



TLP NO -74/2025 /W

Where Nature Welcomes  
Your Next Chapter



**AVANI**  
PLOTS & RESORT

Premium Residential Plots & Resort Near Kondagattu, Jagithyal - Karimnagar Highway



## WHERE NATURE MEETS INVESTMENT

Peaceful surroundings, profitable future

Avani Plots & Resorts presents a unique opportunity to own land where natural beauty and future potential seamlessly converge. Strategically located along the Karimnagar Highway near the spiritual hub of Kondagattu, this venture is more than just a plot development—it's a gateway to peace, purpose, and prosperity. Whether you envision a tranquil weekend retreat, a nature-themed resort, or a smart long-term investment, Avani offers the ideal foundation. Here, every sunrise brings new possibilities, and every breeze whispers the promise of growth.



### WHY CHOOSE AVANI PLOTS & RESORTS

Prime location on Karimnagar National Highway

Close proximity to Kondagattu Anjaneya Swamy Temple

Perfect Location for Right Investment

Perfect for weekend homes, retirement living, and long-term investment

Future Growth Potential - Rapidly developing zone near major infrastructure projects

Tourism & Spiritual Hub – Benefit from temple footfalls and eco-tourism

Affordable Pricing – High value at a smart investment rate

Own a Piece of Nature. Live the Future Today



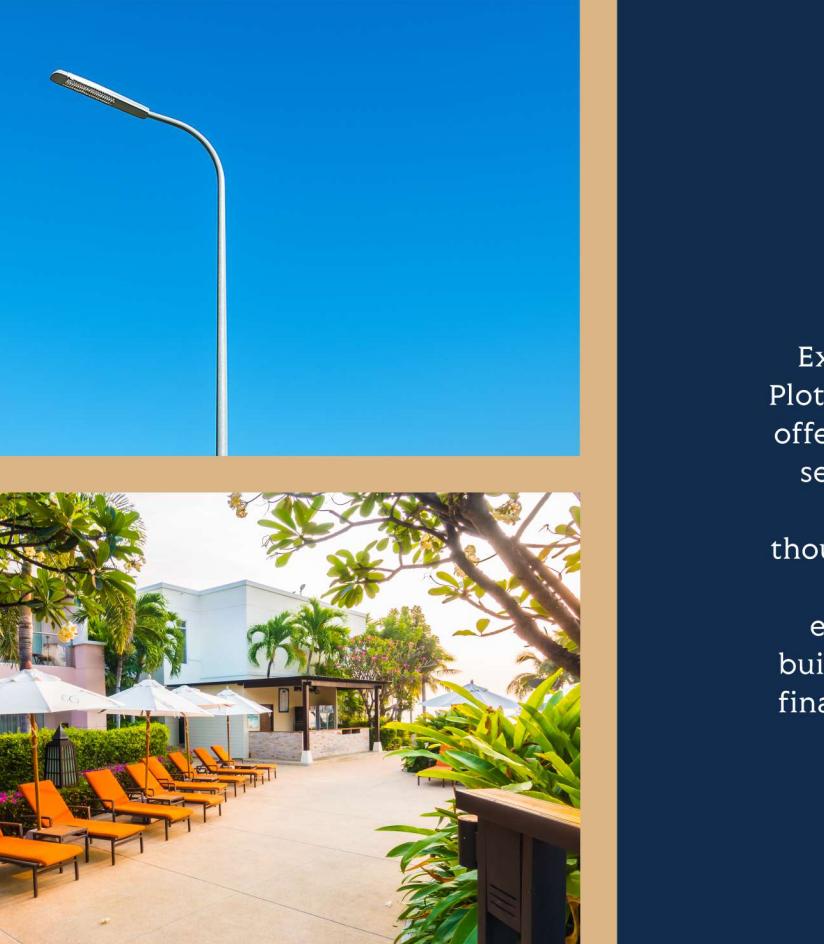
DTCP Approved Project

First Class Community Project

Strategic Location

Proposed Customised Houses

- + Grand Entrance Arch
- + Proposed Customised Houses
- + Solar Fencing
- + Well Planned Residential Villa Plots
- + 24x7 Security
- + Gated Community
- + Clear Title with Legal Opinion
- + 33 Feet BT Roads
- + Underground Pipeline for Water
- + Underground Drainage
- + 100% Vaasthu
- + Tree Avenue Plantation
- + Electricity
- + Overhead Water Tank
- + Rainwater Harvesting
- + Pollution Free Environment
- + Bank Loans Available



## PREMIUM LAYOUT AMENITIES & FEATURES



# RESORT-STYLE LIVING, PLOT-READY INVESTMENT

Reside, relax, or invest – the choice is yours.



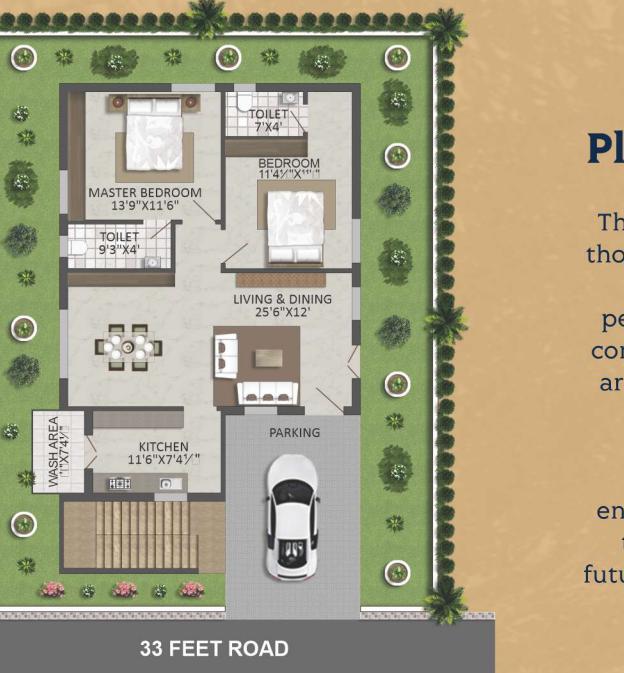
Experience the best of both worlds at Avani Plots & Resorts—where every plot is designed to offer the comfort of resort-style living with the security of a high-growth investment. From landscaped avenues and wide roads to thoughtfully planned open spaces, every detail is crafted to elevate your lifestyle while ensuring long-term value. Whether you're building your dream getaway or securing your financial future, Avani offers a perfect balance of leisure, location, and lasting returns.





## Proposed Homes, Planned for Peaceful Living

The proposed houses at Avani Plots & Resorts are thoughtfully designed to provide a seamless blend of modern comfort, functional layouts, and peaceful living. Set in a well-planned residential community surrounded by greenery, these homes are ideal for families looking to settle in a serene yet well-connected location. Each design emphasizes spaciousness, natural light, and ventilation—creating a warm, welcoming environment for everyday life. Whether you plan to build your dream home now or in the near future, Avani offers the perfect setting for a refined and relaxed residential lifestyle.



East Facing Housing Plan



West Facing Housing Plan



## Nature's Touch in Every Corner

Serene Gardens for Leisure and Relaxation



Avani Plots & Resorts, open spaces are at the heart of a balanced and fulfilling lifestyle. Our dedicated children's play area is thoughtfully planned to provide a safe, joyful, and stimulating environment where young minds can explore, play, and thrive. Complementing this is a meticulously landscaped garden—an inviting space for residents to unwind, take peaceful walks, or simply enjoy the beauty of nature. Together, these vibrant zones foster a wholesome, family-friendly community where wellness, recreation, and natural living blend in perfect harmony.





SCAN FOR  
LOCATION

SCAN FOR  
INSTAGRAM



## Location Landmarks

- Kondagattu Anjaneya Swamy Temple – Just minutes away; a major pilgrimage and tourist destination.
- Sri Lakshmi Narasimha Swamy Temple, Dharmapuri – Approx. 30–40 min drive.
- Vemulawada Rajarajeshwara Temple – 27 kms distance.
- NH-563 (Karimnagar–Jagithyal Highway) – Direct access from the venture.
- Jagithyal Town – 15–20 mins drive.
- Karimnagar City – 40 mins drive.
- Hyderabad Outer Ring Road (ORR) – Approx. 2.5–3 hrs drive.

### Healthcare

- + Jagithyal Government Hospital
- + Apollo Reach Hospitals, Karimnagar
- + Balaji Hospital, Jagithyal



Vemulawada  
Rajarajeshwara Temple

### Education

- + JNTU College, Kondagattu
- + Alphores Educational Instisued, Karimnagar
- + SRR Government Degree College, Karminagar
- + Trinity Junior & Degree College, Karimnagar

### Commercial & Essentials

- + Karimnagar Shopping Malls & Supermarkets
- + Petrol Bunks, Banks – Within 2 kms radius
- + Lower Manair Dam, Karimnagar
- + Sivaram Wildlife Sanctuary (near Manthani)



Kondagattu  
Anjaneya Swamy Temple

Corporate Office Address

Door Number 9-1-110/3, Bhagath Nagar, Karimnagar - 505 001.

Site Address

Survey No's: 326, 327, 328, Kondagattu. Jagithyal Dist - 505 452.

Call For More Details