

Gated Community Features:

- Fully developed, 9.5 Acre Gated Community.
- 100% Vaastu Compliant Layout.
- 24/7 Security and CCTV Surveillance.

Core Infrastructure:

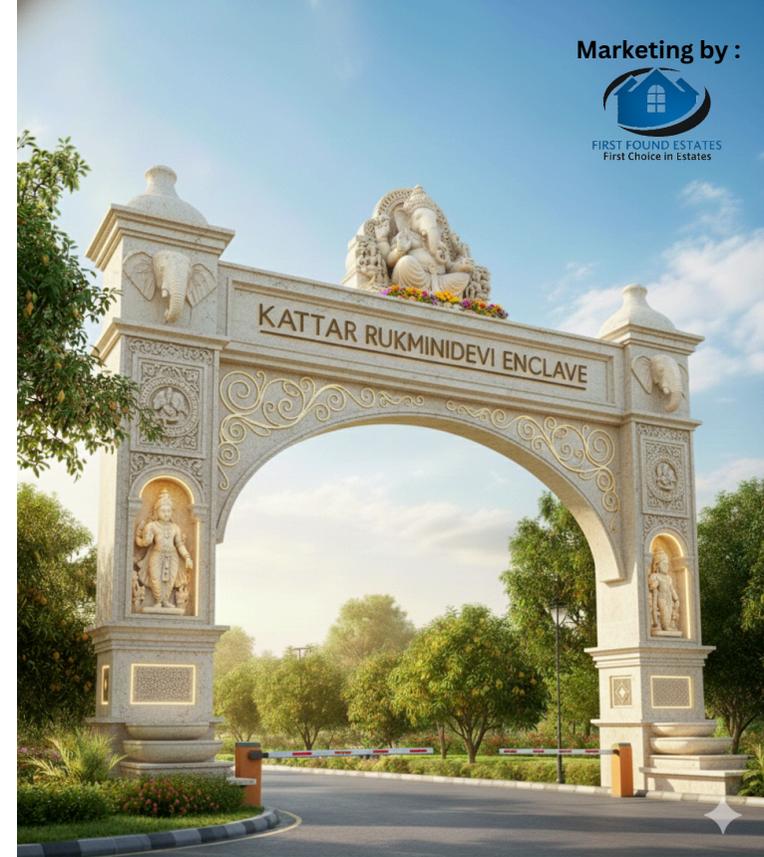
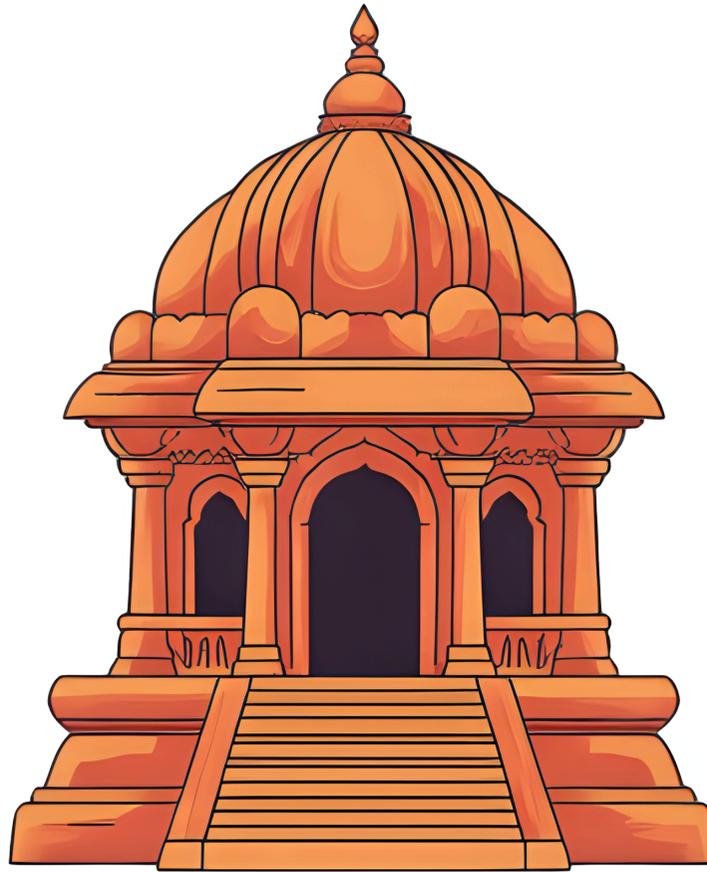
- All-weather CC Roads (40ft Main, 30ft Internal).
- Underground Electrical Cabling and LED street lighting.
- Underground Drainage and Sewage Treatment Plant (STP).
- Central Water Supply and connection to every plot.
- Designer Compound Wall around the entire project.

Community & Lifestyle Features

- Landscaped Central Park & Play Area: A sprawling green lawn with walking paths, lawns and children's play equipment. Embracing the local character – Shamirpet "abounds in green patches" – this park becomes the social heart of the enclave, perfect for family outings and events.
- Ayurvedic Herbal Garden: A thoughtfully curated garden of medicinal herbs and native plants, promoting wellness and a connection to traditional healing. It's a quiet retreat for yoga, meditation or simply enjoying nature's bounty.
- Fruit-Tree Avenues: Every 40' and 50' internal road is flanked by avenue plantations of fruit-bearing trees (mango, guava, jackfruit, etc.). These green boulevards not only beautify the landscape but offer fresh produce and shade, fostering a healthy outdoor lifestyle.

"The Enclave houses a 400-year-old, well-preserved an ancient well with a Hanuman Temple, offering a profound sense of peace and a spiritual anchor to the community."

• "Connect with nature and heritage while enjoying the best of modern living."



"Discover Your Homeland: Where Vitality Meets Modernity"

Area Description	Area (SqYds)	Percentage (%)
Plotted Area	30,041.79	64.75%
Park Area	4,178.88	9.00%
Utility Area	464	1.00%
Social Infra Structure <small>Saleable for restricted use only*</small>	1,160	2.50%
Roads Area	10,555.33	22.75%
TOTAL AREA	46,400	100%

Connectivity & Access

- (ORR) - Exit 7 (Shamirpet) : < 5 Minutes (Provides seamless high-speed access to the entire city.)
- Jubilee Bus Station (JBS) & Secunderabad : 35 Minutes (Direct road connectivity to the city's main central transit hub.).
- Rajiv Gandhi International Airport (RGIA) : 50 minutes via the Outer Ring Road.
- Gachibowli, HITEC City, Financial District : 50 minutes via the Outer Ring Road.
- Metro Rail Extension: Detailed Project Reports (DPRs) are underway for the proposed Hyderabad Metro Rail extension, connecting Paradise to Shameerpet, promising enhanced future public transit options.
- Educational Institutions: NALSAR University of Law (~6.2 km) and BITS Pilani (~2.5 km) are in the vicinity, along with several engineering colleges and international schools, adding to the location's appeal for families.
- Hospitals in Thumkunta and Shamirpet : RX Hospital, SriJiva Hospital, MediCiti Institute of Medical Sciences, Srimeru Super Speciality Hospitals

Investment Potential and Market Trends

- Thumkunta, Shamirpet is recognized as one of North Hyderabad's prime real estate destinations, making plot investment here a promising choice for long-term returns.
- Consistent Appreciation: The price per square foot in Shamirpet has shown consistent growth over the past few years. The current average price per square foot is approximately ₹5,065.
- Economic Driver: The primary catalyst for real estate growth is the proximity to Genome Valley, a major hub for biotechnology and pharmaceutical research. This ensures a steady demand from working professionals seeking an escape from city congestion without compromising commute time.
- Affordability Factor: Property prices in Shamirpet are often considered more moderate and affordable compared to the central and western IT corridors, offering an ideal entry point for investors seeking high returns in developing area.
- Future Development: Ongoing and planned infrastructure project (including the Metro extension) mean property values are expected to appreciate steadily, offering an impressive return on investment in the coming years.



TOTAL AREA: 09 Ac 20Gts-57 Sq.Yds. (OR) 45,980SQYDS

Contact :

Scan this QR code for Project Location.

