SREEKALPA
DEVELOPERS

TG RERA NO.
P02200011145

SUKHADHA

LUXURY BECKONS

A Project by SreeKalpa Developers



Premium Gated Community @ Bachupally, Hyderabad

SUKHADHA

LUXURY BECKONS





When your address itself symbolizes happiness, every day becomes a new chapter filled with cherished moments and memories. **SUKHADHA** by SreeKalpa Developers presents spacious, thoughtfully designed, and well-ventilated 2 & 3 BHK apartments complemented by a host of lifestyle amenities, where every detail is crafted to enhance your living experience.

Step outside into beautifully landscaped spaces that bring tranquility to everyday life, with lush green pockets that keep you connected to nature. Expansive balconies on all sides welcome fresh air, open skies, and panoramic views into your home. For recreation and relaxation, the magnificent 16,500 sq. ft. clubhouse offers world-class amenities and a pristine swimming pool, turning leisure into a part of your daily lifestyle.



SUKHADHA
LUXURY BECKONS

AT A GLANCE

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Experience the Pinnacle of Luxury Living

SUKHADHA is a truly distinctive luxury residential address in Hyderabad, crafted for those who appreciate the finer things in life. Every home is adorned with exquisite finishes, elegant detailing, and thoughtfully curated spaces that elevate everyday living. SUKHADHA, a residence where sophistication, timeless elegance, and vibrant charm come alive in every detail.





VAASTU COMPLIANT	**LARGER** BALCONIES	**KIDS** PLAY AREA	**DESIGNER** LANDSCAPES	INDOOR AND OUTDOOR **GAMES**
2 ACRES OF LAND	**280** UNITS	**2 CELLARS + 3 STILTS** 17 FLOORS	**1279 - 2410** SFT SIZES	**16,500 SFT** CLUB HOUSE

LEGEND

1. GATE ENTRY/EXIT
2. MURAL WALL
3. CYCLING /JOGGING TRACK
4. PEDESTRIAN WALKWAY
5. GREEN BELT WITH SEATING AREAS
6. LANDSCAPE GARDEN
7. DRIVEWAY
8. MULTIPURPOSE COURT
9. BASKETBALL COURT
10. PERGOLA / GAZEBO
11. SEATING AREA
12. KIDS PLAY AREA
13. PODIUM POOL DECK
14. PODIUM POOL
15. CHANGING ROOMS & TOILETS
16. SCENIC FEATURES
17. CRICKET NET PRACTICE
18. BOTANICAL PARK
19. TRANSFORMER
20. GENERATOR



Designed to Perfection

From outset, design has been taken care to create a balance between the landscaped areas, public spaces and building elevations. Sensitivity to materials is on display through out the structure. Cool and bright tones emote a sense of intimacy within SUKHADHA.







At SUKHADHA, a balcony is more than an architectural feature - it's an experience. Stretching across the width of each residence, these expansive spaces fill your home with natural light and fresh air, seamlessly extending your living area. It's not just an outdoor extension, but a private retreat you'll cherish and a space your guests will admire.

A Few Suggestions for Balcony Décore









FLAT NO: **01** | SIZE: **2352sft**
WEST FACING

Drawing/Living: 21'8" X 11'6"
Master Bed: 16'4" X 12'0" | Toilet:5' x 8'
Children Bed: 11'2" X 12'6" | Toilet: 5' X 8'
Guest Bed: 11'6" X 12'3" | Toilet: 4'6" X 8'
Kitchen: 11'2" X 12'4"
Dining: 11'6" X 11'6"
Puja: 5'0" X 4'2"
Balcony: 6'6"X12'9" | 18'3"X6'6" | 22'4.5'X6'6"
Utility: 6'6"X24'6"



FLAT NO: **08** | SIZE: **2352sft**
WEST FACING

Drawing/Living: 21'8" X 11'6"
Master Bed: 16'4" X 12'0" | Toilet: 5'0" x 8'0"
Children Bed: 10'6" X 12'0" | Toilet: 5'0" X 8'0"
Guest Bed: 14'0" X 12'0" | Toilet: 4'6" X 8'0"
Kitchen: 11'2" X 12'4"
Dining: 11'6" X 11'6"
Puja: 4'0" X 4'0"
Balcony: 17'0"X6'6" | 6'6"X31'0" | 6'6"X12'9"
Utility: 16'9" X 6'6"



FLAT NO: **09** | SIZE: **2410sft**
EAST FACING

Drawing/Living: 11'0" X 22'0"
Master Bed: 12'0" X 14'6" | Toilet: 8'6" x 5'0"
Children Bed: 12'0" X 11'6" | Toilet: 7.6' X 4'6"
Guest Bed: 10'6" X 12'0" | Toilet: 6'6" X 4'0"
Kitchen/Puja: 11'4" X 14'0"
Dining: 10'6" X 19'10"
Balcony: 12'7.5"X6'6" wide | 6'6"X27' | 6'6"X16'9"
Utility: 22'6" X 6'6"



FLAT NO: **17** | SIZE: **2410sft**
EAST FACING

Drawing/Living: 11'0" X 22'0"
Master Bed: 12'0" X 14'6" | Toilet: 8'6" x 5'0"
Children Bed: 12'0" X 11'6" | Toilet: 8'6" X 5'
Guest Bed: 10'6" X 12'0" | Toilet: 6'6" X 4'
Kitchen/Puja: 11'4" X 14'0"
Dining: 10'6" X 16'2"
Balcony: 6'6"X25'10" | 6'6"X11'4.5" |
19'1.5"X6'6" | 22'6" X 6'6"
Utility: 10'6" X 4'0"



FLAT NO: **03, 04, 05, 06, 07**
SIZE: **1860 sft**
WEST FACING

Drawing/Living: 21'9" X 11'0"
Master Bed: 16'4" X 11'0" | Toilet: 5'0" X 7'6"
Children Bed: 11'6" X 11'0" | Toilet: 5'0" X 7'6"
Guest Bed: 11'6" X 11'0" | Toilet: 4'6" X 7'6"
Kitchen: 11'2" X 11'4"
Dining: 11'6" X 11'0"
Puja: 5'0" X 3'6"
Balcony: 6'6" X 11'9"
Utility" 6'6" X 22'9"



FLAT NO: **10 & 12**
SIZE: **1850 sft**
EAST FACING

Living/Dining: 11'0" X 20'9"
Master Bed: 14'0" X 11'6" | Toilet: 8'6" x 5'0"
Children Bed: 12'0" X 10'9" | Toilet: 7'6" X 4'6"
Guest Bed: 10'6" X 11'0" | Toilet: 6'6" X 4'0"
Kitchen/Puja: 9'6" X 11'6"
Dining: 10'0" X 13'2"
Balcony: 6'6" X 17'6" | 6'6" X 16'0"
Utility: 10'0" X 4'0"



FLAT NO: **11, 13, 14, 15, 16**
SIZE: **1850 sft**
EAST FACING

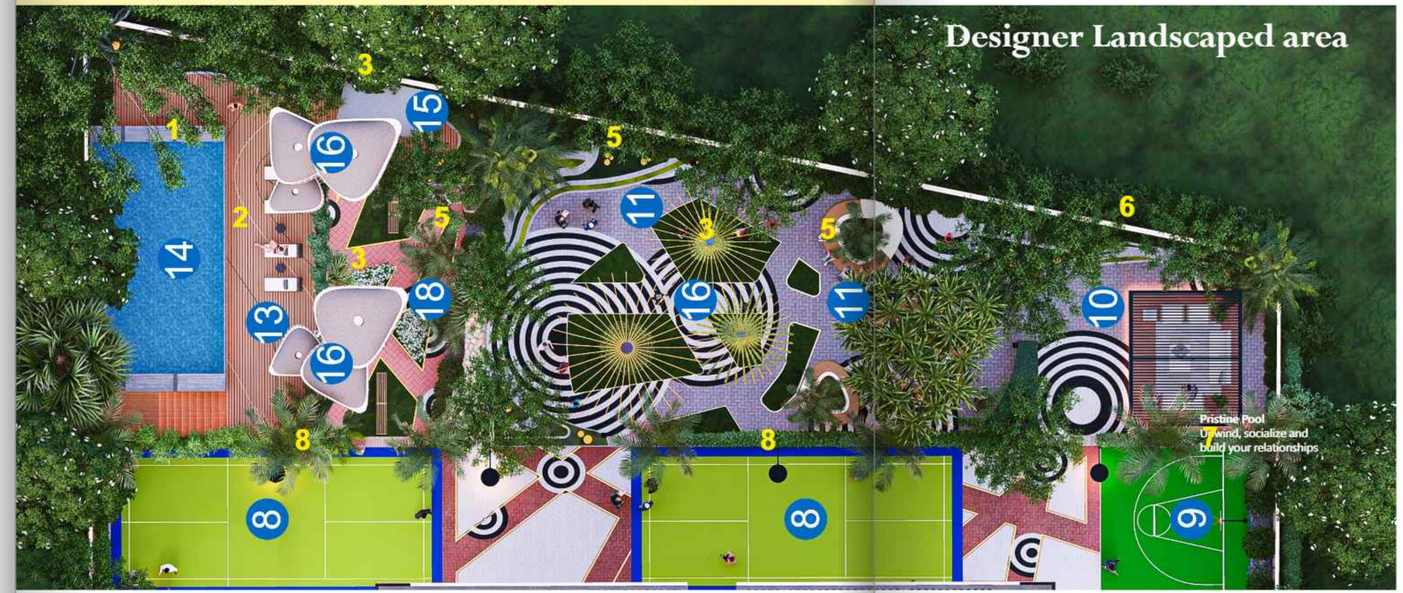
Drawing: 12'0" X 11'0"
Master Bed: 16'0" X 11'0" | Toilet: 5' x 7'6"
Children Bed: 12'0" X 10'0" | Toilet: 5'0" X 6'6"
Guest Bed: 12'0" X 10'0" | Toilet: 4'6" X 6'6"
Kitchen/Puja: 9'2" X 11'0"
Living/Dining: 22'2" X 11'0"
Balcony: 6'6" X 33'10"
Utility: 3'0" X 7'6"



FLAT NO: **02** | SIZE: **1279 sft**
WEST FACING

Living/Drawing: 16'10" X 11'0"
Master Bed: 12'0" X 11'6" | Toilet: 4'6" x 7'0"
Children Bed: 11'3" X 11'0" | Toilet: 4'6" x 7'0"
Kitchen/Dining: 16'0" X 11'6"
Puja: 4'6" X 3'8"
Balcony: 6'6"x 11'7.5" wide
Utility: 6'6" x 12'0"

1 PODIUM POOL
2 PODIUM POOL DECK
3 SCENIC FEATURES
4 CHANGING ROOMS & TOILETS
5 SEATING AREA
6 PERGOLA / GAZEBO
7 BASKETBALL COURT
8 MULTIPURPOSE COURT





Landscape Area
Designer landscapes with provision for seating, walking trails & much more



Kids play Area
Modern kids play equipment for kids to enjoy



Pergola with seating area



Outdoor Badminton court



Pool deck Area



Half Basketball court

Step outside and let the world slow down

Unwind with a peaceful stroll, connect with friends, enjoy a rejuvenating swim in the pool, and immerse yourself in engaging conversations and leisure activities. Celebrate the moments that bring joy, enrich everyday living, and foster a lasting sense of well-being.

LANDSCAPE 1

+ Pergolas
+ Gazebos
+ Half Basketball Court
+ Cricket Strip
+ Badminton Court
+ Seating Decks
+ Recreational Area

LANDSCAPE 2

+ Garden Area
+ Seating Decks
+ Pedestrian Walk Way
+ Jogging Track





16,500 sft Club House

At SUKHADHA, the Clubhouse is more than an amenity - it's a destination. Spacious, elegant, and thoughtfully designed, it offers a range of indoor and outdoor facilities, including a stunning pool. Surrounded by a spacious deck and stylish pergolas, it creates the perfect setting to relax, socialise, or unwind in comfort. Whether it's a refreshing morning swim or a peaceful evening by the pool, every moment at SUKHADHA is designed to rejuvenate the body, calm the mind, and uplift the spirit.



















CLUBHOUSE AMENITIES

+ Indoor Amenities
+ 4 Guest Rooms
+ Supermarket
+ Maintenance Office
+ Gym
+ Yoga & Zumba Studio

INDOOR GAMES

+ Table Tennis
+ Caroms
+ Billiards
+ Air Hockey
+ Foosball
+ Chess Boards
+ Salon / Spa
+ Pharmacy / Laundry Service
+ Children's Crèche
+ Clinic / Emergency Room (Provision)
+ Workstation/Library & Senior Citizen Lounge
+ Banquet Hall/Multipurpose Hall with Dining

OUTDOOR AMENITIES

+ Swimming Pool with Changing Rooms & Toilets
+ Pickleball Court (Convertible)
+ Multipurpose Court
+ Cricket Nets
+ Half Basketball Court
+ Kids' Play Area
+ Pergola with Seating Deck
+ Botanical Garden with Senior Citizen Deck
+ Jogging Track

SUKHADHA
LUXURY BECKONS









SPECIFICATIONS

FOUNDATION / STRUCTURE
Earthquake Resistant RCC Framed Structure

SUPERSTRUCTURE
9" external wall and 4.5" internal wall of Red brick

DOORS AND WINDOWS
Main Door
Engineered wood / Hard wood frame with duly polished veneer flush shutter fitted with Dorset/Godrej/Hafele or equivalent make hardware.
Internal Doors
Engineered wood / Hard wood frame with best quality flush shutter fitted with Dorset/Godrej/Hafele or equivalent make hardware.
Windows
UPVC windows with provision for mosquito mesh.

FLOORING
Living, Dining, Bedrooms & Kitchen
Vitrified tiles 800 x 800 / 600 x 1200 from Kajaria or of an Equivalent Make.
Bathroom wall 600 x 1200 & Flooring 600 x 600 from Kajaria or of an Equivalent Make.
Balcony
Rustic ceramic tiles from Kajaria or of an Equivalent Make.
Utility
Anti-skid ceramic tiles dado up to 3 feet height from Kajaria or of an Equivalent make.
Corridors & Staircase
Granite / Tiles flooring of reputed make.

KITCHEN
- Granite platform with stainless steel sink.
- 2'0" height ceramic tile dado over granite platform.
- Provision of electrical points for chimney and RO.
- Utility: Provision for washing machine.

BATHROOM
- All toilets are fitted with wall-mounted EWC with concealed flush tank of reputed make.
- All CP fittings & sanitary fixtures are of reputed make.
- Single lever wall mixer with shower for all the bathrooms.
- Provision for geysers in all bathrooms.
- Glazed ceramic tiles dado of reputed make up to door height.

ELECTRICAL
- Concealed copper wiring with PVC insulated wires and modular switches of Anchor/Legrand or equivalent make.
- Two-way switches for fan & light in the master bedroom.
- Power points for refrigerator, microwave oven, mixer/grinders, exhaust fan in kitchen, and washing machine in utility area.
- Provision for geyser points in bathrooms.
- Provision for AC points in hall & all bedrooms.
- TV points in hall & master bedroom.

LIFTS
- Automatic passenger lifts with rescue device and V3F for energy efficiency of Kone / Johnson or any reputed make.
- Lift entrance with granite/tile cladding.

RAILING
- MS railing with enamel paint for balconies.
- SS Railing for staircase.

PAINTING
Internal
- Smooth plastered surface, treated with lappam putty and painted with acrylic emulsions over a coat of primer

External
- Smooth plastered surface, treated with lappam putty/Texture and painted with emulsions

Common Areas / Elevation
- Smooth plastered surface, treated with lappam putty/Texture and painted with emulsions

STP & WTP
- A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, STP treated water can be used for Landscaping and flushing purpose
- Borewell water will be treated through water softening plant to reduce the hardness for bathing and washing
- Municipal water supply.

POWER BACKUP
- DG backup for common areas and inside flats:
  - > 7 points for 2BHK flats.
  - > 9 points for 3BHK flats.
- Excluding ACs, geysers and 15 Amp sockets.

FIRE SAFETY
- Fire sprinkler system in all apartments, all floors corridors and basements as per norms

SEURITY / BMS
- Solar-powered security fence on compound wall.
- Surveillance cameras at the main security and entrance of each floor & Common area.

Communication
- Provision for internet and cable connection in master bedroom and drawing area

Location Map



Experience a lifestyle where convenience and connectivity come together effortlessly. Strategically situated, Sukhadha offers seamless access to top schools, metro stations, healthcare centers, and everyday essentials. Whether you're a growing family, a busy professional, or enjoying your retirement years, our thoughtfully connected community caters to every stage of life.

Enjoy the comfort of having everything you need just moments away, making daily living smoother, simpler, and more enjoyable.

EDUCATIONAL INSTITUTIONS

+ VNR VJIET **2 mins**
+ Delhi Public School **7 mins**
+ Ambitus World School **7 mins**
+ The Creek Planet School **7 mins**
+ Sri Chaitanya Jr College **7 mins**
+ DRK Engg. College **7 mins**
+ Oakridge Int School **10 mins**
+ Silver Oaks Int School **12 mins**

WORKPLACES

+ Cyber Towers **22 mins**
+ Mindspace **25 mins**
+ Google **25 mins**
+ Tech Mahindra **35 mins**
+ TCS Kondapur **35 mins**

HEALTHCARE

+ MAMS Hospital **13 mins**
+ SLG Hospitals **13 mins**
+ Usha Mullapudi Cardiac Centre **15 mins**
+ Narayana Multispeciality Hospital **17 mins**
+ OMNI Hospitals **22 mins**

CONNECTIVITY

+ Gandimaisamma X Roards **11 mins**
+ JNTU, Kukatpally **13 mins**
+ JNTU Metro **13 mins**
+ ORR Mallampet Road **10 mins**
+ Forum Srujana Mall **17 mins**
+ Miyapur Cross Roads **15 mins**
+ NH-44 Kompally **25 mins**

SREEKALPA DEVELOPERS

SUKHADHA
SreeKalpa Luxor
Near Pragathi Nagar Kaman,
Bachupally, Hyderabad,
Telangana 500043

SCAN FOR LOCATION

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.