

LOCATION PLAN

LOCATION PLAN



- 2 minutes drive from Bollaram Check Post - 1.5 kms.
- 5 minutes drive from Yapral X Roads - 2.5 kms.
- 20 minutes drive from Sainikpuri - 7.5 kms.
- 25 minutes drive from Tirumalgiri X Roads - 9 kms.
- 30 minutes drive from ECIL X roads - 13 kms.
- 30 minutes drive from Jubilee Bus Station, Secunderabad - 12 kms.

PROMOTERS TRACK RECORD

- 40 years track record
- 35 lakh sft. construction completed
- 25 projects successfully completed
- 2,500 flats completed
- 450 villas completed
- 17 lakh sft. under construction
- 1,300 flats and villas under construction



VARNA MEDIA 98484 57424



www.modiproperties.com

Head Office : 5-4-187/3&4, II Floor,
M.G. Road, Sec-bad - 03.
Ph : +91-40-6633 5551.
Email : info@modiproperties.com

Site Office : Sy. No. 1 to 7
Kowkur, Bollaram
Secunderabad - 500 010.
Phone : +91-40-6552 2334.

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.



About us

To meet the demand for affordable, high quality villas in a gated community, Modi Properties, Mehta Constructions and Sri Venkataramana Constructions have come together to bring you 'Villa Orchids' at Kowkur, Bollaram, Secunderabad.

Modi Properties, Mehta Constructions and the promoters of Sri Venkataramana Constructions have operations in Yapral / Kowkur for several years and are close business associates. The impeccable reputation of Modi Properties perfectly complemented with the experience of Sri Venkataramana Constructions in acquisition and management of large tracks of land has culminated in 'Villa Orchids' - a place you will be proud to call your home.

Salient Features

- 340 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 1,585 sft to 1,940 sft
- Land area 114 to 180 sq yds
- Gated community with modern amenities
- Plans approved by GHMC
- Clear title
- Designs as per Vaastu
- Peaceful, green & quiet location
- 100+ villas completed & handed over
- Infrastructure with roads, water & electricity connection, compound wall, etc. completed
- Clubhouse and landscaped areas nearing completion



Ideal for Defense Personnel

- Adjacent to Secunderabad Cantonment
- Oldest & second largest cantonment in India
- RSI Club
- College of Defense Management, MCEME & Hakimpet Air Force Station
- Army School, Army Dental College, Military Hospital
- CSD Facility



SURROUNDING DEVELOPMENT

Surrounding Development

- Just off proposed Secunderabad - Shamirpet - Karimnagar highway
- Genome Valley
- Corporates: Dupont, Vimta Labs, Monsanto, GVK Biotech
- Schools & colleges: Bhavan's, Indus, Bashyam, CAL Public School, Kendriya Vidyalaya, Loyola College, NALSAR, BITS Pillani
- Hospitals: Paulomi, Xenia, Tulasi, Oxygen
- Multiplex Theaters: Talluri, Radhika Asian Cinemas
- Near Bollaram and EME Golf Courses
- Several Layouts, gated communities & apartment complexes in Yapral & Kowkur
- Aalankrita & Leonia resorts



LAYOUT PLAN

Layout Plan

Villa Type	Land Area (Sq.Yds.)	Plot width(ft)	Plot Length (ft)	Built up area (sft.)
B2	180	33'0"	49'0"	1,940
C1	147	27'0"	49'0"	1,820
C2	147	27'0"	49'0"	1,820
D1	114	21'0"	49'0"	1,585
D2	114	21'0"	49'0"	1,585





AMENITIES

- Clubhouse
 - Air conditioned banquet hall
 - Air conditioned cafeteria cum recreation room
 - Air conditioned gym
 - Yoga room
 - 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



MODI PROPERTIES - CURRENT



Mayflower Grande
Mallapur, Hyderabad
370 flats on 3 acres



Vista Homes
Kushaiguda, Hyderabad
403 flats on 5.6 acres



Bloomdale
Shamirpet, Hyderabad.
72 villas on 5 acres



Paramount Avenue
Nagaram, Hyderabad
208 flats on 2 acres



Nilgiri Estates
Rampally, Pocharam, Hyd
188 Villas on 10 acres



AVR Gulmohar Homes
Miryalaguda, Telangana
91 Villas on 6.5 acres



Serene Farms
Yenkepally, Chevella
50 Farmhouses on 32 acres



Silver Oak Villas
Charlapally, Hyd
68 Villas on 4.7 acres

MODI PROPERTIES - COMPLETED



Gulmohar Gardens
Mallapur, Hyderabad
505 flats on 5 acres



Paramount Residency
Nagaram, Hyderabad
260 flats on 3 acres



Greenwood Residency
Kowkur, Alwal, Secunderabad
345 flats on 6 acres



Mayflower Park
Nacharam, Hyderabad
550 flats on 4.8 acre



Mayflower Heights
Mallapur, Hyderabad
280 flats on 4 acres



Silver Oak Bungalows
Cherlapally, Hyderabad
250 Duplex bungalows on 24 acres



Silver Oak Apartments
Cherlapally, Hyderabad
120 flats on 1 acre



Villas At Silver Creek
Nagaram, Hyderabad
54 villas on 3 acres



Nilgiri Homes
Rampally, Pocharam, Hyderabad
95 Villas & Town Houses on 6.5 acres