



55
YEARS
OF TRUST

SPEED
HOUSING LLP



— **SPEED** —
SANARELLI
— *Apartment of Contentment* —

LUXURY 2 BHK & DUPLEX 3 BHK APARTMENTS

@Bowrampet, 1 Min to ORR Exit-5, Adjacent to Inner Service Road, Hyderabad.

www.speedhousing.in



MEMBER OF
CREDAI

What Is Contentment ?

Where Open Skies, Green Spaces & Seamless Connectivity Merge



WELCOME TO SPEED SANARELLI

Apartment Of Contentment

This low-density gated community spread across 5.3 acres of serene green expanses, designed to offer uninterrupted open skies and sweeping panoramic views. With the lowest flats-per-acre ratio in its segment, the project delivers a rare sense of spaciousness and privacy within Hyderabad's residential landscape. Modern architecture blends seamlessly with nature, creating a tranquil sanctuary where every home is bathed in natural light and surrounded by lush landscaped gardens, reflexology paths, and eco-conscious design elements that redefine sophisticated living.

Strategically located at ORR Exit No. 5 Bowrampet, which ensures effortless connectivity to every major destination in Hyderabad—minutes from Bachupally, Gachibowli, and HITEC City. Its proximity to the Outer Ring Road transforms daily commutes into smooth, swift drives while maintaining the calm and exclusivity of suburban living. Whether for professionals or families, the address offers a seamless balance between urban convenience and quiet retreat.

Set within one of Hyderabad's finest educational corridors, it is encircled by over 25 premier schools and institutions. This makes it an unparalleled choice for families seeking a refined yet practical lifestyle. Complemented by a 25,000 sq. ft. private clubhouse, resort-style amenities.



01 Superior Amenities
For all Ages

02 Distinctive
Lifestyle Design

03 No Common
Walls

04 Family
Socializing Area

05 Indoor & Outdoor
Fitness Activities

06 Ample Sunlight
Everywhere

07 Designer
Landscaping

08 Greenery
On All Sides

09 Huge Cantilever
Balconies

10 Excellent Location
& Connectivity

11 Excellent
Ventilation

12 Nestled Between 3
Reserve Forests

5
LOW DENSITY
BLOCKS

3 LEVEL
CAR PARK
FOR 12 FLOORS

HMDA
APPROVED
PROJECT

RERA
REGISTERED
PROJECT

PROJECT CONFIGURATION

5.3 ACRES
GATED
COMMUNITY

HOME TO
756
FAMILIES

2 & 3 BHK
SPACIOUS
FLATS

40 + LUXURY
AMENITIES &
FEATURES

PROJECT FEATURES

- + Vaastu Compliant Units
- + Traffic Free Internal Roads
- + Separate Play Area for Pet's
- + Landscape Garden's & Walkway's
- + CCTV Surveillance & 24/7 Security
- + Covered Car Parking With Provision For EV Charging Point
- + Domestic Water available through water softening plant
- + Water Resilience - Segment's Biggest Storage Tanks
- + STP provided for Landscaping purpose
- + Waste & Hygiene Management Control
- + Essential Utilities Generator Backup
- + Automatic Entry & Exit system
- + Intercom Facility

Configurations that
Match Every Lifestyle

**A THOUGHTFUL MIX OF SPACE,
STYLE & COMFORT.**

**SPEED
SANARELLI**

Apartment of Contentment



More Than a Home – A Complete Lifestyle.

Speed Sanarelli, life extends far beyond the four walls of your home. The community is thoughtfully designed to deliver a holistic lifestyle, seamlessly blending comfort, leisure, and wellness. A grand clubhouse with state-of-the-art fitness and recreational facilities, landscaped gardens, jogging tracks, and dedicated play areas enrich everyday living. From unwinding at the rooftop pool to celebrating milestones in the banquet hall or enjoying tranquil evenings amidst lush green spaces, every amenity adds meaning and value to your life. At Sanarelli, you don't just own a residence – you experience a complete lifestyle.



For Families Who Dream Forward

Where Every Child Grows
Surrounded By Love & Care.

For Lives Rooted in Nature

Where the 3 Forest's Whisper the
Calm of Forever Green.

For Journeys Without Boundaries

Where Every Road Connects Effortlessly to
Everywhere You Belong.

For Communities That Come Alive

Where Shared Spaces Turn Everyday
Moments into Lifelong Bonds.





BEYOND WALLS, INTO A WORLD OF EXPERIENCES



CLUB HOUSE / LIFESTYLE AMENITIES

	5 level Club House		Grand Reception Lobby		Huge Banquet Hall		Roof Top Swimming Pool /Aquatics		Business / Co-working Space
	Kids Activity Centre		Guest Suits		Space For Library		Gym & Fitness Center		Spa / Saloon
	Billiards Table		Carroms & Chess		Table Tennis		Badminton Court		Cricket Practice Net
	Toddlers Play Area		Basketball Court		Elders Social Area		Gazebos		Outdoor Fitness Area
	Tot-Lot Walking		Jogging Track		Party Lawn		Designer Landscaping		Outdoor Yoga Meditation Area

PROJECT BUILT BY



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SPEED SANARELLI

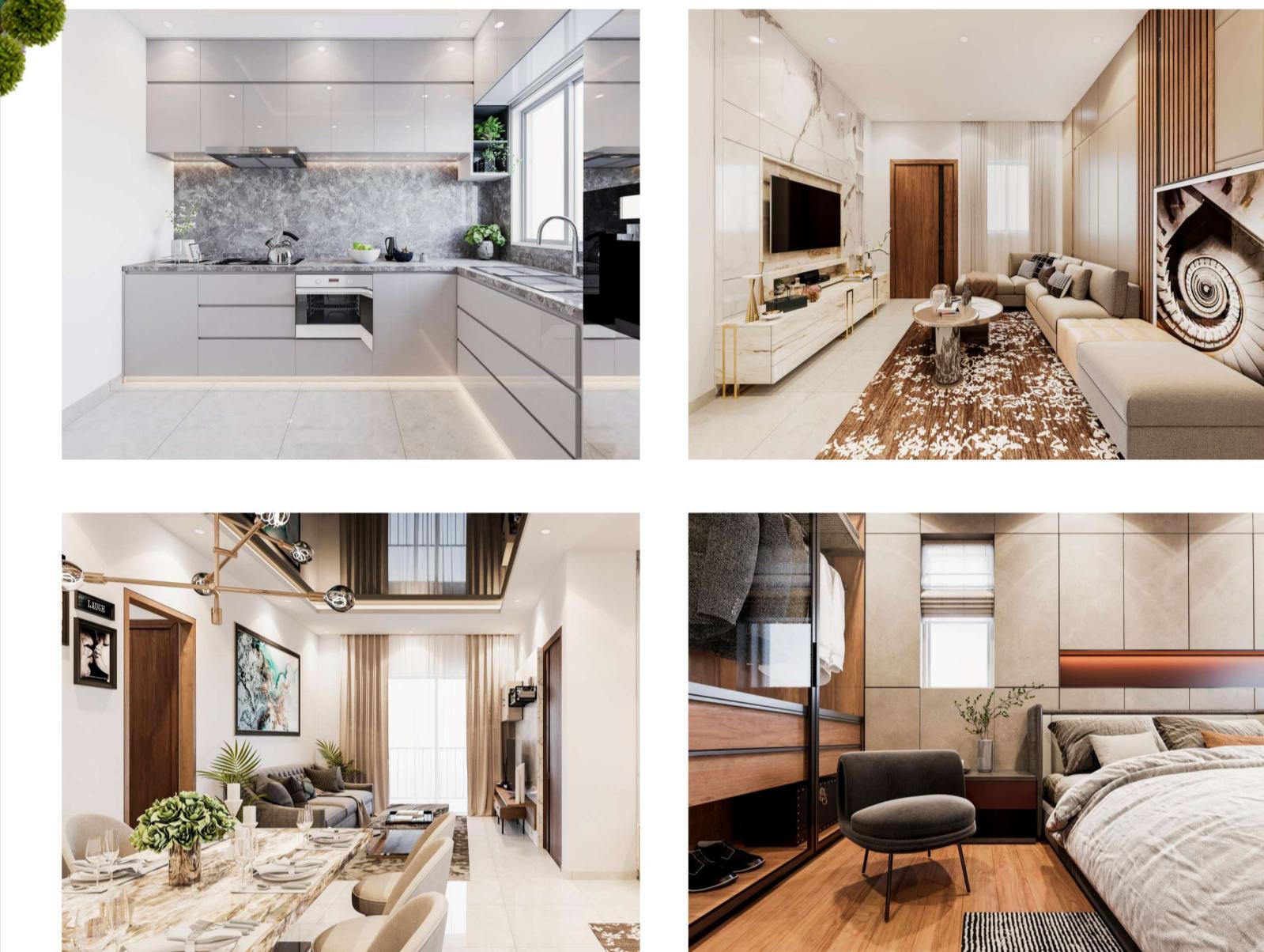
Apartment of Contentment

HOME IS WHERE YOU
ARE TRULY CONTENT



Every Detail Designed with Perfection.

From Flooring to Finishes – Elegance Everywhere.



Master Plan Legend

01	Entry & Exit Gate	08	Kids Socializing Area	15	Jogging / Walking Track
02	Banquet Halls	09	STP & Garbage Area	16	Block - B
03	Guest Rooms	10	Landscape Garden	17	Block - A
04	Reception & Lobby	11	Block - E	18	Elders park
05	Transformer Yard	12	Block - D	19	Kids Play Area
06	Mother's Socializing Area	13	Drive Area		
07	Basket Ball Court	14	Block - C		

The Master Layout Plan has been thoughtfully envisioned to create a harmonious balance between open spaces, amenities, and residences. Spread across five elegant towers, the community is designed to maximize ventilation, natural light, and privacy for every home. Landscaped gardens, wide internal roads, and pedestrian-friendly pathways ensure both beauty and convenience, while dedicated zones for leisure, recreation, and wellness enhance everyday living. With its seamless planning, the layout brings together modern architecture and green living, offering residents a vibrant yet serene environment to call home.



SPECIFICATIONS

STRUCTURE
RCC Framed structure to withstand wind, seismic loads.

SUPER STRUCTURE
First class solid block bricks. External walls with 8 inches and internal walls with 4 inches.

DOORS
Main Door: Engineered wood frame & Veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware.
French Doors: UPVC door frames with float glass paneled sliding shutters with provision for mosquito mesh track.
Internal Doors: Engineered hardwood frame and flat panel skin and finished with melamine polish fixed with reputed make hardware.

FLOORING
All Bedrooms, Living, Dining & Kitchen: 600 X 600mm size Vitrified tiles of best brand.
Utility Area: Anti-skid ceramic tiles for floors, Ceramic tile dado up-to door height of the best brand.
Corridors: 600x600mm size Vitrified tiles of the best brand.
All Balconies: Anti-skid ceramic tiles of best brand.
Staircases: Natural Stone.

WINDOWS
UPVC window system with float glass with provision for mosquito mesh track & grills.

WATER SUPPLY
Separate Municipal Water Tap Provision Will Be Given Near Sink In Kitchen.

KITCHEN
Provision for Designer Modular Kitchen.
Provision for water purifier. Electrical points to suit the electrical appliances needed in the kitchen.
Provision for washing machines in the Utility area.

TOILETS
Acid resistant, Anti Skid Ceramic Tiles, Glazed / Matt finish Ceramic tiles dado up to 7ft height of best brand.
Premium quality ceramic wash basins of best brand.
Premium quality EWC with flush tank of best brand.
Premium quality C. P. fittings of best brand.
Provision for geysers in all bathrooms.

PAINTING
External: A textured finish with paint or external water proof based paints in two coats of reputed brand.
Internal: Smooth putty finish two coats of premium emulsion paint of Asian make or equivalent over a coat of primer.

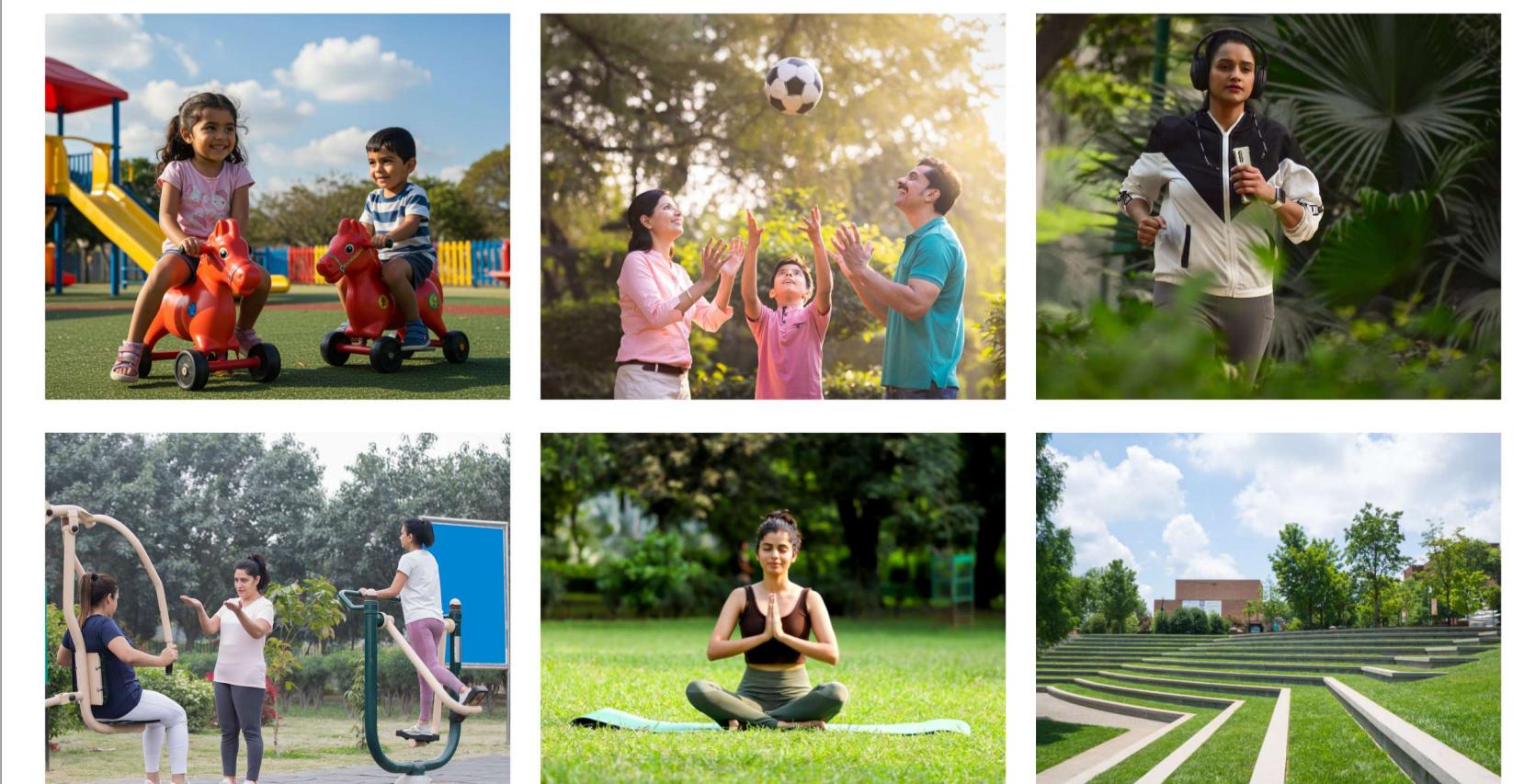
ELECTRICAL
Concealed copper wiring in conduits with provision for adequate electrical points in all rooms.
Premium electrical fittings Legrand or equivalent.
Power points for refrigerator and TV. 3 Phase power supply for each unit and individual meter boards.
One miniature circuit breaker (MCB) for each room provided at the main distribution board within each unit.
Internal Cabling for Fiber Broadband Service Providers.

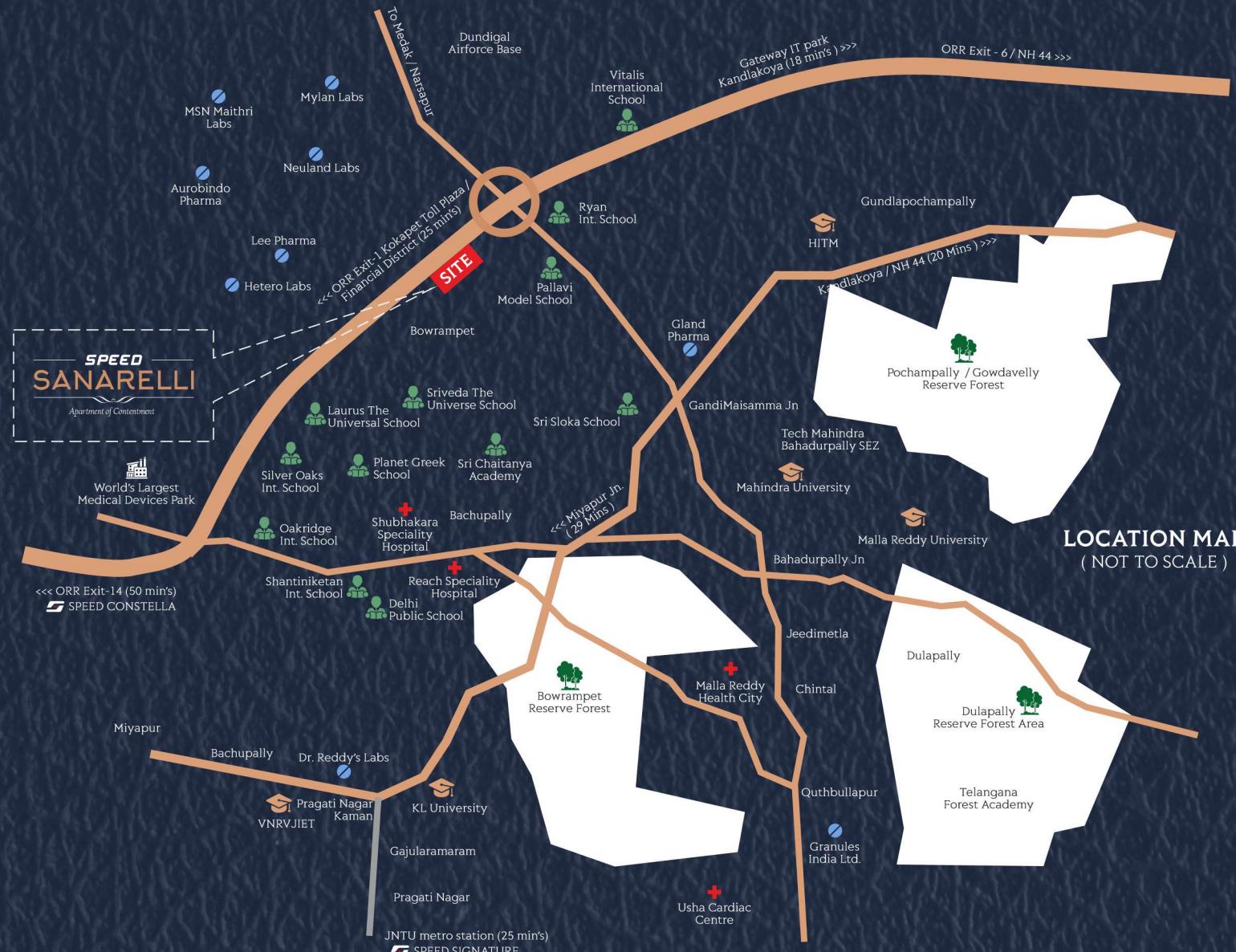
40+
LUXURY
AMENITIES

70%
OPEN SPACE

100%
VAASTU
COMPLIANT

25,000
Sq. Ft
CLUB HOUSE





IT & PHARMA HUBS

- + Aurobindo : 10 Min's
- + Tech Mahindra Campus : 10 Min's
- + Jeedimetla Industries : 10 Min's
- + Medical Cluster Park : 15 Min's
- + Hetero Pharma : 18 Min's
- + Kandlakoya IT Park : 18 Min's

HOSPITALS

- + Subhakara Hospital : 10 Min's
- + Mallareddy Hospital : 15 Min's
- + Usha Mullapudi : 20 Min's
- + Reach Hospital : 20 Min's
- + SLG Hospital : 25 Min's
- + Kims Hospital : 35 Min's

ENTERTAINMENTS

- + Kukatpally Shopping Street : 20 Min's
- + Manjeera Mall : 25 Min's
- + Forum Mall : 25 Min's
- + GSM Mall : 25 Min's
- + In-orbit Mall : 30 Min's
- + IKEA : 35 Min's

TRANSPORTATION

- + ORR Exit-5 : 01 Min's
- + Metro (JNTU) : 25 Min's
- + ORR Exit - 1 : 30 Min's
- + RGIA (Int. Airport) : 50 Min's

COLLEGES

- + IARE : 02 Min's
- + GRIET : 05 Min's
- + Malla Reddy : 10 Min's
- + Mahindra University : 10 Min's
- + Mamatha Medical : 15 Min's

SCHOOL

- + Ryan Int. School : 02 Min's
- + Sriveda school : 02 Min's
- + Laurus School : 05 Min's
- + Creek Planet School : 07 Min's
- + Oakridge Int. School : 08 Min's



Scan For Website

Site Office Address:

Adjacent to ORR Exit No. 5 (Inner Service Road),
Near Gandimaisamma, Bowrampet Road, Dundigal,
Hyderabad, Telangana – 500 034.

www.speedhousing.in

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Approved by



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