



REALEST BUILDER



P02400005294



049681/SMD/LT/U6/HMDA/21102021

## A 35 Acres Residential Villa Plots Venture



just 5 minutes from Shadnagar railway station

# PADMAVATHI



## Estates

Shadnagar

"Come,  
experience distinctive living  
in a convenient location  
amidst top-notch  
amenities and facilities."

## PROJECT HIGHLIGHTS

- HMDA and RERA Approved
- Abundant water, underground electricity facility and underground drainage system
- 24x7 CCTV Security
- Modern infrastructure like blacktop internal roads and LED street lights
- Ready-to-Construct
- Clear Title and 100% Vasthu
- Expansive green landscape
- Potable bore water
- Majestic entrance gate
- Compound wall
- Lush Avenue Plantations
- Magnificent Clubhouse with world-class leisure facilities



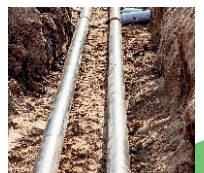
children's play area



ample green space



LED street lights

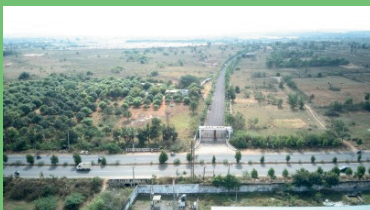


underground pipes



well-laid roads

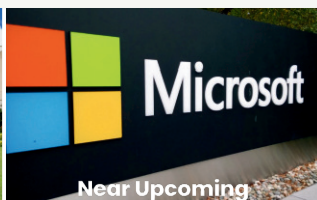
### Actual Site Images







NRSC, Shadnagar



Near Upcoming Microsoft Data Centre



Near Proposed Regional Ring Road



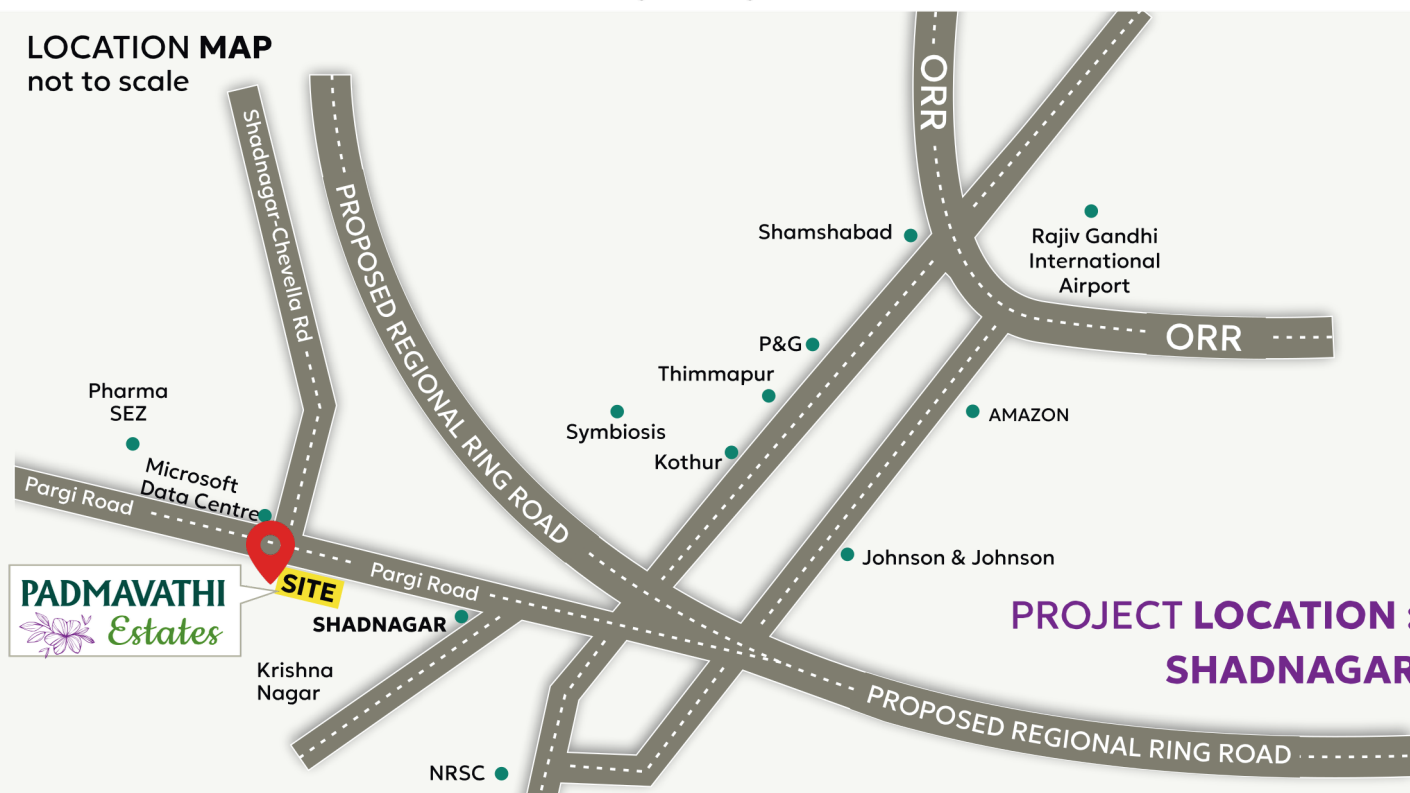
Symbiosis Institute of Management



LVPEI, NATCO

## LOCATION MAP

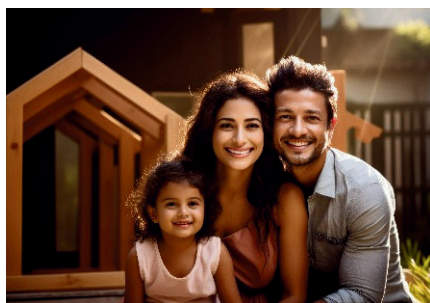
not to scale



**PROJECT LOCATION :  
SHADNAGAR**



A stunning clubhouse with  
outstanding facilities for your  
ultimate leisure and enjoyment.



- Well-equipped Clubhouse
- Swimming Pool
- Gymnasium
- Yoga / Meditation Room
- Indoor Games
- Outdoor Sports
- Party Lawn
- Banquet Hall
- Restaurant
- Open Air Theatre

## LOCATION HIGHLIGHTS

- The first HMDA-approved gated plot community project situated in Shadnagar
- Situated in a safe and secure neighbourhood with rapid development
- Close to the upcoming Microsoft Data Centre
- Just 3 minutes from the proposed regional ring road
- Just 5 minutes from Shadnagar Railway Station
- The approach road width is 147 feet.
- Public transport access is nearby (direct TSRTC buses from MGBS, Jubilee Bus Station, and Mehdiapatnam).
- Close to companies and industries such as Johnson & Johnson, P&G, Amazon, Pharma SEZ, etc.
- Educational institutions like Symbiosis Institute of Business Management (SIBM), Heritage Valley Indian School, etc. are near by.
- Close to commercial hotspots like Textile Park, etc.,
- Various entertainment avenues are nearby.

### HEAD OFFICE :

Plot No. 76, Road No. 51,  
Nandi Hills Co-operative Society,  
Jubilee Hills, Hyderabad - 500033

### BRANCH OFFICE :

Premises No. 401, Plot No. 209,  
Prime Estates,  
Opp. Metro Pillar No. 620,  
Miyapur Metro Station, Hyderabad

### MARKETED BY:



Note : This leaflet is only a conceptual presentation of the project and not a legal offering. The promoter reserves right to alter and make changes in elevation, specification and plans as deemed fit.



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