



- Spread across 6 acres of land in Kowkur, Hyderabad
- In close proximity to 2000 acre GIGA City, BITS & Genpact, S P Biotech Park and ICICI Knowledge park
- 2 BHK and 3 BHK Apartment with a choice of Semi - Deluxe & Deluxe flats
- Eco-friendly development - 60% open area
- Central landscaped area of about 1 acre
- Club House Facility, Swimming pool, Children's park, Landscaped gardens, Tennis court, Open-air Badminton courts, Basketball court
- Prices starts at INR 21, 00, 000 onwards

## Project Details:

Spread across 6 acres of land in Kowkur, Modi Properties and Investment Pvt Ltd. launches its new realty project Greenwood Residency comprising of 345 homes offering 2 and 3 BHK apartments having options of semi deluxe apartment and deluxe apartments in Stilt + 5 combination, designed as per Vastu where plans are approved by HUDA. The development is positioned very effectively in a pollution free environment near Secunderabad Cantonment and Bollaram Golf course surrounded by 2000 acre GIGA City, BITS & Genpact at Jawahar Nagar and S P Biotech Park and ICICI Knowledge Park. Encompassing all essential specifications and amenities like club house facility, central landscaped area of about 1 acre of the development, fully equipped gym etc the project is good for both self-occupation and investment.

## Location:

Strategically located at Kowkur, near Bollaram, under Alwal Municipality, Secunderabad. The development is surrounded by 2000 acre GIGA City, BITS & Genpact at Jawahar Nagar and Shapoorji Pallonji Biotech Park and ICICI Knowledge Park, Trukapally. Educational institutes like Indus World School and Bharatiya Vidya Bhavan are in proximity.

### Key Distances

2 minutes drive from Yapral - 1 Km

2 minutes drive from Kowkur Darga - 1 Km

5 minutes drive from Bollaram Golf Course - 2 Kms

10 minutes drive from CRPF Gate on Rajiv Rahadari Highway to Karimnagar - 3 Kms

10 minutes drive from Bollaram Check Post - 3 Kms

10 minutes drive from RSI Club - 3.5 Kms

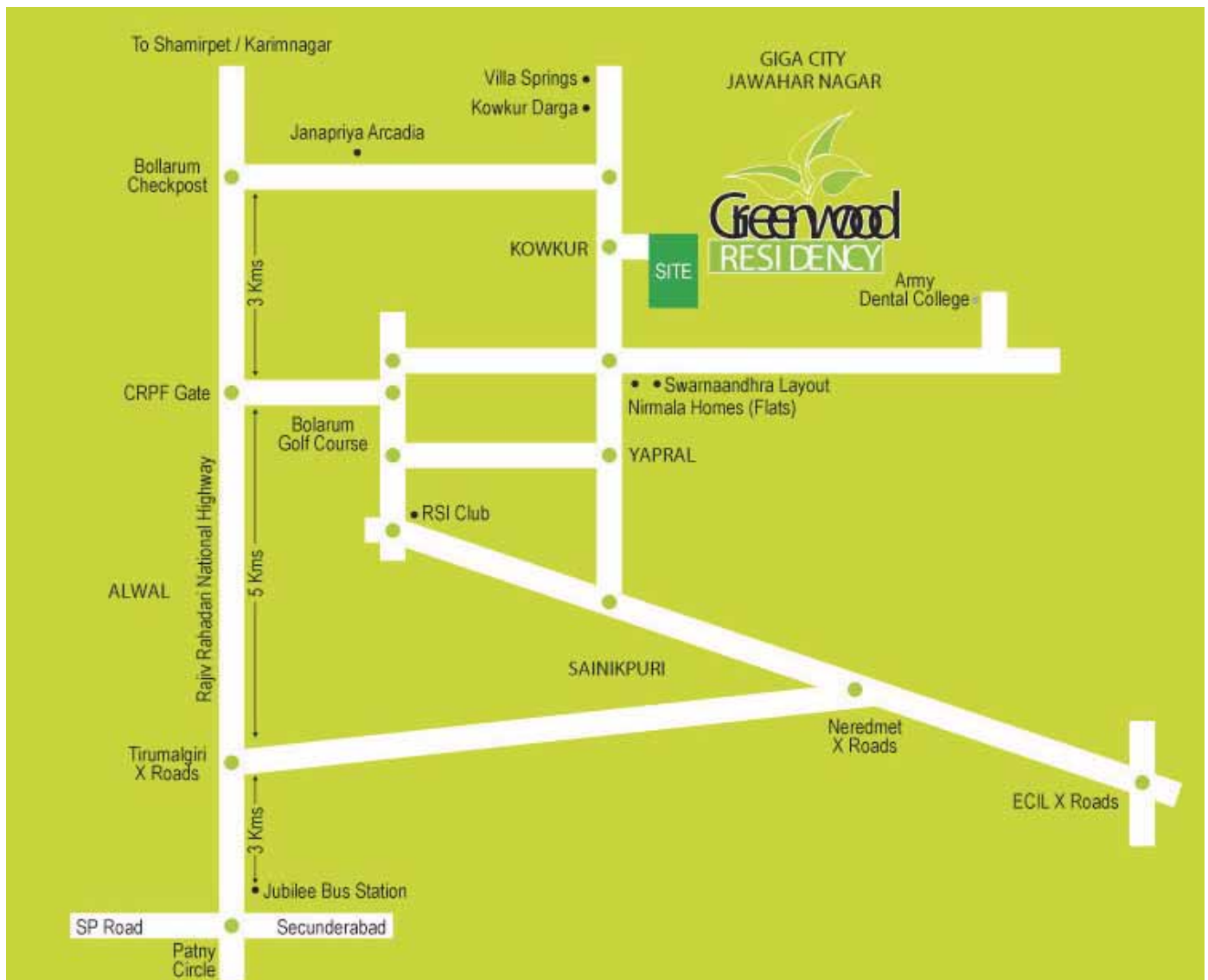
10 minutes drive from Alwal Raythu Bazar - 4 Kms

15 minutes drive from Sainikpuri - 6 Kms

15 minutes drive from Tirumalgiri X Roads - 8 Kms

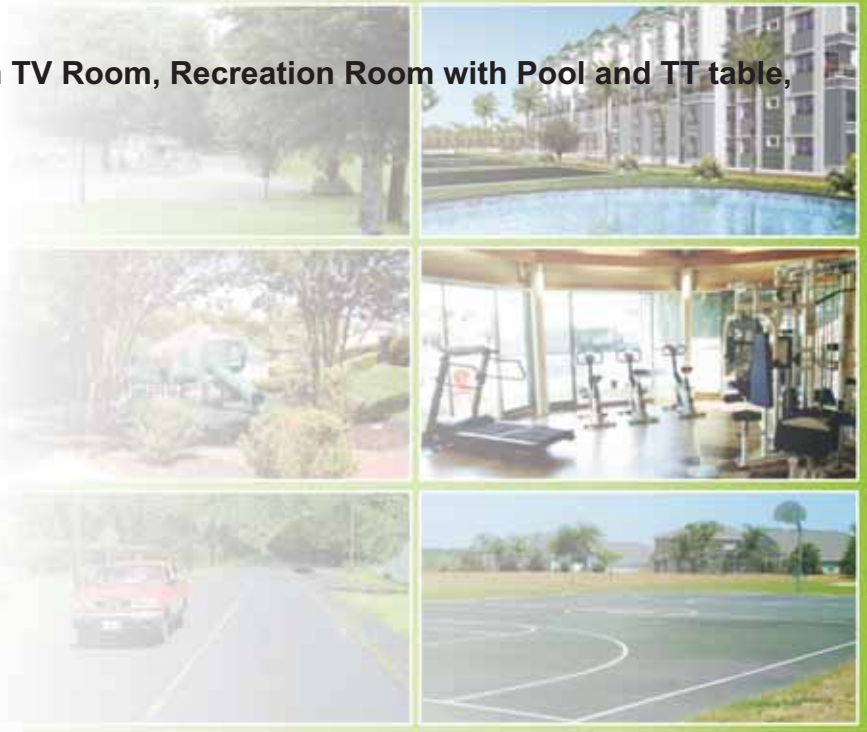
20 minutes drive from ECIL X Roads - 10 Kms

20 minutes drive from Jubilee Bus Station, Secunderabad - 11 Kms



## Amenities:

8000 sq ft. Club House with: Banquet hall cum TV Room, Recreation Room with Pool and TT table, Library, Fully Equipped Gym, Crèche.  
Central landscaped area of about 1 acre  
Swimming pool  
Children's park  
Landscaped gardens  
Tennis court  
Open-air Badminton courts  
Basketball court  
8 passenger Automatic Lifts  
Backup generator for lifts & common lighting  
1 KVA generator backup for each flat  
CC roads and street lighting  
24 Hrs security with CC TV  
Intercom in all flats & security room



## Specification:

Structure: RCC  
Walls: 4"/6" Solid Cement Blocks  
External Painting: Exterior Emulsion  
Internal Painting: Smooth Finish with OBD  
Flooring  
Ceramic Tiles (Semi Deluxe Flat)  
Marble Slabs (Deluxe Flat)  
Door Frames: Wood (Non-teak)  
Doors & Hardware: Flush Doors with Branded Hardware Panel main door - polished. Other doors - enamel  
Electrical: Copper Wiring with Modular Switches  
Windows: Aluminum Sliding Windows with Grills  
Bathroom  
Ceramic Tiles with 7' dado (Semi - Deluxe Flat) &  
Designer Ceramic Tiles with 7' dado with Bathtub in 1 Bath Room (Deluxe Flat)  
Utility Room: Separate utility area in each flat separate utility area in each flat  
Sanitary: Branded Sanitary Ware Branded Sanitary Ware  
CP fittings  
Branded CP Fittings (Semi Deluxe Flat)  
Superior Branded CP Fittings (Deluxe Flat)  
Kitchen Platform  
Granite Slab, 2 ft Ceramic Tiles dado, SS Sink (Semi Deluxe Flat) & Granite Slab, 2 ft Granite Tiles dado, SS Sink with Drain Board (Deluxe Flat)  
Plumbing: GI & PVC Pipes  
Lofts: Lofts in each Bedroom & Kitchen  
Electric Power Connection: Three phase power connection with generator backup for one fan & light point in each room  
Water Supply: 24 hrs water supply through bore-well with separate drinking water connection in kitchen 200 litres loft tank in each flat.

# Layout Plan



## Typical Floor Plan



## Apartment Details:

### Type, Size

Type	Size (sq.ft)
2 BHK Semi Deluxe	1200 - 1230
2 BHK Deluxe	
3 BHK Semi Deluxe	1665
3 BHK Deluxe	

Prices are available on request

**Architect** Team Span Centre

## Developer

Modi Properties & Investments Pvt. Ltd. reputed amongst the leading builders in the twin cities of Hyderabad & Secunderabad. The Promoters of Modi Properties & Investments Pvt. Ltd. have been in the field of real estate development in the twin cities for over three decades. Soham Mansion, Silver Oak Bungalows - Phase I, Greens Towers, Paramount Residency, Mayflower Heights, Silver Oak Apartments, Modi House, P M Modi Complex, Gulmohar Gardens are some of the projects by the developer.

## Booking & Payment:

### Booking can be made in FEW EASY STEPS.

1. Identify your apartment: Our Property Advisor will assist you with full details of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with booking amount.
3. Upon clearing of the cheque you will be sent the Money Receipt, Sale Agreement/Allotment letter.
  - Cheques/Drafts to be issued in favor of developer
  - If you require site visit by friend or relative, it can be arranged within 24 hours
  - Home finance options are available from leading banks.

**Our Expert Property Advisors are available 24x7 to assist you in finalising and booking of your**