



LIVE ON  
THE SPACE OF  
luxury lifestyle

Project By



**S-Cube**

SUBHASHINI SIGNATURE SERVICES PVT. LTD.



# GRAND ENTRY INTO WORLD OF Luxury Living



## 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 Doller 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 anticipates high demand for housing in the Shamirpet area due to its proximity to Genome Valley, Gateway IT Park, the elevated corridor, and various other nearby projects

Keeping the developments on Karimnagar Highway in view S Cube has started villas project on 5 Acers next to Shamirpet Lake. 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. We are developing 73 Villas with access to best in 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 benchmarks 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.



# 73 VILLAS

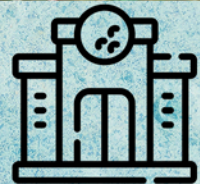
5 acres project



**KIDS  
PLAY AREA**



**5 STAR  
FACILITIES**



**CLUB  
HOUSE**



# East Facing Villas

## Floor Plan

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2558 Sq. Fts.**



### GROUND FLOOR PLAN

Ground Floor Designed With Single Bedroom Attached Bathroom, Living Room & Kitchen



### FIRST FLOOR PLAN

First Floor Designed With 2 Bedrooms 2 Attached Bathrooms, Living Room, Pooja Room & Sit Out Area



### TERRACE FLOOR PLAN

Terrace Designed With Multipurpose Room, Rooftop Garden, Family Sit Out & Washroom



# East Facing Villas

## 3D Design

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2558 Sq. Fts.**



## GROUND FLOOR 3D DESIGN

Living	- 10'6"X21'4"
Dining	- 11'5"X12'9"
Kitchen	- 9'1"X13'7"
BedRoom	- 11'1"X13'8"
Toilet	- 7'3"X5'0"
CToilet	- 3'4"X5'0"
Utility	- -----
Parking	- 14'0"X14'4"



# East Facing Villas

## 3D Design

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2558 Sq. Fts.**



## FIRST FLOOR 3D DESIGN

Living	- 12'9"X12'10"
Bed Room	- 16'10"X13'7"
Puja Room	- 5'8"X4'0"
M Bed Room	- 19'1"X13'3"
Sit Out	- -----
Toilet	- 8'0"X5'0"
M Toilet	- 8'0"X5'0"

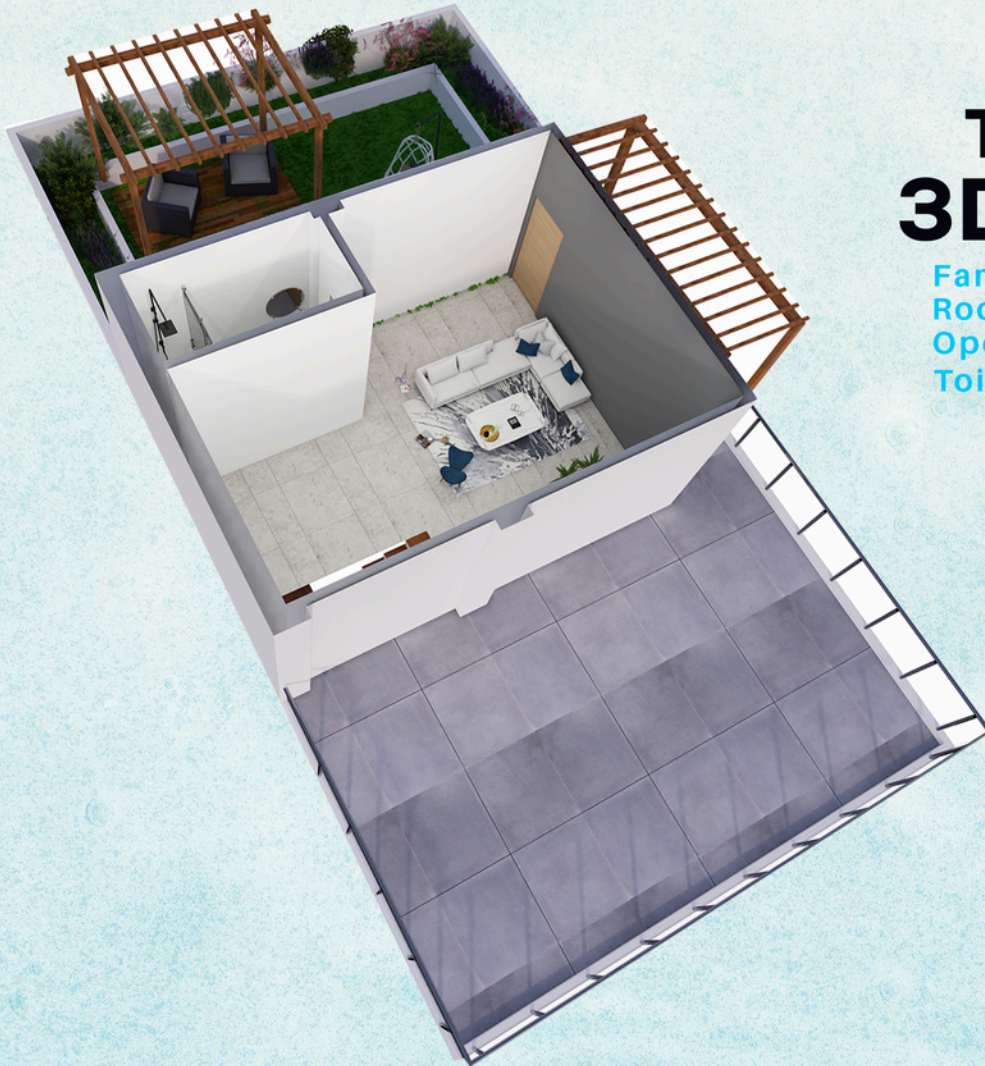


# East Facing Villas

## 3D Design

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2558 Sq. Fts.**



## TERRACE 3D DESIGN

Family Room - 9'10"X13'7"  
Roof Garden - 22'10"X8'7"  
Open Terrace - 22'10"X14'0"  
Toilet - 8'10"X3'7"



# West Facing Villas

## Floor Plan

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2555 Sq. Fts.**



### GROUND FLOOR PLAN

Ground Floor Designed With Single Bedroom Attached Bathroom, Living Room & Kitchen



### FIRST FLOOR PLAN

First Floor Designed With 2 Bedrooms 2 Attached Bathrooms, Living Room, Pooja Room & Sit Out Area



### TERRACE FLOOR PLAN

Terrace Designed With Multipurpose Room, Rooftop Garden, Family Sit Out & Washroom



# West Facing Villas

## 3D Design

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2555 Sq. Fts.**



## GROUND FLOOR 3D DESIGN

Living	- 13'6"X15'4"
Dining	- 13'6"X8'3"
Kitchen	- 8'2"X13'5"
BedRoom	- 11'1"X14'3"
Sit Out	- 13'3"X6'1"
Toilet	- 8'1"X4'0"
Utility	- 6'1"
Parking	- 10'11"X14'6"



# West Facing Villas

## 3D Design

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2555 Sq. Fts.**



## FIRST FLOOR 3D DESIGN

Living	- 13'9"X13'0"
Bed Room	- 11'10"X13'5"
Puja Room	- 4'5"X5'3"
M Bed Room	- 13'6"X14'2"
Sit Out	- -----
Toilet	- 8'1"X4'9"
M Toilet	- 5'0"X8'0"



# West Facing Villas

## 3D Design

**Plot Size: 170 Sq.Yds.**

**Total Built up Area: 2555 Sq. Fts.**



## TERRACE 3D DESIGN

Family Room - 18'2"X13'5"  
Roof Garden - 18'2"X12'3"  
Open Terrace - 4'5"X5'3"  
Toilet - 7'3"X4'7"



# Project Highlights



**TERRAIN VILLAS**



**ONE ENTRY  
ONE EXIT**



**FULLY UNDER  
CCTV SURVILLANCE**



**CAR PARKING**



**HOME AUTOMATION**



**PROVISION FOR  
ROOF TOP GARDENS**



**WALKING TRACK**



**CLUB HOUSE**



**INDOOR GAMES**



**CHILDREN'S PARK**



**40 FT. MAIN ROAD**



**BEAUTIFUL  
LANDSCAPES**





# 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:

Double Door 8feet height MT Wood With good quality Brass Fittings with Dorset / Godrej/Equivalent make hardware.

### INTERNAL DOORS FRAMES SHUTTER

African Teak Frames, Shutters.

### TOILET DOORS

WPC

### WINDOWS

3 Track UPVC windows with mosquito mesh and grills in All floors of NCL / Fenetre / Frame craft

## PAINTING WORKS

### INTERNAL WALLS / CEILING

All Internal Walls shall be finished Birla Putty, one coat of primer and 2 coats of plastic emulsion of Asian Brand.

### EXTERNAL WALLS

All External Walls shall be finished with Ace paint of Asian Brand

## ELECTRICAL WORK

### ELECTRICAL WORK

Fan, Light & 5 amps sockets in all rooms, 2 no.s of 5 amps sockets & provision for cable point in living area, In all Bed Rooms . 3 phase supply for each unit and individual Prepaid Energy Meters. All electrical items of Legrand/ Crabtree/Anchor/Panasonic/MK/Honeywell Equivalent

### POWER POINTS

Power outlets for Air Conditioners in Living/Drawing and Bedrooms.  
Power plug for cooking range chimney, refrigerator, microwave oven, mixer/grinder, Washing machine in Kitchen/Utility Area





# Specifications

## KITCHEN, BATHROOMS & OTHERS



### KITCHEN COUNTER

Granite Platform with 2 Feet Height Ceramic Tile Daddo (RAK/Nitco armora/Kajaria/Equivalent) and Sink with drain board (Nirali/Cera/Franke/Equivalent)

### BATHROOMS

Wall mounted EWC of CERA/Kohler/Hindware/Parryware/Equivalent make Provision for Geysers, light point and exhaust fan points in all Bathrooms

### TILING & GRANITE

Ceramic Tile upto 7 Feet Height in all toilets RAK / Nitco / Varmora / Equivalent make

### BALCONIES

I'xI'Anti-skid ceramic tiles (RAK/Nitco/Varmora/Kajaria/ Equivalent)

### WATER METERS

Water Meters shall be provided

### WATER SUPPLY

Hydro-pneumatic system for water supply

### TELECOM INTERNET

Telephone/Intercom Point in Each Floor : Provision for Internet connection in each Villa

### WATER TREATMENT PLANT

WTP & STP Sewage Treatment Plant.

### GENERATOR

Power backup of upto 1000W for each Villa.For Adequate number of points

### SECURITY/ BMS

Surveillance cameras at the main security entry/exit points Solar fencing over the boundary wall of the community



*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 Use only the Reputed brand cement steel and iron that goes inside the wall and get affixed In it .*



# Location Highlights



## DISTANCE FROM THE SITE

NALSAR UNIVERSITY	4.5 KM	ORR EXT 07	5 KM
SHAMIRPET LAKE	1 KM	SHAMIRPET DEER PARK	2.3 KM
KARIMNAGAR HIGHWAY	500 MT	LEONIA RESORT	5 KM
BITS HYDERABAD CAMPUS	9 KM	SRI VIDYASARASWATHI TEMPLE	24 KM
MEDICITY HOSPITAL	12 KM	MEDCHAL	11 KM
GENOME VALLEY	12 KM	SECUNDERABAD RAILWAY STATION	24 KM
NICMAR	9 KM	ECIL	18 KM
IT PARK, KANDLAKOYA	17 KM	KEESARA	23 KM
EVERGREEN HIGH SCHOOL, SHAMIRPET	8 KM		

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