



- ### FEATURES
- ▶ Located on Srisailem Highway
 - ▶ Villas sizes range between 150 Sq.Yds. upto 250 Sq.Yds.
 - ▶ The design of Villa is contemporary style with 3 bed Rooms, Open Terrace, Living Area, Work from Home Office Space.
 - ▶ Street Lights
 - ▶ Home Automation
 - ▶ Underground Drainage System
 - ▶ All Black Top Roads
 - ▶ Main Road 50 feet and connecting Roads 40 feet
 - ▶ Walking Track
 - ▶ 24/7 Security, CCTV and Solar Fencing
 - ▶ One Entry
 - ▶ Ample place for Parks



S-Cube
SUBHASHINI SIGNATURE SERVICES PVT. LTD.
 #302, Dhansi Surabhi Complex, Greenlands,
 Begumpet, Hyderabad - 500 016, Telangana State, India.
www.s-cubeproperties.com

Further Details Please Contact :

Disclaimer : The Plans, Specifications, Images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all. This printed material does not constitute a contract / offer of any type between the developer / owner and the recipient. Any purchase / lease of the development shall be governed by the terms and conditions of the agreement for sale / lease entered into between parties and no details mentioned in this printed material shall in any way govern such transactions.



S-Cube County

Near to India's Biggest Pharma City & Amazon Data Center



Luxury Villas @ Hyd - Srisailem Highway, Kandukur



L.P. No. 287/06/HRO/H2
 L.P. No. 278/06/HRO/H2
 L.P. No. 292/06/HRO/H2



SUBHASHINI SIGNATURE SERVICES PVT. LTD.



COMPANY OVERVIEW

Subhashini Signature Services Pvt. Ltd. (S Cube) Company was established in the year 2003 with a vision to develop the residential properties with world class amenities.

Our Projects have great potential to appreciate as the Government and Private sectors have announced many projects nearby. We give a lot of importance to the title and Government approvals.

S Cube has developed layouts/sub divisions in most happening spots of Hyderabad like Shamirpet @ Aliabad on 17 acers, S Cube County at Kandukur near Pharma City on 40 Acers and the recent on S Cube Dollar Dreams at Harshaguda on 10 Acers near outer ring road the value of all the projects have appreciated multiple times. We have developed apartments at Alwal, Ameerpet and Somjaiguda.

S Cube with dedication and devotion goes an extra mile to fulfill the needs of our customers. In the ongoing thrust of delighting the customers S Cube had now started construction of Luxury Villas, to fulfill the dreams of our customers, to live in luxury villas at an affordable price.

S Cube envision the demand in housing once Pharma City, Amazon, SEZs and many other projects on Srisailem highway are completed. Keeping the developments on Srisailem Highway in view S Cube has started villas project on 40 Acers. It will be a world class community with luxury facilities like Swimming Pool, Club House, Temple, Gym, Home automation, Avenue Plantation, Beautifully Land Scaped Parks Outdoor Games, Indoor Games. In first phase we are developing 70 Villas with access to world class amenities.

S Cube has good land parcels in and around Hyderabad, Keeping the growth prospect in view.

S Cube has more than 17 years of experience in business with strong commitment to deliver the project on time. S Cube has always committed to provide best quality services to our customers. S Cube works with best talents in the field of Engineering and Architecture and Construction to deliver bench marks housing to our customer within specified time.

Our Vision and Mission is to provide luxury villas with state of art Comforts, Luxury Amenities at affordable prices.










Our team has a Strong Commitment, Good Ethics and gives importance to quality standards.








Sreenivas Oruganti
CEO

There is no place like Home



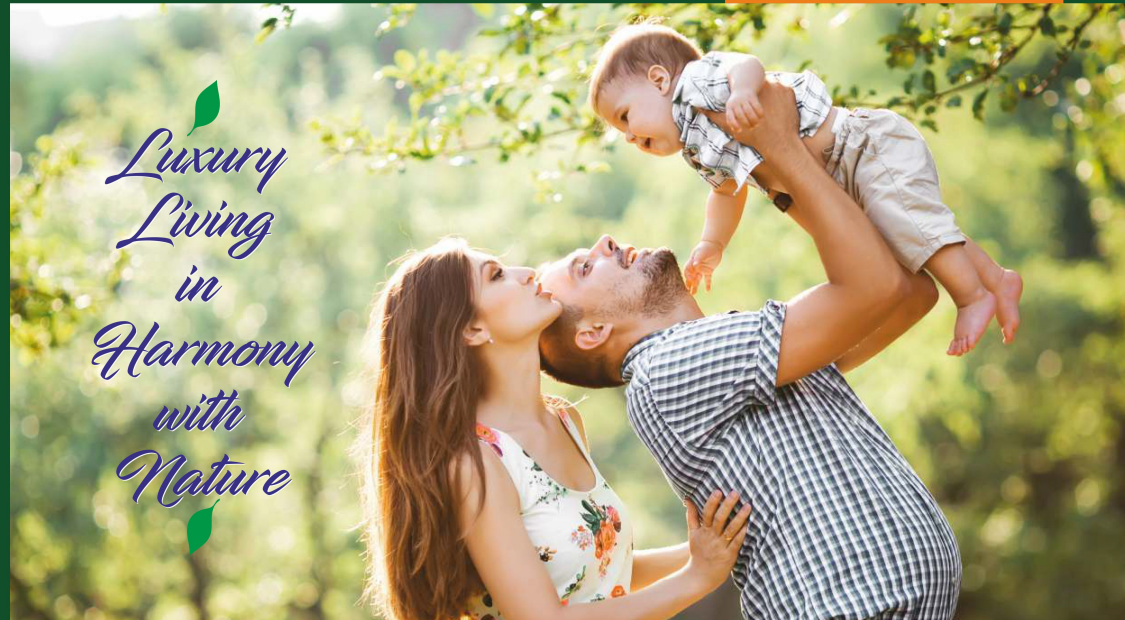
SPECIFICATIONS

	STRUCTURE RCC framed structure Super Structure Block masonry
	PLASTERING INTERNAL : Smooth finished surface with paint over putty EXTERNAL : Double Coat cement plaster with a combination of 16mm weather proof paint
	DOORS AND HARDWARE MAIN DOOR : Engineered wood / Hard wood frame with flush shutter (single) polished over veneer on both sides and fitted with Dorset / Godrej / Equivalent make hardware. INTERNAL DOORS FRAMES : Hard wood / Engineered wood. SHUTTER : Flush Shutter with Veneer on both sides fitted with PU polish with hardware of reputed make. TOILET DOORS SLIDING DOORS : Engineered wood / Hard wood frame with flush shutter DOORS : UPVC sliding doors with provision for mosquito mesh of NCL / Fenetre / Frame craft / Ambiance / magnus / Equivalent make WINDOWS : UPVC windows with mosquito mesh and grills in ground and first floors of NCL / Fenetre / Frame craft / Ambiance / magnus / Equivalent make
	Tiling & Granite : Ceramic Tile Dado upto 7 Feet Height in all toilets RAK / Nitco / Varmora / Equivalent make
	Kitchen Counter : Granite Platform with 2 Feet Height Ceramic Tile dado (RAK/ Nitco / Varmora / Kajaria / Equivalent) and Sink with drain board (Nirali / Cera / Franke / Equivalent)
	Balconies : 1' x 1' Anti-skid ceramic tiles (RAK/ Nitco / Varmora / Kajaria / Equivalent)
	Parking Area : Paver Tiles / Stampede concrete
	Wash Area : Ceramic Flooring with 3 feet height dado (RAK/ Nitco / Varmora / Kajaria / Equivalent) Wash basins of CERA/ Kohler/ Hindware / Parryware / Equivalent make
	Bathrooms : Wall mounted EWC of CERA / Kohler / Hindware / Parryware / Equivalent make Provision for Geysers, light point and exhaust fan points in all Bathrooms Power outlets for Air Conditioners in Living / Drawing and Bedrooms Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinder, Washing machine in Utility Area

	Electrical : Fan, Light & 5 amps sockets in all rooms 2 no.s of 5 amps sockets & provision for cable point in living area, Master and 2' Bedroom. 3 phase supply for each unit and individual Prepaid Energy Meters. All electrical items of Legrand / Crabtree / Anchor / Panasonic / MK / Honeywell Equivalent
	Water Meters : Water Meters shall be provided Water Supply : Hydro-pneumatic system for water supply
	Telecom : Telephone / Intercom Point in Ground Floor Internet : Provision for Internet connection in each Villa
	Water Treatment Plant WTP & STP : Sewage Treatment Plant.
	Generator : Power backup of upto 1000W for each Villa. 100% Power back up for common Areas
	Solar fencing over the boundary wall of the community
	Security / BMS : Surveillance cameras at the main security entry / exit points

Specifications that measure up to the best

We decided to create a home for You and ensure to create it with the best elements, fixtures and finishes. We used only the reputed brand cement, steel and iron that goes inside the wall and gets affixed in it.



PROJECT OVERVIEW

S-Cube County
Is one that creates healthier living spaces with plenty of natural light, air and minimal impact on the environment; added to it are the lush green gardens and landscaped lawns that enhance the joy of well being even more!

Sbhashini Signature Services Pvt. Ltd., India's premier real estate developers, have envisioned a new way of life in Kandukur. Our new villas for sale in Kandukur are designed with the aim of providing a comfortable life for its occupants without making a dent in their hard-earned savings. The independent villas have all been conceptualized based on the concept of Vaastu Shastra. Set amidst prime locations, the villas have a state-of-the-art infrastructure with world class amenities at rates only a few can match.



S-Cube are known around the country for their commitment towards the housing sector, and the villas at Kandukur have redefined the sector by bridging the gap between affordability and quality.

Beautiful Place to Live



S-Qube Ventures

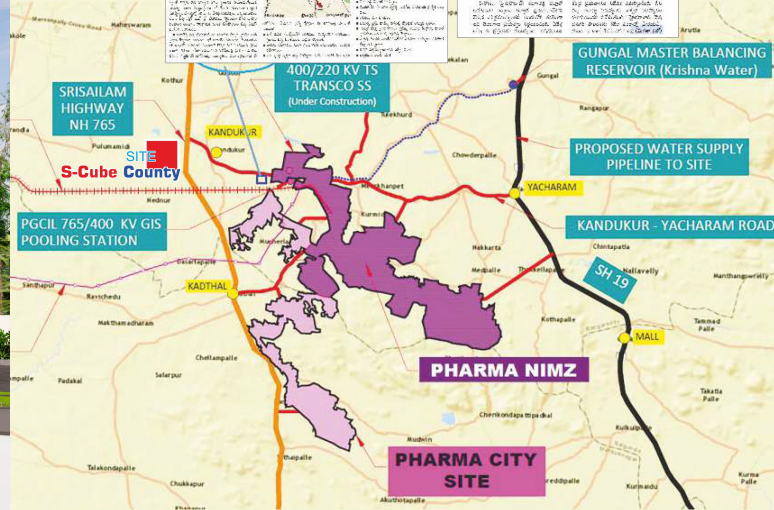


ఔషధ నగరికి 12,500 ఎకరాలు

ఔషధ నగరం అభివృద్ధి కోసం 12,500 ఎకరాల విస్తీర్ణం కేటాయించినట్లు తెలుగు ప్రభుత్వం ప్రకటించింది. ఔషధ నగరం అభివృద్ధి కోసం 12,500 ఎకరాల విస్తీర్ణం కేటాయించినట్లు తెలుగు ప్రభుత్వం ప్రకటించింది. ఔషధ నగరం అభివృద్ధి కోసం 12,500 ఎకరాల విస్తీర్ణం కేటాయించినట్లు తెలుగు ప్రభుత్వం ప్రకటించింది.

ఔషధ నగరికి భాగ్యనగర పరిశ్రమలు

ఔషధ నగరం అభివృద్ధి కోసం భాగ్యనగర పరిశ్రమలు ఏర్పాటు చేయబడ్డాయి. ఔషధ నగరం అభివృద్ధి కోసం భాగ్యనగర పరిశ్రమలు ఏర్పాటు చేయబడ్డాయి. ఔషధ నగరం అభివృద్ధి కోసం భాగ్యనగర పరిశ్రమలు ఏర్పాటు చేయబడ్డాయి.



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CEI plant to come up at Hyderabad Pharma City with Rs 500 crore



S-Cube County

SURROUNDING HIGHLIGHTS

SURROUNDING HIGHLIGHTS



PHARMA CITY



ఫారాసిటీలో వర్కిటీ
ప్రపంచంలోనే
అతిపెద్ద ఫారాసిటీ



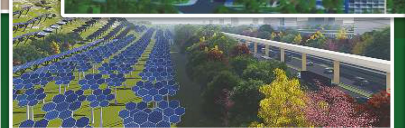
Hyderabad
Pharma City



PHARMA UNIVERSITY



INTEGRATED
INFRASTRUCTURE



SKILL DEVELOPMENT
CAMPUS





40' WIDE ROAD

TYPICAL FLOOR PLAN

HIGHLIGHTS

AROUND THE VILLAS

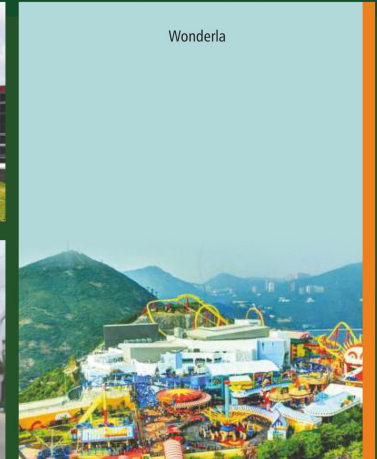
- ▶ Near to India's Biggest Pharma City
- ▶ 20 Minuets from Rajiv Gandhi International Airport
- ▶ Near to E-City
- ▶ 15 Minutes drive from Outer Ring Road
- ▶ 15 Minutes drive from Wonderla, Raviryala
- ▶ 20 Minutes drive from Pharma City
- ▶ 1.5 Kms from Srisalam Highway
- ▶ 12 Minutes drive from Amazon Data Center
- ▶ 10 Kms before Kadthal
- ▶ 16 Minutes from proposed Metro in Thukkuguda
- ▶ 45 Minutes drive from Mehadiptnam
- ▶ 45 Minutes drive from L.B. Nagar
- ▶ 55 Minutes drive from Hitech City



S-Cube County



TCS



Wonderla



E-City



Outer Ring Road



Rajiv Gandhi International Airport



Amazon Data Center



Pharma City

*A Villa Close to
Nature and not far from City.*



ENTRANCE ARCH



WALKING TRACK



SWIMMING POOL



CHILDREN PLAY AREA



POOL TABLE TENNIS



LANDSCAPED PUBLIC SPACES

AMENITIES

Club House

- Swimming Pool,
- Gymnasium, Multipurpose Hall,
- Provision for Saloon, Provision Yoga / Aerobics / Meditation Hall,
- Provision for Departmental Stores,
- Provision for Pharmacy,
- Provision for Tele Clinic and Provision for ATM.
- Indoor Facilities
- Caroms, Billiard, Table Tennis, Chess and Library
- Outdoor Facilities
- Volley ball Court, Badminton Court,
- Landscape Garden and Children Play Areas.



S-Cube County

NOTES :

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
2. ALL LEVELS INDICATED ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
3. DIMENSIONS / LEVELS INDICATED ARE STRUCTURAL UNLESS OTHERWISE SPECIFIED.
4. THIS DRAWING UNLESS OTHERWISE MENTIONED, TO BE PLOTTED TO MENTIONED PAPER SIZE.
5. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED. DO NOT SCALE THE DRAWING.
6. DIMENSIONS / LEVELS SHOWN TO BE VERIFIED AT SITE BEFORE COMMENCEMENT OF WORK. ANY DISCREPANCIES IF NOTED BE BROUGHT TO THE NOTICE OF ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
7. RELEVANT SERVICES DRAWINGS ARE TO BE READ SIMULTANEOUSLY AND PROVISION OF CUTOUTS / SLEEVES TO BE PROVIDED AS REQUIRED.
8. ALL MATERIALS / FINISHES TO BE AS SPECIFIED AND APPROVED BY THE CONSULTANTS.

AREA STATEMENT

PLOT AREA : 750.00 SQ YDS OR 627.00 SQ MTRS

FLAT NO	PUNTH AREA	COMMON AREA(20%)	TOTAL
1	683.83	177.80	861.6258
2	683.83	177.80	861.6258
3	683.83	177.80	861.6258
4	683.83	177.80	861.6258
SALEABLE AREA			3446.5032
FLOORS			5
TOTAL SALEABLE AREA			17232.516

ORIENTATION :



ARCHITECTS :



ARCHITECTS

INTERIORS DESIGNERS

Plot No: 102, 2nd Landmark Mariner,
A/4 BP Block, Lane No.2, SD Road
Siddharthnagar, 505002
OFF: 91 940 4826 3003, 98480 13003
email: archdesign@gmail.com, ad_works2017@gmail.com

PROJECT NAME :

RESIDENTIAL
PROJECT

DRAWING NAME :

TYPICAL FLOOR PLAN

CLIENT NAME :

SCALE :

DRAWN BY :

CHECKED BY :

SHEET NO'S :

DATE :

REMARKS :

RAJU. K

R.N RAMESH

27-09-2025

REVISED :



S-Qube Ventures