

GOLDEN ERA BEGINS HERE

@ Kompally

Architect



Gachibowli, Hyderabad.
Ph: +91 98858 23482

Landscape Architects



Hyderabad.
Ph: +91 9581013999

Structural Engineers



Manikonda, Hyderabad.
Ph : +91 99085 31109

MEP Consultants



Gachibowli, Hyderabad.
Ph: +91 40 40202329



Shubha
PRADHAM

a concept of | square | +91 7097975551



SERVING CUSTOMERS WITH A SMILE

Swarnayug Infra Projects is built on a strong foundation of construction experience and professional expertise. Focused on quality, thoughtful planning, and timely delivery.

We create homes that offer lasting value and comfort. We believe a home is more than concrete-it is a long-term investment and a space for generations to grow.

SWARNAYUG
INFRA PROJECTS

**WHERE
BLESSINGS
FLOURISH**

Welcome to an auspicious address where life's meaningful moments unfold. Set across 1.28 acres, Shubha Pradham offers 97 exclusive apartments designed for comfort, quality, and long-term value.

Shubha
PRADHAM



GRACEFUL ARCHITECTURAL HAVEN



Step into a graceful architectural haven, where hearts find peace and families together flourish. A premium space designed for togetherness. Here, traditions breathe, laughter echoes, and every sunrise brings goodness to your doorstep.

Shubha
PRADHAM



HMDA & RERA
APPROVED PROJECT

1.28
ACRES

6-STOREY
APARTMENTS

97
UNITS

2 & 3 BHK
PREMIUM FLATS

53%
OPEN SPACE

5247^{SFT}
CLUBHOUSE

an artistic rendering shubha pradham elevation view

DESIGNED

Project Features

CRAFTED NOT JUST FOR LUXURY LIVING, BUT FOR COMMUNITY BONDING.



COMFORT

- 2 & 3 BHK Units from 1213 to 2017 sft
- Grand Entrance Arch with Landscape
- Waiting Pavilion
- 24/7 Security & CCTV surveillance
- DG backup for common areas
- STP treated water for landscaping purpose



Formal & Informal Seating zones



SPACIOUS BALCONIES



VISITORS CAR PARKING

an artistic rendering shubha pradham entrance gate



Rainwater Harvesting Pit



Elders Park for Recreation



Solar Fencing



Premium Clubhouse



3 Passenger Lifts & 1 Service Lift

No Common Walls

CENTRALLY LOCATED PROJECT

DELIVERED

A GREEN, SERENE HAVEN THOUGHTFULLY CREATED FOR LASTING PEACE.



STYLE



VAASTU COMPLIANT UNITS

Shubha PRADHAM



TRADITIONAL SOUL. MODERN GOAL.



Master Plan

A map to a happier life. At Shubha Pradham, each element is thoughtfully placed, so life flows effortlessly. From the grand entrance to the picturesque trees, everything belongs. Truly, the blueprint of blessings.



Legend

- 1 Entrance/Exit
- 2 Badminton Court
- 3 Multipurpose Stage Screen Wall
- 4 Party Lawn
- 5 Amphitheatre Seating
- 6 Climbing Wall
- 7 Sculpture in Landscape
- 8 Sandpit
- 9 Children's Play Area
- 10 View Point as Pergola
- 11 Elder's Seating
- 12 Half Basket Ball Court
- 13 Walking Track
- 14 Reflexology Pathway
- 15 Tropical Plantation
- 16 Outdoor Gym
- 17 Skating Rink
- 18 Cricket Practice Net
- 19 Seating Plaza
- 20 Visiting Car Parking
- 21 Cycling Track
- 22 Boundary Plantation

ROAD WIDENING



1 3BHK-North 1971sft



2 3BHK-East 1885sft



3,5 3BHK-East 1638sft



4 3BHK-West 1686sft



6 3BHK-North 1499sft



TYPICAL FLOOR PLAN



Shubha PRADHAM



7 3BHK-East 1937sft



8 3BHK-East 1941sft



9 3BHK-East 2017sft



10 3BHK-West 1653sft



11 2BHK-East 1213sft





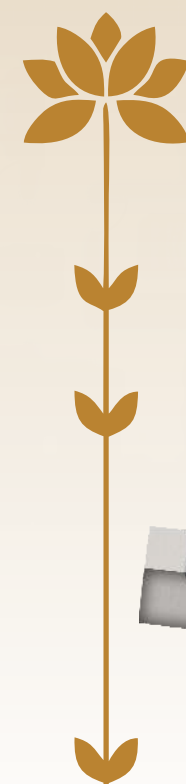
12,14,16 2BHK-West 1297sft



17 3BHK-West 1819sft



13,15 2BHK-East 1271sft



GROUND FLOOR PLAN



The clubhouse, the beating heart of the community at Shubha Pradham, is where stories begin, belonging happens and bonds deepen. It is where neighbours become family, where every day offers a reason to gather: for playing, reading, hosting guests, celebrating, working out, working from home and coming closer.

**AMENITIES
SHARED.
MEMORIES
MADE.**

CLUBHOUSE FLOOR PLAN





FUN AND FLAIR IN FRESH AIR

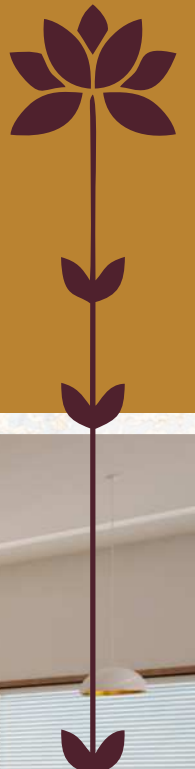
Outdoor Features

- Half Basketball Court
- Badminton Court
- Cricket Practice Net
- Outdoor Gym
- Skating Rink
- Children's Play Area
- Sand Pit
- Climbing Wall
- View Point as Pergola
- Seating Deck under Pergola
- Walking Track
- Cycling Track
- Reflexology Pathway
- Party Lawn
- Multipurpose Stage with Screen Wall
- Sculpture in landscape
- Multiple Seating Plazas

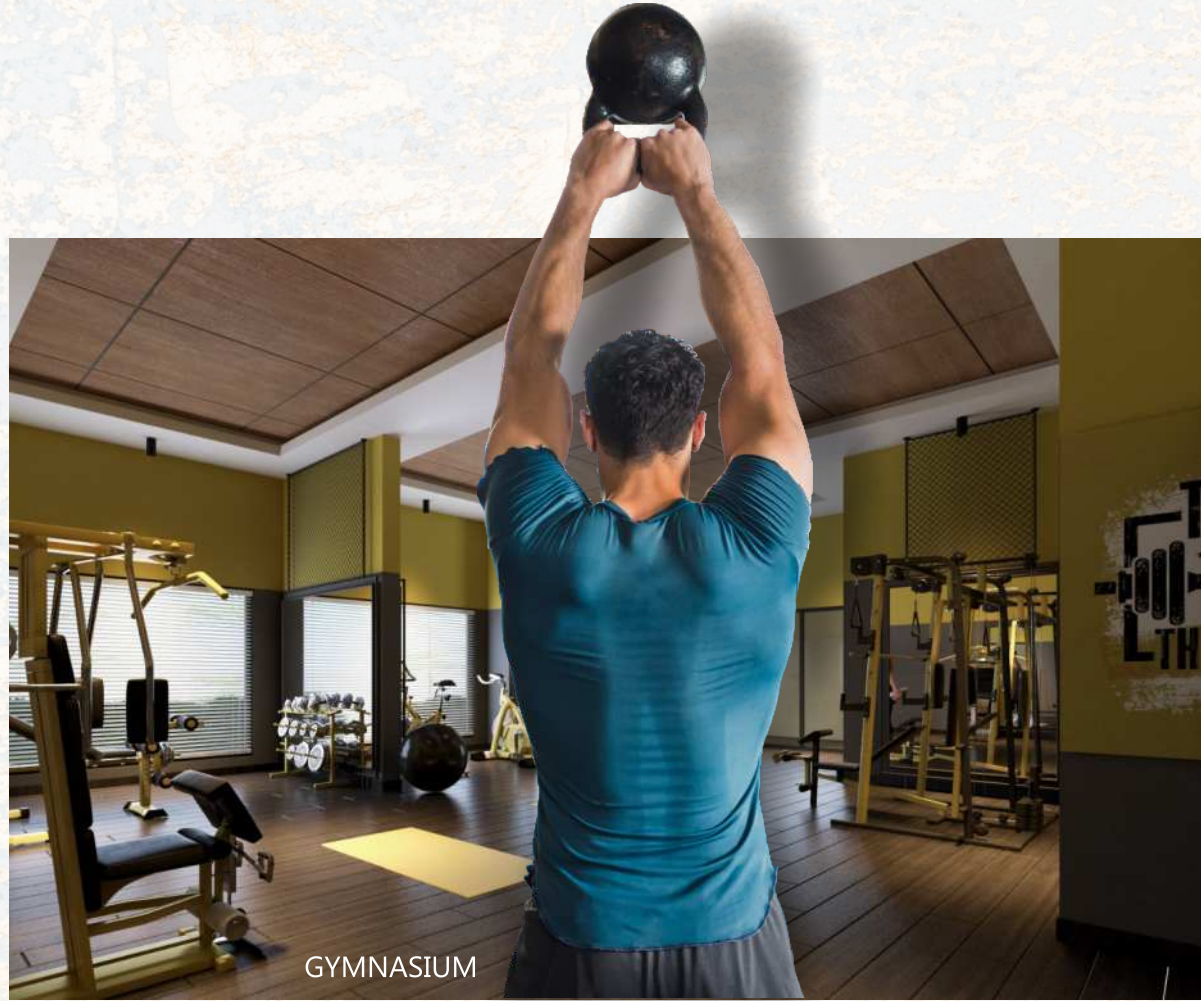


Shubha
PRADHAM





INDULGENCES WAITING TO BE EXPERIENCED



GYMNASIUM



GUEST ROOMS



CHESS



RECEPTION AND LOBBY AREA



LIBRARY



CARROMS



TABLE TENNIS



BANQUET HALL



YOGA/MEDITATION



MULTIPURPOSE HALL



CO-WORKING SPACE



FOOSBALL TABLE




**SAFETY
OUTSIDE.
SERENITY
INSIDE**

Shubha
PRADHAM






STRUCTURE

- RCC framed structure designed to withstand seismic loads as per IS codes.
- 9" thick External walls with red brick masonry.
- 4.5" thick Internal walls with red brick masonry.



PLASTERING

Smooth plaster finishes for all Internal and External walls.



DOORS & WINDOWS

- Main Door : Teak/Engineered solid wood frame and veneer shutter aesthetically designed and polished.
- Internal Doors : Engineered/Hardwood door frame with both sides laminated shutters.
- French Doors : UPVC sliding doors in balconies with clear glass wherever required
- Windows : UPVC sliding windows with clear glass, mosquito mesh, and MS safety grills with enamel paint.
- Ventilators : UPVC ventilators with provision for exhaust fan.
- Hardware : All hardware fittings of reputed make.



FLOORING & DADO

- Living, Dining, Kitchen, and Bedrooms: Vitrified tile flooring of reputed make.
- Staircase : Granite/Natural stone.
- Corridors & lift lobby : Granite / Vitrified tiles. Balconies : Anti-skid vitrified tile flooring.

SPECIFICATIONS

THE LANGUAGE OF LUXURY REDEFINED



- Bathrooms: Anti-skid ceramic tiles flooring with ceramic tiles dado up to door height.
- Wash areas: Anti-skid ceramic tiles flooring with tile dado up to 3'-6" height.



KITCHEN

- Granite platform with stainless steel sink and tile dado up to 2' height above the kitchen platform.
- Provision for water purifier, chimney and exhaust fan.
- Provision for municipal and borewell water.



PLUMBING & SANITARY

- Plumbing and Sanitary design as per MEP consultant.
- Sanitaryware and CP fittings of reputed make.
- Wall-mounted EWC with flush.
- Single lever diverter with shower fixture in all bathrooms.
- Wash basins in all bathrooms and dining area.
- CPVC and PVC plumbing lines of reputed make.
- Geyser provision in all bathrooms.
- Provision for water purifier, washing machine and dishwasher in wash area.

WATER PROOFING

- Waterproofing in wash areas, balconies, terrace, overhead water tank and underground water tank.



ELECTRICAL

- Electrical design as per MEP consultants.
- Concealed copper wiring of reputed make.
- Modular switches in all rooms of reputed make.
- Power outlets for water purifier, refrigerator, microwave, mixer-grinder, chimney, and cooking range in kitchen.
- Power outlets for TV in living room and master bedroom, and AC points in all bedrooms.
- Plug points for geysers and exhaust fans in bathrooms.
- Washing machine and dishwasher points in the utility area.
- 3-phase power supply for each flat.
- MCB provided at the main distribution board for each flat.
- Individual energy meter as per standards.



CABLE TV, INTERNET

- Provision for DTH/Cable TV connection in living room and master bedroom.
- Provision for Internet connection in living area.



PAINTING

- Internal : Smooth putty finish with one coat primer and two coats of interior emulsion paint of reputed make.
- External : Textured finish with one coat primer and two coats of exterior emulsion weatherproof paint.



RAILINGS

Aesthetically designed MS railings for staircase and balconies with enamel paint.



WTP & STP

- Water treatment plant for borewell (Not RO).
- Sewage treatment plant provided and treated water for landscaping and flushing purpose.
- Rainwater harvesting system as per statutory norms to recharge groundwater.



SECURITY

- CCTV cameras in common areas, lift, and clubhouse.
- Round the clock security system.
- Solar power fencing around the compound.



LIFTS

- Automatic passenger and service lifts of reputed make.



GENERATOR

- 100% DG backup for common areas and backup for lights and fans in flats.



PARKING

- Well-designed car parking spaces.
- Concrete finish driveways, pillar marking, color coding, acrylic signages, and speed breakers.



Shubha
PRADHAM

CLOSE TO



CONNECTIVITY

- NH44 Highway - 0.5 km | 2 mins
- Suchitra Junction - 3 km | 8 mins
- Outer Ring Road (Medchal Exit) - 6 km | 15 mins
- Bolarum Railway Station - 5 km | 12 mins



ENTERTAINMENT

- Cine Planet Multiplex - 2 km | 6 mins
- TNR Northcity Mall - 5 km | 15 mins
- Leonia Resort & Water Park - 7 km | 15-18 mins
- Suchitra Bowling / Gaming Zone - 3 km | 8 mins



EDUCATION

- Unicent School - 0.8 km | 4 mins
- Delhi World Public School - 2 km | 6 mins
- DRS Int. School - 4 km | 8 mins
- St. Martin's Eng. College - 4 km | 10 mins
- Malla Reddy Eng. College - 5 km | 12 mins
- Malla Reddy University - 6 km | 15 mins
- CMR Engineering College - 7 km | 18 mins



HEALTH

- Jade Hospital - 600 meters | walkable
- Surekha Hospital - 2 km | 5 mins
- Balaji Hospital - 2 km | 5 mins
- Russh Super Speciality Hospital - 3 km | 8 mins



LIFE STYLE

- D-Mart, Kompally - 2.5 km | 7 mins
- Decathlon, Kompally - 3 km | 8 mins
- Ratnadeep Supermarket - 2 km | 5 mins
- Reliance Smart Point - 2-3 km | 6-8 mins

LOCATION PLAN

(not to scale)



Location QR Code

THE LOCATION FOR AN AUSPICIOUS LIFESTYLE



Shubha
PRADHAM

Shubha Pradham rests blissfully far from the city's clamour, yet close to everything that matters. A short drive takes you to your workplace, with Tech Mahindra, Gateway IT Park, Infosys at Pocharam and Biotech parks all around, and ORR for reaching city centre and tech corridor. For learners, knowledge is never far with eminent institutions nearby. Popular eateries beckon with aromas, resorts promise weekend getaways, and everything you need sits within a gentle radius. Life is beautifully balanced, peaceful at home, connected to the world, and promising auspicious lifestyle.