

3 Bedroom Apartment / Flat for sale in Sumadhura's Gardens by the Broo. 89.04 lakhs



3 BHK Flat For Sale In Sumadhura Garden By The Brooks, Shamshabad

Shamshabad, Shamshabad, Hyderabad - 501218 (Telang..)

- Project/Society: [Sumadhura's Gardens by the Brook](#)
- Area: 1420 SqFeet ▾
- Bedrooms: Three
- Bathrooms: Three
- Floor: Tenth
- Total Floors: More than 20
- Facing: East
- Furnished: Unfurnished
- Transaction: New Property
- Price: 8,904,000
- Rate: 6,270 per SqFeet ^{-10%}
- Age Of Construction: Under Construction
- Possession: Within 2 Years

Description

We have named it Gardens by the Brook. There are 900+ exquisite apartments nestled within the nature's prettiest nook. Every Square foot of the layout is a landscaped masterpiece. The setback on both side of the brook have been transformed into gardens. Seamless. Uninterrupted.

The layout integrates the indoor and outdoors in a way that blurs the boundaries. It promotes interaction between nature and the occupants of the space, giving you brightness and calm at the same time. The specifications and design are so world-class, you'll feel as you're on top of the world.

We chose the location of Gardens by the Brook with a lot of thought and planning. Close enough to the city, yet not too close. Surrounded by urban comforts, yet in the heart of nature. A drive away from the finest schools, malls, workspaces and the airport – yet pleasantly untouched by noise and traffic jams. Satamrai is connected to every part of Hyderabad via the ORR and P. V. Narsimha Rao flyover. Rediscover the magic on the other side!

You are in very very luxe life space. We're creating a super – premium cluster where everything is extraordinary. From the chic color palatte of the walls to the ultra sophisticated fittings, from the spectacular outdoors to the clubhouse joys, from the active zones to the peaceful do-nothing corners.

When you contact, don't forget to mention that you found this ad on PropertyWala.com.

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
- RO System
- 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

Advertiser Details

Way Investors Land
Way Investors Land

Sales Director

Kokapet, Hyderabad

Mobile: 8125034268

Phone:

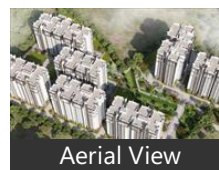
Email: 3wayinvestorlands@gmail.com

www.3wayinvestors.com

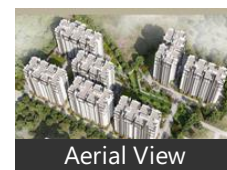


Scan QR code to get the contact info on your mobile
[View all properties by Way Investors Land](#)

Pictures



Aerial View



Aerial View

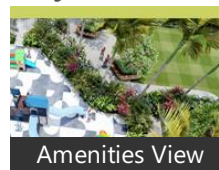


Side View



Elevation

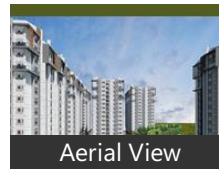
Project Pictures



Amenities View



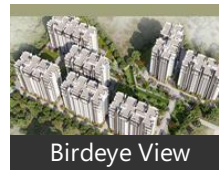
Clubhouse



Aerial View



Elevation



Birdeye View



Swimming Pool

* These pictures are of the project and might not represent the property

Project Floor Plans



Floor Plan-A



Floor Plan-B



Floor Plan-C



Master Plan

* These floor plans are of the project and might not represent the property

* Location may be approximate

Landmarks

ATM/Bank/Exchange

State Bank of India (<0.5km), ICICI Bank (<1km), Dhanlaxmi Bank (<1km), Bank of India (<2km), Union Bank of India (<4km), Canara Bank (<4km), State Bank of India-Kattedan (<4km), Axis Bank (<4km)

Restaurant & Shops

Bhavani Bangles Store & Clothing M... Anil Stores (<1km), Shri Manikanta Cloth Store Tailors (<... R. Soujanya Gadwal Chenetha Pattu ... B. Anil Kumar Kirana & General Store.. Om Shri Sai Kirana Stores (<1km), Laxmi Fashion Point (<1km), Yadaiah Kirana & General Store (<1k... Tapasi Kirana & General Store (<1km... Sai Charan Fancy & Saree Center (<1... Shri Tulja Bhavani General Store (<1k.. Vijay Kirana & General Store (<1km), Annapurna Kirana & General Store (<.. Shri Ram Krishna Textiles (<2km), Neha Suiting & Shirting (<2km), Balaji Kanlesh Kirana Store (<2km), Living Needs Mini Super Market (<2k.. Srinivasa Kirana & General Stores (<2.. Hosanna Footwear (<2km), Langer Mirchi Powder (<2km), Sai Kiran Kirana Store (<2km), J Saraswathi Textiles & Readymades ... Manvitha Restaurant & Bar (<2km), Ganesh Parvathi Kirana Store (<4km), Sundar Reddy General Store (<4km), Shri Vasavi Kirana & General Store (<... New Balaji Kirana & General Store (<... Hitler Menswear (<4km), Shri Saraswathi (<4km), Laxmi K. G. S (<4km), Shri Markandeya Kirana Store (<4km), Jai Bhavani Footwear (<4km), Lavanya General Stores (<4km), Shri Laxmi Kirana & General Stores (<.. AJ Fashions (<4km), JS Gifts & Foot Wear (<4km), Shri Sai Kirana & General Store (<4km. Ravi Food (<4km), Ramesh Kirana & General Store (<4k... Kavitha General Stores (<4km), Shri Anjaneyam Kirana & General Sto.. Trinetri Kirana (<4km), Amit Kirana & General Stores (<4km), Vardhini Provisional Stores (<4km), Prashanth Charviks General Store (<4.. Omkar Kirana & General Store (<4km.. Sarala Saree Center (<4km), Shri Ram (<4km)

Landmark/Attraction

Hosanna Pentecoastal Faith Ministrie..

[more...](#)

Locality Reviews

Shamshabad, Hyderabad

Prime location. Good connectivity with airport being within a reach.

Commercial hub. Nearby to vegetable market, international schools, colleges, hospital, restaurants.

Pros:

- Well developed area
- Good connectivity

Cons:

- Far from the main city

Posted: Apr 8, 2019 by Mohammed Salman

One of the prime location. Good connectivity, commercial hub.

Pros:

- Prime location for Telangana
- Adjacent to regional ring road.
- New business hub

Posted: Feb 15, 2019 by Pavan Kumar

It is the best place to invest in properties starting from there
But we cant do plotting till 18 km from shamshabad because it is under go111

Pros:

- It is nearer to city for investment

Cons:

- No negative things

Posted: Feb 10, 2019 by Mohd Amer

SHADNAGAR - Future City of Hyderabad like Hi-tech City

Shadnagar is now Revenue division, city, and assembly constituency and merged in Ranga Reddy District and also merged in Cyderabad west Zone commissionairate. Upcoming city and future IT Destination, because India's Biggest ITIR Zone app. 2.19 Lakhs cores project and employment is Direct – 15 lakhs and indirect 55lakhs of IT, ITES. Project completion of 2 phases. After Shamshabad, only shadnagar is the major town all activities. Just 23Kms from shamshabad International Airport (RGIA). 2016 April our Honorable Finance Minister Arun Jaitley Garu Ingurated the most B-school of SYMBIOSIS INTERNATIONAL UNIVERSITY at Mamidipally Near by Shadnagar and also under construction by TISS Campus. Shadnagar will be developed like Hyderabad with in a short time, because major projects are under development. Like ITIR Zone, Educational HUB (mamidipally), Pharma Zone (Mucherla & Rajapur) , Industrial corridor (Bala Nagar) , Spiritual City (Munchinthal), International Airport (Shamshabad), Entertainment Zone (Kammadanam Reserve ZOO) and Residential , Commercial Activities.

Pros:

- future hitech city in shad nagar

Cons:

- at present far way to main city

Posted: Jun 9, 2017 by Confident Housing

SHADNAGAR - Future City of Hyderabad like Hi-tech City

Shadnagar is now Revenue division, city, and assembly constituency and merged in Ranga Reddy District and also merged in Cyderabad west Zone commissionairate. Upcoming city and future IT Destination, because India's Biggest ITIR Zone app. 2.19 Lakhs cores project and employment is Direct – 15 lakhs and indirect 55lakhs of IT, ITES. Project completion of 2 phases. After Shamshabad, only shadnagar is the major town all activities. Just 23Kms from shamshabad International Airport (RGIA). 2016 April our Honorable Finance Minister Arun Jaitley Garu Ingurated the most B-school of SYMBIOSIS INTERNATIONAL UNIVERSITY at Mamidipally Near by Shadnagar and also under construction by TISS Campus. Shadnagar will be developed like Hyderabad with in a short time, because major projects are under

development. Like ITIR Zone, Educational HUB (mamidipally), Pharma Zone (Mucherla & Rajapur) , Industrial corridor (Bala Nagar) , Spiritual City (Munchinthal), International Airport (Shamshabad), Entertainment Zone (Kammadanam Reserve ZOO) and Residential , Commercial Activities.

Pros:

- *Very peaceful area in Hyderabad*

Cons:

- *far distance to main city*

Posted: Jun 7, 2017 by Confidenthousing india

Shamshabad has rgi airport, so it will become a cargo hub. In future this will be evolving in to the warehousing hub for storage and cold storage facilities.

Pros:

- *NATIONAL HIGHWAY 7*
- *CLOSE TO AIRPORT*

Posted: Jul 29, 2016 by Karttik V

Shamshabad and Nagaram area are going to become the most happening destination within 2 years and the land rates are going to zoom in upwards direction only based on our area study report which is given below

About Nagaram village, area development and venture details and features are given below:

- 1 Nagaram is declared as first r1 and High-Rise zone in HMDA master plan of 2031
- 2 Nagaram is 1st village which is free from the restrictions and HADA limits
- 3 Cost of land went Rs 1crore per acre in the boom
- 4 Proposed metro rail up to Shamshabad airport
- 5 7km from Shamshadabd airport
- 6 25 mints from Gachibowli financial district through outer ring road
- 7 30min drive to Hitech city
- 8 2km from Pedda Golconda outer ring road junction
- 9 Indian airlines housing project

Projects nearby Nagaram village

- 1 Our plot is nearby FAB City
- 2 Hardware park
- 3 Rajiv Gandhi gems and jewelry park
- 4 TCS, TATA Advanced Systems
- 5 APIIC
- 6 Prajay virgin country, HCL, Kernex micro systems.
- 7 Ramky Discover city and DLF township
- 8 APIIC Pharma SEZ
- 9 Bangalore based Wonderla Amusement park in 50 acres Already Started.

All these projects were proposed in the earlier Realestate boom of 2007-2009 period and due to improper state government all these projects were not taken up. Now since we have TRS Stable government in place all these projects have started again and work is going in full swing. Entire real estate community has forgotten about this NAGARAM Village as there was slump in the market and now development has already started and nobody is watching. Believe me the rates are going to TRIPLE in 1-2 years from now.

Pros:

- *Nagaram Will become the most strategic location in Shamshabad*
- *Nagaram is in the midst of all SEZs and Industrial Parks*

Posted: Jun 11, 2016 by [Rajendra G \(Remax India\)](#)

Shamshabad { Only on NH 7 Bangalore Highway only} is the best place to invest. Now the rates are very cheap. They will increase with in due course of time. It's very near to Airport and Gachi Bowli and outer ring road. One can purchase the plots after Bio conservation limits (water catchment area). So many industries and educational institutions are coming near Timmapur and Kothur. There is a plan for Cargo of Railway terminal and extension of metro upto Timmapur railway station. The link Road between Timmapur and Maheshwaram is being widened. Sri Swami Jeeyar temple and Hospital complex and Medical college is near to Timmapur . My Home constructions are planning to construct a smart city between Muchintal and Timmapur Road. This is the best place to invest compare to Mumbai Highway, Warangal Highway, Srisailam Highway.

Pros:

- *It is Near to International Airport*

Cons:

- *No Malls*

Posted: Feb 3, 2016 by Gangaraju Rao

Shamshabad is the best place to invest in. It is the center of cosmopolitan city of Greater Hyderabad.

Pros:

- *Good Location*

Posted: Dec 25, 2015 by Khaja Subhani

Shamshabad is a multipurpose special economic zone. Prices may hike any time. Act fast to save future investment money.

Pros:

- *Best Price*
- *Good Location*

Posted: Nov 4, 2015 by [Vijaya Reddy \(Building Blocks Group Hyderabad\)](#)

Shamshabad, Hyderabad is rated 8 out of 10 based on 10 user reviews.

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

Explore

[Similar Properties](#)

[Properties in Shamshabad, Hyderabad](#)

[Projects in Hyderabad](#)

[Brokers in Hyderabad](#)

More Information

Report a problem with this listing

Is this property no longer available or has incorrect information?

[Report it!](#)

Disclaimer: All information is provided by advertisers and should be verified independently before entering into any transaction. You may visit the relevant RERA website of your state to verify the details of this property. PropertyWala.com is only an advertising platform to help connect buyers and sellers and is not a party to any transactions, nor shall be responsible or liable to resolve any disputes between them.