



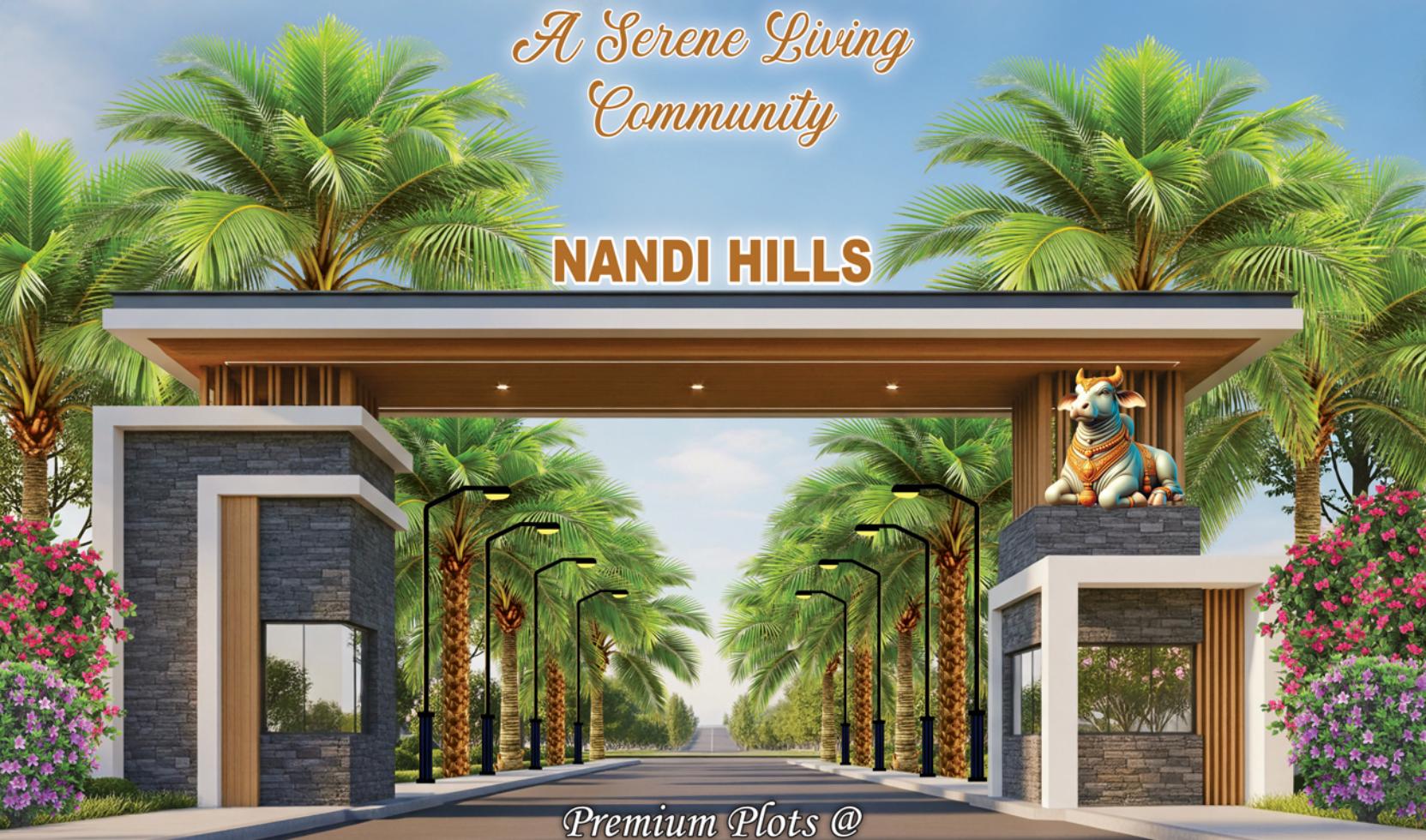
LP Number :

1195/0005/LP/NRSRPT/2025

# NANDI HILLS

*A Serene Living  
Community*

**NANDI HILLS**



*Premium Plots @  
Kotappakonda*



A Project by

**SRI VENKATESWARA ESTATE**



# Where Nature Meets Lifestyle

Nestled amidst the rolling hills and misty mornings, Nandi Hills is a destination that offers a unique balance of natural beauty and modern comforts. Far from the rush of the city yet conveniently connected, it invites you to experience a lifestyle where every day feels like a retreat. The air is cleaner, the views are endless, and the surroundings inspire a sense of peace that is hard to find elsewhere.

Imagine waking up to the sound of chirping birds, walking along lush green trails, or enjoying the golden glow of sunrise over the mountains. At Nandi Hills, you don't just live—you thrive in harmony with nature. The region's charm lies in its timeless appeal, offering serenity for families, leisure for retirees, and promise for investors seeking long-term growth.

With thoughtfully designed spaces, eco-friendly planning, and access to modern amenities, Nandi Hills ensures that comfort and convenience are never compromised. Whether it's wellness, recreation, or simply the joy of breathing fresh air, every moment here is crafted to enrich your lifestyle. More than a location, Nandi Hills is an experience—where tranquility meets opportunity, and every day is a celebration of life.

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A Serene Layout  
Facing the Sacred  
Kotappakonda Temple

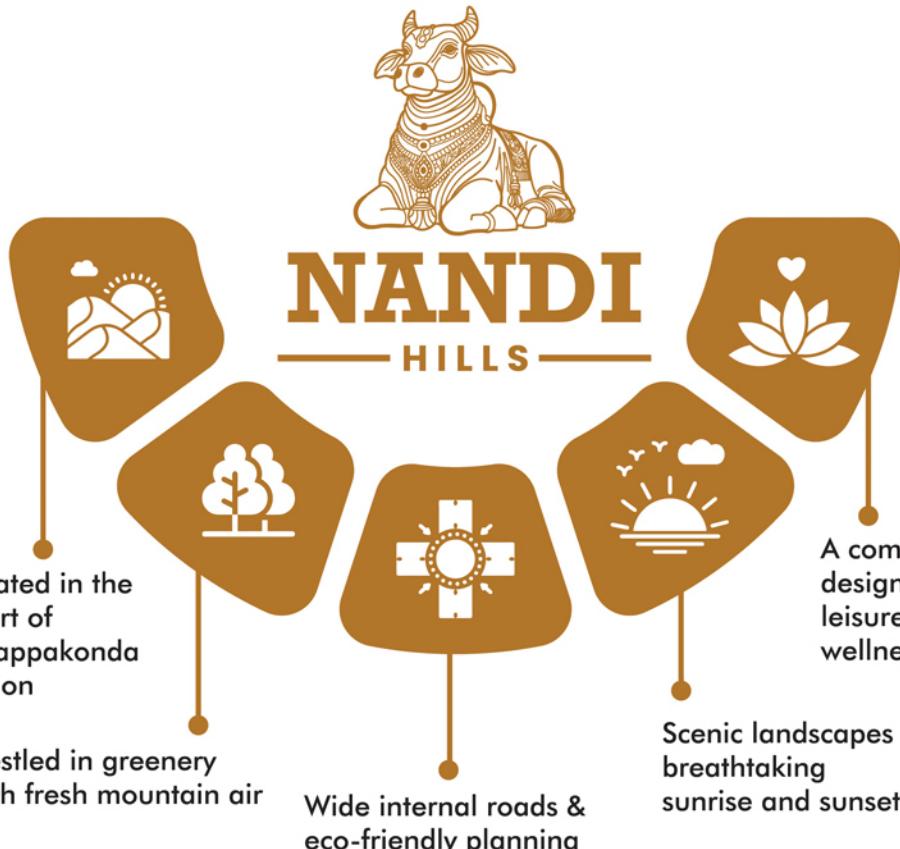
Nandi Hills is not just a location—it's a lifestyle. Wake up to cool breezes, explore trails, enjoy weekend picnics, or simply unwind in a resort-like ambiance. Every corner is designed to rejuvenate mind, body, and soul.

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# Site Highlights

Located opposite to the renowned lord Siva's Kotappakonda Temple, this DTCP-approved layout offers a peaceful and scenic environment surrounded by lush greenery. The site is just 15 minutes' drive from Narasaraopeta, featuring wide cement roads, 24/7 security, and essential utilities. Ideal for comfortable living and long-term investment in a serene, rapidly developing area.



A world-class **Clubhouse** featuring a lavish banquet hall, modern gym, rejuvenating spa, and elegant function area reserved solely for individuals holding "privileged membership".





## Amenities Features

- DTCP Approved Layout
- 100% Clear Title Property
- 100% Vastu Compliance
- 24/7 Security, Drainage System
- Club House, Function Hall, Gym and Spa
- Water Tank Facility, Electricity Supply System
- Children's Park, Jogging Track, Recreation Zone
- Plantation, and Landscaped Gardening
- 30 ft and 50 ft Wide Cement Concrete Roads
- Avenue Plantation with Grand Entrance Arch, and Fountain
- Ready-to-Use Residential Layout with Modern Amenities

## Location Highlight

- Layout near by Kotappakonda Temple
- Just 15 minutes drive from Narasaraopeta.
- Only 10 minutes from Chilakkuripet.
- Easily reachable to Vinukonda within 20 minutes.







# NANDI HILLS

# MASTER PLAN

*Escape the chaos, embrace the calm. A serene living destination nestled amidst the scenic beauty of Nandi Hills.*

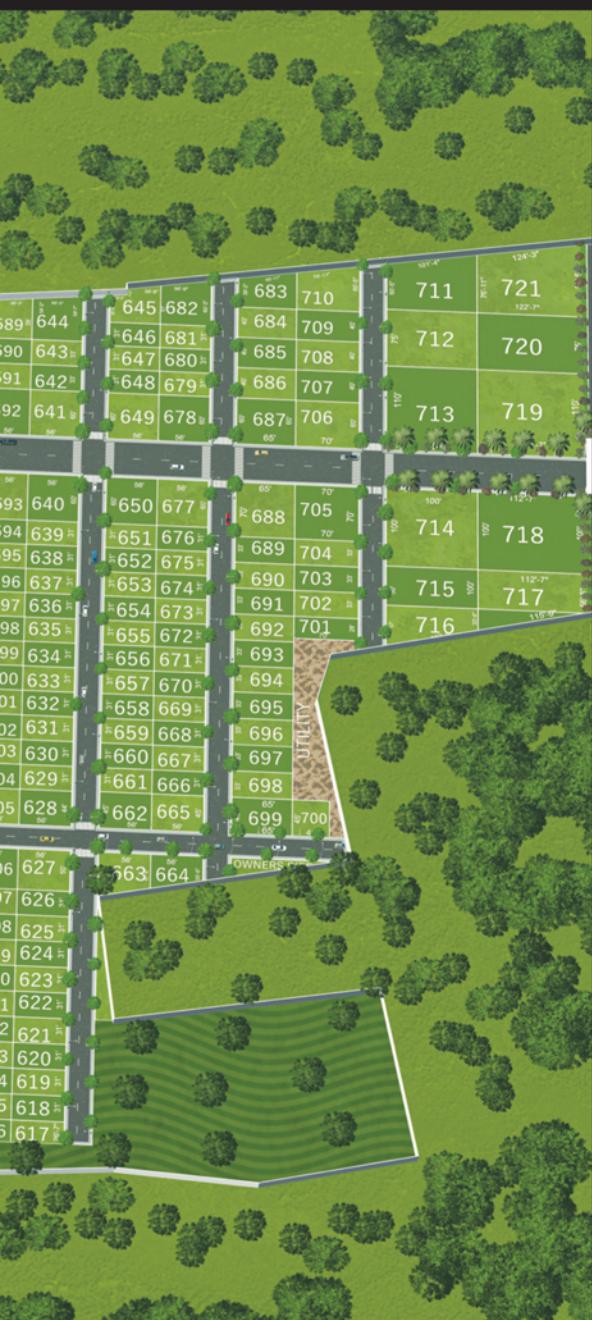
NORTH



Petluri varipalem

**LP Number :**

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EAST



# VENKATESWARA ESTATES



Ravilla  
gardens  
Gentle. Green. Glorious.



Ravilla Venkateswararao

Mr. Ravilla Venkateswararao started his career in real estate in the year 2006 and has made a great name in the industry through the projects that he has taken up via his brainchild, Venkateswara Estates & Land Developers. The seven successful projects that he has taken up before Ravilla Gardens are considered landmark projects in the real estate circle of Guntur.

Apart from his business endeavors and real estate projects, Mr. Venkateswararao is famous for his social welfare initiatives and devotional activities. An ardent devotee of Sri Venkateswara Swami, he attributes all the success of his ventures to the blessings of his dear God. His actions prove repeatedly that profit is not his aim, but customer satisfaction and service to the society.



VENKATESWARA ESTATES

Ravilla  
gardens  
Gentle. Green. Glorious.

Venkateswara Estates over the years, we have built a strong foundation of excellence across the real estate landscape in and around Guntur. Established with a vision to empower people with self-reliant living, we've successfully completed several landmark projects that stand as a testament to our commitment and quality. Our mission is to deliver world-class, integrated living environments combining modern infrastructure with serene surroundings. Since our inception in 2008, we have steadily grown into one of the most trusted names in the industry, known for innovation, transparency, and dedication to customer happiness.

Ravilla Gardens - Where Dreams Take Root. Ravilla Gardens is the prestigious new venture from Venkateswara Estates Group, located near the new capital region of Amaravati. This premium gated community offers well-planned residential plots with blacktop roads, green spaces, and access to every modern amenity you need. Spread across 100 acres, Ravilla Gardens is designed for those who seek both luxury and tranquility - a perfect blend of comfort and convenience.

The project lies just minutes away from the National Highway and Outer Ring Road, making connectivity effortless. Amenities include : Open plots, villas, and apartments Club house & cafeteria spaces Parks, playgrounds, and walking tracks, round-the-clock security and maintenance.

**R**AVILLA  
HOMES

It is every person's dream to have a place of their own; created, crafted, and maintained according to one's own wishes and dreams. It is the realization of this dream that is possible through the 'Individual Houses' of Venkateswara Estates. The houses remain your abode forever along with being in the safety, security, and leisurely ambiance of a gated community. Ravilla homes builds Apartments, Duplex houses, Individual Houses.

Our Previous Projects - Weekend Homes, Seshadri Gardens, Iskon City, Ravilla Gardens Present Projects - Nandi hills



## VENKATESWARA ESTATES



**L.P NO : 34/2017/GNT**

**PLAN SHOWING THE APPROVED RESIDENTIAL LAY OUT**

**PLAN IN D.NO'S : 762/C (P), 765/A (P), 765/C (P),  
791/A (P), 791/B, 791/C2, 791/D3, 792/C3, 792/D3, 798/C & 799 (P) OF  
YANAMADAL VILLAGE , PRATHIPADU MANDAL, GUNTUR DISTRICT**

యాంమాదల నగరానికి అతి దగ్గరగా, NH-5 (గుంటూరు - చెన్నె) Highway కి ప్రక్కన, CRDA వారి అన్న అనుమతులు కలిగి 60 ఎకరాల విస్తరణలో నివాసయోగ్యమైన  
అతి పెద్ద Township **Ravilla Gardens.** ఇట్లు పురియు ఇల్ల పులాలు అందరికి అందుబాటు ఫరలలో లభించును.

## Our Previous Projects

### Lalitha Nivasam



### Sri Nivasam



## Individual House



## VISION



Creating Happy  
Memories,  
Every Single Day



## TRUST



A Legacy of Trust.  
Since 2006.



## PHILOSOPHY



Better Planning  
Better Location  
Better Amenities  
Better Value

## VALUES



Transparency  
Integrity  
Honesty  
Trust  
Passion  
Innovation



# NANDI — HILLS —

*Step Into a Higher Living Experience*

*Premium Plots @*

*Kotappakonda*

Sri Trikoteswara Swamy Temple



**Head Office :** Mahatma Gandhi Inner Ring Road, Phase 2, Bhavani Nagar, 2nd line, Guntur - 522034

**Branch Office :** Near Gajjala brahmareddy Hospital, Palnadu Bus stand, Narasaraopet, Palnadu District, A.P.

**Site Address :** Petlurivaripalem Road, Kotappakonda, Narasaraopet, Palnadu District, A.P.

Office Mobile No. : 7799524567, Email : nandihills1111@gmail.com

For Bookings, Contact No.:



Disclaimer: This brochure is a conceptual representation and not a legal offering. elevations and specifications as required. All images and renderings are indicative and subject to change at the discretion of the builder/architect.