

Embrace a life of
warmth, comforts and luxuries

SUBISHI
POLAM

Elegant 3 & 4 BHK Homes
@ Suchitra



SUBISHI POLAM

Embrace a life of warmth, comforts and luxuries

In today's world, a home is not just about opulence - it's also about conveniences, comforts, accessibility, connectivity and more. It should deliver exceptional elegance, exclusive spaces, and unique experiences tailored to provide the utmost comfort and satisfaction.

Embrace a life that is ideal for those who value both tranquility and cosmopolitan elegance.

Welcome to Subishi Polam, an upmarket residential apartments community that offers a life full of luxuries.

It's all about elegance & extravagance!

Experience the pinnacle of luxury with our elegant and extravagant homes. Designed to exude sophistication and grandeur, these residences feature meticulously crafted interiors and state-of-the-art amenities. Each home at Subishi Polam offers an unparalleled level of comfort and style, making it the perfect retreat for those who appreciate the finer things in life.





SUBISHI
POLAM

Site Area

3.6 Acres

Blocks

3

Total Floors

12

Total Units

256

Type of Units

3 & 4 BHK

Units Range

2325 to 3400 Sft.



LEGEND:

1. SEPARATE ENTRANCE & EXIT GATES
2. DRIVEWAY
3. FOOTPATH
4. SCULPTURE
5. FEATURE WALL
6. SPECIMEN TREE
7. FLOWER BED
8. STEPPING STONES
9. PAVED AREA
10. PLANTER CUM SEATING
11. PAVED AREA WITH GRASS BANDS
12. PICKLEBALL COURT
13. AMPHITHEATER FEATURE WALL
14. SEATING AREA FOR AMPHITHEATER
15. SEATING WITH SPECIMEN TREE
16. CHILDRENS PLAY AREA
17. SEATING
18. WATER CASCADE FEATURE
19. OPEN GYM AREA
20. INFORMAL BASKET BALL COURT
21. CRICKET NET PRACTICE
22. PERGOLA
23. INFINITY SWIMMING POOL ON TERRACE





It's all about making a great first impression!

Imagine a wide, dedicated driveway leading to a stately gate, adorned with lush greenery, flower beds, and a water feature such as a fountain, creating a welcoming atmosphere. Subishi Polam features a grand, well-designed gateway with tasteful landscaping, offering an elegant and inviting entrance to your home.

Entrance Gate

It's about a sanctuary-like feel in the city!

Discover a sanctuary-like retreat in the heart of the city, where serenity meets sophistication. The expansive landscape at Subishi Polam offers a peaceful escape from urban hustle, enveloping you in a calm and refined atmosphere. The dedicated pockets of greenery and tranquil ambiance create a secluded environment, allowing you to enjoy the best of city living without sacrificing tranquility.



Seating Spaces Under Pergolas

It's all about
a sense of belonging and connectedness!

Discover peaceful seating areas nestled amidst nature, where you can unwind and reconnect with the outdoors. These tranquil spots are thoughtfully designed to blend seamlessly with their natural surroundings, offering a serene retreat for relaxation, reading, or simply enjoying the beauty of the landscape.



Seating Spaces All Around

It's all about getting entertained, outdoors!

Enjoy a wide range of outdoor games and activities that cater to all ages and interests. Designed to promote an active and healthy lifestyle, these options allow you to make the most of your time outdoors while connecting with nature and your neighbors.



Cricket Practice Net

It's all about fun and frolic in the outdoors

Play a sport that combines fitness with outdoor enjoyment. Whether you're looking for a challenge or just want to have fun with your family or community friends, the pickleball court provides an exciting and energetic way to stay active.



Pickleball Court

It's all about creating a fun-filled childhood!

Let your kids enjoy modern play structures, interactive games, and ample space to run and play, along with areas designed to foster creativity and physical activity. Our community features thoughtfully designed children's play areas that provide a safe and engaging environment for kids to explore and have fun.



Children Play Area

Waterbody Feature Wall



It's all about staying active and healthy, naturally!

Enjoy the benefits of fresh air and natural surroundings while engaging in your fitness routine. Whether you're looking for a challenging workout or a peaceful space for stretching and meditation, our outdoor fitness areas provide the perfect backdrop for enhancing your well-being.



Outdoor Gym

Seating spaces all around

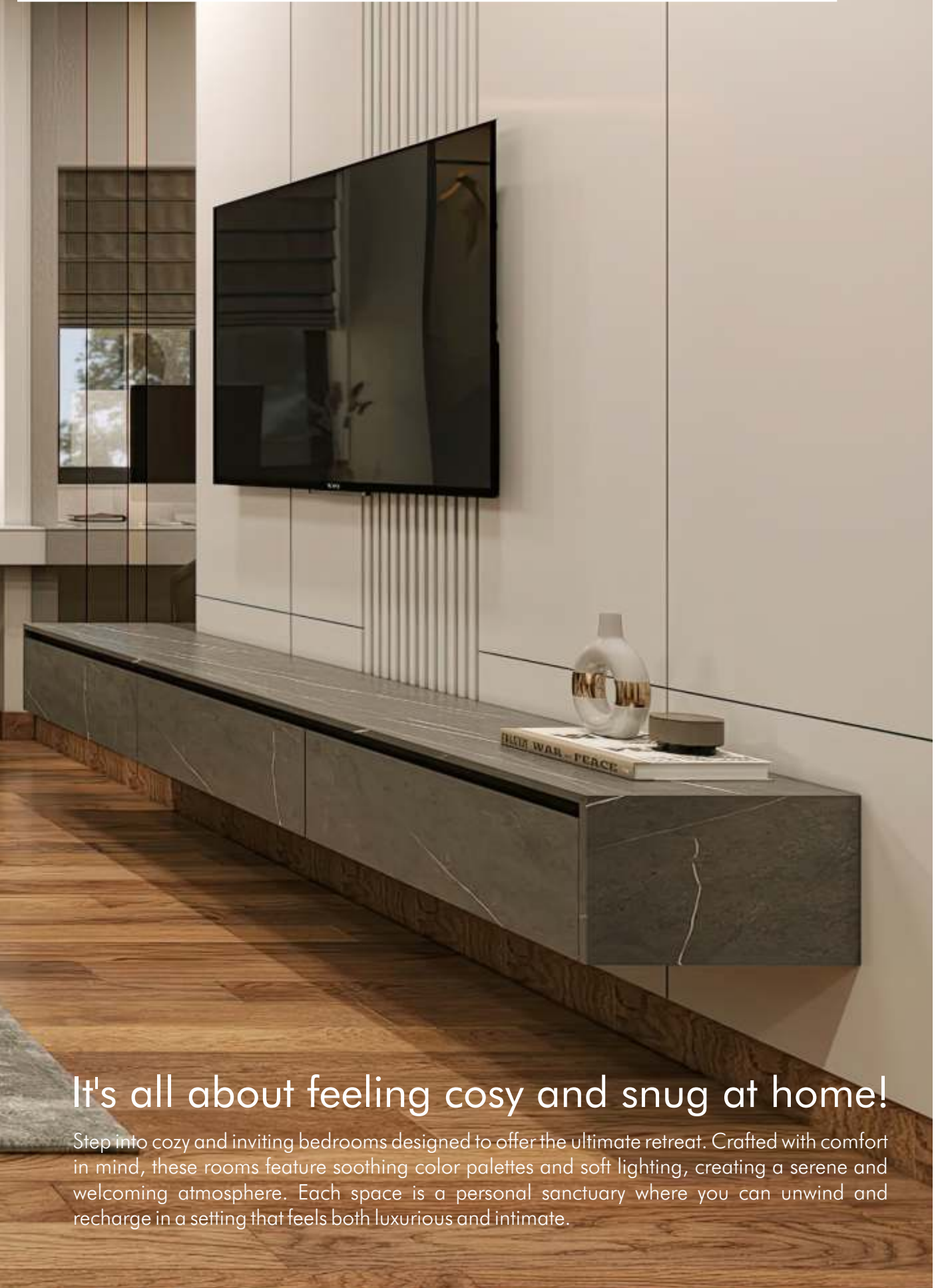




It's all about warmth
and sophistication in a home!

Experience the epitome of sophistication in our elegant and expansive homes. Designed with meticulous attention to detail, these grand spaces feature luxurious finishes and open layouts that create an airy and inviting atmosphere. Whether hosting elegant gatherings or enjoying a quiet evening, these rooms offer a perfect blend of style and comfort, providing a refined setting where every moment feels special.

Children Bedroom



It's all about feeling cosy and snug at home!

Step into cozy and inviting bedrooms designed to offer the ultimate retreat. Crafted with comfort in mind, these rooms feature soothing color palettes and soft lighting, creating a serene and welcoming atmosphere. Each space is a personal sanctuary where you can unwind and recharge in a setting that feels both luxurious and intimate.

Master Bedroom



It's all about getting entertained in style!

Transform your home into a cinematic experience with a home theatre. A cozy and immersive space with comfortable seating and a classic theatre vibe, it is a perfect escape for movie nights, gaming, or binge-watching your favorite shows.



It's all about caring and sharing!

Experience thoughtfully designed spaces that offer ample room for cooking, dining, and socializing, seamlessly blending practicality with elegance. Our modern kitchen and dining areas combine functionality with style, featuring sleek, contemporary designs and open layouts. These spaces are perfect for both everyday meals and entertaining guests.

Dining Area





Spacious balconies for
spectacular mornings & evenings

BLOCK-A



2975 Sft.

2810 Sft.

3100 Sft.

3240 Sft.

2750 Sft.

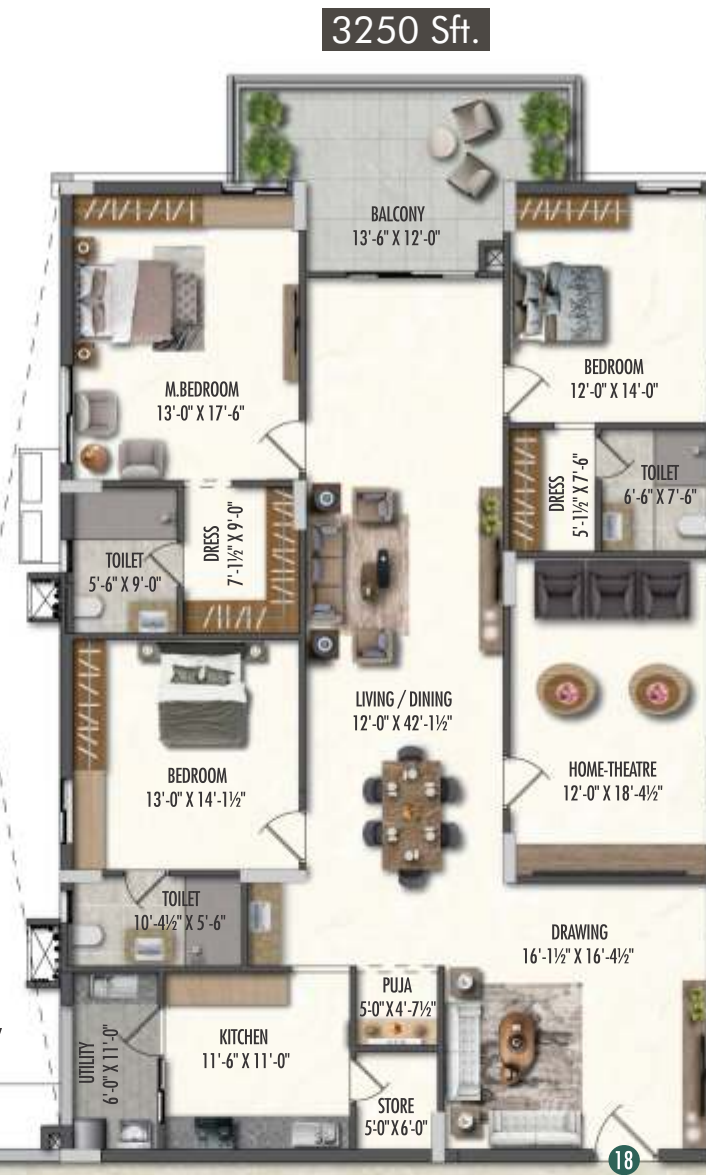
2900 Sft.

3325 Sft.

3325 Sft.



BLOCK-B



BLOCK-C



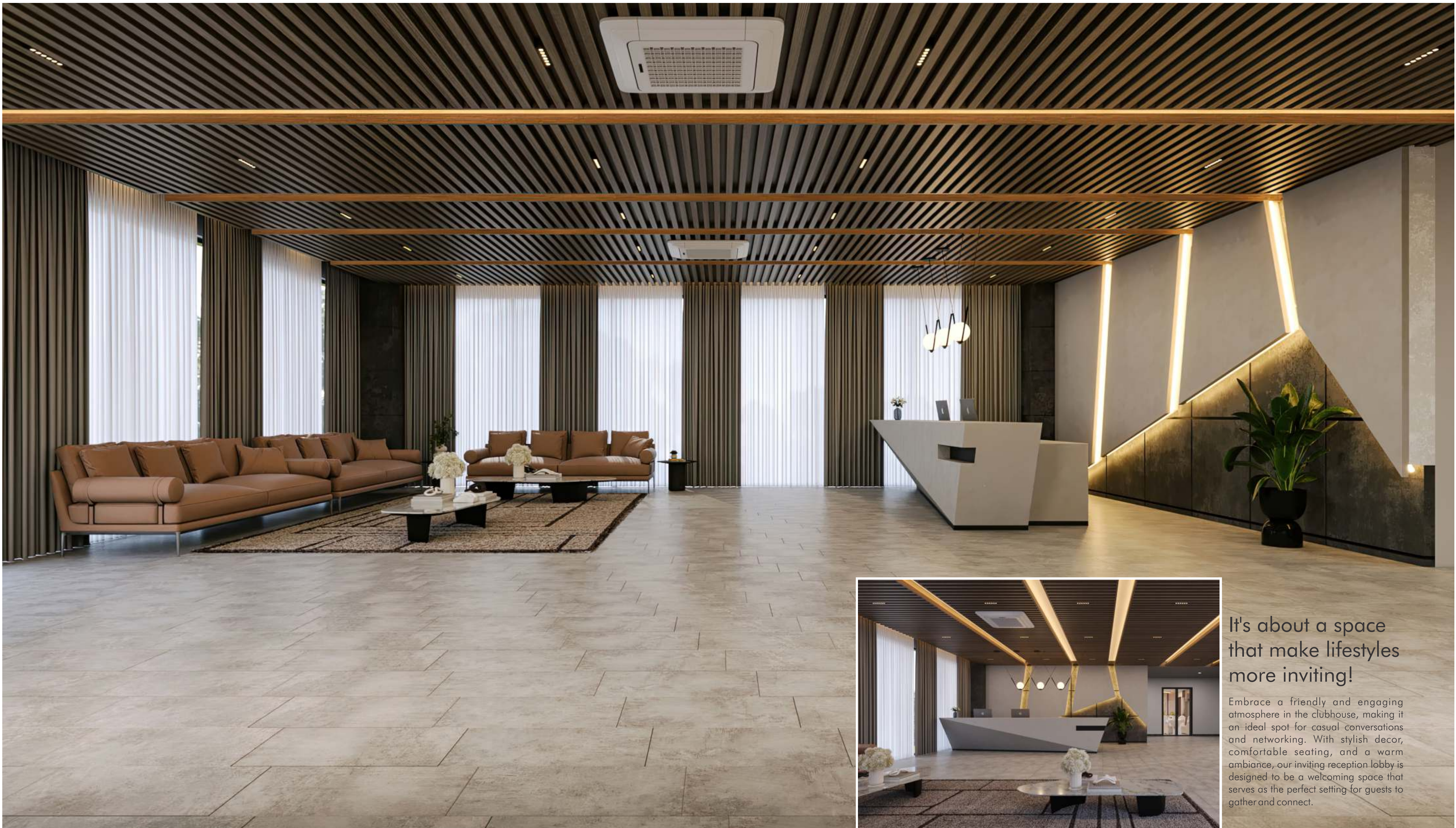
It's all about high-end indulgences!

Immerse yourself in high-end lifestyle indulgences that cater to your every desire. Our clubhouse features luxurious amenities to offer unmatched comfort, convenience and sophistication, ensuring your lifestyle is as extravagant and refined as you are.

CLUBHOUSE AMENITIES

- Reception & Waiting Lounge
- Multipurpose Hall
- Dining Hall
- Indoor Badminton Court
- Squash Court
- Creche
- Senior Citizens Room
- Gym
- Yoga Meditation
- Banquet Hall
- Party Lawn
- Guest Suites
- Conference Room
- Infinity Swimming Pool on the Terrace



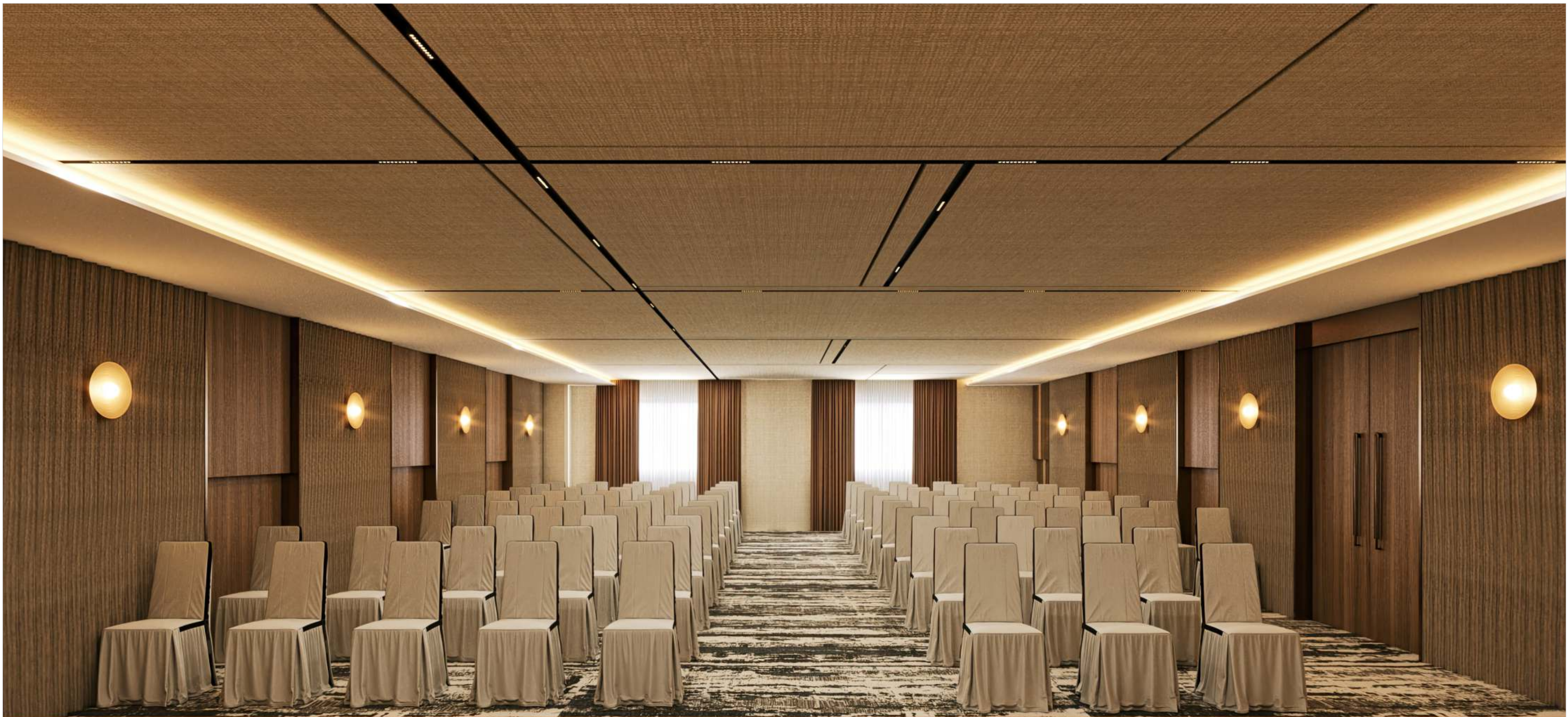


Clubhouse Reception



It's about a space that make lifestyles more inviting!

Embrace a friendly and engaging atmosphere in the clubhouse, making it an ideal spot for casual conversations and networking. With stylish decor, comfortable seating, and a warm ambiance, our inviting reception lobby is designed to be a welcoming space that serves as the perfect setting for guests to gather and connect.



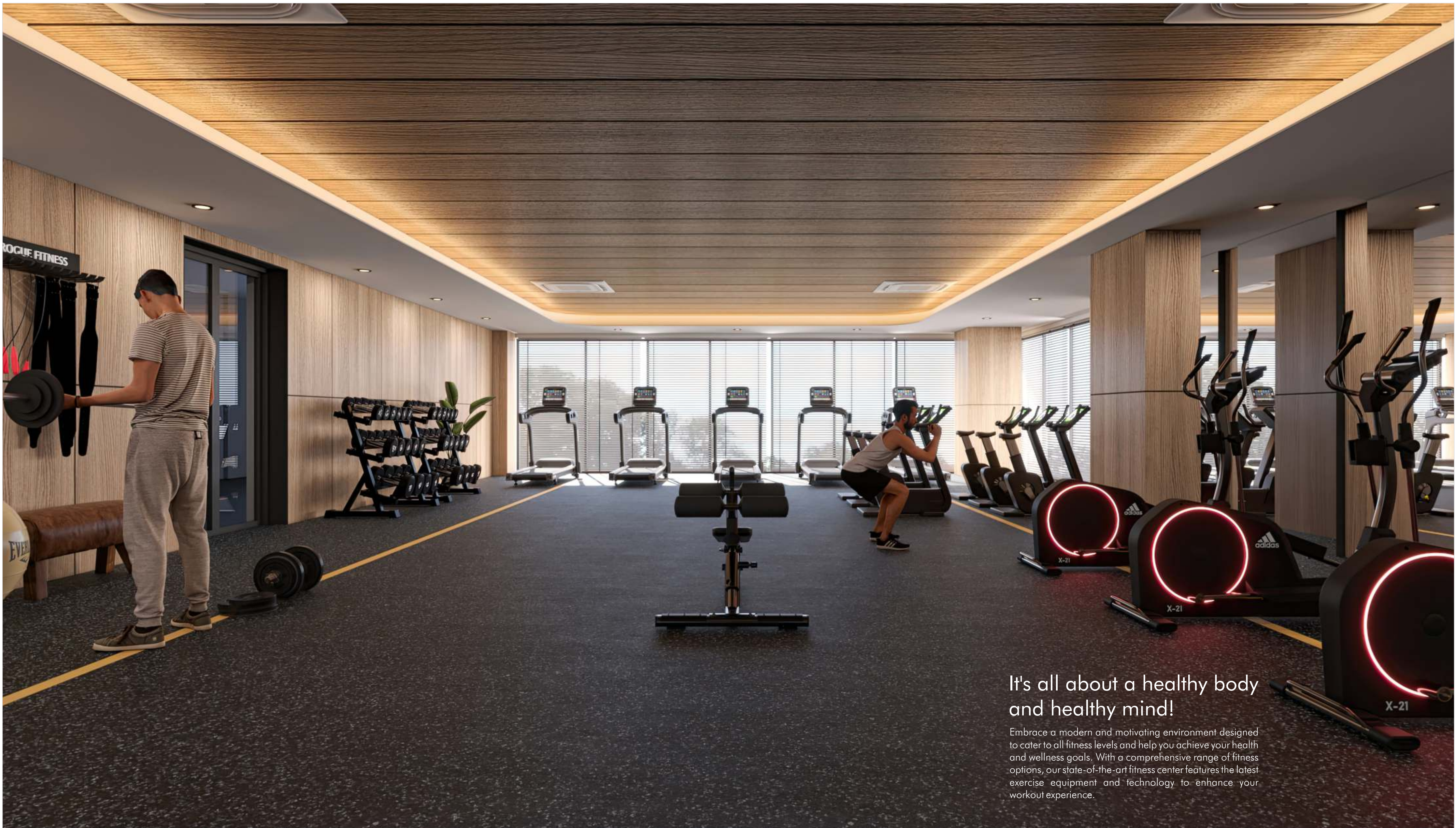
It's all about turning moments into celebrations!

Host a grand event, family reunion, or business meeting in a versatile space that offers a flexible layout and modern amenities to suit any occasion. Providing the perfect backdrop for memorable experiences and seamless gatherings, our multipurpose hall is designed to accommodate all kinds of celebrations with ease and elegance.



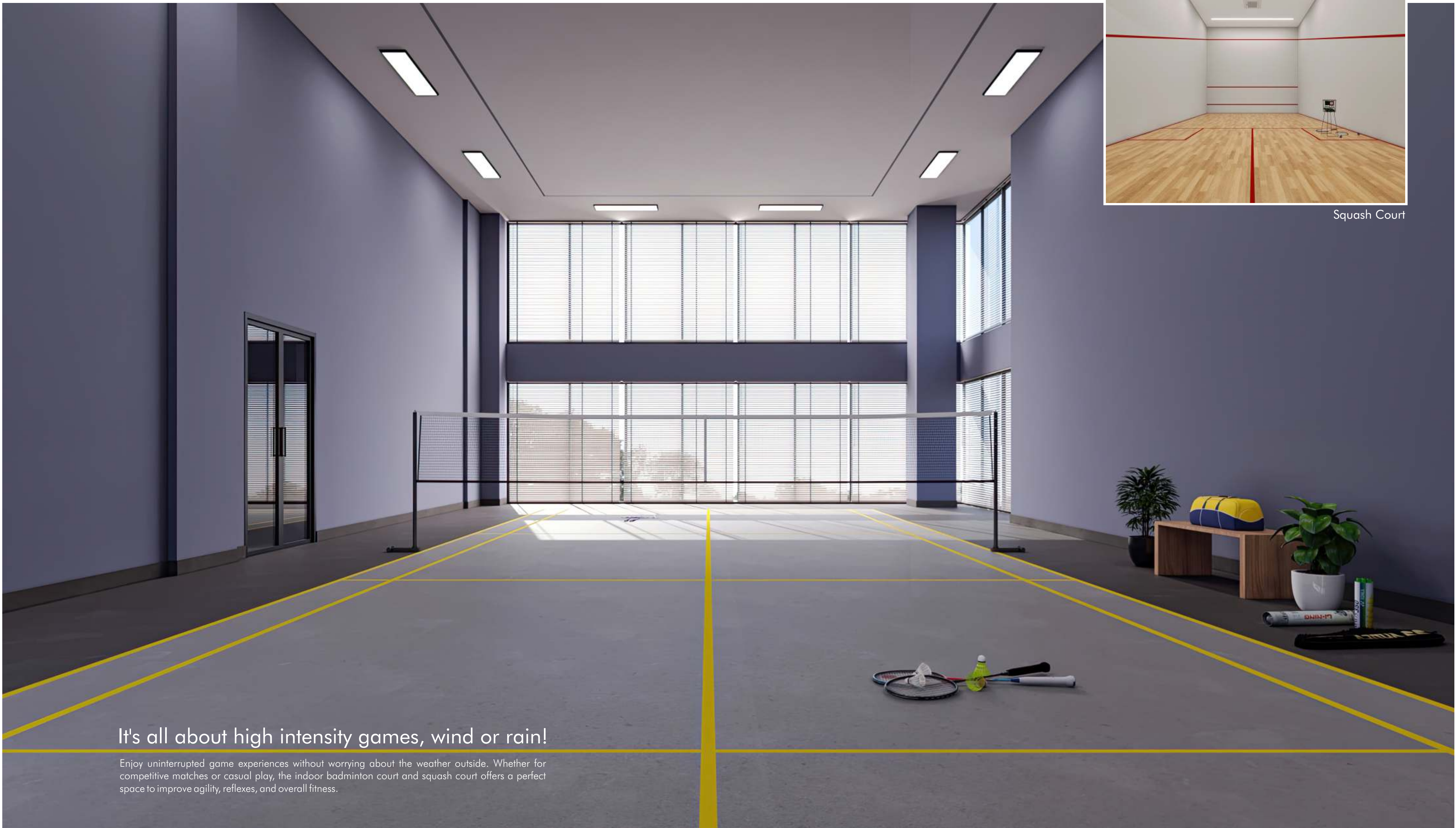
Multipurpose Hall

Dining Hall



It's all about a healthy body and healthy mind!

Embrace a modern and motivating environment designed to cater to all fitness levels and help you achieve your health and wellness goals. With a comprehensive range of fitness options, our state-of-the-art fitness center features the latest exercise equipment and technology to enhance your workout experience.



Squash Court

It's all about high intensity games, wind or rain!

Enjoy uninterrupted game experiences without worrying about the weather outside. Whether for competitive matches or casual play, the indoor badminton court and squash court offers a perfect space to improve agility, reflexes, and overall fitness.



It's all about mind-body-soul balance!

Find solace through meditation or simply escape the demands of daily life without leaving the comforts of your home. Our Yoga and Meditation Hall in the clubhouse provides an ideal setting for relaxation and mindfulness, offering a serene retreat designed to enhance your well-being and inner peace.

Yoga / Meditation Hall



Indoor Games Room

It's all about keeping the indoors fun!

Enjoy spaces that are designed to offer both fun and stimulation, ensuring a lively and enjoyable atmosphere for family and friends to connect and play.

From classic board games to modern interactive challenges, the indoor game facilities in Clubhouse provide a diverse range of engaging and entertaining activities.

It's all about peace of mind!

Let your little ones enjoy a stimulating atmosphere and a supportive setting where they can grow, learn, and thrive while you are busy with your professional life. Blending creativity, exploration, and structured activities, our inspiring and educational crèche fosters early learning and development in a nurturing environment.

Creche





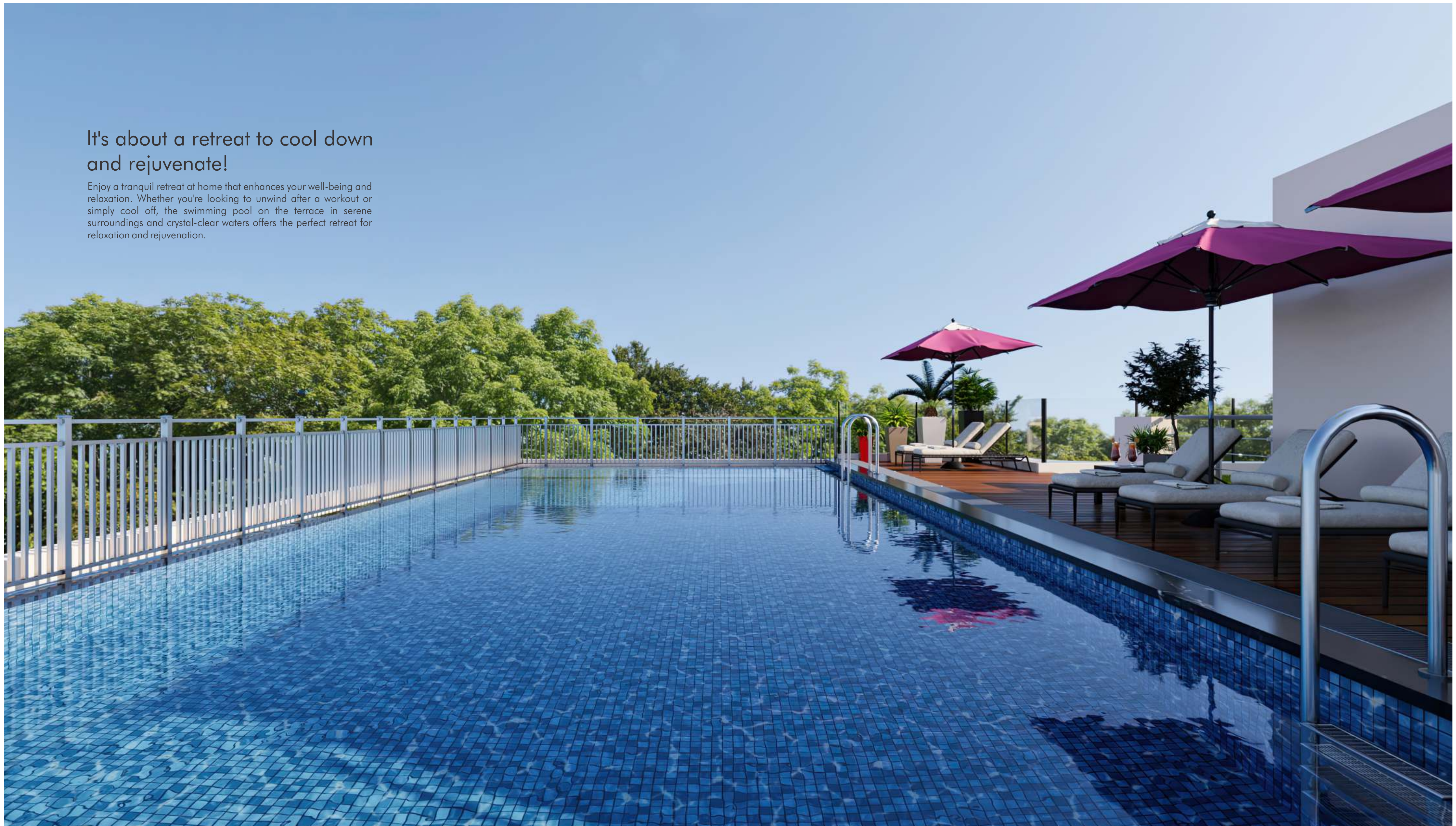
It's about giving a personalised experience!

Make your guests feel truly special with the guest suites in the clubhouse that provide a welcoming and opulent environment. Featuring upscale furnishings, elegant décor, and modern amenities, these luxurious and dedicated suites ensure a high level of comfort and privacy, offering a refined and memorable stay for your visitors.

Guest Suite

It's about a retreat to cool down and rejuvenate!

Enjoy a tranquil retreat at home that enhances your well-being and relaxation. Whether you're looking to unwind after a workout or simply cool off, the swimming pool on the terrace in serene surroundings and crystal-clear waters offers the perfect retreat for relaxation and rejuvenation.



Infinity Swimming Pool on the Clubhouse Terrace

SPECIFICATIONS



RCC FRAMED STRUCTURE

R.C.C. framed structure

SUPER STRUCTURE

Red Bricks for walls.

2 coats of cement plaster for internal and external walls (excluding ceiling in toilets).



DOORS

Main Door: Engineered wood frame & shutter aesthetically designed and finished with polish and fitted with reputed make hardware.

Internal Doors: Engineered wood frame & flush shutter and finished with laminate/water proof enamel coated paint and fitted with reputed make hardware.



FRENCH DOORS

Fenesta Aluminium sliding door with glass and with required hardware. Provision for mosquito mesh.

WINDOWS

Fenesta Aluminium sliding doors with glass and with required hardware. Provision for mosquito mesh.



PAINTING

Internal: Asian putty finish with two coats of premium Acrylic emulsion paint of ASIAN Paints over a coat of primer.

External: Textured finish and two coats of weather-proof exterior emulsion paint of ASIAN Paints.

Parking area: Textured finish for columns and two coats of weather-proof exterior emulsion paint of ASIAN Paints.



FLOORING

Entire Flat: 800x1600 mm vitrified tiles of RAK make.

Corridors: Tiled flooring.

Staircase: Granite flooring.

TOILETS

Anti-skid tiles.



KITCHEN

Polished granite platform with stainless steel sink (Nirali) with backsplash provision for RO shall be given.

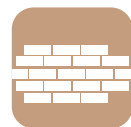


BATHROOMS

Premium quality ceramic EWC and Wash Basins of American Standard brand.

Premium quality C.P fittings and concealed flush tank of GROHE brand.

Provision for Geysers in all Bathrooms. All water supply lines in CPVC pipes.



DADO

Kitchen: Ceramic tiles dado up to 600mm height above kitchen platform.

Toilets: Well-designed concept with designer tiles for walls and floor, and dadoing up to lintel height.

Utility: Glazed ceramic tiles up to 900mm near the wash area.



ELECTRICAL

Power plug for cooking range chimney, refrigerator, microwave oven, water purifier, mixer / grinder in kitchen. Washing machine and dish washer in utility area. 3 phase supply for each unit. Miniature circuit breakers (MCB) for each distribution board of reputed make. Modular electrical switches (Legrand or equivalent).

Concealed conduit wiring with PVC insulated FRLS copper cables (finolex or equal quality) in all rooms for light, fan and plug points.

Power points for indoor AC units in all the bedrooms and living areas.

HT Power with sub meters for each apartment .



TELECOM / I-NET / CABLE TV

F T T H with Wi-Fi internet, DTH (combined Dish for the Tower), Intercom cum Telephone & Provision for Video door phone.



PLUMBING

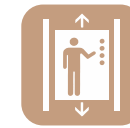
Plumbing lines will be with as specified by PHE consultants



HOME AUTOMATION

Society wide communication with telephone. Wiring for Wi-Fi enablement.

Automated metering system for electricity.



LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of KONE make.

Entrance with tile cladding.

One among them per Tower is dedicated for goods / services.



SECURITY, SURVEILLANCE & BMS

CC cameras for surveillance during night.

Complete building shall be provided with Building Management System.



WTP & STP

Hydro pneumatic system. Water treated centrally.

Sewage treatment plant with filtration as per norm. Treated sewage water will be used for landscaping & flushing purpose.



GENERATOR

D.G set backup for common areas

Power back up for up to 3 KW



PARKING

Two car parkings per apartment.

Parking in the same block as far as possible. Upper floors parking in stilt. Lower floors in B1 and/or B2.

CCTV monitoring for all basements.



FIRE SAFETY

Fire hydrant on all floors and basements. Fire alarm and public address system on all floors and parking areas (basements).



COOKING GAS PIPELINE

Pipeline connection to the kitchen, with provision for fixing meter and connecting to the gas grid (PNG) as soon as piped gas supplies start. (Bhagyanagar Gas Limited has started execution of this work).



WATER SUPPLY

Hydro-pneumatic system.



CAR WASH FACILITY

Car Wash (provision only) facility will be provided at the parking floor level.



CLUBHOUSE

Exclusive Clubhouse building for Gymnasium, Terrace Swimming Pool, Multipurpose Room, Badminton Court, Squash Court, Indoor Games, Creche, Party Hall, Guest Rooms and more.



LANDSCAPING AND HARDSCAPING

Visually appealing outdoor experience in and around the project.

COMPOUND WALL

Visually appealing and strong compound wall around the project.

COMMON AREA LIGHTING

Well-lit common area and site lighting of reputable brand for the entire project.

SIGNAGE

Provide channel letter LED signs at the project entrances and clubhouse.



Decathlon < 5 Mins



Suraksha Hospital < 5 Mins



Loyola Academy < 10 Mins



Delhi World Public School < 10 Mins



Cine Planet < 10 Mins



Minerva Grand < 10 Mins

It's all about a connected home!

Experience a harmonious blend of accessibility and comfort at Subishi Polam, located near Suchitra beside NH 44. This truly connected home integrates seamlessly with its surroundings, offering effortless access to essential amenities, transport links, and vibrant community spaces. Enjoy a living experience that is both enriching and effortlessly connected to the pulse of the city.

SUBISHI

We Plan. We Execute. You Celebrate.

Established in 2008, Subishi 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 has made its mark all across the metropolitan city of Hyderabad. From construction to completion, Subishi 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 | Minerva Grand Hotel
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.



SUBISHI
IRIS

@ Mokila
17.5 Acres | Villas: 151
3 BHK Villas | 900 Sq Yds.
Built-up Area: 2550 Sft. & more

ONGOING PROJECTS



SUBISHI
FOREST EDGE

@ PUDUR, KOMPALLY

215 VILLAS | 43 ACRES | Size Range: 392 to 721 Sqyds. | 4 BHK HOMES | Built-up Area: 3,500 to 4,620 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

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