

TS RERA NO:  
P02200003514

**SUBISHI**  
**FOREST**  **EDGE**  
ABUTTING 550 ACRES FOREST @ PUDUR, KOMPALLY

TRANQUIL 4 BHK VILLAS



550 Acres reserved forest abutting  
Forest Edge compound wall

Actual Picture of Forest Edge Villas  
and 550 Acres Forest on the other side



## Opulence Comes Naturally

Some like the idea of elegance and extravagance in a modern home.  
Some like the calmness and comfort of untouched nature.  
What if your home's a vision of opulence and has an immersive  
connection with the natural setting-its sounds and changing seasons?

**Welcome to Forest Edge, a Lifestyle of Sophisticated Leisure!**





# FOREST EDGE

## Indulgence with a touch of nature

Enjoy a home in the middle of the woods, with lots of peace and space, and become completely one with nature. Forest Edge is perfect for those who value intimate proximity to nature, fresh air and silence, while not giving up the sophisticated luxury and convenient connection with the city.

# MASTER PLAN



## LEGEND

- 1. Entrance
- 2. Drive Way

### CENTRAL PARK

- 3. Front Entrance
- 4. Water body
- 5. Seating Spaces
- 6. Cabana / Pergola with Deck
- 7. Children Play Area
- 8. Party Lawn
- 9. Dias
- 10. Lawn
- 11. Adult Pool
- 12. Baby Pool
- 13. Changing Room

### SPORTS ARENA

- 14. Sports Arena Entrance
- 15. Indoor Badminton Court-2 nos.
- 16. Mini Box Cricket-2 nos.
- 17. Intl. Standard Tennis Court
- 18. Basketball Court
- 19. Kids Play Area
- 20. Outdoor Gym 1 & 2
- 21. Pickle Ball Court
- 22. Tree Swing
- 23. Party Lawn
- 24. Feature wall with Stage
- 25. Rock Garden
- 26. Ramp for Physically Challenge

### EAST PARK

- 27. Entrance
- 28. Lawn
- 29. Seating Spaces

### WEST PARK

- 30. Water body
- 31. Feature wall with Stage
- 32. Lawn
- 33. Seating Spaces



Actual Picture of Forest Edge Entrance Gate



Actual Picture of  
Forest Edge Entrance Gate

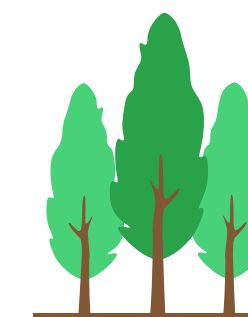


## As *inviting* as it is *elegant*

Find graceful and stylish entryways that leave lasting impressions. Setting the stage for how you experience everyday homecoming, the entrance makes way for a natural welcome and defines the overall look and feel of the community.



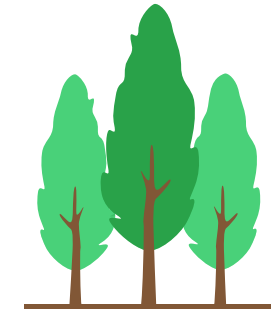
Actual Picture of Forest Edge Villas



As smooth  
as it is seamless

Wander down the natural pathways and wide driveways, where design meets functionality. Take a short stroll outside and become one with the forest; feel the effect of surrounding wilderness on your journeys and rejoice in natural elements created to recharge and indulge.





## As **spectacular** as it is **picturesque**

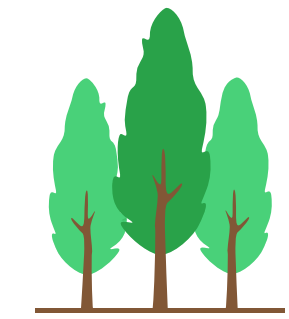
Wake up each day refreshed and to serene panoramic views. Escape to a stylish, secluded haven perched in the midst of untouched nature and witness the changing views and scenes of forest visible from inside the home.







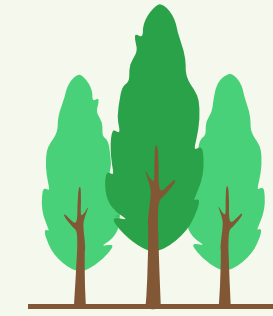
Actual Picture of Forest Edge Park



### As *cosy* as it is *spacious*

Connect with friends where the lush green landscape greets you like an old friend. Plenty of outdoor living space surrounding your house converts forest into a second living room, allowing you to come home into a truly relaxing and peaceful environment.





## As playful as it is fulfilled

Take a break and let out your inner child by reliving fun activities you indulged in when you were kids. Energizing & cheerful, the play areas in the community let you play to your heart's content and embrace the wild and untamed beauty of the great outdoors.





## CENTRAL PARK

As enchanting  
as it is natural

Take a pause and breathe in the sheer freshness and natural splendour that surrounds you. Reconnect with nature to reinvigorate your mind and soul - The bright, dynamic, and pleasing environment of the landscape makes you feel active, positive and happy.

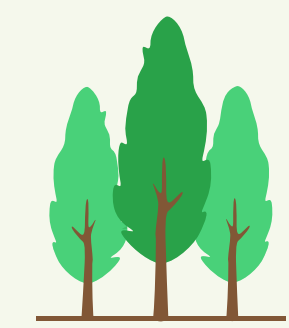




Pickleball Court



Skating Rink

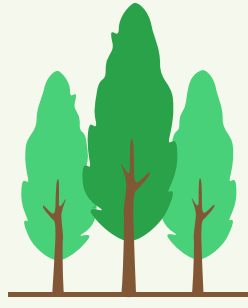


## SPORTS ARENA

As recreational as it is leisure

Discover your talents, challenge yourself and acquire an appreciation for health and fitness with dedicated sports spaces. At Forest Edge, we have a Sports Arena comprising of Cricket Nets, Tennis Court, Basketball, Pickleball Court, Skating Rink, Badminton Courts and more for sports enthusiasts.





As contemporary  
as it is sophisticated

#### OVERVIEW

Project Area: 43 Acres

Number of Units: 215 Units

Size Range: 392 to 721 Sqyds.

Type: 4 BHK Villas

Built-up Area: 3,500 to 4,620 Sft.

Clubhouse: 30,000 Sft.



Actual Picture of Forest Edge Villas

EAST FACING VILLA 580 Sqyds.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



EAST FACING VILLA FLOOR PLAN



AREA STATEMENT

PLOT AREA - 580 Syds.  
BUILT-UP AREA- 4620 Sft.



WEST FACING VILLA  STREET VIEW

Actual Picture of Forest Edge Villas



WEST FACING VILLA 580 Sqyds.

Actual Picture of Forest Edge Villas



GROUND FLOOR PLAN



FIRST FLOOR PLAN



WEST FACING VILLA FLOOR PLAN



AREA STATEMENT

PLOT AREA - 580 Syds.  
BUILT-UP AREA- 4620 Sft.





WEST FACING VILLA  
FLOOR PLAN  
TYPE-2



AREA STATEMENT

PLOT AREA - 475 Syds.  
BUILT-UP AREA- 4250 Sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



WEST FACING VILLA  
FLOOR PLAN  
TYPE-4



AREA STATEMENT

PLOT AREA- 464-520 Syds.  
BUILT-UP AREA- 3500 Sft.

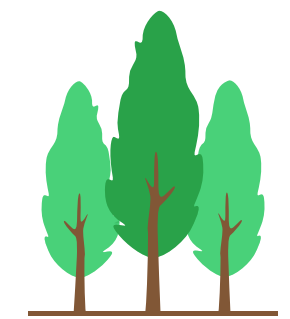


Actual Picture of Forest Edge Villa

**SUBISHI**  
**FOREST**  **EDGE**

READY TO MOVE IN.  
READY TO LIVE IN.

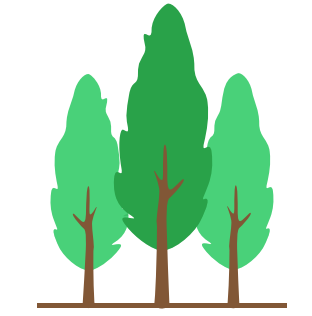




### As airy as it is bright

Be part of the nature and opulence at the same time with contemporary finely tuned home that offers you a better lifestyle experience. Not only living spaces are more bright and airy, but with trees all around, you'll enjoy more privacy as well.

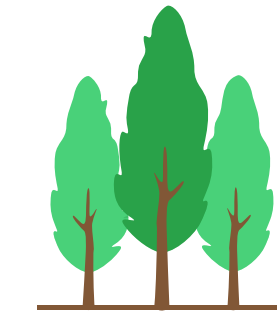




As soothing  
as it is stunning

Escape the world and relish exquisite natural living spaces to lay your head. After all, there's nothing more blissful than waking up in the morning, lying in a huge, plush bed, and looking only to see the picturesque view of the woods from the windows.

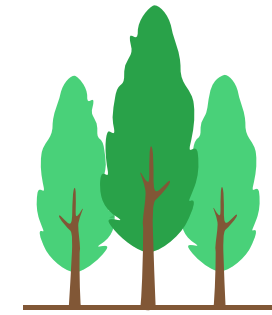




As delightful  
as it is functional

Get inspired by unique, modern kitchen and dining spaces that bring people together and make an enduring impact. Designed around food, fun, and life, these spaces create the perfect ambience for cooking, dining and intimate celebrations.

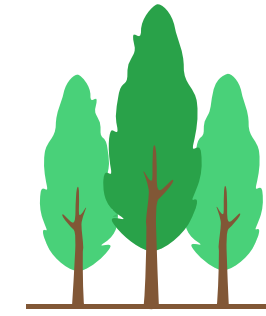




As private  
as it is comfortable

Enjoy a lot of privacy on your balcony when you read a good book or enjoy a delicious glass of wine. For sleeping, playing, working, studying, and even growing up, the terrace of your home will be your favourite spot.

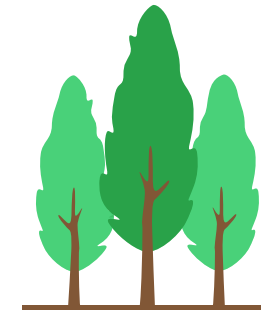




## As **lavish** as it is **indulging**

Immerse yourself in a true luxury resort experience with our Clubhouse. Natural setting and relaxed plush environment combined with world-class amenities delivers a true escape. With a refreshing pool, state-of-the-art fitness center, dedicated social spaces, enjoy the perfect back-to-nature life with all the modern comforts.





## As *immersive* as it is *refreshing*

Dive into new depths of relaxation with a dedicated pool in the community. Creating a fulfilling, enriching and rewarding experience, it has an ideal atmosphere for a refreshing dip to end the day or have fun with kids and family.







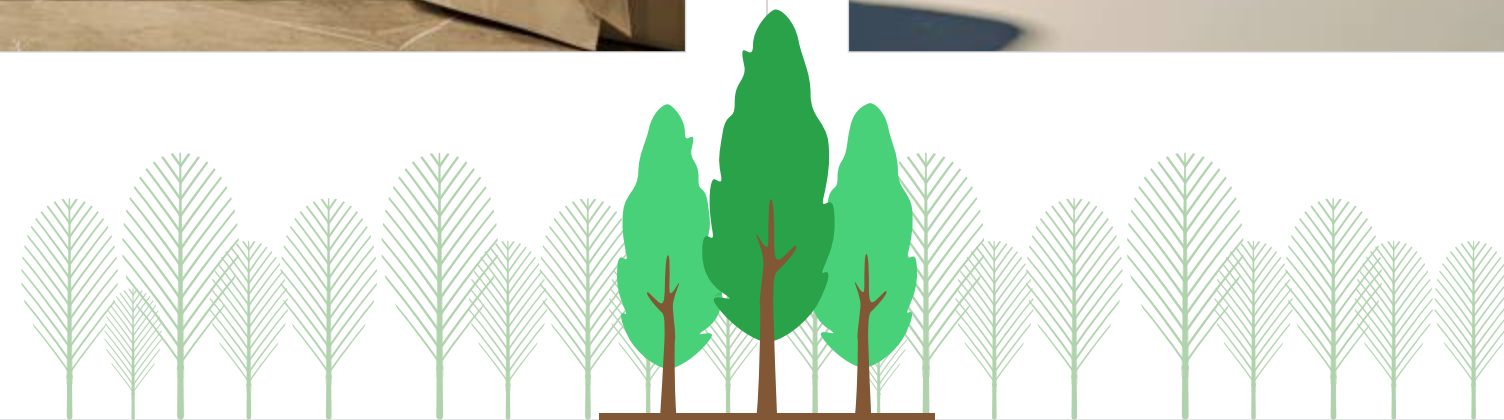
### As impressive as it is expansive

Celebrate the connection of living environment with nature at a stunning party venue. Creating a relaxed and engaging environment with sophisticated design yet unassuming elegance, the banquet hall adds unique personality to any event making it a truly memorable experience.



### As extraordinary as it is state-of-the-art

Improve strength and agility naturally, rejuvenate your body and mind in an environment that shapes you. Meet friends, work-out and achieve your fitness goals in a bespoke fitness centre, surrounded by the sounds of nature.





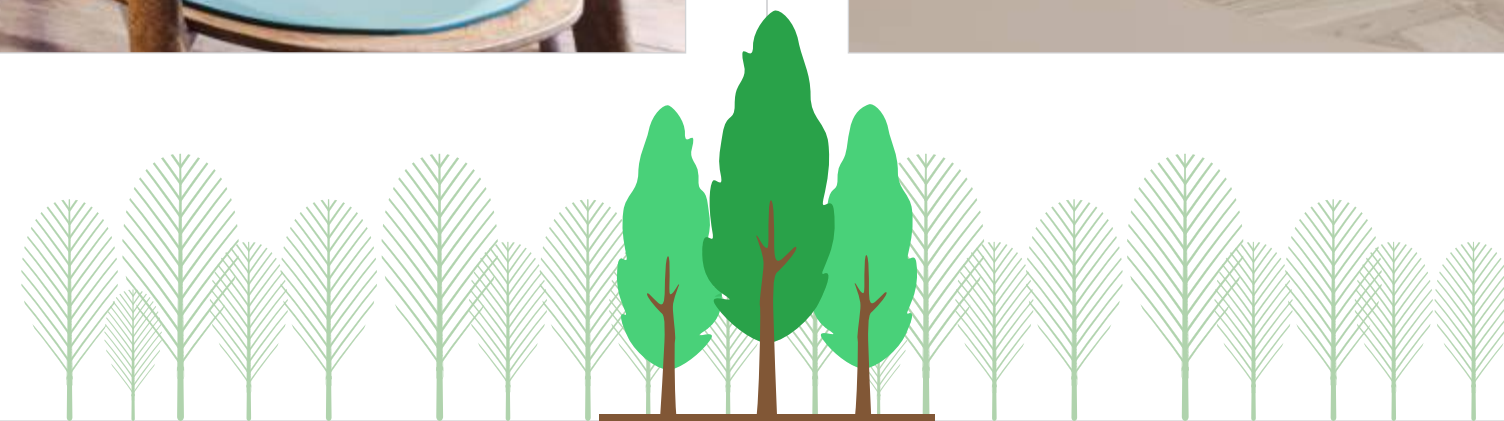
### As exciting as it is entertaining

Make indoor time fun with easy and entertaining games. Promoting learning in children and connection in adults, the indoor games room has plenty of options to make it interesting for kids of all ages.



### As cheerful as it is lively

Make your child's playground time fun and playful, without worrying about the weather outside. Bringing the outdoors indoors, the indoor play area gets them excited to play, jump & run just by entering the zone.





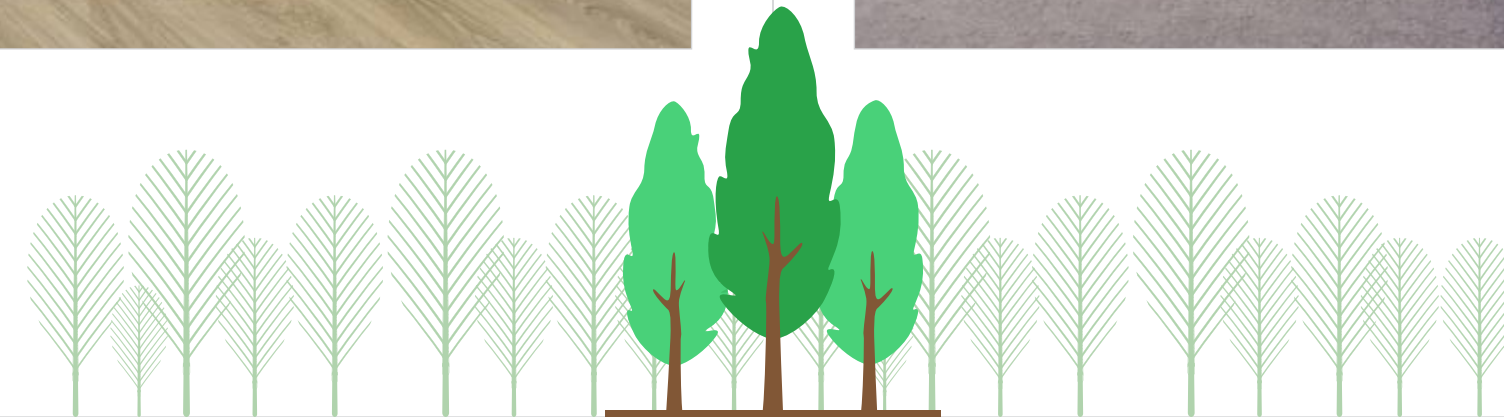
### As **inclusive** as it is **holistic**

Let the elders spend quality time with their true companions and discuss their life experiences and accomplishments. With a dedicated senior citizen room, you'll enjoy the peace of mind while the seniors in the family enjoy a sense of belonging



### As **relaxing** as it is **rejuvenating**

Take a transformative journey toward inner peace and wellness. With dedicated spaces for yoga, you will enjoy a natural healing environment to nourish the body and put the mind at ease- very important in today's modern world.





# Specifications



## STRUCTURE

R.C.C. framed structure.

### Super Structure

Quality brick work in cement mortar.

2 coats of cement plaster for internal and external.



## DOORS

Main Door: Natural Wood frame of size 5'x7.5'. Shutter is designed with veneer and designer hard ware.

Internal Doors: Natural Wood frame. Polished flush Shutters.

Windows: Frames and shutters in Aluminium with glass panels Fenesta make. Provision for mosquito mesh.



## PAINTING

External: Pebble finish paint with two coats of Asian paint.

Internal: Two coats of Asian Acrylic Royal emulsion paints over a coat of primer and putty.

Ceiling: Two coats of Asian Acrylic Royal emulsion paints over a coat of primer and putty.



## FLOORING

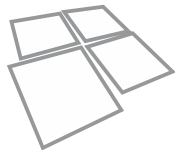
Vitrified tiles of RAK/ICON brand in bedrooms, living, drawing and dining Size 800mmx1600mm

Bathrooms: Anti-skid-Tiles of RAK/ICON make.

Balconies: Anti-skid-Tiles

Utility: Anti-skid tiles of RAK make.

Parking Area: C.C Pavers over PCC Bed.



## KITCHEN

Utility/Wash: Antiskid ceramic tiles.

Provision for washing machine, dishwasher and wet area for washing utensils.

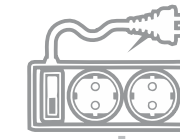


## TOILETS

Designer Vitrified Tile up to 8' height of RAK/ICON make.

All Sanitary fittings used of American Standard make

C.P. Fittings Grohe make.



## ELECTRICAL

Concealed copper wiring of Havells.

Power outlets for air conditioners in living, dining and bedrooms.

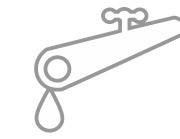
Plug points for refrigerator, T.V. and Audio systems etc., wherever necessary.

3 phase supply for each unit.

Miniature circuit breakers (MCB, RCCB and RCBO) reputed make.

Switches are of Havells/North West make.

Generator: D.G. backup (5 KVA per home) shall be provided.

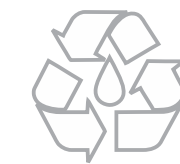


## PLUMBING

Water supply: Hydro pneumatic system.

Pipeline Provision for Solar water Heater.

Standby Overhead Water Tank of 1000 litres capacity



## AMENITIES

Roads with aesthetically designed CC Pavers.

Landscape gardens with necessary drip and sprinklers

Rain water drains flow system

Backup Power

WTP / STP with water recycling for gardening.



## PARKS

Central Park: Pergolas, Water bodies, Kids play area, Party lawn, Seating, Landscaping.

East Park: seating and landscaping.

West Park: Water body, Feature wall with Stage, Seating, Landscaping.

## CLUBHOUSE AMENITIES:

Infinity Swimming Pool | Gym | Yoga

Squash Court | Indoor Games | Creche

Guest Rooms | Senior Citizens Room

Party Hall | Provision for Supermarket

Restaurant | Pharmacy | Spa & Salon

## SPORTS ARENA:

Pickleball Court | Tennis Court (Intl std)

Basketball Court | Mini Box Cricket - 2 nos.

2 Indoor Badminton Courts | Party Lawn

Outdoor Gym | Hammock Park

Viewing Deck | Children Play Area

## CENTRAL PARK:

Pergolas | Water Bodies | Seating

Kids Play Area | Party Lawn

Landscaping

## EAST PARK:

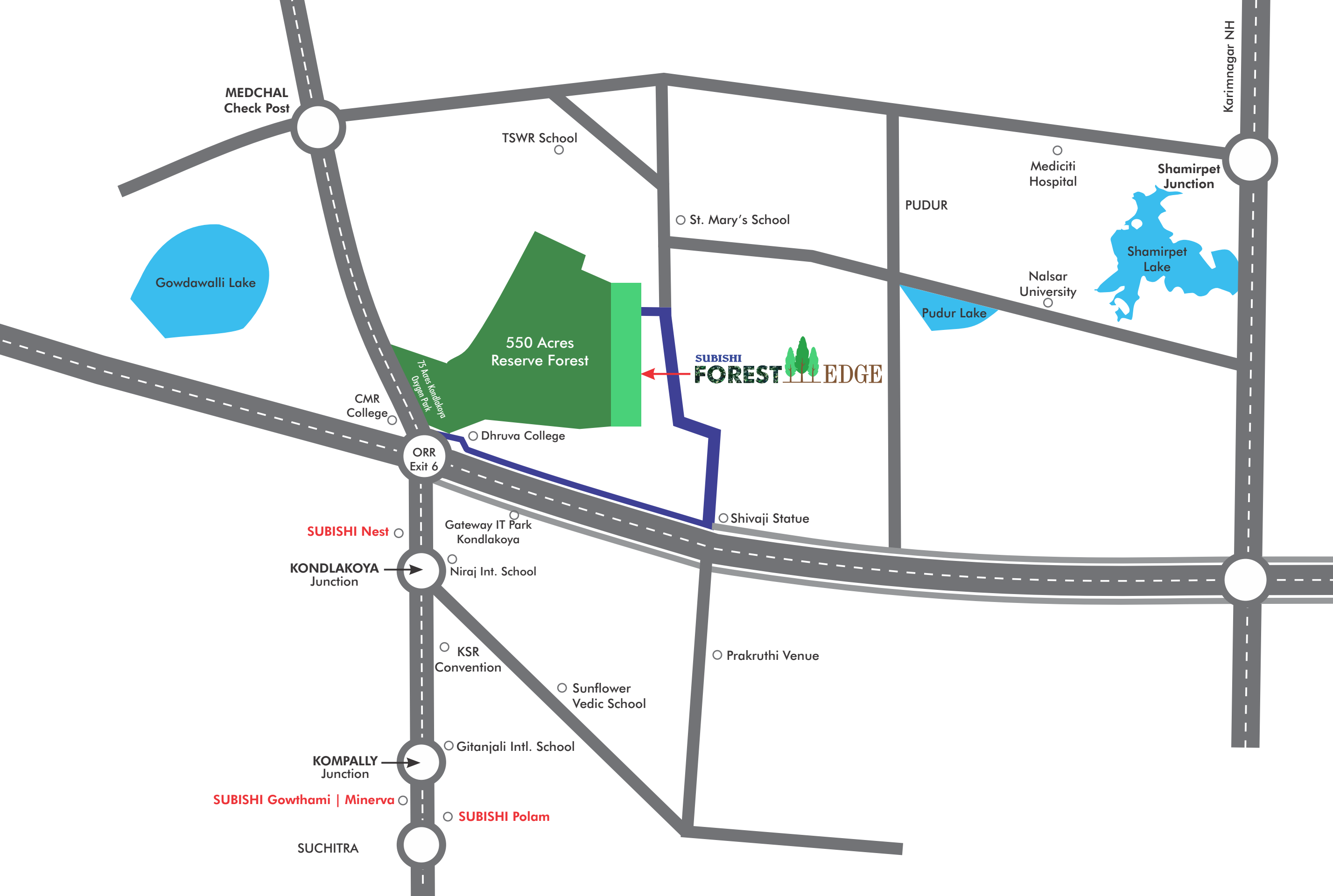
Seating and Landscaping

## WEST PARK:

Water Body | Landscaping

Feature Wall with Dias | Seating





ORR EXIT



Gateway IT Park, Kondlakoya



Kandlakoya Oxygen Park



Niraj International School



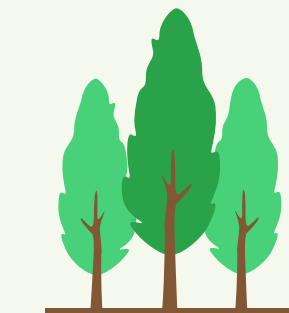
NALSAR University



CMR College of Pharmacy



Medciti Hospital



As **exclusive**  
as it is **untouched**

Get immersed in a pollution-free, green, laid-back environment along with an urban feel. Pudur is an exceptional location that harmoniously blends in with a unique environment. While saving you time with its connectivity, it connects you with nature and yourself.

# SUBISHI

We Plan. We Execute. You Celebrate.

Established in 2008, Subishi Infra aims to bridge the gap between the shifting needs of a customer and high-quality infrastructure. Built upon a customer-driven foundation, we strive to meet all the needs of today's residents. With over 1500 luxury villas and flats, Subishi Infra has made its mark all across the metropolitan city of Hyderabad. From construction to completion, Subishi Infra promises nothing short of the highest quality. With the latest amenities and world-class services, we ensure that every resident has everything they need within a stretch of their arm.

## COMPLETED PROJECTS



subishi's  
**Gowthami**  
Shopping Mall & Luxury Residential Flats

@ Kompally  
3 Acres | 127 Flats  
3 & 4 BHK Commercial Houses  
3 Restaurants | 4 Banquet halls  
Ample Parking Facility.



subishi's  
**wind Sor**  
Luxury Homes

@ Mokila  
8 Acres | 400 Sq. Yds. & above  
Villas: 53 | 5 BHK Villas  
Range: 4176 - 4341 Sft.



Subishi's  
**waterford**  
Luxury Homes

@ Mokila  
19 Acres | 800 sq. Yds. & above  
Villas: 70 | 5 BHK Villas  
Range: 4765 - 4812 Sft.



subishi's  
**Mist**  
Signature Homes

@ Mokila  
20 Acres | Villas: 62  
5 BHK Villas | 900 Sq Yds.  
Built-up Area: 5400 Sft.



subishi's  
**Bliss**  
Luxury Homes

@ Mokila  
14 Acres | Villas: 131  
3 BHK Villas  
Built Up Area: 2550 Sft.

## ONGOING PROJECTS



SUBISHI  
**POLAM**

Luxury Apartments @ Kompally  
3.6 Acres | Umits: 256 | 12 Floors  
3 & 4 BHK | Range: 1780-3400 Sft.



SUBISHI  
**NEST**

Premium Quality Apartments  
@ Kandlakoya IT hub on NH 44  
2 Acres | Units : 164  
2 & 3 BHK | Range: 1075 - 2710 Sft.



SUBISHI  
**Fortuna  
Towers**  
AT MOKILA

2 Acres | 15 Floors | 3 & 4 BHK Apartments  
Range: 2790 - 4300 Sft. | Clubhouse: 20000 Sft.



SUBISHI  
**Spark**

Luxury Apartments @ Shankerpally Mokila  
2 Acres | 225 Luxury 2 & 3 BHK Apartments  
Built up area of flats : 1020 - 2175 SFT



subishi's  
**VALENCIA**

Luxury Apartments @ Banjara Hills, Road #12  
2 Acres | G+7 Floors | 3 Level Parking  
3 & 4 BHK Appts. | Range: 2400 - 4300 Sft.  
Clubhouse: 15000 Sft.

# SUBISHI

## SUBISHI ENGINEERS

5th Floor, Minerva Grand Hotel Building,  
Kompally, Medchal Dist., Hyderabad, Telangana - 500 100.

**+91 89 5888 5000**

**sales@subishi.com | www.subishi.com**

PROJECT IS FUNDED BY  
& MORTGAGED WITH



NOC / Permission to Mortgage  
from Bajaj Housing Finance Ltd.  
will be provided for sale of units