

## 4 Bedroom Independent House for sale in Patighanpur, Hyderabad

1.9 crore



### Kingdom Villa

Pati, Patighanpur, Hyderabad - 500045 (Telangana)

- Area: 200 SqYards ▾
- Bedrooms: Four
- Bathrooms: Four
- Floor: Basement
- Total Floors: One
- Facing: East
- Furnished: Unfurnished
- Transaction: New Property
- Price: 19,000,000
- Rate: 95,000 per SqYard <sup>-5%</sup>
- Age Of Construction: Under Construction
- Possession: Within 2 Years

### Advertiser Details

**Sree Rangadham M**  
Property Agent / Broker / Consultant

Beeramguda, Hyderabad

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Scan QR code to get the contact info on your mobile

### Pictures



### Description

Below is the offer for our Villa Project near Pati (Near Kollur)  
This is an ORR Service road-facing project.

#### Project Highlights:

- 7.5 acres project - 100 villas
- G+2 triplex villa with 3 BHK and Home Theater
- Proposed HMDA and RERA project with 200ft road connectivity
- Premium Gated community developed as per Vastu
- 24/7 Security with CC TV Camera
- Under Ground Drainage and Electricity
- Plenty of Avenue Plantation
- Fully Loaded Clubhouse with swimming pool, GYM, Function Hall, Children's park, Indoor and outdoor games etc.

**Villa Size: 200 Sq yds.**  
**With 3569 sft. Built-up.**

**Price: Rs 5500/- per sft.**

#### Location Highlights:

- Very near to Kokapet(529 Acres) and Kollur(640 Acres) IT SEZ
- 5 mins drive to ORR exits Kollur (Exit No: 2) and Muthangi (Exit No: 3)
- 5 mins drive to RR7 which connects Nallagandla and Kollur
- 5 mins drive to International schools
- 5 mins drive to Patancheruvu
- 10 mins drive to Sultanpur Medical Devices Park
- 15 mins drive to Medical and Engineering colleges
- 15 mins drive from financial district
- 15 mins drive to BHEL
- 20 mins drive to Gachibowli

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### Features

#### General

- Power Back-up ■ Centrally Air Conditioned
- Room AC ■ Lifts ■ High Speed Internet ■ Wi-Fi

#### Lot

- Private Terrace ■ Balcony ■ Private Garden
- Basement ■ Corner Location ■ Park Facing

#### Exterior

- Reserved Parking ■ Visitor Parking
- Independent Garage ■ Servant Quarter

#### Maintenance

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

### Location

#### Security

- Security Guards ■ Electronic Security
- Intercom Facility ■ Fire Alarm

#### Interior

- Woodwork ■ Modular Kitchen ■ Marble Flooring
- Granite Flooring ■ Wooden Flooring ■ Fly Proofing
- Feng Shui / Vaastu Compliant

#### Recreation

- Swimming Pool ■ Park ■ Fitness Centre / GYM
- Club / Community Center

\* Location may be approximate

## Landmarks

### Recreation

Rama Sanjeev Reddy Gardens (<1km), Palle Prakruthi Vanam (<3km)

### Restaurant & Shops

Shivraj Kirana & General Store (<1km.. Rajesh Fancy And General Stores (<2... Arvind Kirana Store (<2km), Rajan Kirana Store (<2km), Malikarjuna Kirana General Store (<2... Good Quality Kirana General Store (<... Karthik Kirana and General Stores (<2.. Ramachandra Provisional Store (<3k... C Narsimhulu Kirana And General Sto. Durga Bhavani Kirana & General Stor... Book House (<4km), Bimal General Store (<4km), Parameshwara Kirana General Store (... Shri Lalitha Devi Kirana & General Sto. Shri Lakshmi Kirana & General Store ... G. Ramulu Kirana & General Store (<... Kirana & General Store (<4km), Shri Manikanta Kobbarikayalu (<4km.. Shri Balaji Kuragayla Thukam Market... Shiva Sai Kirana & General Stores (<4.. N. Sree Ramulu Wholesale Kirana & G. Vijaya Lakshmi Kirana Wholesale & R... Shri Sangameshwara Kirana & Gener... Bubaneswar Cloth Stores (<4km), Mohan Book Stores (<4km), Satyavathi Kirana & General Store (<... Hari Rice & Kirana (<4km), Bramma Swamy General Stores (<4k... Shri Shrinivasa Kirana & General Stor... Ratan Readymade And Hozare (<4km. Shri Sai Jayalaxmi Kirana General Stor... Jai Ram Footwear (<4km), Metro Fashions Readymade Garmen... Bharat Readymade Textile Sarees (<4... BV Fashions (<4km), Shri Tulja Bhavani Ice Parlour (<4km), Rajarajeshwari Fancy And General Sto. Prabakar General Stores (<4km), Shri Kurumurthy Plastic Milk & Child.. Yoga Mens Wear (<4km), Shri Balaji Kirana & General Store (<4.. S Satyanarayana Kirana & General Sto. Srikanth Kirana & General Store (<4k... Gayal Kirana Store (<4km), Venkateshwara Garments Clothing S... Bhavani Foot Wear (<4km), Srikala Saree Center (<4km), Imam Traders (<4km), Harsha Sarees and Ready Mades (<4k.. Mounika Foot Wear (<4km), Murali Kirana & General Store (<4km... Sai Sowmith Saree Center (<4km), Prasanthi Garments & Textiles (<4km.. Shri Padmavathi Kirana & General St... Riyanka Fancy Sarees (<4km), Vandhana Selections (<4km), Roohi Garments & Ladies Tailors (<4... Ashtha Stores (<4km), Prabha Garments Shop (<4km), Quality Kirana & General Store (<4km. SN Modern Step Footwear (<4km), Shri Balaji Kirana & General Stores (<... Shri Dhatha Foot Wear (<4km), [more...](#)

## Locality Reviews

Patighanpur, Hyderabad

Very positive place to invest the growth rate is very high as it is attached to outer ring road and very near by to financial district just 15 mins drive from there 2 kms from Nation highway

### Pros:

- *Reachable for all It companies*

Posted: Jan 29, 2021 by SANTHOSH DHUMUNSURE

Close to Orr international schools narayana IIT college bricmore villas close to houses gitam university IIT HYDERABAD

### Pros:

- *Close to gauchibowli tellapur IT tec*

### Cons:

- *Close to village*

Posted: Sep 25, 2018 by Praveen Kumar

Patighanpur, Hyderabad is rated 7 out of 10 based on 2 user reviews.

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