



SILVER OAK VILLAS

CHERLAPALLY, HYDERABAD

features that make
**Your House
Your Home**



Silveroak Villas is ideally located for development of quality villas with modern amenities in a well developed locality, yet with a very affordable price. Silveroak Villas is situated in a serene, peaceful, traffic free and pollution free environment. Ample ground water will enable maintenance of a green cover in the gated community.

Modi Properties has completed over 400 villas and 120 apartments in Cherlapally. Silveroak Villas consists of about 211 villas and 8 apartments of which 97 villas and 8 apartments are nearing completion.

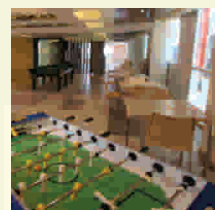
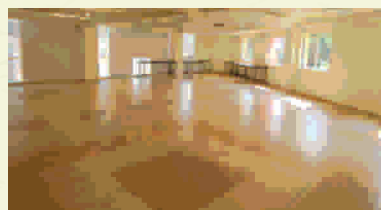
Our gated communities are designed to provide a great lifestyle product to our customers. The gated community is designed to control the environment around your home. Enjoy great quality, fabulous amenities at reasonable prices!

SALIENT FEATURES

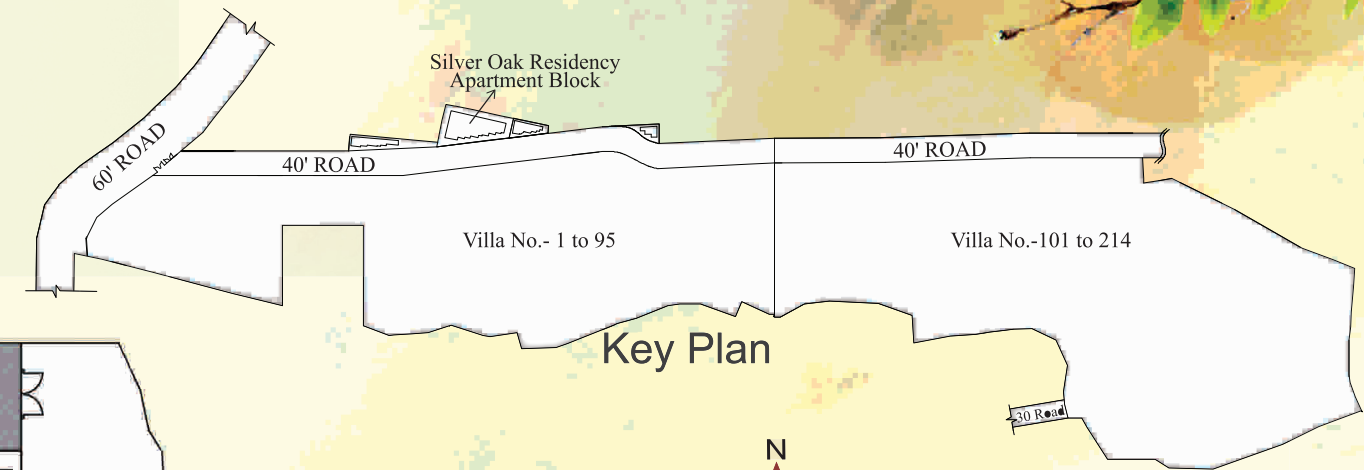
- Designed for affordability.
- 114 villas on 7.5 acres.
- 95 villas on 6.5 acres, sold-out and nearing completion.
- Separate apartment block - 8 flats.
- Plot sizes from 161 sq. yds.
- Built-up area 2,040 sft.
- Low density development with large open spaces.
- GHMC approved.
- Clear title.
- Design as per vastu.
- Gated community with modern amenities.
- Underground cabling for power supply and communication.
- Pollution free environment.

AMENITIES:

- | | |
|----------------------------------|--|
| • Clubhouse. | • Sports facilities. |
| • Banquet hall. | • Children's park. |
| • Recreation room cum cafeteria. | • Landscaped gardens. |
| • Creche. | • 1 KVA backup power for each villa. |
| • Society office. | • Cement concrete roads and street lighting. |
| • First-aid room. | • Drinking water through RO plant. |
| • Gym. | • 24 hours security with CCTV. |
| • Yoga room. | • Wi-fi security camera for each villa. |
| • Lawns for banquets. | • Vehicle access control with smart card. |
| • Swimming pool. | • 2,000 ltrs water tank for each villa. |



Site Plan



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 - Wood / WPC with polished panel door.
- Internal door frames - Wood / WPC with paint.
- Door shutters - Painted panel doors with branded hardware.
- Windows - Aluminium sliding windows with grills.
- Sanitary - Cera / Parryware / Hindware or equivalent brand.
- CP fittings - Branded quarter turn.
- Bathrooms - Branded designer tiles upto 7 ft.
- Kitchen - Granite slab with 2 ft dado and SS sink.
- Electrical - Copper wiring with modular switches.
- Plumbing - CPVC / PVC pipes.



Villa T



Villa Type - C2

AERIAL VIEW

Promoters Track Record

- 40+ years experience.
- 40+ lakh sft of construction completed.
- 3,500+ homes completed.
- 20+ lakh sft under construction.
- 1,000+ 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, Bolarum, Secunderabad
345 flats on 6 acres



MAYFLOWER GRANDE
Mallapur, Hyderabad
370 flats on 3 acres



MAYFLOWER PARK
Nacharam, Hyderabad
550 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 (Cherlapally), Hyderabad
44 villas on 3 acres



NILGIRI HOMES
Rampally, Keesara, Hyderabad
95 villas & town houses on 6.5 acres



VILLA ORCHIDS
Kowkur, Secunderabad
343 duplex villas on 21 acres

Current Projects



VISTA HOMES
Kushaiguda, Hyderabad
403 flats on 5.6 acres



GULMOHAR HOMES
Miryalaguda, Telangana
91 villas on 6.5 acres



MAYFLOWER PLATINUM
Mallapur, Hyderabad
189 flats on 2.2 acres



SERENE FARMS
Yenkepally, Chevella
50 farmhouses on 32 acres



GREENWOOD HEIGHTS
Kowkur, Secunderabad
119 flats on 2 acres



MORNING GLORY APARTMENTS
Genome Valley, Hyderabad
30 flats on 1,122 sq. yds.



NILGIRI ESTATES
Rampally, Pocharam, Hyderabad
188 villas on 10 acres



BLOOMDALE
Shamirpet, Hyderabad
72 bungalows on 5 acres



GULMOHAR RESIDENCY
Mallapur, Hyderabad
354 flats on 8 acres

Proposed Projects

MAYFLOWER HOMES
Dundigal, Hyderabad
145 villas on 10 acres

BLOOMDALE RESIDENCY AT GENOME VALLEY
Genome Valley, Hyderabad
110 flats on 1 acre

NILGIRI HEIGHTS
Pocharam, Hyderabad
272 flats on 2.5 acres

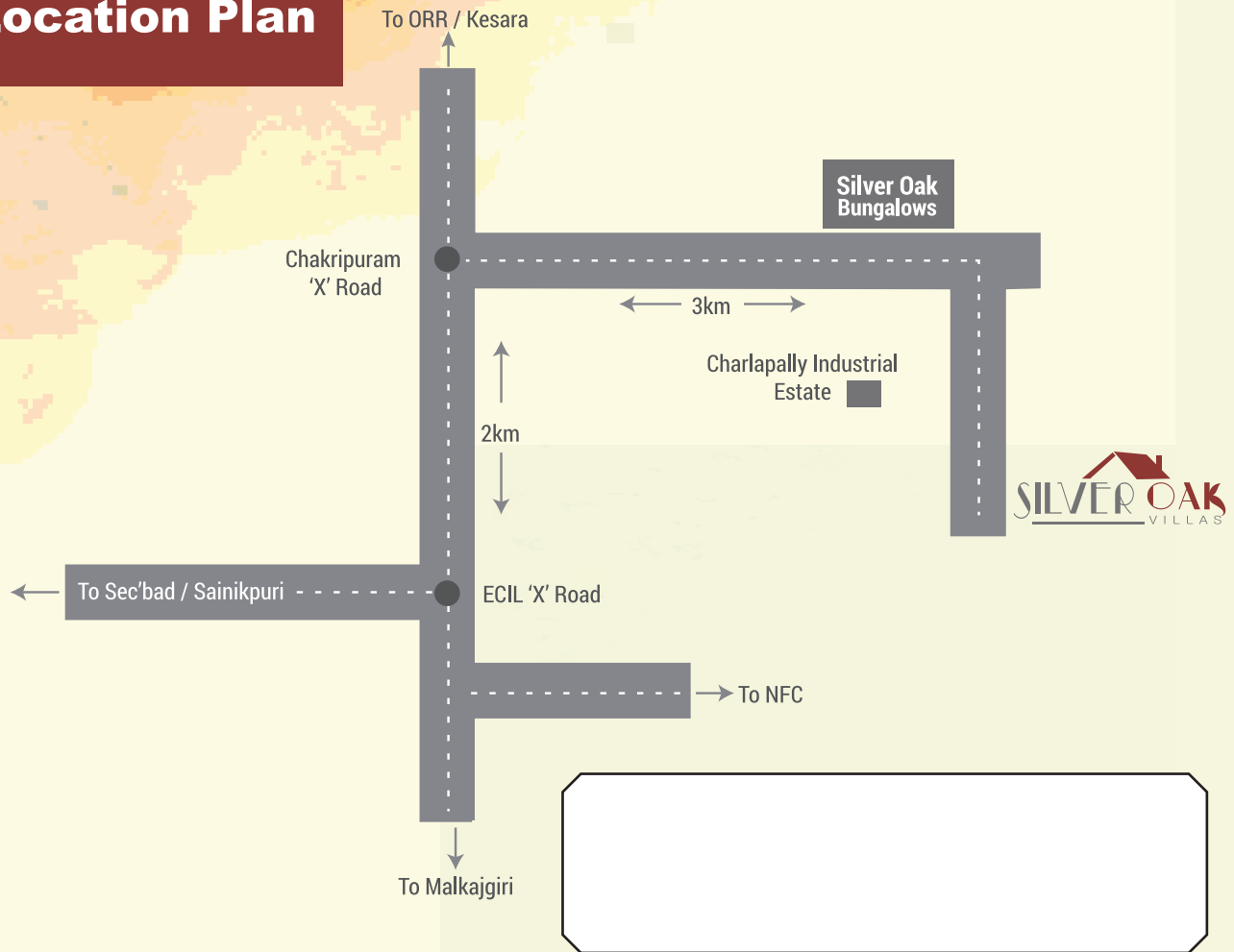
BLUEBELL RESIDENCY
Vikarabad, Telangana
105 flats on 1 acre

MARIGOLD RESIDENCY
KOMPALLY, HYDERABAD
180 flats on 2 acres

BOOMDALE VILLAS AT GENOME VALLEY
Genome Valley, Hyderabad
170 flats + 8 villas on 2 acres

EAST SIDE RESIDENCY
Pocharam, Hyderabad
750 flats on 6 acres

Location Plan



10 minutes drive from ECIL cross roads - 5 Kms.
10 minutes drive from Infosys/Mindspace - 5 Kms.
15 minutes drive from Neredmet cross roads - 9 Kms.
20 minutes drive from Habsiguda cross roads - 11 Kms.
20 minutes drive from Trimulgherry cross roads - 12 Kms.

Next to Govt. of India, Mint and Cherlapally Industrial area.
Connected by 100 ft main road.
Close to proposed MMTS station.



RERA:

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

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Promoted by:

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Owned & Developed by:

Modi Housing Pvt. Ltd.
Silver Oak Villas LLP
Silver Oak Reality LLP

Architects:



Architectural Associates

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Structural Engineers:



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