



WESTERN  
COUNTY  
SHANKARPALLY

AN  
INVESTMENT  
IN LAND  
IS FUTURE  
SECURED

A VENTURE BY GREEN CITY ESTATES



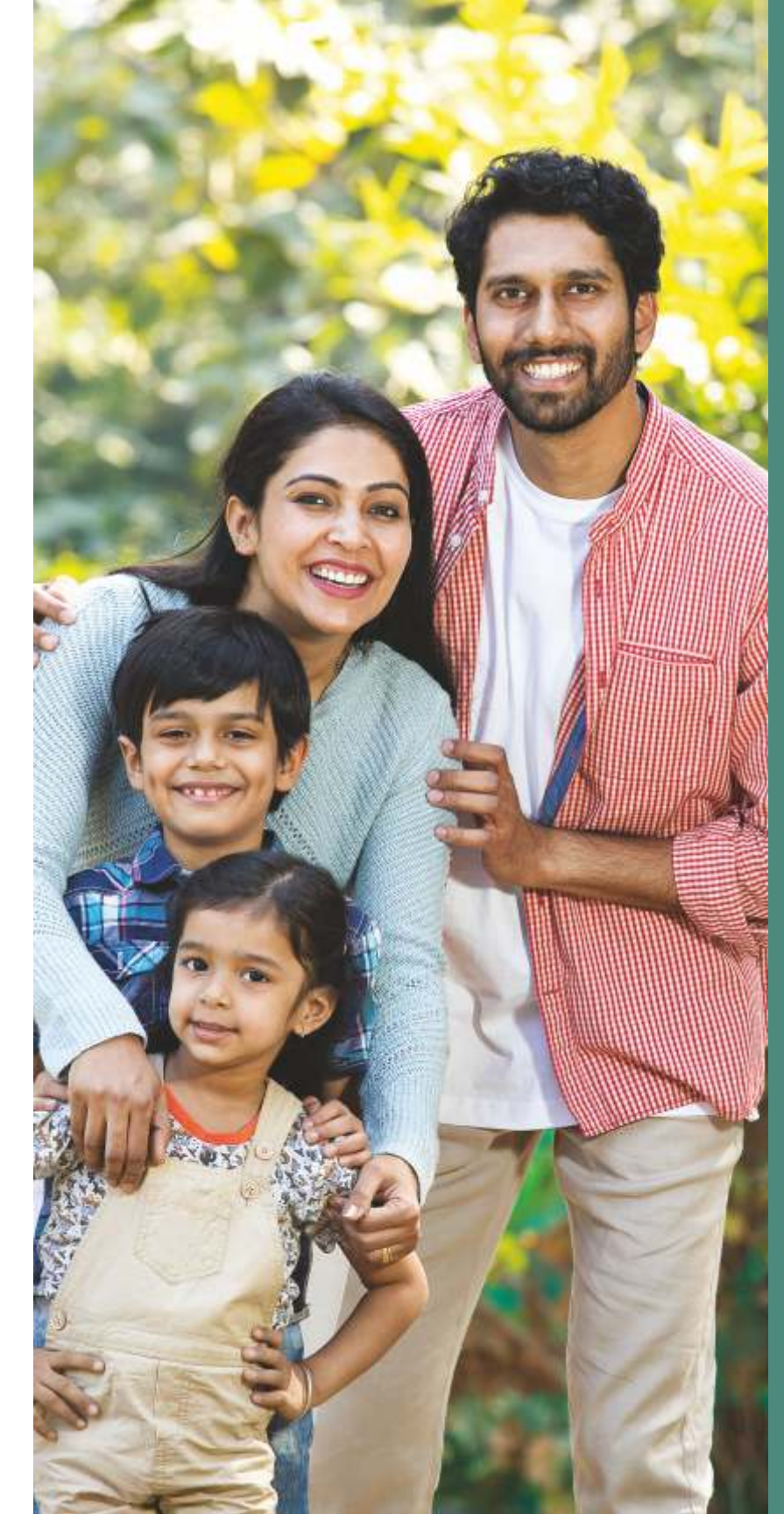
RIGHT TIME  
RIGHT PLACE  
RIGHT INVESTMENT

**WESTERN  
COUNTY**  
SHANKARPALLY



ONLY  
YESTERDAY WAS  
BETTER THAN  
TODAY TO  
**INVEST!**

As growth is focused in chosen places, the land gets more premium and expensive. More and more people want a piece of land at right location that can appreciate and bring more value to their investment. The silver lining is now on Shankarpally for more reasons than you can think of. Land makes excellent sense to invest in Shankarpally and Green City's layout is a great opportunity for your hard earned money. Invest with an experienced promoter and be a winner all the way.





THE ROAD  
TO **PROSPERITY**  
LEADS TO  
WESTERN  
COUNTY, THE  
**DESTINATION**  
FOR WISE  
**INVESTMENT**



**5**

mins drive to  
Mokila

**15**

mins drive to  
100 Acres  
ICFAI, IBS

**20**

mins drive to  
450 Acres  
IIT Campus at Kandi

**30**

mins drive to  
Gachibowli,  
Financial District

**40**

mins drive to  
Rajiv Gandhi  
International Airport



WESTERN COUNTY  
SHANKARPALLY

# PROJECT HIGHLIGHTS

- A Gated Community of Plots
- HMDA & RERA Approved Layout
- Clear Title
- All Round Compound Wall
- 150 - 300 Sq Yd Plots
- Vaastu Compliant
- 30' & 40' wide cement roads with kerb stones
- Avenue Plantation
- Overhead Water Tank
- Provision For Underground Drainage
- Provision For Underground Electricity
- Professional Security
- Water Harvesting Pits
- Parks & Play Areas
- Bank Loan Facility
- 5 Years Maintenance\*

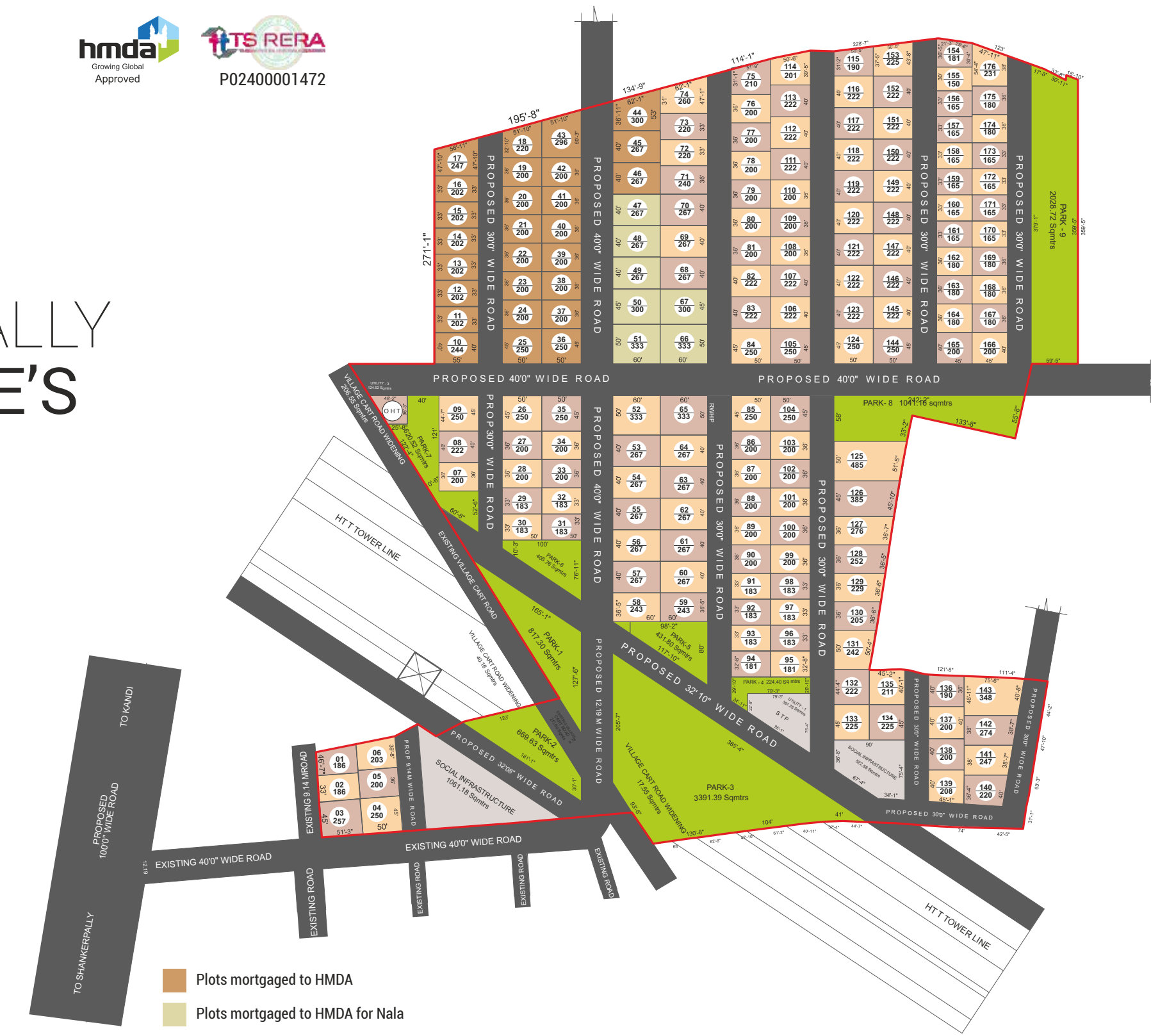
# LAYOUT PLAN

L.P. No. 000144/LO/Plg/HMDA/2022



# SHANKARPALLY THE FUTURE'S CHOICE!

Just a few minutes from Mokila, Shankarpally is enjoying the attention of corporate world. The world is happening around Shankarpally. Strategically central to Gachibowli, IIT Kandli and Defence establishment at Eddumailaram, Shankarpally is attracting top class gated communities and huge investments. Corporate schools, growing shopping and dining facilities along with peaceful environment with greenery and pleasant weather makes Shankarpally the choice of elite customers.



Plots mortgaged to HMDA  
Plots mortgaged to HMDA for Nala

# DEVELOPMENT CLOSER TO HOME!

Look at amazing change that's sweeping Shankarpally! The narrow village road transformed into 120 ft wide road with a median connecting Financial District and Gachibowli. Mokila and Shankarpally are the hot topic for investment in corridors, lunchrooms and water fountains at IT

offices. Institutes like CBIT, MGIT and ICFAI University are spread along Shankarpally-Gachibowli highway. Several elite villa communities have sprung around Shankarpally that promise salubrious environment and excellent connectivity to work stations.

## DISTANCES FROM SITE

- 5** mins to Mokila
- 15** mins to ICFAI Foundation of Higher Education
- 20** mins to IIT, Kandi
- 25** mins to Indus International School
- 30** mins to Gaudium School  
Samashti International School  
CBIT, MGIT  
Wipro 'X' Roads  
Patancheruvu  
Gachibowli  
Financial District
- 40** mins to Rajiv Gandhi International Airport



CBIT



Samashti International School



ICFAI



IIT, Kandi

### లంగురోడ్డులో కొత్త మెలిక

● ప్రముఖ మార్కెటింగ్ దిగ్గజం వ్యూహం కింద లంగురోడ్డు-చిరవోలు రహదారి పనులు

● లంగురోడ్డు వద్ద కొత్త రోడ్లను తీసుకువచ్చారు

● ఈ రోడ్లు భవిష్యత్తులో ముఖ్య రహదారిగా మారుతాయి

### SHANKARPALLY TIMES

**HMDA'S FAST GROWING URBAN POCKET**

Hyderabad blueprint for realty booms at suburbs, making the heart of the city.

**GROWTH PROSPECTS OF HYDERABAD'S RESIDENTIAL REALTY MARKET**

Market also report development for the next major push, low price, green spaces, and amenities.

### Regional ring road on track

Centre gives in-principle approval, asks Telangana government to begin land acquisition.

**Key connectivity**

● 138 km

● 120 km

● 100 km

● 80 km

● 60 km

● 40 km

● 20 km

### A GAME-CHANGER FOR TELANGANA

The four-lane access corridor expansion, with potential to be developed into a light rail or metro, is expected to greatly boost development in areas around Hyderabad.

**ROAD TO DEVELOPMENT**

● 138 km stretch in the northern and southern parts of the state

● 120 km stretch in the northern part of the state

● 100 km stretch in the southern part of the state

● 80 km stretch in the northern part of the state

● 60 km stretch in the southern part of the state

● 40 km stretch in the northern part of the state

● 20 km stretch in the southern part of the state

### Destination Shankarpally

Present analysis of various factors and the impact of the city's growth on the surrounding areas.

**Despite IT layoffs, Hyderabad's property market to see strong demand**

While the IT sector is facing layoffs, the demand for housing in Hyderabad remains strong.

**PROMISING LOCATIONS**

● Bhanur

● Kondakal

● Indus International School Hyderabad

● Mokila

● ICFAI Business School

● Vatinagulapalle

● Nanakaramguda

● Sky Zone Hyderabad

### PROJECT COST: ₹16,000 CRORE

► The 4-lane Regional Ring Road (RRR) will connect all districts of Telangana with Hyderabad

► The southern part | 182 km. Will connect Choutuppal, Ibrahimpatnam, Kandukur, Aramangal, Cheveils, Shankarpally and Sangareddy

► The northern part | 138 km. Will connect Sangareddy, Narasapur, Topran, Gajwel, Yadadri, Pragnapur, Bhongir and Choutuppal

► Once the RRR is open, traffic towards Mumbai, Pune, Nagpur, Bengaluru and Delhi can get diverted here, reducing congestion and pollution in Hyderabad



# LOCATION PLAN

# OUR PROJECTS A TESTIMONY TO OUR QUALITY



\*Actual pictures of the site

## INVEST WITH A TRUSTED NAME!

When you are investing with Green City, you're actually prioritising on trust, value and experience. For over three decades, Green City honed their skills in identifying first class properties in strategic locations that promise immense growth and infrastructure development. Hundreds of acres are transformed into priceless plots in their hands benefiting thousands of customers. Green City delivered value to customer investment with quality and hassle-free transactions.

## CREDIBILITY TO DEPEND ON

THE LEADERS IN LAND DEVELOPMENT



INDIA'S GREATEST BRAND & LEADER AWARD FOR 2018 - 19  
Awarded by United World Group (Asia One), Chosen from Industry & Consumers Survey by Deloitte & Touche

Excellence in Property Development

Customer-Focused Approach

Strategic Choice of Project Locations

Clear Titles

Quality in Layout Development

Thousands of Satisfied Customers

Faster Appreciation

Service from Trusted Promoters

Bank Loan Facility





GET TO KNOW

THE  
FUTURE  
COMES  
KNOCKING!  
ARE YOU  
READY?



## GREEN CITY ESTATES & PROPERTIES

#302, Sri Durga Towers

Road No. 10, Banjara Hills

Hyderabad - 500 034, Telangana

[www.greencityestates.co.in](http://www.greencityestates.co.in)

### LOAN FACILITY FROM REPUTED BANKERS



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