



Premium Villas @ Nadergul



Artist's Impression

Exclusive 3 & 4 BHK Villas

A Community Designed for Better Living

Spread across
18 acres with
184 Premium Villas

83,000+ Sq. Ft.
of Lush Green Spaces
with Five Themed Parks

Dedicated Parking
for Every Villa

Project Located
Right on a
150 Ft. Wide road

Two Grand Clubhouses
Spanning Over
42,000 Sq. Ft.

A Dedicated
Cycling Track
for Active Living

85+ Thoughtfully
Curated Amenities
for all Age Groups

A **Serene Lakeside**
Living Experience



Image Used for Representation Purpose Only

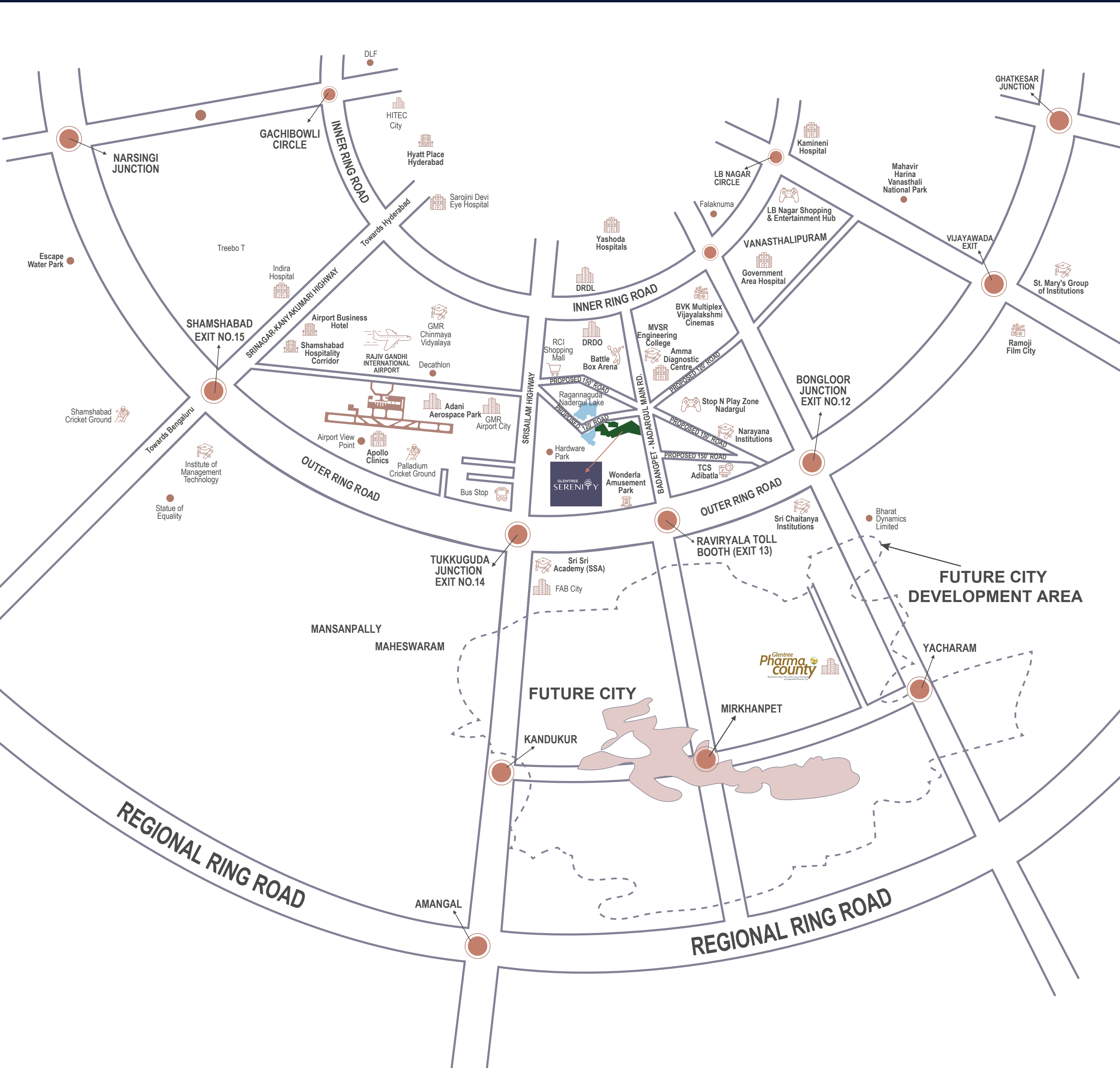
A Well-Connected Growth Corridor

We have unearthed the emerging gem
of Hyderabad - **Nadergul.**



- ~ HMDA Masterplan roads of 150 Ft, 120 Ft & 60 Ft Wide road passing through our project
- ~ 150 ft Wide proposed road to ORR and Srisailam Road / Airport
- ~ 120 ft Wide proposed road to Srisailam Road and Hayathnagar
- ~ Strong investment potential with the upcoming Future City, Bullet Train Hub, Greenfield Road, etc.
- ~ Strategically located near ORR, the Airport, DRDO and LB Nagar — Nestled between Srisailam Road and Nagarjuna Sagar Highway, with excellent connectivity to the Inner and Outer Ring Roads.

Where Connectivity Meets Serene Living



*Map Not To Scale

Map Created Based on the HMDA Master Plan 2031 and Future City Announcements by the Government.



Major Connectivity

- Adibatla IT Hub – 12 mins
- Karmanghat – 24 mins
- Rajiv Gandhi International Airport – 24 mins
- LB Nagar – 28 mins



Educational Institutions

- DPS Nadergul – 5 mins
- MVSR Engineering College – 5 mins
- Spoorthy Engineering College – 10 mins
- Narayana Institutions – 15 mins
- Sri Chaitanya Institutions – 15 mins
- Velocity International School – 27 mins
- Sri Sri Academy – 27 mins
- Aga Khan Academy – 30 mins
- GMR School of Business – 30 mins



Hotels & Hospitality

- Airport Hospitality Corridor – 27 mins
- Airport Business Hotels – 27 mins



Employment & Growth Hubs

- TSIIIC Aerospace SEZ – 5 mins
- TCS Adibatla – 12 mins
- Foxconn (KK Park) – 20 mins
- Fab City – 23 mins
- DRDO – 24 mins
- Future City – 45 mins



Entertainment & Lifestyle

- Wonderla – 16 mins
- Eco Tourism Park – 26 mins
- LB Nagar Shopping & Entertainment Hub – 28 mins
- Ramoji Film City – 30 mins
- Mahavir Harina Vanasthali National Park – 32 mins
- Statue of Equality – 38 mins
- Nehru Zoological Park – 42 mins



Hospitals & Healthcare

- Apollo Clinics (Diagnostics) – 10 mins
- Diagnostic Centres – 10 mins
- Government Hospital – 18 mins
- Owaisi Hospital – 24 mins
- Kamineni Hospital – 29 mins
- Rainbow Children's Hospital – 29 mins
- Yashoda Hospital – 39 mins

Five Landscapes. One Serene Way of Life.



Image Used for Representation Purpose Only

ARANYA
Forest Park

EKAANTH
Serene Garden

VEER
GARDEN
The Sports Park

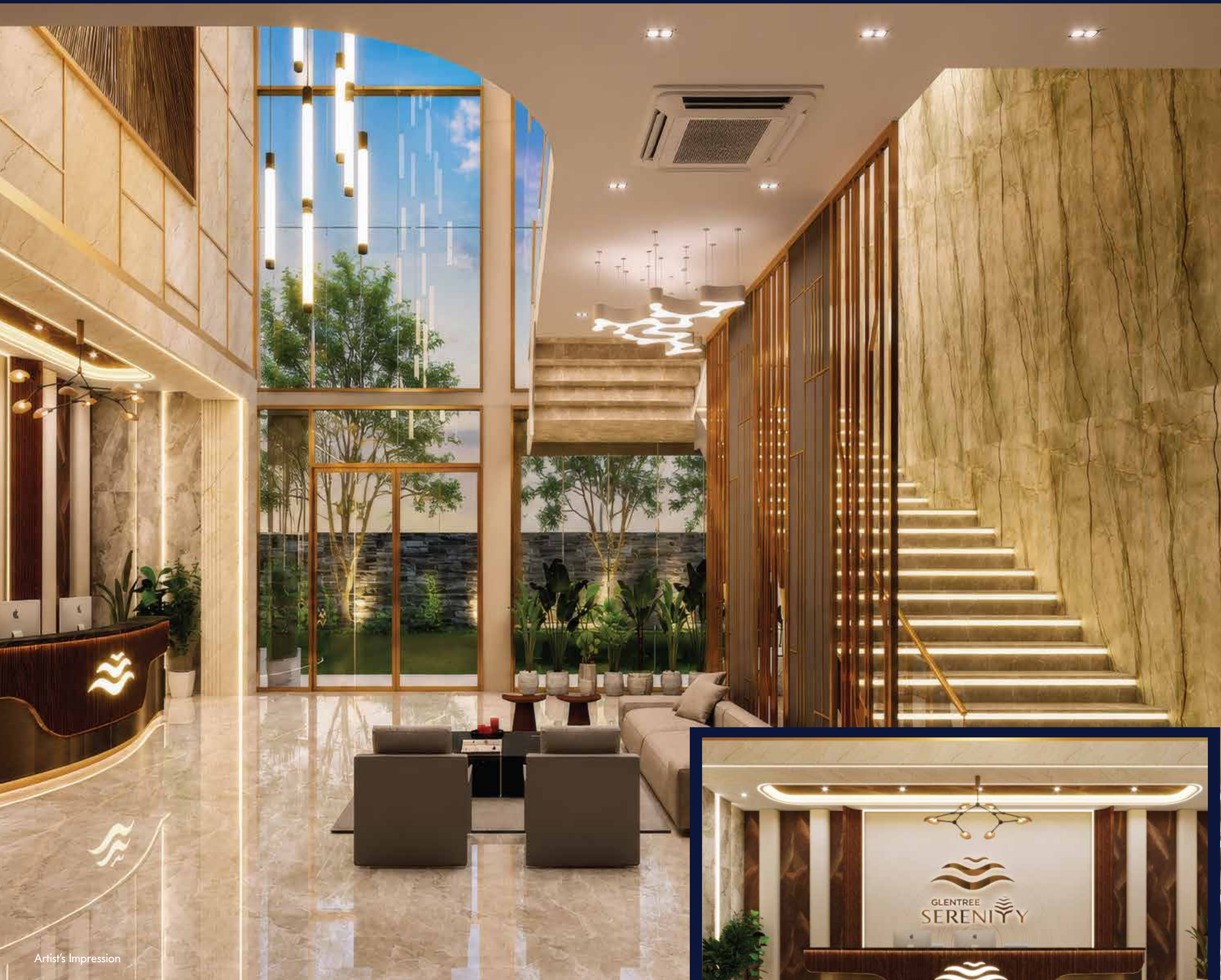
ANANDA VANA
Wellness Garden

SAHAVAS
The Social Park



Two Clubhouses. One Elevated Lifestyle.

Spread across 42,000+ Sq. Ft., these thoughtfully designed clubhouses come together as vibrant lifestyle destinations, curated for leisure, wellness, recreation, and everyday indulgence.



Artist's Impression



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OFFERINGS:

A curated collection of world-class amenities for leisure and indulgence

A dynamic hub for lifestyle, wellness, and recreation

Club Serene

Approx. 29,479 Sq. Ft.

A thoughtfully designed space for relaxation, entertainment, and meaningful social gatherings.



Artist's Impression

- | | |
|------------------------------|-----------------------------|
| Reception | Yoga / Aerobics Studio |
| Triple-Height Entrance Lobby | Gymnasium |
| Guest Lounge | Salon & Spa |
| Pre-Function Lounge | Swimming Pool |
| Banquet Hall | Poolside Deck |
| Café (Provision) | Barbeque Terrace |
| Outdoor Seating | Indoor Kids' Play Area |
| Covered Terrace Area | Gaming Zone |
| Grocery Provision Store | Library |
| Pantry Area | Crèche |
| Office Space | Co-Working Area |
| Facility Office | Guest House Suites (3 Nos.) |
| Toilets | |

Veranda Pavilion

Approx. 12,866 Sq. Ft.

A dedicated hub for fitness, sports, and active recreation.



Artist's Impression



Double-Height Entrance Lobby



Gym / Multipurpose Hall



Badminton Courts (2)



Squash Court



Indoor Games Area



Board Games Zone



Toilets

200 SQ. YDS. EAST FACING VILLA

PLOT SIZE 34'-5" x 52'-6"	CONFIGURATION 3 BHK + Multipurpose Triplex Villa	EAST PLOT NOS - 15 (46 to 49, 68, 74, 84 to 88, 98 to 101)	AREA STATEMENT>>	No. of Floors	G + 2
				Ground Floor	1246 Sft.
				First Floor	1246 Sft.
				Second Floor	384 Sft.
				Total Area	



Artist's Impression



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



200 SQ. YDS. WEST FACING VILLA

PLOT SIZE 34'-5" x 52'-6"	CONFIGURATION 3 BHK + Multipurpose Triplex Villa	WEST PLOT NOS - 20 (41 to 43, 51 to 54, 61, 62, 65, 71, 77 to 81, 91 to 94)	AREA STATEMENT>>	No. of Floors	G + 2
				Ground Floor	1196 Sft.
				First Floor	1246 Sft.
				Second Floor	394 Sft.
				Total Area	



Artist's Impression



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



267 SQ. YDS. EAST FACING VILLA

PLOT SIZE 40' X 60'	CONFIGURATION	EAST PLOT NOS - 25	AREA STATEMENT>>	No. of Floors	G + 2
	4 BHK +	(15 to 18, 26, 27, 122, 131,		Ground Floor	1455 Sft.
	Multipurpose Triplex	132, 144 to 148, 159 to 162,		First Floor	1404 Sft.
	Villa	171 to 173, 181 to 184)		Second Floor	856 Sft.
				Total Area	3715 Sft.



Artist's Impression



ROAD



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR

267 SQ. YDS. WEST FACING VILLA

PLOT SIZE 40' X 60'	CONFIGURATION	WEST PLOT NOS - 26	AREA STATEMENT>>	No. of Floors	G + 2
	4 BHK +	(21 to 23, 30, 124 to 126,		Ground Floor	1409 Sft.
	Multipurpose Triplex	135 to 141, 153 to 156,		First Floor	1399 Sft.
	Villa	165 to 168, 175 to 178)		Second Floor	877 Sft.
				Total Area	3685 Sft.



Artist's Impression



ROAD

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



300 SQ. YDS. EAST FACING TRIPLEX VILLA

PLOT SIZE 45' X 60'	CONFIGURATION	EAST PLOT NOS - 19	AREA STATEMENT>>	No. of Floors	G + 2
	4 BHK + Maid Room + Multipurpose Triplex Villa	(2 to 6, 19, 28, 33, 117 to 121, 129, 130, 143, 158, 170, 180)		Ground Floor	1697 Sft.
				First Floor	1627 Sft.
				Second Floor	962 Sft.
				Total Area	4286 Sft.



Artist's Impression



300 SQ. YDS. WEST FACING TRIPLEX VILLA

PLOT SIZE 45' X 60'	CONFIGURATION	WEST PLOT NOS - 20	AREA STATEMENT>>	No. of Floors	G + 2
	4 BHK + Maid Room + Multipurpose Triplex Villa	(7 to 11, 20, 29, 109 to 114, 127, 128, 142, 152, 157, 169, 179)		Ground Floor	1645 Sft.
				First Floor	1613 Sft.
				Second Floor	1018 Sft.
				Total Area	



Artist's Impression



ROAD



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Image Used for Representation Purpose Only

Project *Specifications*

Architecture by 


IGBC Gold Pre-Certified (Proposed)

Structure

Framed Structure:

RCC framed structure designed to withstand wind and seismic loads.

Super Structure:

8" thick solid blockwork for external walls and 4" thick solid blockwork for internal walls.

Plastering:

Double coat cement plaster with smooth finish for Internal and External walls.

Doors & Windows

Main Door:

Teak wood door frame and Veneer shutter finished with melamine polish and premium hardware.

Internal Doors:

Hard wood door frame and designer shutters with premium hardware.

French Doors:

UPVC frame and shutters with Toughened glass and provision for mosquito mesh.

Windows:

UPVC frame and shutters with provision for mosquito mesh.

Painting

Internal Walls:

Two coats of Acrylic emulsion paint over smooth putty finish of reputed make.

External Walls:

Combination of texture and putty finish with two coats of weatherproof exterior emulsion paint as per elevation.

Kitchen

- Granite platform with stainless steel sink
 - Provision for electrical points of all appliances like Refrigerator, Microwave oven, Mixer grinders, Chimney and Water purifier
 - Provision for Municipal/softener water and Domestic water
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Bathrooms

- Wall-Hung EWC of Jaquar / Grohe or equivalent with concealed flush tank / valve
 - Wash basin of Grohe / Jaquar or equivalent
 - Single-lever hot and cold diverter with shower from Grohe / Jaquar or equivalent.
 - All CP fittings of Grohe / Jaquar or equivalent
 - Provision for Geysers in all bathrooms
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Flooring and Dado

Drawing / Living / Dining / Kitchen / Bedrooms:

800 x 800 mm double charged vitrified tiles.

Home Theater:

Wooden finish flooring.

Toilets:

Glazed Vitrified tiles 600 x 1200 mm for walls and Anti-skid vitrified tiles for flooring

Staircase:

Granite flooring

Sit-out & Balconies:

Anti-skid vitrified tiles

Parking and Setbacks:

Paver tiles / natural stone

Electrical

- 3 Phase electrical supply for each villa
 - Concealed copper wiring of Finolex / Polycab / Havells or equivalent
 - Elegant designer modular electrical switches of reputed make - Legrand/Havells or equivalent
 - Electrical and communication distribution board with MCBs as per design – Legrand or Equivalent.
 - Power points for geysers in all bathrooms.
 - Air Conditioning: Provision for air conditioners in all rooms.
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Communication Cable TV & Internet

- Intercom facility for all villas connecting security
 - Provision for internet for each villa
 - Provision of cable connection in all bedrooms, living area and Multipurpose room
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Lift

- Lift: Space provision for the installation of a hydraulic lift is provided.
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Utilities & Services

- 100% power backup for all villas through acoustic DG sets (excluding ACs and geysers).
- Thoughtfully designed landscaping and parks for the entire community
- Sewage treatment plant (STP) of adequate capacity as per norms and treated water will be used for landscaping.
- Sophisticated round-the-clock security with compound wall for entire community, CCTV surveillance in common areas and continuous monitoring.
- Rainwater harvesting system as per norms.



 Corporate Address:

Glentree Villas LLP, H. No. 8-2-293/82/A/1130 & 1130/1, Plot No. 1130,
Ground Floor, Shreya Towers,
Jubilee Hills, Road No. 36, Hyderabad – 500033.

 Site Address:

Sy. No. 578, Nadergul Village, Balapur, Ranga Reddy, Balapur Mandal,
Hyderabad, Telangana – 501510.



 **sales@glentreehomes.in**

Home Loans Approved By:



No.: P02400010707
Website: <https://rera.telangana.gov.in>



Permit No.: 012013/LO/HMDA/
3194/SMD/2024



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