



A HOME THAT ECHOES
THE HARMONY OF
NATURE



A Signature Project By



RAISING THE TALLEST OF ASPIRATIONS

We are, with our 4 distinct business interests, a conglomerate that focuses on improving the quality of life and delivering tangible value. We are the Suvarna Durga Group - with over a decade of expertise in crafting innovative and future-ready residential and commercial spaces, SDG has emerged as one of Hyderabad's most trusted names in realty. Our portfolio of high-end projects across the city's prime locales stands as a testament to our commitment to quality, integrity, and lasting value.

For a detailed list of our projects, please visit
SDG.IN

STORY OF DIVERSIFIED GROWTH

Starting from 1978, when the very seeds were sown by our founder Sri Jakkireddy Subbareddy, we have grown from strength to strength. As a leader in all that we do, and as a brand whose promise is as good as gold.

CONSTRUCTIONS | PAPER | GLASS BOTTLES | AGRO PRODUCTS



KISMATPUR, HYDERABAD

TG RERA No. P02400010277

PRINIA, THE BIRD

Our logo, mascot and inspiration is the bird Prinia, native to these environs. Prinia, true to its unique behavior lives in mixed communities with other similar species.

This definitive social character became our inspiration to create a close-knit community lifestyle which fosters living in harmony even as we seek individual comforts.

In SDG PRINIA, you will find that these social settings make living with friends and neighbours a pleasure.



51 FLOORS OF
WORLD-CLASS
LIVING SPACES,
STANDING TALL
ON A SPREAD
OF GREEN



A SERENE
WHOLESOME LIVING
WITH CHIRPING BIRDS
WELCOMING YOU



SDG
PRINIA 
SOCIALLY CONNECTED LIVING

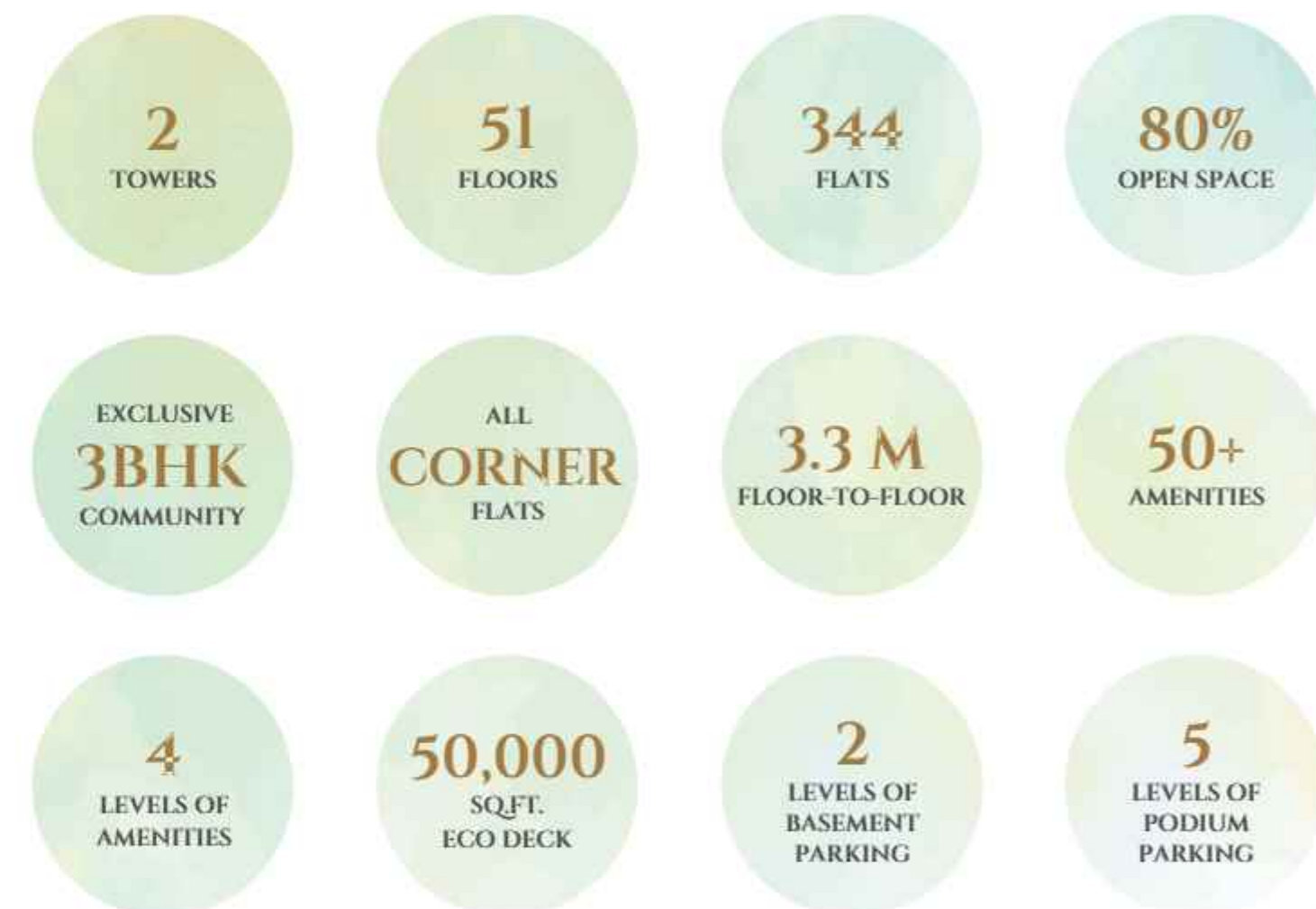
Rising tall, SDG PRINIA marks its presence
with a uniquely elevated podium and
connecting sky bridges.

Iconic architecture
marking the
Kismatpur skyline





SDG
PRINIA
SOCIALLY CONNECTED LIVING



Designed to include every amenity one could possibly imagine for a wholesome lifestyle.



PLUSH DROP-OFF ZONE



SDG
PRINIA

B

A

STEP INTO AN EXCLUSIVE
YET EXPANSIVE WELCOME





ENTRANCE LOBBY AND HIGH SPEED ELEVATORS

MASTER PLAN



A WHOLE NEW EXPERIENCE FOR YOUR FAMILY
Your exclusive 3BHK space starts 100 feet above
the ground, quite literally!

2

TOWERS

4

ALL CORNER
FLATS PER FLOOR

10

HIGH-SPEED
ELEVATORS

GROUND LEVEL AMENITIES



Rise up to an amenity-rich lifestyle



LEVELS OF AMENITIES

LEGEND

- | | | | | | |
|----|-----------------------|----|------------------|---|------------------------|
| 1 | Cycling Track | 2 | Jogging Track | 3 | Water Feature |
| 4 | Seating Deck | 5 | Pickleball Court | 6 | Hopscotch & Play Floor |
| 7 | Half Basketball Court | 8 | Skating Rink | 9 | Cricket Practice Net |
| 10 | Seating Plaza | 11 | Mound Garden | | |



Jog along, or gently pedal —
dedicated tracks
along the perimeter.



CYCLING AND JOGGING TRACK

PICKLEBALL COURT



HALF BASKETBALL COURT



SEATING PLAZA



Our Eco-Deck - The Perch on the 5th floor is where nature meets design - featuring a lush tropical garden, tranquil enclaves, seating areas, party lawns, a library, and collab space. Thoughtfully created to foster connections, it's your social sanctuary perched in the sky - a place to unwind, reconnect, and thrive amidst nature.

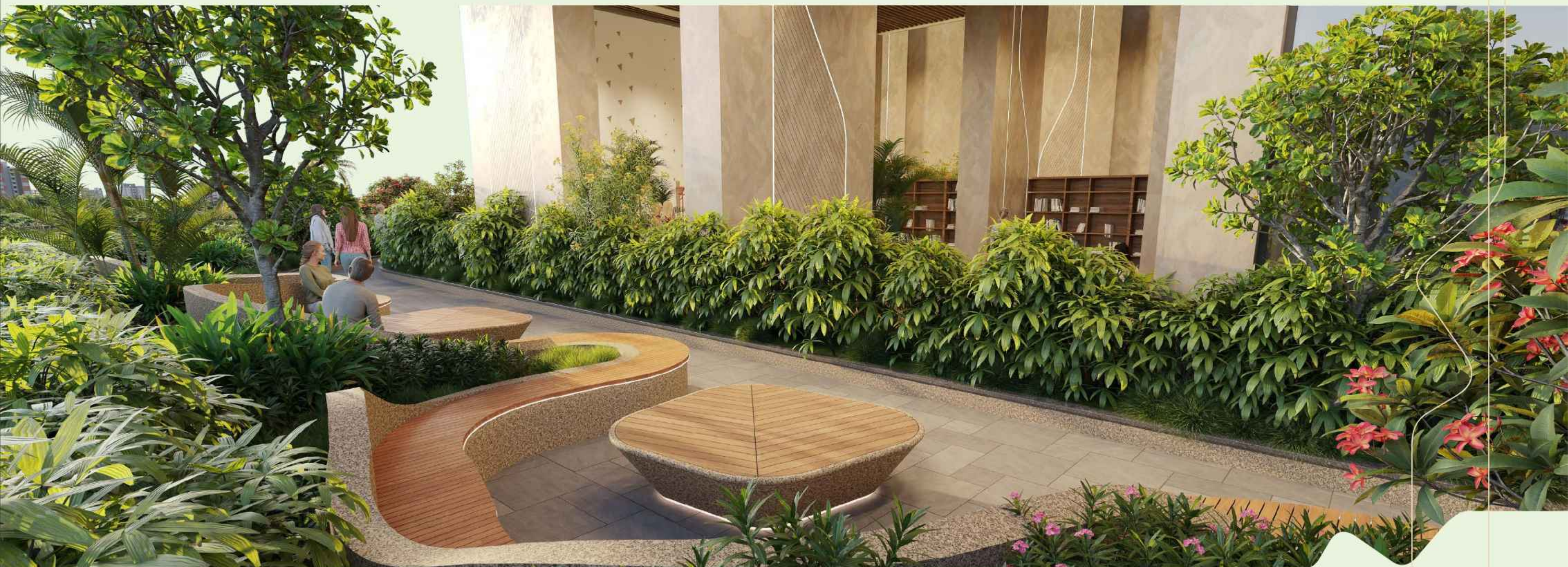


AERIAL VIEW OF THE PERCH

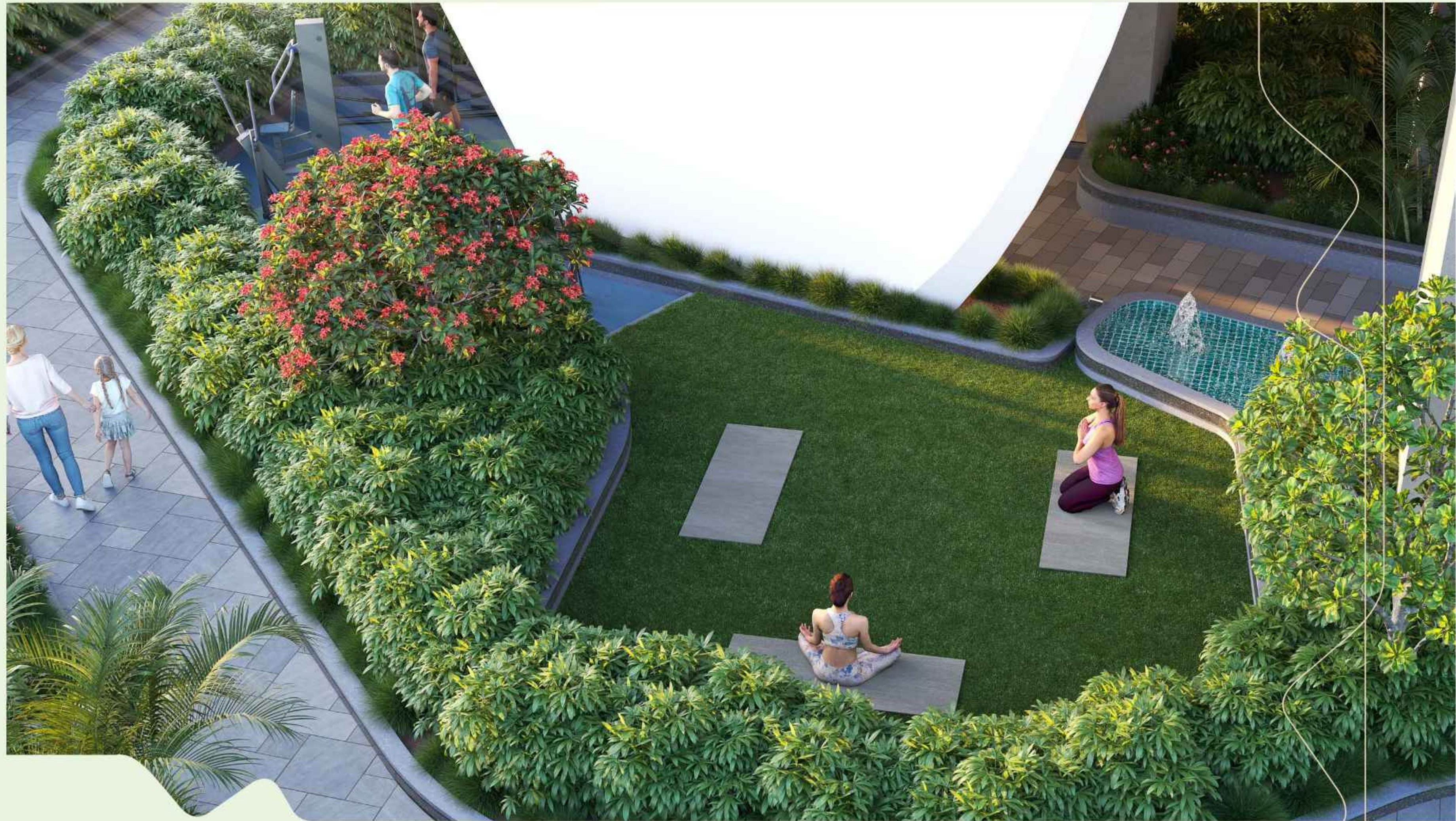
This is where you are,
perched above the mundane.



Meet, work or network,
the nature is your backdrop.



An area dedicated
to an active lifestyle
in the integrated
green environment
that includes
everything from
meditation areas to
party lawns.

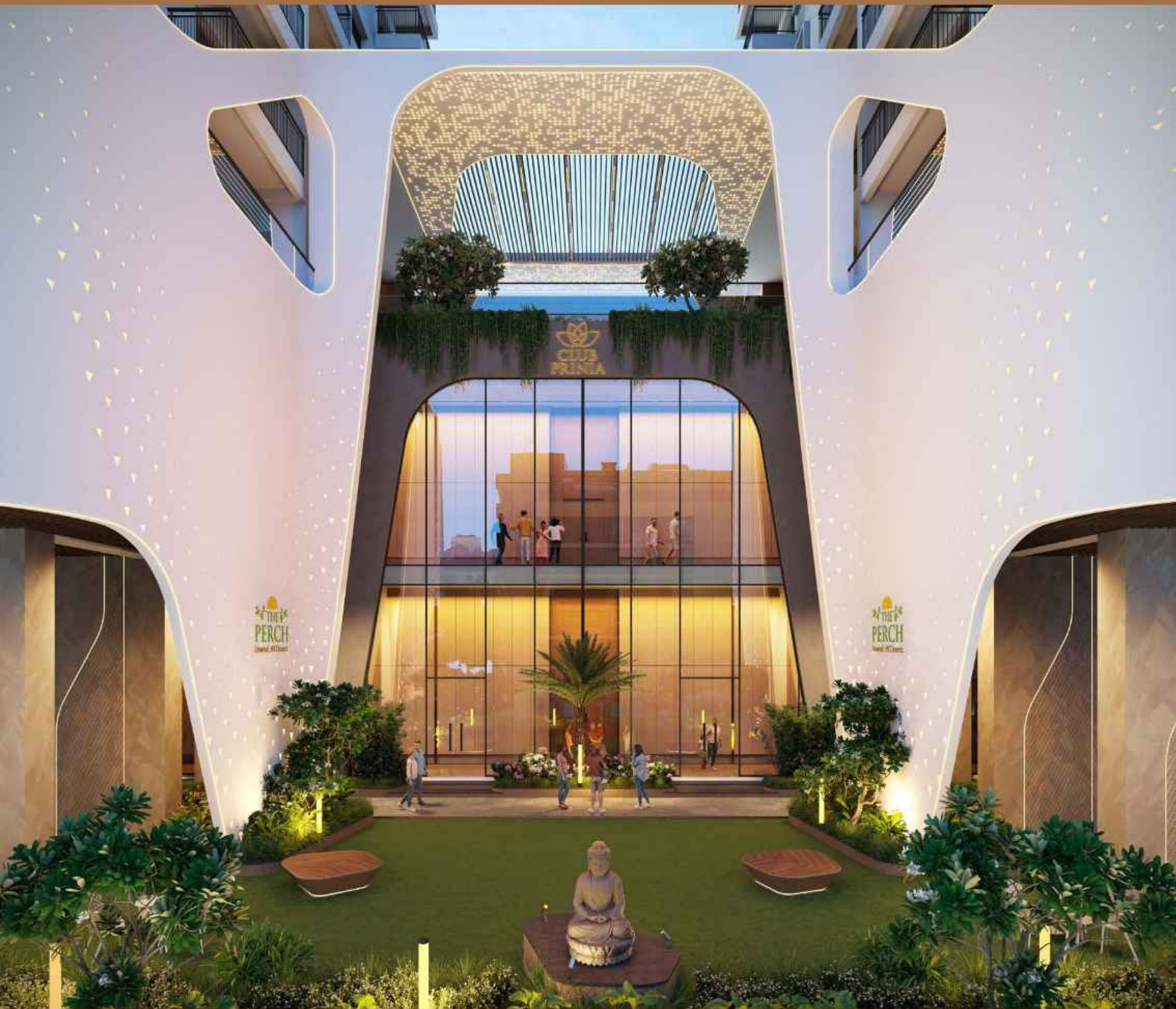


Unhindered
utilization of space
for the expansive
experience.

PARTY LAWN WITH PAVILION



PARTY LAWN WITH PAVILION



A well thoughtout floor stacking for expansive spaces,
ready accessibility to all that you need and
ample room for socially connected living.





A DECK FULL OF LIFE
FOR THE PLAYFUL, YOUTHFUL
AND THE MINDFUL.

LEGEND

- | | | | |
|--------------------------|---------------------------|-----------------------|-----------------------|
| 1 Lawn | 2 Live Hedge & Plantation | 3 Peripheral Pathway | 4 Collab Space |
| 5 Biophilic Seating Area | 6 Water Island | 7 Coffee Shop | 8 Outdoor Gym |
| 9 Barbeque Deck | 10 Swing Plaza | 11 Deck | 12 Buddha on Pedestal |
| 13 Party Lawn | 14 Library | 15 Panoramic Pavilion | 16 Indoor Games |
| 17 Senior Citizen Court | 18 Kids Play Area | | |

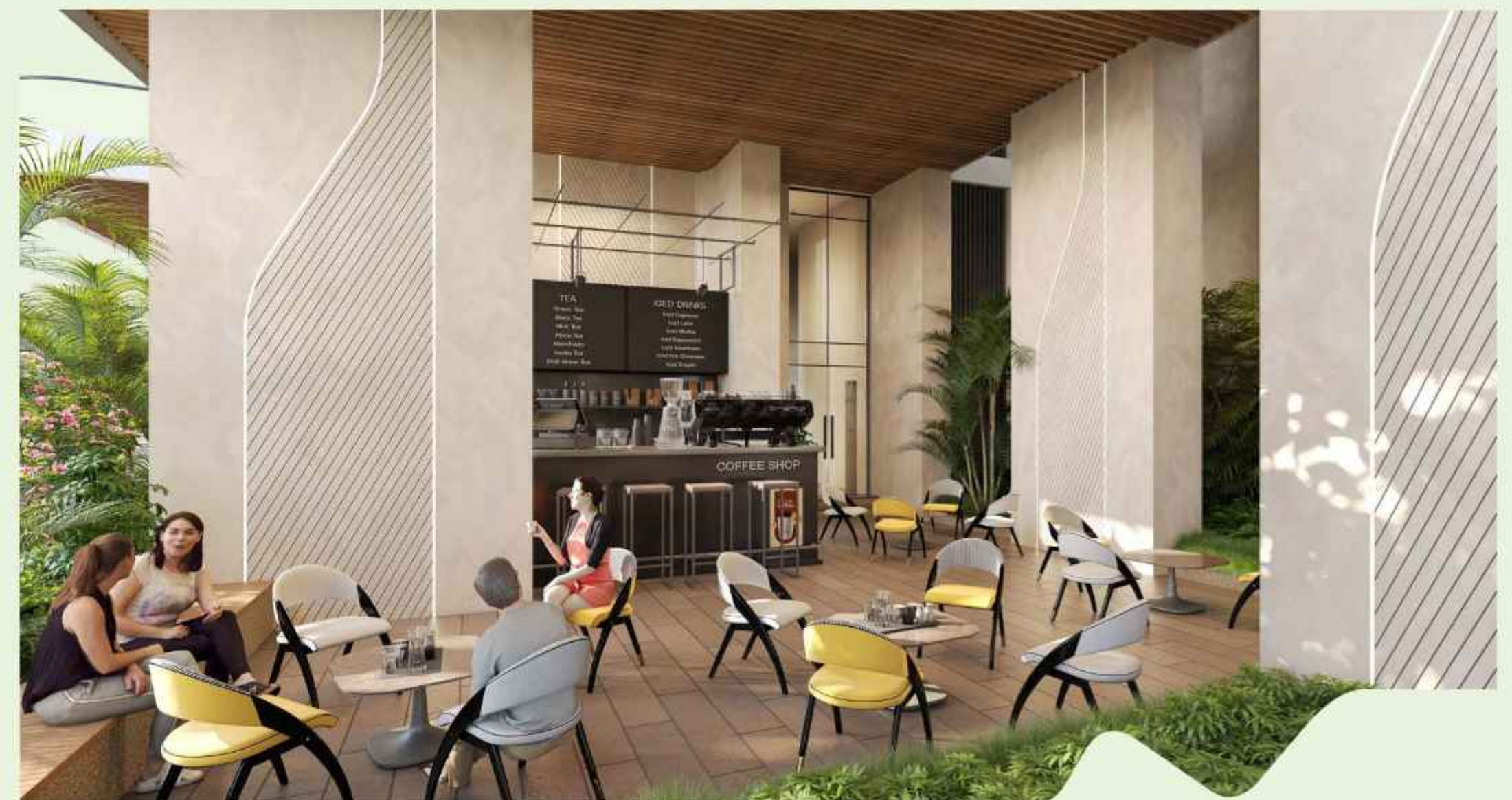
Experience the charismatic views of
the podium park from the 5th floor.
We call it the High Five.



LIBRARY



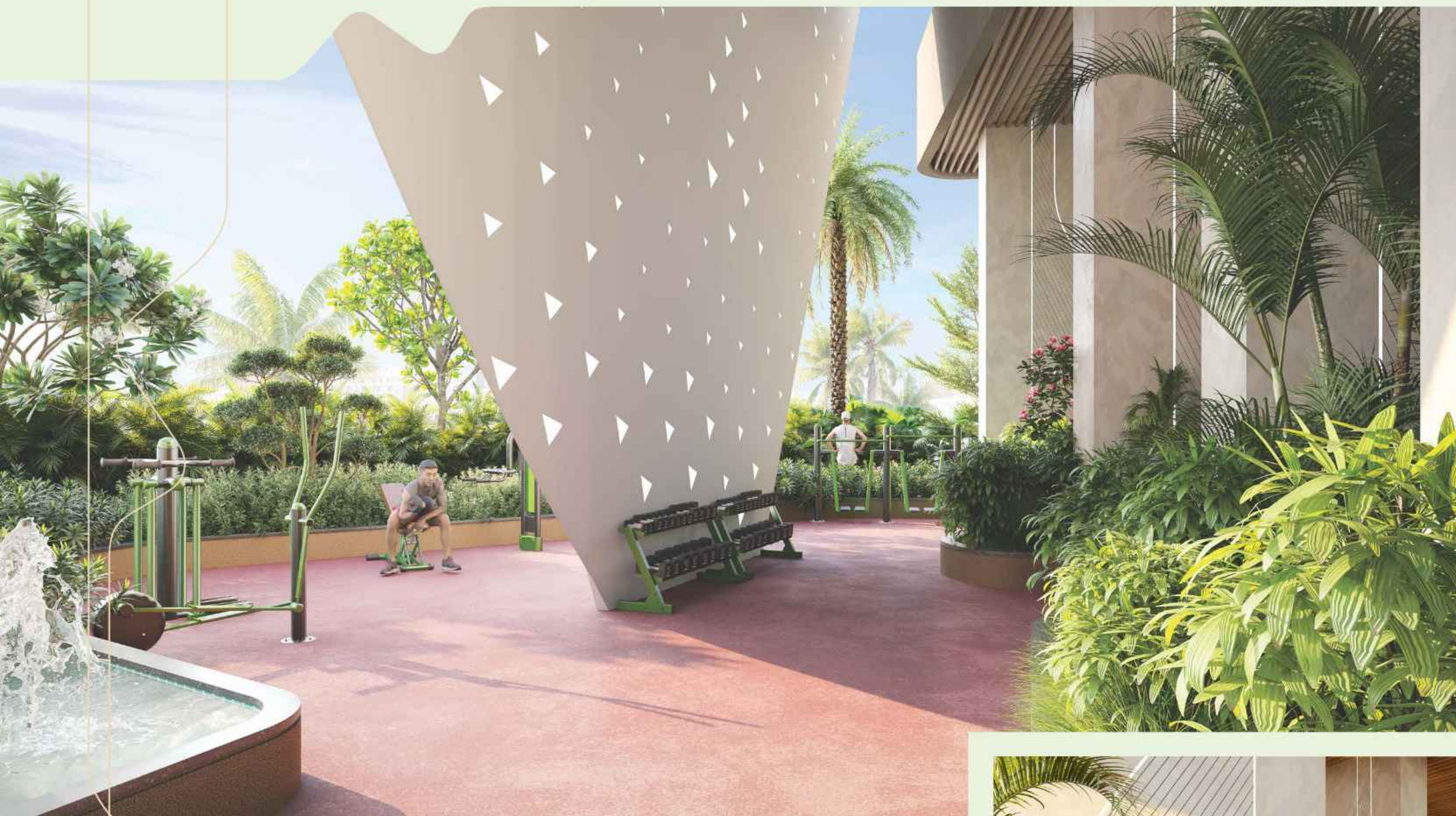
COFFEE SHOP



Open spaces that elevate
thought and living.



OPEN GYM



INDOOR GAMES



A place with air, light and room to grow.





KIDS PLAY AREA

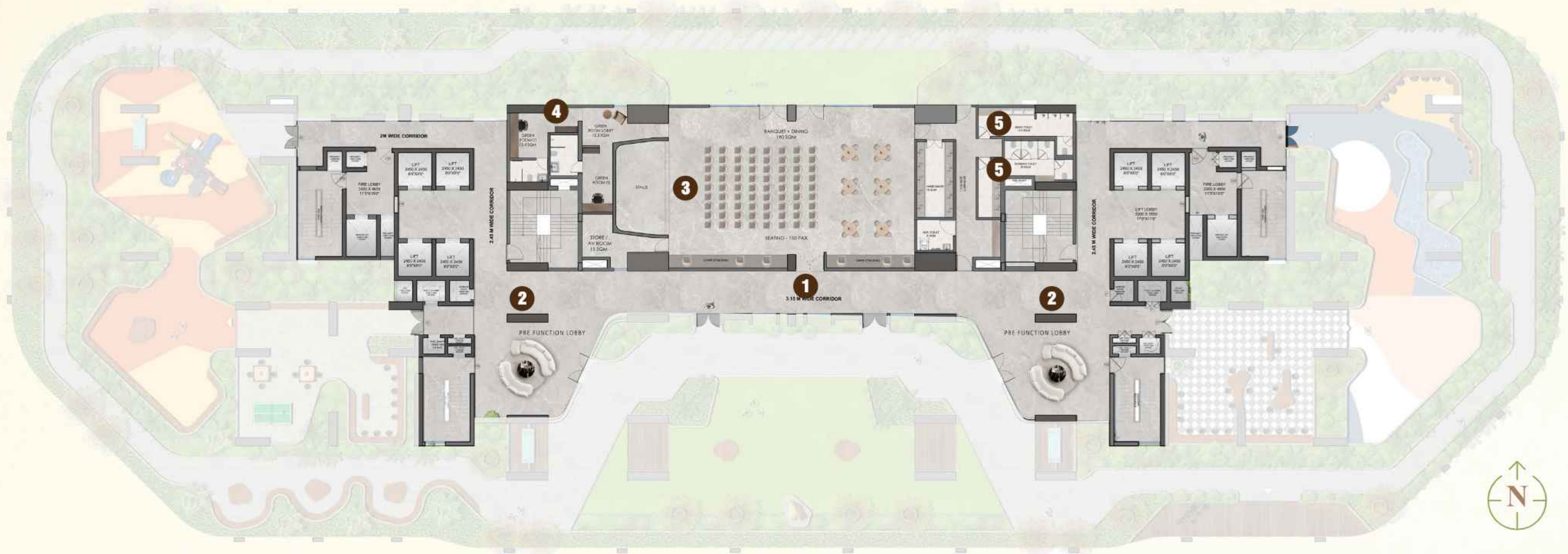
Areas and arenas dedicated
for the playful and the active.



Just above The Perch, a sprawling club house welcomes you to reset and rejuvenate, the Club PRINIA includes all amenities - gym, multi-purpose rooms, lounges and dedicated spaces for recreational activities; all to let you make the most of your time and encourage personal growth.







Where celebrations feel intimate,
effortless, and timeless.



LEGEND

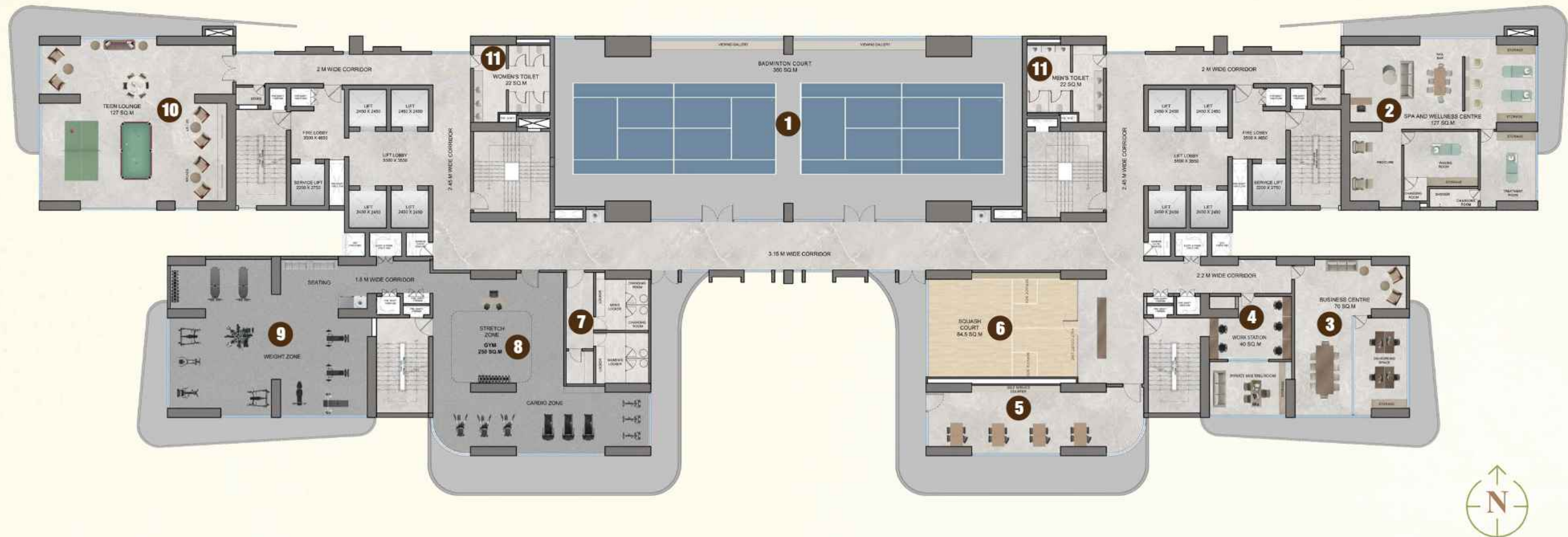
- 1 Central Pathway
- 2 Banquet Lounge
- 3 Banquet Hall
- 4 Green Rooms
- 5 Restrooms



BANQUET HALL

The Club Prinia Banquet Hall and Lounge -
A modern renaissance, reimagined.





The Club Prinia features an ultra-modern gymnasium, badminton and squash courts, teen lounges, spa and wellness centre along with vibrant spaces to unwind, nurture and grow.

LEGEND

- | | | |
|------------------------|---------------------------|--------------------|
| 1 Badminton Court | 2 Spa and Wellness Centre | 3 Business Centre |
| 4 Private Meeting Room | 5 Self-Service Counter | 6 Squash Court |
| 7 Locker Room | 8 Gym | 9 Gym Weights Zone |
| 10 Teen Lounge | 11 Restroom | |

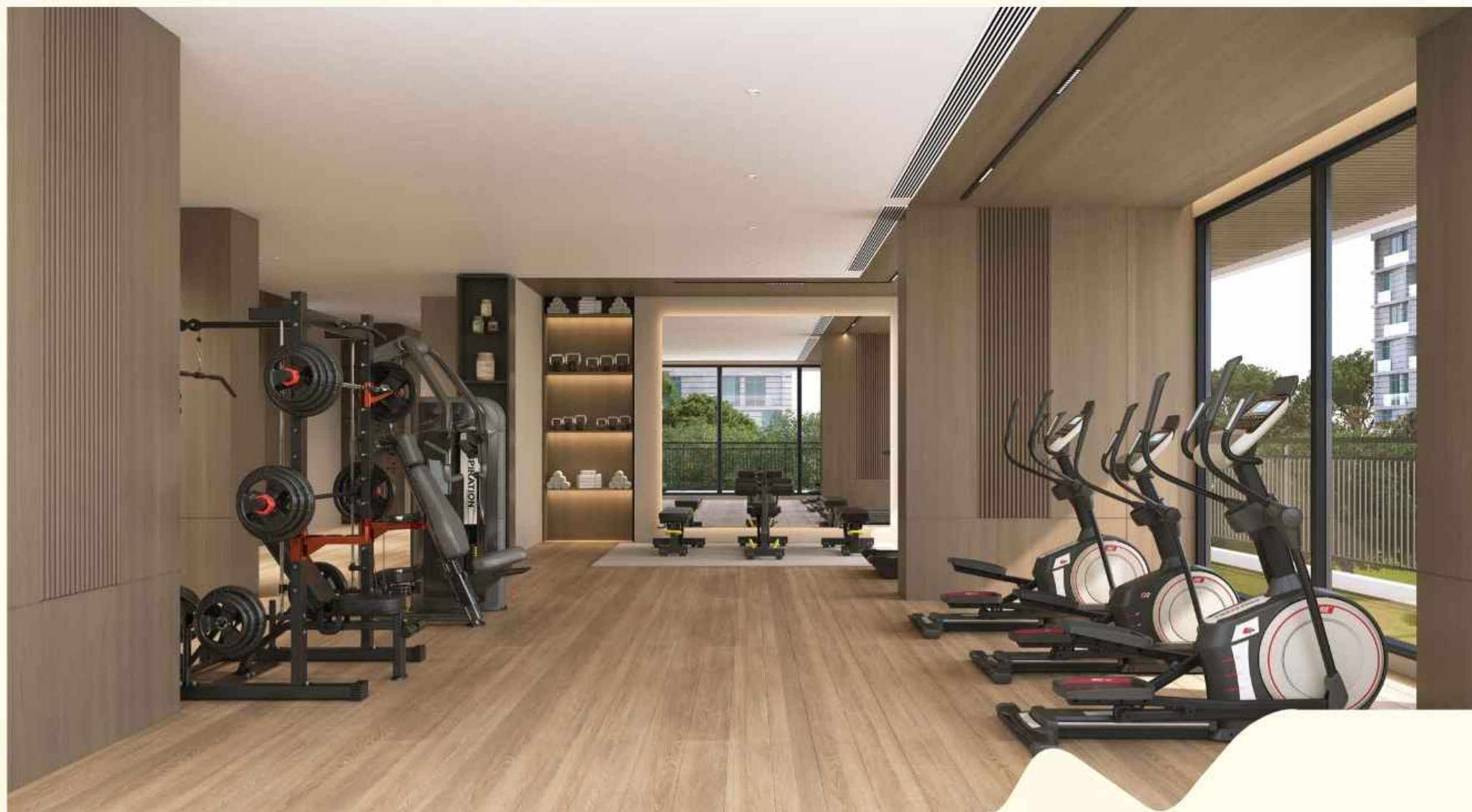
BADMINTON COURT



SQUASH COURT



WEIGHTS ZONE



GYM

INDOOR GAMES



SPA & WELLNESS CENTRE



WORK STATION



PRIVATE MEETING ROOM





All-weather indulgence - the indoor pool delivers calm, comfort and luxury, no matter the season.



3BHK
AREA: 2466 SQ.FT.
EAST



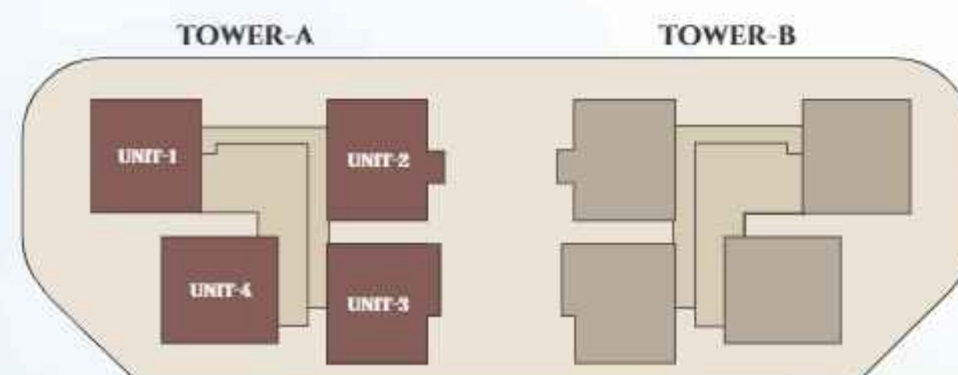
3BHK
AREA: 2499 SQ.FT.
WEST



3BHK
AREA: 2466 SQ.FT.
EAST



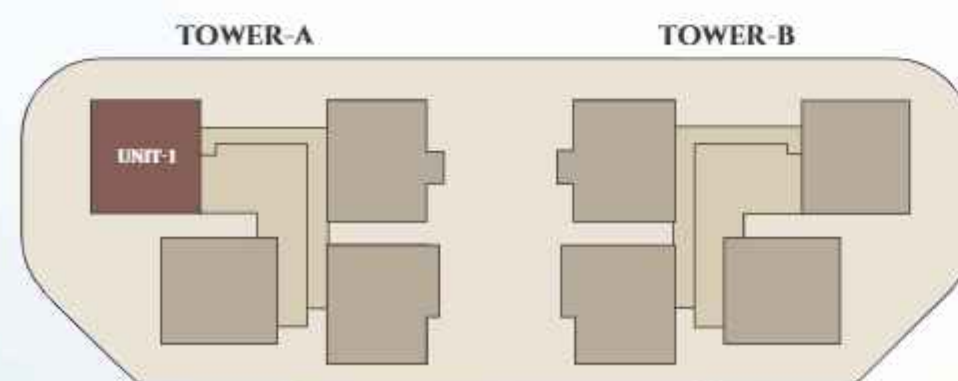
3BHK
AREA: 2577 SQ.FT.
WEST



This is a detailed floor plan of a 3BHK apartment. The layout includes the following rooms and features:

- Balcony (Top Left):** 12'0" x 6'0"
- Balcony (Top Right):** 22'6" x 6'0"
- Bedroom-1:** 11'9" x 13'0" with a wardrobe.
- Toilet:** 5'0" x 8'6" (adjacent to Bedroom-1).
- Living Room:** 11'0" x 9'3" with a sofa and TV.
- Drawing Room:** 11'0" x 14'6" with a sofa and TV.
- Foyer:** Entry area with a console.
- Dining Area:** 16'6" x 10'9" with a dining table and chairs.
- Kitchen:** 11'0" x 10'3" with a sink, stove, and refrigerator.
- Utility:** 11'0" x 4'8" with a washing machine (W.M.) and door (D.W.).
- Store:** 7'3" x 5'0" with an interior partition wall.
- Pooja:** 4'0" x 5'0" with a window (W.V.).
- Master Bedroom:** 11'9" x 15'0" with a wardrobe and bed.
- Bedroom-2:** 11'0" x 15'0" with a wardrobe and bed.
- Toilet:** 6'9" x 6'6" (adjacent to Bedroom-2).
- Toilet:** 5'0" x 9'0" (adjacent to Bedroom-2).
- Water Spout:** Located near the top balcony.
- Entrance:** Features a door (D.O.U.) and a door (D.W.).

AREA: 2466 SQ.FT.



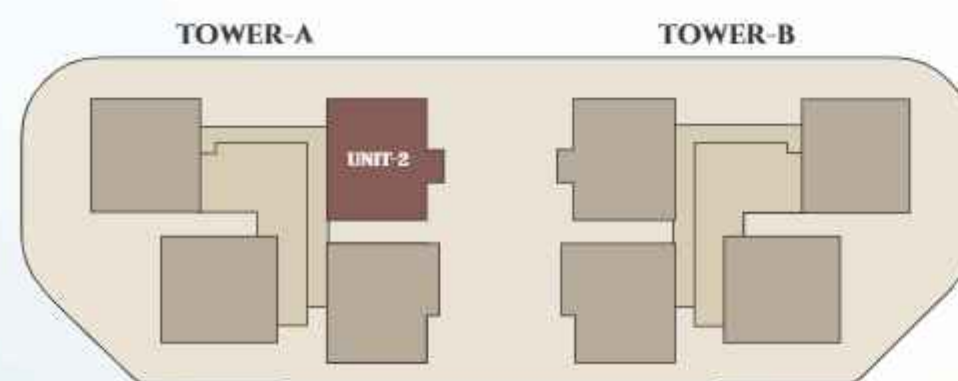
TYPICAL FLOOR PLAN



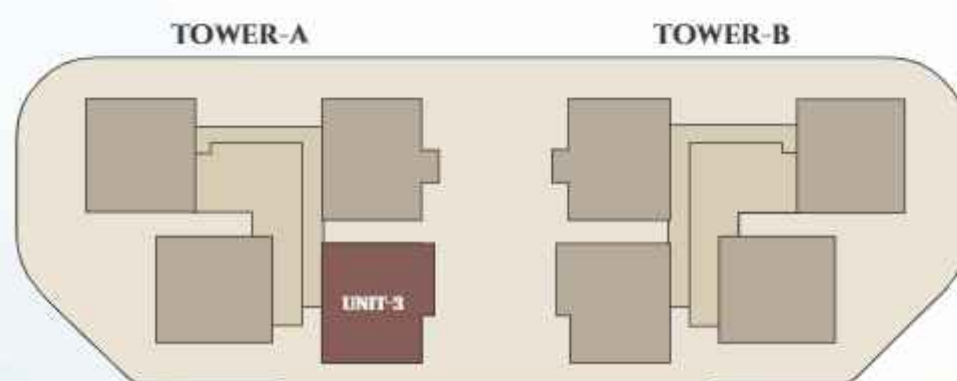
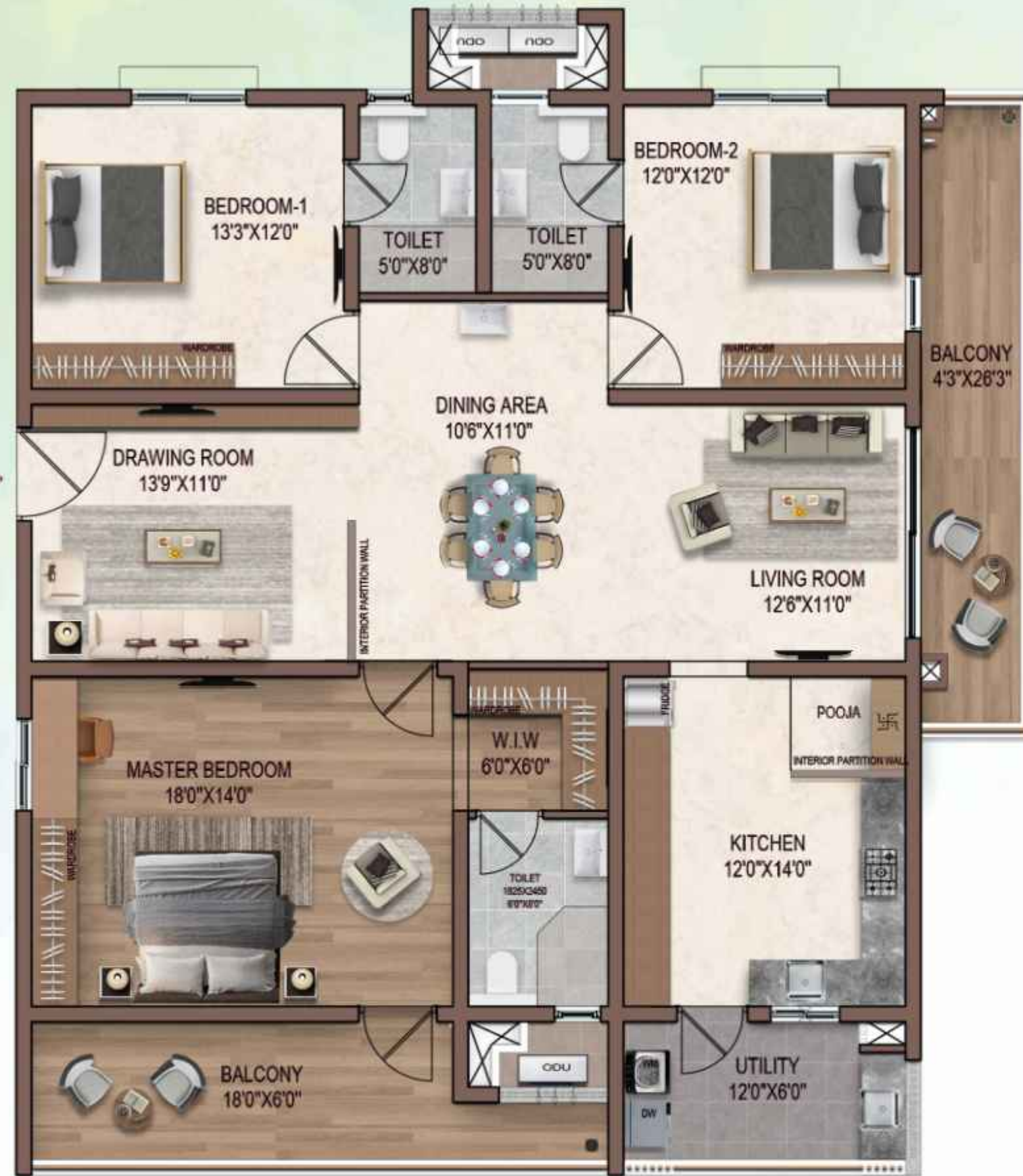
TOWER-A / UNIT 02

3 BHK WEST FACING

AREA: 2499 SQ.FT.



TYPICAL FLOOR PLAN



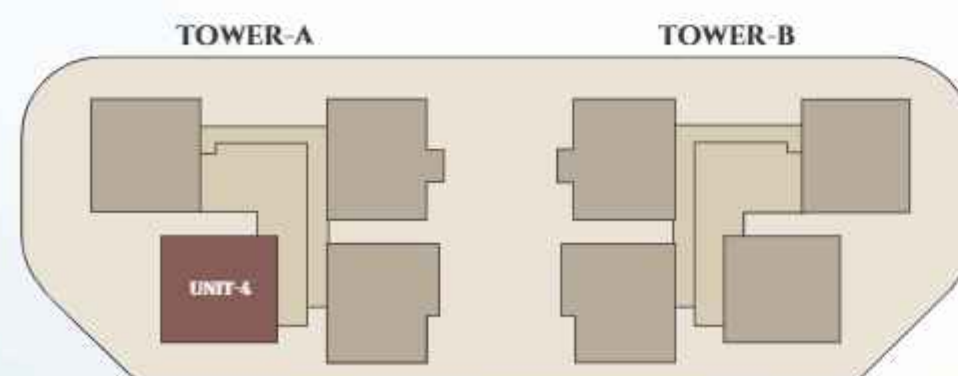
TOWER-A / UNIT 03

3 BHK WEST FACING

AREA: 2577 SQ.FT.



TYPICAL FLOOR PLAN



TOWER-A / UNIT 04

3 BHK **EAST FACING**

AREA: 2466 SQ.FT.

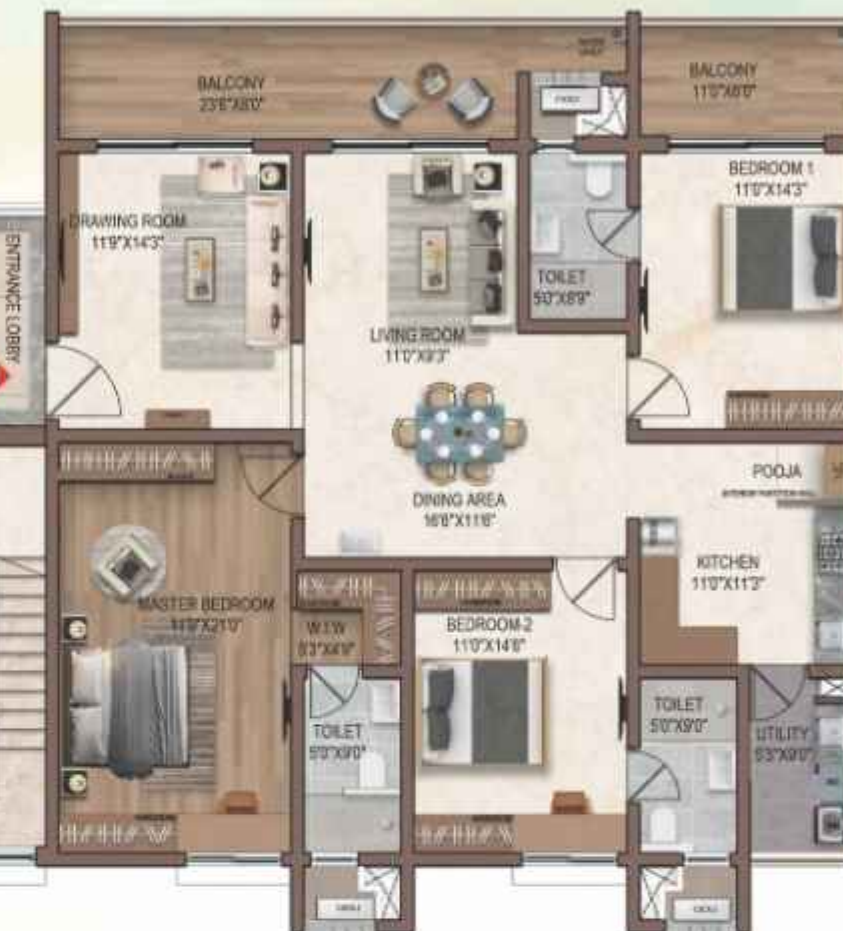


TYPICAL FLOOR PLAN TOWER-B

3BHK
AREA: 2499 SQ.FT.
EAST



3BHK
AREA: 2466 SQ.FT.
WEST



3BHK
AREA: 2466 SQ.FT.
WEST

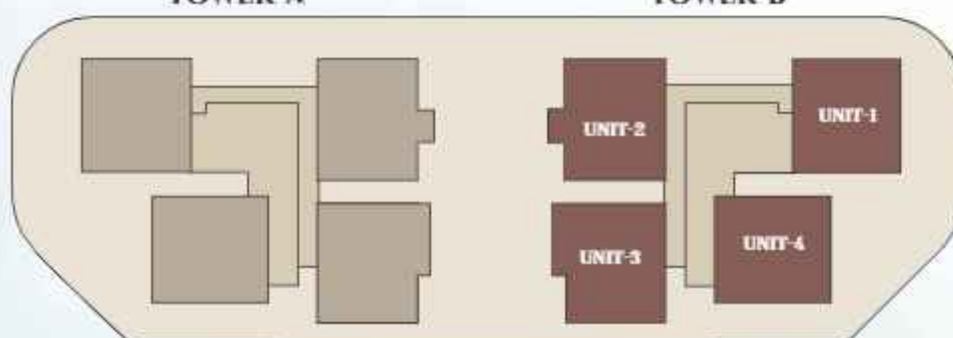


3BHK
AREA: 2577 SQ.FT.
EAST



TOWER-A

TOWER-B

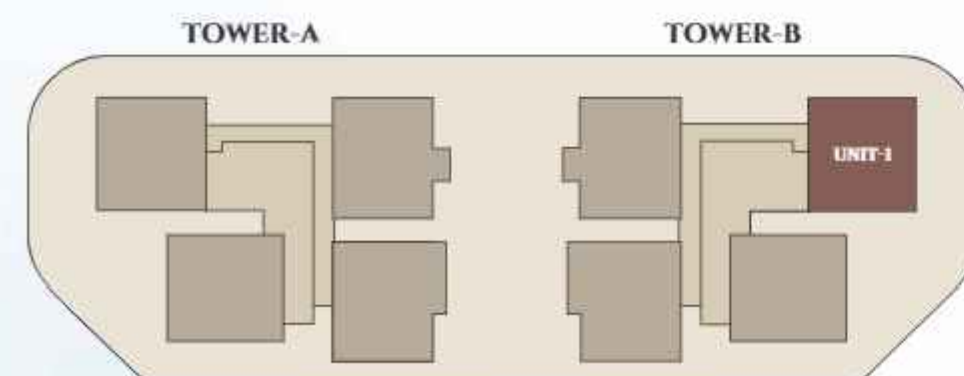
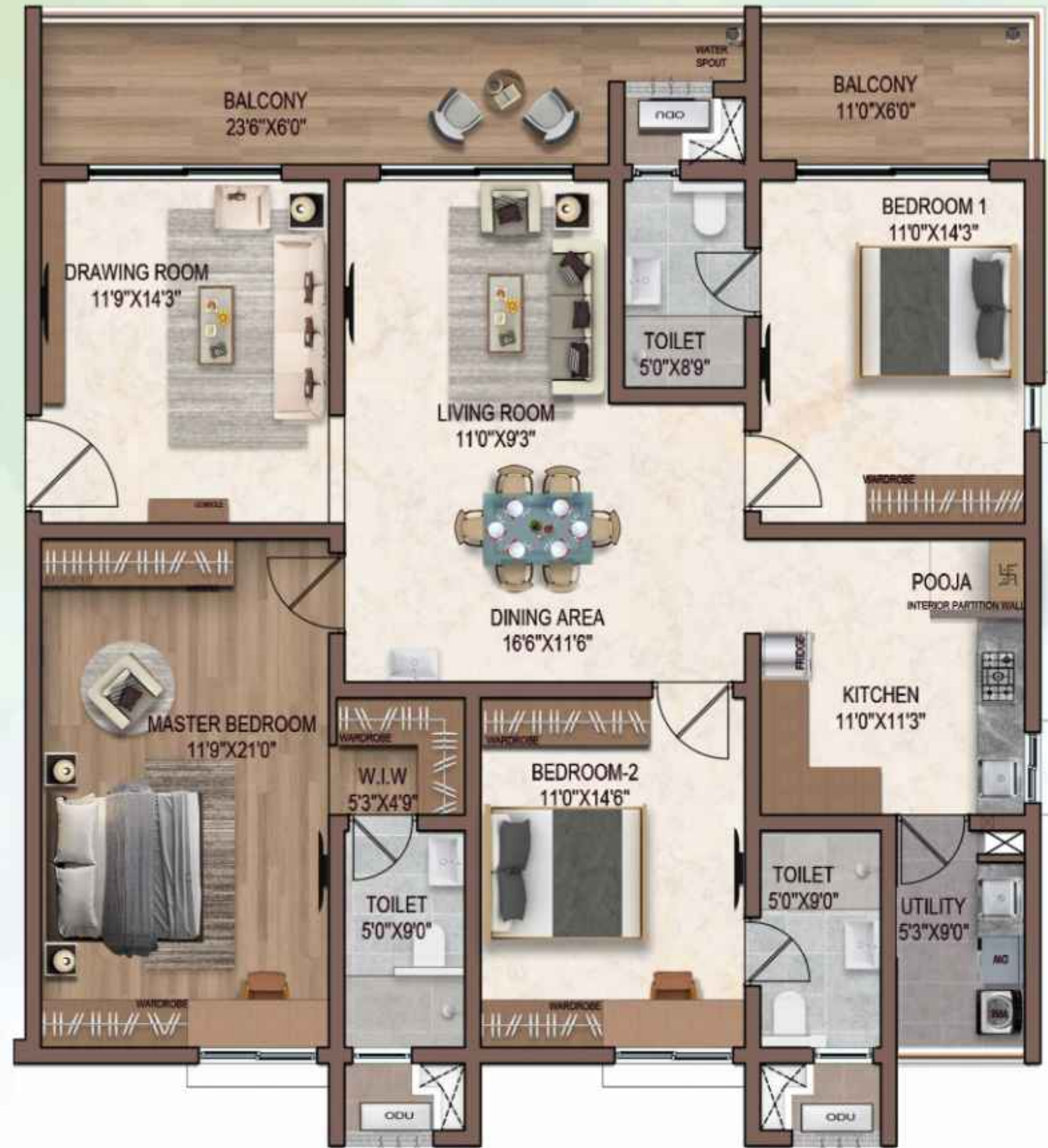


TYPICAL FLOOR PLAN

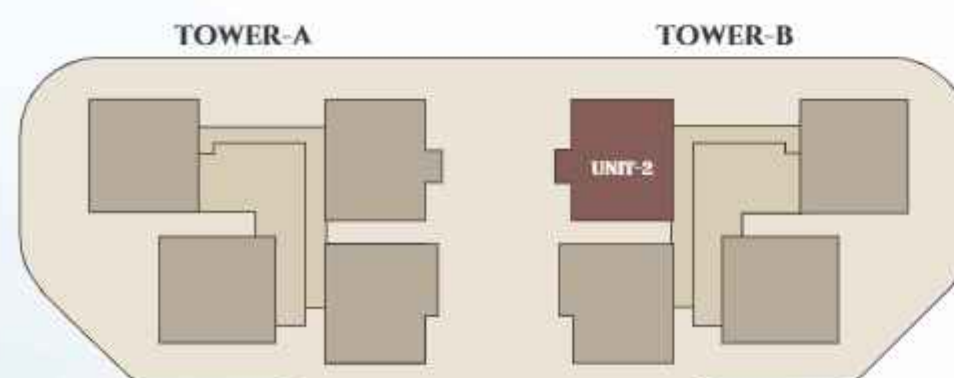
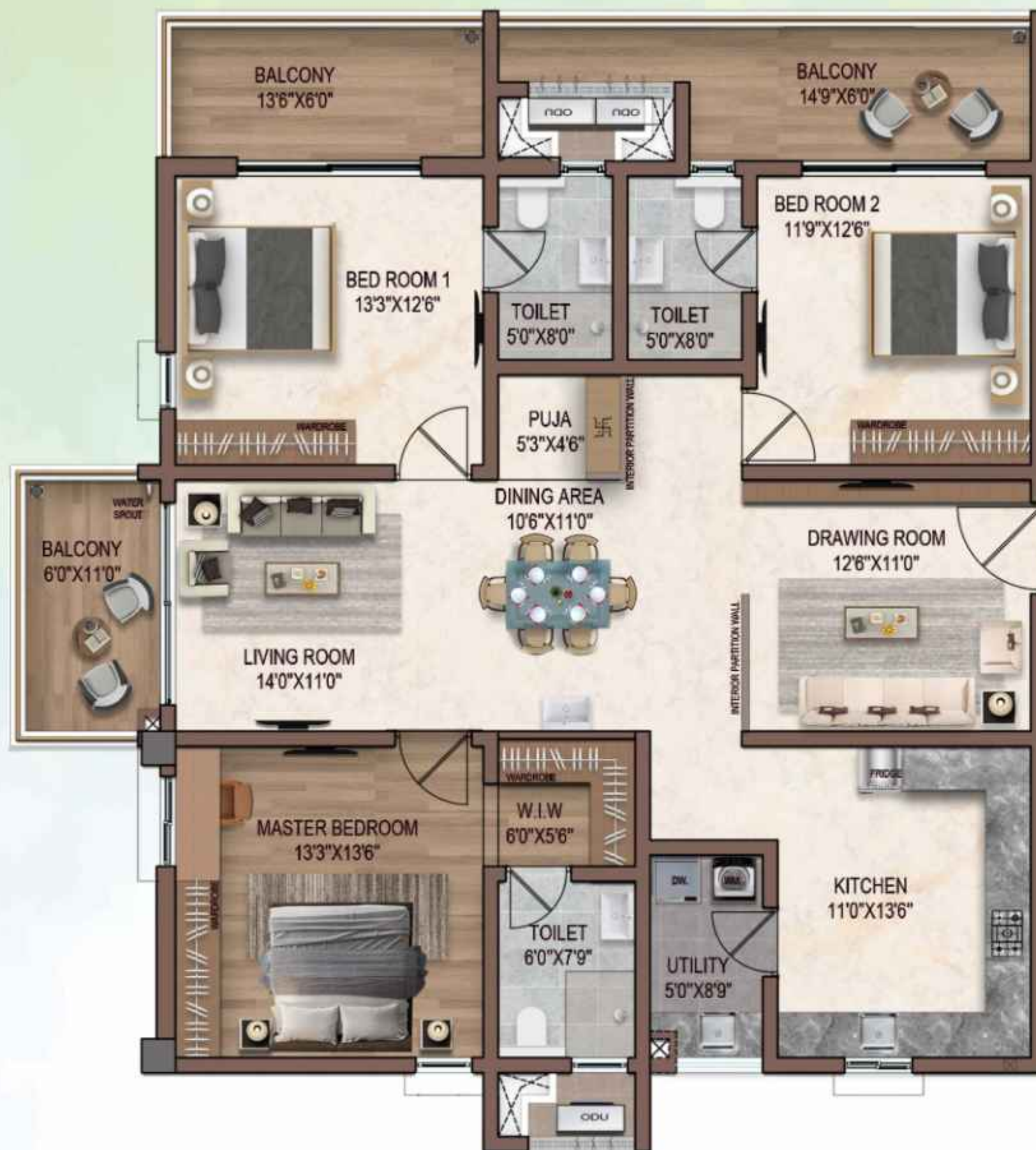
TOWER-B / UNIT 01

3 BHK WEST FACING

AREA: 2466 SQ.FT.



TYPICAL FLOOR PLAN



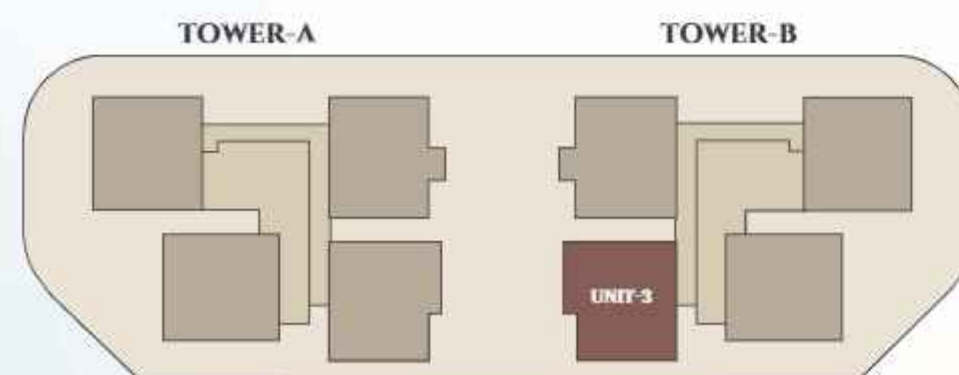
TOWER-B / UNIT 02

3 BHK **EAST FACING**

AREA: 2499 SQ.FT.



TYPICAL FLOOR PLAN



TOWER-B / UNIT 03

3 BHK **EAST FACING**

AREA: 2577 SQ.FT.

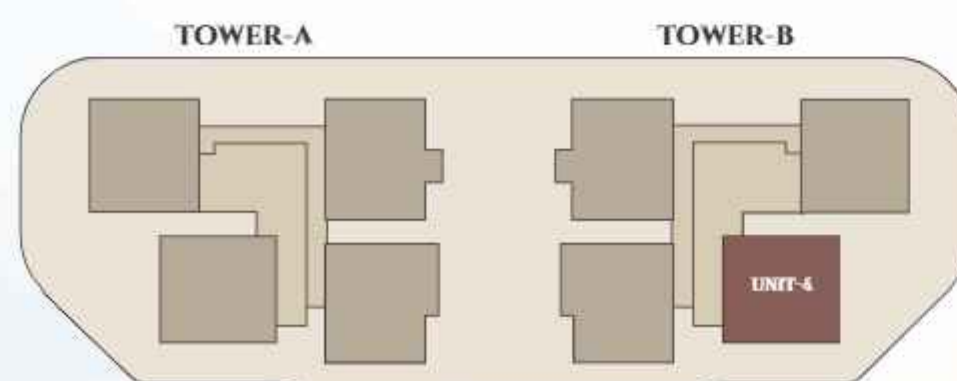


TYPICAL FLOOR PLAN

TOWER-B / UNIT 04

3 BHK WEST FACING

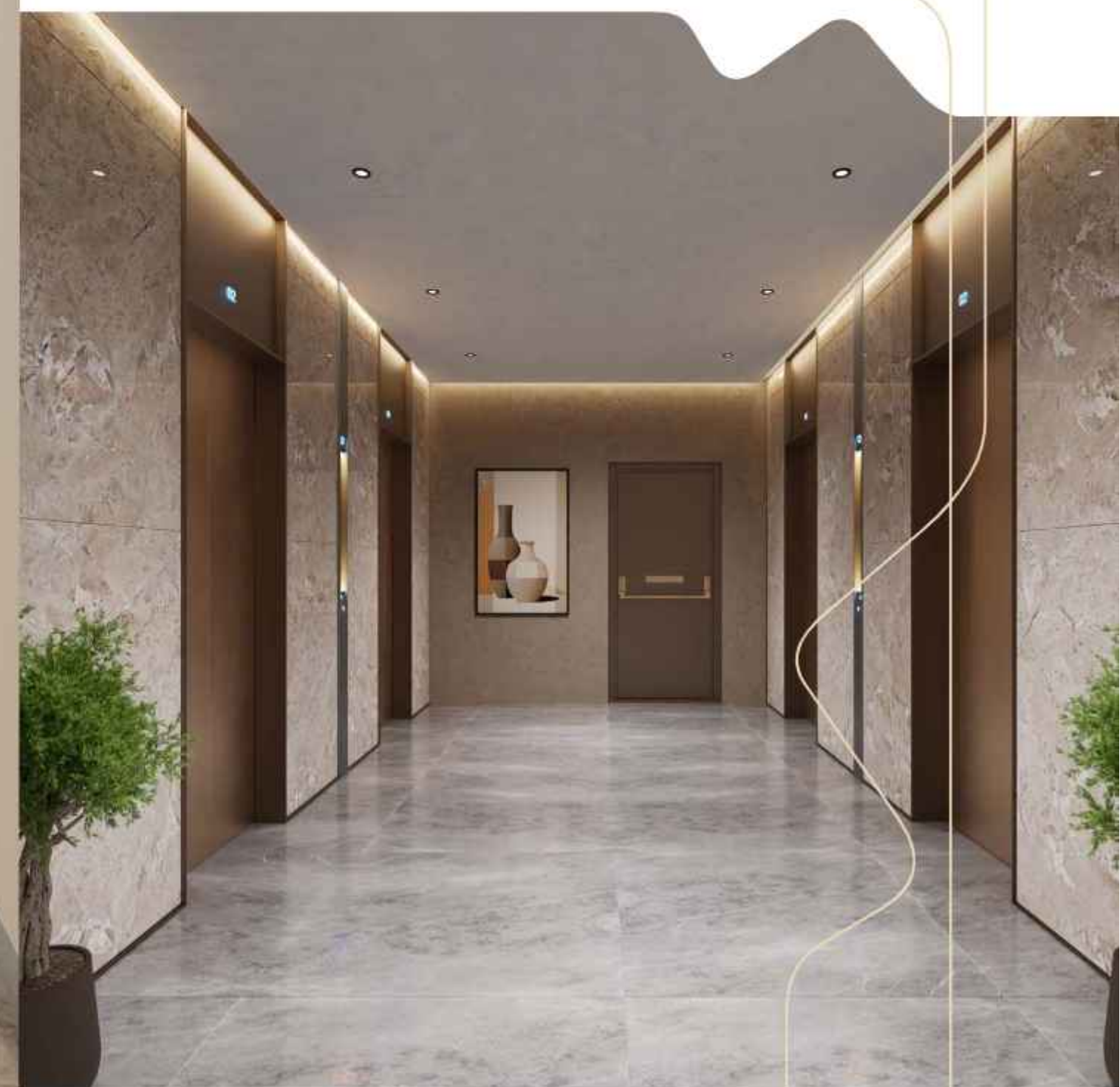
AREA: 2466 SQ.FT.





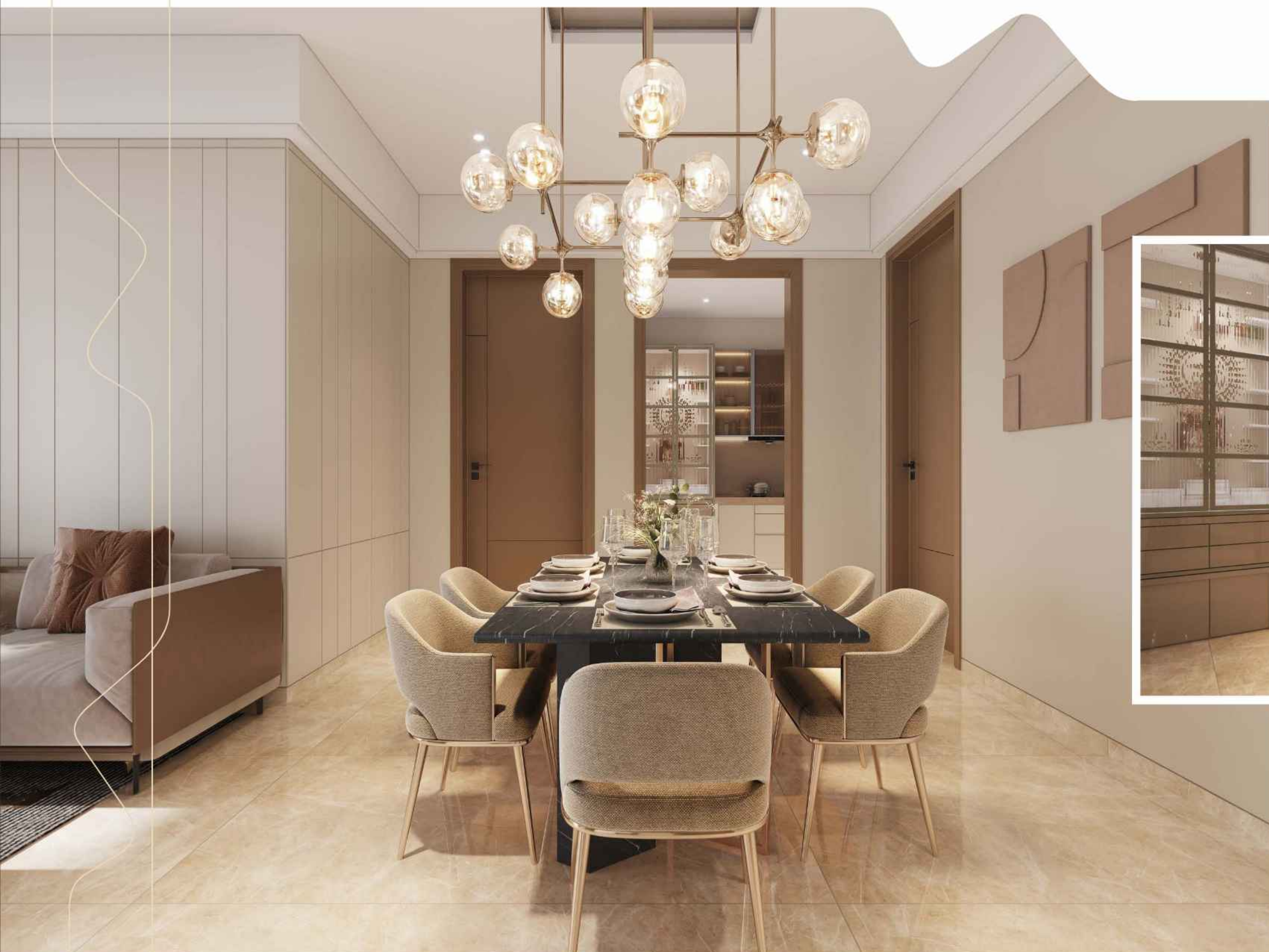
FLAT ENTRY CORRIDOR

Spacious corridors and foyers
discreetly connect you to your
own private world.



TYPICAL FOYER





KITCHEN & DINING

MASTER BEDROOM



VIEW THE HORIZON
FROM THE FULL PRIVACY
OF A DISTINCT HIGH RISE.



Your home, a stand-out silhouette
by the day and a dazzling jewel at night.



A UNIQUE VALUE PROPOSITION

An abode readily connected to
a happening modern ecosystem plus,
Hyderabad's rich heritage.

Enjoy exclusive 3 BHK community
living at an address defined by
a uniquely elevated podium.

A lifestyle for the discerning;
experience refined elegance
in thoughtfully designed,
vaastu-compliant, plush living spaces.

A fine selection of amenities, curated to
deliver the signature SDG experience.

Ventilated car parking in podium.
So, your car can also breathe.



Kismatpur in Hyderabad enjoys a special location advantage. While it is part of a very modern ecosystem, it is also located amidst beautiful environs - making it one of the fastest developing areas in the region today.

It has heritage rich - Taramati Baradari and Golconda Fort; serene and natural green environs - Musi River, Himayat Sagar Lake; cultural centres - Chilkur Balaji Temple, Kalimata Temple; and the best of schools, hospitals, sports and commercial facilities.

ACCESSIBILITY

	SCHOOLS	HOSPITALS	LEISURE	
5 MIN	- T.L.M.E. School - Sri Vidyaranya International School - Euro Kids (Preschool & Day Care)	Crayons Children Hospital		5 MIN
10 MIN	- Glendale Academy - Don Bosco School	- LV Prasad Eye Institute - Mark Super Speciality Hospital	- Vantage Mall - Tamra Mall - League Mall	10 MIN
15 MIN		- Shadan Hospital - Rishitha Hospital	Forestrek Park	15 MIN
20 MIN	- Edify World School - Srinidhi International School - Pallavi International School	- Ankura Hospital - Germanten Hospital	- Golconda Fort - KothwalGuda Eco Park - Mrugavani National Park	20 MIN
25 MIN	- Sloka The Global School - Oakridge International School - Kangaroos School (Pre-school & Day Care)	- Rainbow Hospital - Apollo Hospital - Continental Hospitals	Chilkur Balaji Temple	25 MIN
30 MIN		AIG Hospitals	- Nehru Zoological Park - Gandipet LandScape Park	30 MIN
35 MIN			- Inorbit Mall - Sharat City Mall	35 MIN



SPECIFICATIONS

SUPER STRUCTURE & WALLS	Reinforced shear walls as per design requirement.
WALL FINISHES	Drawing, Living, Puja, Dining, Closets, Bedrooms, Kitchen Premium Acrylic Paint (2 coats) over smooth putty. Balconies and Sit-out area Acrylic paint with primer over texture application continuous with building external wall finishes. Utility Vitrified tile dado with epoxy grouting upto 1050 mm height. Toilets Vitrified / Glazed ceramic tile dado upto grid ceiling height with epoxy grouting.
FLOOR FINISHES	Drawing, Living, Puja, Dining, Bedrooms, Closets, Kitchen Premium vitrified tile (800 x 1200mm) with epoxy grouting. Master Bedroom Laminated wooden flooring as per design. Bedroom Toilets, Staff Room & Staff Toilet Toilets- 600 x 1200mm. Balconies & Sit-outs - 200 x 1200mm Utility- 600 x 600mm
KITCHEN	Plumbing Provision for water purifier, kitchen sink and dishwasher. Appliances Provision of electrical sockets for cooking range and appliances. LPG/PNG Tap off point for piped LPG/PNG gas connection with gas meter and gas leak detector. Provision for exhaust and chimney.
CEILING FINISHES	Drawing, Living, Puja, Dining, Bedrooms, Closets, Kitchen Premium Acrylic Paint (1 Coat) over smooth putty. Balcony, Sit-outs, Utility Exterior grade paint as per elevation, with two coats of exterior emulsion paint of premium make. Toilets Grid ceiling or false ceiling with gypsum/ PVC/calcium silicate board, moisture resistant grade with trap door as per requirement.
DOORS	Main Door & Internal Doors 2.7 meters Engineered wood / hard wood door frame and veneered flush shutter with premium finishes and hardware of reputed make. Bio-Metric Digital lock for Main door of Yale or equivalent make. Toilets & Utility Doors 2.4 Mtrs Engineered wood / hard wood door frame with one side veneer and the other side with laminate flush shutter with hardware of reputed make.

FRENCH DOORS & WINDOWS	Aluminium powder coated system with double glazed toughened glass and provision for mosquito mesh.
SANITARY WARE & FAUCETS	Toilets Wall mounted EWC with concealed flush tank and health faucet, shower, hand shower and bath spout with single lever mixer, Countertop/wall mount wash basin with single lever mixer of Kohler or equivalent make. Kitchen Drain provision for sink, water purifier and dishwasher with angle valves for water supply. Utility Drain provision for sink, washing machine/ dryer with angle valves for water supply.
AIR CONDITIONING	Power outlet at indoor unit location, for split air conditioning units for all bedrooms, living & dining with internal/ concealed copper and drain lines.
GEYSERS	Provision for ceiling mounted horizontal geysers in all toilets and utility.
POWER BACKUP	100% DG backup with acoustic enclosure and AMF.
ELECTRICAL	Concealed copper wiring of reputed make. Sufficient light, fan & 6A outlets as per furniture layout. Power outlets for general use, Kitchen exhaust hood, hob, refrigerator, microwave & oven, mixer/grinder, dishwasher, water purifier in kitchen. General use and washing machine point in utility area. Miniature circuit breakers (MCB) for each distribution board of reputed make. TV & LAN as per furniture layout. Modular switches of Legrand or equivalent. Level 1 IoT based home automation of Legrand or equivalent make for fans & Lights.
ELEVATORS	Each Block provided with four high speed passenger elevators & one service elevator of Toshiba or equivalent make.
FIRE FIGHTING SYSTEM	Fire alarm systems, automatic sprinklers and wet risers as per fire authority regulations.
BMS SYSTEM	Centralized BMS controls for common MEP services.
SECURITY	IP based CC cameras covering entire external areas, basements, Podiums, Eco deck, Club House & inside all elevators.
WTP/STP	Water treatment plant for bore well and water meter for each unit. A sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for landscaping and flushing purpose.

TEAM SDG PRINIA

Architect		Structural	
MEP		Landscape	
Club House		Video Walkthrough	
Branding			

OUR PROJECTS



32 Floors | 1.1 Million Sq.Ft.



18 Floors | 4.5 Lakhs Sq.Ft.



8 Floors | 1.5 Lakhs Sq.Ft.



56 Floors | 2.2 Million Sq.Ft.



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KISMATPUR, HYDERABAD

TG RERA No. P02400010277

SDG Prinia Sales Concierge

sdgprinia.com



LOCATION MAP

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