

Give a fresh approach to your life at
**TUKKUGUDA'S
FIRST HIGHRISE
RESIDENCES**



RUBRICK
tulip

Construction Management Services By



Explore

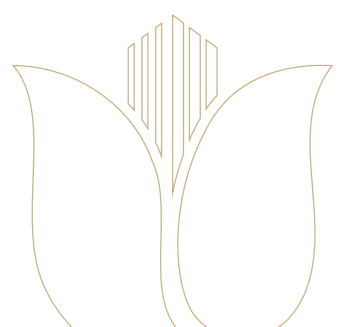
Luxury

living
at its
finest

Tulip by Rubrick is designed to reinvigorate your love for life. An innovative and plush gated community that will help you discover a new way of living and invite fresh ideas, fresh experiences, and fresh perspectives.

Rubrick Tulip will be Tukkuguda's first high-rise gated community, located just 11.3 kms from Rajiv Gandhi International Airport, Shamshabad, Hyderabad. The project's location also offers easy access to the city's major businesses and commercial centres, making it an ideal choice for professionals and families alike. The presence of prominent establishments such as Tata Aerospace and the upcoming Pharma City will soon turn the area into one of the most significant residential and business hubs in Hyderabad.

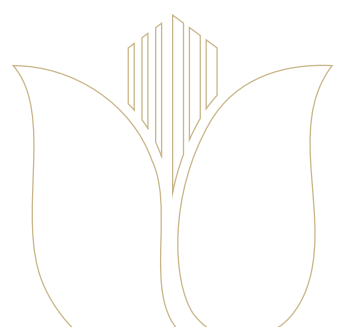
Comprising 810 Units of 2 & 3 Bedroom homes in 6 blocks of G+14 floors with 3 Podiums and 1 cellar, Tulip by Rubrick will ensure a happier living experience with the promise of **High on Luxury and Low on Maintenance.**





AWE-INSPIRING ARCHITECTURE

Tulip by Rubrick is a masterpiece of fine and luxurious living that coexists harmoniously with nature. It offers a vantage point to capture the serene beauty of the changing seasons, inviting you to indulge in a lifestyle of unparalleled elegance and comfort. Each meticulously designed residence exudes avant-garde luxury. At Rubrick Constructions, we aim to create a vibrant and inclusive community that adheres to the highest construction and luxury standards and foster a sense of belonging among our residents, promoting a healthy and sustainable lifestyle.



Our
ground floor
begins from
4th floor



6

Blocks

810

Units

45,000 SQ.FT.

Grand Clubhouse

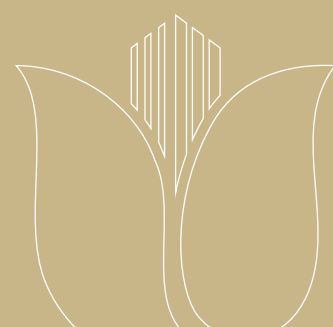
2&3BHK

Residences

**1 CELLAR &
3 PODIUMS**

G+14

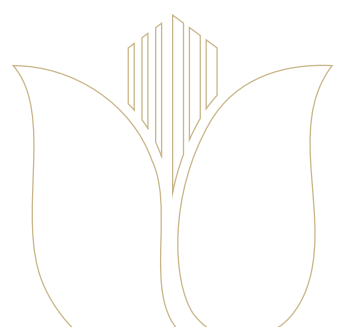
Floors





THOUGHTFUL SURROUNDINGS

Tulip by Rubrick comes with the promise of a pure and refreshing lifestyle. We are committed to providing a world-class living experience that reflects the changing needs and aspirations of modern-day living. With our focus on sustainability, innovation and quality, we promise to be a unique and desirable destination for those who seek a life of luxury and eco-friendliness. Tulip's stunning architecture, eco-conscious design and luxurious landscaping will transport you to a world of ethereal joy.



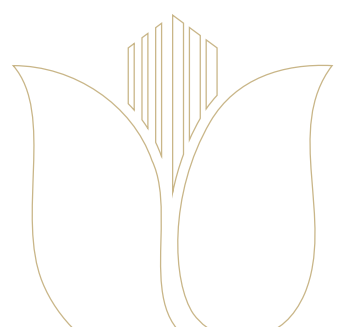
Welcome to a home
that is

Fr
es
h

and self-sustaining

Sustainability is the guiding light behind Rubrick Tulip. Our commitment to conserving energy and resources right from the start constantly motivates us. Tulip will ensure a minimal carbon footprint with smart solar power for street lights and irrigation systems, green roof zones, smart LED lighting, rainwater harvesting pits and centralized trash collection for waste disposal and seamless recycling.

Our eco-friendly approach doesn't just benefit the environment, it also leads to substantial savings in utility bills for our residents. Tulip's intelligent design and use of sustainable materials will ensure a comfortable and healthy living environment while minimizing the impact on the planet.



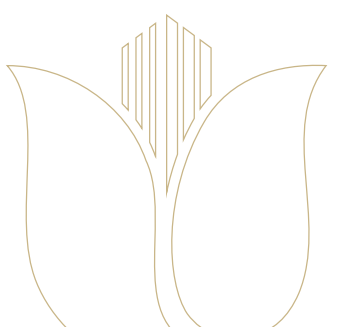


Make

Happy

memories
that last a
lifetime

Tulip by Rubrick is an oasis of luxury and tranquillity where families can create cherished moments that will be etched in their memories forever. This meticulously designed residential community perfectly blends modern comfort and avant-garde luxury, where every detail exudes finesse and elegance. Whether playing with your kids, a weekend barbecue with loved ones, a game of tennis with friends, or a quiet walk in the lush gardens, Tulip offers an unparalleled experience that will leave families refreshed and rejuvenated. Join us at Tulip by Rubrick and indulge in the finest living experience that will create everlasting memories with your loved ones.





A CALMING OASIS FOR COMFORT. A SANCTUARY FOR TRANQUILLITY

A perfect home must give you unconditional peace of mind. Rubrick Tulip is bound to become your peaceful sanctuary and provide you comfort. It offers a secure and serene community that guarantees complete peace. Experience the pinnacle of luxury living, where your home offers grand panoramic views of the city. The spacious balcony extends the bedroom space into the outdoors, creating the perfect spot to unwind and relax. The well-designed spaces keep the bedrooms cosy and calm, providing an atmosphere of serenity and sophistication that will help you relax and recharge.





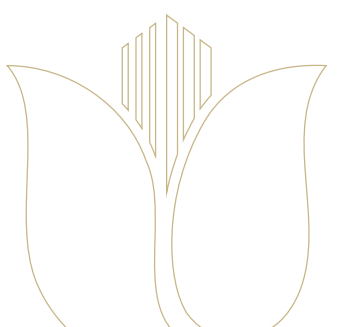
A BLOSSOMING HAVEN OF COMFORT AND LUXURY

Indulge in the effervescent experience of wholesome luxury that awaits you and your loved ones at Tulip by Rubrick. Every detail has been meticulously curated during the designing phase to provide you with a home that embraces perfect vastu principles while offering ample space for your daily comforts. Take, for instance, the smartly designed kitchen space that maximizes utility and convenience, or the dining areas that create an enjoyable ambience for your family.





FROM
GROWTH TO JOY,
ASSURE YOUR KIDS
WELL-BEING



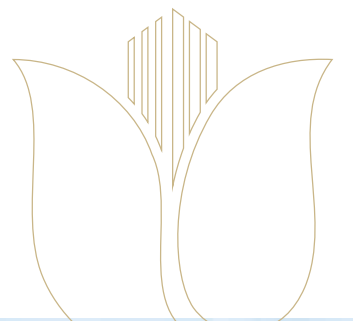
A Safe

and tranquil
sanctuary

At Tulip by Rubrick, we recognize the importance of providing holistic growth to younger ones, while also equipping them with top-notch sports facilities and indoor training amenities, right within the premises of our community.

Amenities like a cycling park, cricket nets, multi-sports court, and floor games in the kids park, will help your child blaze their way to success, all while remaining, comfortably within the bounds of their own home.

At Tulip, we go above and beyond, offering not just elegantly designed rooms, but also a vast array of facilities to support their goals. Give your kids a strong network of friends, to inspire and support them as they pursue their passions.



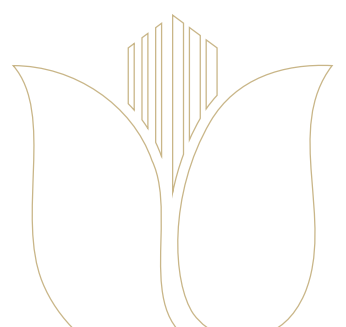


Golden Meadow

A 45000 sq.ft. Club Culture

Indulge in the lavish lifestyle that Tulip by Rubrick has to offer and savour the unrivalled experience of harmonious living. Our sumptuous Golden Meadow clubhouse boasts state-of-the-art amenities, including a fully-equipped gym, a refined restaurant, and an upscale sports room, complete with chess and snooker tables, to elevate your leisure time.

Additionally, we offer a sauna room, party halls, luxurious guest rooms, and designated office spaces. The boutique shops situated within the clubhouse provides a delightful shopping experience, just steps away from your doorstep.



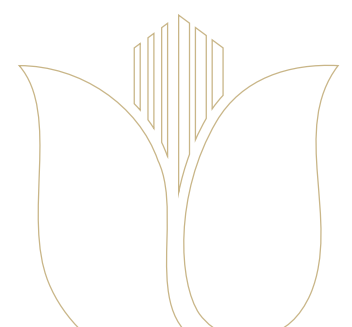
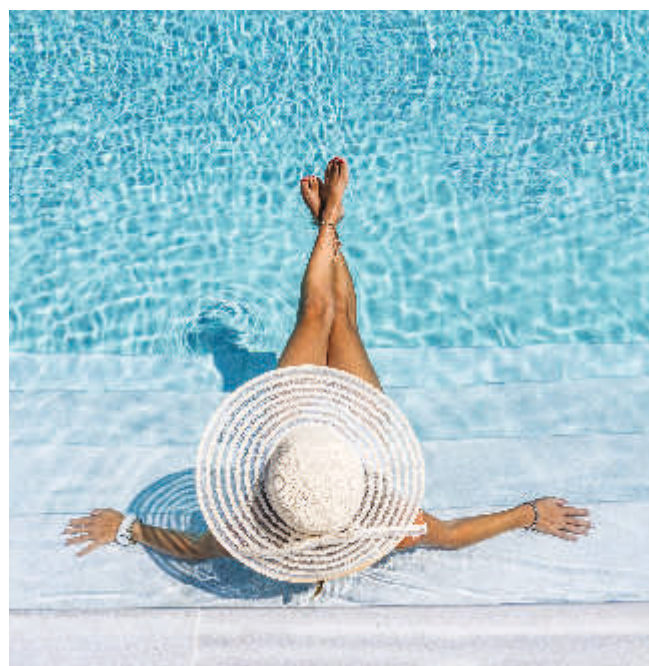


Unwind and

Re la X

at the temperature
controlled pool

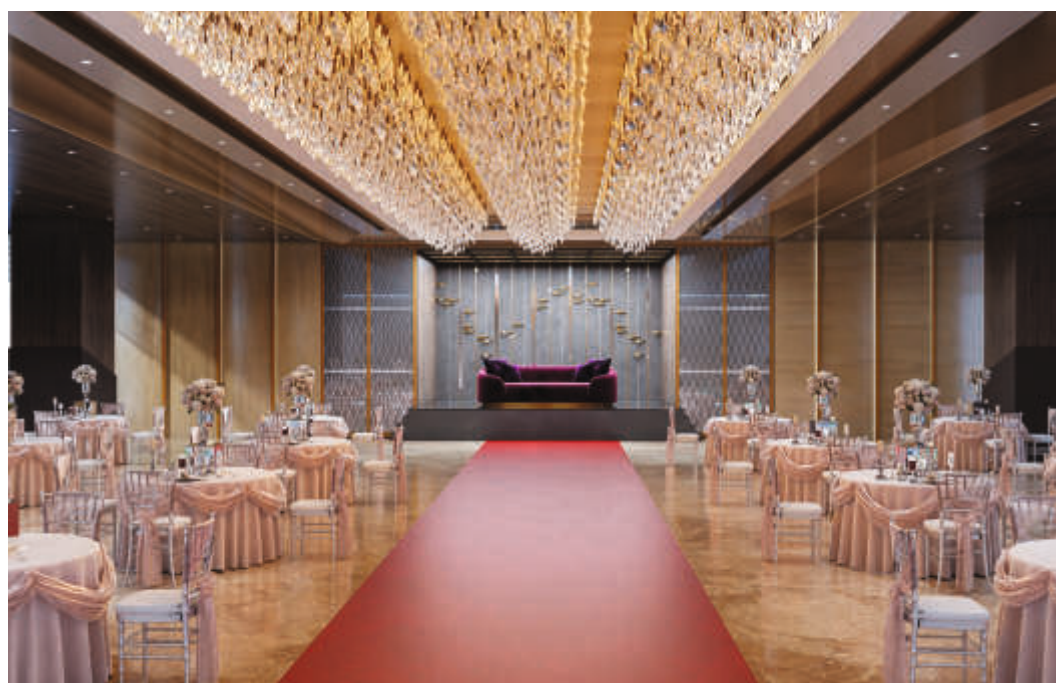
A revitalised mind is the cornerstone of a joyful existence. Whether you seek solace in our intelligent temperature-controlled swimming pool atop the terrace of our clubhouse or indulge in our verdant rooftop retreats, we have everything you need to rejuvenate your senses.





Gym

CLUBHOUSE AMENITIES



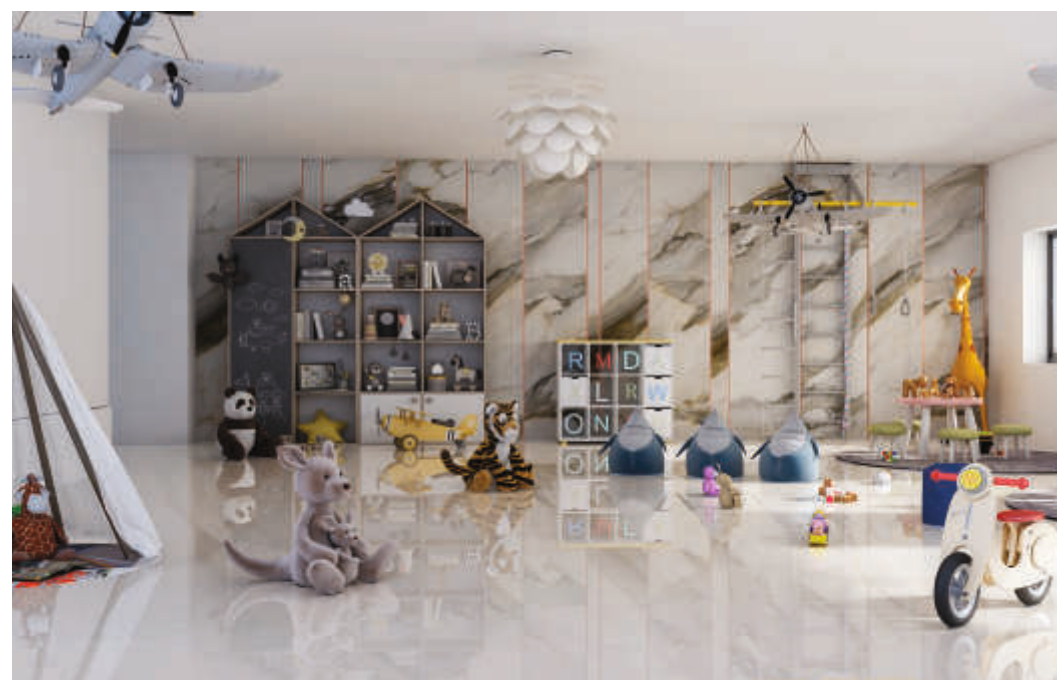
Party Hall



Library



Billiards



Crèche



Restaurant

CLUBHOUSE AMENITIES



Movie Theatre



Café Lounge



Bar Lounge



Crèche



Yoga



Co-working Space



Library



Salon



ATM



Pharmacy with clinic



Guest Rooms



Restaurant



Supermarket



EV Charging Station



Movie theatre

PROJECT HIGHLIGHTS

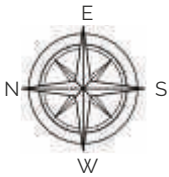
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|------------------------|--------------------------|-----------------------|------------------------------|
| Outdoor Badminton | Tot Sports Activity Zone | Outdoor Yoga Area | Solar fencing compound walls |
| CCTV Surveillance | Sewage Treatment Plant | Silicon Walking Track | Centralized Trash Collection |
| Smart LED lighting | Fire Alarms | Water Treatment Plant | Children's Play Area |
| Rooftop Green Cubicals | Senior Citizen Lawn | Irrigation System | Round-the-clock maintenance |



Silicon Walking Track



Multi Purpose Court



LEGEND

- 1. Block A - Aster
- 2. Block B - Begonia
- 3. Block C - Cosmos
- 4. Block D - Daffodil
- 5. Block E - Edelweiss
- 6. Block F - Freesia
- 7. Clubhouse
- 8. Landscape
- 9. Play Area
- 10. Open Gym
- 11. Playcourt
- 12. Cricket Nets
- 13. Entry





Ground Floor



First Floor



Second Floor





Third Floor



Fourth Floor



Top Floor





FOUNDATION & STRUCTURE

Brands: Cement - Birla Shakti / ACC / Ultratech, Birla Wall Putty
Primary Steel - Vizag/JSW/Jindal, Secondary Steel – Vinayaka/Radha/Shree / Sugna

Structure:
Earthquake Resistant (Seismic Zone II Compliance) RCC Super structure R.C.C. framed structure with M30 Grade Concrete for slabs.

Super Structure:
Cement Concrete & Fly Ash Blocks

Plastering:
External Walls: 18 mm thickness, Internal Walls: 12 mm thickness
Ceiling: 12 mm thick plastering with smooth finish

Wall finish:
Internal Walls: Putty -
External Walls: Weather shield paint and / or textured coating finish -



FLOORING

Living, Dining: 800x800mm size Premium Glazed Vitrified Tiles
Bedrooms: Premium Double-Glazed Vitrified Tiles: 600x600mm
Kitchen: Tiles: Premium Double-Glazed Vitrified Tiles 600x600mm in Size
Walls : Putty / POP, Ceramic tiles-dado up to 2 feet above working platform Granite counter with stainless steel sink. Granite platform and Stainless-Steel and Provision for water purifier
Balconies/Sit-outs: Tiles: Premium Double-Glazed Vitrified Tiles 600mm x 600mm in Size
Bathrooms: Concept designer Anti-skid and acid resistant tiles of standard make up to door height
Utility: Anti-skid tiles and wall Tiles dadoing up to 3 feet height
Corridors & Staircase: Granite & Smooth Tandoor / Kota Stone.
Basement Parking: VDF Flooring
Drive Way: Cobble stone & Concrete Roads
Pedestrian Way: Interlocking CC blocks / Tiles



JOINERY WORKS:

Main Door: Teak Wood 8 Feet Height - Shutter 44*96- 40mm 'D' Core thickness with veneer finish along with door lock, hinges door stoppers and tower bolt complete set
Internal Doors: Pre-fabricated (WPC) - Shutter 81*26 - 30mm +BSL- laminated finish along with door lock, hinges door stoppers and tower bolt complete set
Toilet Doors: Pre-fabricated (WPC) - Shutter 81*35 -30mm +BSL with enamel paint/laminate
Windows: 2.5 track UPVC sliding shutter with clear glass panels and Mosquito mesh.
Double/Triple Panel Casement Windows: Supplying and fixing of Unplasticised Poly Vinyl Chloride (UPVC) casement window - two glass shutters of single glazed 5mm thick, (Performance Glass) - 70% Heat Resistance and standard hardware of with aluminium mesh and casement duly manufactured using UPVC reinforced profiles.
Grills: Aesthetically-designed MS safety grills with enamel paint finish
Railing: SS/MS + Brick wall for balconies, SS/MS railing for staircases



FIRE SAFETY

Brands: Ceasefire Industries / Kanex Fire Systems / Usha Fire Safety / Clean Fire
Fire alarm, wet risers as per fire Authority regulations Automatic sprinklers at Cellar





PAINTING

Brands: Asian paints/Berger/Nerolac/JSW

Basement and Car Parking: One Coat Primer and two coats of OBD Paint

Typical Floors:

Internal: One Coat of Primer and Two Coats of plastic interior emulsion (luxury) paint

External: Texture paint One Coat of Primer and Two Coats of Acrylic exterior emulsion (luxury) paint

Lifts & Ducts : Two coats of white snowcem.



ELECTRICAL& COMMUNICATION

Concealed copper wiring (100% PVC) of make Equivalent and modular switches of best brands

Brands: Schindler / Finolex / Polycab / Havells

- Power outlets for air conditioners in all bedrooms and Dining/living area.
- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range chimney, refrigerator, microwave ovens,
- Mixer/grinders in kitchen and washing machine in utility area.
- Three-phase power supply for each unit with individual meter boards
- MCB in all distribution boards.
- OFC Wired internet provision in living room for wireless router connectivity



SECURITY NETWORK

Brands: CP Plus/Kent Cam Eye/TP Link /Hikvision

- CC TV cameras in identified common areas and club house with monitoring and recording from security room.
- Solar powered security fence on compound wall
- Boom barriers at the entry of vehicles
- Intercom from security to all flats



LIFTS

Brands: OTIS / KONE / Schindler / Mitsubishi Elevators

- V3F Drive High Speed lift. Speed of lift (1.5M/sec)
- Lobby Cladding with Front Granite Cladding False ceiling in the lobby
- For 15 Passengers Elevator - 2275 mm W x 2000 mm D- 900 mm Door Opening
- For 13 Passenger Elevator - 2050 mm W x 2050 mm D - 900 mm Door Opening
- For 15 Service Elevator - 2050 mm W x 2550 mm D - 900 mm Door Opening



POWER BACK UP

Brands: Kirloskar / Mahindra / Ashok Leyland

Common Areas: 100% DG backup for common areas (Lifts, Corridors, lighting etc)

Internal Flats: 100% DG backup for Lighting, fans, Refrigerator and all other electrical utilites inside Flat (except AC and Geyser)



GARAGE & PARKING

- One dedicated Four-Wheeler Parking (marked Garage) against each Flat (Size: 110 – 140sft)
- Parking will be allotted in the same block





WELCOME TO RUBRICK CONSTRUCTIONS

Where Quality, Transparency, and Simplicity are the foundation stones of our work!

As a premier construction company based in Hyderabad, we believe in providing the best of everything to our clients. We are proud to be certified for Quality by Tata Projects, which reflects our commitment to excellence in every aspect of our work.

At Rubrick Constructions, we focus on constructing luxury gated communities that elevate your standard of living. Our passion for delivering the best to our clients is reflected in our emphasis on sustainable living, which ensures that your space is not just beautiful but also eco-friendly.

Our experienced team of construction industry giants and engineering professionals brings a wealth of knowledge and expertise to every project we undertake. We are dedicated to delivering progressive growth with high-end amenities, making your dream home a reality.

Join us on this journey towards a better future, where every moment spent in your Rubrick home feels precisely enriched!



Construction Management Services By



THE EVERLASTING TRUST OF TATA PROJECTS

Rubrick is proud to enter into Integrated Project Management Consultancy Services (IPMC) agreement with Tata Projects Limited (TPL) for Rubrick-Tulip Project in this important endeavour.

Strategic Marketing Partners

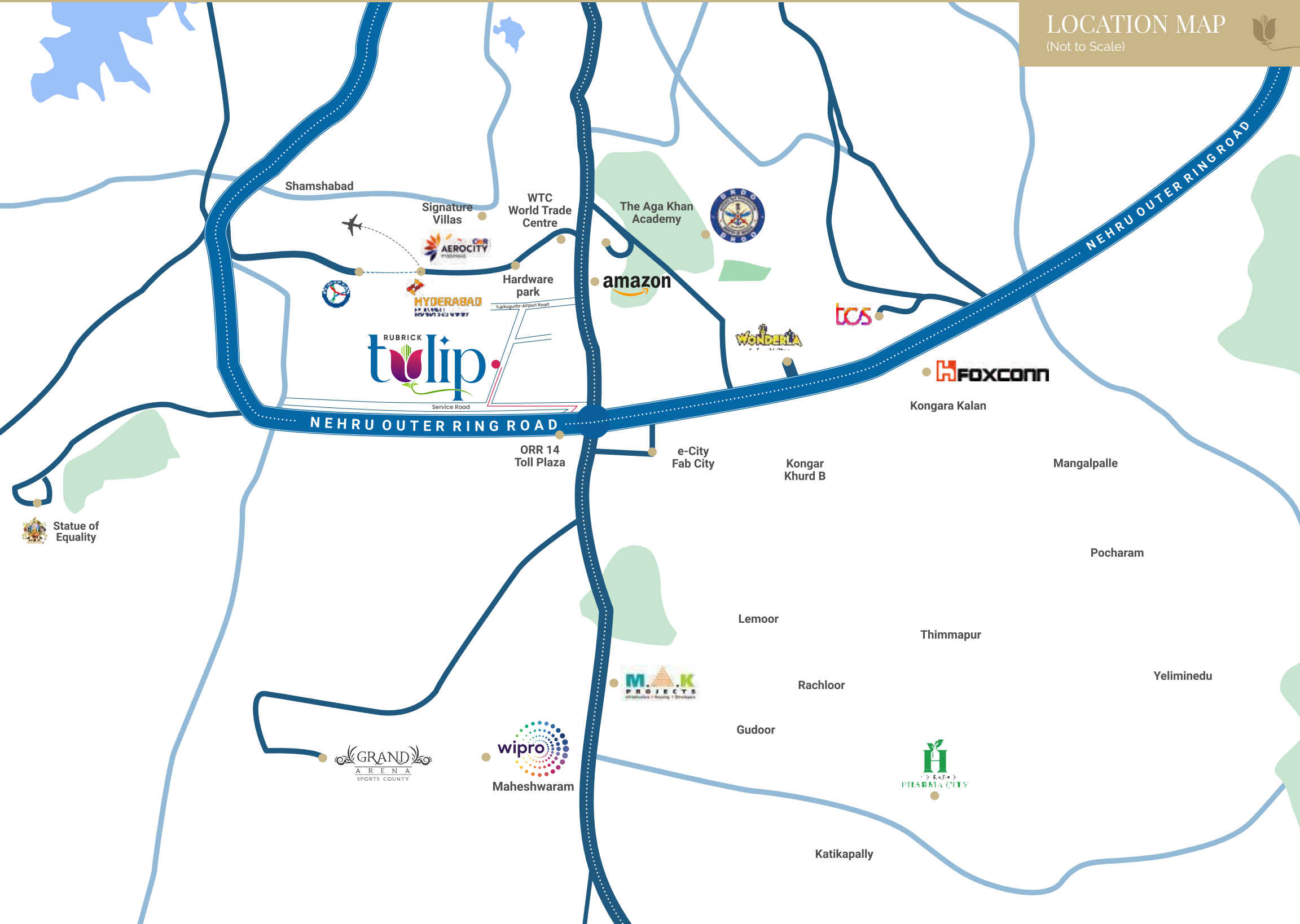


DISCOVER YOUR DREAM ESTATE WITH SQUARE SELECT

Square Select Estates is a reputable real estate investment and property advisory firm based in Hyderabad with over 15 years of experience. It is ISO 9001:2015 and RERA certified, and it has experience marketing and selling over 1500 units to clients all over the world. What distinguishes us from others is that we go through our clients' requirements and find a wonderful match in discovering and matching estates for them.

In the Indian real estate business, we are known for our expertise in market analysis studies, vast reach, professional network, data-driven solutions, and valued counsel, all of which are characteristics of our success and delivery. Because of our essential principles of service quality, fair negotiating, and openness, we achieve the highest levels of client satisfaction in our interactions.





NEARBY LOCATION HIGHLIGHTS

NEARBY LANDMARKS	
Rajiv Gandhi International Airport	: 11.3 kms
JIMS Medical College & Hospital	: 16.4 kms
Pharma City (SEZ), Mucherla	: 24.9 kms
Financial District	: 37.9 kms
Gachibowli	: 40.4 kms

EDUCATIONAL INSTITUTES	
Harshita Group of Institutes	: 3.1 kms
Bhashyam Blooms School	: 8.0 kms
Nishitha College of Engineering & Technology	: 13.7 kms
Visvesvaraya College of Engineering and Technology	: 16.5 Kms
Brookfield Int School	: 17.7 kms
Indus Valley Int School	: 18 kms

HANGOUT SPOTS	
Hotel AVM	: 4.8 kms
Novotel Hotel	: 11.0 kms

RECREATIONAL PLACES:	
Wonderla Amusement Park	: 7.6 kms
Statue of Equality – Muchintal	: 15.4 kms

WORK PLACES:	
Amazon – Kurmalguda	: 6.8 kms
GMR Aero Technic	: 10.3 kms
GMR Aero City	: 11.6 kms
TCS – Adibatla	: 11.7 kms
TATA Aerospace & Defence – Adibatla	: 12.9 kms
WIPRO – Maheswaram	: 12.9 kms
Aero Space Park – Adibatla	: 12.9 kms

OUTDOOR

EV Charging Stations	Cricket Nets	Cycling Track	Children's Park with Play Equipment
Floor Games In Kids Park	Flower Garden	Grand Entrance Lobby	Half Court Basket Ball
Luxurious Landscaping	Multi Purpose Lawn	Multi Sports Court	Open Badminton Court
Outdoor Gym, Yoga Area	Water Fountain	Roof Top Green Cubicals	Senior Citizen Seating Plaza
Terrace Seating Zone	Smart LED Lighting	Solar Street Lights	Silicon Walking Track/Reflexology Pathway

CLUB HOUSE

Movie Theatre	Bar Lounge	Billiards / Snooker Table	Provision for Pharmacy & Health Centre
Café Lounge	Co Working Zone	Creche (Day Care Center)	Provision for Super Market
Guest Rooms - 6 Units	Indoor Gym	Library	Banquet Hall with attached Pantry (Appx 300)
Party Room	Provision for ATM	Provision for Bakery	Provision for Boutique
Provision for Laundry	Board Games	Provision for Salon, Spa	Yoga Room / Zumba Room
Provision for Stationery	Deck Area with Kitchen	Restaurant	Terrace Swimming Pool with Baby Pool

SECURITY

CCTV inside Lifts	CCTV Surveillance	Electronic Boom Barriers	Fire Sensor
Intercom in Lifts	Panic Button in Lifts	Security Gate App	Solar Fencing Compound Walls

SERVICES

Broadband Cable Provision	Irrigation System	Elevated Deck Zone	Centralized Trash Collection
Rain Water Harvesting	Bus Shuttle Service	Visitor Parking	Round the clock Maintenance
Water Sprinklers	Water Treatment Plant	Sewage Treatment Plant	

Scan for Site Location



A Project By



Corporate Office: Pardha's Picasa, 5th floor, Durgam Cheruvu Road, Madhapur, Hyderabad - 500081

Marketing Office: 5th Floor, G Square Building Before Wells Fargo, Raidurgam, Gachibowli Road, Hyderabad, Telangana-500032

Site Address: Survey No. 45 to 53, Mankhal Village Tukuguda Municipality, Maheswaram Mandal, Hyderabad, Telangana-501359



✉ harshvardhanc@squareselect.in

🌐 rubrick.in/tulip



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Construction Management Services By



Strategic Marketing Partners



Architectural Consultant



Structural Consultant



MEP Consultant



Brand Consultant



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All images shown here are only artistic representations of the project.