



SILVER SANDS  
ESTATES & INFRA

# DISCOVER THE JUBILANT LIFE

@ Mumbai National highway, Isnapur,  
Patancheru, Hyderabad, Telangana.

Approved By



Swagath  
**Jubilant**  
@ Isnapur



A project developed by SWAGATH HOUSING CORPORATION

Swagath  
**Jubilant**  
@Isnapur

# CHOOSE AN ADDRESS AS COOL AS YOU ARE

Welcome to Swagath Jubilant – where modern living meets lifestyle in Hyderabad! Nestled just 200 feet from the Hyderabad-Mumbai highway, a quick 25-minute drive from Gachibowli, and conveniently situated within 6 kilometers of Patancheru ORR Muthangi, our well-planned community offers excellent connectivity to major city hubs. Enjoy the luxury of a clubhouse and an array of excellent indoor and outdoor amenities, including outdoor sports.



**2.29** ACRES  
GATED  
COMMUNITY

STILT+  
**5** FLOORS

**8000** sft.  
CLUBHOUSE

**100%**  
POWER BACK UP  
EXCEPT AC'S AND GEYSERS

**2**  
BLOCKS

**215**  
UNITS

**20** FT  
DRIVEWAY  
SURROUNDING  
THE COMMUNITY

**50** METERS  
FROM  
HIGHWAY

**53%**  
OPEN SPACES

**2&3** BHK  
PREMIUM APTS.

**1026** TO  
**1393** SFT.

**0** DEVIATION





**100%  
VAASTU**



**LARGE  
OPEN SPACES**



**24/7 SECURITY  
SERVICES**



**CCTV  
SURVEILLANCE**

**ELEVATE  
YOUR  
LIFESTYLE**

## Amenities Await at Swagath Jubilant

Experience the Green Serene Life at Swagath Jubilant, where lush surroundings foster tranquility. With meticulously secured grounds, it's the safest haven for kids to play freely. Enjoy moments of neighbourly camaraderie with delightful chit-chats, and bond over friendly games in our well-equipped sports areas.



# VIBRANT COMMUNITY AT SWAGATH JUBILANT

## COMMUNITY FEATURES

- ◉ Grand Entrance
- ◉ Separate exit gate
- ◉ Futuristic Community
- ◉ Standard Module
- ◉ Designer Landscaping
- ◉ High End Finishes
- ◉ Kids Friendly Environment
- ◉ Dedicated Children's play area
- ◉ Designer Landscape in common areas and parks
- ◉ Solar Fencing
- ◉ Rain Water Harvesting
- ◉ 2lakhs liter storage water capacity through water sumps and over head tanks
- ◉ Manjeera water provision for drinking water







# INDULGE IN CLUBHOUSE OPULENCE

## Clubhouse Bliss

Dive into happy celebrations and relaxing gatherings, or elevate your fitness routine in our State-of-the-art gym. Experience tranquil landscaped environments and unwind in the lap of luxury.

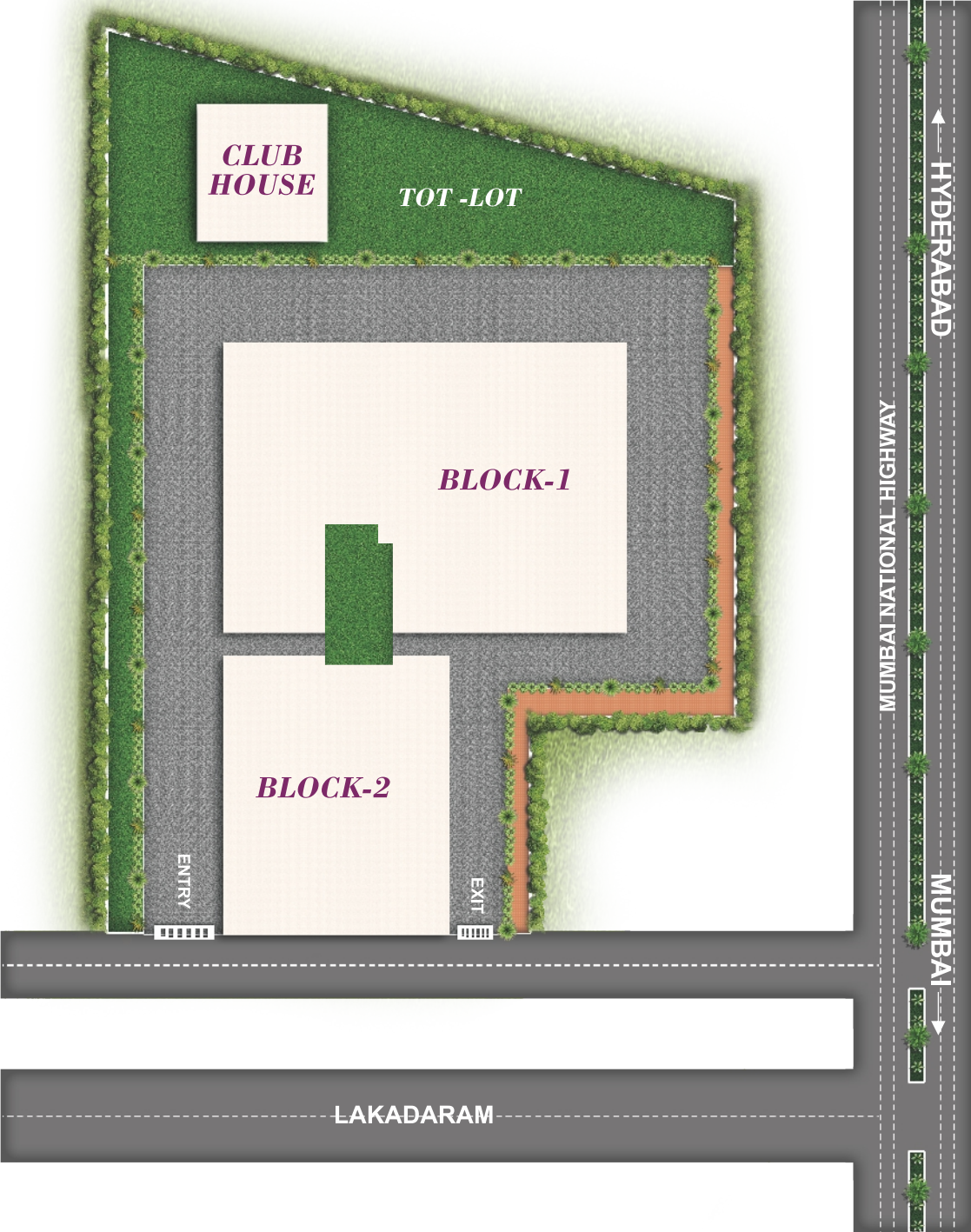




-  Indoor Games
-  Gym
-  Meditation Room/Yoga Room
-  Guest Rooms
-  Multipurpose Hall
-  Designer Landscape



# MASTER PLAN



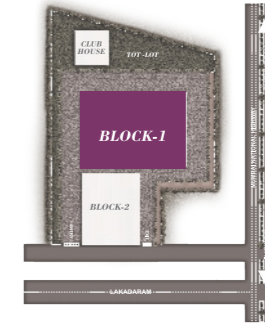
# BLOCK-1

FLAT NO.	AREA IN SFT.	FACING
1,3,5,7,8,9,11, 13,15,17,19, 21,25,27,29	1026	West
2,4,6,10,12,14, 16,18,20,22,23, 24,26,28,30	1026	East
15	1171	West
16	1351	East
31	1351	West
32	1171	East



## ALL THE BEST FACTORS MAKE ONE WINNING EQUATION

The essence of our one winning equation:  
 most happening location +  
 premium quality standards +  
 reasonably low rate =  
 Swagath Jubilant apartments  
 gated community, a haven  
 unlike any other.



**3BHK 1311sft.**



**01**

**3BHK 1311sft.**



**03**

**3BHK 1311sft.**



**05**

**2BHK 1058sft.**



**06**

6'6" WIDE CORRIDOR

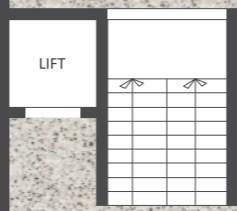
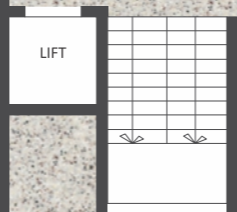
6'6" WIDE CORRIDOR



**02**



**04**



**3BHK 1393sft.**

**3BHK 1393sft.**

OPEN TO SKY



**07**

**3BHK 1311sft.**

6'6" WIDE CORRIDOR

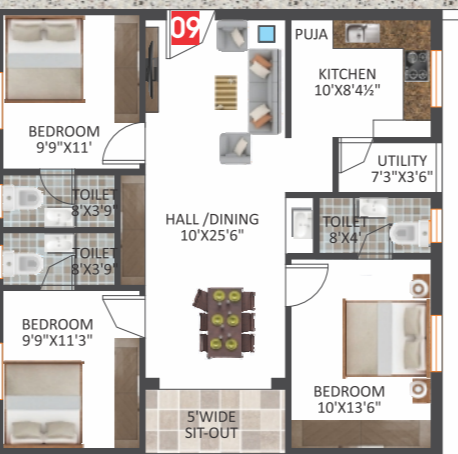
6'6" WIDE CORRIDOR



**11**



**10**

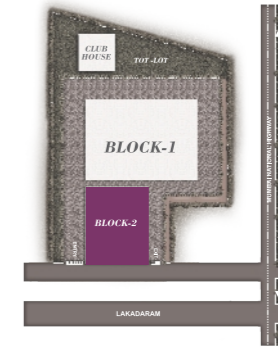


**09**



**08**

**2BHK 1035sft.**



**EVERY INCH-IS APPROPRIATE/ CORNER CRAFTED TO PERFECTION**

Our commitment to excellence knows no bounds. Each inch, each corner, is crafted with a dedication to perfection, ensuring not just a home, but a legacy for generations to come.

**BLOCK-2**

FLAT NO.	AREA IN SFT.	FACING
1,3,5	1311	West
2,4	1393	East
6	1058	North
7	1311	North
8	1035	North
9,10,11	1311	East

# Isometric Views

**1026sft.**  
**2BHK-East**



**1311sft.**  
**3BHK-East**



**Isometric  
Views**

**1026sft.  
2BHK-West**



**1311sft.  
3BHK-West**



# SPECIFICATIONS

**STRUCTURE** : RCC Framed Structure.

**WALL** : Quality red bricks with cement, Robo sand mortar.

**PLASTERING** : Cement, River Sand mortar with two coats of sponge finish.

**DOORS** : Teak wood door frames with flush shutters and designed Teak main door with good quality hardware.

**WINDOWS** : UPVC Windows

**FLOORING** : 800x800mm Vitrified tiles for hall, Dining, Bedrooms, Kitchen, Granite Flooring for common areas & Staircase.

**TOILETS** : Anti skid ceramic flooring with 7' height designed glazed tile dado.

**KITCHEN** : Black Granite platform with stainless steel sink.  
2' dado in glazed tiles above granite kitchen platform.  
Provision for Aqua-guard point.  
Provision for washing machine point in wash area.

## **PAINTING**

Internal walls : Acrylic emulsion paint with smooth luppam finish.  
Exterior Walls : Weather proof paint.

**DOORS AND WINDOWS** : Main door polish & enamel paint for other doors.

**ELECTRICAL** : Concealed copper wiring electrification with adequate points for lights, A/c's T.V., Telephone points in each bedroom hall with modular switches of standard make.

**PLUMBING & WATER SUPPLY** : Concealed piping with high quality chrome plated fitting and sanitary ware. Bore well water through over head water tank.

**LIFT** : 5-7 Passengers capacity lifts as per sanctioned plan from reputed manufactures.

**GENERATOR** : Stand by Generator for lifts, common lighting, water pumps and for all light & fan points in all flats.

## **SECURITY**

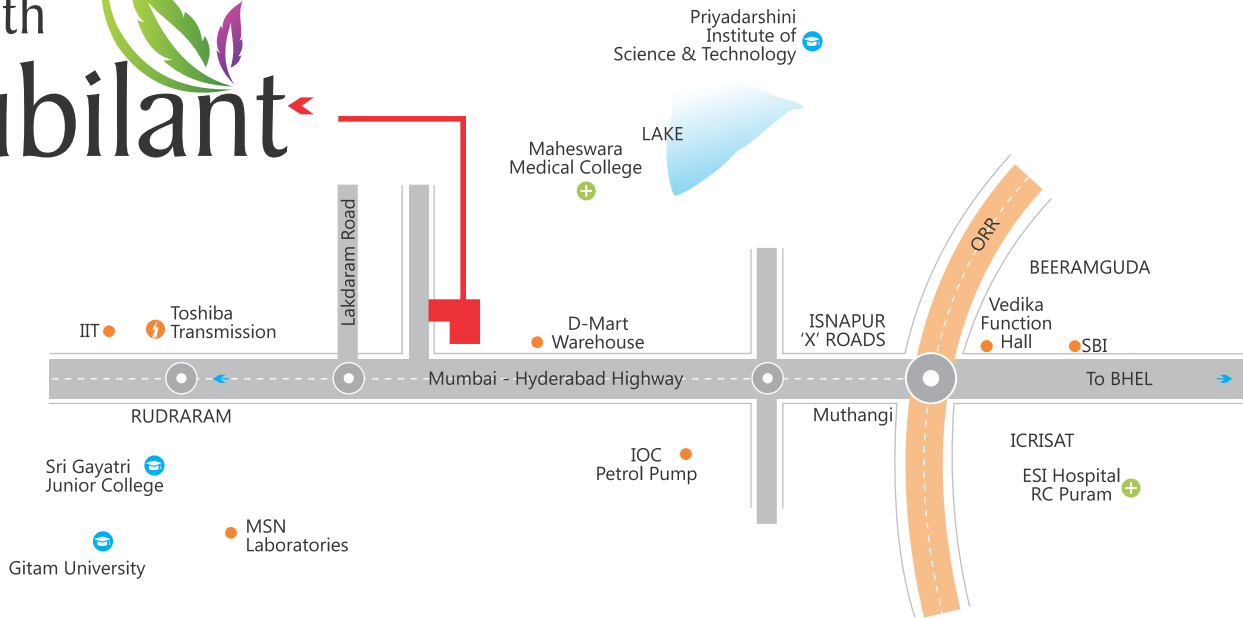
Surveillance cameras to monitor the entire complex  
Solar fencing on the entire perimeter of the compound walls.





Scan for  
Google Location

# Swagath Jubilant



## CLOSE TO

- 200 feet away from Hyd-Mumbai 6 lane Highway.
- 25 min drive to Gachibowli
- 6 kms from Muthangi ORR Exit No. 3
- 9 kms to Patancheru
- Near to International schools like Gaudium, Samasthi, Candiidus etc.
- Close to Reputed Companies (Toshiba, Hindware, Aurobindo Pharma, D-mart Warehouse, ICRISAT etc).
- Close to Reputed Universities like GITAM University, IIT Hyderabad, Maheswara Medical College, Priyadarshini Institute of Science and Technology etc.
- 15 min drive to Medical Devices Hub, Sulthanpur
- 15kms BHEL, Kollur Exit, Sangareddy

## DISCOVER INSTANT CONNECTIVITY

PROMOTED & MARKETED BY



**SILVER SANDS**  
ESTATES & INFRA

Corporate Office  
8-1-284/OU/385/1&5th Floor,  
OU Colony, Shaikpet, Manikonda,  
Hyderabad-500089.

Site Address  
**Swagath Jubilant**  
Isnapur, Patancheru,  
Hyderabad, Telangana.

Structural Engineers & Architects  
**ZAKI & ASSOCIATES**  
Himayathnagar, Hyderabad.

[www.silversandsinfra.com](http://www.silversandsinfra.com)