



HILL CITY

City Outside. Tranquility Inside



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TLP No : 108/2023/H

A MagiGloCal Project

46.5 Acres | Magical Facilities | Global Amenities | Local Priorities

Hyderabad's First of its Kind Layout



Narayanpur (V), Near Nawabpet.



165 Sq. Yds.	183 Sq. Yds.
147 to 1063 Sq. Yds.	202 Sq. Yds.
165 to 814 Sq. Yds. (Mortgage Plots)	



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City Outside. Tranquility Inside



Hill City is a DTCP Approved, Highway-Facing Premium Gated Community Villa Plots Project. Today's seed is tomorrow's tree. Keeping in mind your plans for the future and your dreams of owning a piece of land in the city of Hyderabad, we came up with this idea to offer **MagiGloCal** Gated Community Villa Plots. This **MagiGloCal** project brings to you a promising investment opportunity, a great chance for fruitful returns and the finest urban living experience.

This 46.53 Acres **MagiGloCal** theme-based project has a Panoramic Studio Park, Spectacular Sports Complex, Fascinating Organic Farm & Multipurpose Zone. Indeed, Hill City is a place of **MAGICAL FACILITIES, GLOBAL AMENITIES, LOCAL PRIORITIES** and offers Exclusive Lifestyle Enhancing Benefits.

This is your chance to stay close to the city but away from the bustle!

The Hill City project boasts of exceptional connectivity by Road and Rail, it is also close to the proposed RRR, MNCs, IT SEZs, Educational Institutions, Reputed Multi Speciality Hospitals, Government Offices and Tourism Spots. Spreading out to 125 sq. yds to 400 sq. yds, Investment in Hill City is a wonderful opportunity for Higher Appreciation!

No. Of Plots	No. Of Acres	Sq. Yards	Plotted Area	Survey Number
532	46.52	225163	122744	132P, 133P & 135P



Magical Facilities

The unbeatable ambiance of Hill City provides a unique living experience with relaxing and charming spaces that serve your needs well, and exceptional resort-inspired facilities with top-performing features. Everything on your wish-list is covered at Hill City to your complete satisfaction.

Global Amenities

The open villa plots are spacious outfitted with excellent specifications that eliminate the need to change the same every year; and world-class amenities that will make your living regal and comfortable. Surrounded by abundance of lush greenery on all sides, the apartment setting with well-spread community spaces promotes healthy living and social harmony. Round-the-clock security measures will guarantee that lives and properties are safe and secure within the apartment complex.

Local Priorities

Situated in a strategically convenient location, Hill City is close to the heart of the city yet away from its bustle. As residents, you will have easy access to the offices of State Government & leading MNCs, & IT SEZs; and all modern essentials from top educational institutions, swanky shopping malls, best dining & entertainment options, reputed multi-specialty hospitals, notable tourism spots, local markets, etc, with exceptional connectivity by road and rail. Additionally, it is also close to the upcoming RRR and spacious community spaces that help to foster healthy neighborhood gathering.



Panoramic Studio Park **A Symphony of Nature and Artistry**

Hill City is a landmark lifestyle destination for the future. Step into the MagiGloCal project and discover an enchanting Panoramic Studio Park specially designed for your indulgence. It beckons you to explore the symphony of vistas that will captivate your soul. Encounter the Pleasant Buddha Statue, an embodiment of peace and positivity, inspiring a sense of calm. A water feature adorned with blooming aquatic plants, an aquatic paradise for the eyes. Delight in the timeless beauty of roses in the Rose Garden, a testament to nature's elegance. Find your center at the Yoga Pavilion, a dedicated space for holistic wellness and mindful practice. Elevate your inner peace at the Meditation Deck, a sanctuary for reflection and tranquility. Be charmed by the whimsical Dolphin Fountain, a playful element that captivates hearts.

Panoramic Studio Park **A Symphony of Nature and Artistry**

It is a charming retreat that not only offers tranquility but can also be used to Work from Park amidst the soothing, yet stimulating environment. Explore Panoramic Studio Park and indulge in a world where nature's allure and human creativity unite in harmonious splendor. Your journey to a realm of beauty and wonder awaits. Encounter captivating sculptures that add an artistic dimension to the park's beauty. Walk through an enchanting avenue adorned with lush greenery, connecting nature and architecture. Redefine productivity as you work amidst nature's beauty, finding inspiration in every corner. Capture cherished moments against scenic backdrops, creating memories that will last a lifetime.





Spectacular Sports Complex

Where Every Moment is an Active Adventure!

Welcome to the Spectacular Sports Complex - 20: Where Every Moment is an Active Adventure! Explore a world of fitness, fun, and recreation at our state-of-the-art sports complex. Immerse yourself in a dynamic environment designed to cater to sports enthusiasts of all ages. Let's dive into the exhilarating features that make the Spectacular Sports Complex a hub of active living and entertainment.

Elevate your workout routine with our open-air gym, where you can sweat it out amidst refreshing natural surroundings. Show off your skills on the half basketball court, where friendly matches and intense games await. Serve up some excitement with lawn tennis matches on well-maintained courts. Engage in thrilling badminton matches, whether you're a casual player or a seasoned pro.

Spectacular Sports Complex

Where Every Moment is an Active Adventure!

Indulge in the realm of sports and recreation at the Spectacular Sports Complex, where every facility is a testament to your active lifestyle aspirations. From heart-pounding matches to leisurely moments, the complex is an embodiment of vitality, shared experiences, and the joy of movement. Join us as we celebrate a life of athleticism, bonding, and spirited enthusiasm. Glide and twirl to your heart's content on our dedicated skating rink. Watch the little ones pedal away on a safe and fun cycling track designed just for them. Delight in seeing the younger generation laugh, learn, and play in a specially designed kids' play zone. A safe and entertaining space for toddlers, fostering their growth through interactive play.





Fascinating Organic Farm

Embark on a Journey of Natural Delights

Step into a realm where nature's bounty flourishes and the rhythm of the earth sets the pace. The Fascinating Organic Farm invites you to embrace the charm of organic living, where every feature harmoniously connects with the land, allowing you to indulge in a tapestry of sensory experiences and holistic well-being. Traverse the lush landscapes, engage in enriching activities, and immerse yourself in the vibrant ecosystem that defines this unique sanctuary. Discover an Organic Park that serves as a haven for flora and fauna alike. Immerse yourself in a living masterpiece, where native plants thrive in harmony, and the air is filled with the essence of natural vitality. Engage your senses in the Herbal Garden, where fragrant herbs and medicinal plants reveal their secrets. Unearth the power of natural remedies and embrace a journey of holistic wellness.

Fascinating Organic Farm

Embark on a Journey of Natural Delights

The Fascinating Organic Farm is more than a place; it's a living testament to the profound relationship between humankind and the natural world. Each feature is a brushstroke on a canvas of holistic harmony, inviting you to nurture your spirit, rejuvenate your senses, and deepen your bond with the Earth. Join us in embracing a life where every breath is a celebration of nature's wonders and every moment is an opportunity to cultivate growth, connection, and a thriving existence. Step into the heartwarming embrace of a Tiny Village, where quaint cottages and a close-knit community invite you to experience the beauty of simplicity. Reconnect with the essence of village life as you explore charming pathways and share stories with newfound friends. Delight in the joyous exuberance of Puffy Land, a recreational oasis where inflatable structures invite laughter and movement. Bounce, slide, and revel in a space designed for carefree moments of pure exhilaration.



WHAT MAKES MagiGloCal Unique?

The 46.53 acres **MagiGloCal** is a one-of-a-kind theme-based project that exemplifies stylish architecture and tranquil surroundings. Designed with attention to detail, **MagiGloCal** offers exceptional collection of unique attractions including a Stunning Panoramic Studio Park, Spectacular Sports Complex, Fascinating Organic Farm and above all a Magnificent Multi-Purpose Zone. Beautifully landscaped gardens with lush green settings further add to the project's charm.

- ▶ A **MagiGloCal** Project – Hyderabad's First of its Kind Layout with - Magical Facilities, Global Amenities & Local Priorities.
- ▶ Highway Facing Venture in Growth Corridor of municipal limits.
- ▶ Located in Hyderabad's fast growing WEST region.
- ▶ Exceptional Connectivity by Road and Rail, and close to Employment Opportunity Work Spaces, Educational Institutions, Multi-Specialty Hospitals, Tourism Spots, etc.
- ▶ Situated in safe and secure neighborhood with rapid developments in a short period.
- ▶ Adjacent to Government announced Smart City and Satellite Town.
- ▶ 5 years of free Maintenance.
- ▶ 55% Plotting and 45% Open Space for Amenities.
- ▶ State-of-the-art infrastructure with Modern Amenities & Expensive Landscape.
- ▶ You will be a part of the habitation.
- ▶ Ready-to-Build plug-n-play with all essentials like Drainage, Electricity & Water Facility etc.
- ▶ Abundant potable bore water available.
- ▶ Pollution-free Green Environment.
- ▶ The vantage benefit of high ground - being 10 feet higher than the road level - opens the possibilities of spectacular vistas with limitless possibilities for construction in the future.
- ▶ We consider of others through the use of appropriate behavior.
- ▶ We always do what is right in a Fair, Ethical and above all Legal Manner.
- ▶ Post Purchase Guidance for re-sale and construction.
- ▶ We are committed to Quality and Innovation.
- ▶ We adhere to accountability and operate with transparency.
- ▶ Clear Parent Documents and Titles with Legal Advice by Leading Lawyers.
- ▶ Approved by Major Banks

80+

Neighborhood Advantages

5 Mins drive from RRR.

5 Mins drive from Railway Junction, District Bus Station and proposed Bullet Train

5 Mins drive from Largest Dry Port (Logistics Park, Vikarabad)

10 Mins drive from Proposed Prestigious Telangana Mobility Valley (TMV) & near by more SEZS

15 Mins drive from 1024 Acres Food Processing Unit

15 Mins drive from Telangana's Biggest Tourism Spots

15 Mins drive from Pepsi-co, Budweiser, UB Group, Carlsberg and etc...

20 Mins drive from Shankarpally MMTS

25 Mins drive from Reputed Universities like ICFAI, GITAM, WOXSEN, QUANTUM, IIT and many more Medical & Engineering Colleges

25 Mins drive from Mokia and Kollur 640 acres proposed IT HUB

30 Mins drive from Kokapet, Gachibowli & Fin. Dist. IT Corridor

40 Mins drive from Madhapur Hi-tech City

45 Mins drive from BHEL, Sangareddy & Sadashivpet

50 Mins drive from NIMZ (approximately 13000 acres)

50 Mins drive from RGI Airport, Shamshabad

MagiGloCal World Class Amenities



Entrance Arch



Compound Wall



24/7 Security



CC & BT Roads



Tiled Foot Path



Rain Water Harvesting



Transformer & Street Lights



Over Head Water Tank



Underground Drainage



Water Connection each Plot



Avenue Plantation



Panoramic Studio Park



Fascinating Organic Farm



Bhudha Statue



Location Map

Not to scale



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Hyderabad's First of its Kind Layout



Narayanpur (V), Near Nawabpet.

HIG-35, KPHB Colony, Phase 1, Road No.1, Kukatpally, Hyd-72.
www.futureproperty.in