

IT'S TIME TO BE UPTO  
SPEED SIGNATURE  
FOR NXT  
LEVEL LIVING



**Speed Group is written in stone,  
In the spaces we build,  
Where families are home.**

**Building better communities,  
With every single start,  
A legacy of love,  
From the heart to the heart.**

**Crafting homes of elegance,  
Where luxury and comfort blend,  
Speed Signature Apartments**  
WHERE YOUR JOURNEY FINDS ITS END.



INTRODUCING  
THE MOST PREMIUM LANDMARK  
OF



# HYDERNAGAR

K U K A T P A L L Y



Introducing Speed Signature, the most premium landmark at Hydernagar, Kukatpally, where every brick is laid with passion, and every space is crafted with care. Designed to redefine urban living, Speed Signature offers luxurious 3 BHK homes with big balconies, providing the perfect blend of space, comfort, and elegance. Built on the foundation of excellence, this prestigious address is more than just a residence—it is a thriving community designed to enrich lives. With an unwavering commitment to quality and innovation, we bring you a home where luxury meets warmth, and comfort blends seamlessly with sophistication. Here, every start marks a new journey, and every moment becomes a cherished memory.

Building better communities, with every single start,  
A Legacy of love, from the heart to the heart.





THE ONLY HIGH-RISE IN ITS VICINITY GIVING OCCUPANTS UNMATCHED UNINTERPRETED VIEWS FROM EVERY CORNER OF THE HOUSE.

- › Experience Elevated Living
- › Spaces That Inspire
- › Connectivity Meets Convenience
- › Lot of Privacy to Each Flat
- › 5 Mins Walk To Metro

**SPEED**  
**SIGNATURE**  
*Crafted for The Royal People*





EASY BEYOND IMAGINATION

HOMES  
THAT  
DEFINED  
SPACIOUS  
LIVING



**SPEED  
SIGNATURE**  
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PROJECT HIGHLIGHTS



- GRAND ENTRANCE ARCH
- 100% VAASTU
- NO COMMON WALLS
- QUALITY CONSTRUCTION
- EXCELLENT VENTILATION
- PRIME LOCATION
- WATER HARVESTING
- 100% POWER BACKUP
- CCTV SURVEILLANCE
- 24X7 SECURITY
- INTERCOM FACILITY
- SEWAGE TREATMENT PLANT
- CAR PARKING
- WIDE DRIVEWAY
- BRANDED LIFTS
- ROCK WALL

Speed Signature is a masterpiece in luxury living, crafted to provide an unmatched lifestyle experience. These premium 3 BHK apartments are designed with no common walls, offering complete privacy and a serene living environment. With spacious interiors, excellent ventilation, and world-class amenities, Speed Signature is where luxury meets convenience. Step into a home that truly reflects your signature style, inspired by elegance and modernity.

MY LIFE  
MY STORY

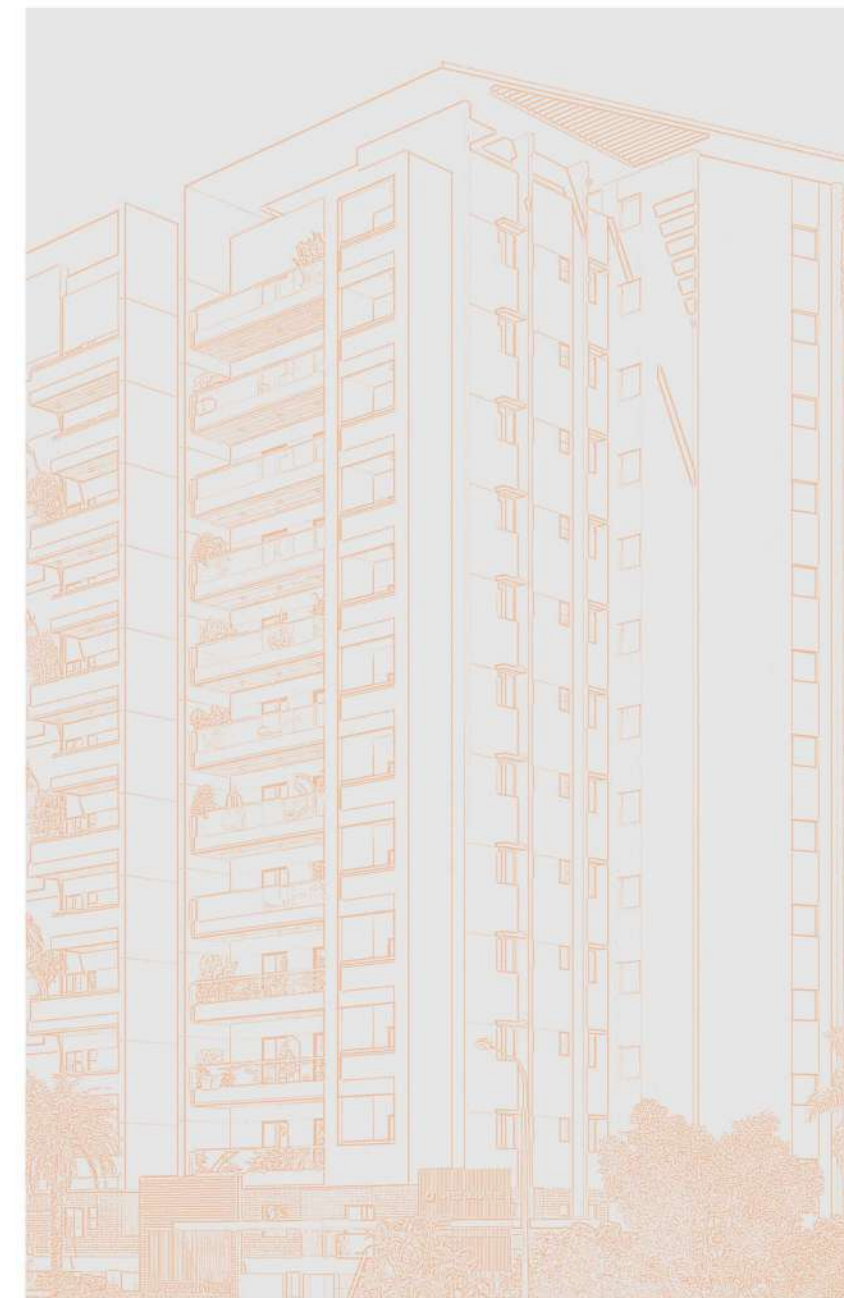
SPEED SIGNATURE  
Crafted for The Royal People

SITE AREA 1.59 ACRES	STRUCTURE 3 LEVEL PARKING + 12 FLOORS	TOWERS 2 BLOCKS	NO. OF UNITS 156
TYPES OF UNITS 3 BHK	RANGE FROM 1581 - 2304 SFT.		
THOUGHTFUL DESIGNED 20+ AMENITIES		CLUB HOUSE 9,000 SFT.	

Step into a world where nature and modernity coexist in perfect harmony. Thoughtfully designed to enhance your well-being, the project configuration ensures ample natural light, ventilation, and open spaces, creating a refreshing and rejuvenating living environment. Every element is carefully planned to provide comfort, convenience, and tranquility, making your home a sanctuary of peace. Embrace a lifestyle where fresh air flows freely, and fine living becomes a part of everyday life.

WHERE FRESH AIR MEETS FINE LIVING,  
PROJECT CONFIGURATION DESIGNED FOR  
YOUR WELL-BEING.

PROJECT CONFIGURATION





A GLIMPSE OF  
GRANDEUR  
ILLUMINATING  
ELEGANCE





CONVENIENCE BEYOND IMAGINATION

5 MINS  
WALKABLE  
DISTANCE FROM  
JNTU METRO  
STATION

10 MINS TO  
SHOPPING  
MALLS

20 MINS TO  
IT HUBS



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360 DEGREE  
VENTILATION FLATS



# WHERE A SPECTRUM OF FUN AWAITS YOU

Step into a world of endless possibilities at the grand clubhouse, designed to cater to your every need. From the moment you enter the elegant lobby, a sense of luxury and warmth welcomes you. Stay fit and energized at the fully equipped indoor gym and aerobics room, or find your focus in the dedicated co-working space. For those seeking relaxation, the meditation room offers a peaceful retreat, while the indoor games room is perfect for friendly competition. Whether it's a celebration or a community gathering, the multipurpose hall provides the ideal setting. Experience a lifestyle where recreation, wellness, and convenience come together seamlessly!



## ELEVATE YOUR LEISURE TERRACE SWIMMING POOL

### OUTDOOR AMENITIES

- » Swimming Pool
- » Kids Play Area
- » Landscape Garden
- » Kids Playing Pool
- » Sand Pit with Play Equipment
- » Pet Park
- » EV Charging Points
- » Multipurpose Court
- » Provision for Car Wash Facility
- » Fitness Station
- » Amphitheater
- » Jogging Track
- » Elders Seating Area

Experience leisure and wellness with exceptional outdoor amenities for all ages. Take a dip in the terrace swimming pool or stay fit with the jogging track and fitness station. Enjoy fun moments at the kids' play area, multipurpose court, and amphitheater. Your furry friends have their own space at the pet park, while elders relax in a serene seating area. With a car wash facility for added convenience, Speed Signature redefines everyday living!

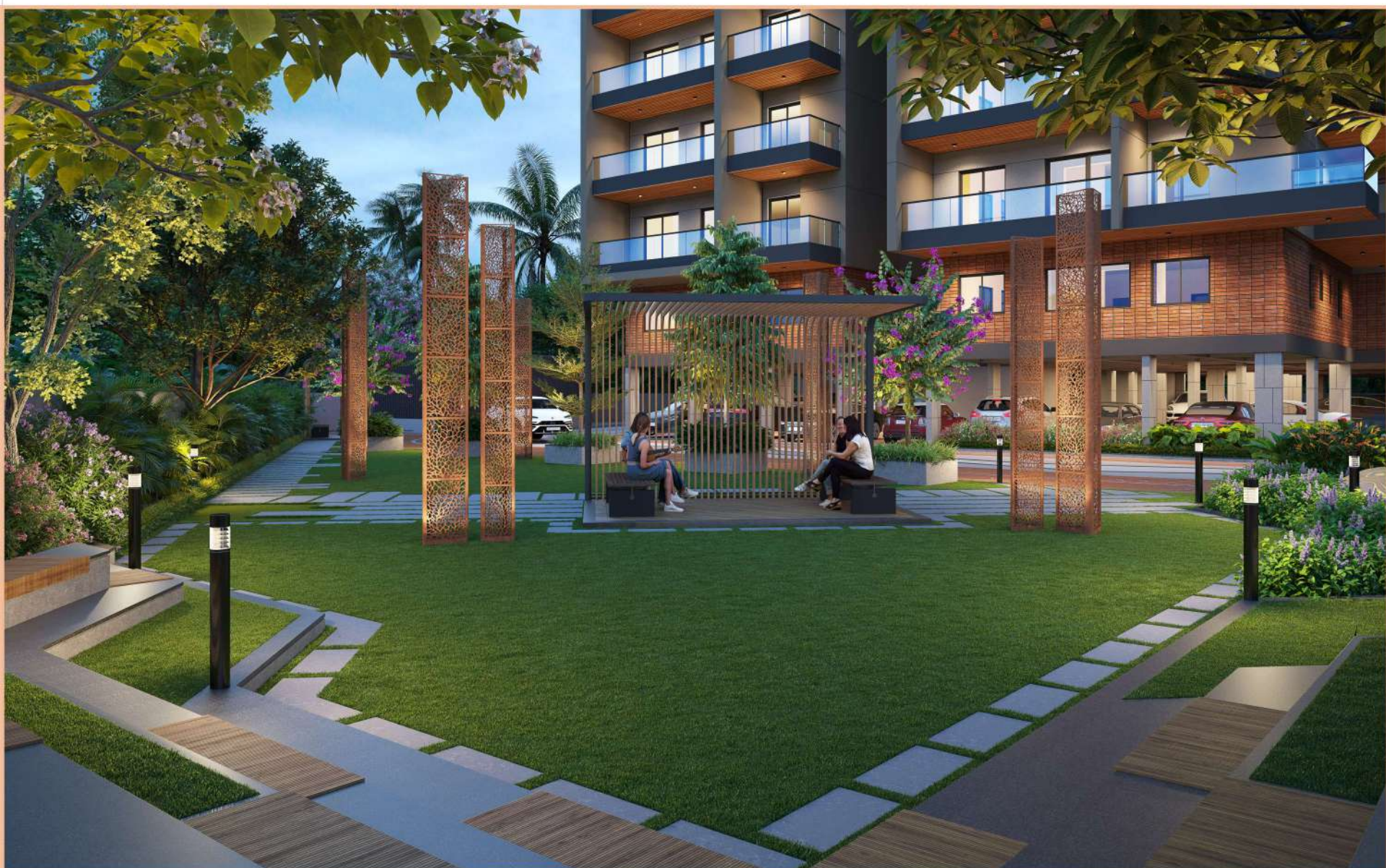
### INDOOR AMENITIES

- » Office Area
- » Meeting / Interview Room
- » Yoga Room
- » Conference Room
- » Gym / Fitness Centre
- » Multipurpose Hall
- » Aerobics
- » Business Lounge
- » Indoor Games
- » Creche -Library
- » Grand Reception
- » Yoga Pavilion





NATURE'S CANVAS, THE PERFECTLY  
CURATED LANDSCAPE GARDEN



STEP INTO NXT LIVING



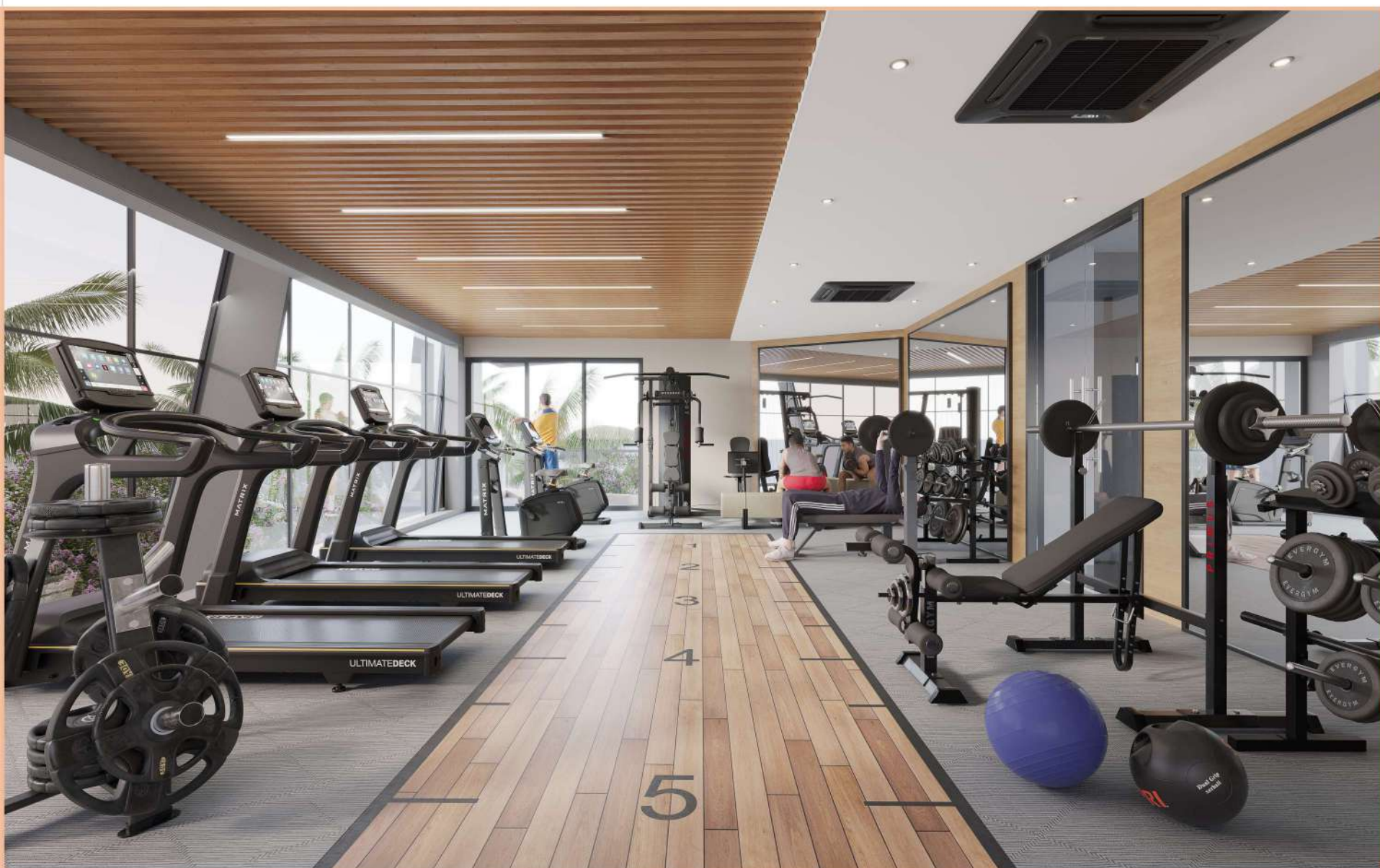
JOYFUL HAVEN, THE PERFECTLY  
DESIGNED PLAY AREA







FITNESS CANVAS, THE PERFECTLY CRAFTED  
AEROBICS ROOM AND GYM SPACE



CLUB HOUSE  
G+4 FLOORS

CLUB HOUSE  
9000 SFT.

WORK AND PLAY IN NXT LIVING



WHERE WORK MEETS PLAY  
CO-WORKING SPACE & INDOOR GAMES



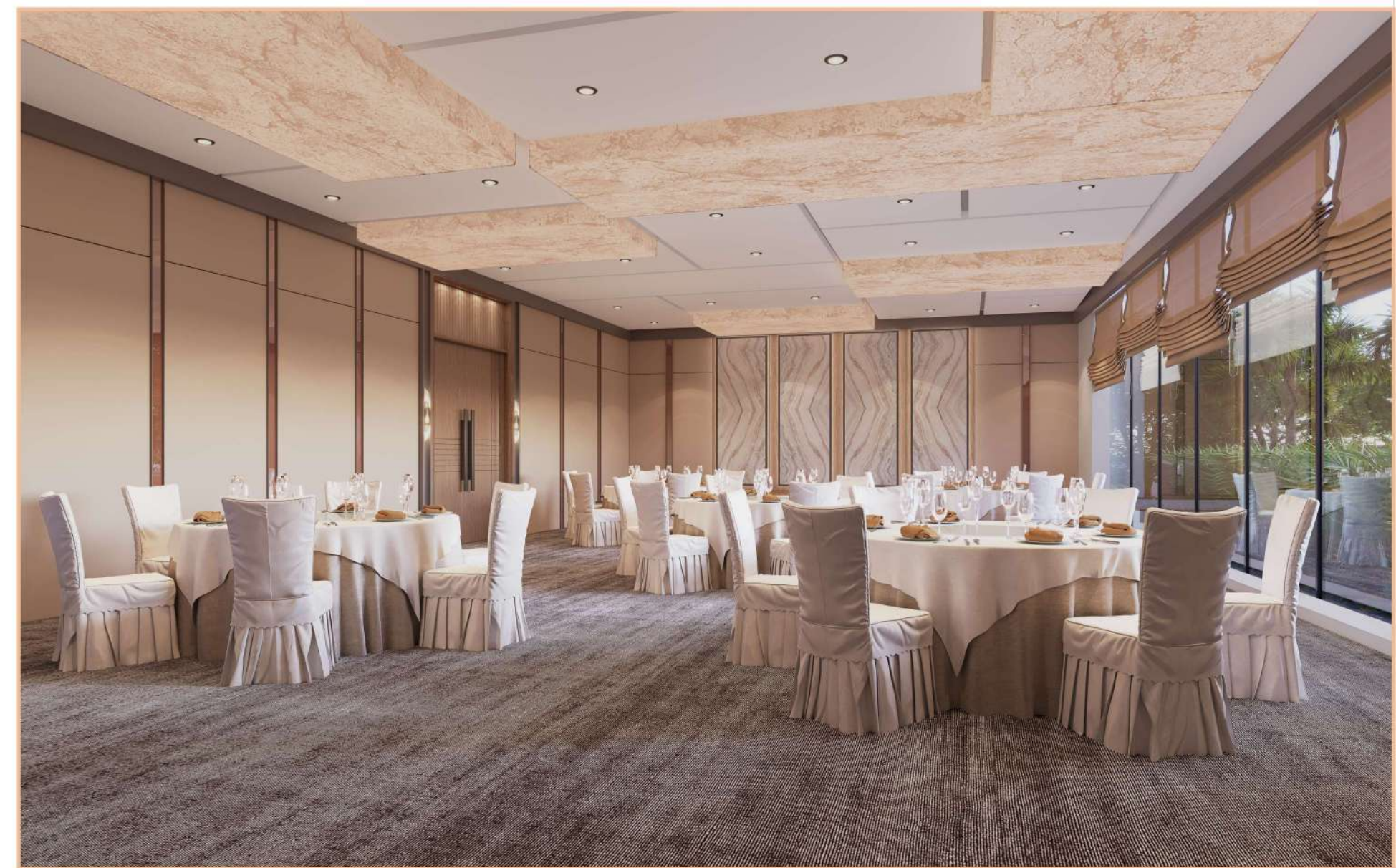




EXPERIENCE THE PULSE  
OF LUXURY LIVING

20+ AMENITIES  
LUXURY

WORK AND PLAY IN **NXT** LIVING



THE ULTIMATE DESTINATION  
FOR LEISURE AND LAUGHTER



LIFE'S BEST MOMENTS  
BEGIN HERE







E X C E L L E N T   V E N T I L A T I O N



STEP INSIDE **NXT LIVING**

60% CORNER  
**FLATS BIG**  
BALCONY HOMES

Experience the epitome of comfort in the living room of Speed Signature Apartments, where excellent ventilation transforms the space into a breath of fresh air. Thoughtfully designed with expansive windows and strategic airflow, this inviting area allows natural breezes to flow freely, enhancing the sense of openness and tranquility. Enjoy the warm glow of sunlight filtering through, creating an atmosphere that is both refreshing and energizing. Whether hosting gatherings or enjoying quiet moments, the superior ventilation promotes a healthy indoor environment, making this living room not just a place to relax, but a sanctuary of well-being and style.

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*Crafted for The Royal People*



# SPEED SIGNATURE

Crafted for The Royal People

## MASTER LAYOUT PLAN



## LIFE TO NXT LIVING

Discover a lifestyle that transcends the ordinary at Speed Signature Apartments. Here, luxury meets functionality, and every detail is designed to enhance your daily living experience. From state-of-the-art amenities to smart home technology, we redefine comfort and convenience. Imagine waking up to panoramic views, enjoying seamless connectivity to the city, and indulging in a vibrant community that feels like home. At Speed Signature Apartments, it's not just about living—it's about living better, smarter, and more inspired. Welcome to the next level of life.



## MASTER PLAN LEGEND

- 01 ENTRANCE & EXIT PLAZA
- 02 MAIN ENTRANCE & JUNCTION'S AREA PAVING
- 03 ENTRANCE WATER FEATURE WITH S.S SCULPTURE
- 04 VISITOR'S WAITING AREA UNDER SHED WITH E.V CHARGING POINT
- 05 MAIN ENTRANCE & JUNCTION'S AREA PAVING
- 06 CRICKET PRACTICE NET
- 07 SEATING AREA
- 08 PET PARK
- 09 HALF- BASKET BALL COURT
- 10 PLANTER BOX WITH SEATING
- 11 GRAVEL BED WITH FEATURE WALL
- 12 OUTDOOR FITNESS STATION
- 13 TRANSFORMER YARD
- 14 CLIMBING WALL
- 15 SKATING RINK
- 16 PARK ENTRANCE DECK UNDER PERGOLA
- 17 CONNECTING PATHWAY
- 18 PYLONS
- 19 OUTDOOR LAWN
- 20 STAGE UNDER PERGOLA
- 21 AMPHITHEATRE SEATING
- 22 LAWN WITH STEPPING STONES
- 23 WALKING / JOGGING TRACK
- 24 CHILDREN'S PLAY AREA WITH MINI MOUNDS
- 25 CLUB HOUSE ENTRANCE WATER FEATURE WITH MINI BUBBLERS
- 26 ELDER'S SEATING AREA
- 27 CLUBHOUSE
- 28 SWIMMING POOL





A BLOCK  
ALL 3BHK FLATS

HOME TO **NXT** LIVING



Discover the thoughtfully designed floor plans at Speed Signature Apartments, where spacious 3 BHK layouts optimize natural light and airflow for inviting living spaces. Each plan seamlessly combines modern aesthetics with practicality, ensuring comfort and style in every corner. Find the perfect fit for your lifestyle and transform everyday living into an extraordinary experience.

TYPICAL FLOOR PLAN			AREA STATEMENT IN SFT		
F.No.	A001	A002	A003	A004	A005
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Carpet Area	1252	1246	1211	983	945
Common Area	532	488	528	400	404
Sitout	288	160	306	190	208
Utility	68	77	95	33	67
Built-up Area	1772	1628	1760	1333	1347
SBA	2304	2116	2288	1733	1751
Facing	NORTH	NORTH	EAST	EAST	WEST





TYPICAL FLOOR PLAN

AREA STATEMENT IN SFT

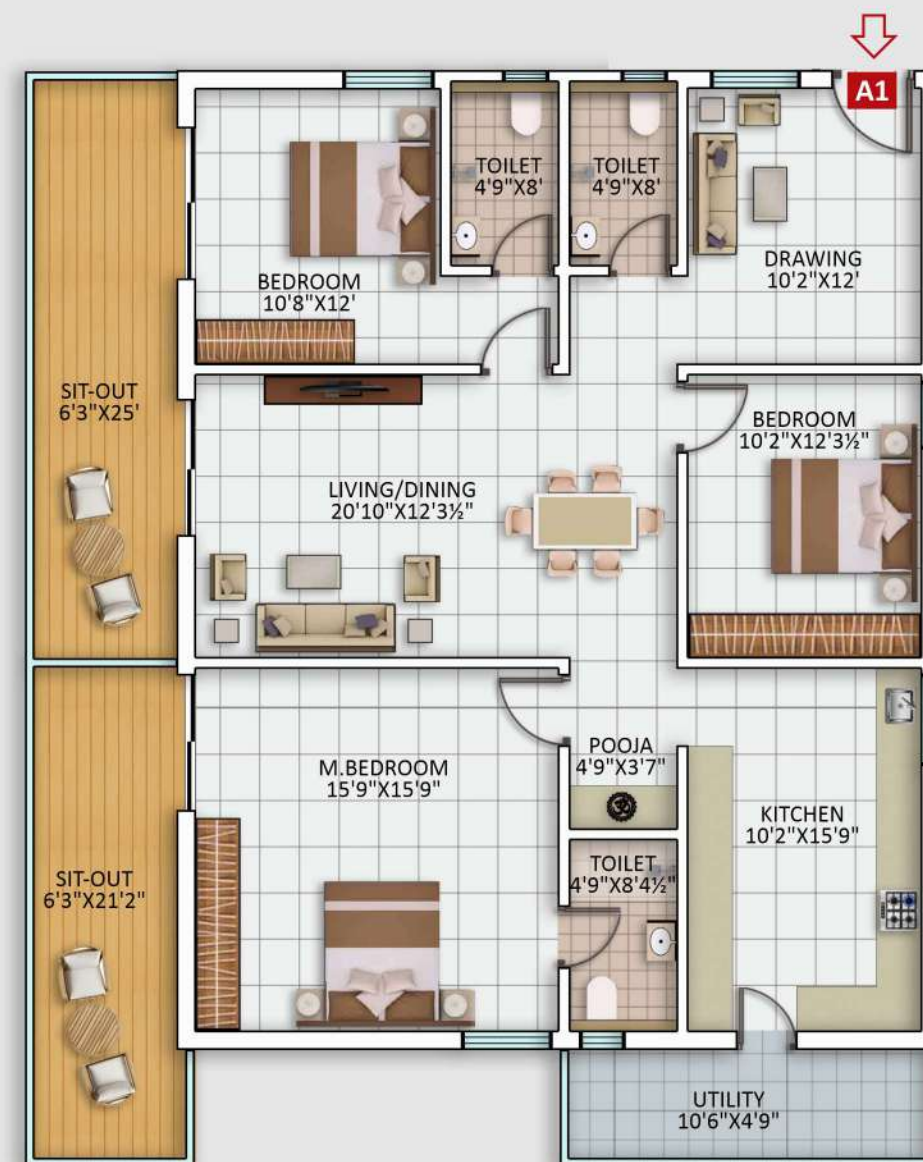
F.No.	B001	B002	B003	B004	B005	B006	B007	B008
Type	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Carpet Area	1068	1028	1038	1229	1041	927	995	1331
Common Area	473	408	408	519	450	365	408	520
Sitout	235	132	132	257	290	130	195	173
Utility	127	63	63	94	31	37	49	90
Built-up Area	1577	1360	1360	1731	1501	1216	1360	1733
SBA	2050	1768	1768	2250	1951	1581	1768	2254
Facing	EAST	WEST	EAST	WEST	EAST	WEST	EAST	WEST



B BLOCK

ALL  
3BHK  
FLATS





DESIGNED FOR YOU, EMBRACE LIFE  
WITH BIG BALCONY HOMES



A BLOCK  
FLAT NO. 1  
2304 SFT.  
3 BHK  
NORTH



A BLOCK  
FLAT NO. 3  
2288 SFT.  
3 BHK  
EAST



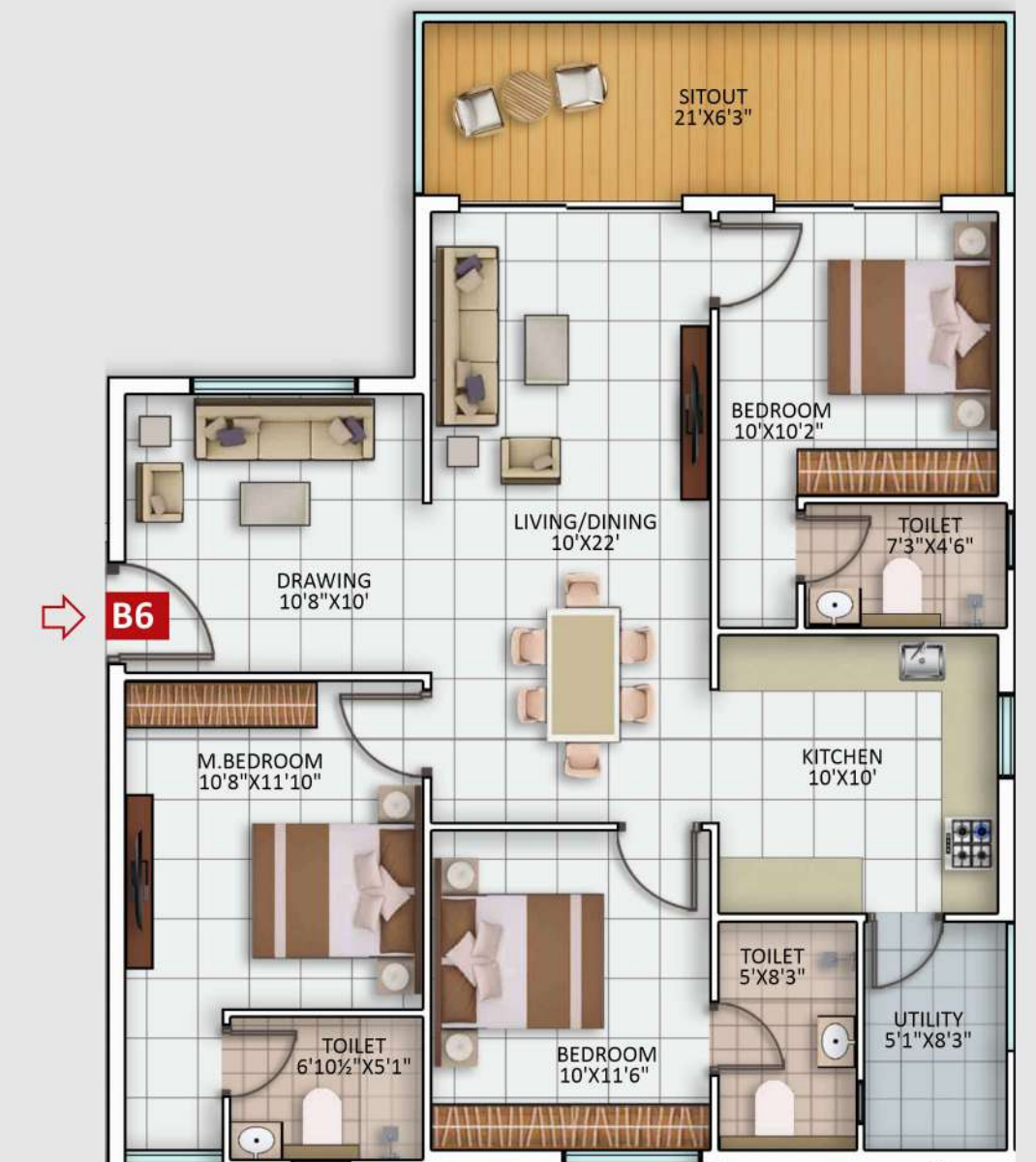
B BLOCK  
FLAT NO. 1  
2050 SFT.  
3 BHK  
EAST



B BLOCK  
FLAT NO. 6  
1581 SFT.  
3 BHK  
WEST



EXPERIENCE THE OUTDOORS,  
BIG BALCONY HOMES FOR INSPIRED LIVING







STRUCTURE

- RCC Framed Structure
- SUPER STRUCTURE:  
8" Thick Solid Brick Masonry for External Walls and  
4" Thick Solid Brick Masonry for internal walls.



PLASTERING

External Two coats of plastering in (1:6) and Internal Plastering (Buffing of Internal ceiling wherever plywood centering has been done) and Internal walls not facing weather will be Gypsum Plastered only or plastering with cement mortar.



DOORS AND WINDOWS MAIN DOOR

- MAIN DOOR: Frame - 7'6" height, best teak seasoned wood section.
- Shutter - 40mm thick flush door shutter made of solid block board Core construction, with ( front side ) face veneer of teak hot pressed and bonded with synthetic resin adhesive and PU polish on both sides with premium designer Hardware fittings.
- INTERNAL DOORS: 7' height (Engineered Wood) 32 mm thick flush door shutter made of solid block board core construction, ( front side ) face veneer hot pressed and bonded with synthetic resin adhesive and polish on both sides with premium designer hardware fittings.
- TOILET: 7' height Granite Door frame 4" width x 20 mm thick with flush door of 30 mm
- FRENCH DOORS: UPVC door with toughened / Annealed Glass Sliding shutters with provision for mosquito mesh without safety grill.
- WINDOWS: UPVC Sliding doors with float Glass and provision for mosquito mesh shutter.
- VENTILATORS: UPVC with fixed glass, exhaust fan provision, without safety grills. For all toilets, store
- Balcony Railings: Aesthetically designed glass / grill



PAINTING

- EXTERNAL: (Textured finish or external weather putty) with two coats of exterior emulsion paint of reputed brand
- INTERNAL: Smooth finish with two coats of premium Acrylic emulsion paint of reputed brand over a coat of primer.



FLOORING

- ALL BEDROOMS, LIVING, DINING & KITCHEN: Vitrified tiles size 800x800mm reputed make.
- TOILETS/ UTILITIES / WASH/BALCONIES: Acid resistant, Anti-skid ceramic tiles 300x300mm of reputed make.
- CORRIDORS: All lobbies flooring and lift cladding would be combination of vitrified tiles and granite as per architect's design. False ceiling in all lobbies.
- STAIRCASES: Polished Tandoor stone for fire stair case and Granite for regular stair case.
- TOILETS: DADO Glazed ceramic tiles dado size of 300x600mm up to door height.



TOILETS

- CP fittings, Wash basins, sanitary fixtures of reputed make wall mounted EWC with flush valves.
- Provision for Exhaust fans in all bathrooms.



KITCHEN / UTILITY / WASH

- Single bowl sink with drain board in the kitchen with single lever spout.
- Separate tap connection for municipal water and bore well water.
- Power plugs for cooking range chimney, refrigerator and other equipment . Provision for water filter.
- Provision for dish washer, washing machine with CP fittings.
- Granite provision for modular kitchen is provided



ELECTRICAL

- Elegant modular electrical switches of reputed make.
- Concealed copper wiring of reputed make.
- Power outlets for geysers and exhaust fans in all bathrooms. Three phase power supply for each unit & individual meter boards.
- Plug pins for TV in living, drawing and all bedrooms.



LANDSCAPE & WATER BODIES

Landscaping and water bodies in the setback areas wherever feasible & in tot-lot areas as per design of landscape consultant.



AIR CONDITIONING

Provision for Air conditioning for all rooms as per the requirement with Power supply and Drain Pipe.



TELECOMMUNICATION AND INTERNET

- Telephone points in drawing room, living room and in all bedrooms.
- DTH provision in living room and in all bedrooms.
- Intercom provision within the community.
- Wired internet provision in each flat.



LIFTS

- Automatic passenger elevators and one service elevator with SS finish of reputed make



WTP & STP

- Fully treated water available through exclusive water softening system.
- A sewage treatment plant of adequate capacity as per norms will be provided inside the project.
- Treated sewage water will be used for flushing of toilets and landscaping.

EXCLUSIVE  
QUALITY  
DETAILS



GENERATOR

100% DG backup with acoustic enclosure & AMF panel for all flats and common areas.



LPG

Provision for supply of gas from centralized gas bank to all individual flats with gas meters.



WASTE MANAGEMENT

Separate bins to collect dry waste (paper, plastic, glass and metals) and wet waste (organic).



RAINWATER HARVESTING

Rainwater harvesting through recharge Pits onsite to improve ground water level.



EXTERNAL LIGHTING

LED Light posts with lamp fittings in setback and landscaping areas and lights in staircases and corridor areas.



SECURITY

- Intercom facility to all the units connecting security, club house and other common areas.
- CCTV surveillance at all entry points and common areas for Sophisticated round the clock security system.
- Panic button intercom provided in the lift and is connected to security room.
- Boom barriers at entry for vehicles with mechanical operation.



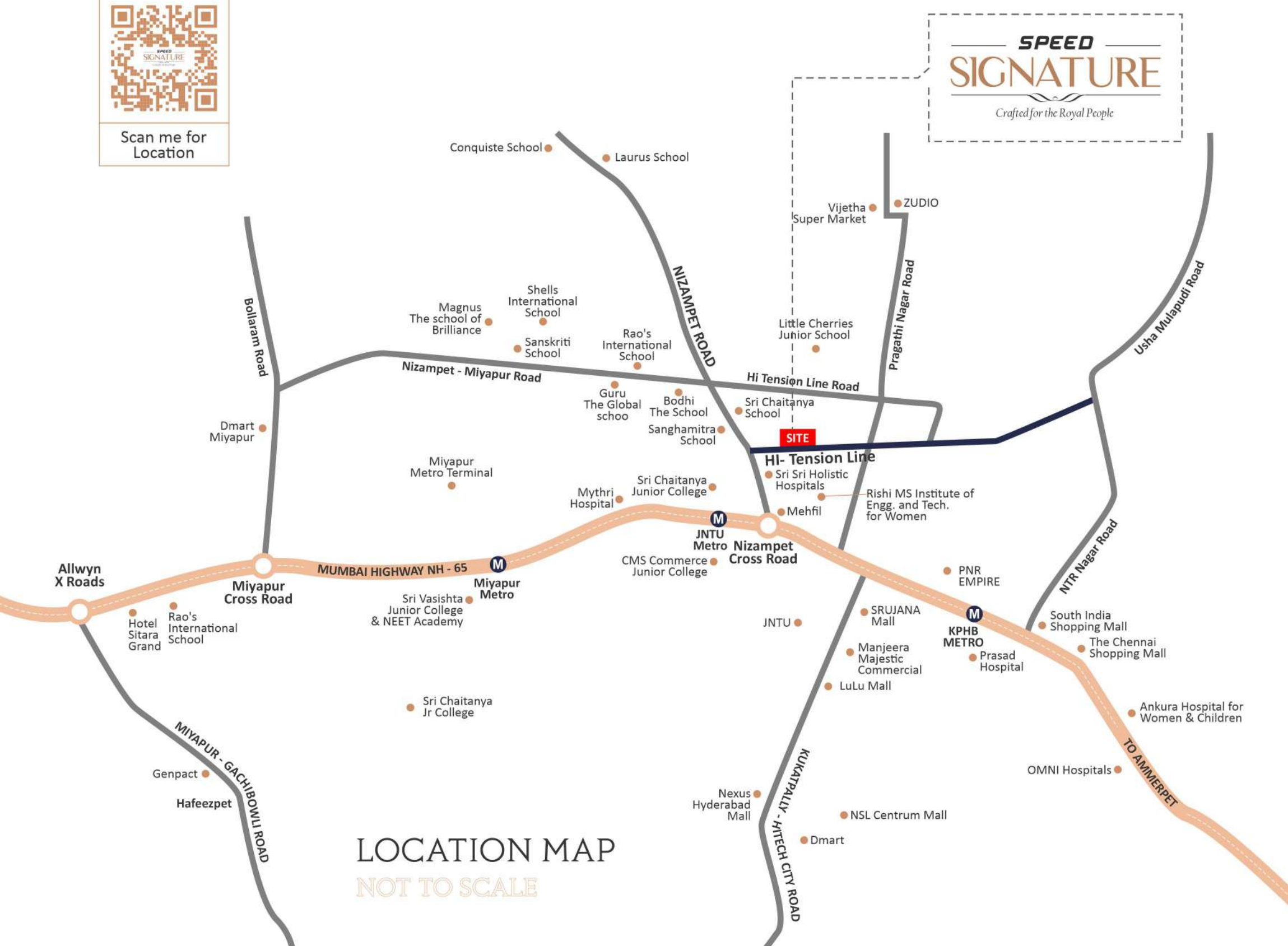
COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the project with solar fencing wherever Required.





Scan me for Location



LOCATION MAP  
NOT TO SCALE

#### LOCATION HIGHLIGHTS



##### ROAD CONNECTIVITY

- + Mumbai Highway NH - 65
- + Nizampet Cross Road
- + JNTU Metro Station
- + KPHB Metro Station



##### HEALTH CARE

- + Sri Sai Holistic Hospital
- + LandMark Hospitals
- + Prasad Hospitals
- + Metrocare Hospital
- + Remedy Hospital
- + OMNI Hospital



##### EDUCATION INSTITUTION

- + Sanghamitra School
- + Sri Chaitanya Schools & Colleges
- + Rao's International School
- + JNTU
- + Samskruti International School
- + Rishi MS Institute of Engineering and Technology For Women



##### SUPER MARKETS / MALLS

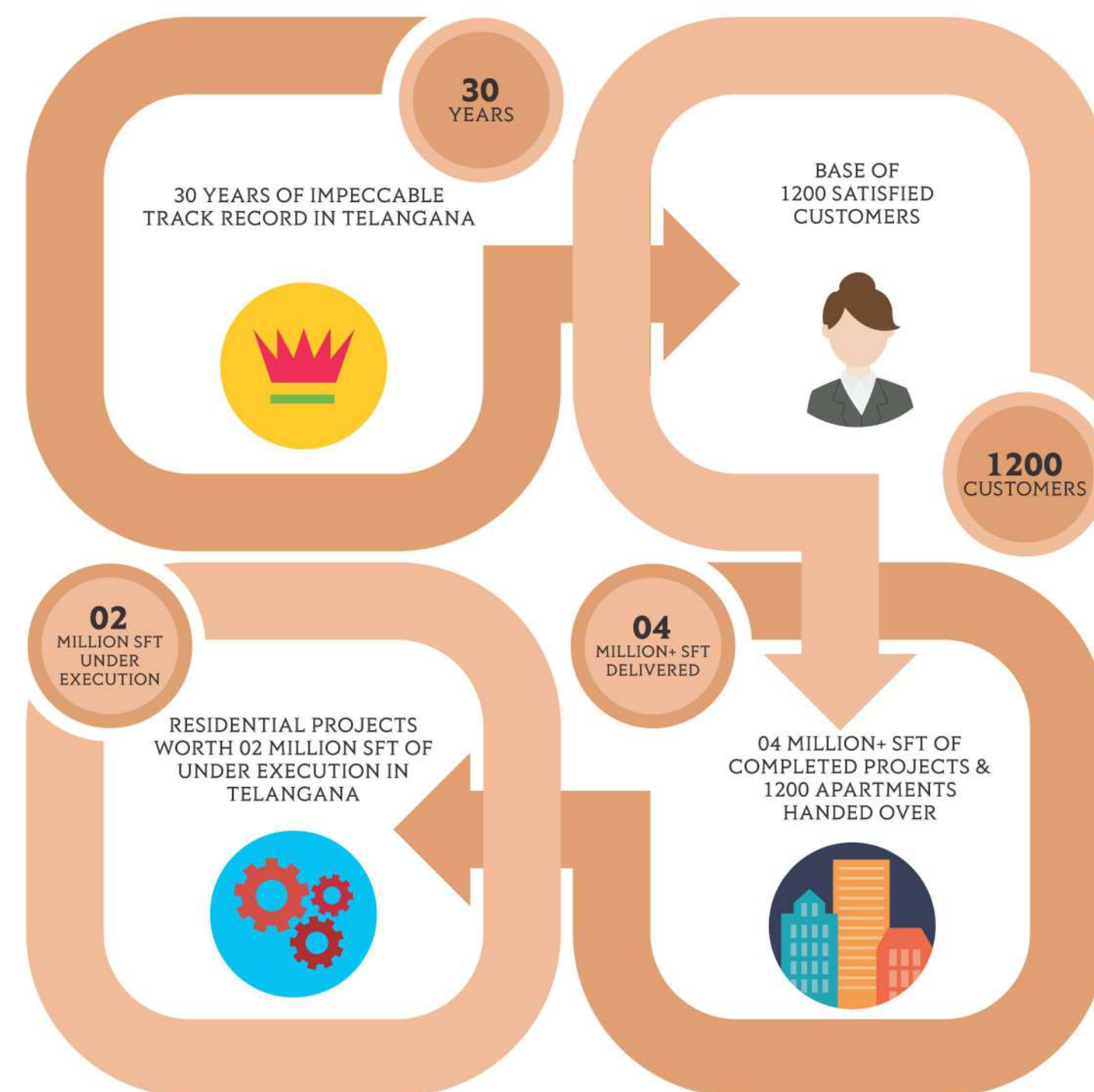
- + LuLu Mall
- + Manjeera Majestic Mall
- + Nexus Hyderabad Mall
- + NSL Centrum Mall
- + PNR EMPIRE
- + South India Shopping Mall
- + The Chennai Shopping Mall

**SPEED  
SIGNATURE**  
Crafted for the Royal People

THE BOLDEST  
GUARANTEE IN  
THE HISTORY OF  
REAL ESTATE  
WE ASSURE  
ON-TIME DELIVERY.



Speed believes in creating value in our customers' lives by building homes that reaps them a rich harvest in the future. Customers who have invested with us have enjoyed multifold returns over the years & continue to do so even today. The choice you make shall be one based on premium service, proven track record & solid evidence of our expertise in giving our customers the finest value appreciation.



UNBEATABLE  
CONNECTIVITY  
JUST STEPS FROM  
METRO STATIONS

Speed Signature is conveniently located in Kukatpally, just a stone's throw away from metro stations, providing effortless access to the entire city. Enjoy the freedom of quick commutes and seamless connectivity to major business districts, educational institutions, and recreational spots. With the metro at your doorstep, exploring Hyderabad has never been easier. Embrace a lifestyle where convenience meets comfort in this prime location.



Project financed by & Mortgaged to  
**Bajaj Housing Finance Ltd**

No objection certificate / permission to Mortgage from  
Bajaj Housing Finance Limited will be provided for sale of flats.

#### DISCLAIMER:

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Developer Address

Plot No. 43, Sagar Co Operative Housing Society,  
Road No. 2, Banjara Hills, Hyderabad - 500 034.

Site Address

Gurram Jashua Line, Nizampet Road,  
Hydernagar Village, Kukatpally (M),  
Hyderabad - 500 072.

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