

SURI

n i l a y ā m

domalguda, hyderabad



## Your Gateway to Prestige

Whether you're looking for an elite living experience or a lucrative investment, Suri Nilayam promises exclusivity, luxury, and a future-proof opportunity.

Welcome to Suri Nilayam, where sophistication meets convenience. Strategically located in the heart of Hyderabad, near the tank band, with easy access to secunderabad, this premium residential property is designed for those who seek exclusivity, comfort, and unmatched accessibility. Featuring 15 luxury apartments spread across 5 floors, Suri Nilayam is complemented by thoughtfully designed top-tier amenities and parking and , making it a perfect opportunity for investors and the elite.

Modern layouts that maximize space and light, with meticulous attention to detail in every corner. we go beyond luxury to embrace sustainability, creating a harmonious balance between modern living and environmental responsibility. As a green building, Suri Nilayam integrates eco-friendly practices into its design and amenities, providing a healthier, more sustainable lifestyle for residents.

**Live Green. Live Smart. Live at Suri Nilayam.**

Pre-certified







Security camera



Play area



Rain water harvesting



Landscaping



Lift



EV charging point



Covered car parking



Video door phone



Power backup



5 Typical floors



3 Apartments per floor

1735 Sq.ft  
& 1860 Sq.ft



FLAT NO - 1  
(1735 sq.ft)

Typical Floor plan



**FLAT NO - 2**  
**(1860 sq.ft)**



**Typical Floor plan**



**FLAT NO - 3**  
**(1735 sq.ft)**



# Master plan



## Premium specifications

### Structure

RCC Framed structure with basement

### Wall finish

Internal walls & ceiling: premium emulsion  
Exterior: Ace or equivalent

### Flooring

Bed Rooms : Premium Vitrified tiles of 4'x2'  
Kitchen/ Toilets : Premium anti-skid  
vitrified tiles 2'x2'  
Lobbies/ Staircases : Granite/ marble/  
Vitrified tiles  
Terrace : High SRI tiles

### Dadoing

**Kitchen**  
Black granite counter with Stainless steel sink.  
Glaze tiles dado upto 2' height.

**Toilet**  
Premium ceramic/ vitrified tiles  
up to a height of 8'

### Doors

Main door: Teakwood frame, pre-engineered  
doors with veneer finish.  
other wood: Pre-engineered doors with Hardwood  
frame with laminated finish  
windows: UPVC sliding windows (3 track)

### Plumbing / Sanitary fittings

All CP fittings and ceramic fittings are  
of Jaguar or equivalent  
All sanitary fittings are of jaguar or equivalent  
CP fittings comply with water efficiency

### Elevator

Automatic, 8 Passenger

### Electrical

All wirings/ conduits are concealed  
3 Phase connection with independent meter  
Modular switches

### Car park

Basement with VDF  
Stilt floor HD outdoor vitrified tiles

**Your Ideal Lifestyle Awaits**

**Scan the QR Code to Unlock the Location!**



H.no 1-2-381, gagan Mahal road , Domalguda  
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SSPDL Limited (formerly Srinivasa Shipping and Property Development Limited) is a leading Infrastructure and Real Estate development company in South India.

Established in 1994, SSPDL Limited is a listed entity on the Bombay Stock Exchange with its Registered Office in Hyderabad. SSPDL Limited is promoted by a renowned first-generation entrepreneur Mr. Prakash Challa.

SSPDL Limited, is primarily developing Commercial (IT Parks, Shopping Malls, Hotel Projects, Service Apartments etc) and Residential properties (Gated Communities, Villas, Apartments and Serviced Plots) all over South India for more than 30 years and has been setting standards in the Construction Industry. Building a reputation for ethical practice and developing properties that have become landmarks. Projects that go beyond construction, to create quality lifestyles in tune with customer needs and in harmony with nature. Today, SSPDL is executing own projects spanning 5 million sq. ft. all over South India through the flagship company and SPVs.



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**For more info**

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SSPDL Limited will not entertain complaints regarding design, layout, or accommodation. Furniture layouts and fenestrations illustrated in this brochure are for representational purposes only and indicate possible usage of the space. No furniture is included with the apartments. All renderings, floor plans, visuals, and maps are artistic impressions and do not depict the actual building, walls, roads, or landscaping.

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