLIMBS EVERY WALL

Nature thrives outside, upward, onward

Just outside, the vertical garden rises, an integral part of the tower and your home itself. Plants grow. Flowers bloom. Your home.. It lives. It thrives. Stand below and look up at the expanse of green that towers above you.





CLIMATE CONTROLLED BY NATURE

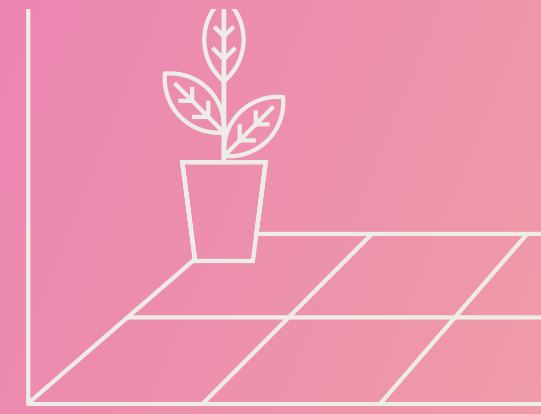
Weather no bar

The abundance of nature built into the tower gives you natural light, ventilation, regulated temperatures, and pleasant conditions.

SOLITUDE AND TOGETHERNESS COEXIST

Every home shares a sense of purpose, identity and community. What they don't share are any walls. Privacy within. Community just outside.





ROOM FOR LIFE

With spacious, thoughtfully designed interiors, every home is designed for you live your best life.



LIVE RIGHT. LIVE LIGHT.

Every Ubuntu home is LEED Platinum certified, built in a green and sustainable way, saving energy, increasing water efficiency, and reducing carbon emissions. Better for you and your family. Better for your utility bills. Better for the planet.



HOMES BUILT FOR TOMORROW. AND THE TOMORROW AFTER THAT.

If these walls could talk (and here they actually can), they would say... Not only is this home future-proof, it's proof of the future that is to come.



Remote LED lighting.



Motion detection mechanisms.



Electric vehicle charging points
down in your parking spot.



Seamless integration of technology.

EVERYTHING THE LIGHT TOUCHES IS YOURS

Every window is a view

Throw open a window and look out over uninterrupted views of the world below. Green, lush, and lit by the light of a brilliant golden sun.







LEGEND

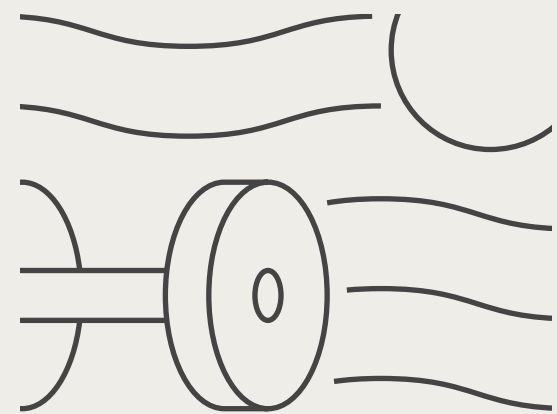
- | | | |
|------------------------------|---|---------------------|
| 1 Entrance | 22 Cultural Plaza | 43 Flee market |
| 2 Water Feature | 23 Stage | 44 Skating Rink |
| 3 Mounds | 24 Feature wall | 45 Bus bay |
| 4 Entrance Plaza | 25 Seating court | 46 Outdoor Cafe |
| 5 Flowering Garden | 26 Butterfly garden with sunken seating | 47 Library |
| 6 Avenue Plantation | 27 Entrance court | 48 Co working space |
| 7 Sculpture | 28 OAT | 49 Supermarket |
| 8 Kids Play Zone | 29 Senior Citizen Court | |
| 9 EPDM play court | 30 Aromatic garden | |
| 10 Lawn | 31 Isolation court | |
| 11 Sandpit | 32 Reading court | |
| 12 Kids court with seating | 33 Volley Ball court | |
| 13 Slate wall | 34 Cricket net | |
| 14 Party plaza | 35 Outdoor fitness court | |
| 15 Party lawn | 36 Cab waiting zone | |
| 16 Dancing court | 36 Cab drop off zone | |
| 17 Deck | 38 Outdoor creche | |
| 18 Palm grove | 39 Cycle Parking | |
| 19 Outdoor Aerobics and HIIT | 40 Indoor Yoga | |
| 20 Medicinal Garden | 41 Indoor Play area | |
| 21 Reflecting pool | 42 Indoor Seating court | |



GRAND ENTRANCE LOUNGE

Space and style as you step indoors

Plush furniture, modern decor and touches of green... Step into the grand lounges that serve as a worthy introduction to the indoor Ubuntu experience.



OUTDOOR GYM & COURT

Fresh air and fitness go hand in hand

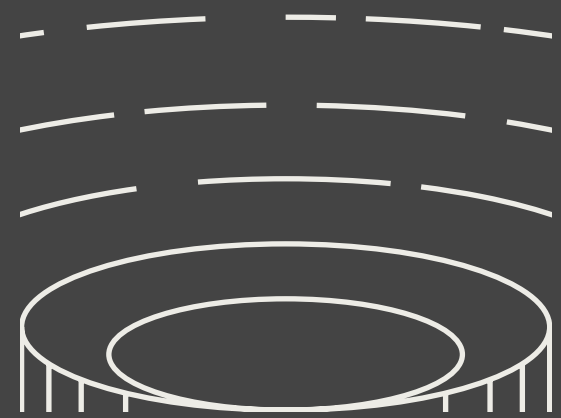
Our fully equipped outdoor gym and volleyball court will nurture (if not kick start) the active side of you, and help you find team-mates, for the game and for your life.



KID'S PLAY ZONE

Designed to delight

Playtime may just be the most important part of a child's day, and our play zone is designed to make the most of it. Made with rich tactile textures and innovative equipment, it helps every child have fun, while building physical coordination, strength, and flexibility.



OPEN-AIR THEATRE

To add some grandeur to every celebration

All the world might be a stage, but this one, will be the venue for the next (and most exciting) parts of your life to come.



COWORKING SPACE WITH PRIVATE CONFERENCE ROOM

Your own office-space, a stone's throw away

Step out to Ubuntu's fully equipped co-working area and conference room for a working environment that will make you feel right at home.



COME TOGETHER AT THE CLUBHOUSE

At the Ubuntu clubhouse, you'll meet others, discover yourself, and start exploring the meaning of home outside your four walls.



A/C SPORTS LOUNGE WITH BOWLING ALLEY

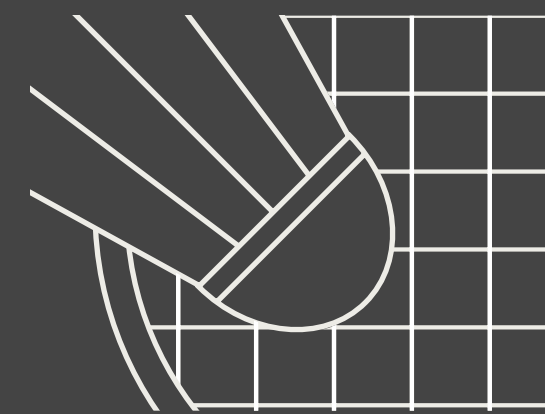
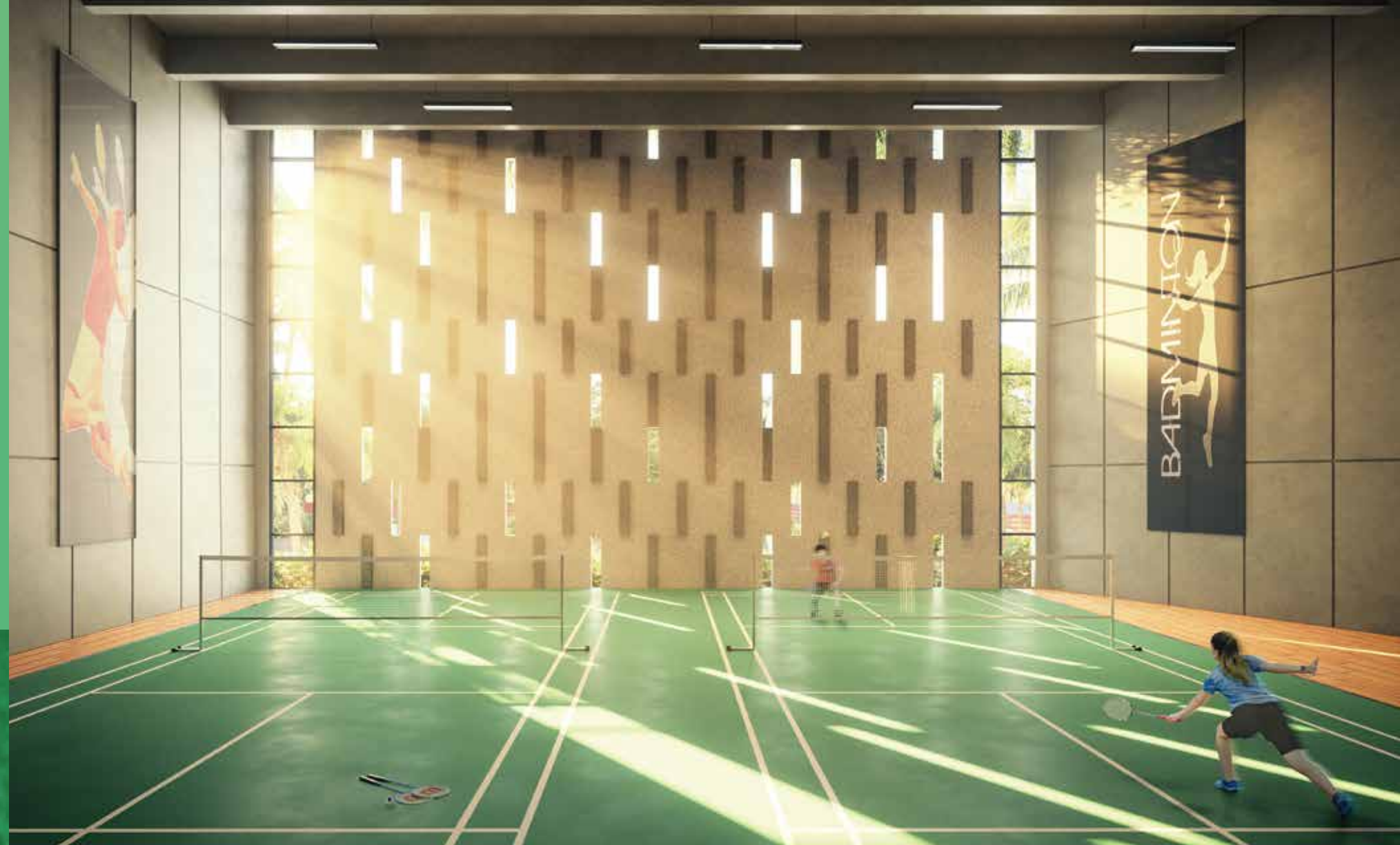
Line up all your evening and weekend plans, and knock them down in the fully appointed sports lounge – your new favourite space to let your hair down.





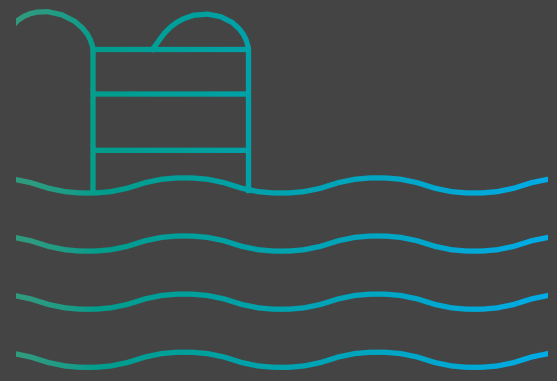
INDOOR GOLF

Take a mulligan on unwinding and just being yourself.



SQUASH AND BADMINTON COURT

To shuttle between sport and fun



OUTDOOR SWIMMING POOL

Make a splash with the half Olympic-size outdoor pool. With a beautifully landscaped party area adjacent to it, a pool party (or several) is on the cards.





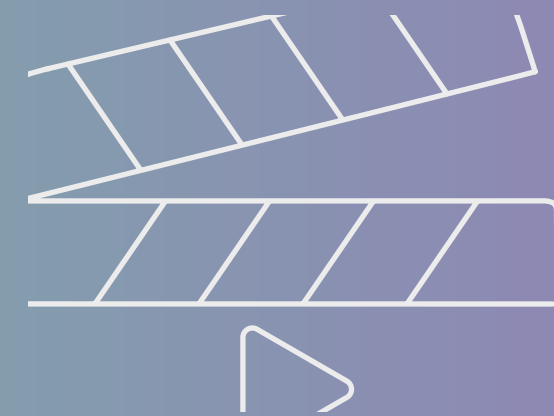
UNISEX SALON & SPA

Rejuvenation is right outside your door



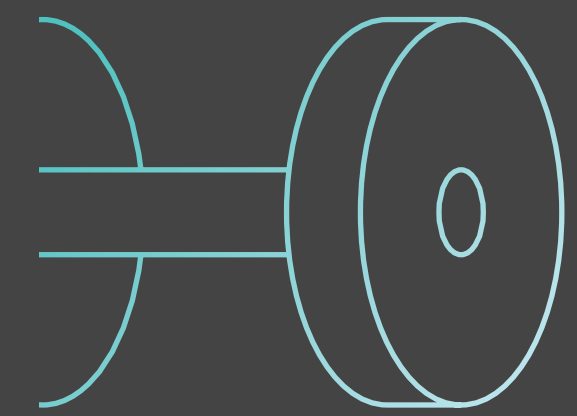
PHYSIOTHERAPY ROOM

Loosen up for all of Ubuntu's activity options.



PREVIEW THEATRE

For your own private screenings.



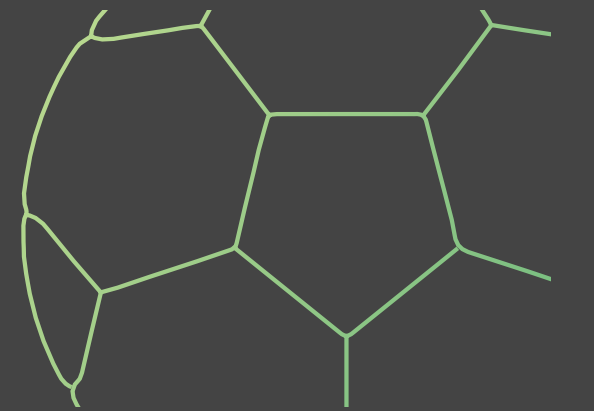
A/C GYM

For getting in the best shape of your life



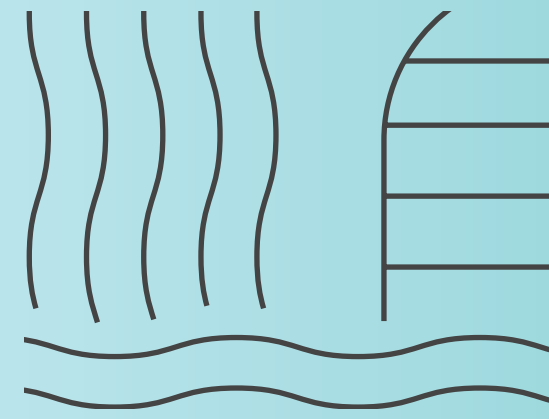
BOXING RING

For quick feet and quicker reflexes



FOOTBALL

Gather and kick-off on the Clubhouse roof



TEMPERATURE CONTROLLED SWIMMING POOL

The perfect pool, at the perfect temperature

Plunge into our temperature controlled pool leaving everything else behind. It'll just be you, the water, and your body suspended in this carefree limbo until you emerge.



CENTRAL KITCHEN WITH CONCIERGE

Delicious is on demand

Ubuntu's central kitchen is an international standard fully staffed facility cooking a delectable choice of dishes for every resident to savour, when they want home food without cooking it themselves.





HOBBY ROOMS

Nurture your passion for music and dance, or pick up new ones that help you thrive.



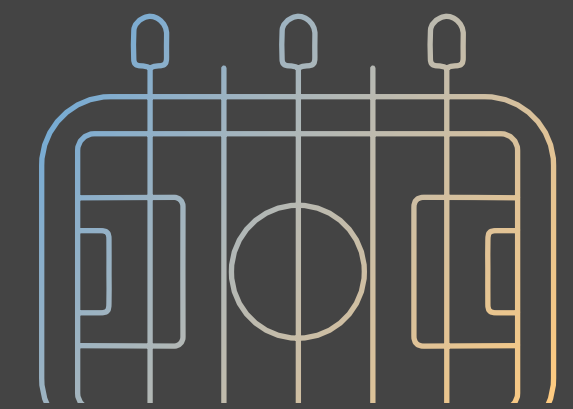
INDOOR GAMES ROOM

Games for every age, from toddlers to adults who want to battle it out arcade-style.



MULTI PURPOSE PARTY HALL

Where every victory and occasion is celebrated with flair.



INDOOR GAMES ROOM

Games like air hockey, billiards, TT and foosball keep you young at heart and always game to play.



15
Lawn

5
Yoga Court

3
Flowering Garden

14
Mini golf

11
Jogging Track

11
Jogging Track

10
Community dining and workshop

8
Bridge

4
Nectar Garden

2
Pergola with outdoor bar

5
Yoga Court

7
Outdoor Workstation

7
Outdoor Workstation

12
Peripheral Planter

6
Reading Corner

4
Nectar Garden

12
Peripheral Planter

9
Outdoor Community Garden

1
Party lawn

3
Flowering Garden

6
Reading Corner

13
Solar Panels

TERRACE AMENITIES



Every amenity you want or need to live a more wholesome life is all an elevator ride away.

Upstairs, you'll emerge onto a space that's not your typical tower terrace. The three towers of Ubuntu are connected to form a unique community space in the sky for every inhabitant. All inhabitants. Individually, and together.

HUMANITY COMES TOGETHER RIGHT UPSTAIRS



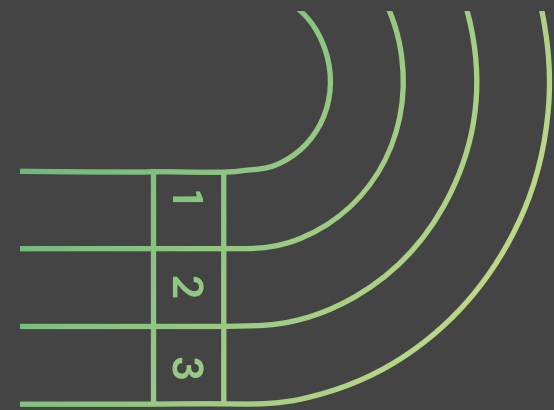
READING CORNER

A silent green nook perfect for you to curl up outdoors with a good book.



COMMUNITY DINING

Break bread with your neighbours in this community space that unites residents over regular dining events.



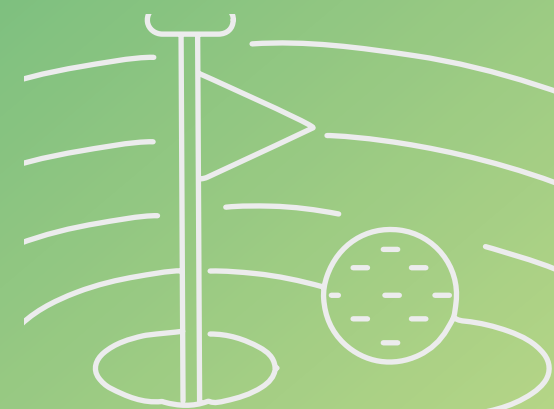
JOGGING TRACK

Lace up and take off to get those steps in.



OUTDOOR WORKSTATIONS

Redefine your office space with outdoor areas for peak productivity.



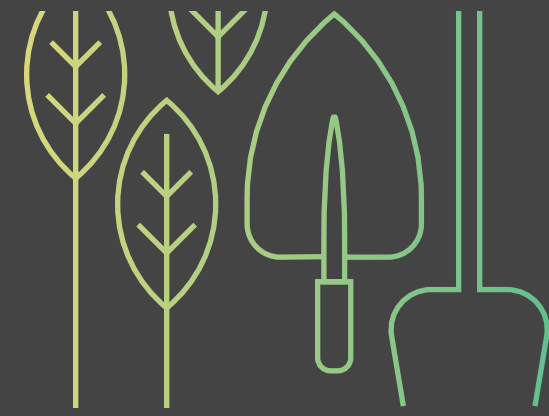
MINI GOLF

Tee off with family, friends and colleagues.



PERIPHERAL PLANTATION

Wherever you step foot in Ubuntu, greenery will be close at hand.



COMMUNITY GARDEN

Be one with the earth

With hydroponics, sustainable gardening and a lot of love, the makers of Ubuntu have integrated flora into all your surroundings. This community garden is made for you to get your hands dirty and sow the seeds of contentment, and to flourish alongside the greenery.



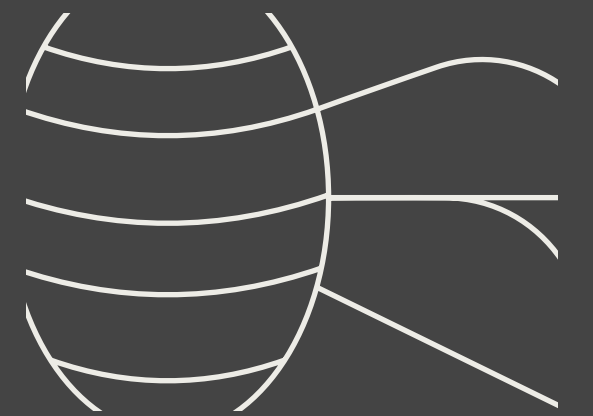
PARTY LAWNS

For every celebration, with every friend



YOGA LAWNS

Peaceful mind, peaceful life.

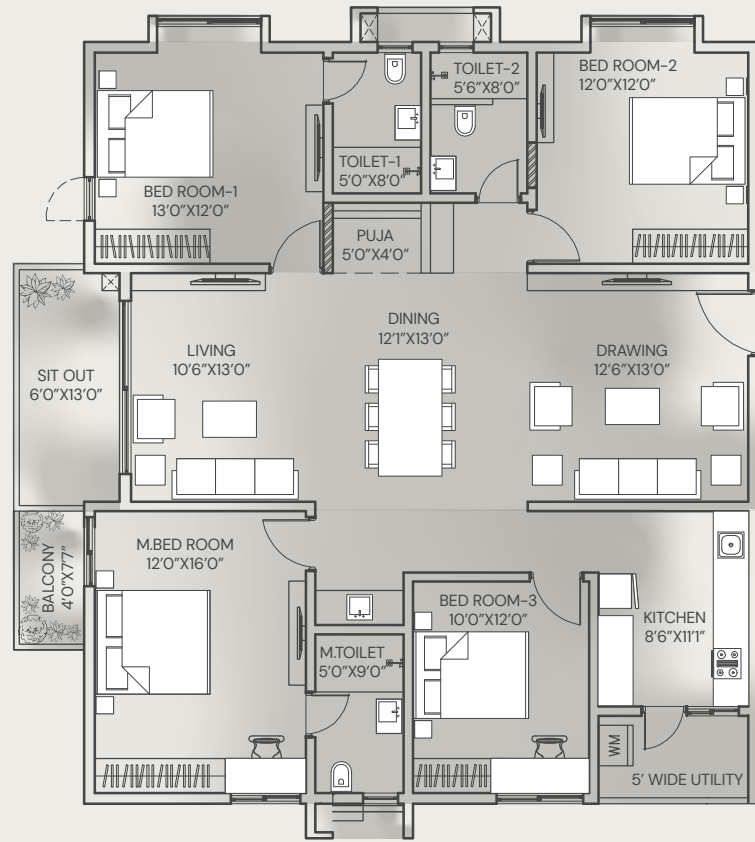


NECTAR GARDENS

Be one with nature

TOWER A

Floor Plans



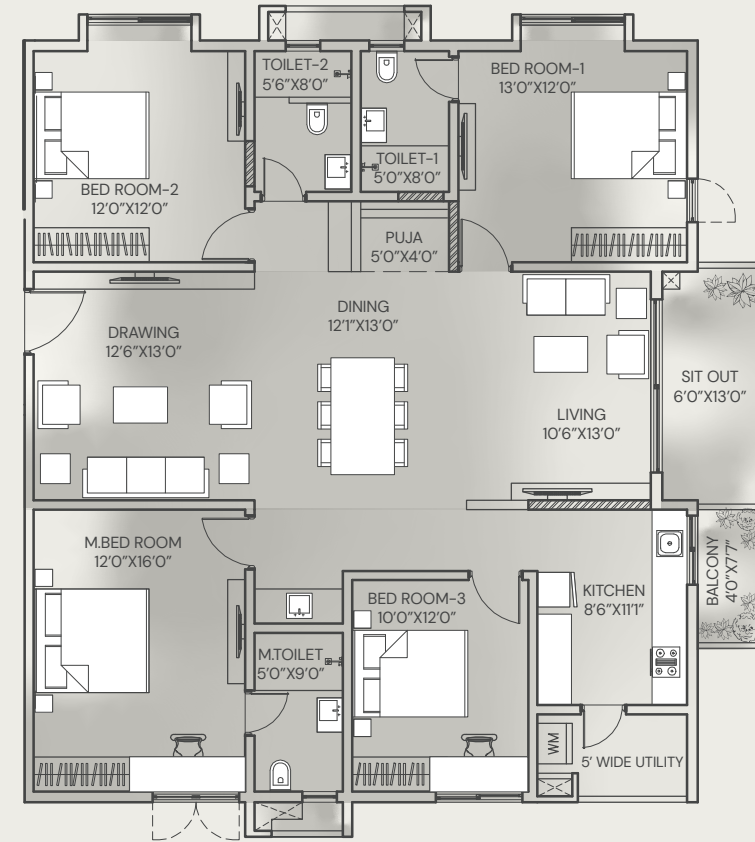
UNIT 01



4BHK East Facing
Unit Type O1 (Block-A)

Area in sft

Saleable Area	2230
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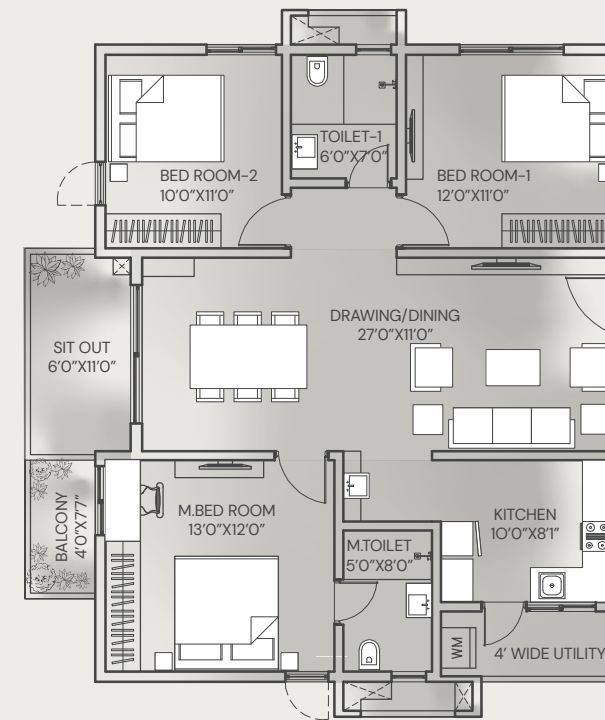
UNIT 02



4BHK West Facing
Unit Type O2 (Block-A)

Area in sft

Saleable Area	2230
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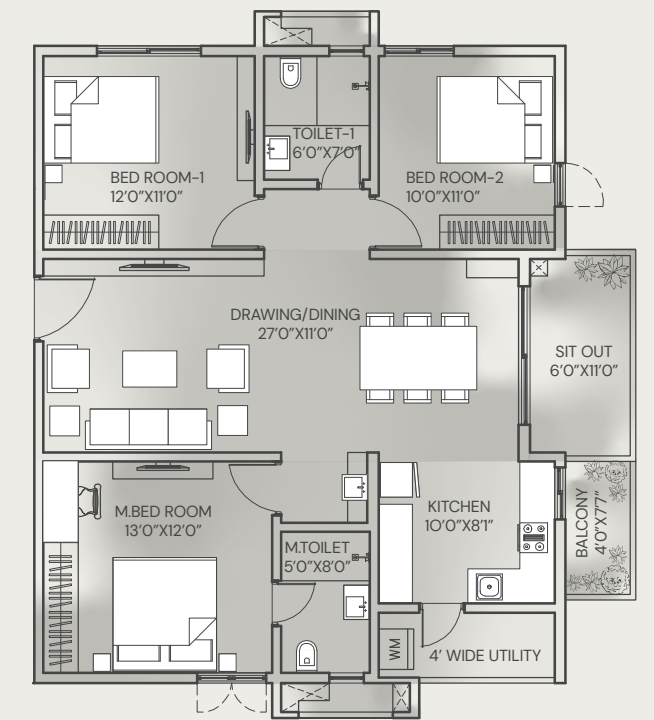
UNIT 03



3BHK East Facing
Unit Type O3 (Block-A)

Area in sft

Saleable Area	1500
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UNIT 04



3BHK West Facing
Unit Type O4 (Block-A)

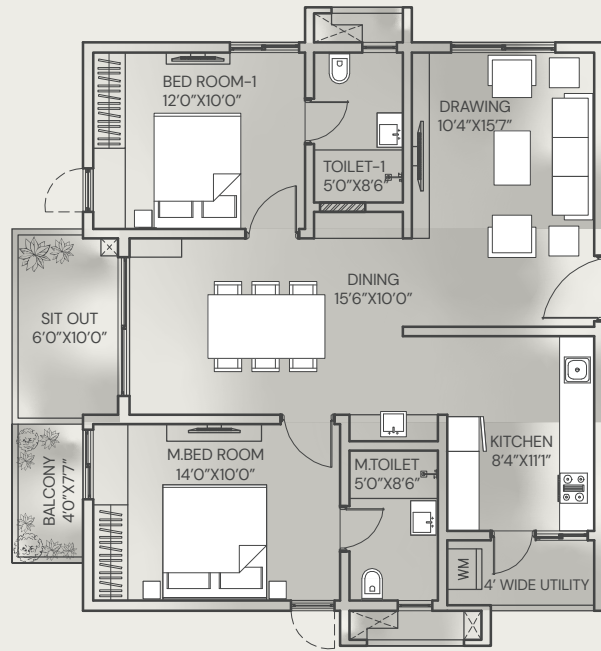
Area in sft

Saleable Area	1500
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Floor Plans

TOWER A

Floor Plans



UNIT 05

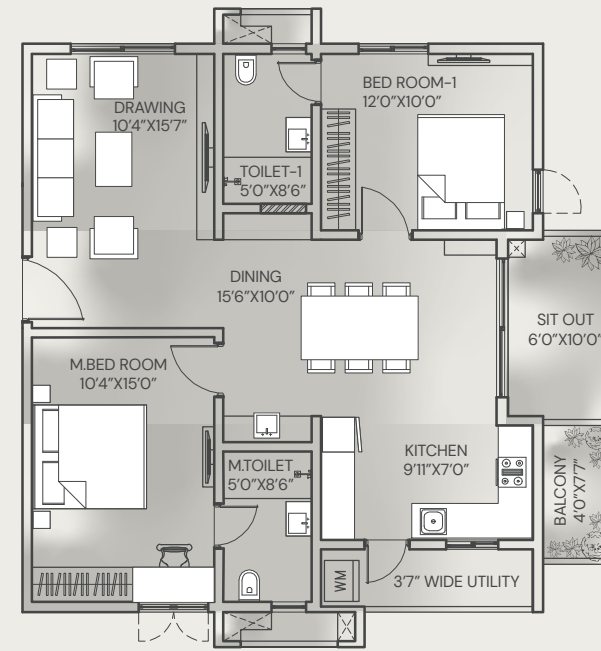


2BHK East Facing
Unit Type 05 (Block-A)

Area in sft

Saleable Area	1315
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1315



UNIT 06



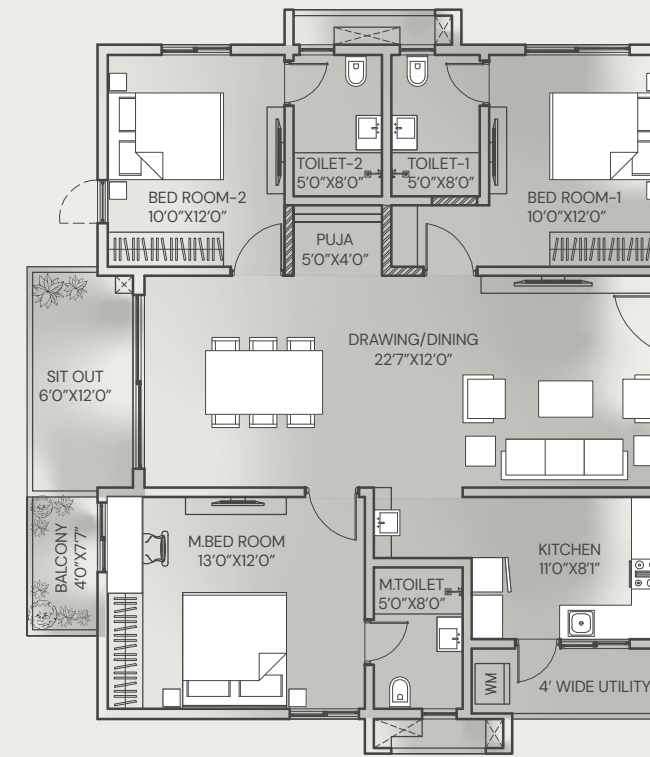
2BHK West Facing
Unit Type 06 (Block-A)

Area in sft

Saleable Area	1315
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1315

Floor Plans



UNIT 07

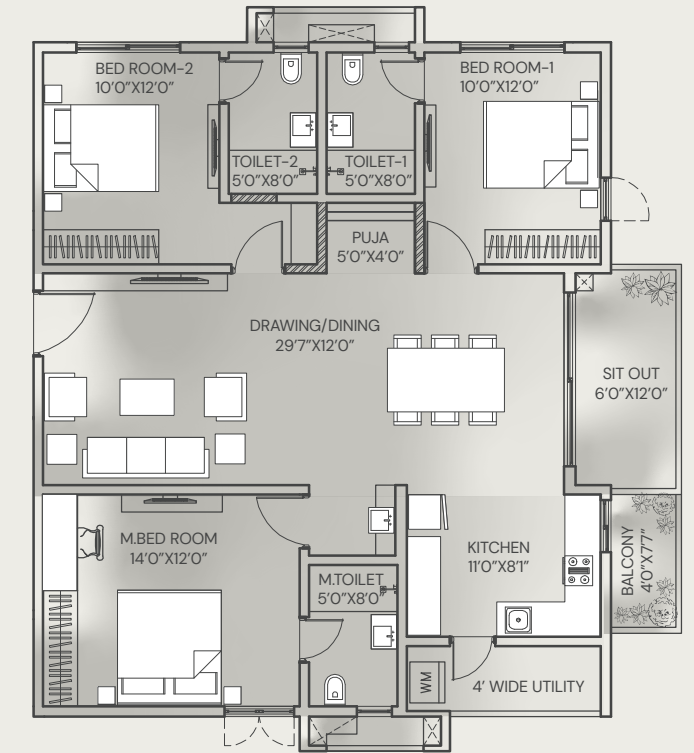


3BHK East Facing
Unit Type 07 (Block-A)

Area in sft

Saleable Area	1710
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1710



UNIT 08



3BHK West Facing
Unit Type 08 (Block-A)

Area in sft

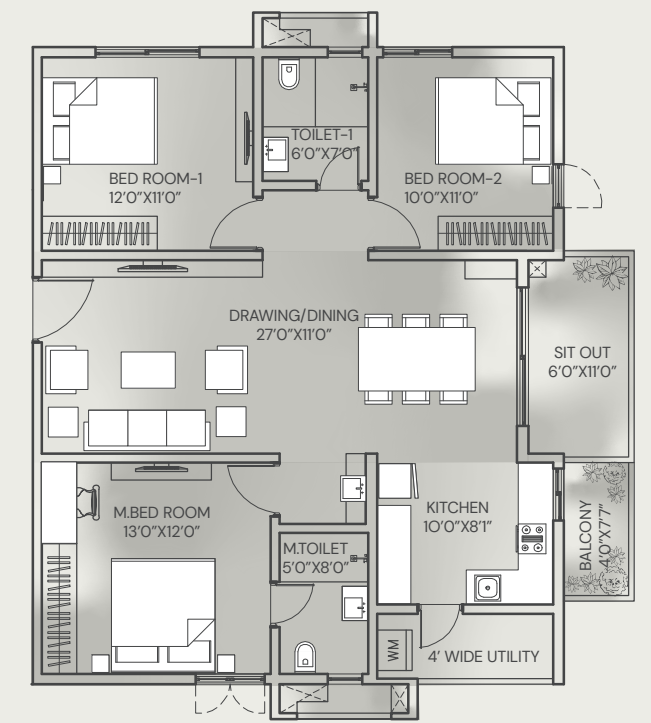
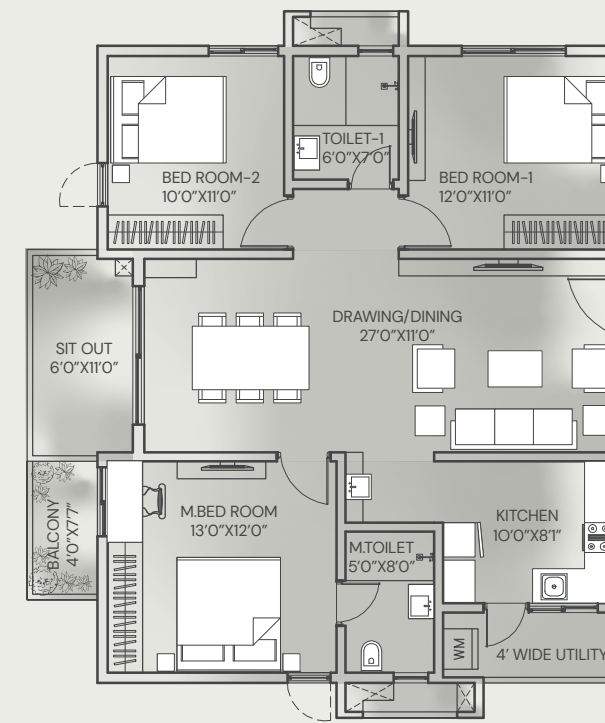
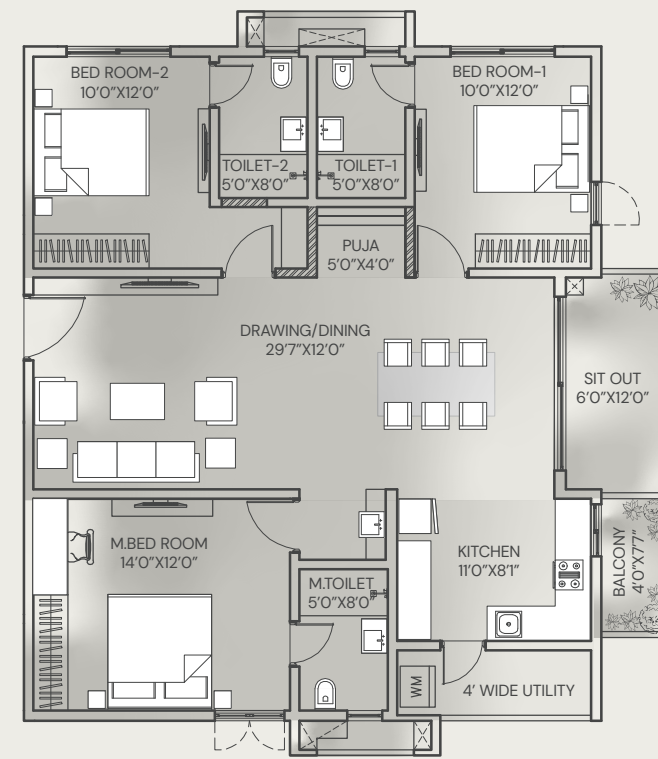
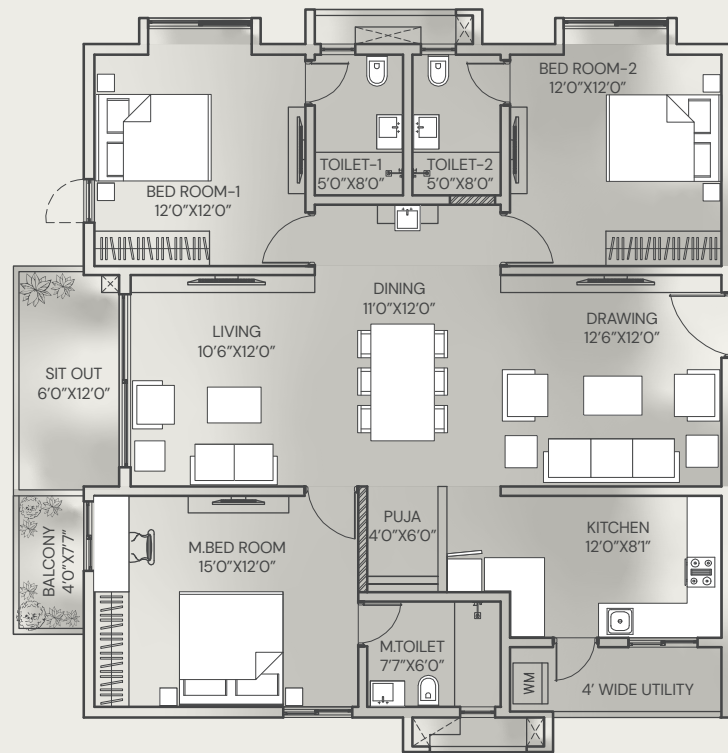
Saleable Area	1710
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1710

TOWER B

Floor Plans

Floor Plans



UNIT 01

UNIT 02

UNIT 03

UNIT 04



3BHK East Facing
Unit Type O1 (Block-B)

Area in sft

Saleable Area

1905

3BHK West Facing
Unit Type O2 (Block-B)

Area in sft

Saleable Area

1710

3BHK East Facing
Unit Type O3 (Block-B)

Area in sft

Saleable Area

1500

3BHK West Facing
Unit Type O4 (Block-B)

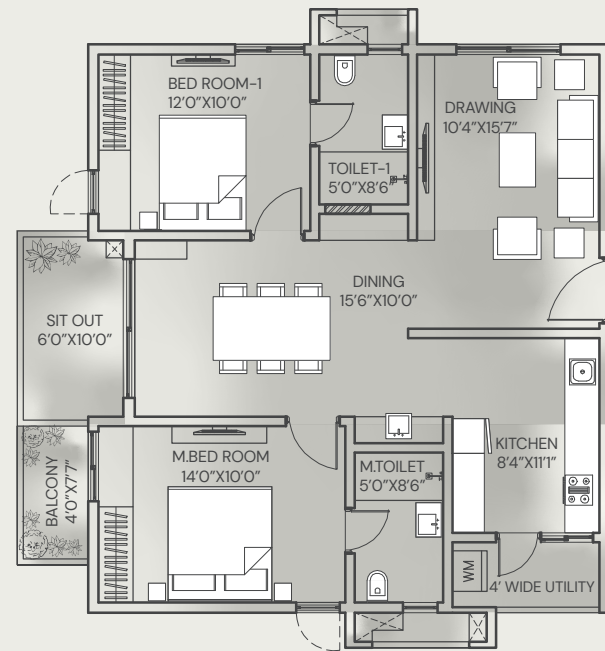
Area in sft

Saleable Area

1500

TOWER B

Floor Plans



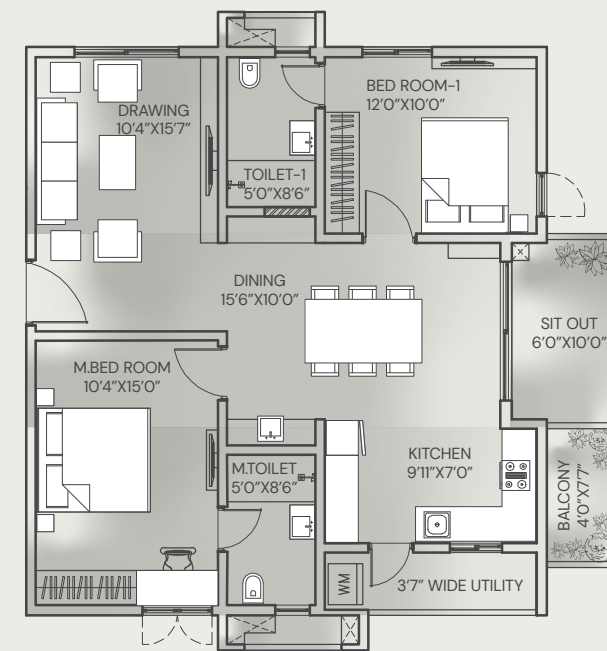
UNIT 05



2BHK East Facing
Unit Type 05 (Block-B)

Area in sft

Saleable Area	1315
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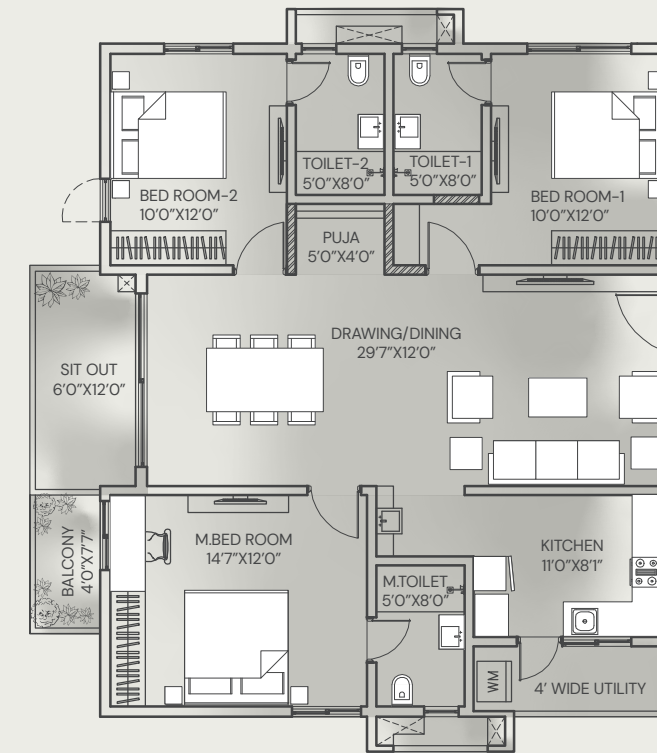
UNIT 06



2BHK West Facing
Unit Type 06 (Block-B)

Area in sft

Saleable Area	1315
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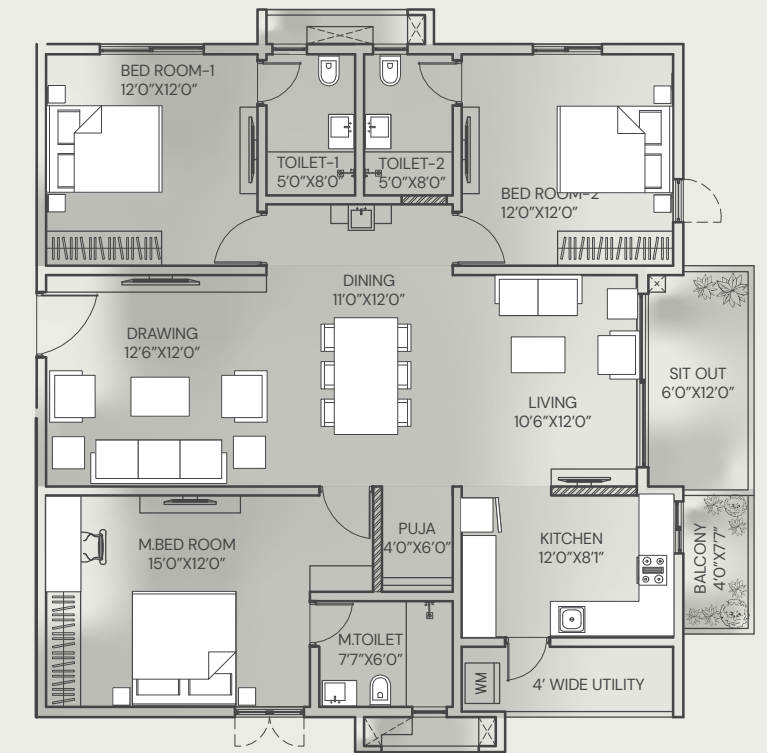
UNIT 07



3BHK East Facing
Unit Type 07 (Block-B)

Area in sft

Saleable Area	1710
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UNIT 08



3BHK West Facing
Unit Type 08 (Block-B)

Area in sft

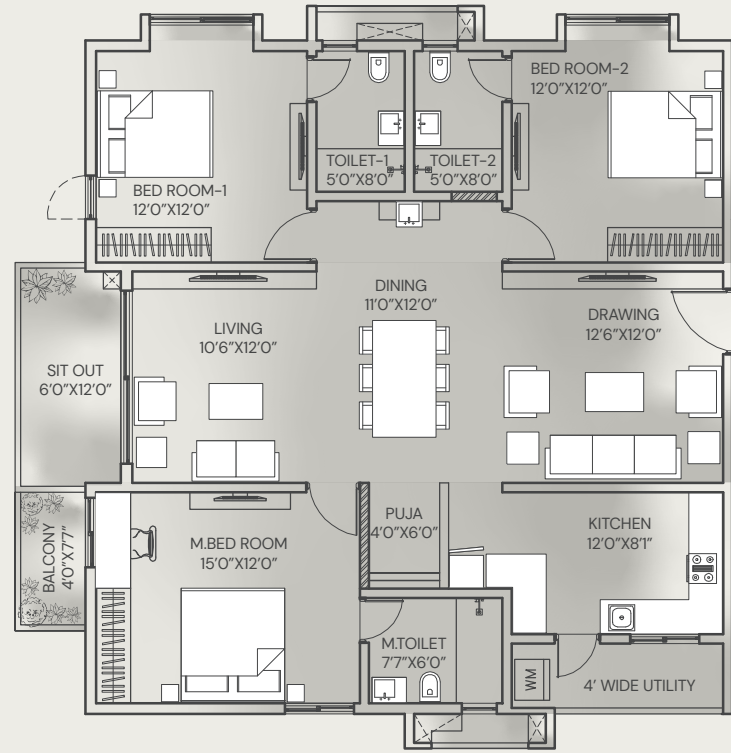
Saleable Area	1905
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Floor Plans

TOWER C

Floor Plans

Floor Plans



UNIT 01

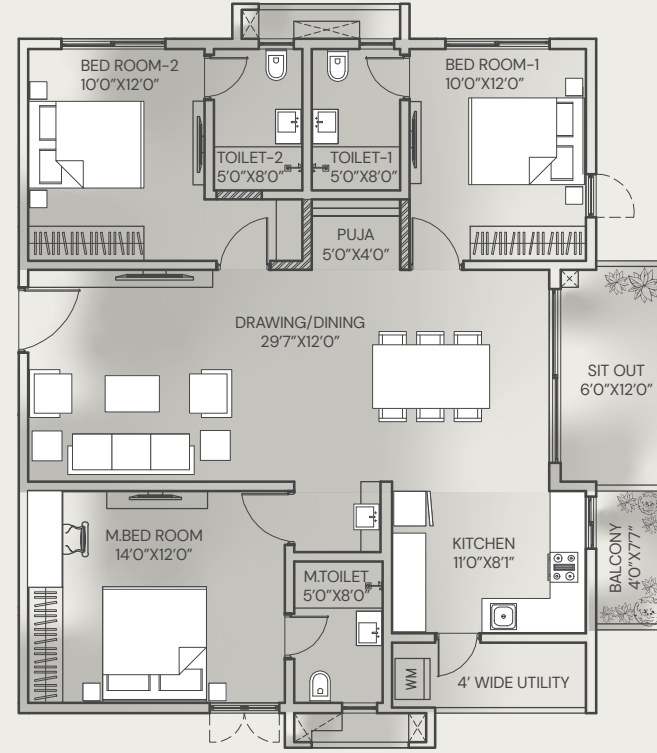


3BHK East Facing
Unit Type O1 (Block-C)

Area in sft

Saleable Area

1905



UNIT 02

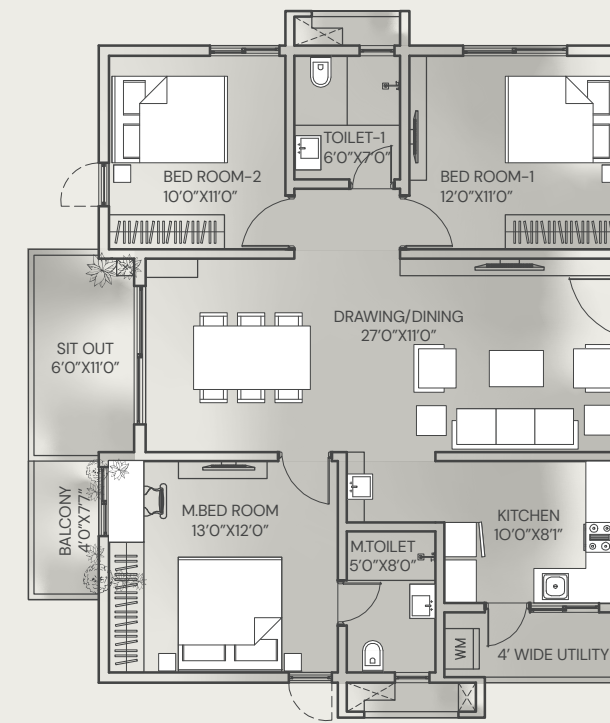


3BHK West Facing
Unit Type O2 (Block-C)

Area in sft

Saleable Area

1710



UNIT 03

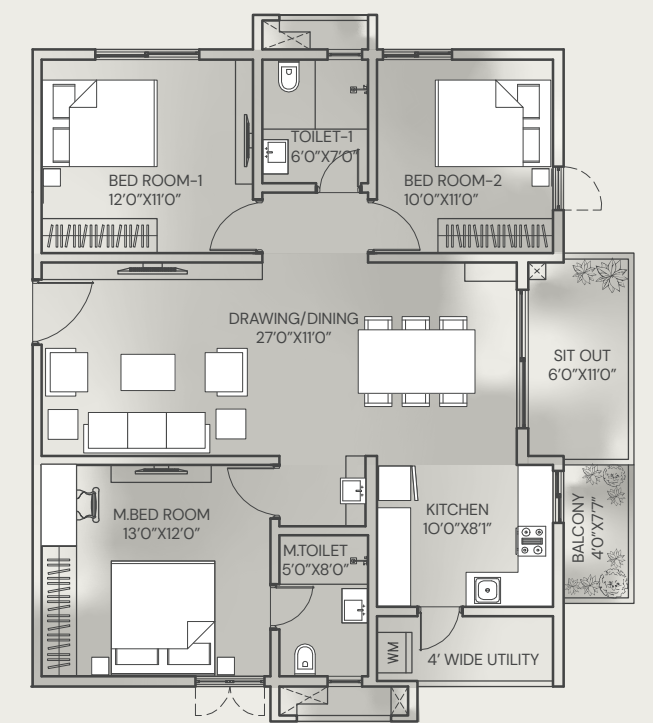


3BHK East Facing
Unit Type O3 (Block-C)

Area in sft

Saleable Area

1500



UNIT 04



3BHK West Facing
Unit Type O4 (Block-C)

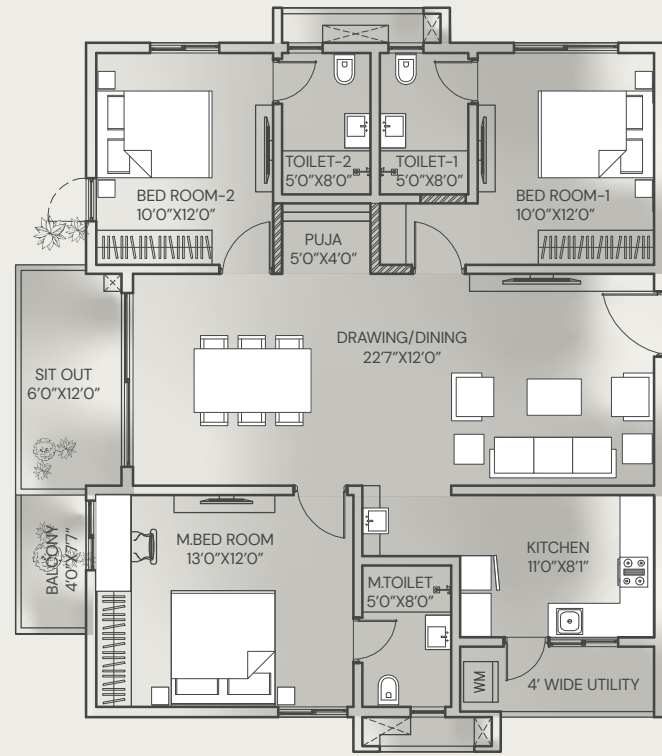
Area in sft

Saleable Area

1500

TOWER C

Floor Plans



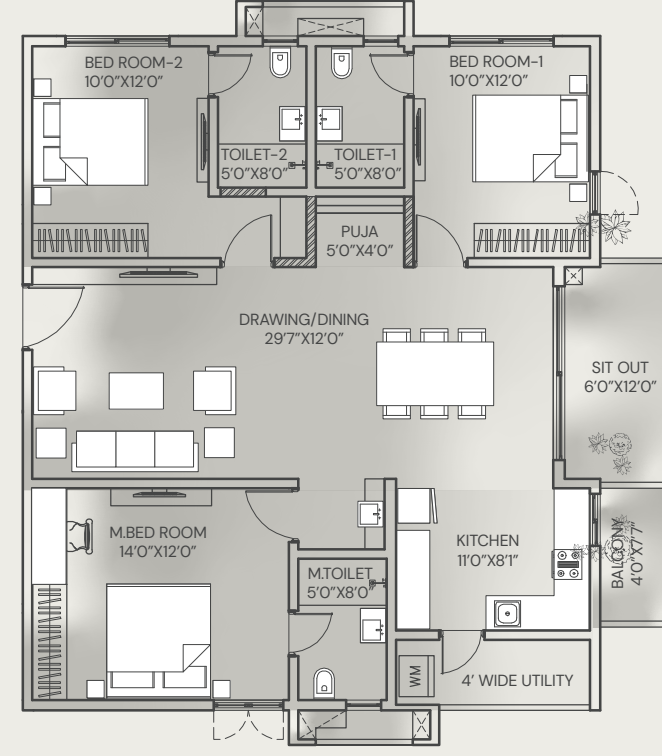
UNIT 05



3BHK East Facing
Unit Type 05 (Block-C)

Area in sft

Saleable Area	1710
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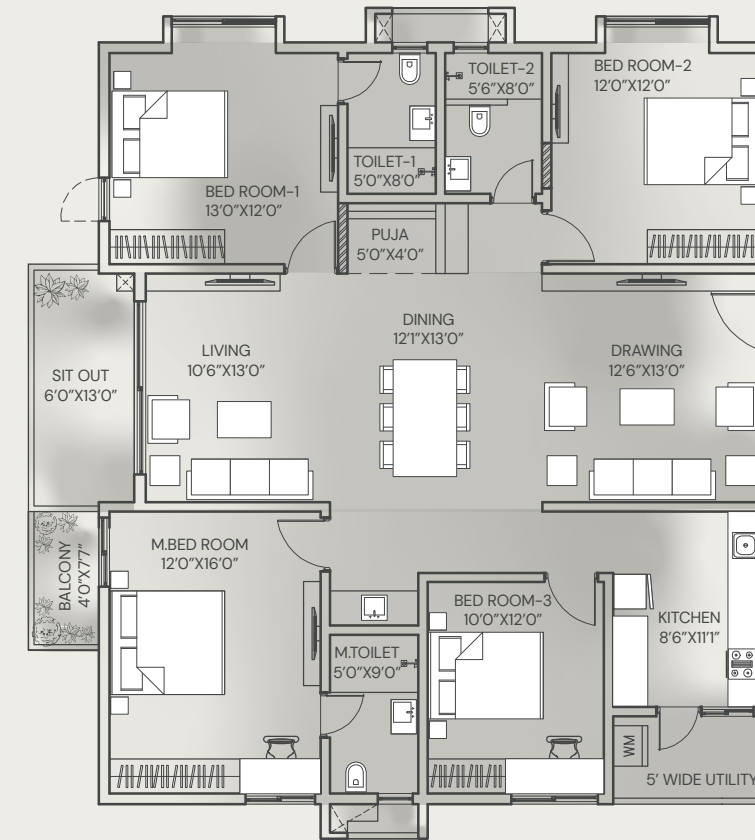
UNIT 06



3BHK West Facing
Unit Type 06 (Block-C)

Area in sft

Saleable Area	1710
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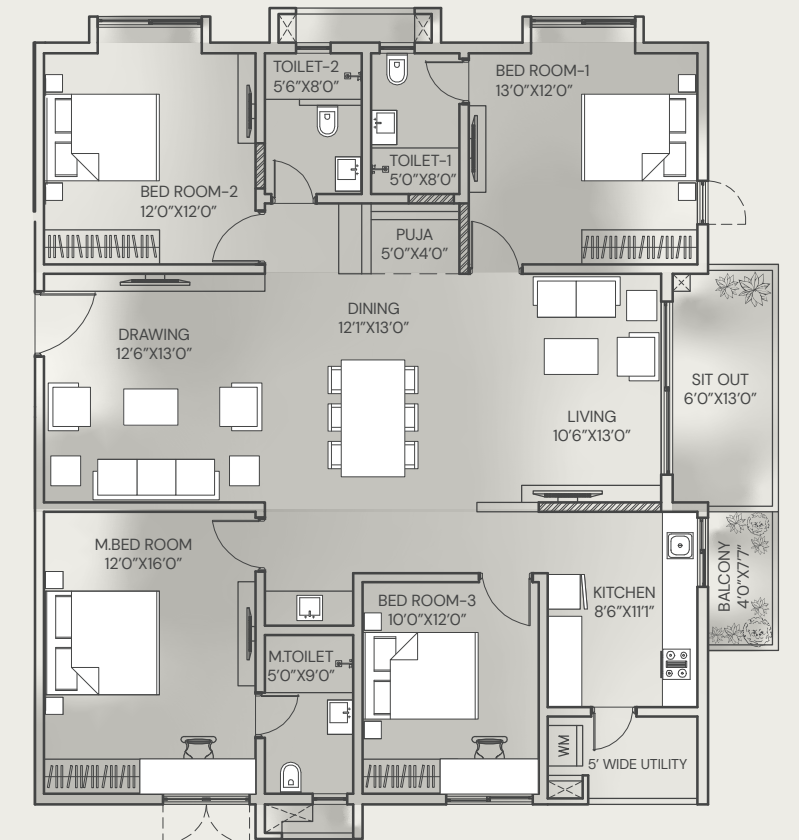
UNIT 07



4BHK East Facing
Unit Type 07 (Block-C)

Area in sft

Saleable Area	2230
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UNIT 08



4BHK West Facing
Unit Type 08 (Block-C)

Area in sft

Saleable Area	2230
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Floor Plans



LET'S GO HOME.

SPECIFICATIONS

Stucture

- Tower Area:R.C.C.framed earthquake resistant structure to withstand wind and seismic loads.
- Non-Tower Area :R.C.C.PT/FLAT SLAB structure to withstand wind and seismic loads.
- Super Structure:R.C.C Monolithic structure with shear wall technology with the applicable codes with floor to floor height of 3.3 Mtrs.

Entrance Lounge and corridors

- Imported marble flooring & skirting
- Aesthetically designed false ceiling for entrance lounge.

Solar power

- Solar power is provided and is connected to common area grid for optimisation of common area power consumption

Car parking

- Two car parks for 3 BHK Apartment.
- 1 car park for 2 BHK Apartment

Plastering and painting

- Smooth putty finish with premium quality of acrylic emulsion paints liken ASIAN/BERGER/ICI or equivalent make over a coat of primer.
- Textured finish and two Coats of weather proof exterior emulsion paint of Asian /Berger/ICI/SKK/JUTON/equivalent make.

Drawing room/ hometheates/ Living and dinning room

- Flooring & Skirting: Large format vitrified tiles of reputed make

Parking Management

- Entire parking is well designed to suit the number of car parks provided parking signages and equipment at required places to ease of traffic flow

Staircase

- Flooring: Granite/Kota stone for riser and thread

Doors & railings

- High – end engineered wooden door frame & aesthetically designed teak veneered shutter with premium finishes and hardware of reputed make of 8 Feet Height
- High – end engineered wooden door frame & shutter with premium finishes and hardware of reputed make 8 Feet Height
- Aluminium/UPVC sliding doors of premium make with glass and mosquito mesh.
- Aluminium/UPVC sliding window shutters of premium make with glass and mosquito mesh.

Kitchen

- Flooring & Skirting: Vitrified tiles of reputed make.
- High-end modular kitchen of reputed make along with title dadoing (shall be provided at extra cost).
- Granite platform and sink will be laid after the completion of modular kitchen.

Master bedroom

- Flooring & Skirting:Engineered wooden flooring/ vitrified tiles with wooden finish of reputed make

Power backup

- 100% DG set backup with acoustic enclosure

Elevators and lifts

- High speed automatic passenger Lifts of Mitsubishi/Toshiba or equivalent make with group control and ARD with V3F for energy efficiency
- 4 No.s of high speed lifts for each tower
- Aesthetically designed flooring with imported marble
- Imported Marble/large format tile cladding
- High speed automatic passenger/good lifts of reputed make with ARD with V3F for energy efficiency and group control
- Flooring with Granite and the car internal finish with SS vandal proof finish

Toilets and power rooms

- Flooring & Skirting: Anti-skid vitrified tiles of reputed make
- Large format premium tiles as per design
- Reputed make like Grohe/Kohler/Toto or Equivalent

Bedrooms

- Flooring & Skirting: Large format vitrified tiles of reputed make

Bathrooms

- Flooring & Skirting: Anti-skid vitrified tiles of reputed make

SPECIFICATIONS

Fire and safty

- Fire hydrant and fire sprinkler system in all floors and basements.
- Fire alarm and Public Address System in all floors and parking areas(basements)
- Control panel will be kept at main security
- Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters.

Electrical fixtures

- Provision for geysers shall be provided in all bathrooms & kitchen
- Power plug for cooking range chimney,refrigerator, microwave ovens,mixer/grinders in kitchen. Washing mahine/dishwasher in utility area.
- 3 phase Supply for each unit and individual meter boards.
- Miniature Circuit Breakers (MCB) for each distribution boards of reputed make.
- Modular Switches of reputed makes like Legrand/Schneider/equivalent.
- LED light fixtures for all common areas & landscape area lighting.

Balcony/ sit – out flooring

- Flooring: Premium quality anti-skid tiles with wooden finish.

Utility

- Flooring with anti-skid vitrified tiles of reputed make.
- Vitrified tiles up to sill height.
- Provision for dish washer and washing machine

Security/BMS

- Sophisticated round – the – clock security/ surveillance system
- BMS for electricity consumption with prepaid card system will be provided (Centralized billing)
- Panic button and intercom is provided in the lifts connected to the security room.
- Surveillance cameras at the main security,in open areas as per design and entrance of each block, CCTVs also provided inside the lifts.

Electric vehical charging

- Provision for charging of electric vehicles in parking areas

Air conditioning

- AIR CONDITIONING:Suitable capacity of Air-Conditioning system of reputed make like Daikin/ Mitsubishi/O’ general/equivalent make shall be provided in all the units. (Shall be provided at extra cost).

WSP & WTP

- Domestic water made available through an exclusive Water Softening Plant
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project,treated sewage water will be used for landscaping and flusing purpose
- Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.

LPG

- Supply of gas from centralised gas bank to all individual flats with pre-paid gas meters.

Home automation

- SMART HOMES: smart digital assistant to help with lighting control,fan control,AC control,geyser control and video access control.Other facilites include Motion Sensor for toilet lighting,Panic Button and gas leak detectors.

Telecommunication, cable tv & internet

- Telephone points in living, dining areas, all bedroms.
- Intercom facility with video door phone to all the units connecting security
- Provision for cable connection in living and all bedrooms.
- Provision for internet connection in each flat.

Car washing facility

- Car washing facility shall be provided as per the vendor’s specifications.

ABOUT SUKHII

We know that home is not just a place, it is a feeling!

Holding that thought closest to our heart, for the last 28 years we have been working towards one goal—creating happy, safe, and sustainable communities that feel great to come back to.

As a company, we stand firm in building only sustainable gated communities with added advantages for one and all. We go the extra mile to provide you with amenities that other developers don't. We believe that little details make an enormous impact.

Our passion for integrating these little details is what drives us to bring you simply extraordinary facilities.

CONSULTANTS



Project Management Consultant
Jones Lang Lasalle Property Consultants (India) Pvt. Ltd.



Cost Consultants
Hill International Cost Consultancy (India) Pvt. Ltd.



Principal Architect
Studio Infinite LLP



Architect, Façade & Interiors
Samar Ramachandra Associates



Structural Consultants
Innotech



MEP Consultants
DesignTree Service Consultants Pvt. Ltd.



IGBC Consultants
ENGRIN Services Pvt. Ltd.



Landscape Consultants
Anjuna Architects



Traffic & Parking Consultants
Parkway Consultants



Vertical Transport Consultants
L'Avenir Consultancy Pvt. Ltd.



Site address

Sy no. 447/p, Puppalguda, Telangana
500089, India

Office address

Plot No. 59, Street NO. 3, Sagar Society, Banjara Hills,
Road No.2, Hyderabad, Telangana - 500034

Website

www.sukhii.group

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