



Project Profile

Project : Villa Orchids

Date : 15-05-2020

Salient Features	➤ 343 3BHK Duplex villas on 21 acres ➤ Low density development with large open areas ➤ 15,000 sft clubhouse ➤ 1 acre central park ➤ 3 types of villas from 1585 sft to 1940 sft ➤ Land area 114 to 200 sq yds ➤ Flexible possession ➤ Gated community with modern amenities ➤ Plans approved by GHMC ➤ Clear title ➤ Designs as per vastu ➤ Peaceful, green & quiet location
Amenities	➤ Clubhouse ➤ Air conditioned banquet hall ➤ Air conditioned cafeteria cum recreation room ➤ Air conditioned gym ➤ Yoga room ➤ Grocery store ➤ Creche ➤ Library ➤ First aid room ➤ Jacuzzi & sauna ➤ Society office ➤ Swimming Pool ➤ Amphitheater ➤ Children's park ➤ Landscaped gardens ➤ Open air badminton court ➤ Tennis court ➤ Cricket nets ➤ Basketball court ➤ Power back-up upto 1KVA for each villa for all lights & fans ➤ Drinking water through RO plant ➤ 24 hours security with CC cameras ➤ Video door phone for each villa ➤ Vehicle access control with smart card ➤ 24 hours water supply. 2000 ltrs water tank in each villa. ➤ Well developed roads, footpath & lighting
Surrounding	➤ Just off proposed Secunderabad - Shamirpet - Karimnagar elevated





Developments	expressway ➤ Education hub at jawaharnagar ➤ Shapoorji Pallonji Biotech Park & ICICI Knowledge Park Genome Valley ➤ Corporates: Dupont, Vimta labs, Monsonto, GNK Biotech ➤ Schools & colleges: Bhavan's, Indus, Bashyam, CAL Public School, Kedriya Vidyalaya, Iyola College, NALSAR, BITS Pillani, IPK ➤ Hospitals: Paulomi, Xenia, Tulasi, Oxygen ➤ Multiplex Theaters: Talluri, Radhika Asian Cinemas ➤ Near Bollaram and EME Golf Courses ➤ Several Layouts, gated communities & apartment complexes in Yaprak & Kowkur
Current Status	➤ 150 villas completed. ➤ 62 villas nearing completion. ➤ CC roads, electric power supply, water supply, drainage, septic tank, OHT, compound wall, gates, etc. completed. ➤ Work of clubhouse and central landscape area nearing completion.
Ideal for Defense Personnel	➤ Adjacent to Secunderabad Cantonment. ➤ Oldest & second largest cantonment in India. ➤ RSI Club. ➤ College of Defence Management, MCME & Hakimpet Air Force Station. ➤ Army School, Army Dental College, Military Hospital. ➤ CSD Facility.
Location	➤ 2 Minutes drive from Bollaram Check Post - 1.5 kms. ➤ 5 Minutes drive from Yaprak X road - 2.5 kms. ➤ 20 Minutes drive from Sainikpuri - 7.5 kms. ➤ 25 Minutes drive from Tirumalagiri X Roads - 9 kms. ➤ 30 Minutes drive from ECIL X Roads - 13 kms. ➤ 35 Minutes drive from Jubilee Bus Station, Secunderabad - 15 kms
Address	Sy.No. 1 to 7, Kowkur, Bollaram, Secunderabad - 500 010. Phone: +91-40-65522334 Email : villaorchids@modiproperties.com
Specifications	Structure : RCC Walls : Cement blocks. External painting : Exterior emulsion. Interior painting : Smooth finish with OBD. Flooring : Branded 2 x 2 ft vitrified tiles. Main door frame : Wood with polished panel door. Internal door frames : Wood with paint. Door shutters : Painted panel doors with Dorset hardware. Windows : Aluminium sliding windows. Sanitary : Cera / Parryware / Hindware or equivalent brand.





	CP fittings : Branded quarter turn Bathrooms : Branded designer tiles upto 7ft. Kitchen : Granite slab with 2 ft dado and SS sink. Electrical : Copper wiring with modular switches. Plumbing : UPVC /CPVC/ PVC pipes
Contact	Suresh +91 98666 69768 Nagireddy +91 99595 66505 Vasundhara + 91 90001 49079 email: suresh@modiproperties.com

