



Promoters Track Record

- 40+ years track record.
- 5+ million sft of construction completed.
- 4,000+ homes completed.
- 3 million sft under construction.
- 1,500+ homes under construction.

Completed Projects

 Gulmohar Gardens Mallapur, Hyderabad 505 flats on 8 acres	 Paramount Residency Nagaram, Hyderabad 260 flats on 3 acres	 Greenwood Residency Kowkur, Secunderabad 345 flats on 6 acres	 Mayflower Grande Mallapur, Hyderabad 370 flats on 3 acres	 Mayflower Park Nacharam, Hyderabad 505 flats on 4.8 acres	 Mayflower Heights Mallapur, Hyderabad 280 flats on 4 acres
 Silver Oak Bungalows Cherlapally, Hyderabad 250 duplex bungalows on 24 acres	 Paramount Avenue Nagaram, Hyderabad 208 flats on 2 acres	 Silver Oak Apartments Cherlapally, Hyderabad 120 flats on 1 acre	 Villas At Silver Creek Nagaram, Hyderabad 44 villas on 3 acres	 Serene Farms Yenkepally, Chevella 50 farmhouses on 32 acres	 Villa Orchids Kowkur, Secunderabad 343 duplex villas on 21 acres
 Nilgiri Homes Rampally, Pocharam, Hyderabad 95 villas & town houses on 6.5 acres	 Vista Homes Kushaiguda, Hyderabad 377 flats on 5.6 acres	 Nilgiri Estates Rampally, Pocharam, Hyderabad 188 villas on 10 acres	 Bloomdale Shamirpet, Hyderabad 72 villas on 5 acres	 Morning Glory Apartments @ Genome Valley Shamirpet, Hyderabad 30 flats on 1,122 sq.yds.	

Current Projects

 AVR Gulmohar Homes Miryalaguda, Telangana 91 villas on 6.5 acres	 Greenwood Heights Kowkur, Hyderabad 119 flats on 2 acres	 Nilgiri Heights Pocharam, Hyderabad 256 flats on 2.5 acres	 Gulmohar Residency Mallapur, Hyderabad 354 flats on 8 acres	 Silver Oak Villas-Phase III Cherlapally, Hyderabad. 114 villas on 7.5 acres.	 Mayflower Platinum Mallapur, Hyderabad 189 flats on 2.2 acres	 Bloomdale Residency @ Genome Valley Shamirpet, Hyderabad. 110 flats on 1 acre.
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Proposed Projects

 Bloomdale Villas @ Genome Valley Shamirpet, Hyderabad 120 villas on 7 acres	 Bluebell Residency TIMMAPUR Timmapur, Hyderabad. 350 flats on 3.24 acres.	 MAYFLOWER HOMES Dundigal, Hyderabad 145 villas on 10 acres	 Vista View Apartments Kompally, Hyderabad 181 flats on 2 acres	 Bluebell Residency VIKARABAD Vikarabad, Telangana 110 flats on 1 acre.
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Location Plan



Location

- 2 min drive from Yapral - 1 km.
- 5 min drive from Bollaram Check Post - 2 kms.
- 10 min drive from Sainikpuri - 5 kms.
- 15 min drive from ECIL X Roads - 8 kms.
- 20 min drive from Thirumalagiri X Roads - 9 kms.
- 20 min drive from Shamirpet ORR - 9 kms.
- 20 min drive from Jubilee Bus Station - 12 kms.
- 30 min drive from Genome Valley - 23 kms.



Location

Architects

SPAN CENTRE

Structural Engineers

ZAKI & ASSOCIATES

MODI PROPERTIES

H.O.: 5-4-187/3&4, II floor, M.G. Road, Secunderabad- 03
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SITE OFFICE:

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Note : This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



www.modiproperties.com

Developed by:

M/s. Mehta & Modi Realty Kowkur LLP



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greenwood
HEIGHTS
Kowkur, Secunderabad.

Living Redefined!



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Kowkur is an ideal location for your home situated in a serene, peaceful, traffic free and pollution free environment. It is ideally located within few minutes drive from schools, colleges, hospitals, retail and commercial establishments. Yet, it is very affordable!

Greenwood Heights is the third project of Modi Properties in Kowkur. Greenwood Residency (345 flats on 6 acres) was completed in 2014 and Villa Orchids (340 villas on 21 acres) is scheduled to be completed in 2019.

Greenwood Heights is ideally suited for defence personal, employees in Genome Valley and other residents around Secunderabad. It is designed to provide a great lifestyle product to its customers. The gated community is designed to control the environment around your home. Enjoy great quality, fabulous amenities at reasonable prices!

Clubhouse



Actual photographs - August, 2022.

Salient Features

- 119 flats on 2 acres of land.
- 7 floors with 2 basements for parking.
- Ground floor fully landscaped, vehicle free zone for pedestrians only.
- 2BHK flats - 1,220 sft.
- 3BHK flats - 1,715 & 1,945 sft.
- Plans approved by GHMC.
- Clear title.
- Gated community with modern amenities.
- All flats designed as per vaastu.
- No commercial activities within the site.

Destination Kowkur

- Close to Secunderabad Cant.
- No traffic signals upto Genome Valley.
- Travel time to Genome Valley is less - 30 mins drive.
- 10 mins. less travel time than Kompally.
- Peaceful & serene locality.



LAYOUT PLAN

Amenities

- Clubhouse 9,400 sft. with:
 - Banquet hall.
 - Recreation room.
 - Cafeteria.
 - Crèche.
 - Library.
 - First aid room.
 - Gym.
 - Yoga room.
 - Society office.
- Badminton court.
- Swimming pool.
- Children's park.
- Landscaped gardens.
- Automatic lifts.
- 24 hrs security with CC Cameras.

- Wifi security camera for each flat.
- Cement concrete roads and street lighting.
- Vehicle access control with smart cards.
- Power backup for all lights & fans upto 1KVA per flat.

Around the site

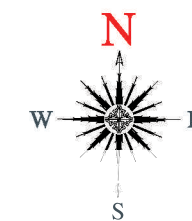


Actual photographs - August, 2022.

Progress of work at site



Actual photographs - August, 2022.



Model flats



Actual photographs - August, 2022.

Ideal for Defence Personnel

(establishments near Greenwood Heights)

- Secunderabad Cantonment.
- RSI club.
- NISA.
- DRDO.
- CRPF Campus.
- CDM.
- MCME.
- Hakimpet Airforce Station.
- Army School.
- ACDS.
- Military Hospital.

Surrounding Development

- 2 kms from proposed Secunderabad - Shamirpet - Karimnagar elevated highway.
- Genome Valley: Novartis, Biological E. Limited, Bharat Biotech, Dupont, GSK, Alembic, CHEMO, Mylan, Laurus Labs, Lonza, Ferring, Aurobindo, Indian Immunologicals, Vimta Labs, Sanzyme, Ashland, Syngene.
- Schools & colleges: Bhavans, Indus, Bashyam, CAL, Kendriya Vidyalaya, TS Sports, Loyala, NALSAR, BITS Pillani.
- Hospital: Paulomi, Xenia, Tulasi, Oxygen.
- Multiplex Theaters: Talluri, Radhika Asian Cinemas.
- Near Bollaram and EME Golf Courses.
- Serval Layouts, gated communities & apartment complexes in Yapral & Kowkur.
- Aalankrita & Leonia resorts.

