



Happy you.
Happy us.

Sukhii9:
Beside Surya Global School,
Rd Number 2, Kousalya Colony, Krishnaja Hills,
Miyapur-Bachupally, Hyderabad, Telangana 500049

+91 93 3333 8838
info@sukhii.group

www.sukhii.group

DEVELOPER



NJR CONSTRUCTIONS Pvt. Ltd.
Plot No.106, Mothi Nagar,
Hyderabad - 500045

PRINCIPAL ARCHITECT



H.No: 8-2-684/3/15, Bhavani Nagar,
Road#12, Banjara Hills, Hyderabad -34,
Office: 040 2333 5353, +91 9948 833 5353
Email: desingspaceaid@gmail.com
www.designspace.in

STRUCTURAL CONSULTANT



S.V.S.S. Sankalp, 1-2-597/36 to 41,
401 Block-C, Lower Tankbund Road,
Opp. Ramakrishna Matt, Gandhi Nagar,
Hyderabad - 500080.
Phone: 040-66667497
Mail: aardhaarshiladesign@gmail.com

PLUMBING CONSULTANT



#495, Sanmathi, 9th Main, 11th Cross,
ISRO Layout, Bangalore - 560078, India.
Telefax - (080) 26664152 / 95
Email - esvedesigns@gmail.com
www.esvedesign.com

LANDSCAPE ARCHITECTS



#43, Beverly hills, Kavuri hills, Phase 1,
Madhapur, Hyderabad
Email: vinodenvision@gmail.com
M: +91 9849168166 / 040 69999569
www.envisionlandscapes.in

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 elevations, specifications and plans as deemed fit.



Live the lush life @ Sukhii 9
Miyapur - Bachupally, Hyderabad.

www.sukhii.group

A project from



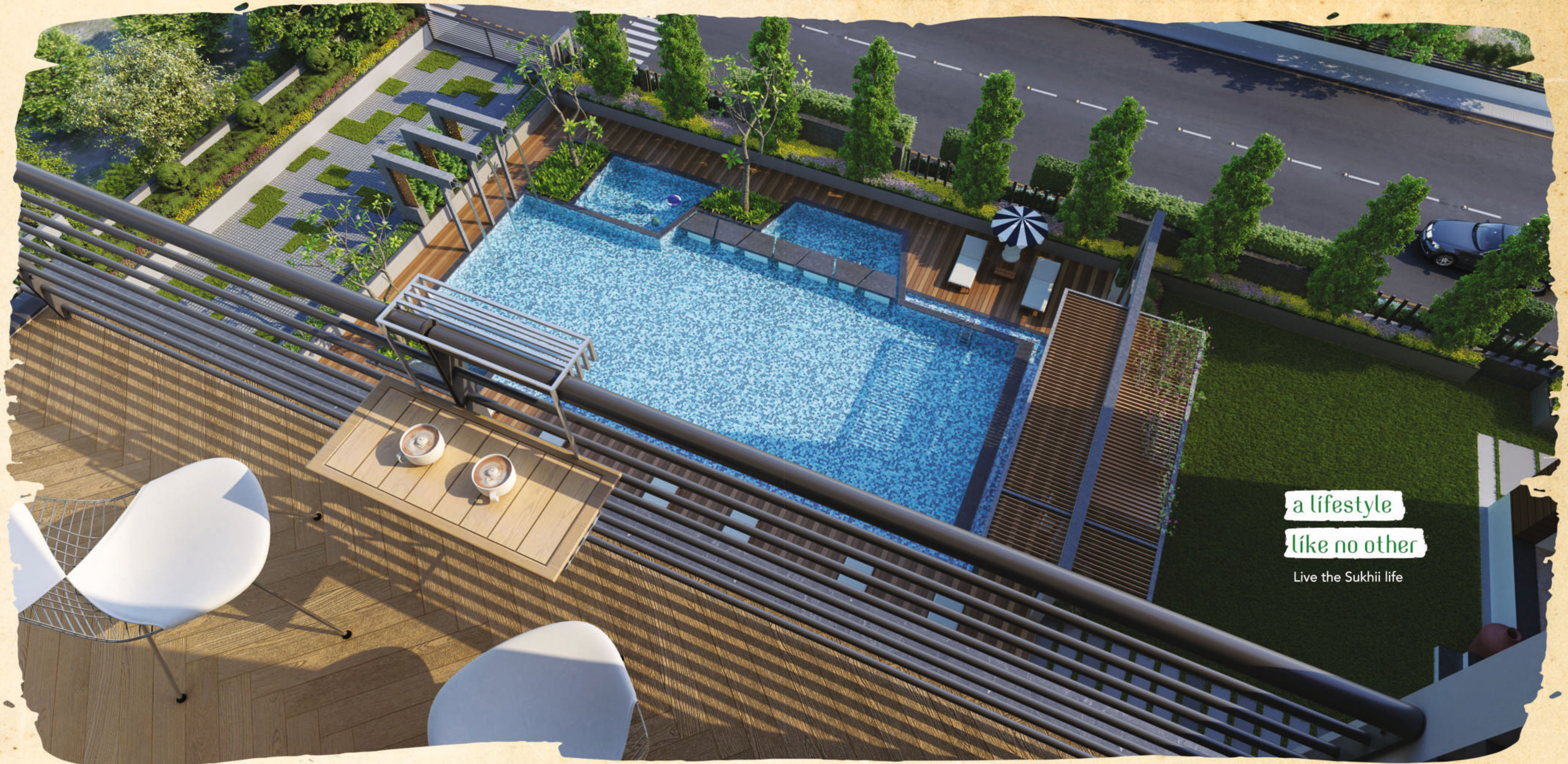
Happy you.
Happy us.

well-being **happy** comfort
delight pleasure
joy **Sukhii** enjoyment
noun
the state of being happy.
glee
cheerfulness laughter
euphoria optimism
peace of mind prosperity

all kinds of happy!

For some, happiness is an early morning stroll.
For some, it's a cold evening breeze.
For some, the melodious chirping of birds.
And for some, a solitary time under the stars.

What if you could be nestled in a place that opens
doors to every possible happiness?
A place that unites you and nature as one?
Welcome to Sukhii 9.



a lifestyle
like no other
Live the Sukhii life



square feet or experiences,
what would you rather seek?

Even if you seek both, Sukhii 9 offers all that you ever desired of a dream home. Because we believe that there's more to a home than just SFT.

at sukhii 9, there's more per sft

With thoughtful accommodation of more open spaces, we are here to build more memories per SFT than more apartments per acre.

We at Sukhii, assembled a host of amenities and lush green open spaces to enable you to create lasting memories.

because life is measured by the number
of moments you create;
not the number of square feet you buy.

walk the green carpet
everytime you step out!

Lush landscaping across the gated community
designed by best-in-class landscaping artists.

more

nature

per sft

A tulip doesn't try to impress anyone.
But the tulip garden at Sukhii 9 is an impressive sight.
And it doesn't stop at tulips.

The lilacs, lilies, and other exotic herbs and plants add a breath
of fresh air in your everyday life.

open up to
more space, more life,
more sukhíí.





3 acres

63% open spaces

100% quality living

Presenting
Sukhii9
MORE LIFE PER SFT



master plan



1. Entrance Gate & Security Room
2. Entrance Lobby
3. Senior Citizens' Park
4. Aerobics Park
5. Multipurpose Court
6. Cricket Net
7. Seating Spaces
8. Amphitheatre
9. Badminton Court
10. Sun Deck
11. Swimming Pool
12. Open-To-Sky Lounge
13. Pharmacy
14. Super Market
15. Sukhii Paradise (Club House)



floor plan



3bhk

143 units available

1615 sft | 1675 sft

1800 sft | 1905 sft



2bhk

96 units available

1160 sft | 1200 sft



more
space
per sft

3 acres of land with a built-up area of just 3.65 lakh SFT, leaving 63% of the entire gated community open to embrace lush landscaping and serene gardens.

It's thoughtful construction redefined inside out and we consider it to be just the beginning. With well planned sit-outs, hand-crafted landscaping, lush open walkways, something as casual as an evening stroll will rejuvenate your senses.

You'll want to be outdoors just as much as you want to stay indoors.





spacious sit-outs
& lush walkways



more

conveniences

per sft

Why step out when you have the world at your doorstep?

Supermarket, Pharmacy, Spa, Library, Multipurpose Hall; name it and you have it at Sukhii 9.



Multipurpose Hall



Dining Area



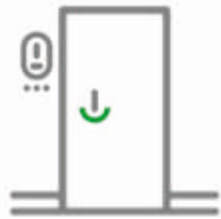
Library



Spa



Meditation Room



Guest Rooms



Supermarket



Badminton Court



Rooftop Garden



Office



Visitors Lounge



Gym



Indoor Games



Pharmacy

more

rejuvenation

per sft

Cool it off in the pool. Or sweat it out at the gym.
Unwind after a long day. Celebrate every Sunday.
Jog, run, skip, hop, rock 'n' roll! The ball is in your court.



Swimming Pool



Badminton Court



Basket Ball Court



Cricket Nets



Amphitheater



Sukhii Paradise (Clubhouse)

more highlights

- Cellars+Stilt+8 Floors
- 63% Open Space
- 3 Blocks
- 239 Apartments
- Range from 1160 Sft to 1905 Sft
- 2 & 3 BHK Apartments
- Video Door Phone
- Sukhii Paradise - Dedicated Clubhouse
- Swimming Pool
- Vaastu Compliant
- Central Courtyard
- Visitor's Lounge
- Pharmacy
- Supermarket
- Indoor & Outdoor Games
- Designer Landscaping with Seating Areas, Water Features, Parks and Kids' Play Area
- 24x7 Integrated Security
- Fire Fighting Systems
- Earthquake Resistant Structure
- Sewage Treatment Plant
- Internet, Telephone, Cable TV via Centralized Underground Cabling
- Rain Water Harvesting Facility
- No Common Walls
- 100% DG Set Backup Except ACs and 15 AMP Points
- Shuttle Service up to Miyapur Metro Station (Two Mini Buses)
- Near ORR



specifications



Framed Structure

Seismic Zone II compliance RCC framed structure.

Superstructures

9" thick bricks for outer walls
5" thick bricks for inner walls



Plastering Internal

Two coats of cement plastering.



Doors

Main door : Natural Teak wood door frame & flush door shutter with veneer and melamine finish with all fittings.
Internal door : Engineered door frame and flush door shutter with all fixtures.
French doors : UPVC door frames with plain glass panelled shutters.
Windows : UPVC window system with plain glass with mosquito mesh track.
Grills : Aesthetically designed mild steel (MS) grills with enamel paint finish.



Painting

External : Textured finish & two coats of exterior emulsion paint.
Internal : Smooth putty finish with two coats of premium acrylic emulsion paint.



Flooring

Living, Dining : 80x120 / 60x120/80x80mm vitrified double charged tiles.
Master bedroom : 60x120mm wood design vitrified tiles.
Other bedrooms : 80x80mm vitrified tiles.
Bathrooms : Anti-skid tiles
Corridors : Granite/Tiles
Utility balconies : Anti-skid tiles
Staircase : Granite



Tile Cladding

Dadoing in Kitchen : Glazed ceramic tiles dado up to 2' height above kitchen platform.
Bathrooms : Glazed ceramic tile dado up to 7' height.
Utilities : Tile dado up to 4' height.



Kitchen

■ Granite platform with stainless steel sink.
■ Provision for fixing exhaust fan, chimney & RO Purifier.



Bathrooms

■ Plumbing and sanitary lines design as per professional MEP consultant's design.
■ Wall Mounted EWC.
■ Provision for geysers in all bathrooms.



Electrical

■ Concealed copper wiring as per professional MEP consultant's design.
■ Provision for power outlets for air conditioners in all bedrooms.
■ Power outlets for geysers in all bathrooms.
■ Power plug for cooking range chimney, refrigerator, mixer/grinder in kitchen.
■ Provision for washing machine
■ Provision for AC in hall & all bedrooms
■ Three phase supply for each unit & individual meter boards.
■ One miniature circuit breaker (MCB) for each room at the main distribution box.
■ Elegant designer modular electrical switches.
■ Metered connections for consumption of electricity for each flat.



Cable TV

Provision for cable connection in all bedrooms & living room.



Internet

Provision in living room for each apartment.



Lifts

High speed passenger lifts & service lifts with rescue devices with V3F.



Sewage Treatment Plant (STP)

A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping & flushing purpose.



Generator

100% DG set backup for all rooms except AC and 15 Amp points.



Security/BMS

■ Sophisticated round-the-clock security system.
■ Panic button & intercom is provided in the lifts connected to the security room.
■ Surveillance cameras at the main security, corridor, entrance of each block to monitor.
■ Video door phone for each apartment for screening of visitors.



Fire & Safety

■ Fire hydrant & fire sprinkler system as per statutory norms.
■ Fire alarm & public-address system on all floors & parking areas (basements).

location map

We believe that convenience comes above everything else.

Located right in heart of the city at Miyapur, with the IT Hub and the Financial District just a stone's throw away, the project enjoys great connectivity to workplaces, schools, colleges and ample entertainment options. To make life more convenient and comfortable at Sukhii 9, a shuttle service from the project to the metro station and vice versa is available every half an hour.

Distances from Sukhii 9

Offices

Aurobindo Pharma (R&D) - 3 Min.
Dr.Reddy's Laboratory (R&D) - 3 Min.
Coca Cola Factory - 5 Min.
HITEC City - 15 Min.
Indian School of Business - 25 Min.

Schools / Colleges

Vikas Concept School - Eastern Boundary Bhashyam - 3 Min.
GRIET - 3 Min.
Oakridge - 5 Min.
Delhi Public School - 5 Min.
VNR VJIT - 5 Min.
BVRIT - 5 Min.

Transportation

Inter City Bus Terminal / TSRTC Bus Body Unit - 1 Min. Walk (India's Largest Bus Terminal)
Metro Station - 5 Min.
ORR - 5 Min.
Hafeezpet Railway Station - 10 Min.



Map not to scale



more

sukhii

per sft


MORE LIFE PER SFT

if not for the little joys, what's the purpose of a home?
for that matter, life?

sukhii 9 is all about the little things that make a big
difference;

be it the rustling of the leaves, or the fragrance of
lilies;

be it the gentle winds or the lush greens;
every aspect of sukhi 9 gives you a moment to cherish.

begin your quest for true happiness, right here,
right now!