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KISMATPUR, HYDERABAD

TG RERA No. P02400010277

SDG Prinia Sales Concierge

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sdgprinia.com



LOCATION MAP

Disclaimer: This brochure is conceptual in nature and by no means constitutes a legal offering and does not form part of any offer or contract. The information contained herein is subject to change without prior notice. All images, visuals, project layouts, building elevations, landscape designs, and renders shown are artist's impressions for representation purposes only, are indicative in nature, and purely conceptual. All project and building elevations and related features may undergo changes based on (a) inputs from architects and landscape designers from time to time; (b) architectural and engineering requirements; and/or (c) environmental and natural factors such as wind, rain, and sunlight. The same may not form part of the final product to be constructed and delivered. Certain conceptual renders depicting landscaping and vegetation may include fully grown trees, canopies, creepers, flowers, and other elements which may typically take 3-4 years to mature post plantation, subject to consistent care and maintenance. Given the variable and unpredictable nature of plantation and vegetation growth, the Developer expressly disclaims any assurance or guarantee regarding the availability, delivery, or maturity of such landscaping or vegetation as part of the final project.



A HOME THAT ECHOES THE HARMONY OF NATURE



A Signature Project By



RAISING THE TALLEST OF ASPIRATIONS

We are, with our 4 distinct business interests, a conglomerate that focuses on improving the quality of life and delivering tangible value. We are the Suvarna Durga Group - with over a decade of expertise in crafting innovative and future-ready residential and commercial spaces, SDG has emerged as one of Hyderabad's most trusted names in realty. Our portfolio of high-end projects across the city's prime locales stands as a testament to our commitment to quality, integrity, and lasting value.

SDG PRINIA is yet another reflection of this legacy—where design excellence meets enduring trust.

For a detailed list of our projects, please visit
SDG.IN

STORY OF DIVERSIFIED GROWTH

Starting from 1978, when the very seeds were sown by our founder Sri Jakkireddy Subbareddy, we have grown from strength to strength. As a leader in all that we do, and as a brand whose promise is as good as gold.

CONSTRUCTIONS | PAPER | GLASS BOTTLES | AGRO PRODUCTS



KISMATPUR, HYDERABAD

TG RERA No. P02400010277

PRINIA, THE BIRD

Our logo, mascot and inspiration is the bird Prinia, native to these environs. Prinia, true to its unique behavior lives in mixed communities with other similar species.

This definitive social character became our inspiration to create a close-knit community lifestyle which fosters living in harmony even as we seek individual comforts.

In SDG PRINIA, you will find that these social settings make living with friends and neighbours a pleasure.



51 FLOORS OF
WORLD-CLASS
LIVING SPACES,
STANDING TALL
ON A SPREAD
OF GREEN



SDG
PRINIA 
SOCIALLY CONNECTED LIVING

A SERENE
WHOLESOME LIVING
WITH CHIRPING BIRDS
WELCOMING YOU



SDG
PRINIA 
SOCIALY CONNECTED LIVING

Rising tall, SDG PRINIA marks its presence with a uniquely elevated podium and connecting sky bridges.



SDG
PRINIA
SOCIALLY CONNECTED LIVING



- 2 TOWERS
- 51 FLOORS
- 344 FLATS
- 80% OPEN SPACE
- EXCLUSIVE 3BHK COMMUNITY
- ALL CORNER FLATS
- 3.3 M FLOOR-TO-FLOOR
- 50+ AMENITIES
- 4 LEVELS OF AMENITIES
- 50,000 SQ.FT. ECO DECK
- 2 LEVELS OF BASEMENT PARKING
- 5 LEVELS OF PODIUM PARKING



Designed to include every amenity one could possibly imagine for a wholesome lifestyle.



SDG
PRINIA

SDG
SUSTAINABLE DEVELOPMENT CENTER

PLUSH DROP-OFF ZONE



STEP INTO AN EXCLUSIVE
YET EXPANSIVE WELCOME





ENTRANCE LOBBY AND HIGH SPEED ELEVATORS

MASTER PLAN



A WHOLE NEW EXPERIENCE FOR YOUR FAMILY
Your exclusive 3BHK space starts 100 feet above
the ground, quite literally!

2

TOWERS

4

ALL CORNER
FLATS PER FLOOR

10

HIGH-SPEED
ELEVATORS

GROUND LEVEL AMENITIES



Rise up to an amenity-rich lifestyle



4

LEVELS OF AMENITIES

LEGEND

- | | | | | | |
|----|-----------------------|----|------------------|---|------------------------|
| 1 | Cycling Track | 2 | Jogging Track | 3 | Water Feature |
| 4 | Seating Deck | 5 | Pickleball Court | 6 | Hopscotch & Play Floor |
| 7 | Half Basketball Court | 8 | Skating Rink | 9 | Cricket Practice Net |
| 10 | Seating Plaza | 11 | Mound Garden | | |



Jog along, or gently pedal —
dedicated tracks
along the perimeter.

CYCLING AND JOGGING TRACK

PICKLEBALL COURT



HALF BASKETBALL COURT



SEATING PLAZA





This is where you are,
perched above the mundane.

Our Eco-Deck - The Perch on the 5th floor is where nature meets design - featuring a lush tropical garden, tranquil enclaves, seating areas, party lawns, a library, and collab space. Thoughtfully created to foster connections, it's your social sanctuary perched in the sky - a place to unwind, reconnect, and thrive amidst nature.




**THE
PERCH**
Unwind. rEConnect.

COLLAB SPACE



Meet, work or network,
the nature is your backdrop.



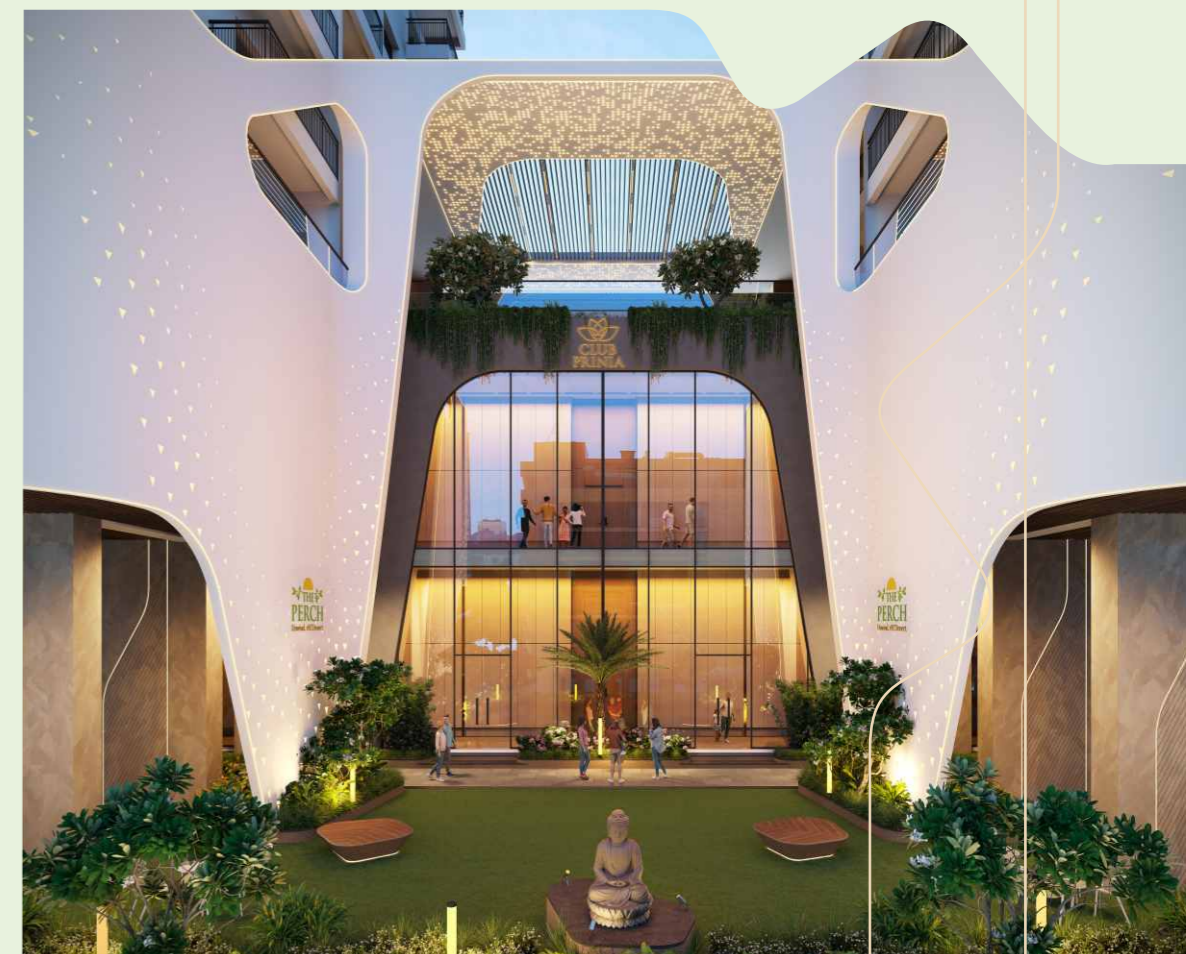
BIOPHILIC SEATING



A well thoughtout floor stacking for expansive spaces,
ready accessibility to all that you need and
ample room for socially connected living.



PARTY LAWN WITH PAVILION





A DECK FULL OF LIFE
FOR THE PLAYFUL, YOUTHFUL
AND THE MINDFUL.

LEGEND

- | | | | |
|--------------------------|---------------------------|-----------------------|-----------------------|
| 1 Lawn | 2 Live Hedge & Plantation | 3 Peripheral Pathway | 4 Collab Space |
| 5 Biophilic Seating Area | 6 Water Island | 7 Coffee Shop | 8 Outdoor Gym |
| 9 Barbeque Deck | 10 Swing Plaza | 11 Deck | 12 Buddha on Pedestal |
| 13 Party Lawn | 14 Library | 15 Panoramic Pavilion | 16 Indoor Games |
| 17 Senior Citizen Court | 18 Kids Play Area | | |



Experience the charismatic views of the podium park from the 5th floor.
We call it the High Five.

Open spaces that elevate thought and living.

BARBEQUE DECK



LIBRARY

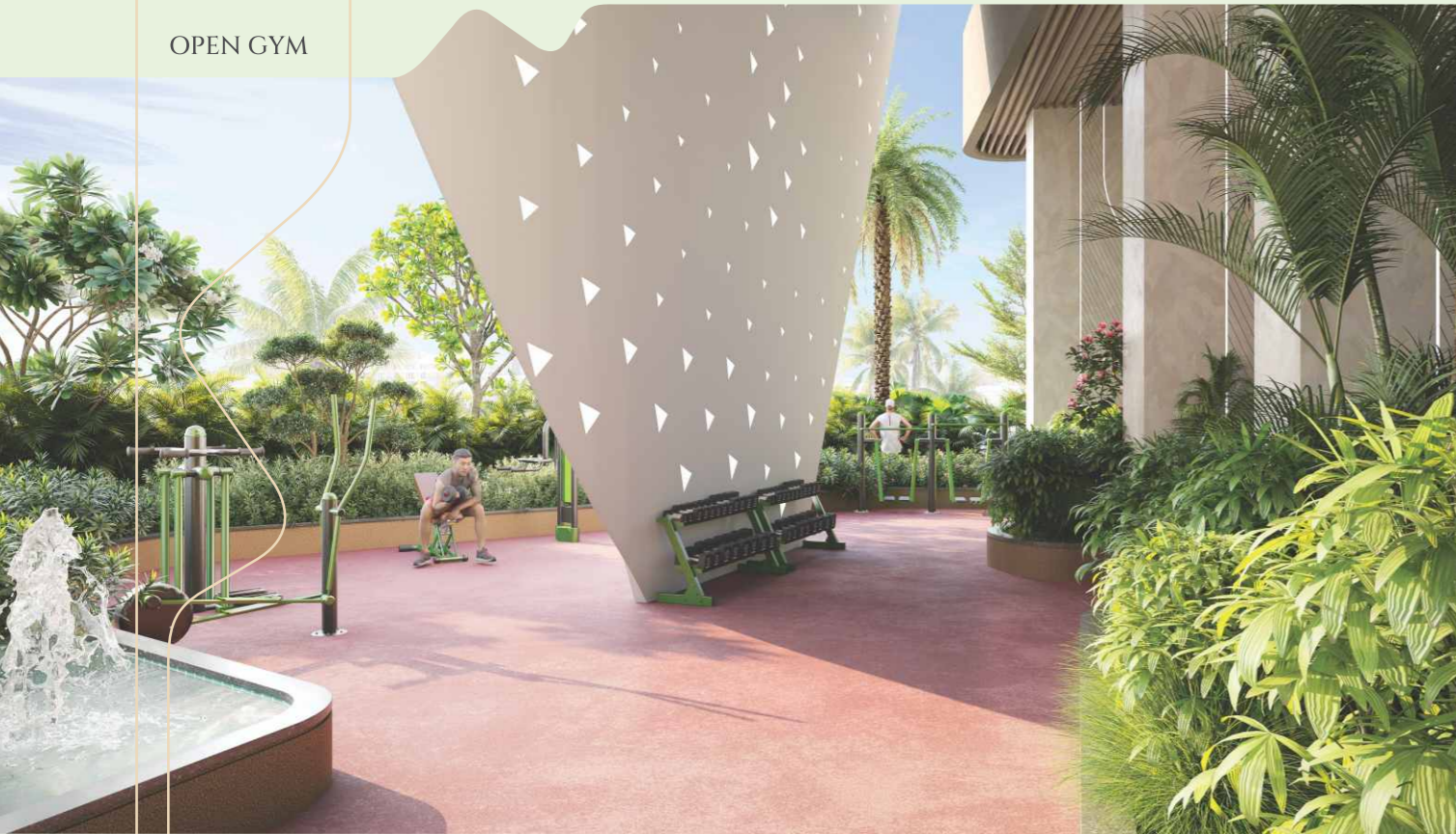


COFFEE SHOP

A place with air, light and room to grow.



OPEN GYM



KIDS PLAY AREA



INDOOR GAMES



Areas and arenas dedicated for the playful and the active.

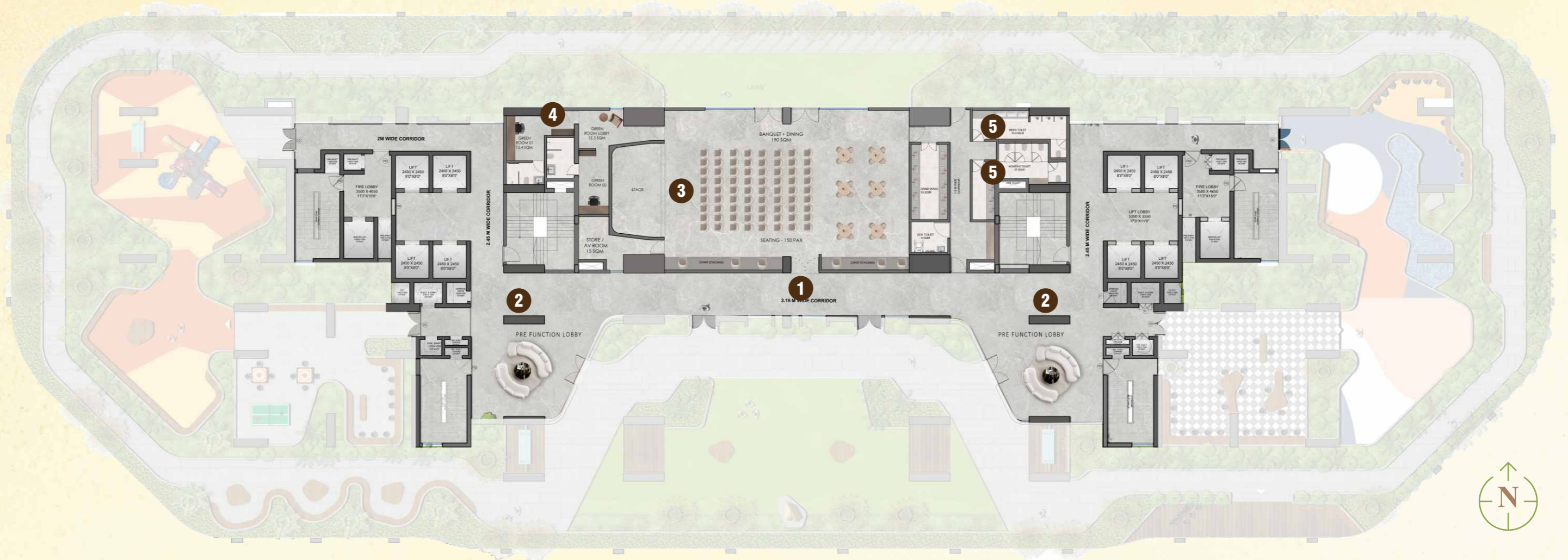




Just above The Perch, a sprawling club house welcomes you to reset and rejuvenate, the Club PRINIA includes all amenities - gym, multi-purpose rooms, lounges and dedicated spaces for recreational activities; all to let you make the most of your time and encourage personal growth.



**CLUB
PRINIA**
YOUR GROWTH SPACE



Where celebrations feel intimate,
effortless, and timeless.



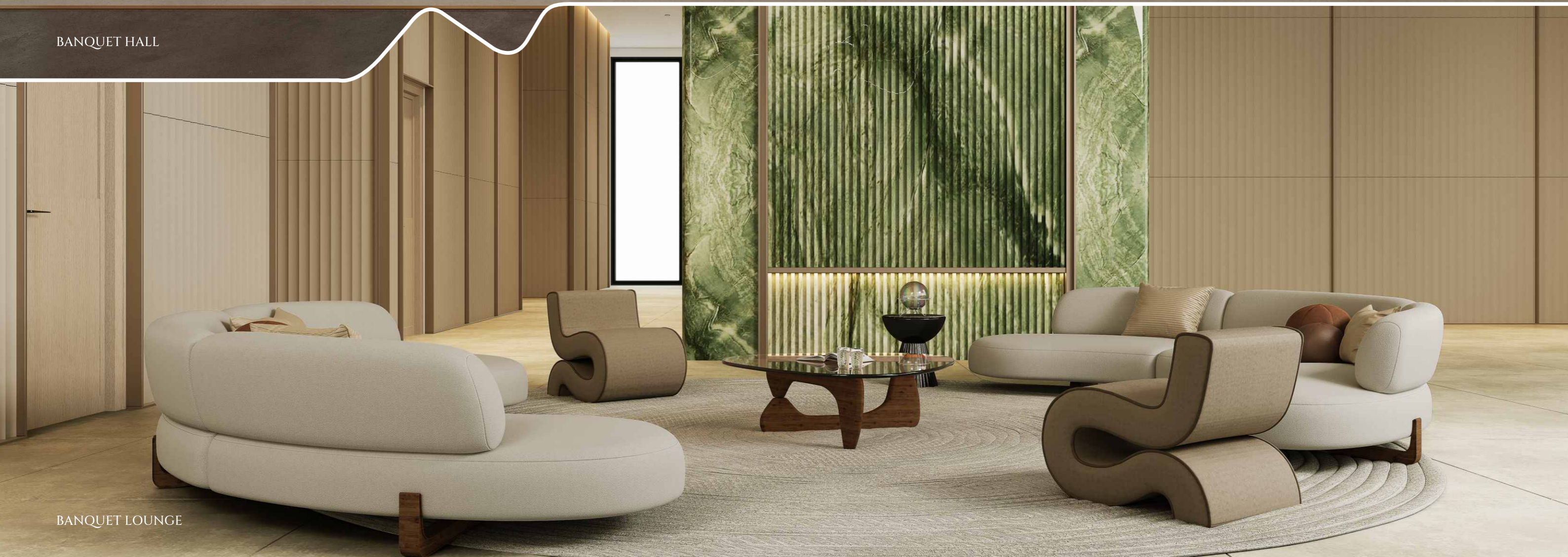
LEGEND

- 1 Central Pathway
- 2 Banquet Lounge
- 3 Banquet Hall
- 4 Green Rooms
- 5 Restrooms

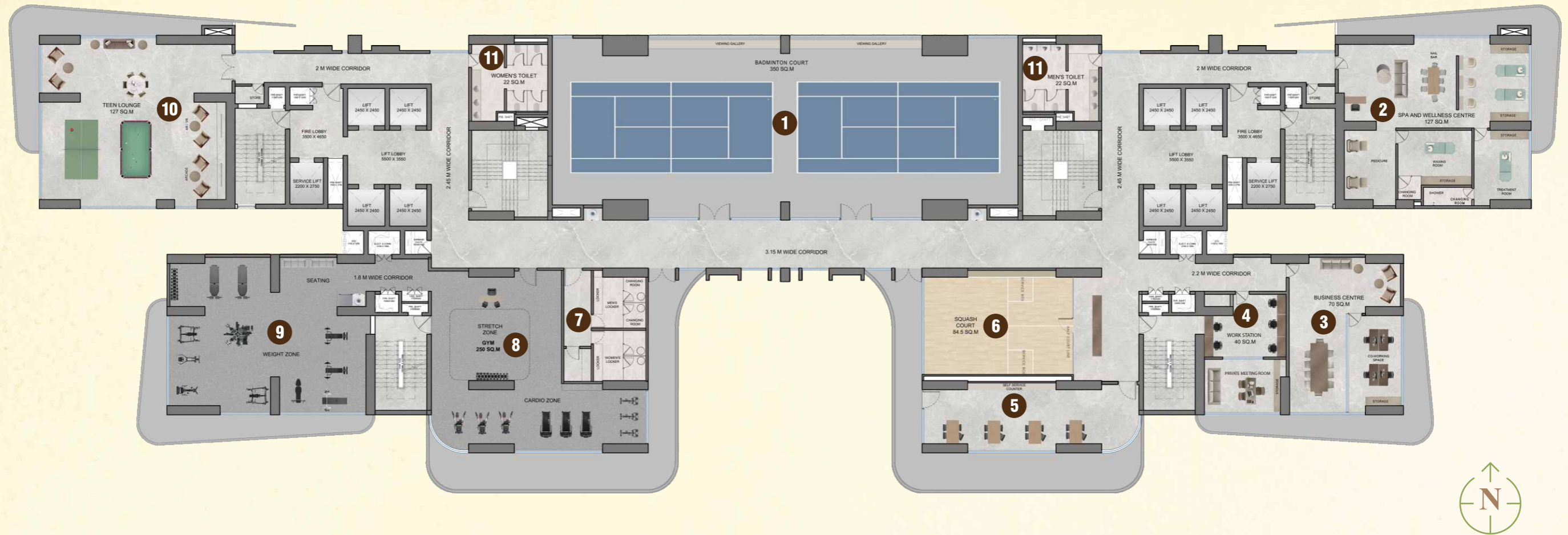


The Club Prinia Banquet Hall and Lounge -
A modern renaissance, reimagined.

BANQUET HALL



BANQUET LOUNGE



The Club Prinia features an ultra-modern gymnasium, badminton and squash courts, teen lounges, spa and wellness centre along with vibrant spaces to unwind, nurture and grow.



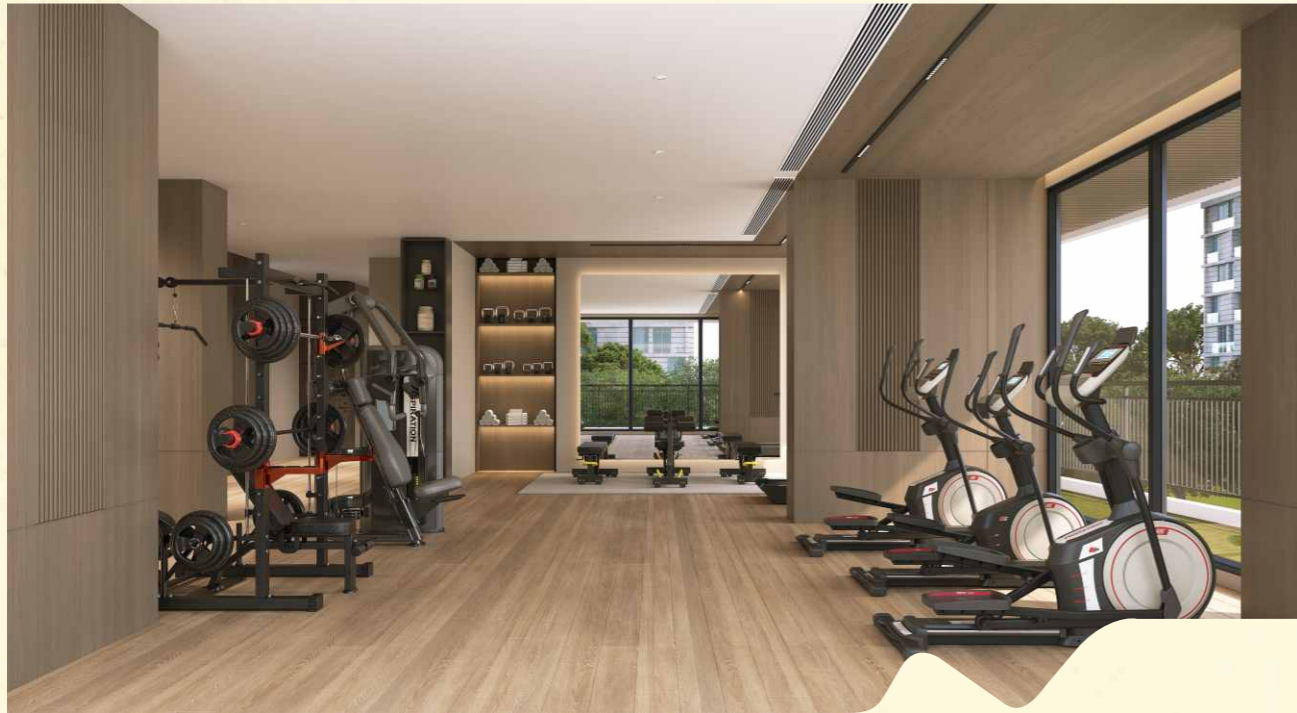
LEGEND

- | | | |
|-------------------------------|----------------------------------|---------------------------|
| 1 Badminton Court | 2 Spa and Wellness Centre | 3 Business Centre |
| 4 Private Meeting Room | 5 Self-Service Counter | 6 Squash Court |
| 7 Locker Room | 8 Gym | 9 Gym Weights Zone |
| 10 Teen Lounge | 11 Restroom | |

BADMINTON COURT



INDOOR GAMES

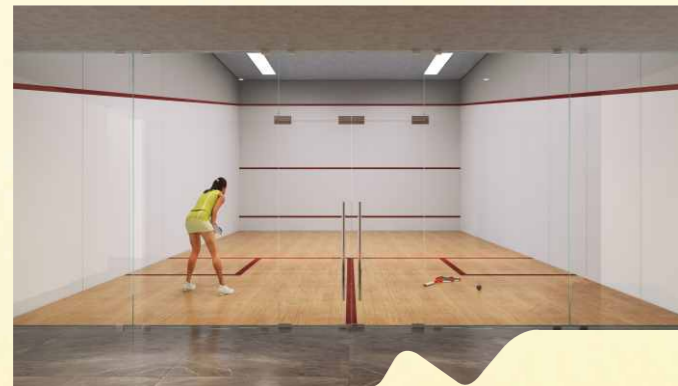


WORK STATION

SPA & WELLNESS CENTRE



WEIGHTS ZONE



GYM

SQUASH COURT

PRIVATE MEETING ROOM



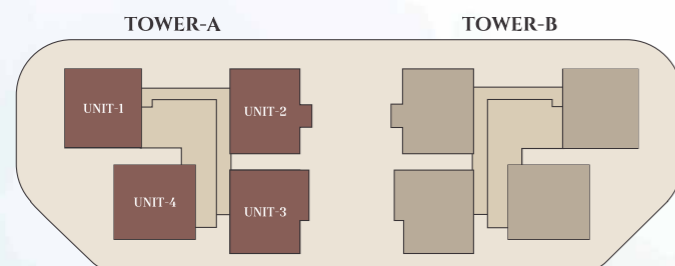


All-weather indulgence - the indoor pool delivers calm, comfort and luxury, no matter the season.



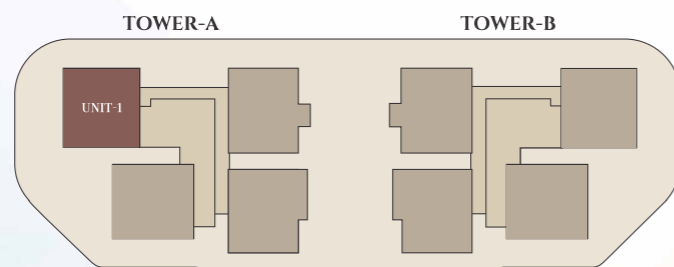
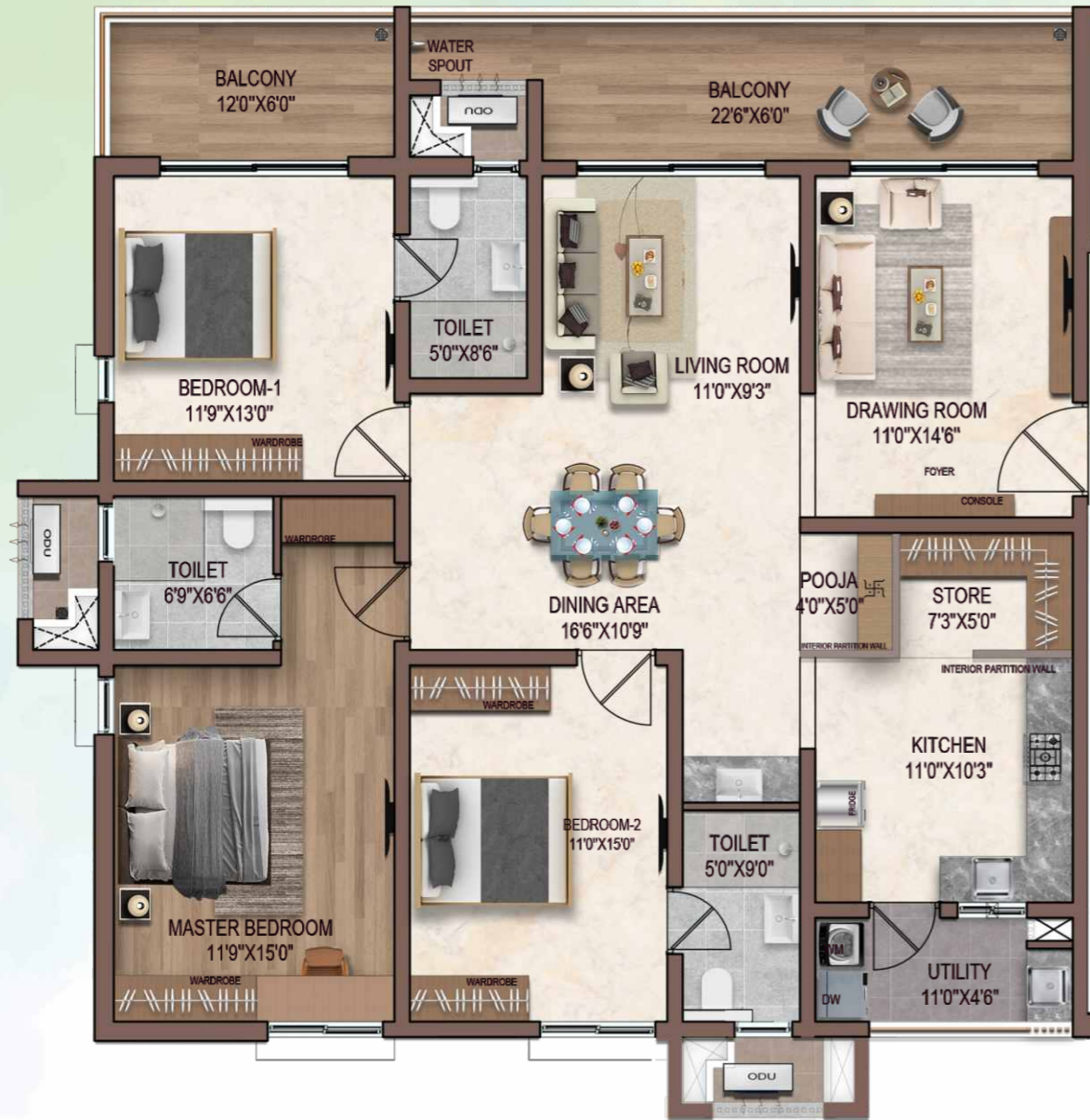
3BHK
AREA: 2466 SQ.FT.
EAST

3BHK
AREA: 2499 SQ.FT.
WEST



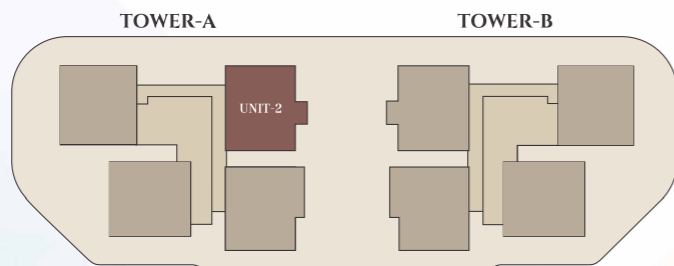
TYPICAL FLOOR PLAN

TOWER-A / UNIT 01
3 BHK EAST FACING
 AREA: 2466 SQ.FT.



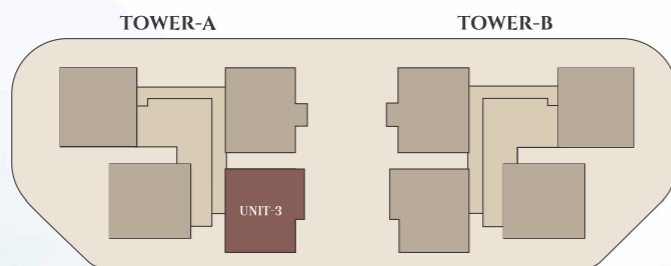
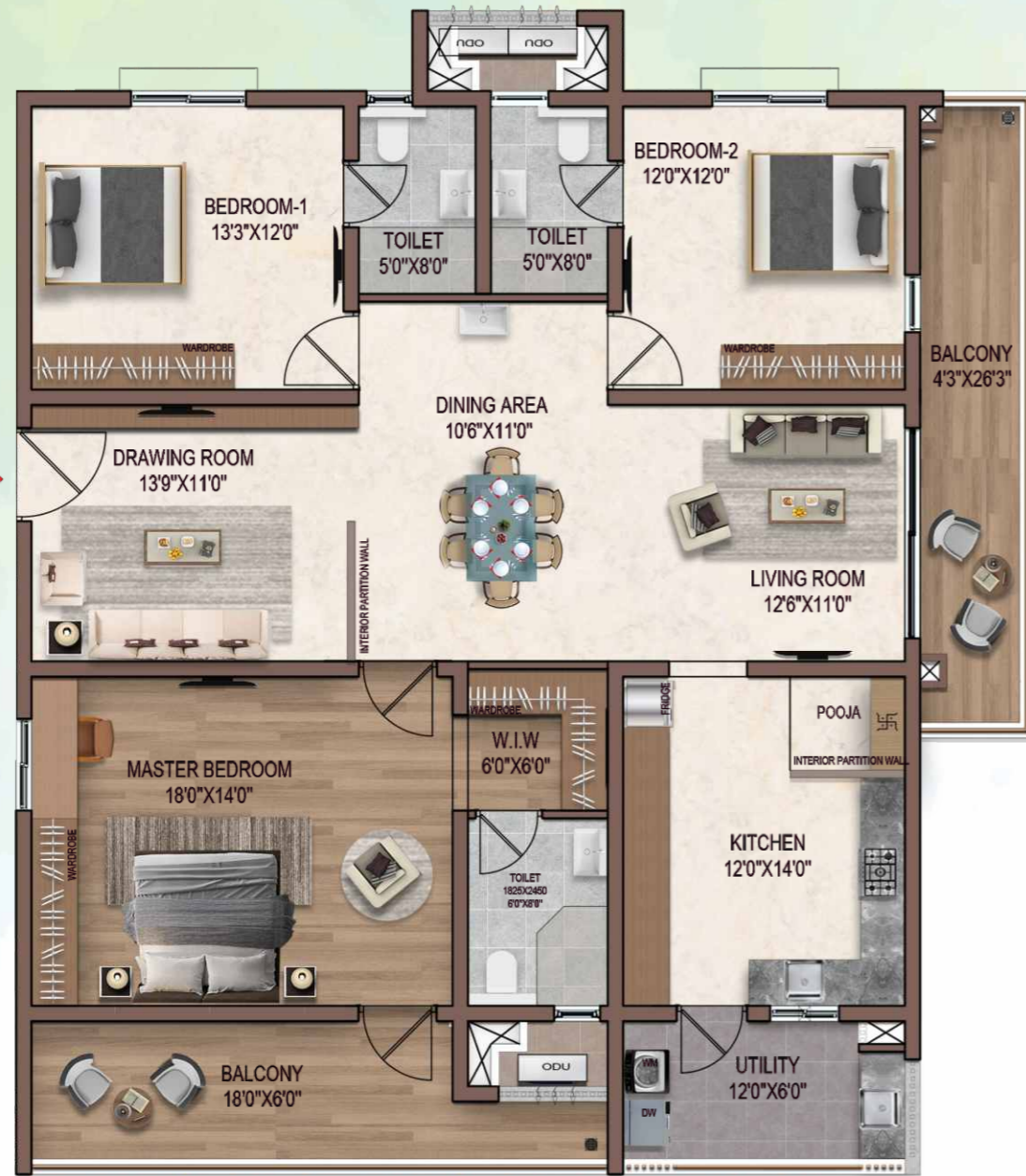
TYPICAL FLOOR PLAN

TOWER-A / UNIT 02
3 BHK WEST FACING
 AREA: 2499 SQ.FT.



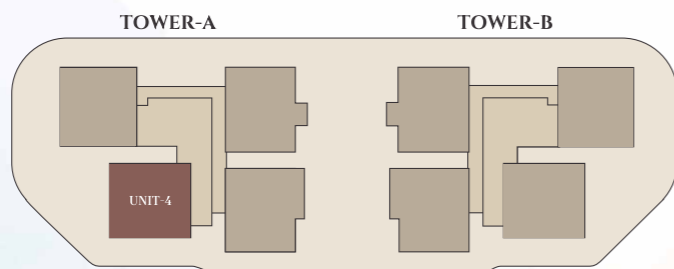
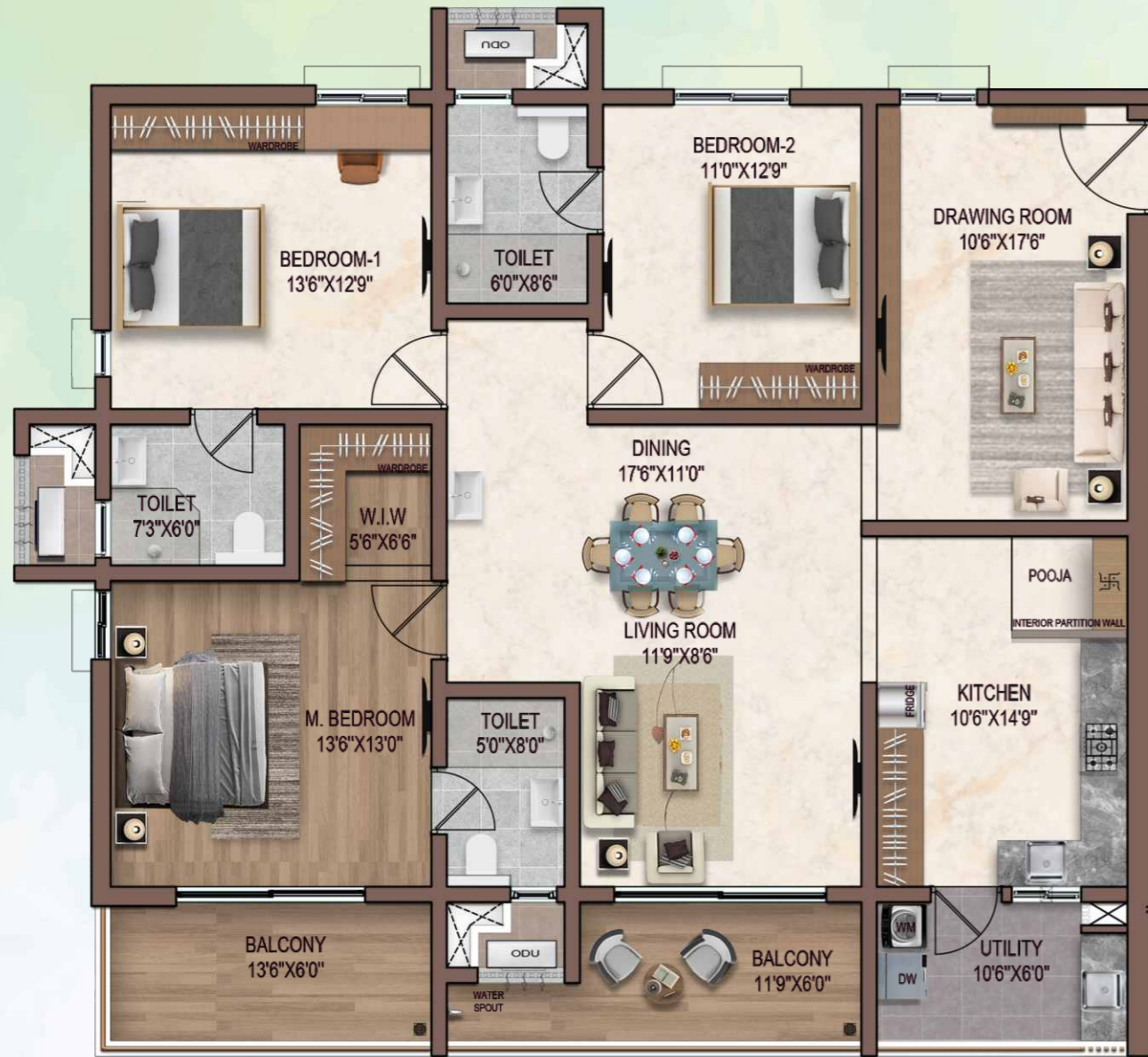
TYPICAL FLOOR PLAN

TOWER-A / UNIT 03
3 BHK WEST FACING
 AREA: 2577 SQ.FT.



TYPICAL FLOOR PLAN

TOWER-A / UNIT 04
3 BHK EAST FACING
 AREA: 2466 SQ.FT.



3BHK
AREA: 2499 SQ.FT.
EAST

3BHK
AREA: 2466 SQ.FT.
WEST



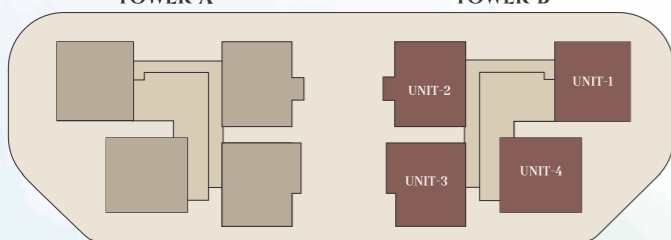
3BHK
AREA: 2466 SQ.FT.
WEST

3BHK
AREA: 2577 SQ.FT.
EAST



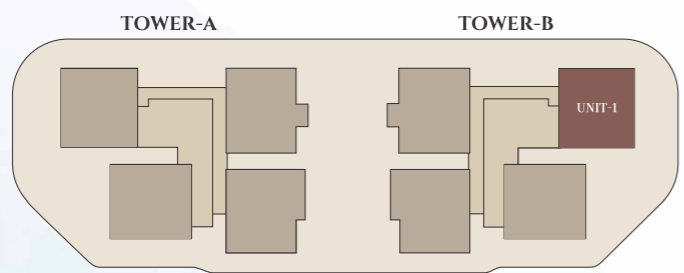
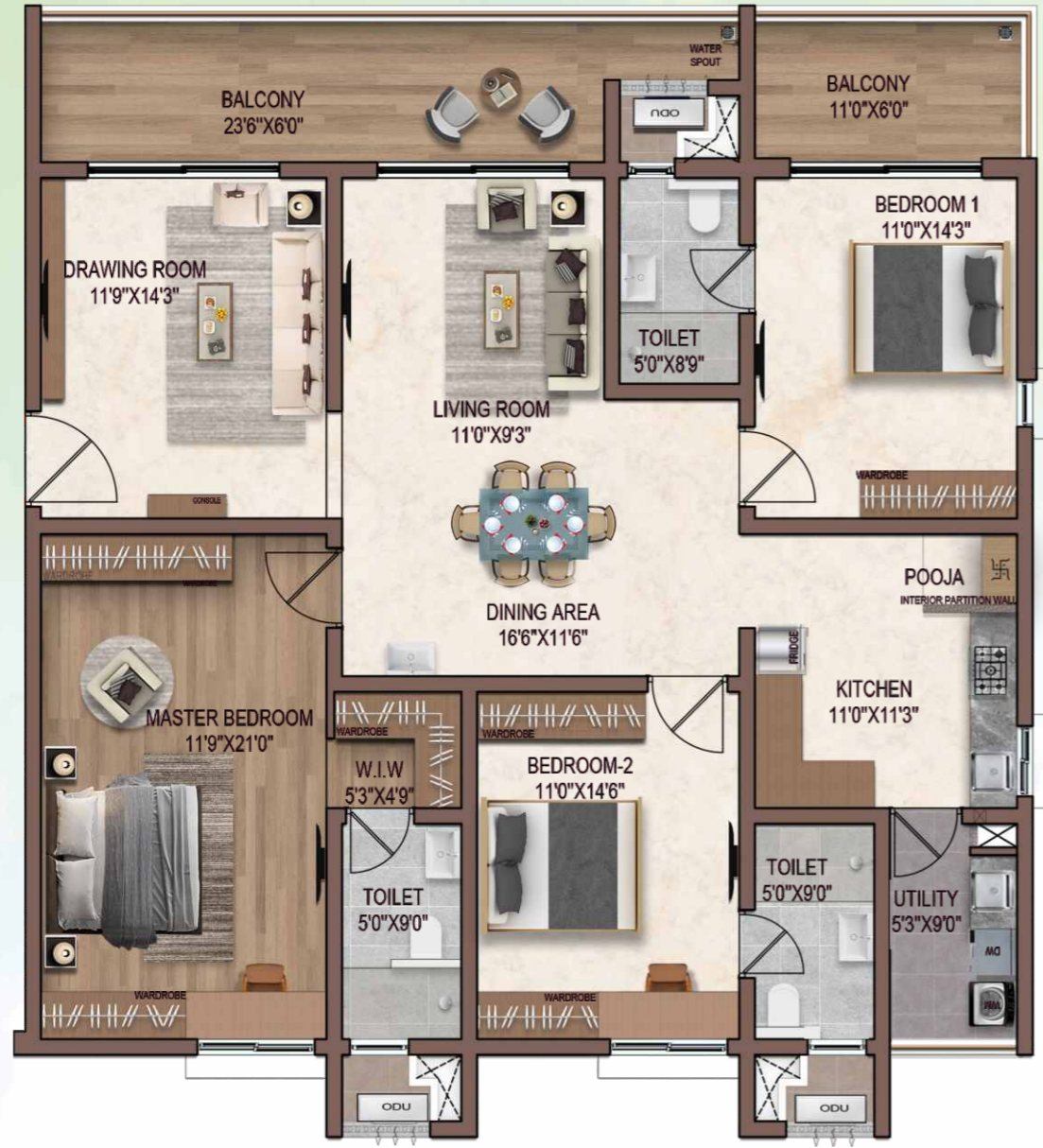
TOWER-A

TOWER-B



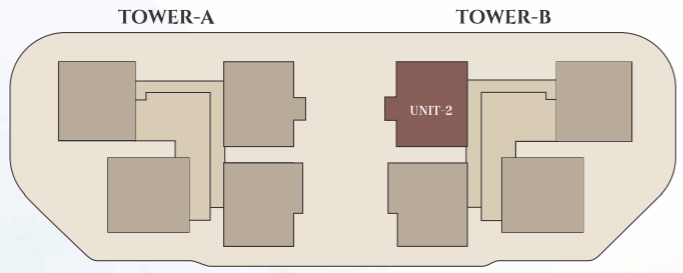
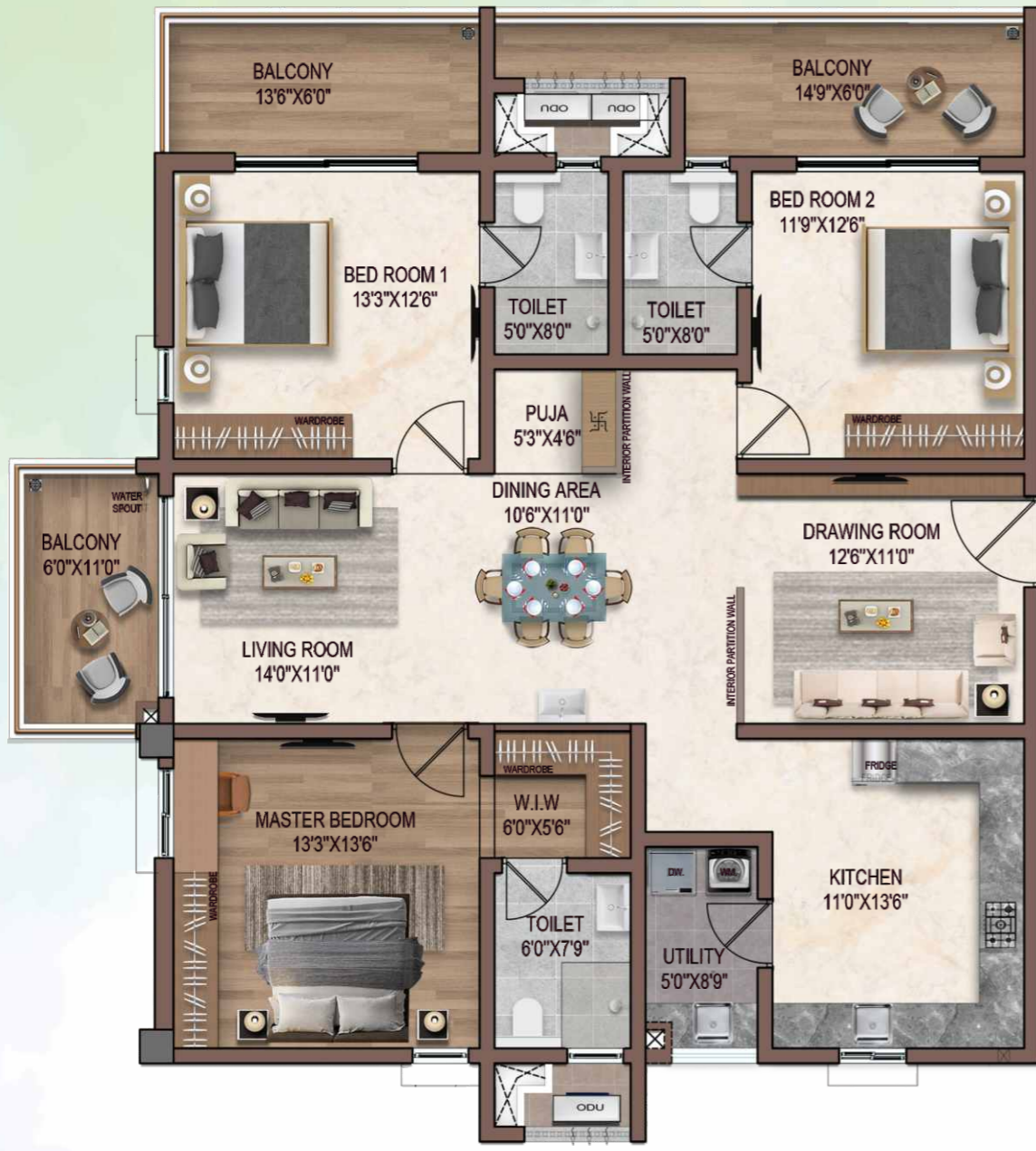
TYPICAL FLOOR PLAN

TOWER-B / UNIT 01
3 BHK WEST FACING
 AREA: 2466 SQ.FT.



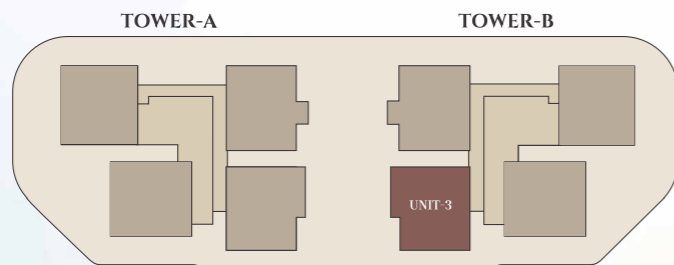
TYPICAL FLOOR PLAN

TOWER-B / UNIT 02
3 BHK EAST FACING
 AREA: 2499 SQ.FT.



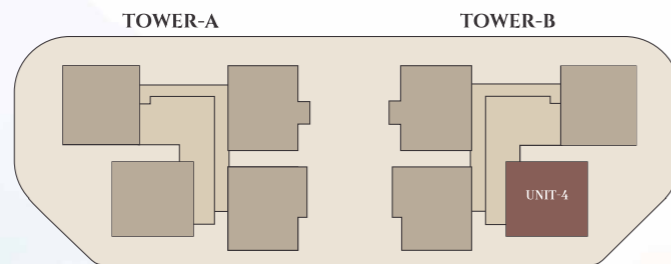
TYPICAL FLOOR PLAN

TOWER-B / UNIT 03
3 BHK EAST FACING
 AREA: 2577 SQ.FT.

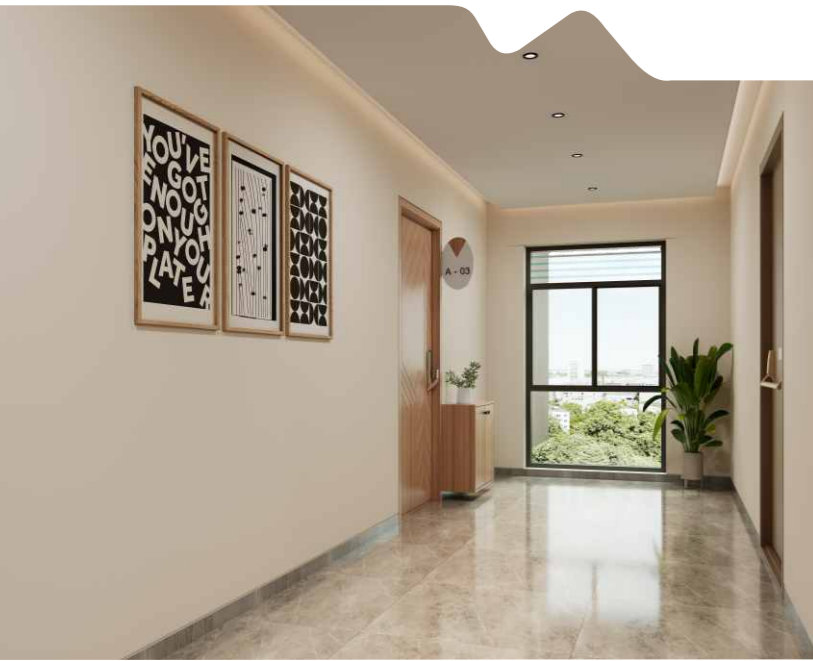


TYPICAL FLOOR PLAN

TOWER-B / UNIT 04
3 BHK WEST FACING
 AREA: 2466 SQ.FT.



FLAT ENTRY CORRIDOR



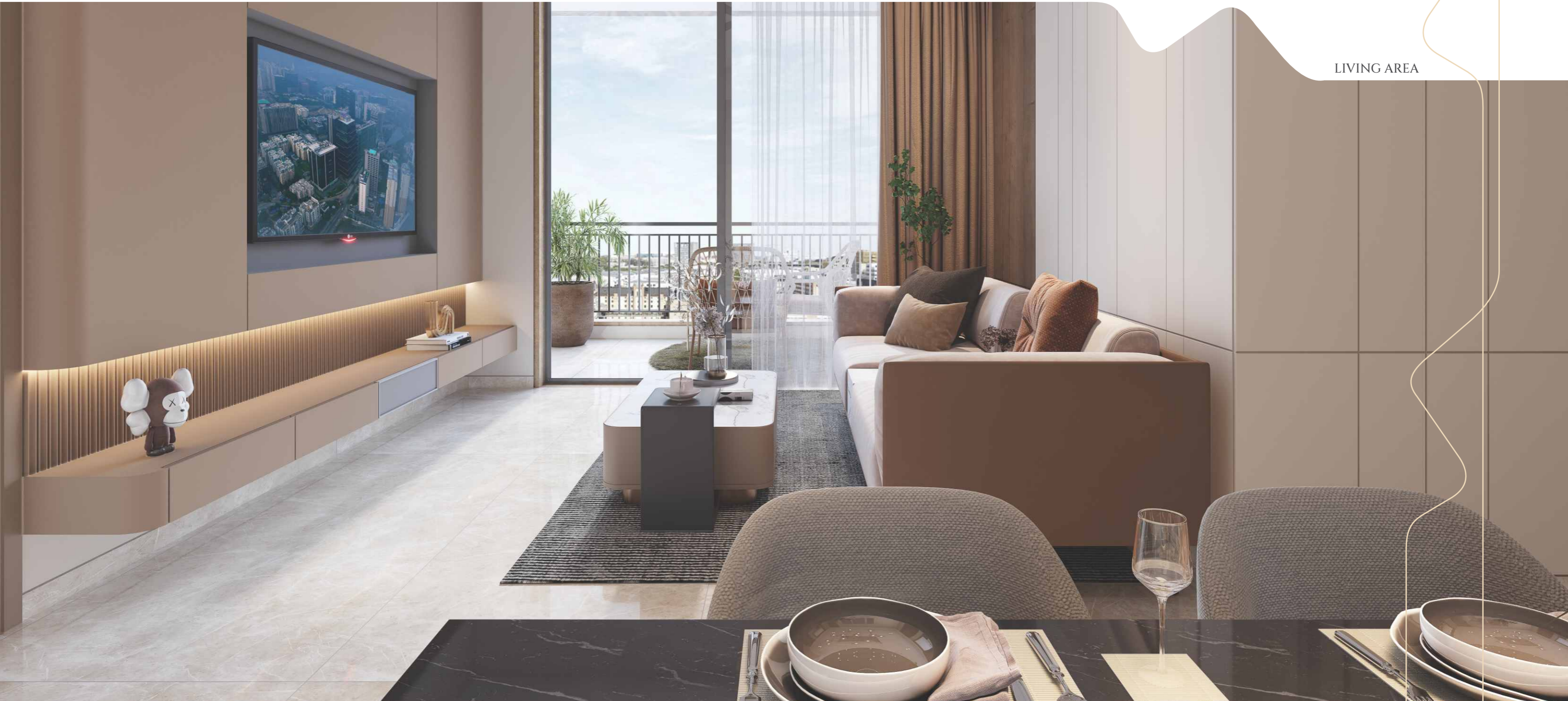
Spacious corridors
and foyers
discreetly connect
you to your
own private world.



KITCHEN & DINING



LIVING AREA





BALCONY VIEW



MASTER BEDROOM



VIEW THE HORIZON FROM THE FULL PRIVACY OF A DISTINCT HIGH RISE.

Your home, a stand-out silhouette
by the day and a dazzling jewel at night.



A UNIQUE VALUE PROPOSITION

An abode readily connected to
a happening modern ecosystem plus,
Hyderabad's rich heritage.

Enjoy exclusive 3 BHK community
living at an address defined by
a uniquely elevated podium.

A lifestyle for the discerning;
experience refined elegance
in thoughtfully designed,
vaastu-compliant, plush living spaces.

A fine selection of amenities, curated to
deliver the signature SDG experience.

Ventilated car parking in podium.
So, your car can also breathe.



Kismatpur in Hyderabad enjoys a special location advantage. While it is part of a very modern ecosystem, it is also located amidst beautiful environs - making it one of the fastest developing areas in the region today.

It has heritage rich - Taramati Baradari and Golconda Fort; serene and natural green environs - Musi River, Himayat Sagar Lake; cultural centres - Chilkur Balaji Temple, Kalimata Temple; and the best of schools, hospitals, sports and commercial facilities.

ACCESSIBILITY



SCHOOLS



HOSPITALS



LEISURE

5 MIN	<ul style="list-style-type: none"> T.I.M.E. School Sri Vidyaranya International School Euro Kids (Preschool & Day Care) 	<ul style="list-style-type: none"> Crayons Children Hospital 	5 MIN	
10 MIN	<ul style="list-style-type: none"> Glendale Academy Don Bosco School 	<ul style="list-style-type: none"> LV Prasad Eye Institute Mark Super Speciality Hospital 	<ul style="list-style-type: none"> Vantage Mall Tamra Mall League Mall 	10 MIN
15 MIN		<ul style="list-style-type: none"> Shadan Hospital Rishitha Hospital 	<ul style="list-style-type: none"> Forestretek Park 	15 MIN
20 MIN	<ul style="list-style-type: none"> Edify World School Srinidhi International School Pallavi International School 	<ul style="list-style-type: none"> Ankura Hospital Germanten Hospital 	<ul style="list-style-type: none"> Golconda Fort KothwalGuda Eco Park Mrugavani National Park 	20 MIN
25 MIN	<ul style="list-style-type: none"> Sloka The Global School Oakridge International School Kangaroos School (Pre-school & Day Care) 	<ul style="list-style-type: none"> Rainbow Hospital Apollo Hospital Continental Hospitals 	<ul style="list-style-type: none"> Chilkur Balaji Temple 	25 MIN
30 MIN		<ul style="list-style-type: none"> AIG Hospitals 	<ul style="list-style-type: none"> Nehru Zoological Park Gandipet LandScape Park 	30 MIN
35 MIN			<ul style="list-style-type: none"> Inorbit Mall Sharat City Mall 	35 MIN










MAP NOT TO SCALE
 *CREATIVE VISUALISATION

SPECIFICATIONS

SUPER STRUCTURE & WALLS	Reinforced shear walls as per design requirement.
WALL FINISHES	<p>Drawing, Living, Puja, Dining, Closets, Bedrooms, Kitchen Premium Acrylic Paint (2 coats) over smooth putty.</p> <p>Balconies and Sit-out area Acrylic paint with primer over texture application continuous with building external wall finishes.</p> <p>Utility Vitrified tile dado with epoxy grouting upto 1050 mm height.</p> <p>Toilets Vitrified / Glazed ceramic tile dado upto grid ceiling height with epoxy grouting.</p>
FLOOR FINISHES	<p>Drawing, Living, Puja, Dining, Bedrooms, Closets, Kitchen Premium vitrified tile (800 x 1200mm) with epoxy grouting.</p> <p>Master Bedroom Laminated wooden flooring as per design.</p> <p>Bedroom Toilets, Staff Room & Staff Toilet Toilets- 600 x 1200mm.</p> <p>Balconies & Sit-outs - 200 x 1200mm</p> <p>Utility- 600 x 600mm</p>
KITCHEN	<p>Plumbing Provision for water purifier, kitchen sink and dishwasher.</p> <p>Appliances Provision of electrical sockets for cooking range and appliances.</p> <p>LPG/PNG Tap off point for piped LPG/PNG gas connection with gas meter and gas leak detector.</p> <p>Provision for exhaust and chimney.</p>
CEILING FINISHES	<p>Drawing, Living, Puja, Dining, Bedrooms, Closets, Kitchen Premium Acrylic Paint (1 Coat) over smooth putty.</p> <p>Balcony, Sit-outs, Utility Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make.</p> <p>Toilets Grid ceiling or false ceiling with gypsum/ PVC/calcium silicate board, moisture resistant grade with trap door as per requirement.</p>
DOORS	<p>Main Door & Internal Doors 2.7 meters Engineered wood / hard wood door frame and veneered flush shutter with premium finishes and hardware of reputed make.</p> <p>Bio-Metric Digital lock for Main door of Yale or equivalent make.</p> <p>Toilets & Utility Doors 2.4 Mtrs Engineered wood / hard wood door frame with one side veneer and the other side with laminate flush shutter with hardware of reputed make.</p>

FRENCH DOORS & WINDOWS	Aluminium powder coated system with double glazed toughened glass and provision for mosquito mesh.
SANITARY WARE & FAUCETS	<p>Toilets Wall mounted EWC with concealed flush tank and health faucet, shower, hand shower and bath spout with single lever mixer, Countertop/wall mount wash basin with single lever mixer of Kohler or equivalent make.</p> <p>Kitchen Drain provision for sink, water purifier and dishwasher with angle valves for water supply.</p> <p>Utility Drain provision for sink, washing machine/ dryer with angle valves for water supply.</p>
AIR CONDITIONING	Power outlet at indoor unit location, for split air conditioning units for all bedrooms, living & dining with internal/ concealed copper and drain lines.
GEYSERS	Provision for ceiling mounted horizontal geysers in all toilets and utility.
POWER BACKUP	100% DG backup with acoustic enclosure and AMF.
ELECTRICAL	<p>Concealed copper wiring of reputed make.</p> <p>Sufficient light, fan & 6A outlets as per furniture layout.</p> <p>Power outlets for general use, Kitchen exhaust hood, hob, refrigerator, microwave & oven, mixer/grinder, dishwasher, water purifier in kitchen.</p> <p>General use and washing machine point in utility area.</p> <p>Miniature circuit breakers (MCB) for each distribution board of reputed make.</p> <p>TV & LAN as per furniture layout.</p> <p>Modular switches of Legrand or equivalent.</p> <p>Level 1 IoT based home automation of Legrand or equivalent make for fans & Lights.</p>
ELEVATORS	Each Block provided with four high speed passenger elevators & one service elevator of Toshiba or equivalent make.
FIRE FIGHTING SYSTEM	Fire alarm systems, automatic sprinklers and wet risers as per fire authority regulations.
BMS SYSTEM	Centralized BMS controls for common MEP services.
SECURITY	IP based CC cameras covering entire external areas, basements, Podiums, Eco deck, Club House & inside all elevators.
WTP/STP	<p>Water treatment plant for bore well and water meter for each unit.</p> <p>A sewage treatment plant of adequate capacity as per norms will be provided.</p> <p>Treated sewage water will be used for landscaping and flushing purpose.</p>

TEAM SDG PRINIA

Architect		Structural	
MEP		Landscape	
Club House		Video Walkthrough	
Branding			

OUR PROJECTS



32 Floors | 1.1 Million Sq.Ft.



18 Floors | 4.5 Lakhs Sq.Ft.



8 Floors | 1.5 Lakhs Sq.Ft.



56 Floors | 2.2 Million Sq.Ft.