www.sreenidhigroup.com

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Serengeti



GET YOUR SHARE OF PRECIOUS TREASURE

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Serengeti

A cherished Treasure with a promising *Future*

Buying a plot is not just owning a piece of land, but investing in a legacy that will continue to reap rewards in the future. With the ever-increasing demand for land, owning a plot is a smart investment decision that can offer significant appreciation in value over time. Whether you're looking to build your dream home, or simply invest, our plots are an excellent choice. Don't wait any longer, invest in Serengeti today and secure a bright and prosperous future for yourself and your family.



PHASE 1: **52** ACRES | **504** PLOTS

PHASE 2: **16** ACRES | **100+** VILLAS

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A LOCATION DESTINED TO BE AN IRREPLACEABLE *Treasure*

Tukkuguda, situated in the southeastern part of Hyderabad, presents an attractive investment prospect. Its strategic location near the airport, Outer Ring Road, and upcoming Regional Ring Road, coupled with ongoing infrastructural development, makes it an ideal spot for real estate investments. Additionally, the area offers reputable educational institutions, healthcare facilities, and recreational amenities, making it a desirable place for families. With the government's focus on developing the aerospace and defence industry, Tukkuguda is poised for significant growth, making it a promising destination for real estate investors.

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GIFT OF TREASURED
Memories

SITE LOCATION MAP



Note: Location map not to scale

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NEAR BY LOCATIONS

5 mins to 8 mins

- Inner Ring Road
- World Trade Center Shamshabad
- ORR Exit 14 and Exit 16
- Adani Aerospace Park
- GMR Aerocity
- Hardware Park & Gems Park
- Aga Khan Academy
- Tukkuguda Road
- Decathalon, Shamshabad
- Hotel Novotel, Shamshabad

10 mins to 20 mins

- Outer Ring Road (ORR exit)
- RGI Hyderabad International Airport
- Railway Stations: Umda Nagar MMTS, Budvel MMTS, Aramghar MMTS
- Shamshabad Town
- Bangalore Highway
- Fabcity & Taj Falaknuma Palace
- Peddagolkonda
- Katedhan

30 mins

- Gachibowli

Right on Srisailam Highway

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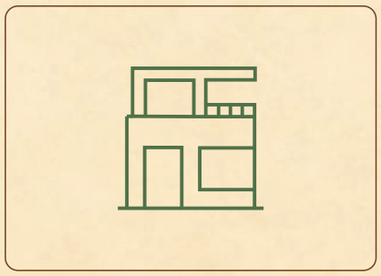
SIGNIFICANCE OF THIS IRREPLACEABLE *Treasure*



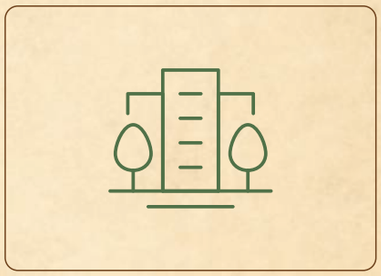
Premium Villa plots
in convenient sizes at a
Super Premium Location



504 Residential Plots spread
across **52 acres** and
surrounded by lush greens



100+ Super Luxurious Villas
spread across **16 Acres**



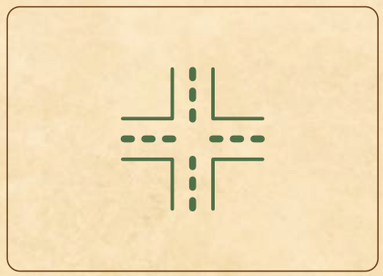
Commercial Mall to come up soon
in vicinity assuring growth
for your investment



Villa Plots located just
20 mins from RGIA



State of the art
Club House
facility with joggers path



Excellent Connectivity
to Hitech city and
SriSailam highway

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Streetscaping and Lighting

A PRECIOUS TREASURE WORTH PROTECTING - NATURE

For your serenity

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Landscaped Parks and Greens



Hardscape and Soft Scape Works



Water and Drainage Services



Health Club Facility with Fully Equipped Unisex Gym, Jacuzzi, and separate Dance and Aerobics Studio

RICH IN Amenities

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Club with Lounge, Billiards Room,
Multi-Purpose Hall/Function

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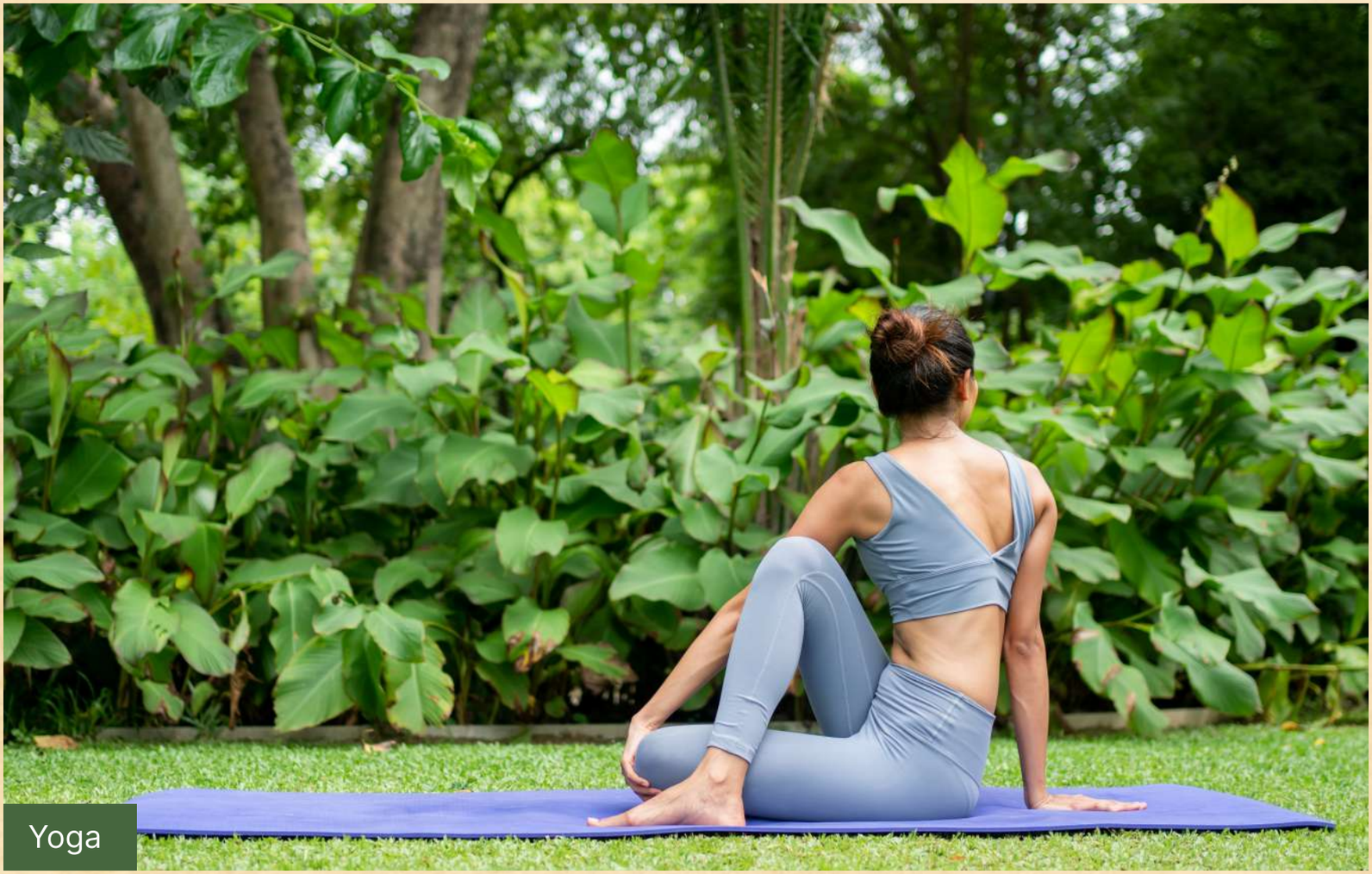
Tot-lots, See-Saws, Baby Slides, Sand Pit and Party Area



Electric supply and 100% Power Back-up



Round the Clock Security System



Yoga

MASTER Plan



1. Entry/Exit
2. Tennis court
3. Basketball court
4. Seating plaza
5. Cricket pitch
6. Mini football field
7. Gazebo
8. Banquet lawn
9. Amphitheater
10. Pathway
11. Children play area
12. Entry gazebo
13. Infinity walkway
14. Yoga deck
15. Sensory pathway
16. Pavilion
17. Woods
18. Outdoor gym
19. Aroma garden
20. Chess court
21. Sand pit
22. Zen garden
23. Senior citizen plaza
24. Meditation lawn

PHASE 1

Open Layout

Layout	:	52 Acres
No of Plots	:	504
Amenities	:	10,000+ Club House Sq. feet
Roads	:	All internal roads 60 ft. & 40 ft. sub roads
Plot Sizes	:	200-400 sq. yd.

PHASE 2 (COMING SOON)

Villa Project

Layout	:	16 Acres
Roads	:	CC roads with WMM & GSB layers underneath
Sizes of Villa	:	6505 Sq. Ft. onwards

Services

1. Underground Storm water network
2. Underground Sewerage network connecting with STP
3. Domestic water supply system from UGSUMP
4. Underground Electrical, Telecom & communication
5. Street lighting network
6. Footpaths
7. CC paver roads
8. Black top roads

PROJECT BY

SREENIDHI

SERENGETI SALES OFFICE

2nd & 4th Floor, CPR Galaxy Tower, Besides Orchids International School
Madhapur, Hyderabad, Telangana 500033

HEAD OFFICE

1057/M, MVS Entrada, 1st Floor, Road No:45, Jubilee Hills,
Hyderabad, Telangana 500033

SITE ADDRESS

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Ranga Reddy District, Tukkuguda, Telangana

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