

A Project By SREENIDHI



*Luxury Park-II*

SHAMSHABAD, MAMIDIPALLY

TS RERA NO.: P02400003294

4 BHK PREMIUM VILLAS  
8 MINS. FROM RGIA EXIT



## **ABOUT:**

At Sreenidhi Estates, we focus on the little details to make a big difference in your lives. And so, each endeavour by us is crafted with the same dedication and care we put into building our own homes. By delivering lifelong value to living spaces through thoughtful planning, utility maximisation and minimised maintenance costs, we have defined ourselves as a brand synonymous with sustainable upscale living since 2007.

## **VISION:**

To be a global leader in the real estate development and construction industry by delivering value-added, high-quality products and services in the commercial, residential and layout sectors.

## **MISSION:**

To achieve the highest levels of recognition and satisfaction from our customers and stakeholders by serving them with integrity, transparency and efficiency.

A Project By SREENIDHI



A home is a vault to be filled with memories. It's a space where echoes of laughter resonate, where you embrace emotions, and where your story unfolds like a fairy tale. It's time to begin a new one of comfort and ease at Luxury Park II by Sreenidhi Estate, a premium gated villa built to nurture your happiness and aspirations.



SHAMSHABAD, MAMIDIPALLY

**4 BHK VILLAS | 111 PREMIUM RESIDENCY**  
**9 ACRES GATED COMMUNITY**



  
*Luxury Park-II*  
SHAMSHABAD, MAMIDIPALLY

# ***The Perfect Space To Nurture Memories***

Crafted to let you live and love to the fullest, your villa here is a spacious place that provides the perfect environment for growth and happiness.



SHAMSHABAD, MAMIDIPALLY



A Project By SREENIDHI

# *A Home With A Landmark Of Its Own*

At just 5 km from the Rajiv Gandhi  
International Airport, your home here is  
an iconic one that's simply unmissable.



EAST FACING VILLA

JUST  
LOOK OUT THE WINDOW  
YOU'RE ALMOST HOME

GATED VILLA COMMUNITY

4 BHK  
PREMIUM  
VILLAS

8 MINS.  
FROM  
RGIA EXIT

2 KM.  
FROM METRO  
EXPRESS LINE

TS RERA NO.: P02400003294

# *Crafted To Please Built To Prosper*

Located in Hyderabad's next investment destination, Luxury Park II is a treasure trove of immense potential awaiting your arrival.



SHAMSHABAD, MAMIDIPALLY



WEST FACING VILLA



SHAMSHABAD, MAMIDIPALLY

## ***It's Time To Land Into Limited Edition Luxury***

Welcome to Luxury Park II, a 4 BHK luxury villa community that's spacious, convenient, and everything else in between.



A Project By **SREENIDHI**

CLUBHOUSE

## *A World Of Comfort You Can Explore*

The excitement never ends here at Luxury Park II, thanks to the expansive clubhouse which has all the ingredients to engage you and your loved ones.



A Project By SREENIDHI

## *Exceptionally Engaging In Every Way*

Luxury Park II's Clubhouse has been marvelously designed to suit every facet of your productive life. It is about 13,000 Sft. space of fabulous amenities that ease you into a lifestyle that is a cut above the rest.



SHAMSHABAD, MAMIDIPALLY

**BUSINESS CENTRE:** A fast and responsive ecosystem that plugs you into success.

**LAP POOL:** A fresh outlook in the water that drains your stress away.

**PARTY DECK:** Let loose from a busy week with a happening social life.

**MINI THEATRE:** Catch a movie or two with your ever-increasing family and friend circles.

**LOUNGES:** A space where everyone can find their own corners of comfort and relaxation.

**GYMNASIUM:** Come in and experience the most wholesome fitness regime for your body.

# CLUBHOUSE FLOOR PLAN



SHAMSHABAD, MAMIDIPALLY

GROUND FLOOR: 3419.292 SFT



FIRST FLOOR: 4054.906 SFT



A Project By SREENIDHI

TOTAL BUILT UP AREA: 12814 SFT



**OPEN TERRACE:** Breathe in fresh air from vast open skies as you watch airplanes land into Hyderabad.

**INDOOR PLAY AREA:** There is every reason to bring your game on here.

**ANCHOR & CRECHE:** A secure and nurturing space for the uncompromised growth of your children.

**YOGA & AEROBICS SPACE:** Stretch into a flexible mind and body to find your perfect balance.

**SALON:** Feel brand-new and fully pampered at the professional unisex salon.

# CLUBHOUSE FLOOR PLAN



SHAMSHABAD, MAMIDIPALLY

SECOND FLOOR: 4054.906 SFT



TERRACE: 1312 SFT





SHAMSHABAD, MAMIDIPALLY

## OUTDOOR AMENITIES

- Badminton Court
- Children's Play Area & Gazebo
- Amphitheatre
- Avenue Plantation
- Hydro-Pneumatic Water Supply
- 24x7 Optical Fibre Internet
- Hydraulic Elevators/Lifts
- Telephone & Intercom Points
- Water Treatment Plant
- Water Harvest Pits
- Sewage Treatment Plant
- Underground Drainage



MASTER PLAN

# EAST FACING FLOOR PLAN 200 SQ. YDS.



SHAMSHABAD, MAMIDIPALLY



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



PLOT AREA: 200 SQ. YDS.  
GROUND FLOOR AREA: 1235.14 SFT  
FIRST FLOOR AREA: 1235.14 SFT  
SECOND FLOOR AREA: 1028.87 SFT  
TOTAL BUILT-UP AREA: 3499 SFT

**WEST FACING FLOOR PLAN**  
**200 SQ. YDS.**



**GROUND FLOOR**



A Project By **SREENIDHI**



**FIRST FLOOR**



**SECOND FLOOR**

PLOT AREA: 200 SQ. YDS.  
GROUND FLOOR AREA: 1235.13 SFT  
FIRST FLOOR AREA: 1235.14 SFT  
SECOND FLOOR AREA: 1061.44 SFT  
TOTAL BUILT-UP AREA: 3531.71 SFT

# EAST FACING FLOOR PLAN 225 SQ. YDS.



SHAMSHABAD, MAMIDIPALLY



A Project By SREENIDHI

PLOT AREA: 225 SQ. YDS.  
GROUND FLOOR AREA: 1373.35 SFT  
FIRST FLOOR AREA: 1372.94 SFT  
SECOND FLOOR AREA: 1173.71 SFT  
TOTAL BUILT-UP AREA: 3920 SFT

**WEST FACING FLOOR PLAN**  
**225 SQ. YDS.**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**



PLOT AREA: 225 SQ. YDS.  
GROUND FLOOR AREA: 1384.36 SFT  
FIRST FLOOR AREA: 1382.42 SFT  
SECOND FLOOR AREA: 1169.65 SFT  
TOTAL BUILT-UP AREA: 3936.43 SFT

## GENERAL SPECIFICATIONS



### STRUCTURE :

RCC framed structure  
Block masonry superstructure  
Multi-layer coated plastering  
Exterior weatherproof paint



### MATERIAL:

Charged vitrified tiles  
Anti-skid ceramic tiles  
Granite  
Concrete  
Steel  
Glazed tile  
Paver tiles



### WOOD:

Teakwood  
Engineered wood  
Hardwood  
Laminated wood  
UPVC  
Mosquito mesh



### ELECTRICAL

Power outlets & sockets  
Amplifiers for cable points  
3 phase supply for each unit  
Car charging points in parking areas  
Underground electricity infrastructure



### UTILITY

Wash basins & EWCs  
Geysers  
Exhaust fan points  
False ceiling



### SECURITY

Solar fencing  
Surveillance cameras



### METERS

100% power backup  
Water meters  
Prepaid energy meters

## Location Map

(Not to Scale)



**SREENIDHI**

### NEARBY LOCATIONS

- 8 mins - RGIA Airport
- 8 mins - Decathlon, Shamshabad
- 8 mins - Hotel Novotel, Shamshabad
- 16-10 mins Drive - Bangalore Highway & ORR exit
- Srisailem Highway & Airport East Entry: 6km
- Hardware Park & Gems Park
- Katedhan
- Peddagolkonda
- Tukuguda Road
- 15 mins Drive - Fabcity & Taj Falaknuma Palace
- 10 mins Drive - Shamshabad Town
- 5 mins Drive From Inner Ring Road
- Aga Khan Academy
- 30 mins Drive from Gachibowli
- GMR Township
- Adani Aerospace Park
- ORR Exit 14 and Exit 16
- WTC, Shamshabad
- Railway Stations: Umda Nagar MMTS, Budvel MMTS, Aramghar MMTS





## SREENIDHI ESTATES INDIA PRIVATE LIMITED

### CORPORATE ADDRESS

1057/M, MVS ENTRADA, 1ST FLOOR,  
ROAD NO:45, JUBILEE HILLS,  
HYDERABAD-500033.

Call: +91 **7467896789**

Email: [sales@sreenidhiestate.com](mailto:sales@sreenidhiestate.com)

Follow Us:    

//sreenidhi projects

### SITE ADDRESS

7F42+Q53, MAMIDIPALLI RD, SHAMSHABAD,  
MAMIDPALLY, TELANGANA-501218.

TS RERA NO: **P02400003294**

For Bookings Contact:



**NOTE:** This e-brochure is purely conceptual and not a legal offer. Area is tentative and actual areas arrived at completion of the Villa may differ. The promoters reserve the right to make changes in elevation, plans & specifications as deemed fit.