

## Office Space for sale in Hitech City, Hyderabad

5.6 crores



### HI-TECH CITY Commercial Office Space For Selling.

Pratikanagar, Hitech City, Hyderabad - 500081 (Telangan..

- Area: 5016 SqFeet ▼
- Bathrooms: Four
- Floor: Third
- Total Floors: Five
- Facing: East
- Furnished: Furnished
- Transaction: Resale Property
- Price: 56,000,000
- Rate: 11,164 per SqFeet **-5%**
- Age Of Construction: 6 Years
- Possession: Immediate/Ready to move

### Advertiser Details

**Om Shanthi Property Bazaar**  
omshanthi

Himayath Nagar, Hyderabad  
mob: 8886888699  
tel: 8008000020  
mail: omshanthipropertybazaar@gmail.com  
www.propertywala.com/om-shanthi-prope

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### Pictures



### Description

#### HI-TECH CITY Commercial Office Space for selling.

##### A). TENANT: IT COMPANY.

**Area: 5016 Sft, 3 rd floor**

**Amount: 5.60 Crore.**

**Rent: 2.81 Lakh.**

**Lease: 2 Years.**

**Advance: 15 Lakh.**

**Increment: Five Percentages every year.**

**Parking: 3 Cars.**

**UDS: 165 S.Yards.**

##### B). Tenant: SOFTWARE COMPANY.

**Area: 8000 Sft, 3 rd Floor .**

**Amount: 9.80 Crore.**

**Rent: 5.15 Lakh.**

**Lease: 3 Years.**

**Increment: Five Percentages every year.**

**Advance: 6 Months.**

**Parking: 10 Cars.**

**Parking: 40 Bikes.**

**UDS: 200 S.yards.**

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### Features

#### General

- Power Back-up
- Centrally Air Conditioned
- Lifts

#### Lot

- Basement

#### Recreation

- Fitness Centre / GYM

#### Security

- Security Guards
- Electronic Security
- Fire Alarm

#### Exterior

- Reserved Parking
- Visitor Parking

#### Maintenance

- Maintenance Staff
- Water Supply / Storage
- Water Softner
- Boring / Tube-well
- Rain Water Harvesting
- Waste Disposal

### Location

\* Location may be approximate

## Landmarks

### Hostel

Nift Boys Hostel (<0.5km)

### ATM/Bank/Exchange

HDFC Bank ATM (<0.5km), HSBC (<0.5km), ICICI Bank (<0.5km), Bank of Baroda (<0.5km), Punjab National Bank (<0.5km), Union Bank of India (<0.5km), Punjab National Bank-Madhapur (<0.5km), City Union Bank (<0.5km), Axis Bank (<0.5km), Hdfc Bank-Madhapur Hyderabad (<0.5km), Citibank (<0.5km), Karur Vysya Bank (<0.5km), Bank of Baroda-Hi Tech City (<1km), State Bank of India-Madhapur Hyderabad (<1km), HDFC Bank (<1km), Axis Bank-Madhapur (<1km), Kotak Mahindra Bank (<1km), Axis Bank ATM (<1km), State Bank of India-IN Touch Madhapur (<1km)

### Recreation

Hitec Park (<0.5km), Hitech Garden (<1km)

### Hotel

Olive (<0.5km), Holiday Inn Express-Hyderabad Hitec.. Tulasi Executive Guest House (<0.5km), Corporate Inn Abhivaadan-Gachibow. RK Hospitality (<0.5km), Hexagon Capability Center India (<1km), Lemon Tree Hotel (<1km), Oyo 16436 V Hotels (<1km), Collection O 44177 Hitec City (<1km), Red Fox Hotel-Hitec City (<1km), Lemon Tree Premier (<1km), Trident Club (<1km), Sapphire Asta-2 (<1km), RS Hotel Hitech City (<1km), Hotel Raintree (<1km), Treebo Trend Rain Tree Hi Tech City... Hotel 5 Elements (<1km), Rain Tr33 Hotel-Hitec City (<1km), Capital O 39451 Prowell Caprock (<1km), Platinum Service Apartment (<1km)

### Restaurant & Shops

Madhushala Bar (<0.5km), Ohris-Nautanki Gali (<0.5km), Firewater Kitchen & Bar (<1km)

[more...](#)

## Locality Reviews

Hitech City, Hyderabad

IT hub of Hyderabad which host hundreds of IT companies. Ideal to commute on a two/four wheeler

#### Pros:

- *IT Hub of Hyderabad*

#### Cons:

- *Traffic snails in the evenings*

Posted: Oct 8, 2020 by VINOD ANNAM

Hyderabad Hi tech city is one of predominant place to start business activity or establish company with all resources available at one place

Corporate environment will attach to individuals for strong and fundamentals to work for long hours

#### Pros:

- *High Speed Internet*
- *Food courts are available*
- *Metro station*

#### Cons:

- *When compared to other locations some high traffic*

Posted: Dec 6, 2019 by P Mahesh

Hi tech city is one of predominant place to start your business with attractive work environment Spacion Business Centre is one of best office space provider in Hyderabad hi tech city with Good infrastructure and top mnc companies are operating

#### Pros:

- *A very near of food courts*
- *Break out zones*
- *Flexible working environment*

#### Cons:

- *Huge Traffic but we can avoid through Metro*

Posted: Nov 27, 2019 by Putluru Mahesh

Hi tech city is across 500 Mnc companies to collaborate the professional work environment with all amenities to encash for Networking

Startups

Freelancers

Entrepreneurs

#### Pros:

- *Near to hi tech city metro railway station*
- *All Hotels side by side to eat stuff*
- *Mindspace is Top 100 Mnc companies operating over here*

**Cons:**

- *Traffic is high*

Posted: Nov 4, 2019 by [Moovin Bernard \(Spacion Business Centre\)](#)

Hi tech city is one of best location to start company and expand business operations within short period of time only possible with spacion

**Pros:**

- *Resaonable prices*
- *Avaliability of food courts*
- *Trasportaion*

Posted: Aug 9, 2019 by Putluru Mahi

Hitech city is one of the leading IT hubs of India with a worldwide recognition as it houses most of the world's best IT Companies. Google, Microsoft and Oracle are some of the few MNC's located in the Hitec city. It has excellent connectivity to all modes of transport and with the Metro rail expected to complete by the end of 2016, it will be a boom to all the commuters/employees working in this IT corridor.

**Pros:**

- *IT Corridor with excellent infrastructure*
- *Good connectivity to all modes of transport*

**Cons:**

- *Shortage of quality space (almost nil)*

Posted: Nov 23, 2015 by Naresh Naidu

Hitech City, Hyderabad is rated 7 out of 10 based on 6 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

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