



**Srinivasa Nilaya**  
@KOTHUR

**VILLA PLOTS @ KOTHUR**

[www.slventures.com](http://www.slventures.com)

Make a fortune from your investment in Srinivasa Nilaya










## Hyderabad is HEAVEN for investment:

Hyderabad city is constantly recording tremendous growth in real estate. Especially, Outskirts have become preferable option for investments with exponential growth and return on investment.

The corporate world loves the capital city of Telangana. Besides Indian blue-chip companies like TCS, Infosys and Wipro. Global heavy weights like Amazon, Microsoft, Apple, Google, Accenture and Capgemini are increasingly expanding their base in Hyderabad. Recently, Adobe Systems has expressed interest to set up an artificial intelligence center in the 'City of Pearls'. Eventually, the city's residential market is all set to experience the boom.

## Layout locality and Features:

Layout is strategically located in  limits of Hyderabad in the vicinity of highly developing area KOTHUR, it is most popular for its infrastructural developments and connectivity to Hyderabad city. It is located on Bangalore Highway (NH-44) and very close to International Airport. Also, very close to proposed Railway Freight terminal at Thimmapur, reputed educational institutions (JIMS), Spiritual Centres (Chinna Jeeyar Swami Ashramam) and upcoming international smart city from reputed organization.

Especially, layout is located in vicinity of town expansion area and many new residential constructions are taking place rapidly. Proposed 100 feet Road passing through layout as per  master plan and surrounded by R1 and commercial zones. Layout located in between Bangalore highway and proposed 150 feet road (In parallel to Bengaluru Highway) as per  master plan with proposed well connected 100 feet radial roads.






## Layout Features:

- Srinivasa Nilaya is an HMDA Open Plots Project from SLN Ventures.
- Scope for commercial plots along proposed 100 feet radial road.
- Entire layout as per Vasthu
- Avenue Plantation and Park
- Underground Drainage system
- Overhead Water Tank
- Blacktop Roads with Kerb Stones
- Underground Electricy
- Entrance Arch with Compound wall
- Clear title and Spot Registration

## Location Advantages

- 100 Feet Radial Road ( As per  Master Plan) passing through Layout
- Just Behind PAPYRUS Port Resort abutting Bengaluru highway (NH-44)
- Layout is within **KOTHUR** with active new constructions
- 20 min Drive to International Airport
- 5 KM from Statue of Equality, JIMS Medical Collage, Chinna Jeeyar Swamy Ashramam, Swarna Bharathi Trust
- Upcoming My Home International Smart City
- 3 kms from Proposed Freight Terminal @ Thimmapur
- 10 min Drive to NATCO, P&G, Amazon, Johnson & Johnson
- 15 min Drive to Electronic SEZ & Hardware Park at Maheswaram
- 45 min Drive to Gachibowli





LOCATION MAP  
NOT TO SCALE



 **SLN Ventures Project Sites**



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FOR MORE DETAILS :

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