

elegans
SUVASA



Luxury Villa Community in

Velimela, Hyderabad.

At Velimela, Hyderabad.

326 *Thoughtfully* CRAFTED VILLAS



Designed with purpose,
built with care,
and meant to last.



Living spaces designed to
feel calm, open and perfectly
balanced between nature
and modern living.

Discover a new standard of sophisticated living in Velimela, Hyderabad. Exquisitely designed villas blend modern architecture with the tranquility of preserved natural terrain and a peaceful semi-urban setting.

Villa plots from 238 to 456 sq. yards, with homes designed for 4BHK + home theatre, featuring internal courtyards and multi-functional spaces ideal for growing families or those who desire room to live, work, and entertain.

Design that flows with
quiet intention,

Living that feels balanced
by wellness,

Evenings that slow down
naturally at Suvasa.

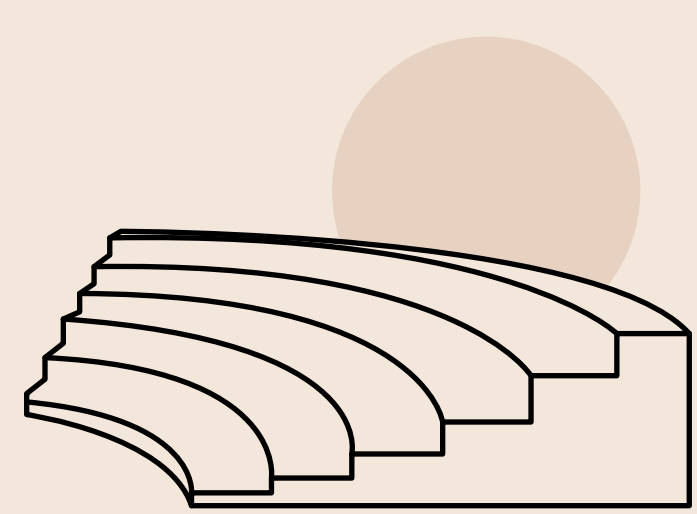


#LifeAtSuvasa

A Beautifully DESIGNED COMMUNITY

A 50,000 sq.ft. clubhouse brings resort-style living to everyday life, featuring a terrace swimming pool, banquet hall, cafeteria, and spa salon. Residents can enjoy multiple sports courts with children's play areas, cycling loops, skating rinks, and pet parks.

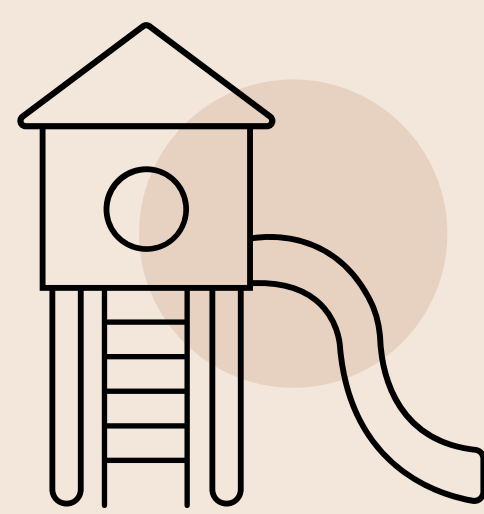
Wellness spaces include yoga lawns, meditation zones, reflexology paths, and an organic garden, while the open-air amphitheatre and café kiosks create inviting places to relax and connect.



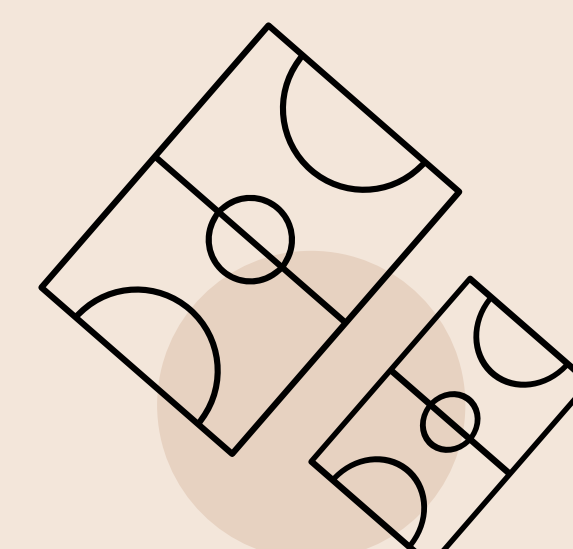
AMPHITHEATRE



MEDITATION
SPACE



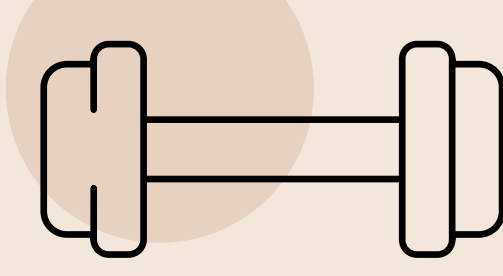
CHILDREN'S
PLAY AREA



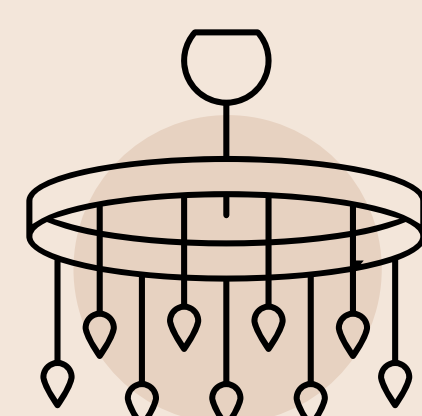
MULTI SPORT
COURTS



JOGGING /
WALKING TRACK



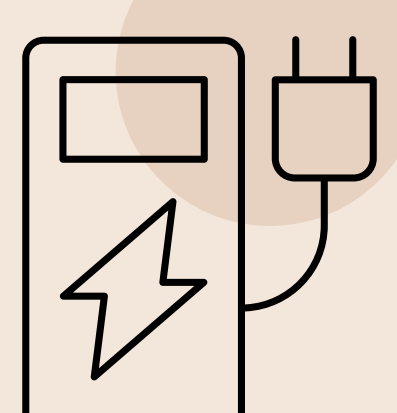
INDOOR &
OUTDOOR GYM



BANQUET HALL



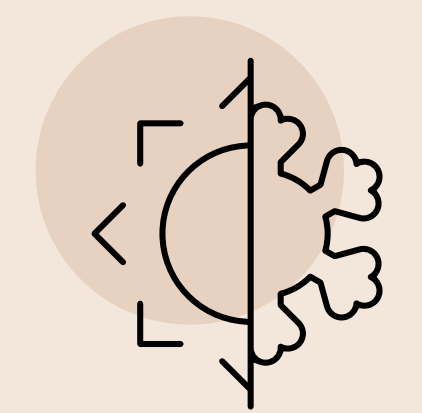
DEDICATED
CYCLING LANE



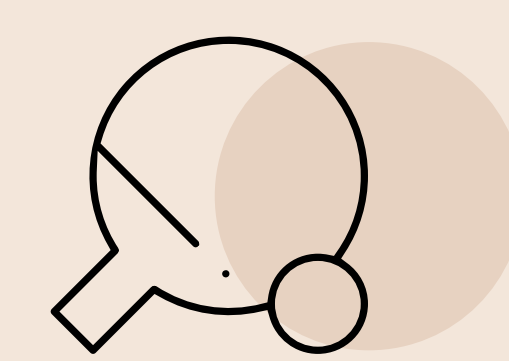
EV CHARGING
STATION



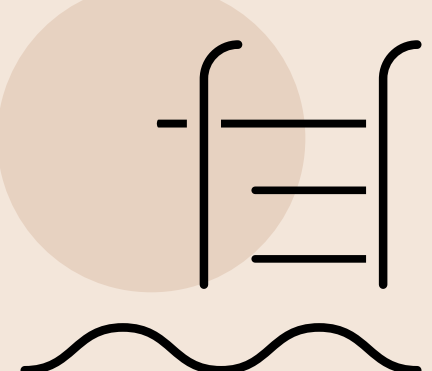
RAIN WATER
HARVESTING



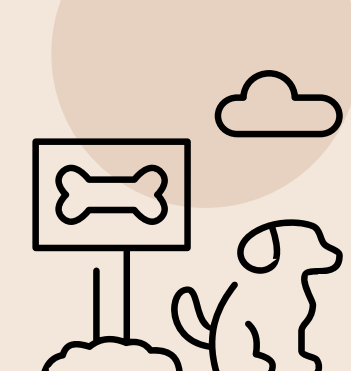
CLIMATE RESPONSIVE
INDOORS



INDOOR GAMES
STUDIO

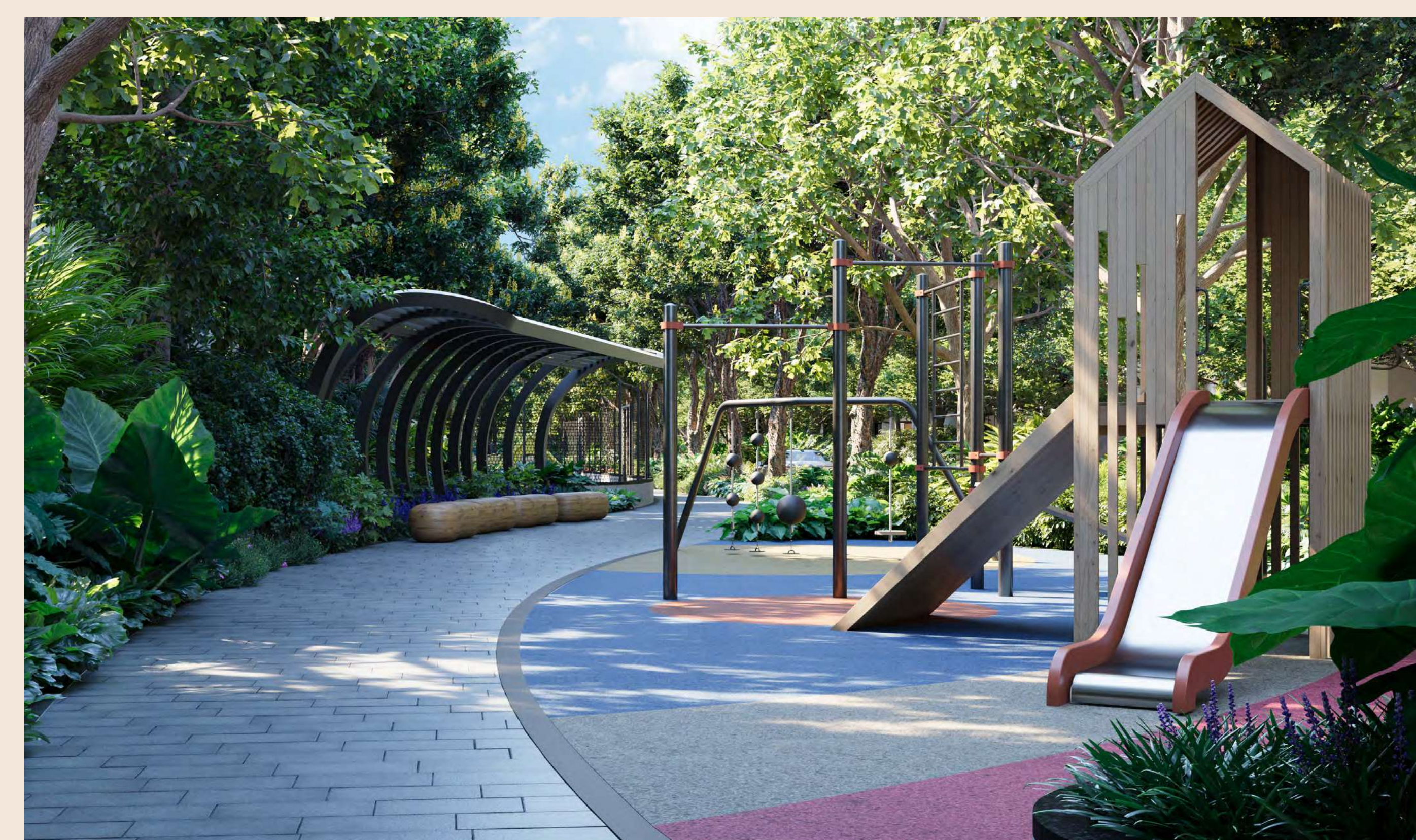
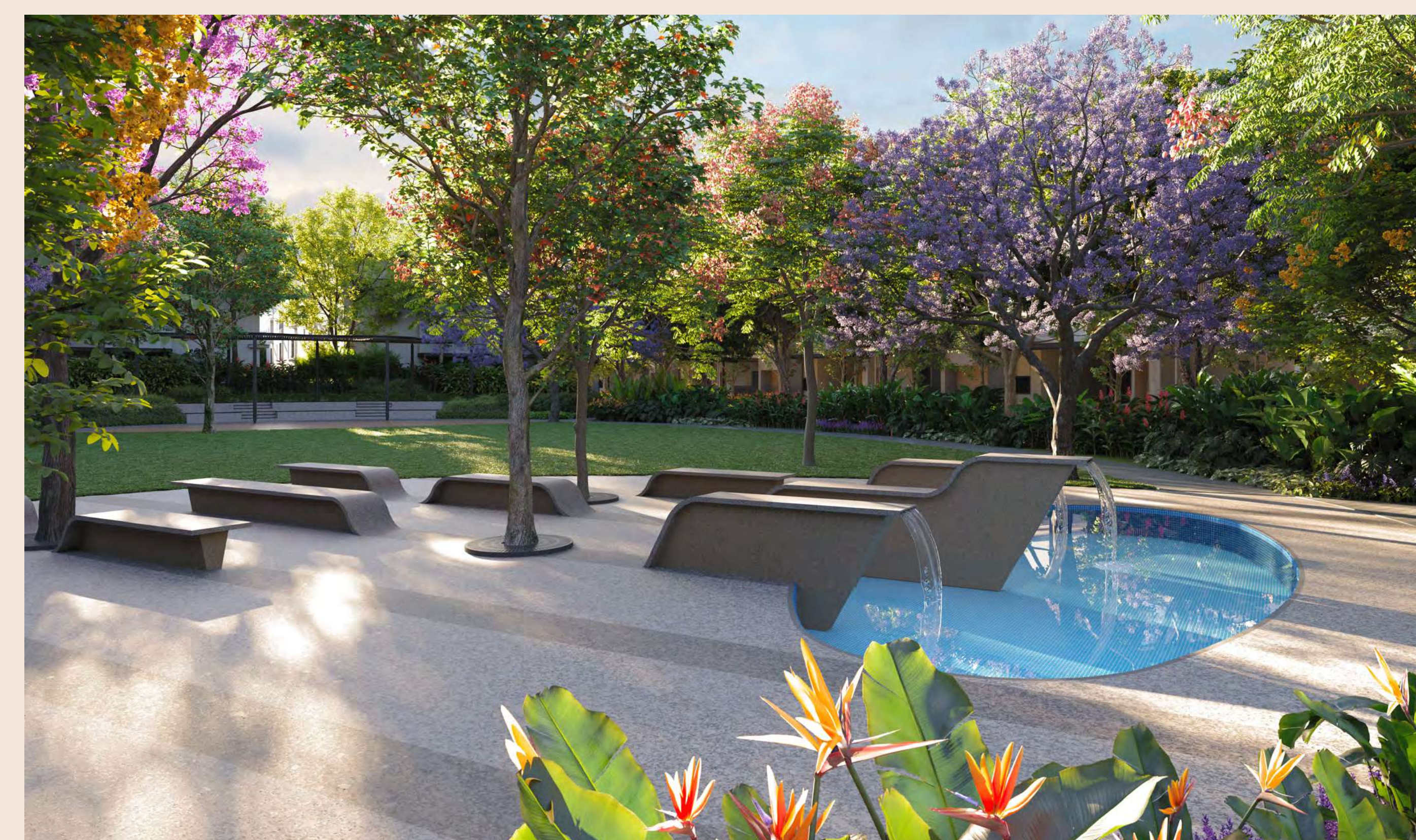


TERRACE
SWIMMING POOL



PET PARK

& more...



🌿 2 distinct clubhouses for recreation, wellness, and leisure

🌿 Wide, tree-lined avenues

🌿 A community balancing privacy and social engagement



A neighborhood designed for easy movement between homes, green boulevard, and everyday amenities.

WHERE PEACE *Meets* CITY CONNECTIVITY

Suvasa brings together peaceful living with strong city connectivity, located in Hyderabad's major growth corridor with easy access to business hubs, education, healthcare, and everyday essentials.

CONNECTIVITY

Outer Ring Road (ORR) – 5 mins

Lingampally Railway Station – 15 mins

Raidurg Metro Station – 30 mins

RGI Airport – 35 mins

COMMERCIAL AND IT HUBS

Financial District – 15 mins

Gachibowli – 25 mins

Hitech City – 35 mins

EDUCATIONAL INSTITUTIONS

The Gaudium School – 5 mins

Samashti International School – 5 mins

The Shri Ram Academy Intl. School – 20 mins

Indian School of Business – 25 mins

HOSPITALS

Citizen's Hospital – 20 mins

Continental Hospital – 20 mins

Apollo Hospitals – 25 mins

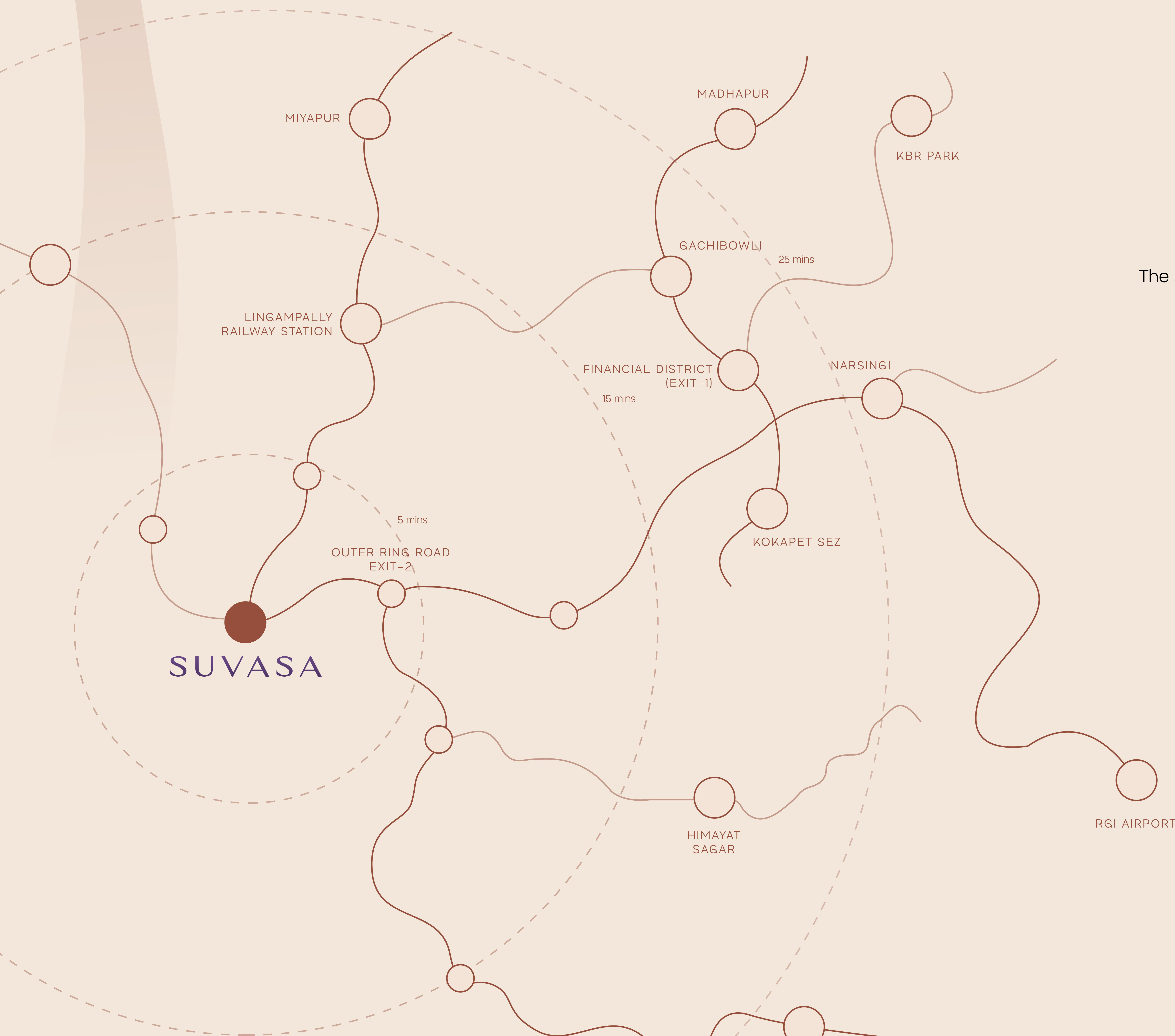
Star Hospitals – 25 mins

HOTELS

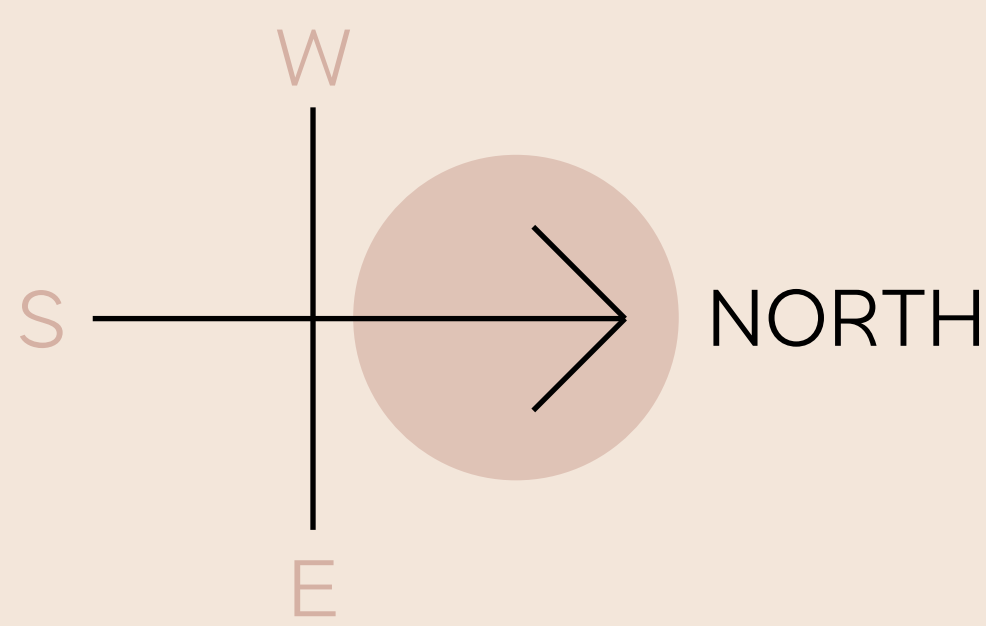
The Sheraton – 20 mins

Hyatt Hyderabad – 25 mins

Oakwood Hyderabad – 25 mins



MASTER PLAN



Spread across

35 acres,

The masterplan features zoned villa plots, clear road hierarchy, and green pockets designed for open, walkable living.



LEGEND

- | | | | |
|-------------------------|--------------------------|-------------------|--|
| 1 Entrance | 7 Children's Play Area | 13 Yoga Lawn | 19 Multi Play Court – Futsal / Box Cricket |
| 2 E-Commerce | 8 Tot Lot | 14 Grand Lawn | 20 Tennis Court |
| 3 Bus Bay | 9 Pet Park | 15 Deck | 21 Pickleball Court |
| 4 Seating in Plantation | 10 Mound Play | 16 Amphitheatre | 22 Basketball Court |
| 5 Cyclists' Plaza | 11 Water Feature | 17 Spill Out Lawn | 23 Padel Court |
| 6 Outdoor Gym | 12 Senior Citizens' Lawn | 18 Spill Out Deck | S Stilt Villa |

East Facing

TYPE 1 - 238 SQ.YDS

Ground Floor		1370 Sq. Ft.
1st Floor		1370 Sq. Ft.
2nd Floor		995 Sq. Ft.
Total Built-Up		3735 Sq. Ft.



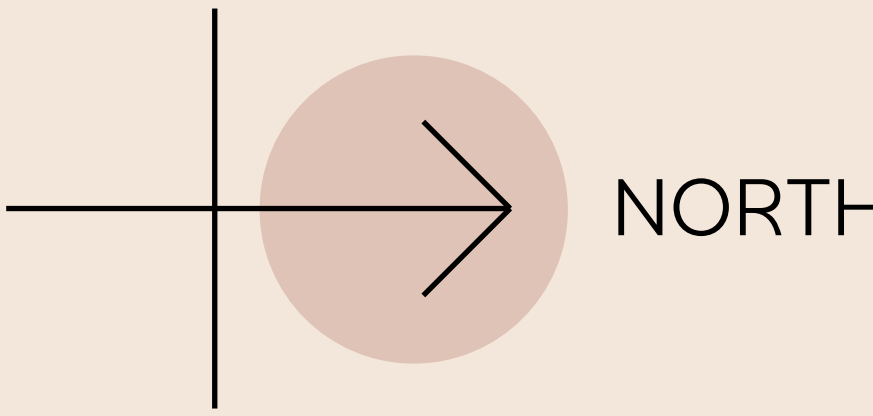
GROUND FLOOR

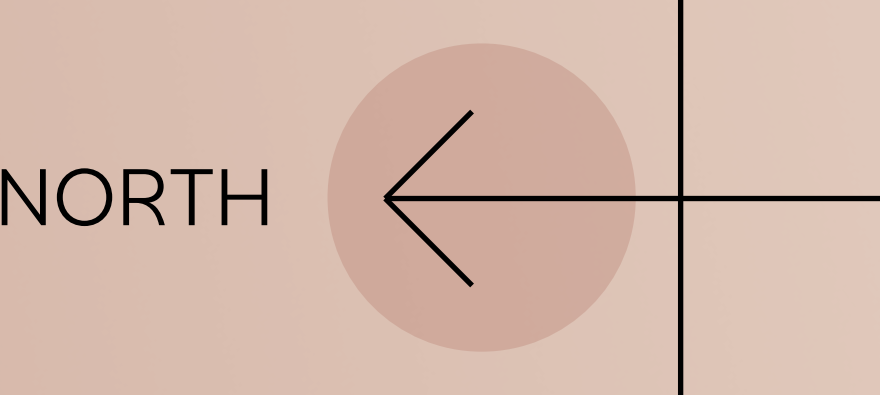


1ST FLOOR



2ND FLOOR





GROUND FLOOR



1ST FLOOR



2ND FLOOR

West Facing

TYPE 1 - 238 SQ.YDS

Ground Floor		1370 Sq. Ft.
1st Floor		1370 Sq. Ft.
2nd Floor		995 Sq. Ft.
Total Built-Up		3735 Sq. Ft.



East Facing

TYPE 2 - 276 SQ.YDS

Ground Floor		1479 Sq. Ft.
1st Floor		1479 Sq. Ft.
2nd Floor		1105 Sq. Ft.
Total Built-Up		4063 Sq. Ft.



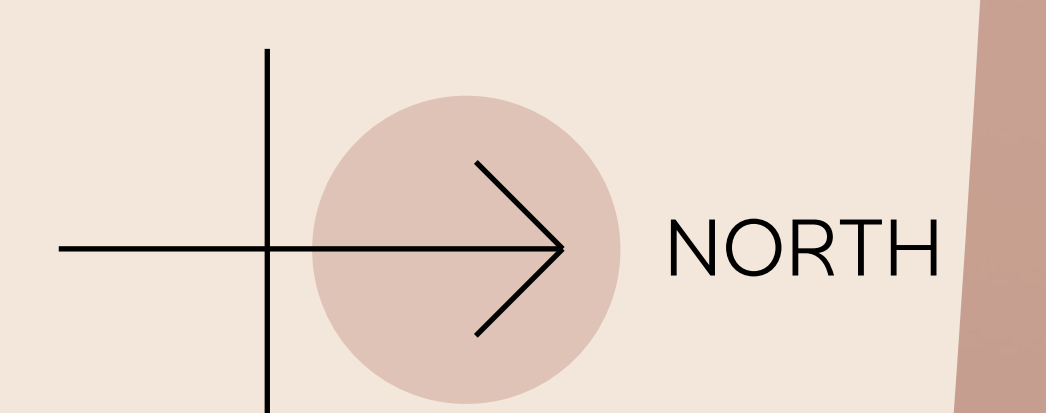
GROUND FLOOR

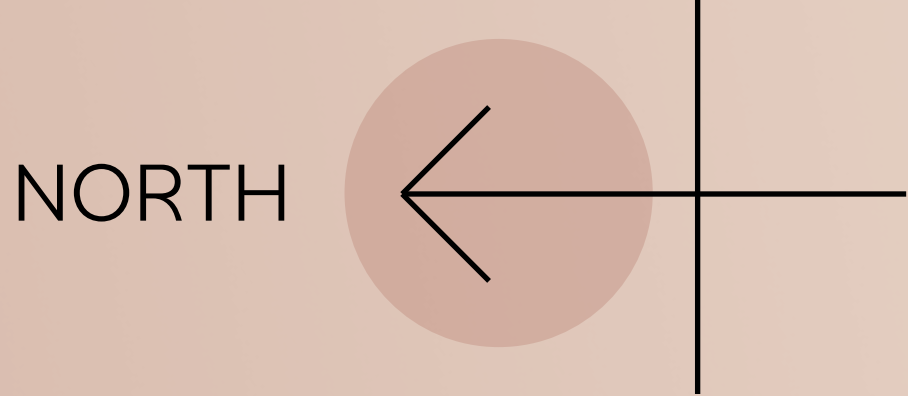


1ST FLOOR

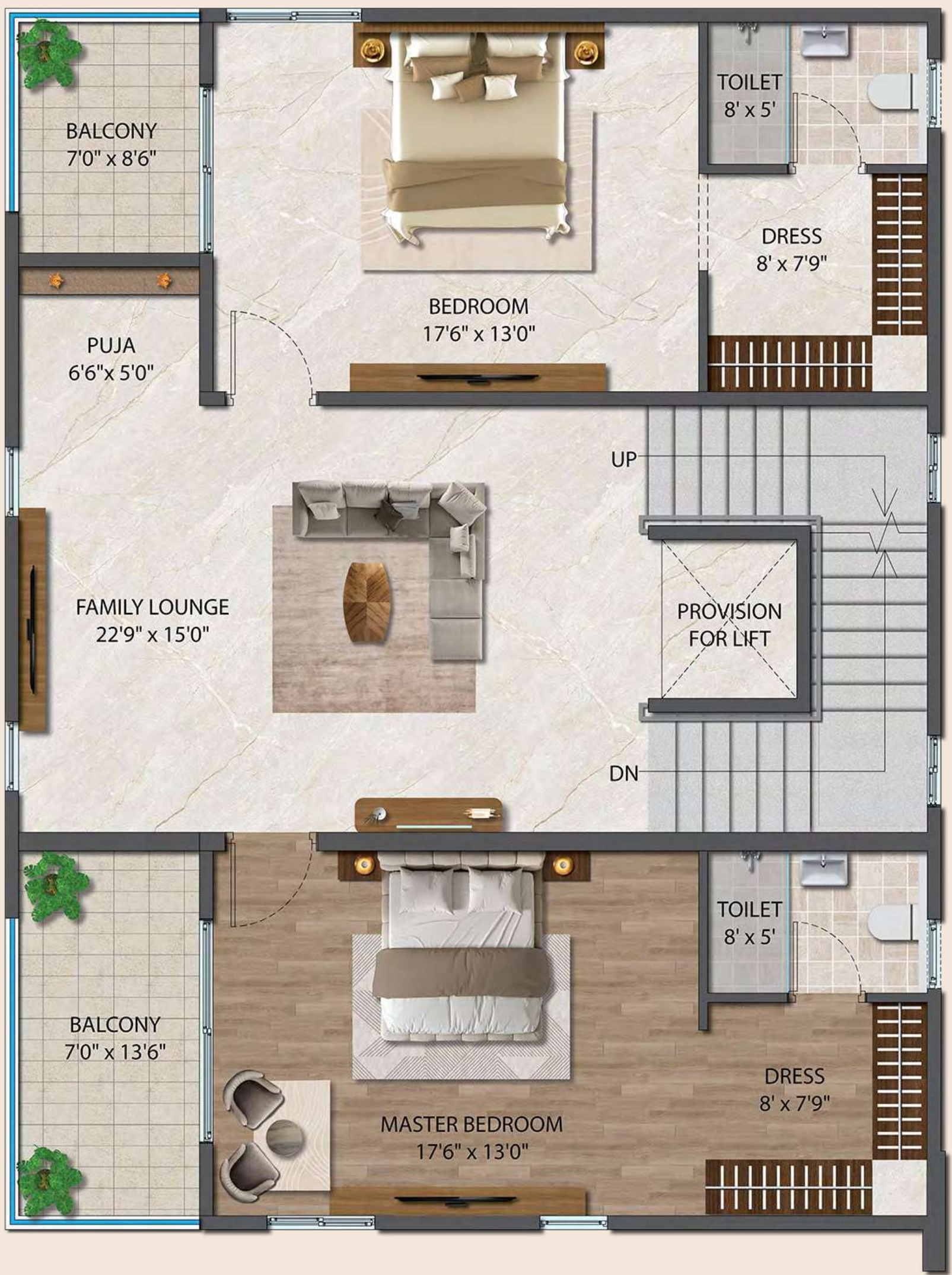


2ND FLOOR





GROUND FLOOR



1ST FLOOR



2ND FLOOR

West Facing

TYPE 2 - 276 SQ.YDS

Ground Floor		1479 Sq. Ft.
1st Floor		1479 Sq. Ft.
2nd Floor		1105 Sq. Ft.
Total Built-Up		4063 Sq. Ft.



East Facing

TYPE 3 - 315 SQ.YDS

Ground Floor		1754 Sq. Ft.
1st Floor		1754 Sq. Ft.
2nd Floor		1322 Sq. Ft.
Total Built-Up		4830 Sq. Ft.



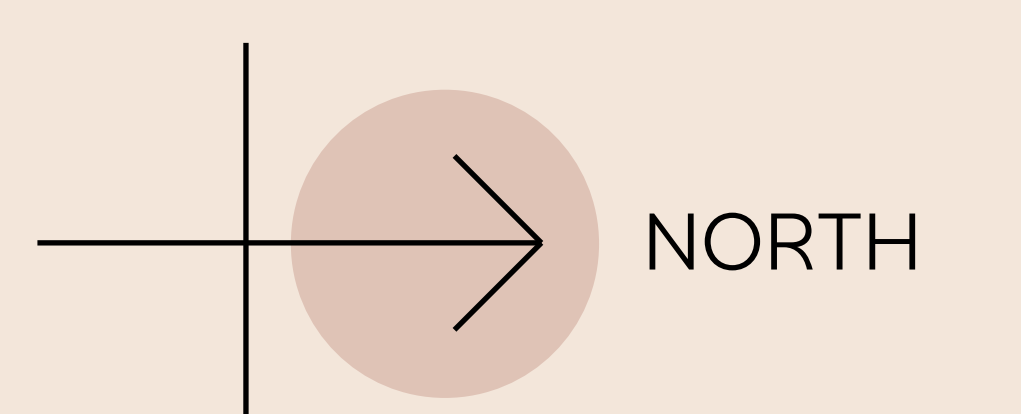
GROUND FLOOR

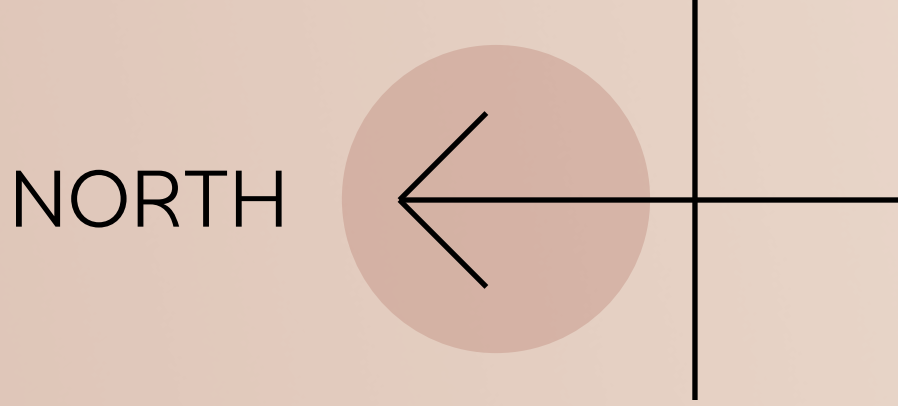


1ST FLOOR



2ND FLOOR





GROUND FLOOR



1ST FLOOR



2ND FLOOR

West Facing

TYPE 3 - 315 SQ.YDS

Ground Floor		1754 Sq. Ft.
1st Floor		1754 Sq. Ft.
2nd Floor		1322 Sq. Ft.
Total Built-Up		4830 Sq. Ft.



East Facing

TYPE 4 - 358 SQ.YDS

Ground Floor		1774 Sq. Ft.
1st Floor		1970 Sq. Ft.
2nd Floor		1400 Sq. Ft.
Total Built-Up		5144 Sq. Ft.



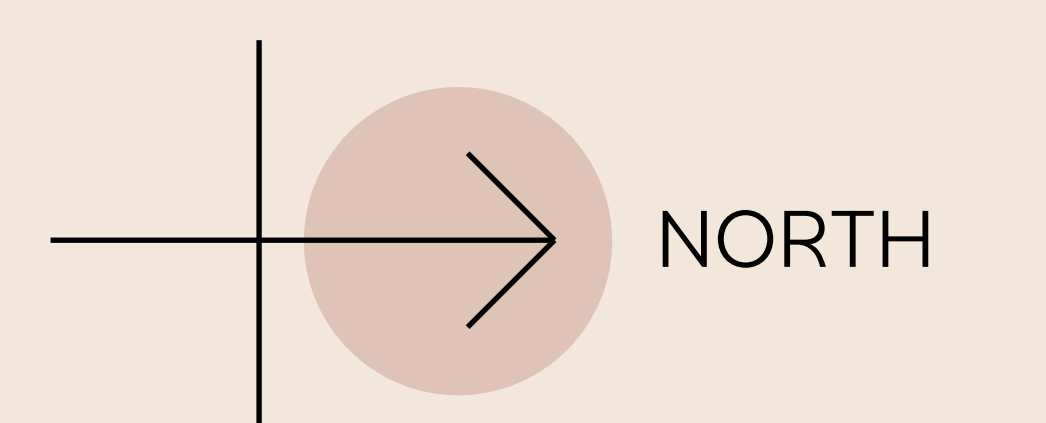
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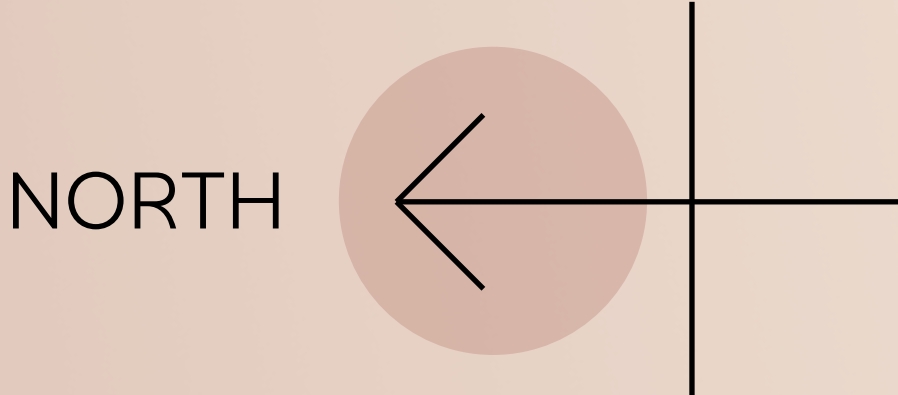


1ST FLOOR



2ND FLOOR





GROUND FLOOR



1ST FLOOR



2ND FLOOR

West Facing

TYPE 4 - 358 SQ.YDS

Ground Floor		1774 Sq. Ft.
1st Floor		1970 Sq. Ft.
2nd Floor		1400 Sq. Ft.
Total Built-Up		5144 Sq. Ft.



East Facing

TYPE 5 - 456 SQ.YDS

Ground Floor		2021 Sq. Ft.
1st Floor		2217 Sq. Ft.
2nd Floor		1647 Sq. Ft.
Total Built-Up		5885 Sq. Ft.



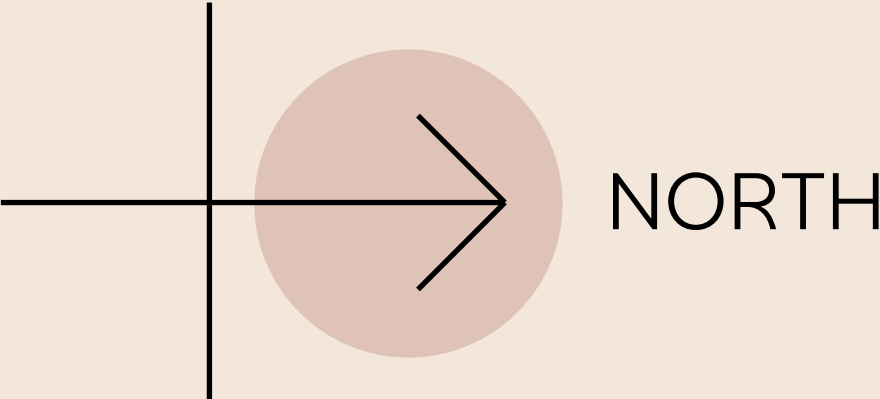
GROUND FLOOR

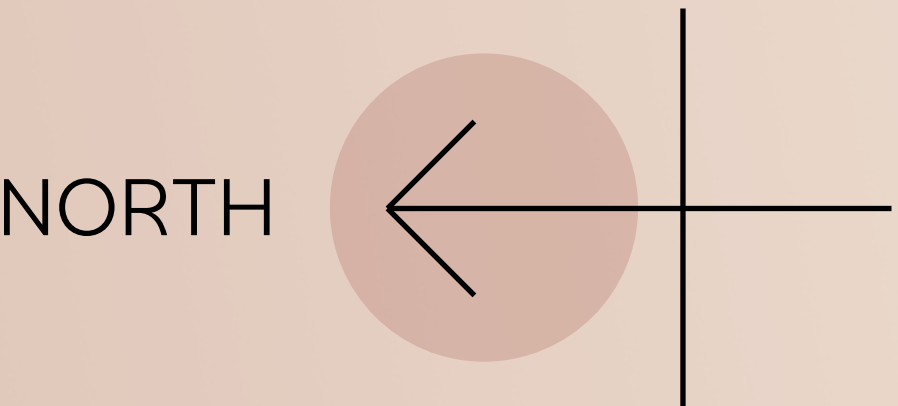


1ST FLOOR



2ND FLOOR





GROUND FLOOR



1ST FLOOR



2ND FLOOR

West Facing

TYPE 5 - 456 SQ.YDS

Ground Floor		2021 Sq. Ft.
1st Floor		2217 Sq. Ft.
2nd Floor		1647 Sq. Ft.
Total Built-Up		5885 Sq. Ft.



East Facing

TYPE 6 - 456 SQ.YDS

(Stilt)

Ground Floor		2217 Sq. Ft.
1st Floor		1814 Sq. Ft.
2nd Floor		2217 Sq. Ft.
3rd Floor		1384 Sq. Ft.
Total Built-Up		7632 Sq. Ft.



GROUND FLOOR



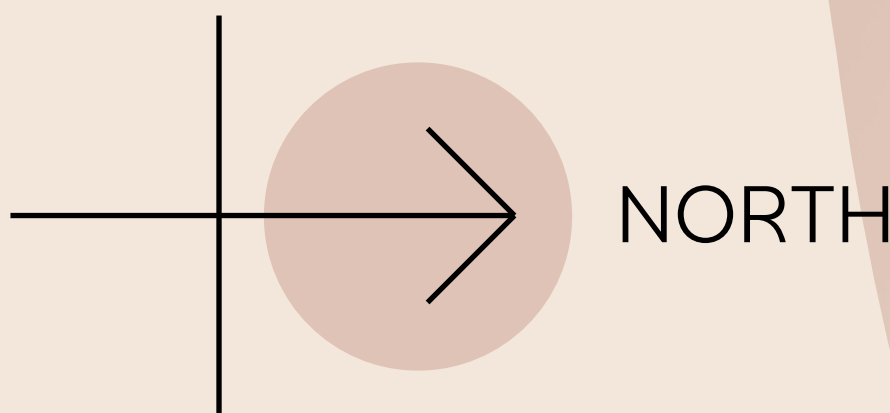
1ST FLOOR

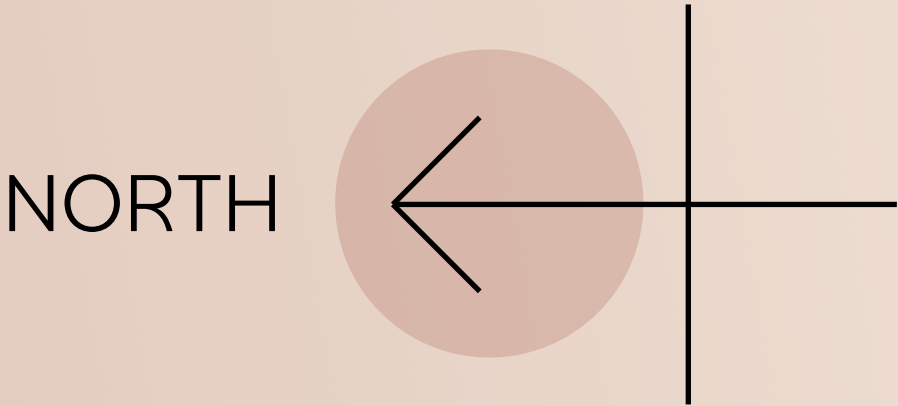


2ND FLOOR



3RD FLOOR





GROUND FLOOR



1ST FLOOR



2ND FLOOR



3RD FLOOR

West Facing

TYPE 6 - 456 SQ.YDS

(Stilt)

Ground Floor		2217 Sq. Ft.
1st Floor		1814 Sq. Ft.
2nd Floor		2217 Sq. Ft.
3rd Floor		1384 Sq. Ft.
Total Built-Up		7632 Sq. Ft.



Design

SPECIFICATIONS

STRUCTURE

- RCC framed structure designed to relevant IS codes.
- Super structure: Mivan shuttering / CC brick walls.
- Plastering: finish in cement mortar in two coats.

DOORS

- Main door: factory-made teak wood frame of 8 feet teak wood shutter with branded SS soft closure hardware of Hafele / Yale / Dorma or equivalent, as per the design intent.
- Internal doors: factory-made engineered wood frame with flush shutter in veneer on both sides with melamine finish and branded SS hardware of Hafele / Yale / Dorma or equivalent, as per the design intent.
- Windows: aluminum frame window system.

FLOORING

- Living / dining / lounge / pooja / lobby: imported marble flooring.
- Master bedroom: laminated wooden flooring.
- Bedrooms & bathrooms: large format vitrified tiles.
- Home theatre: laminated wooden flooring.
- Balcony / sit-outs / deck: exterior grade full body vitrified tiles of matte finish.
- Car porch parking / sit-out: concrete finish / exterior grade vitrified tile flooring / natural stone.

KITCHEN

- Provision for all electrical power sockets.
- Provision for exhaust systems as per design intent.
- Provision for water purifier / RO unit.

TOILET WALL

- 7' height cladding in the shower area walls and rest with large format vitrified tiles of premium quality, as per design intent.

ELECTRICAL

- Concealed copper wiring of Finolex or equivalent make with adequate electrical points for lights, fans, TV points, and 5A and 15A sockets for air conditioning and refrigerator, etc. Switches of Havells / Legrand / Anchor or equivalent make.
- Power supply: 3 phase supply for each unit with individual meter boards.
- Power backup: 100% backup with DG sets.

COMMUNICATION

- Central communication system (EPABX) and telephone point in two bedrooms and living.

PLUMBING

- Gardening & flush: recycle and reuse of sewerage water.
- Harvest: rainwater harvesting pits in each villa.
- WTP: fully treated water made available through an exclusive water softening and purification plant with water meters for each unit.
- 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 and flushing purposes.

HVAC

- Provision for HVAC.

ELEVATOR

- Provision for elevator.

SECURITY, SURVEILLANCE & BMS

- Solar-powered security fence.
- Boom barrier near entry to allow only owners' vehicles.
- CCTV cameras around the campus for surveillance.





This brochure is conceptual in nature and by no means a legal offering and does not form part of any offer or contract. The information contained in this brochure is subject to change. All images shown here are indicative.



All project and building elevation and related features are solely conceptual in nature and may undergo further changes: (a) on the basis of architect's and landscape designer's inputs from time to time; (b) to address architectural / engineering requirements from time to time; and/or (c) to factor in natural aspects like wind, rain, sunlight etc. The same may not form part of the final product that shall be constructed and delivered. Additionally, some of the conceptual renders shown as part of the Project's landscaping and vegetation include fully grown trees with canopies / branches / flowers / creepers etc. which would typically be realised as set out in the renders in a period of 3-4 years after plantation, subject to consistent care and attention being provided. Given the unpredictable and variable nature of such plantation and vegetation, the developer disclaims entirely the availability or the delivery of such vegetation or plantations as part of the final product / project.

Disclaimer



Elegans Group is a Hyderabad-based real estate developer creating premium residential communities and commercial spaces across the city's emerging growth corridors. Each development is shaped with a clear intent to offer well-connected, thoughtfully planned living environments.

Over the years, the group has steadily built its presence in locations that combine strong residential connectivity with long-term potential, creating communities designed to grow with the city.

Villa developments such as Elegans Emperia Homes and Elegans VRG Sreyan reflect this approach – carefully planned homes shaped for enduring living.

www.elegansgroup.in

'Elegans Group' Address

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Rd Number 82, Jubilee Hills, Hyderabad – 500033
Telangana, India.

Project Team

DEVELOPERS

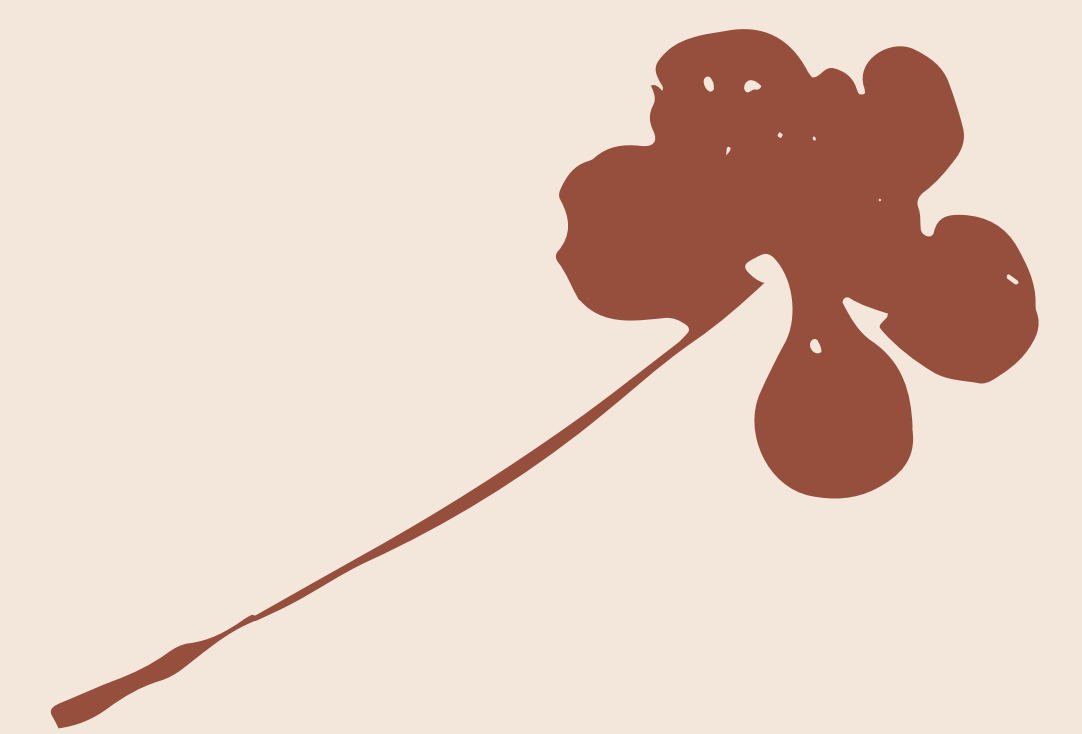
Elegans Group

PRINCIPAL ARCHITECTS

Form Studio, Hyderabad

LANDSCAPE ARCHITECTS

Terra Firma, Bengaluru



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