



An Investment
For A Colourful
Tomorrow

HIGH-END VILLA PLOTS
@ SHADNAGAR



SIRI SAMPADA GROUP

5th Floor, TRENDZ UPTOWN, Road No. 7,
Kakatiya Hills, Madhapur, Hyderabad – 500 033.

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www.sirisampada.com



TLP No: 0001 /LO /3152 /2022



P02400004504

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

Concept & Design by
outlinemedia.in | 86860 86876

SAPTA VARNA
by sirisampada





WELCOME TO A WORLD
OF VIVID EXPERIENCES

Entrance Arch



Siri Sampada is one of the leading real estate developers in the state with diversified field experience and expertise. Instituted in the year 2013, the company is the brainchild of Mr. Pradeep Maganti and Mr. Raj Maganti, whose conscientious efforts have laid the foundation of this prestigious organization. Siri Sampada is rooted in values that strengthen the vision of crafting ideal residential and commercial ventures that uplift the standard of living and open the gates of prosperity.

The company is driven by the motto to deliver the best and associates with the best in the field to craft iconic landmarks. Over the decade, Siri Sampada has grown its horizon, establishing itself as one of the best in town.



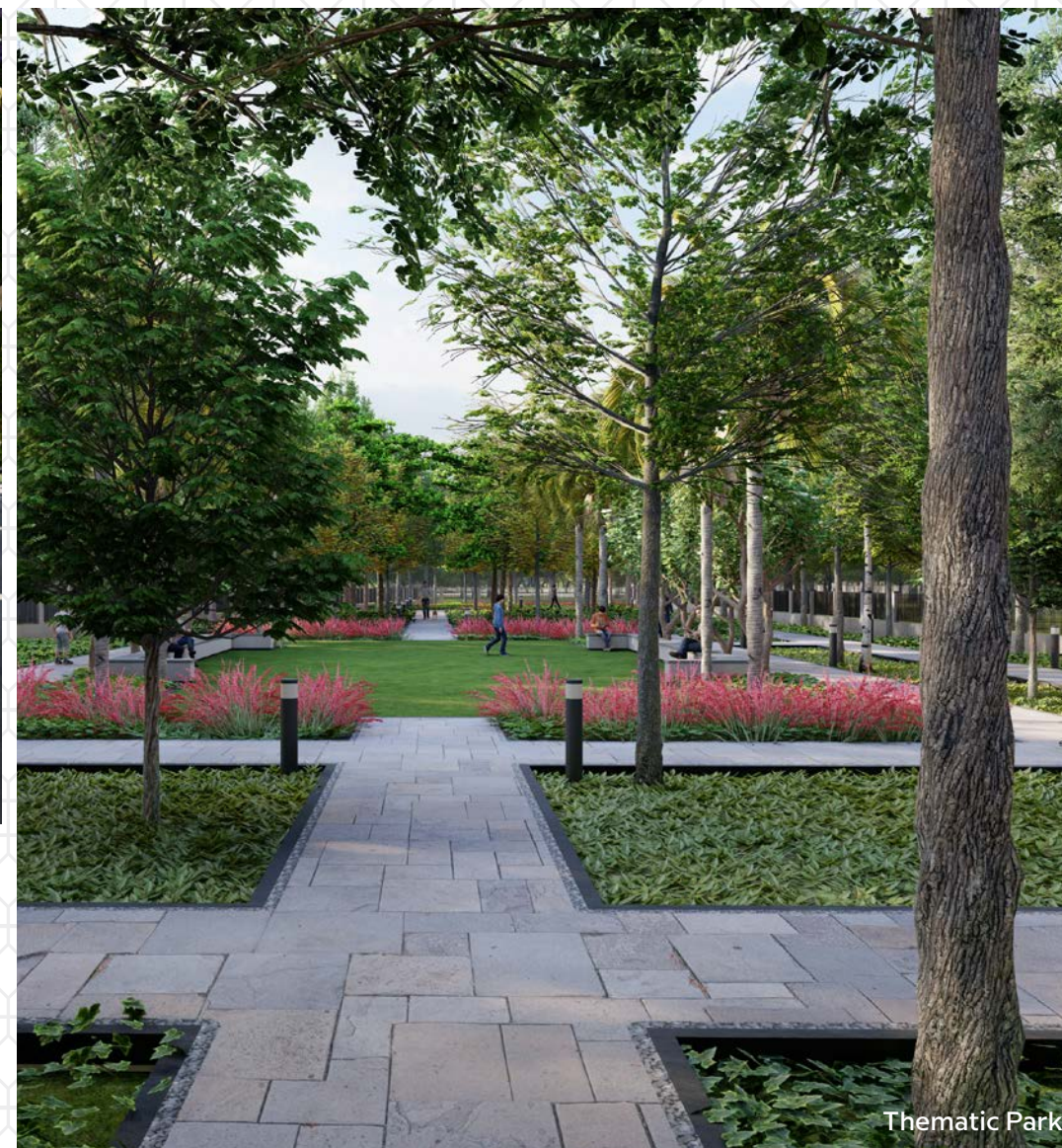
Seating Area



Site Office

Spread over 30 beautiful acres, Sapta Varna is a residential villa plots project magnificently developed to provide the comfort and ease you seek. The 279 residential villa plots come in 4 sizes (150, 267, 300 & 375 sq. yds) to perfectly fit dreams of every size. It's a community carefully shaped to nurture your future in every way.

SHAPED TO FIT YOUR LIFESTYLE



Whether it's the incredible quality of the surrounding infrastructure or the safety and security of the community, at Sapta Varna, you will find every convenience you need to lead a balanced, engaging and secure life. The wide range of amenities, thoughtfully built to serve you, greatly enhance your living experience every day.

AMENITIES

All M30 Grade Cement
Concrete Roads



Solar Street Lights With
Central Median
And Avenue Plantation



Underground
Electricity



Underground
Drainage



Magnificent Arch
With 24hr Security



CC Camera
Surveillance



Six Well-Laid-Out
Parks



Huge
Clubhouse



Banquet Hall,
Swimming Pool
And Gymnasium



2.5 Acres Of Parks
And Greenery



Footpaths
& Kerbs



Dedicated Huge
Commercial Space
Abutting The Road



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APPROVED LAYOUT



PROJECT OVERVIEW

- ◆ Total Extent : 30 Acres
- ◆ Total Plots : 279
- ◆ Plot Sizes : 150, 267, 300, 375 (Sq.Yds.)



Microsoft Data Center



RGIA



Kanha Shanti Vanam



NRSC



Financial District



Statue Of Equality



NH-44



Amazon's Largest Warehouse

LOCATION HIGHLIGHTS

Abutting The **200 Ft.** Old Bangalore Highway

Just **200 Meters** From The 6-Lane Bangalore Highway (NH -44)

Just **2kms** From Shadnagar Bus Station

Adjacent To **Shadnagar Market Yard** And Within Shadnagar Municipal Limit

Just **45-Minute** Drive From The Financial District



DEVELOPMENT IN THE VICINITY

Close Proximity To The Proposed **Regional Ring Road (RRR)**

National Remote Sensing Center (NRSC) Within **2 kms**

Microsoft Data Center Within **3.5 kms** From The Site

Situated Close To **RGIA** & Upcoming **Metro Station** Shamshabad

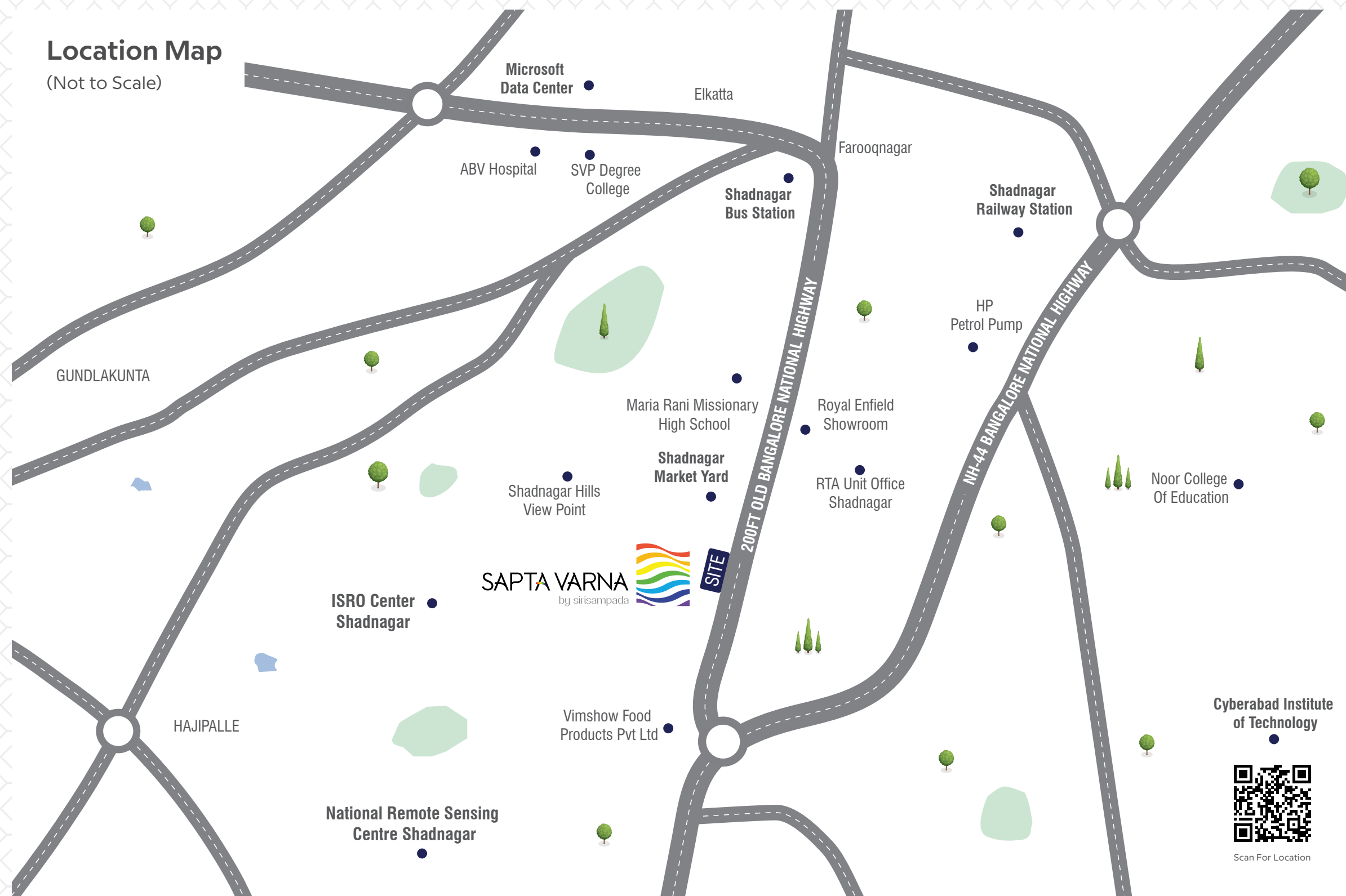
Amazon's Largest Warehouse And Fulfillment Center Within **12 kms**

15 Mins Drive From The Statue Of Equality

20 Mins Drive From The World's Largest Meditation Center 'Kanha Shanti Vanam'

Location Map

(Not to Scale)



Cyberabad Institute of Technology



Scan For Location