

A joint venture by
SUJAY INFRA | GLOBAL GROUP

RERA NO: P02400008863

EQUILIBRIUM AND ABUNDANCE

@ NALLAGANDLA

SUJAYGLOBAL
Elara



BOUNTIFUL FINEST EXOTIC LIVING

Life is a vivid collage, colorful and lively. We seek a pure ambience with urban conveniences, beauty with functionality, and serenity with everyday comfort. Both privacy and community life are essential. This is the essence of Sujay Global Elara, where delightful bliss can be found on the terrace, on the ground, and in every space. In the serene environment of Sujay Global Elara, you will discover a perfect balance of urban conveniences and natural abundance, creating a harmonious and fulfilling living experience at Nallagandla.

ELARA



LOCATED IN
NALLAGANDLA

INTERNATIONAL COMMUNITY
DESIGN STANDARDS

CLUB HOUSE
LUXURIES **10,000** SFT

BIOPHILIC LIFE IN AN **ELEGANT**
TERRACE SETTING
20,000 SFT OF LEISURE

CUSTOMIZED
GROUND LEVEL AMENITIES

EAST & WEST FACING
2 & 3 BHK UNITS
1304 SQ. FT. TO **2093** SQ. FT.

SUJAY GLOBAL
Elara

WELCOME TO SUJAY GLOBAL ELARA

A thoughtfully crafted community where aesthetics blend seamlessly with modern architecture, Sujay Global Elara offers bright, airy spaces designed for optimal ventilation and contemporary living. With amenities that engage your family in happiness and wellness, offering moments of serenity, this is where life's surprises meet the elegance of a truly dream lifestyle. Sujay Global Elara stands as the ultimate address for those who seek a refined, fulfilling way of living.

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HIGHLIGHTS

1.31 ACRE

163 UNITS
GATED COMMUNITY

38 UNITS 2 BHK
125 UNITS 3 BHK

1304 TO 2093 SFT.



10,000 SFT.
CLUBHOUSE

2 BASEMENTS
13 FLOORS
HIGH RISE COMMUNITY
EAST & WEST FACING UNITS
LARGE SITOUTS



TERRACE
AMENITIES

RERA & GHMC APPROVED PROJECT
VASTU COMPLIANT UNITS
NO COMMON WALLS
MANY APARTMENTS FACING GREENERY
CAR PARKING
DISABLED FRIENDLY ACCESS
DOMESTIC WATER AVAILABLE THROUGH
A WATER SOFTENING PLANT
STP

60%
OPEN
SPACES

24/7 SECURITY SERVICES
CCTV SURVEILLANCE
AUTOMATIC ENTRY
& EXIT SYSTEM

INDOOR &
OUTDOOR
AMENITIES

100%
POWER
BACK UP

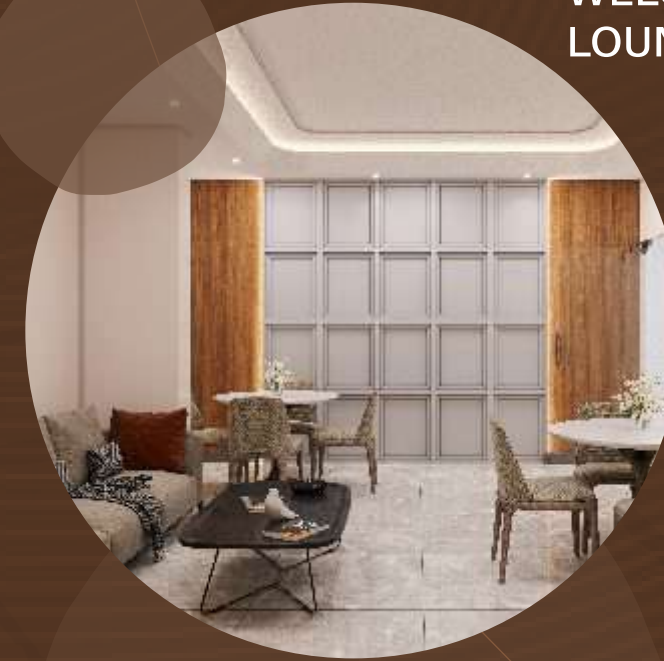
PROVISION FOR
EV
CHARGING
(At Designated Spots)



FULLY
EQUIPPED GYM



CONFERENCE
ROOM



WELCOME
LOUNGE



CLUBHOUSE
LUXURIES

INDOOR
GAMES



BANQUET
HALL



CRECHE

GUEST
ROOMS



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Sujay Global Elara offers a wide range of world-class amenities curated especially for you, ensuring you are spoiled for choice. Residents will have access to unparalleled leisure options, catering to every family member's needs. From a banquet hall, coffee shop, guest room, and creche to a fully equipped conference room, you'll find everything you need for work and relaxation. It's a clubhouse so complete that you'll never want to leave.



TERRACE AN EXCLUSIVE OASIS

Overlooking the city skyline, our terrace amenities offer a resort-like escape with a range of premium features. Enjoy a refreshing swim in the pool or relax on a sun lounge while taking in the views. Stay fit with a fully equipped open gym and yoga deck, or collaborate in our modern co-working spaces. Host a lively evening BBQ with friends, unwind in the amphitheater, or simply bask in the serenity of the seating decks. Every moment on the terrace promises an enriching and delightful experience.

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TERRACE FLOOR PLAN



- | | | |
|-----------------------------|-------------------------|---------------------|
| 01 SWIMMING POOL | 06 LAWN | 12 CO-WORKING SPACE |
| 02 KIDS POOL | 07 OUTDOOR GYM | 13 BARBEQUE AREA |
| 03 POOL DECK | 08 STAGE | 14 AMPHITHEATRE |
| 04 CHANGING ROOM | 09 PARTY LAWN | 15 WORKSHOP AREA |
| 05 YOGA AND MEDITATION DECK | 10 BAR COUNTER | 16 DECK |
| | 11 ARTIFICIAL TURF LAWN | 17 PLANTER |



GROUND FLOOR PLAN



- | | | |
|-------------------------------------|---------------------|--------------------------|
| 01 Entrance portal & Security cabin | 07 Central Lawn | 14 Grass pavers |
| 02 Driveway | 08 Plaza | 15 Half Basketball Court |
| 03 Grand Paving | 09 Feature wall | 16 Cricket pitch |
| 04 Jogging Track | 10 Deck | 17 Skating rink |
| 05 Water Feature | 11 Seating plaza | 18 Stepping stones |
| 06 Children's Play Area | 12 Biophilic garden | 19 Transformer yard |
| | 13 Coffee shop | 20 Planter box |

TERRACE POOL



SOCIAL SPACE
AMPHITHEATER



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Adobe Stock | #601527710



KIDS
PLAY AREA

Residents of Elara will enjoy access to a thoughtfully curated selection of amenities tailored just for them. While offering the warmth and connection of a larger community, we've also ensured that your privacy is well protected. Whether it's casual chats with neighbors, a safe play area for kids, or a cozy seating lounge to meet and greet, each amenity is meticulously designed and beautifully landscaped to enhance your living experience.

SEATING
IN STILT FLOOR



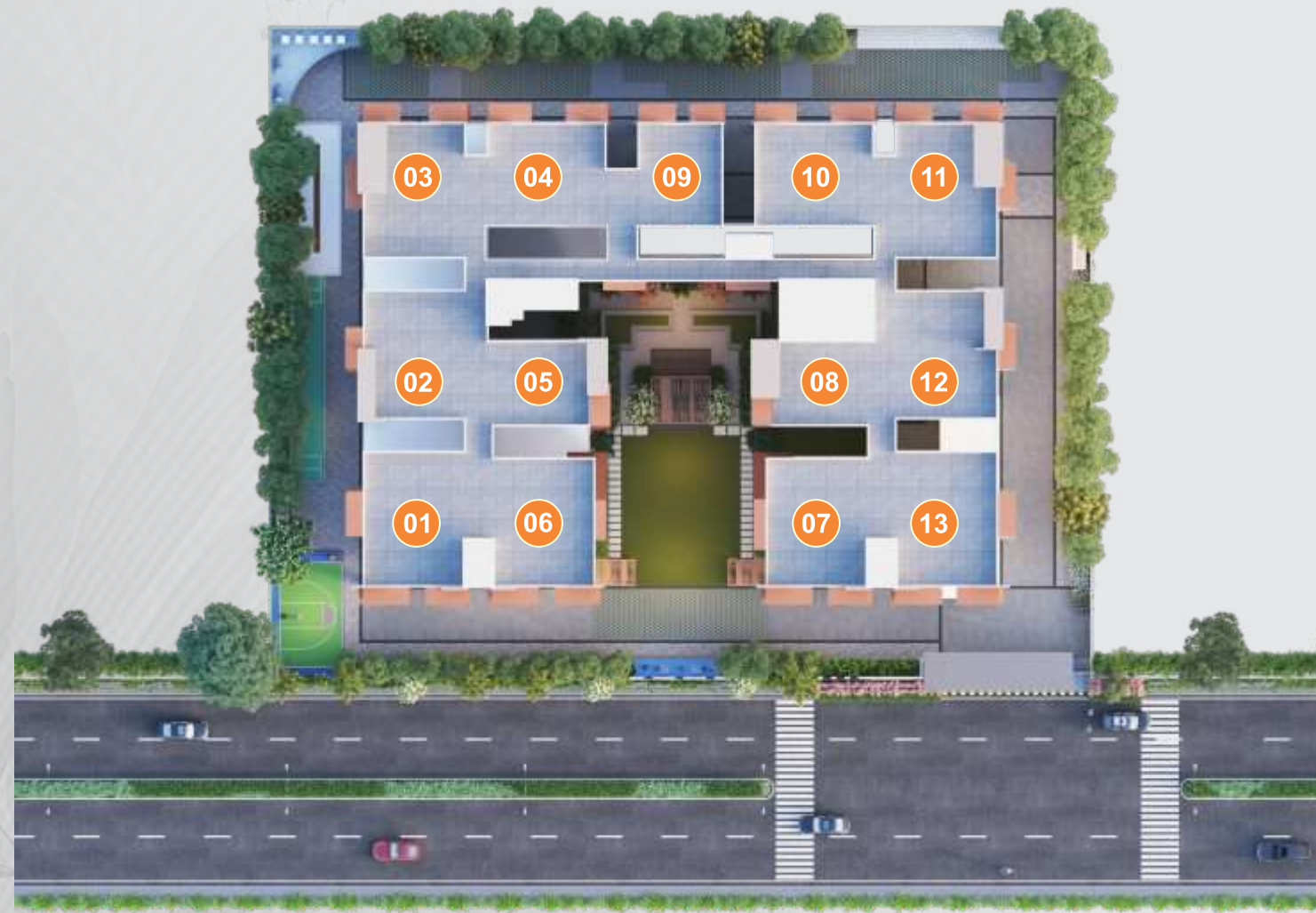
CENTRAL
LAWN

DRIVE WAY



AND IT JUST GOT
EVEN BETTER

TYPICAL FLOOR PLAN





STRUCTURE FRAMED STRUCTURE

- RCC framed super structure

SUPER STRUCTURE

- Cement Concrete solid Blocks of 200MM exterior and 100MM interior



PLASTERING/ PAINTING INTERNAL WALLS

- Smoothly finished with cement plaster, putty and plastic emulsion paint of reputed brand

EXTERNAL WALLS

- External finish with double coat cement plaster texture & two coats of exterior emulsion paint of reputed brands with architectural features



FLOORING DRAWING, LIVING, DINING, KITCHEN & BED ROOMS

- Vitrified tiles of reputed brands with spacer joint.

BALCONY/BATHROOMS/UTILITY

- Anti-skid vitrified/ceramic tiles of reputed make.

STAIRCASE

- Natural stone/ Tandoor stone/ tile/Granite.

CORRIDORS

- Vitrified tiles with spacer joints. As per design / natural stone



DADO BATHROOM

- Vitrified / ceramic tiles of reputed make upto lintel level.

UTILITY

- Vitrified tiles of reputed make upto sill level.



KITCHEN

- Bare shell Kitchen with provision for fixing water purifier, Chimney, hob, taps, Refrigerator, Microwave oven, grinder and adequate points.



DOORS MAIN DOOR

- Teak wood / Hardwood frame finished with melamine spray polish both side.
- Veneered finished flush shutter with reputed hardware.
- 2400mm height

INTERNAL DOORS

- Teak wood /Hardwood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- 2100 mm height

BATHROOM/ UTILITY DOORS

- Teak wood /Hardwood frame or factory made wooden frame with both side laminated flush shutter with reputed hardware.
- 2100 mm height

BALCONIES

- UPVC glazed french sliding doors with mosquito mesh provision.



WINDOWS

- UPVC Windows with provision for mosquito mesh for sliding doors of reputed make. MS window grills upto First floor level.



PLUMBING & SANITARY BATHROOMS

- Wash basin wall hung.
- EWC with concealed flush Valve of reputed make.
- Chrome plated Single lever mixer for basin and concealed diverter with spout and overhead shower.
- All CP fittings are of reputed make.

WATER SUPPLY

- Centralized water distribution system by hydro pneumatic system for all units.

WATER PROOFING

- Waterproofing shall be provided for all bathrooms, balconies, utility area and roof terrace.



ELECTRICAL

- Concealed copper wiring of reputed make.
- Power outlet for air conditioners in all bedrooms and living.
- Power outlets for geysers in all bathrooms.
- Power outlets for chimney, hob, refrigerator, microwave oven, RO unit, mixer/grinder in kitchen.
- Washing machine & Dish washer points in utility area.
- HT power supply for the project and prepaid meters for the individual units Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular switches of reputed make.



WTP & STP

- Water treatment plant for bore-well and water meter for each unit.
- A STP of adequate capacity as per norms inside the project.
- Treated sewage water for the landscaping and flushing purpose.



LIFTS

- High speed lifts of reputed make.
- Lift lobby cladding with vitrified tiles / granite.



CABLE TV/TELEPHONE

- Provision for cable tv in drawing, living & master bedroom.
- One internet connection provision in drawing & master bedroom.



SECURITY

- Sophisticated round the clock security system.
- CCTV cameras in common areas lift and club house.



FIRE SAFETY

- Fire alarm, automatic sprinklers at basements and wet risers as per fire authority regulations.

POWER BACK-UP

- 100% DG back up for all.

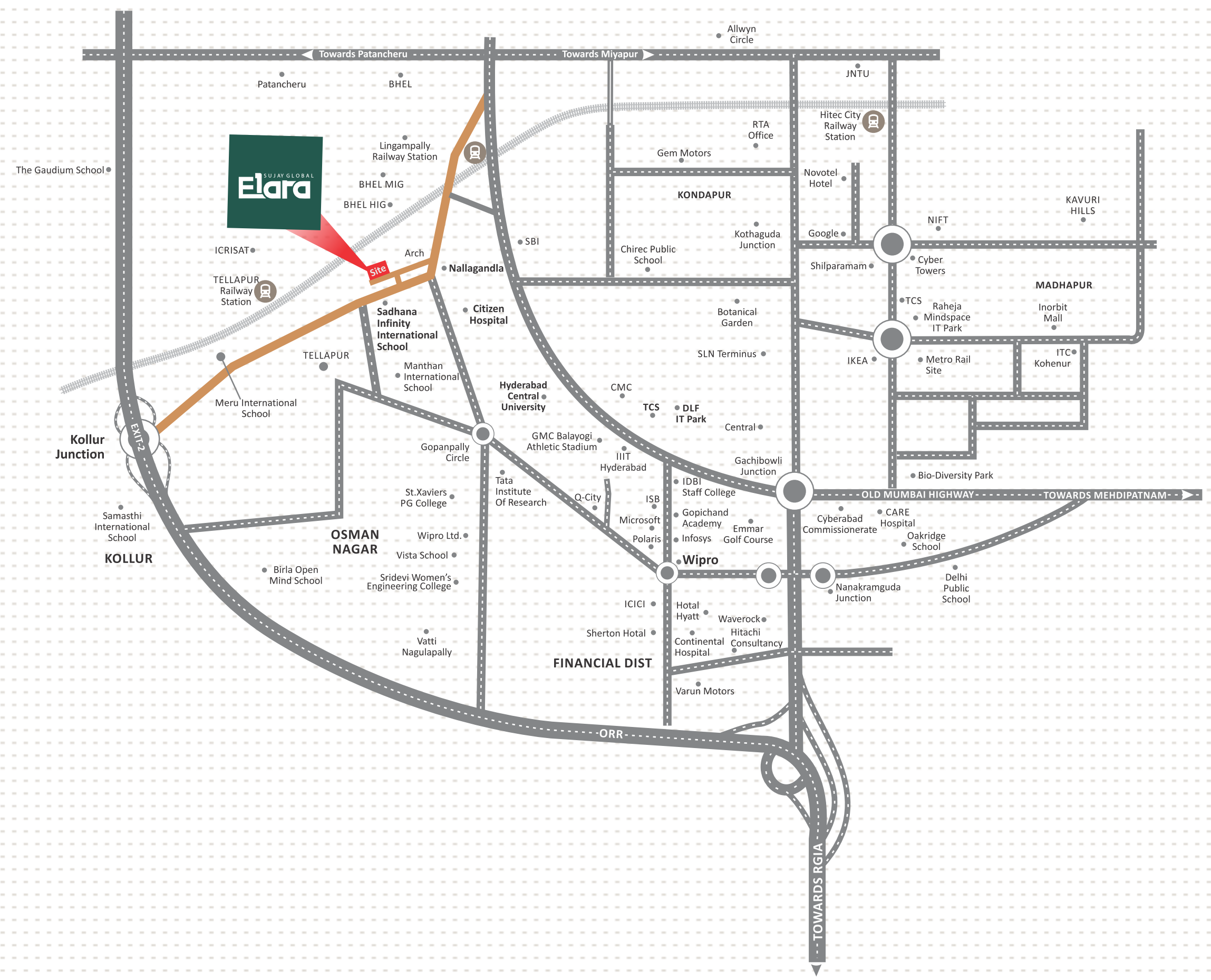
LPG / PNG

- Supply of LPG / PNG with piped gas system.

BILLING SYSTEM

- Automated prepaid billing system for water, DG power, gas and maintenance.

SPECIFICATIONS



LOCATION YOU LOVE WHERE WORK, LIFESTYLE, AND CONNECTIVITY UNITE.

Nestled in the prime location of Nallagandla, this community offers the perfect blend of connectivity and lifestyle. With seamless access to major work spaces, proximity to the Outer Ring Road (ORR), and easy reach to renowned educational institutions and healthcare facilities, every aspect of daily life is effortlessly accessible. Experience the ideal balance of work, education, health, and leisure in this vibrant and well-connected neighborhood.

LOCATION BENEFITS

- 2.4 kms to Lingampally MMTS Station
- Multi-specialty hospitals within 3-4 kms (2.4 kms: Citizens Specialty Hospital)
- 7-9 kms to IT Hub - Wipro Circle, Infosys, TCS, & more
- 10-12 kms to the best Luxury Hotel, Hyatt, Novotel, Westin and Sheraton Hotel
- 6-10 kms to the best International School - CHIREC International School, DPS, Oakridge, Nasr
- 10 kms ORR Nanakramguda Junction
- 12 kms Hitech city
- 46 kms Rajiv Gandhi International Airport



SCAN QR CODE
TO REACH LOCATION

UNIFYING EXPERTISE TO CRAFT EXCEPTIONAL LIFESTYLES IN IDEAL LOCATIONS



SUJAY INFRA

Sujay Group, established in 2006, is a prominent player in the construction and infrastructure sector. With over 60 completed projects across Hyderabad, Andhra Pradesh, and Telangana, Sujay Infra consistently delivers high-quality residential, commercial, and public developments. Signature projects such as **Sujay Sierra**, **Sujay Estia** (completed), and **KSR Signature 4** demonstrate the company's dedication to excellence. Their latest venture, **Sujay Global Elara**, in Nallagandla, Hyderabad, strengthens their position as a leader in luxury Real Estate, contributing to India's urban growth.

GLOBAL GROUP

Global Group, founded in 1996, is a diversified conglomerate with a strong focus on quality and customer satisfaction as its top priorities. The group has expertise in manufacturing, aluminium extrusion, infrastructure, and **Real Estate**. The aluminium manufacturing segment is a key driver of growth and innovation. Under Global Realty, the flagship project **Aan Global**, located on Road No. 10, Banjara Hills, Hyderabad, stands as a landmark of luxury and design. With its customer-first approach, Global Group continues to shape the urban, industrial, Real Estate, and infrastructure landscapes.

Approved by :



6116/GHMC/SLP/2024-BP RERA NO: P02400008863

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TEAM

ARCHITECTURE



STRUCTURE



ZAKI & ASSOCIATES

MEP



LANDSCAPE



RRBUN SHAPES

PMC



BRANDING



Hyderabad

A botanical illustration of a plant with large, elongated leaves and a cluster of small flowers, rendered in a light green color against a dark green background. The plant is positioned on the left side of the frame, with its leaves extending towards the center. The flowers are located in the upper left quadrant.

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