



SUJAY  
**estia**

ELITE APARTMENTS @ DACHUUFALLY





# A HOME BEYOND EXPECTATIONS



2 & 3 BHK BESPOKE HOMES

Your home is an extension of yourself. Spaces where we should be free to create, express and evolve. Homes are where memories are made, and families grow. This belief lies at the heart of our planning and design of Sujay Estia.

Homes are located at Bachupally



# EXPERIENCE THE FUNDAMENTALS FOR BETTER LIVING

Exceptional exteriors designed in a clean traditional Architecture style are timeless and elegant

## HIGHLIGHTS

- 100% Vaastu
- 78 Units, G+5 Floors
- DG Power Backup
- Solar Power Fencing
- Multipurpose Hall
- Gym
- Indoor Games
- Childrens Play Area
- Grand Entrance with Security Post
- 24 hrs Security
- CC Camera Surveillance
- Rain Harvesting
- Excellent Ventilation

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GYM



Multipurpose Hall



Indoor Games

## PRIVACY & COMFORT

A paragon of privacy and comfort, the master bedroom at Sujay Estia makes a style statement with its Rich Flooring, provision for air Conditioners & attached balcony.

Sujay Estia offers spacious homes & quality specifications with branded designed elements

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Flat No.1  
WEST - 3BHK  
1678SFT



Flat No.13  
WEST - 2BHK  
1200SFT



# ARCHITECTURE & AESTHETICS

Every home in Sujay Estia has been designed from the ground up. Our process starts with customers and how their families live everyday.

The largest windows with standard 9' ceiling and wide-open layouts mean more natural light in easy living spaces

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Flat No.7  
WEST - 3BHK  
1580SFT



Flat No.14  
EAST - 2BHK  
1200SFT



# TYPICAL FLOOR PLAN



4 - 3BHK 1580.sft.



5 - 2BHK 1233.sft.



6 - 2BHK 1233.sft.



7 - 2BHK 1580.sft.



3 - 2BHK 1320.sft.



6.6" WIDE CORRIDOR



6.6" WIDE CORRIDOR



2 - 2BHK 1320.sft.



8 - 2BHK 1320.sft.



6.6" WIDE CORRIDOR



9 - 2BHK 1320.sft.

1 - 3BHK 1678.sft.

12 - 2BHK 1267.sft.

11 - 2BHK 1267.sft.

10 - 3BHK 1678.sft.

**PRIVACY &  
COMFORT**

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- FRAME WORK**  
RCC framed with earthquake-resistant loads
- SUPER STRUCTURE**  
9" External walls & 4.5" Internal walls with Red bricks.
- PAINTING**
  - Premium emulsion with putty finish for interior walls and ceiling of premium brand Premium emulsion or emulsion with luppam of textured final for exteriors, as per architectural specifications.
  - Polish for main door and enamel paint for all other doors.
- DOORS**
  - Teak wood frame with teak veneer shutter for main door, All frames of teakwood in bedroom. Internal door molded flush doors with good quality hardware & locking system.

## SPECIFICATIONS & DETAILS



- KITCHEN**
  - Granite platform with stainless steel sink with provision for both municipal and bore water connection with provision for fixing water-purifier.
  - Ceramic tile dado up to 2" height above kitchen granite platform.
  - Provision for fixing exhaust fan or chimney.
- FLOORING**
  - Granite flooring at lobbies and anti-skid vitrified tiles in common areas.
  - 2x2 vitrified tiles in hall, dining and remaining bedrooms of premium make. Rustic Ceramic Tiles in Balconies' Glazed ceramic tile dado upto 6" height in all bathrooms of reputed brand.
- WINDOWS**  
UPVC sliding frames with floated glass
- WATER PROOFING**  
For all toilets and wash areas.
- GRILLS**  
M.S. Safety grills for windows aesthetically designed
- TOILETS**  
EWC of reputed make. Wash basins in dining area and master toilet of reputed make. Single lever fixtures with Wall-mixer-cum shower CPVC pipes for plumbing of premium make.
- ELECTRICAL**
  - PVC insulated wires of premium make.
  - Power outlets for geyser in all bathrooms.
  - Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen.
  - Plug points for refrigerator and TV wherever necessary.
  - 3 phase supply for each flat and individual meter boards, AC point in all bedrooms.
- POWER BACKUP**  
100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers and 15 AMP sockets.
- COMMUNICATIONS**  
Provision for telephone points and internet & cable connection
- LIFT**  
Automated lift of reputed make.
- PARKING**  
Covered parking space.
- SOLAR POWER FENCING**  
Solar power fencing all around the compound.

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## LOCATION & CONNECTIVITY

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**SSK BUILDERS**  
EVOLVING NEW LIFESTYLES

## BUILDING ICONS AND DEVELOPING LIFESTYLES

SSK Builders diverse properties in highly strategic locations, all unified by an unmistakable signature of quality, sustainability and enduring value. Each project is defined CPR's astute site selection, impeccable style, optimal use of space and light, exacting attention to detail and confidence of ROI.

**SSK Builders**  
Flat No. 302, Shubha S K Apartments,  
Plot No. 96-219 & 220, Padmasree Gardens,  
Gowlidoddi, Rajendra Nagar,  
Hyderabad - 500032.

Site Address  
Survey No. 13/A & 34, Plot No. 40 & 41,  
Rainbow Colony, Bachupally,  
Nizampet Municipal Corporation,  
Medchal-Malkajgiri District, Telangana.

Email: [sales@sujayinfra.com](mailto:sales@sujayinfra.com)

PH: 7997779099

[www.sujayinfra.com](http://www.sujayinfra.com)

Architecture



**PR ASSOCIATES**  
Hyderabad - 500034,  
Tel: + (91)-40-64506789, 64573789  
Fax: +91-40-65767775



### SCHOOLS & COLLEGES

3mins from VNRVJIT  
5mins from Silver Oaks  
10mins from Delhi Public School  
10mins from Oakridge Int. School  
12mins from Ambitus World School



### LANDMARKS

25mins. from Cyber Towers  
30mins. from MindSpace  
30mins. from GOOGLE  
35mins. from Tech Mahindra  
36mins. from TCS Kondapur



### HOSPITALS

12mins. from Mamata Academy of Medical  
Sciences Hospital  
12mins. from SLG Hospitals  
14mins. from Usha Mulpudi Cardiac Center  
15mins. from Narayana Multi. Speciality Hospital  
21mins. from OMNI Hospitals



### CONNECTIVITY

10mins. from Gandhi Maisamma X roads  
10mins. from ORR Mallampet Road  
13mins. from JNTU, Kukatpally  
13mins. from Metro Station  
15mins. from Miyapur Cross Road  
17mins. from Forum Sujuna Mall  
25mins. from National Highway 44 (Kompally)

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.