

A Project By SREENIDHI



SHAMSHABAD, MAMIDIPALLY

TS RERA NO.: PO2400003294

4 BHK PREMIUM VILLAS
8 MINS. FROM RGIA EXIT



ABOUT:

At Sreenidhi Estates, we focus on the little details to make a big difference in your lives. And so, each endeavour by us is crafted with the same dedication and care we put into building our own homes. By delivering lifelong value to living spaces through thoughtful planning, utility maximisation and minimised maintenance costs, we have defined ourselves as a brand synonymous with sustainable upscale living since 2007.

VISION:

To be a global leader in the real estate development and construction industry by delivering value-added, high-quality products and services in the commercial, residential and layout sectors.

MISSION:

To achieve the highest levels of recognition and satisfaction from our customers and stakeholders by serving them with integrity, transparency and efficiency.



A home is a vault to be filled with memories. It's a space where echoes of laughter resonate, where you embrace emotions, and where your story unfolds like a fairy tale. It's time to begin a new one of comfort and ease at Luxury Park II by Sreenidhi Estate, a premium gated villa built to nurture your happiness and aspirations.

Luxury Park-II
SHAMSHABAD, MAMIDIPELLY

4 BHK VILLAS | 111 PREMIUM RESIDENCY
9 ACRES GATED COMMUNITY



The Perfect Space To Nurture Memories

Crafted to let you live and love to the fullest, your villa here is a spacious place that provides the perfect environment for growth and happiness.



A Home With A Landmark Of Its Own

At just 5 km from the Rajiv Gandhi International Airport, your home here is an iconic one that's simply unmissable.



EAST FACING VILLA



JUST
LOOK OUT THE WINDOW
YOU'RE ALMOST HOME

GATED VILLA COMMUNITY

4 BHK
PREMIUM
VILLAS

8 MINS.
FROM
RGIA EXIT

2 KM.
FROM METRO
EXPRESS LINE

TS RERA NO.: PO2400003294

Crafted To Please Built To Prosper

Located in Hyderabad's next investment destination, Luxury Park II is a treasure trove of immense potential awaiting your arrival.



WEST FACING VILLA



It's Time To Land Into Limited Edition Luxury

Welcome to Luxury Park II, a 4 BHK luxury villa community that's spacious, convenient, and everything else in between.



CLUBHOUSE

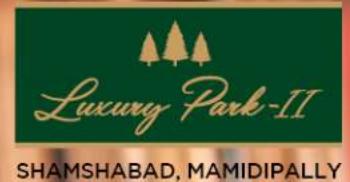
A World Of Comfort You Can Explore

The excitement never ends here at Luxury Park II, thanks to the expansive clubhouse which has all the ingredients to engage you and your loved ones.



Exceptionally Engaging In Every Way

Luxury Park II's Clubhouse has been marvelously designed to suit every facet of your productive life. It is about 13,000 Sft. space of fabulous amenities that ease you into a lifestyle that is a cut above the rest.



BUSINESS CENTRE: A fast and responsive ecosystem that plugs you into success.

LAP POOL: A fresh outlook in the water that drains your stress away.

PARTY DECK: Let loose from a busy week with a happening social life.

MINI THEATRE: Catch a movie or two with your ever-increasing family and friend circles.

LOUNGES: A space where everyone can find their own corners of comfort and relaxation.

GYMNASIUM: Come in and experience the most wholesome fitness regime for your body.

CLUBHOUSE FLOOR PLAN



GROUND FLOOR: 3419.292 SFT



FIRST FLOOR: 4054.906 SFT



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TOTAL BUILT UP AREA: 12814 SFT



OPEN TERRACE: Breathe in fresh air from vast open skies as you watch airplanes land into Hyderabad.

INDOOR PLAY AREA: There is every reason to bring your game on here.

ANCHOR & CRECHE: A secure and nurturing space for the uncompromised growth of your children.

YOGA & AEROBICS SPACE: Stretch into a flexible mind and body to find your perfect balance.

SALON: Feel brand-new and fully pampered at the professional unisex salon.

CLUBHOUSE FLOOR PLAN



SECOND FLOOR: 4054.906 SFT



TERRACE: 1312 SFT





SHAMSHABAD, MAMIDIPALLY

OUTDOOR AMENITIES

- Badminton Court
- Children's Play Area & Gazebo
- Amphitheatre
- Avenue Plantation
- Hydro-Pneumatic Water Supply
- 24x7 Optical Fibre Internet
- Hydraulic Elevators/Lifts
- Telephone & Intercom Points
- Water Treatment Plant
- Water Harvest Pits
- Sewage Treatment Plant
- Underground Drainage



MASTER PLAN

**EAST FACING FLOOR PLAN
200 SQ. YDS.**



GROUND FLOOR



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FIRST FLOOR



SECOND FLOOR

PLOT AREA: 200 SQ. YDS.

GROUND FLOOR AREA: 1235.14 SFT

FIRST FLOOR AREA: 1235.14 SFT

SECOND FLOOR AREA: 1028.87 SFT

TOTAL BUILT-UP AREA: 3499 SFT

**WEST FACING FLOOR PLAN
200 SQ. YDS.**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOT AREA: 200 SQ. YDS.

GROUND FLOOR AREA: 1235.13 SFT

FIRST FLOOR AREA: 1235.14 SFT

SECOND FLOOR AREA: 1061.44 SFT

TOTAL BUILT-UP AREA: 3531.71 SFT

**EAST FACING FLOOR PLAN
225 SQ. YDS.**



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PLOT AREA: 225 SQ. YDS.

GROUND FLOOR AREA: 1373.35 SFT

FIRST FLOOR AREA: 1372.94 SFT

SECOND FLOOR AREA: 1173.71 SFT

TOTAL BUILT-UP AREA: 3920 SFT

**WEST FACING FLOOR PLAN
225 SQ. YDS.**



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

PLOT AREA: 225 SQ. YDS.

GROUND FLOOR AREA: 1384.36 SFT

FIRST FLOOR AREA: 1382.42 SFT

SECOND FLOOR AREA: 1169.65 SFT

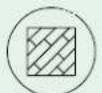
TOTAL BUILT-UP AREA: 3936.43 SFT

GENERAL SPECIFICATIONS



STRUCTURE:

- RCC framed structure
- Block masonry superstructure
- Multi-layer coated plastering
- Exterior weatherproof paint



MATERIAL:

- Charged vitrified tiles
- Anti-skid ceramic tiles
- Granite
- Concrete
- Steel
- Glazed tile
- Paver tiles



WOOD:

- Teakwood
- Engineered wood
- Hardwood
- Laminated wood
- UPVC
- Mosquito mesh



ELECTRICAL

- Power outlets & sockets
- Amplifiers for cable points
- 3 phase supply for each unit
- Car charging points in parking areas
- Underground electricity infrastructure



UTILITY

- Wash basins & EWCs
- Geysers
- Exhaust fan points
- False ceiling



SECURITY

- Solar fencing
- Surveillance cameras



METERS

- 100% power backup
- Water meters
- Prepaid energy meters

Location Map

(Not to Scale)



NEARBY LOCATIONS

- 8 mins - RGIA Airport
- 8 mins - Decathlon, Shamshabad
- 8 mins - Hotel Novotel, Shamshabad
- 16-10 mins Drive - Bangalore Highway & ORR exit
- Srisailam Highway & Airport East Entry: 6km
- Hardware Park & Gems Park
- Katedhan
- Peddagolkonda
- Tukkuguda Road
- 15 mins Drive - Fabcity & Taj Falaknuma Palace
- 10 mins Drive - Shamshabad Town
- 5 mins Drive From Inner Ring Road
- Aga Khan Academy
- 30 mins Drive from Gachibowli
- GMR Township
- Adani Aerospace Park
- ORR Exit 14 and Exit 16
- WTC, Shamshabad
- Railway Stations: Umda Nagar MMTS, Budvel MMTS, Aramghar MMTS



SREENIDHI



SREENIDHI ESTATES INDIA PRIVATE LIMITED

CORPORATE ADDRESS

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SITE ADDRESS

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MAMIDPALLY, TELANGANA-501218.

TS RERA NO: P02400003294

For Bookings Contact:



NOTE: This e-brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the Villa may differ.
The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.