

FOREVER SOOTHING TO THE EYES



A VALUE-CENTRIC GROUP

SILPA GROUP and Viana Homes Pvt. Ltd. are value-driven companies that focus on stringent quality standards and long-term business goals while providing fully vetted open plots for sale to their customers. SILPA GROUP and Viana Homes Pvt. Ltd. believe in building trustworthy relationships with their customers and strive to provide services to their utmost convenience and satisfaction. The SILPA GROUP and Viana Homes Pvt. Ltd. stand on unimpeachable values that are the foundation of all their relationships. The promoters endeavour to be the leading ones in the State.



FOR LOCATION



SPR Prime Ventures LLP

Promoted by:



Viana Homes Pvt. Ltd.

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.

Designed by RRMV (+91-9246542471) www.RRMV.org



**PREVIEW
THE FUTURE OF
HYDERABAD**

THE IDEAL LOCATION FOR YOU AND YOUR FAMILY



THE BEST IN LIFE'S HERE

The west direction of Hyderabad is in the spotlight of real estate development. In the vicinity of Shankarpally, the hotbed of realty development. Further expanding the development latches onto the Sangareddy-Vikarabad state highway path. Surging to the next level of living are crisp residential spaces designed here. Striking the right chords in the locale 'SILPA RRR COUNTY' is in the making, raring to redefine in-style living.





BRINGING IT
ALL TOGETHER

YOU NEVER HAD IT
SO GOOD!



Children's Play Area

The 'SILPA RRR COUNTY' project is a DTCP approved plotted layout, hailing and ushering cheer to your life. This project is draped in a vast carpet of greens and abuzz in a serene location 'SILPA RRR COUNTY' is a premium plotted venture. A buy-for investment or construction of an independent home, duplex or villa, it's a project where customers will not go unsatisfied. Flaunting modern amenities like a Leisure Park, Children's Park, an Outdoor Gymnasium, Avenue Plantation etc., 'SILPA RRR COUNTY' is a renewal of ties with family, work, community and Nature.

RESPLENDENCE IN RHYME

- Entrance Mound Park • Outdoor Gym • Sports Park and many more...



THE GRANDEUR ENTHRALLS

EXPECTATIONS SURPASSED

'SILPA RRR COUNTY' is a mix of luxury, functionality, value and an elegant lifestyle. Offering a refreshing ambience for its residents, 'SILPA RRR COUNTY' echoes enviable exclusivity cuddled up adjacent to the happening Sangareddy-Vikarabad state highway. Exceeding expectations, the property wields a lasting appeal. Positioned vantage on the Sangareddy-Vikarabad road, **SILPA RRR COUNTY** draws you inside a majestic chiseled entrance with a beautiful tree-paved road nudging you into the insides of a domain, better described as a sanctuary.

- Plots ready for immediate Registration
- Sports Parks includes Volley Ball, Half Basket Ball Court & Coaching Cricket Pitch with nets
- RWH (Rain Water Harvesting) pits



PLANNED SPECIALLY **FOR YOU**



AN ENVIABLE **ASSET**

'SILPA RRR COUNTY' is prime property in immaculate environs in the Sangareddy-Vikarabad route. Situated at a short distance from the Shankarpally-Mominpet road converging ahead with the Sangareddy-Vikarabad road, the property has easy access to both the Patancheru-Sadashivapet side and the Gachibowli-Chevella side.

PROJECT APPROVAL

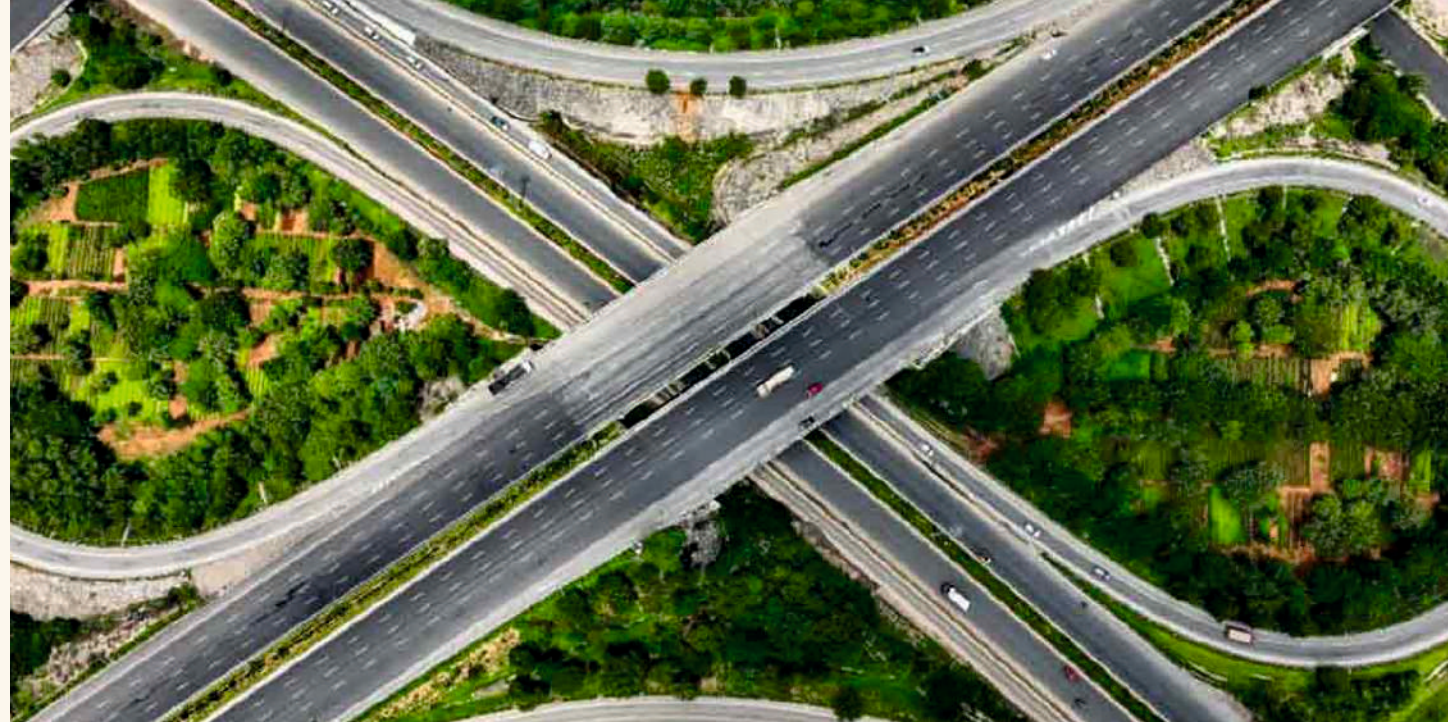


Phase -I: T.L.P. No: 290/2021/H
Phase -II: T.L.P. No: 322/2022/H



THE NEW ARENA OF ACTION

Accessible from multiple destinations like Patancheru - Isnapur - Sangareddy, the Sadashivapet & Shankarpally roads and the Chilkur- Chevella roads, Nawabpet is the new arena of action. This picturesque location characterized by forested landscapes is changing into a habitable throng. **SILPA RRR COUNTY** will soon decorate the Shankarpally-Mominpet real estate swathe and be a project of beauty and utility, aesthetics and functionality, luxury and comfort, lifestyle and living. An emphatic statement for the eminent You.

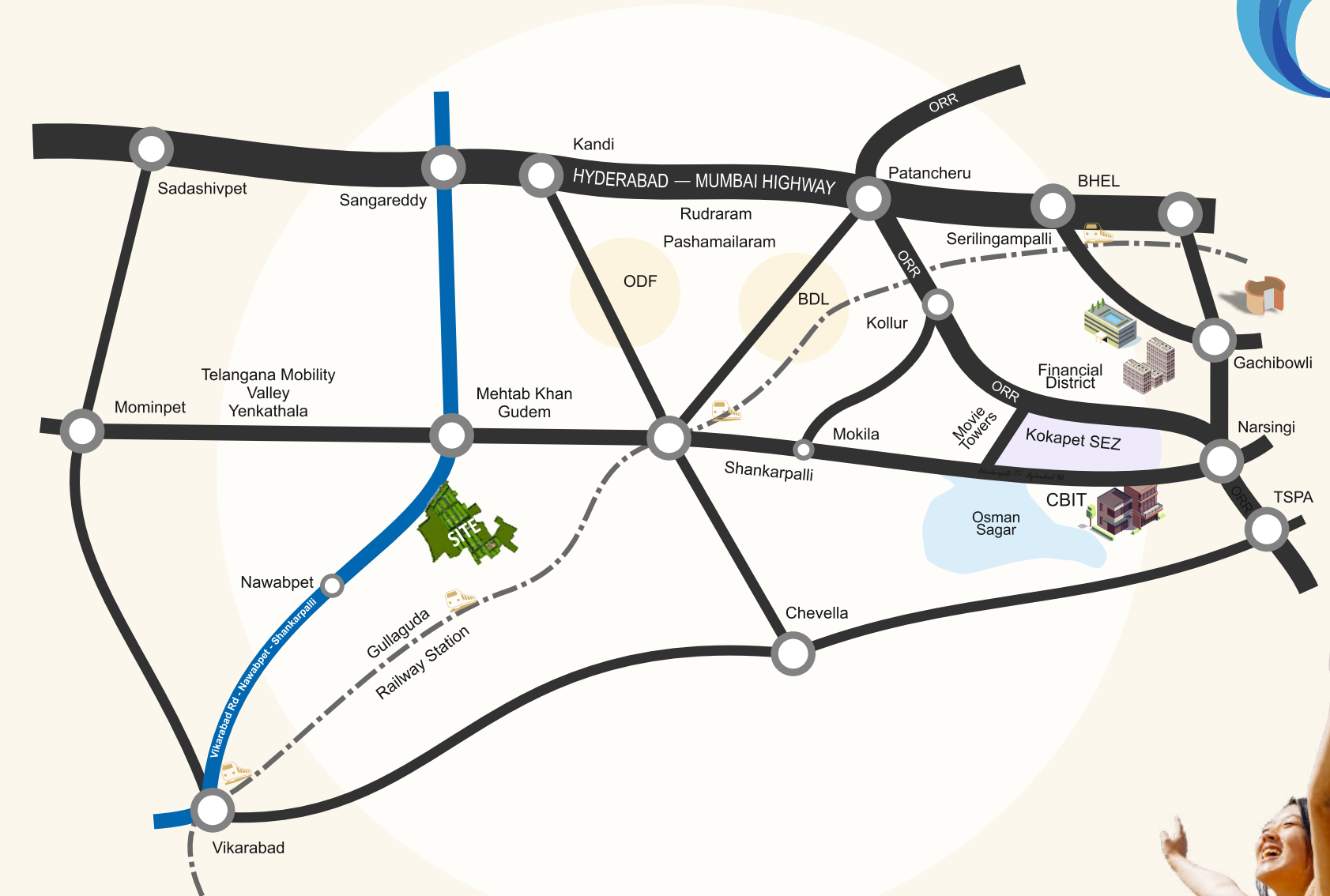


CONNECTING TO YOUR WORLDS

- Very near to IT corridors Gachibowli, Kokapet, Mindspace, Knowledge City (45 min travel) & also Manufacturing Industrial Corridors like Patancheru, Isnapur, Pashamailaram, Sangareddy & Sadashivapet.
 - Situated on Sangareddy – Vikarabad State Highway
- Residential Zone (can build property as per regular norms)
 - Very near to proposed upcoming Regional Ring Road
- Just 10 Kms away from the Telangana Mobility Valley in Yenkaithala
 - Close locality to the developing Hyderabad
- Just 14Kms away from High-end gated communities in Shankarpalli

LOCATION PLAN

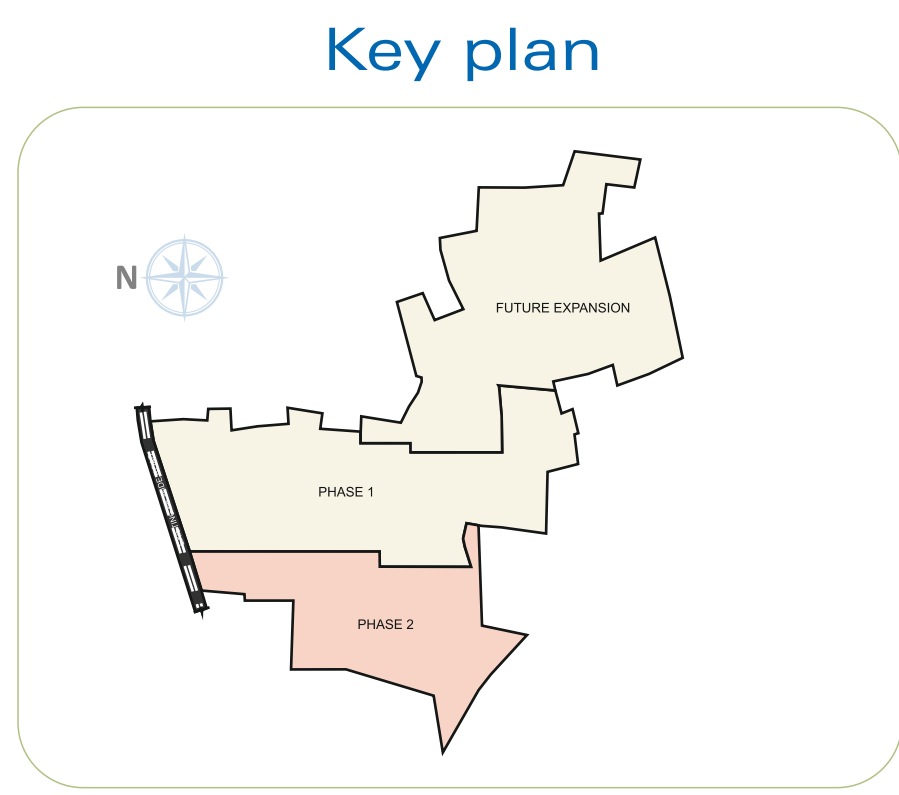
(Not to Scale)



THE NAVIGABLE DESTINATIONS

- | | | | |
|------------------------|--------------------------|-------------------------|----------------------|
| • Gachibowli - 43 Kms | • Shankarpalli - 14 Kms | • Sangareddy - 20 Kms | • Vikarabad - 20 Kms |
| • Kokapet SEZ - 36 Kms | • Patancheru - 32 Kms | • Sadashivapet - 26 Kms | • Chevella - 28 Kms |
| • Mokila - 22 Kms | • Pashamailaram - 27 Kms | • Mominpet - 19 kms | |





Phase -I: T.L.P. No: 290/2021/H
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A PERFECT CANVAS FOR LIVING

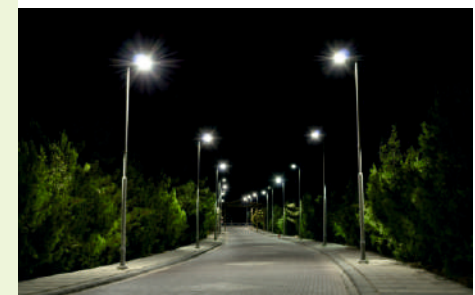
PROJECT HIGHLIGHTS

- DTCP Layout
- 60' – 40' – 33' Black Top roads
- 100% Vaastu Compliant
- Grand Entrance Gateway
- Overhead Water Tank with Water pipeline to each plot.
- Underground Drainage
- Overhead Electricity
- Rainwater Harvesting pits
- Street Lighting
- 24/7 Security
- Clear Title & Spot Registration
- Compound wall to the entire Layout

AMENITIES

- | | | |
|--|--|---|
| Club House with <ul style="list-style-type: none"> • Suite Rooms • Squash Court • Indoor Sports • Gym • Multi-Purpose Hall • Work Stations • Kitchen | Parks with <ul style="list-style-type: none"> • Avenue plantation • Rock garden • Recreational lawns • Children Play Area • Rose Garden • Rain Garden | Sports Park with <ul style="list-style-type: none"> • Cricket Practice Nets • Badminton Court • Volley-Ball Court • Tennis Court • Half Basket-Ball Court |
|--|--|---|

Located in the midst of Forest Landscapes



Street Lighting

Compound wall

Children Play Area

Tennis Court

Badminton Court





PARTNERING TIMES WITH **LEISURE**

The Clubhouse at 'SILPA RRR COUNTY' offers all things prime, coaxing you to be at your best. In a distinct class, the Clubhouse is your haunt, the avenue for all things and activities that revs you up. Refresh your bonds with colleagues, friends or family. The assortment of leisure amenities, games, sports and attendant facilities guarantee an ecstatic time and delightful vibes you would never want to miss.

PROPOSED FACILITIES

Squash Court • Association Office • Indoor Games • Suite Rooms
Open Air Cafeteria • Multi-Purpose Hall • Kitchen



THE BEST IS **HERE**



Open Air Gym

'SILPA RRR COUNTY' addresses the innate needs of the residents by offering a cocooned life in the lap of nature. Be it for a chat or a group workout, dedicated spaces have been earmarked accordingly. The amenities are well planned and strategically located across the community. No matter where you choose to live, the distances are negotiable easily.



PARK VIEW

SOAR TO SCORE



Children's Play Area

At 'SILPA RRR COUNTY' everything has been carefully thought out to keep your spirits soaring. With the best recreational/sports amenities for one and all, life here takes a mantle of fulfilment and freedom, the essential prerequisites for happy living. Once you are into it, it's no looking back here!



Cricket Practice Nets



Badminton Court



Volley-Ball Court



Tennis Court



Half Basket-Ball Court



SQUASH COURT AT 'SILPA RRR COUNTY'