

VASUNDHARA NIVAS

Near Nagarguda

*Believe in the Beauty
of Your Dreams...*



Stop Wishing... Start Doing...

Welcome to the land of your Dreams...



The dream for any modern family is to own best investment Property in **Hyderabad**, one of the most liveable cities in India. A truly rare and exceptional opportunity to be a part of one of the most lavish layouts close to Shabad & Chevella .

To begin with, the elegant layout is designed to delight the senses while **there is no limit to how much you can enhance your living standard** here. The land on either side of the Shadnagar to Chevella road is brimming with real estate development.

In the last decade the areas near Shabad, Nagarguda and Chevella were **developed phenomenally and land prices here are showing unprecedented growth**, so, this is where you should be. And to you in this endeavour, we present our latest venture at **Tallapally Village near Nagarguda**.

Vasundara Nivas nearer to **TSIIC-IP Chandanvelly SEZ**, Kanha Shanti Vanam and Amazon. A.R.R. Estate, Real Estate company in Hyderabad is reputed for identifying best places to buy plots in Hyderabad with development potential, commitment, dedication and professionalism and has been **selling the plots with clear title at very reasonable price**.

FEATURES

- Located in Residential Zone.
- Very Near to Nagarguda.
- Very near to TSIIC - IP Chandanvelly SEZ.
- Near to Welspun, Amazon, etc.
- Near to Kanha Shanti Vanam.
- Near to Proposed RRR.
- Abundant Ground Water.
- Suitable for Immediate Construction.
- Integrally designed layout as per vaasthu with clear tittle.
- Surrounded by Many Schools, Medical and Engineering Colleges.
- Banks, Hospitals, Shopping Places, Recreational Destinations, etc., at minutes drive away.



Kanha Shanti Vanam



TSIIC - IP Chandanvelly SEZ

AMENITIES

- ⦿ Clear title - 100% Vasthu.
- ⦿ Grand entrance with designer arch.
- ⦿ All around barbed wire fencing with 24 hours security.
- ⦿ 40 & 30 feet wide black top roads.
- ⦿ Underground drainage and sewerage systems.
- ⦿ Avenue plantation.

- ⦿ Electricity & street lighting.
- ⦿ Rain water harvesting system.
- ⦿ Overhead water tank with adequate water supply.
- ⦿ Fully landscaped parks with children's play area.
- ⦿ Social infra area allotted as per HMDA norms.

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LAYOUT PLAN

Sy. Nos. 656, 657, 658, 659, 660, 661, 662, 664/P & 673 situated at Tallapally Village, Shabad Mandal, Ranga Reddy Dist.



Total Layout Area : 10 Acres 34.18 Sq. Yds | 48434.19 Sq. Yds | 40495.83 Sq. Metres

Plot No.	Sq. Yds	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112
1	733	9	202	18	229	27	673	36	263	45	215	54	244	63	183	72	183	81	202	90	202	99	324	108	199	109	200	101	202	110	287	111	287	102	202	103	202	104	202	105	287	106	200	107	199	108	199	109	200	110	287	111	287	102	202	103	202	104	202	105	287	106	200	107	199	108	199	109	200	110	287	111	287	102	202	103	202	104	202	105	287	106	200	107	199	108	199	109	200	110	287	111	287													

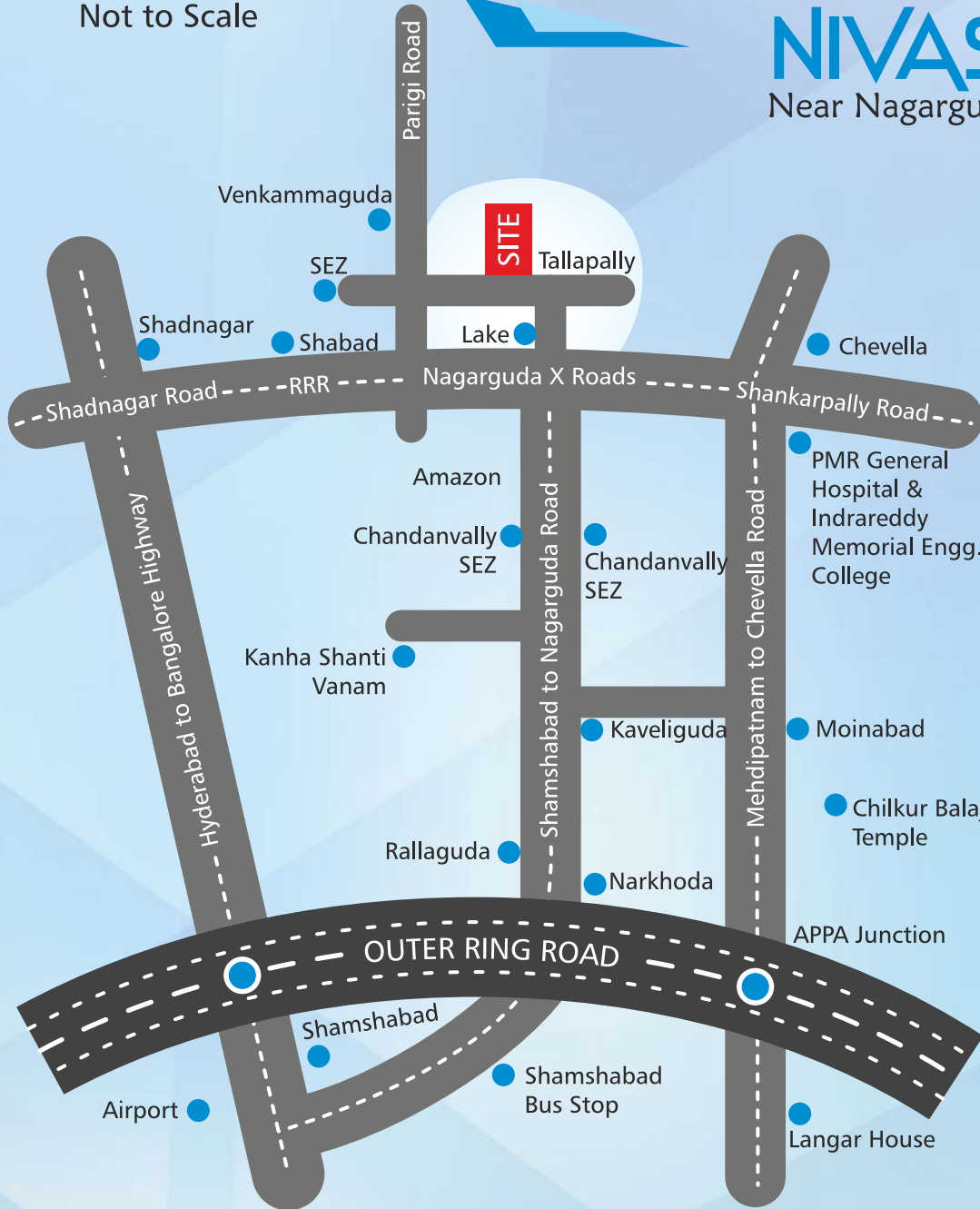
- ⦿ Total Plots - 112
- ⦿ Plot Sizes - 179 to 850 Sq. Yds
- ⦿ 4 Parks Area - 3547.33 Sq. Yds
- ⦿ 2 Social Infra Area - 1213.21 Sq. Yds
- ⦿ Temple Area - 201.67 Sq. Yds
- ⦿ Utilities Area - 426.27 Sq. Yds
- ⦿ Roads Area - 14531.69 Sq. Yds

Route Map

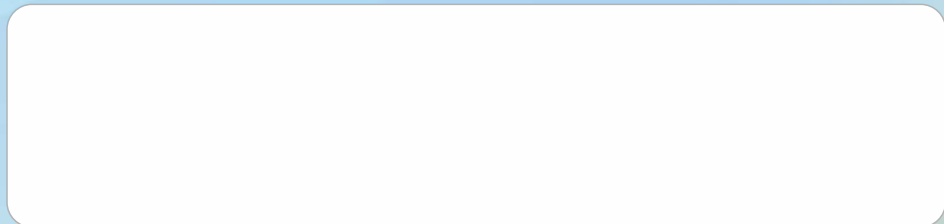
Not to Scale

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Note : This Brochure is only for conceptual presentation of the project and not a legal offering.