

POWERED BY



ALAKANANDATM RIVERFRONT

Where Life Restarts

1st of its Kind & Best of
ANDHRA & TELANGANA

India's
1st & ONLY
Riverfront
Gated Community
of Approved **Villa PLOTS** on the
Banks of **KRISHNA** & Paleru Rivers

CRDA Approved

Best of Amaravati
with
India's **LONGEST**
Private RiverFront - 3 Kms Long!

surrounded by
31,000+ Acres of Reserve Forest
which means **no disturbance for life!**



ALAKANANDATM
RIVERFRONT
Where Life Restarts



MasterPlan

*Located @ the meeting point
of KRISHNA & PALERU Rivers!*

No graphics or
artistic images here...

everything you are about to see is a
REAL PHOTO of work at site!

These are **ACTUAL PHOTOS** of developments at Alakananda **SHOT RECENTLY...**



Phase 1

Phase 2

1 km Frontage
Paleru River

2 Kms Frontage

Krishna River



ALAKANANDATM
RIVERFRONT
Where Life Restarts

**31,000+ Acres
of Forest Land**

KRISHNA RIVER

1 km wide *(approx)*

Always full!

CRZ Buffer Zone
(land owned by Alakananda)

**Villas already Built
& Occupied!**

Phase 1 Plots

Clubhouse

REAL Photo
Drone shot of ALAKANANDA



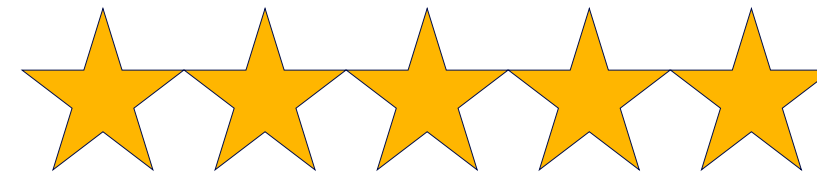
Major Works
Completed



Fully Approved
by CRDA



Immediate
Registration



Rated Highly : 4.9 out of 5

Many VILLAS already CONSTRUCTED &
being enjoyed by families on weekends & holidays!



**Actual Photos
of Villas Built**

**Plot Owners have ALREADY BUILT Villas
with our in-house Architects & Contractors.**

Right in the **CENTER** of Andhra & Telangana

Making it **equally attractive**
to people on **both sides!**

Only 10 mins from the **6 LANE**
Hyderabad to Vijayawada **Highway**,
connected by a **New 4 Lane BT Road**



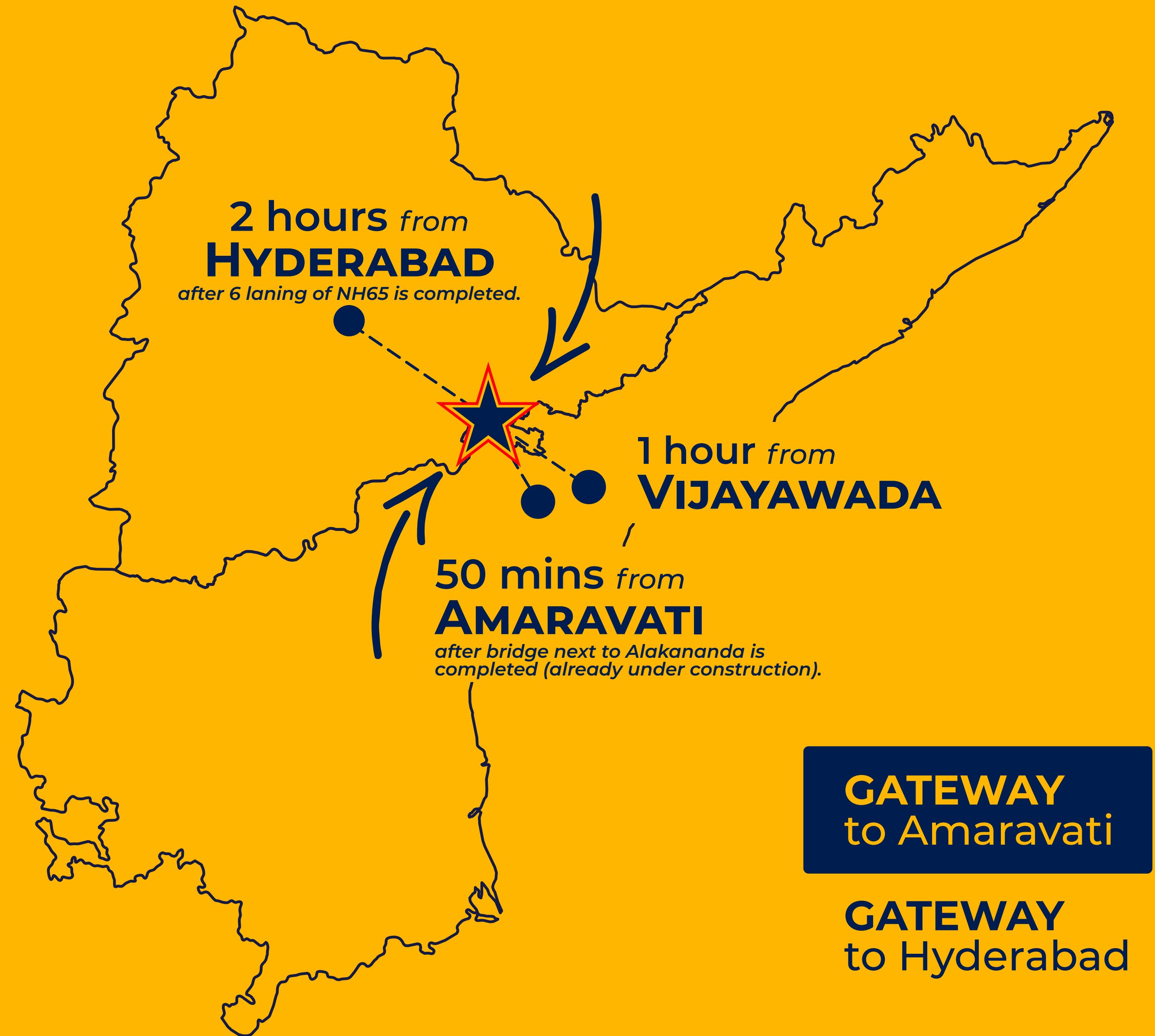
New RAILWAY Line & Junction
(Southern Railways) being built just 7 Kms away!

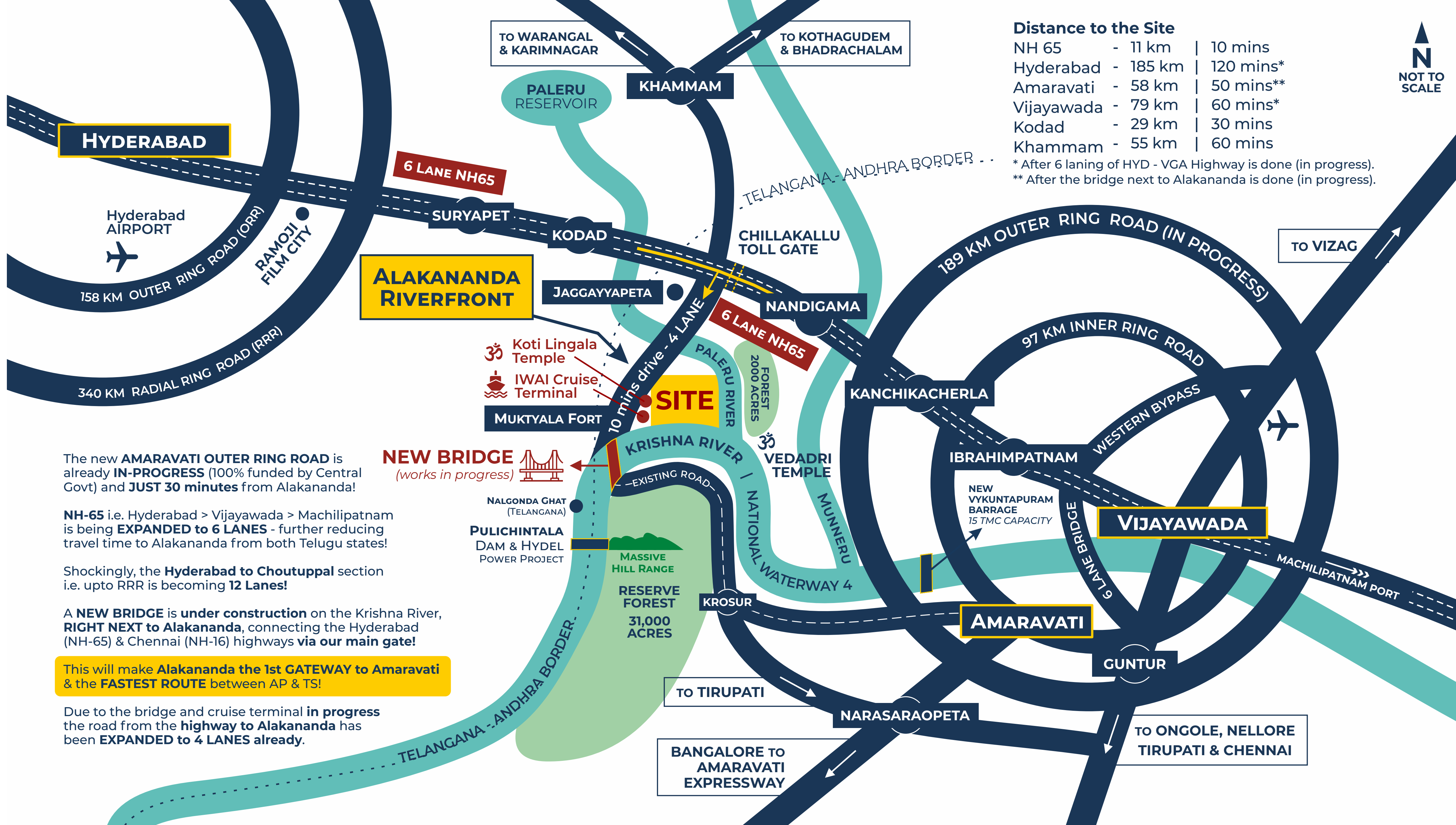


New CRUISE & CARGO Terminal
(National WaterWays) being built next door!



New BRIDGE on Krishna River
next to Alakananda, reducing travel time between TS & AP!





The new **AMARAVATI OUTER RING ROAD** is already **IN-PROGRESS** (100% funded by Central Govt) and **JUST 30 minutes** from Alakananda!

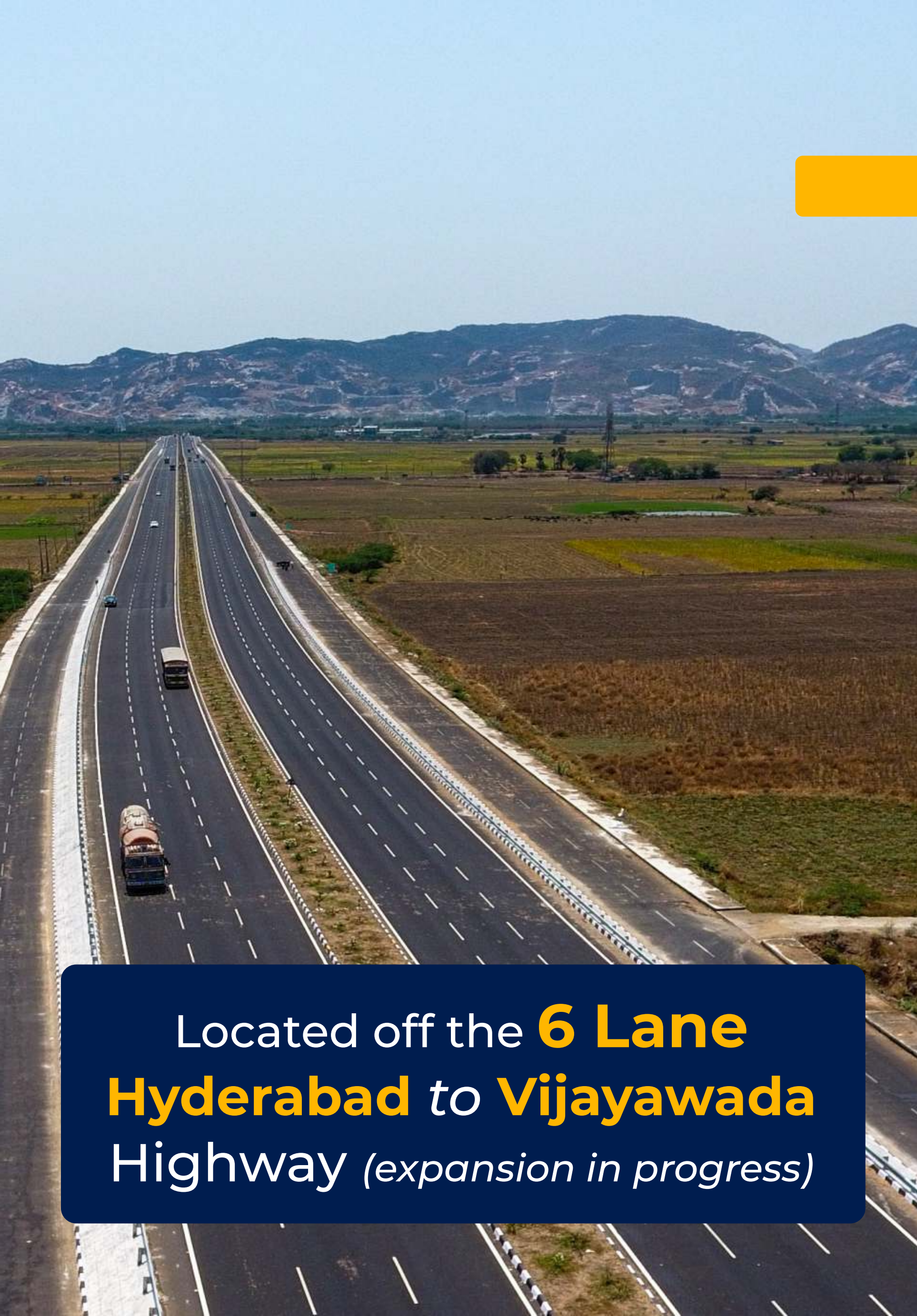
NH-65 i.e. Hyderabad > Vijayawada > Machilipatnam is being **EXPANDED to 6 LANES** - further reducing travel time to Alakananda from both Telugu states!

Shockingly, the **Hyderabad to Choutuppal** section i.e. upto RRR is becoming **12 Lanes!**

A **NEW BRIDGE** is **under construction** on the Krishna River, **RIGHT NEXT to Alakananda**, connecting the Hyderabad (NH-65) & Chennai (NH-16) highways **via our main gate!**

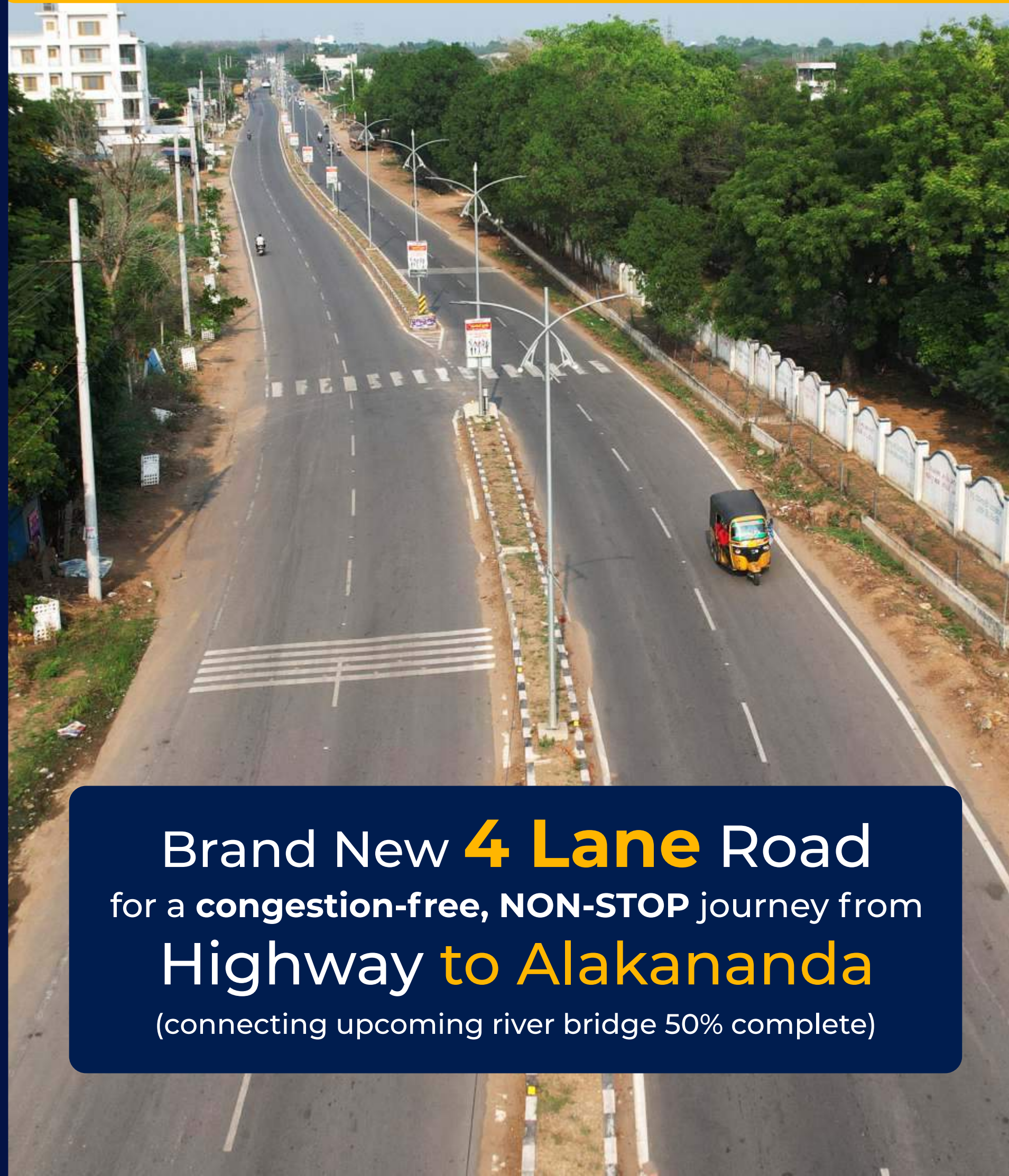
This will make **Alakananda the 1st GATEWAY to Amaravati** & the **FASTEST ROUTE** between AP & TS!

Due to the bridge and cruise terminal **in progress** the road from the **highway to Alakananda** has been **EXPANDED to 4 LANES** already.



Located off the **6 Lane Hyderabad to Vijayawada Highway** *(expansion in progress)*

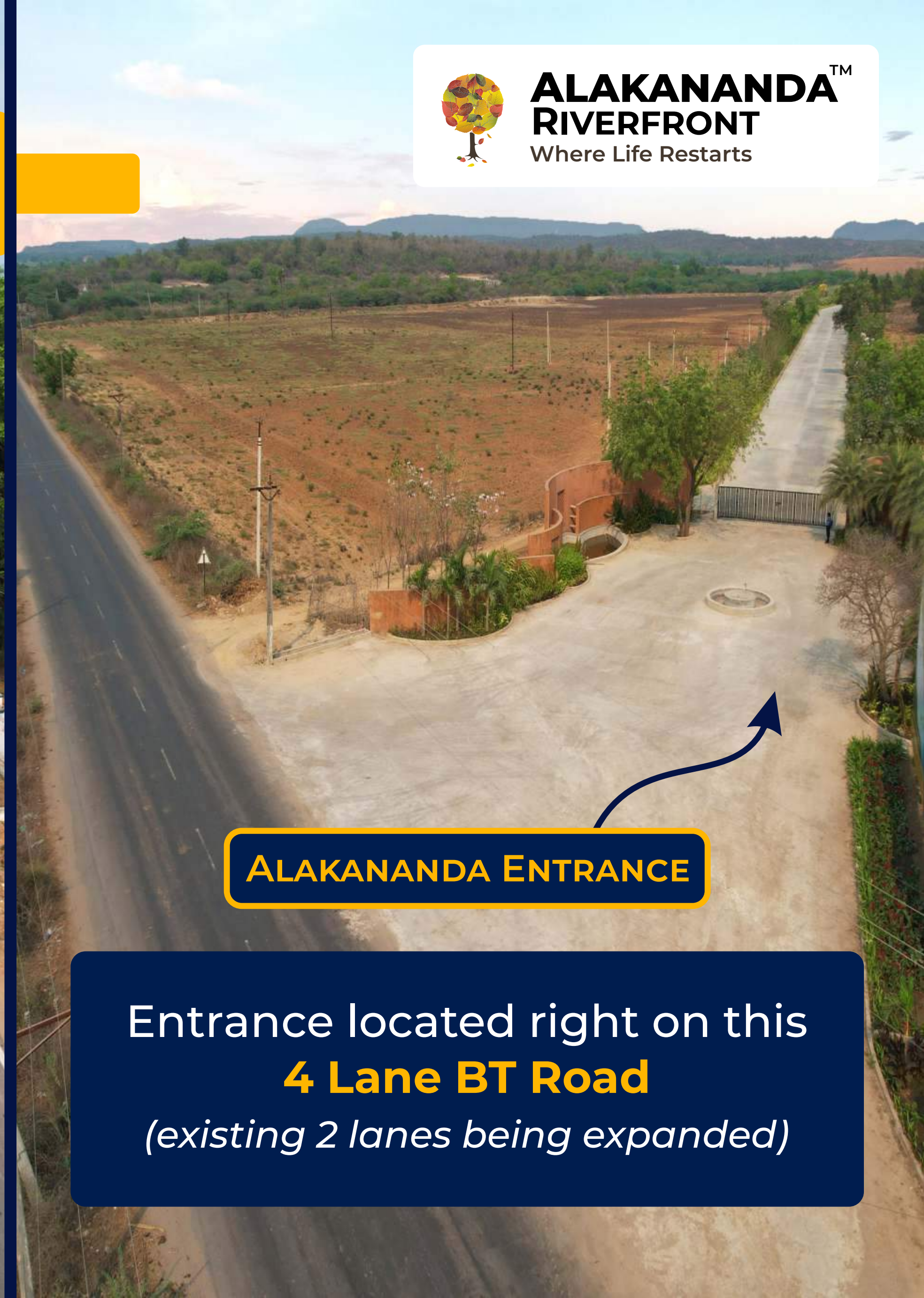
EXCELLENT CONNECTIVITY
Just 10 mins from HYD VGA Highway



Brand New **4 Lane** Road
for a congestion-free, NON-STOP journey from
Highway to Alakananda
(connecting upcoming river bridge 50% complete)



ALAKANANDATM
RIVERFRONT
Where Life Restarts



ALAKANANDA ENTRANCE

Entrance located right on this
4 Lane BT Road
(existing 2 lanes being expanded)

Fully Compliant with CRZ / FTL Rules

No-Construction **BUFFER ZONE** of
330 FEET or 100 Meters maintained
from the Krishna River boundary.

As per **Coastal Regulation Zone (CRZ) Norms of the Central Govt**, a massive **48 Acres** of pure riverfront land - *3 Kms abutting the Krishna & Paleru Rivers* - will **FOREVER REMAIN OPEN** green space - **WITHOUT plotting or construction.**

And so no one can **worry or complain** about river being disturbed, damaged or polluted...



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Where Life Restarts

Construction Zone
(CRDA Approved Villa Plots)

330 Ft Buffer Zone
(No Construction Here)

KRISHNA RIVER
1 km wide (approx)

Always full!

REAL Photo
Real DRONE Photo!



ALAKANANDATM
RIVERFRONT
Where Life Restarts

Level 1

Level 2

Level 3

**40 Feet ABOVE
Water Levels**

REAL Photo
Real DRONE Photo!

ZERO-Risk *of* **Flooding**



Entire land is **SAFELY** located
40 FEET ABOVE Water Levels

This is like sitting **4 Floors ABOVE** normal levels,
making it **impossible for water to enter our land**,
even during the worst possible floods!

In the **last 100 YEARS of FLOODS** in Krishna River, the
highest flood was in **September 2024** (11.5 lakh cusecs!).
When **Vijayawada** was flooded, water levels came up to
MAX 31 feet at Alakananda - which means we were still
9 feet ABOVE WATER - making us **ABSOLUTELY SAFE!**

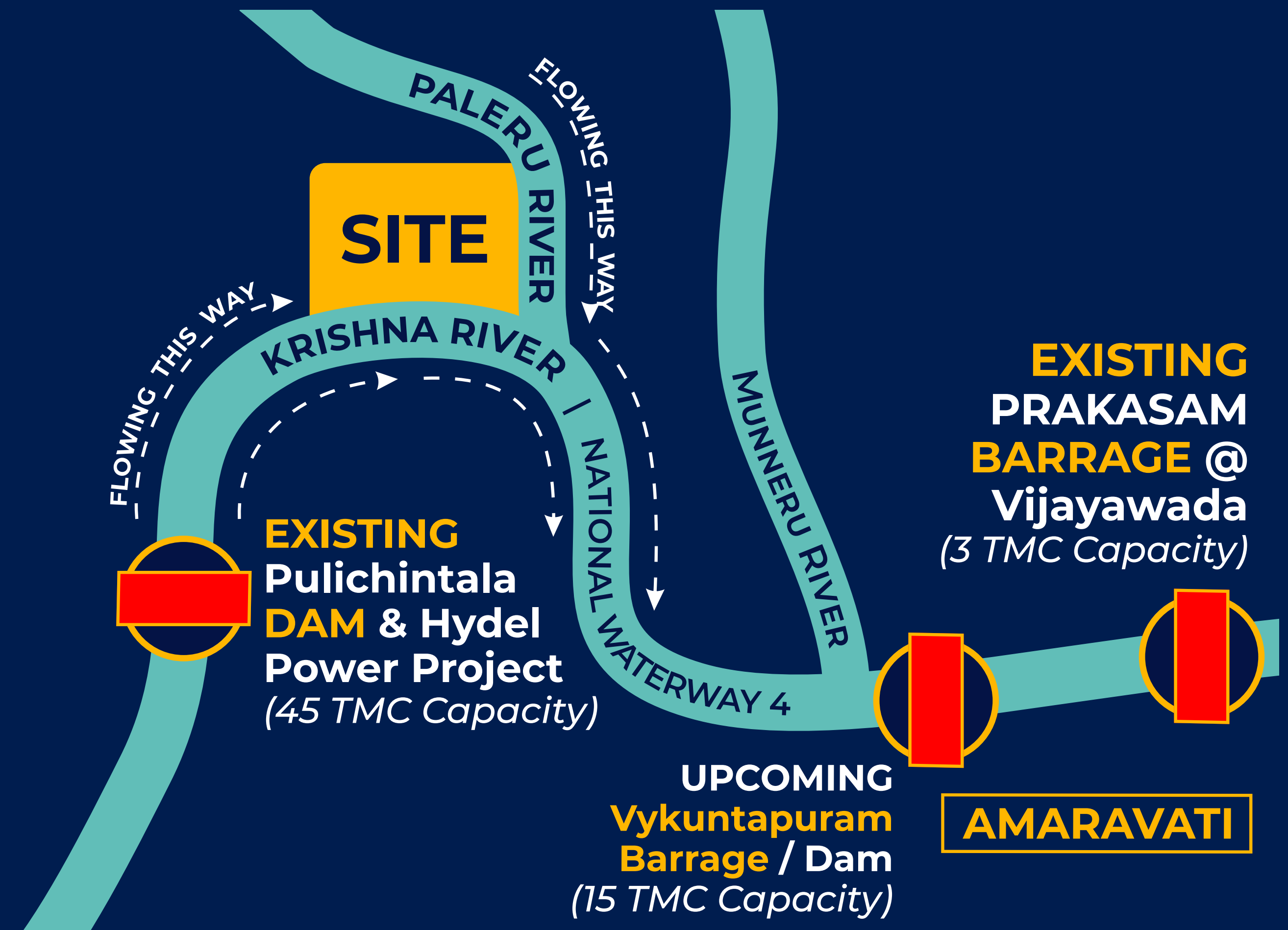
At Alakananda,
Krishna River is always
FULL of WATER
year-long because...

We are located **IN-BETWEEN** Pulichintala Dam
up-stream & Prakasam Barrage **downstream**...

Since the river is the **MAIN SOURCE** of **Drinking
& Irrigation water** for Amaravati, Vijayawada &
Guntur regions, it **continuously receives** water
from the Pulichintala Dam up-stream - also a
hydel power project releasing water continuously.

Only if **Amaravati, Vijayawada & Guntur get
totally FLOODED** - as they are downstream, is there
a very small chance of flooding in **Alakananda**!

This also means **NO-CHANCE** of flooding as
we are sitting **Between 2 Dams on 2 Sides**,
where River **Water Levels** are constantly
monitored & controlled by the Govt...



AQI | Air Quality Index

@ Alakananda, your family can breathe **AIR AS FRESH** as Switzerland's!



Switzerland - 28 AQI
US-AQI converted to India AQI



Alakananda - 32 AQI
one of the **LOWEST** in India!

Measured using a Continuous Ambient Air Quality Monitoring System - **CAAQMS** installed in Alakananda. The same device is used by IIT Bombay, CII, TATA, Microsoft, Marriott, TAJ and many more.



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Delhi - 160 AQI

most polluted city in India
can reach 400+ in winter



Hyderabad - 98 AQI

ranges between 85 and 125
like Bangalore & Chennai



Coorg - 44 AQI

one of the **LOWEST** in India
compared to all hill stations

All AQI values as per Central Pollution Control Board (CPCB) of India.

Why Alakananda?

Markets like **Hyderabad** & **Bangalore** are **SATURATED** with **SKY-HIGH PRICES** and **OVER-SUPPLY** of routine, run-of-the-mill projects, with **too many resellers** and not enough buyers / end-users, making it increasingly **DIFFICULT TO RESELL** such **routine plots** & flats.

A more sure-shot way of earning good ROI in Indian real estate now, is by investing in :

- unique, one-of-their kind properties that **CANNOT be REPLICATED**...
- are **AFFORDABLY priced**, which means **FASTER APPRECIATION** for you...
- and **with genuine end-user demand**, making it **very EASY to RESELL**, without competition...

And this is where Alakananda **STANDS-OUT** perfectly, as it is **Telangana & Andhra's...**

1st & Only RiverFront
Gated Community of
Resort Themed Villa PLOTS
on the Banks of KRISHNA & Paleru Rivers!

thus making this :

- **impossible to replicate** in South India,
- **appreciate QUICKLY** since its **HALF the cost** of plots in even towns like *Khammam, Warangal, etc.*
- **easy to RESELL** without competition.

And hence the perfect investment!

Achieve

3 GOALS

in one place...



Invest in the **Special Price Offer**

CREATE WEALTH

75% to 100% in 3 to 4 Years



Grandkids to Grandparents can enjoy!

WEEKEND HOME

Ultimate Holiday Getaway



Spend your **Golden Years in Style!**

RETIREMENT HOME

Final Destination in Life

Project Amenities

20 Acre RiverFront
ClubHouse
Phase 1 Operational



Restaurant

with Resident Cooks



Party Lawns

for upto 800 people



Guest Rooms

for Plot Owners (3 Star)

Access **ONLY** for Plot Owners & not open to General Public.

**31,000+ Acres
of Forest Land**

Krishna River

Phase 1 Plots

Club House
Will be expanded
substantially...

REAL Photo
Real DRONE Photo!



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Where Life Restarts

REAL PHOTO of Shivaratri
Celebrations at ClubHouse

Project Amenities

1st time in India for a Residential Layout

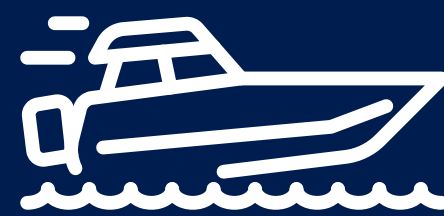
Private Boat Jetty

with **Water Sports!**

~ **ALREADY OPERATIONAL** ~



Approved Boats
with Govt Permissions



6 Seater SpeedBoat
plus **Kayaks** & Canoes



Licensed Drivers
with Safety Jackets

Access **ONLY** for Plot Owners & not open to General Public.



ALAKANANDATM
RIVERFRONT
Where Life Restarts

Krishna River

1 km wide *(approx)*

Always full!

REAL Photo
Shot @ Site!

Floating Modular Jetty
@ Alakananda



Project Amenities

RiverFront Beach Party Zone

~ ALREADY OPERATIONAL ~



Restaurant
on the Riverfront



Riverside Party
zone for upto 200 people



Observatory
& AC Sky Lounge

Access **ONLY** for Plot Owners & not open to General Public.



ALAKANANDATM
RIVERFRONT
Where Life Restarts



Private RiverFront HouseWarming Party
for upto 200 people for one of the plot owners!
Photo taken at **11.30 PM** under full moonlight!

REAL Photo
Shot @ Site

Enjoy Sunrises & Sunsets on the banks of
Krishna & Paleru Rivers, almost like they
are your **Private Property!**

Real Photos
Shot @ Site!



**RiverFront Observatory &
Viewing Lounge / Deck**

**31,000+ acres of lush green
Forest Land surrounding you!**



ALAKANANDA™
RIVERFRONT
Where Life Restarts

Real Photos
of events on the riverfront
beach party zone.

Krishna Haarathi @ Alakananda
*Enjoy private access to the Krishna river for
your family celebrations and ceremonies!*



Project Amenities

40 Acres

Botanical Gardens

22,000+ Trees / 52+ Varieties

of Fruits & Vegetables already planted & fruiting!



Farm to Fork

Pluck your own fruits!



Organic Fruits

& Vegetables everyday!



Forest Walk

5 kms walking track!

Access **ONLY** for Plot Owners & not open to General Public.



ALAKANANDATM
RIVERFRONT
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**31,000+ acres
of Forest Land**

PALERU RIVER

KRISHNA RIVER

CIRCLE 2

CIRCLE 1

**Real Photo
Shot @ Site!**



ALAKANANDATM
RIVERFRONT
Where Life Restarts

**Real Photo
Shot @ Site!**

**Some of the 52+ varieties of fruits & vegetables
already growing for you to pluck & enjoy!**



Brinjal



Seetaphal



Radish



Guavas



Mangoes

Project Amenities

1st of its kind in TS & AP in a Residential Layout

Horse Riding Arena

with **In-House Trainer!**

~ ALREADY OPERATIONAL ~



Race Horses + Pony

from Hyderabad Polo Club



Resident Trainer

for you to learn in-house



Stables Built

with Saddles & Equipment

*Access **ONLY** for Plot Owners & not open to General Public.*



Real Photos
Shot @ Site!



ALAKANANDATM
RIVERFRONT
Where Life Restarts



KRISHNA RIVER

Project Amenities

1st of its kind in TS & AP

RiverFront Sports Arena

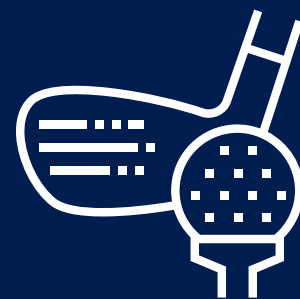
spread over **10 acres!**

~ **OPERATIONAL** IN PHASES ~



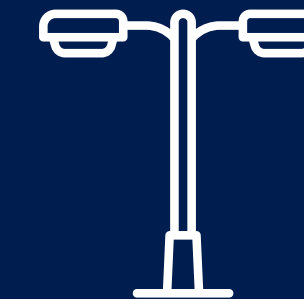
Beach Volleyball

Box Cricket & Football



Mini Golf +

Horse Polo Arena



Floodlight Facility

for Round the Clock use

*including many more outdoor sports like Tennis,
Badminton, Basketball, Football, Cricket Nets, etc.*

Access **ONLY** for Plot Owners & not open to General Public.



ALAKANANDATM
RIVERFRONT
Where Life Restarts

**Outdoor
Sports**

**Mini Golf &
Horse Polo Arena**

KRISHNA RIVER

Real Photos
Shot @ Site!

**Observatory
& Sky Lounge**

**Riverside
Party Zone**

Beach Volleyball

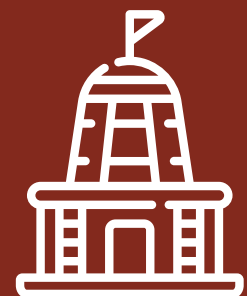
Private Boat Jetty

Project Amenities

Alakananda is Your One-Stop Destination for

Wellness of Body, Mind & Soul

with **150+** acres of Open Space *and...*



5 Temples nearby
+ SGS Ashram inside



Wellness Center*
Ayurveda & Naturopathy



Senior Citizen*
Active Living Homes

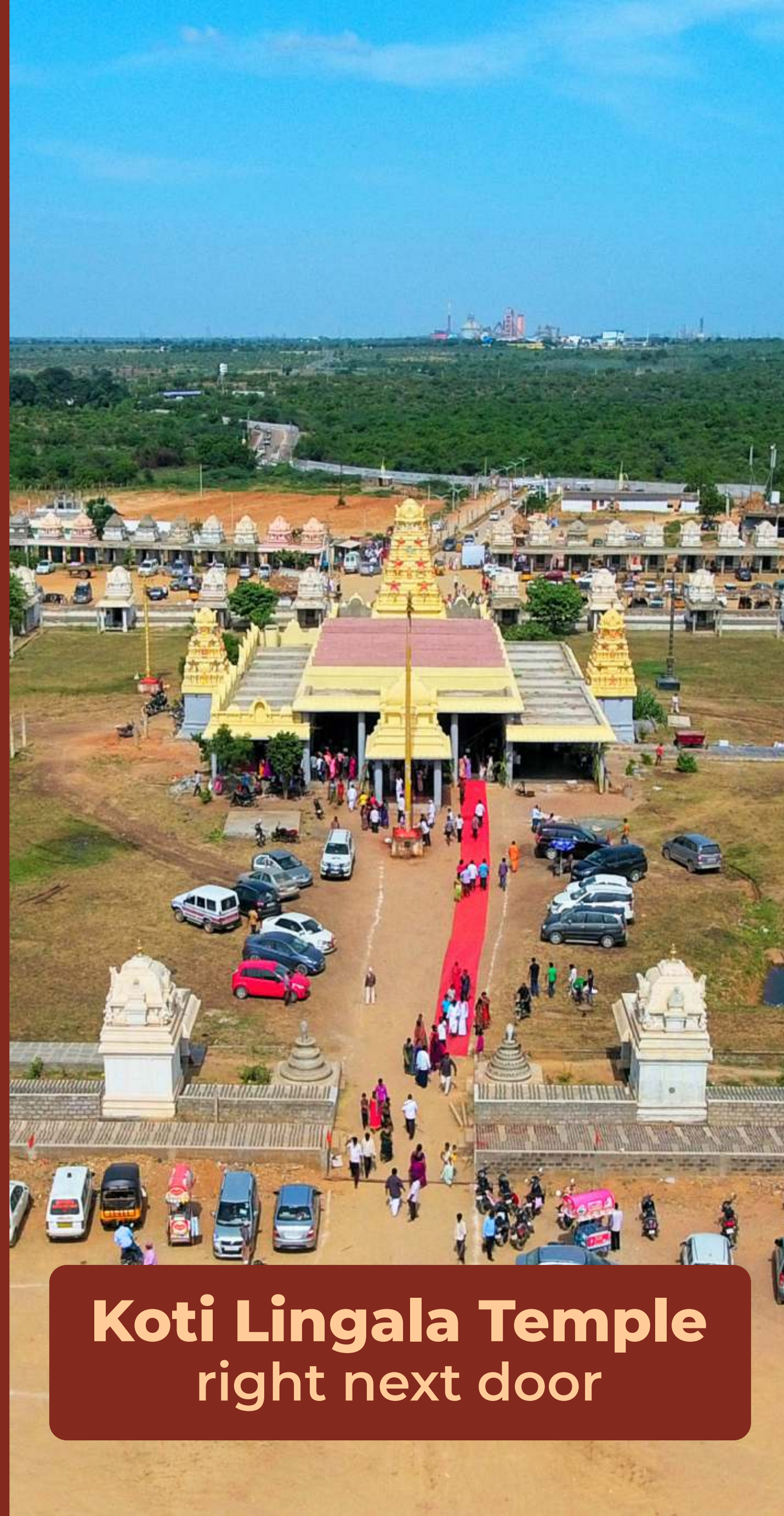
** In design stage and will be developed along with Phase 2 and 3*



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Where Life Restarts



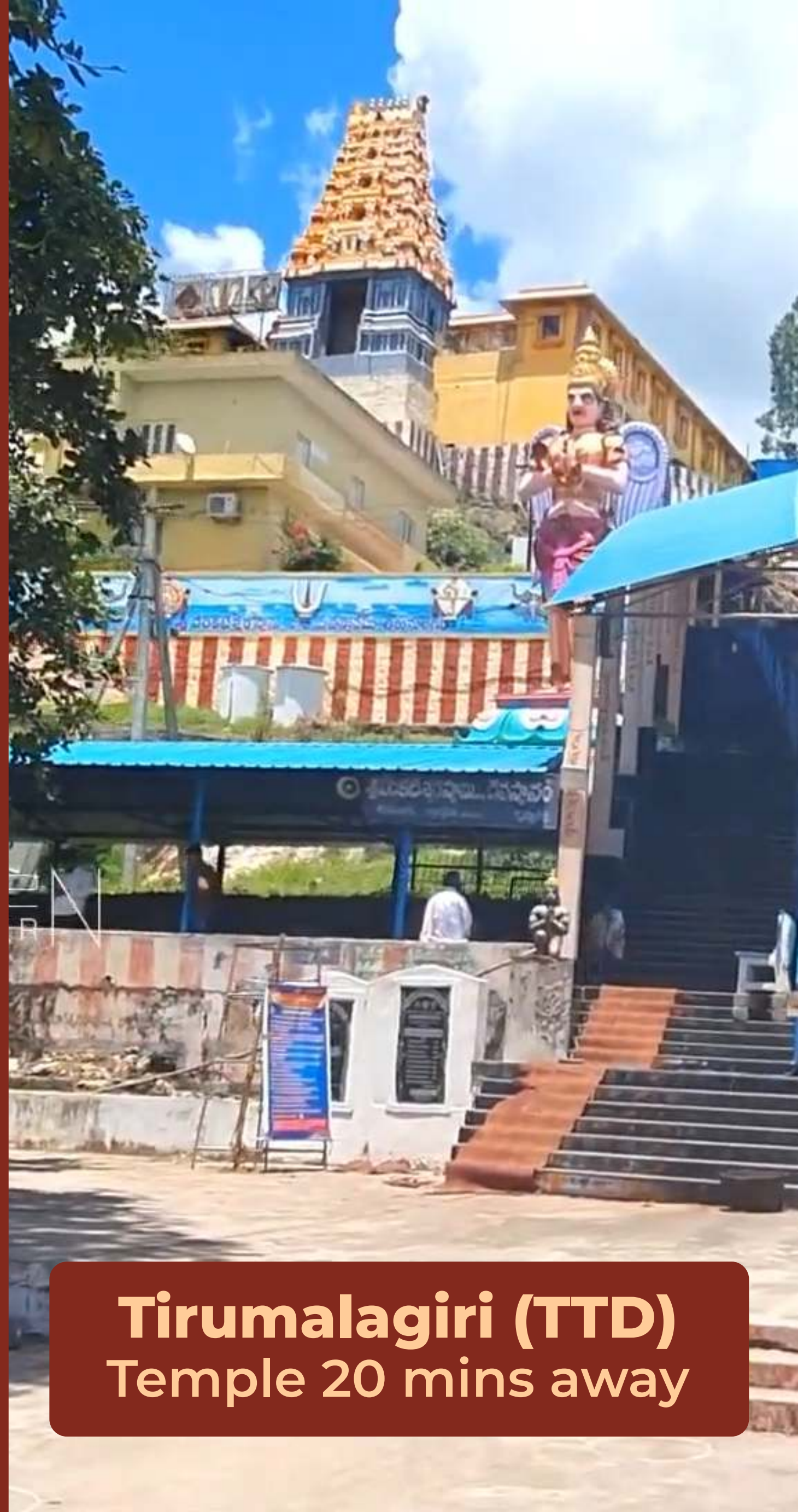
SGS Ashram
INSIDE Alakananda



Koti Lingala Temple
right next door



Vedadri Temple
10 mins by Boat!



Tirumalagiri (TTD)
Temple 20 mins away



ALAKANANDATM
RIVERFRONT
Where Life Restarts



Senior Citizen
ACTIVE LIVING HOMES

** In design stage & will be developed
along with Phase 2 and 3.*



Wellness Center
AYURVEDA & NATUROPATHY



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RIVERFRONT
Where Life Restarts

31,000+ acres of Forest Land

PALERU RIVER

Botanical Gardens

Phase 2 Plots

Phase 1 Plots

Villas already built &
families holidaying here!

UTTARA
VAAHINI

One of the FEW & RARE places in India where a Major River
FLOWS NORTH - instead of South - then turns EAST & then
South again, considered very auspicious in Hindu mythology...

Real Photo
Shot @ Site!

2 rivers (*almost private*),
31,000+ acres of Forest
to **trek, hike, camp &**
discover with your family!

Your 31,000 acre Backyard!

Trek to a **HILLTOP TEMPLE**
overlooking the Pulichintala Dam!

Shot at site

DISCONNECT & lose yourself
on the serene banks of the Krishna!

Shot at site

Enjoy **HILLTOP MEDITATION**
just 25 mins from Alakananda!

Shot at site



Prices set to take off

because of MAJOR DEVELOPMENTS
next to Alakananda...



Railway Junction
7 kms from Alakananda!



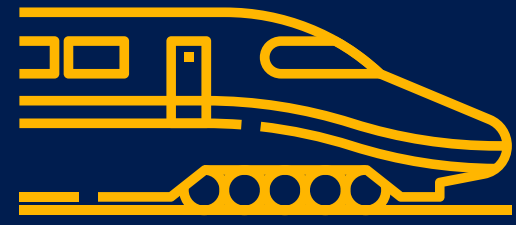
New Bridge on Krishna
being built next to Alakananda!



Cruise & Cargo
Terminal also next door!

thus making Alakananda a
Gateway to Andhra & Telangana!

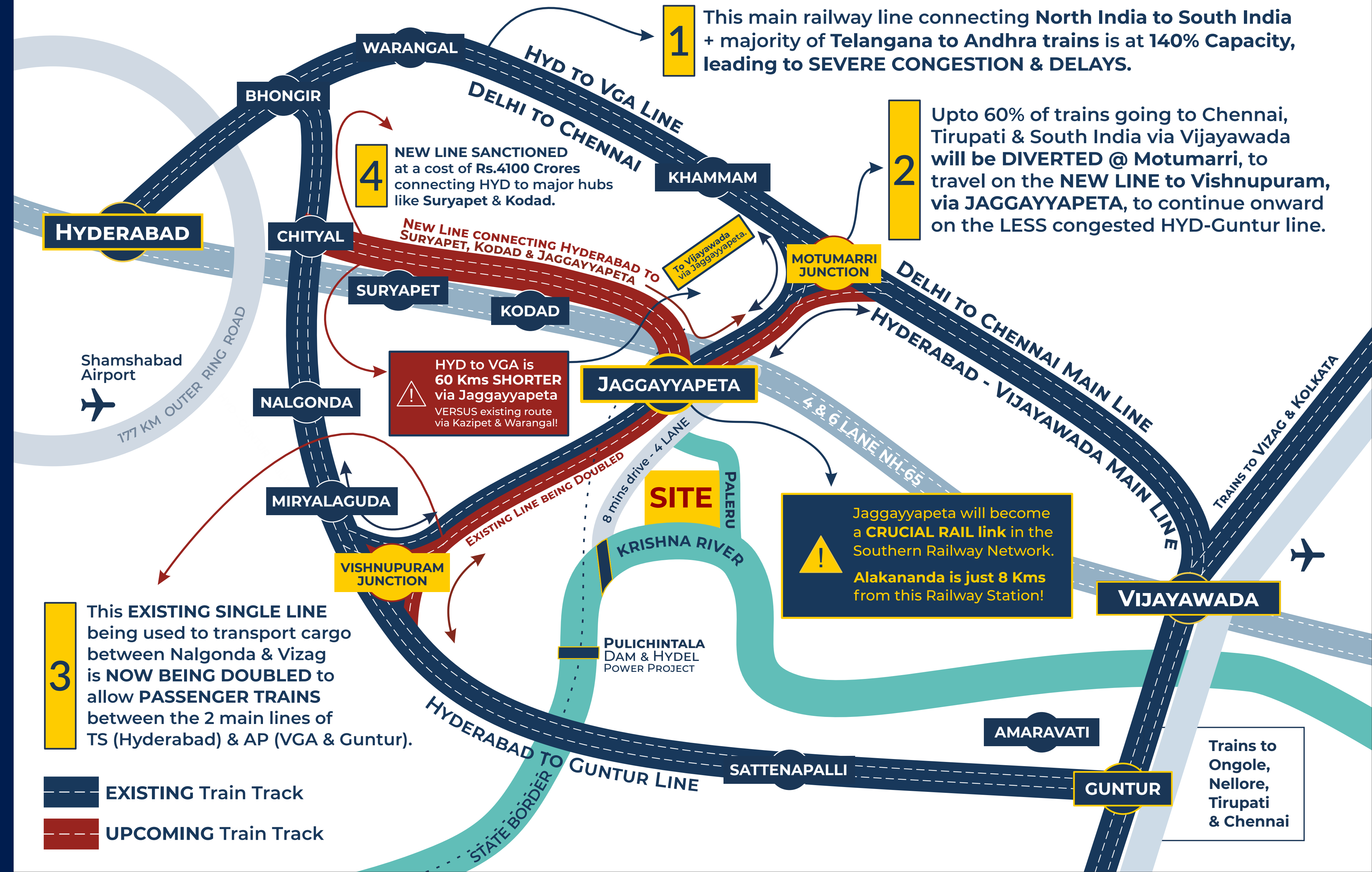
Works are in **advanced stage** or already in progress!
Come and **see these for yourself!**



New Railway Lines & Junction near Alakananda!

Central Govt is laying **2 new RAILWAY LINES** at a cost of **Rs.5800 Crores** that will make Jaggayyapeta - **8 mins from Alakananda**, a Major Railway Junction for AP & TS!

In the near future, a **Vande Bharat Train to Alakananda** is possible!

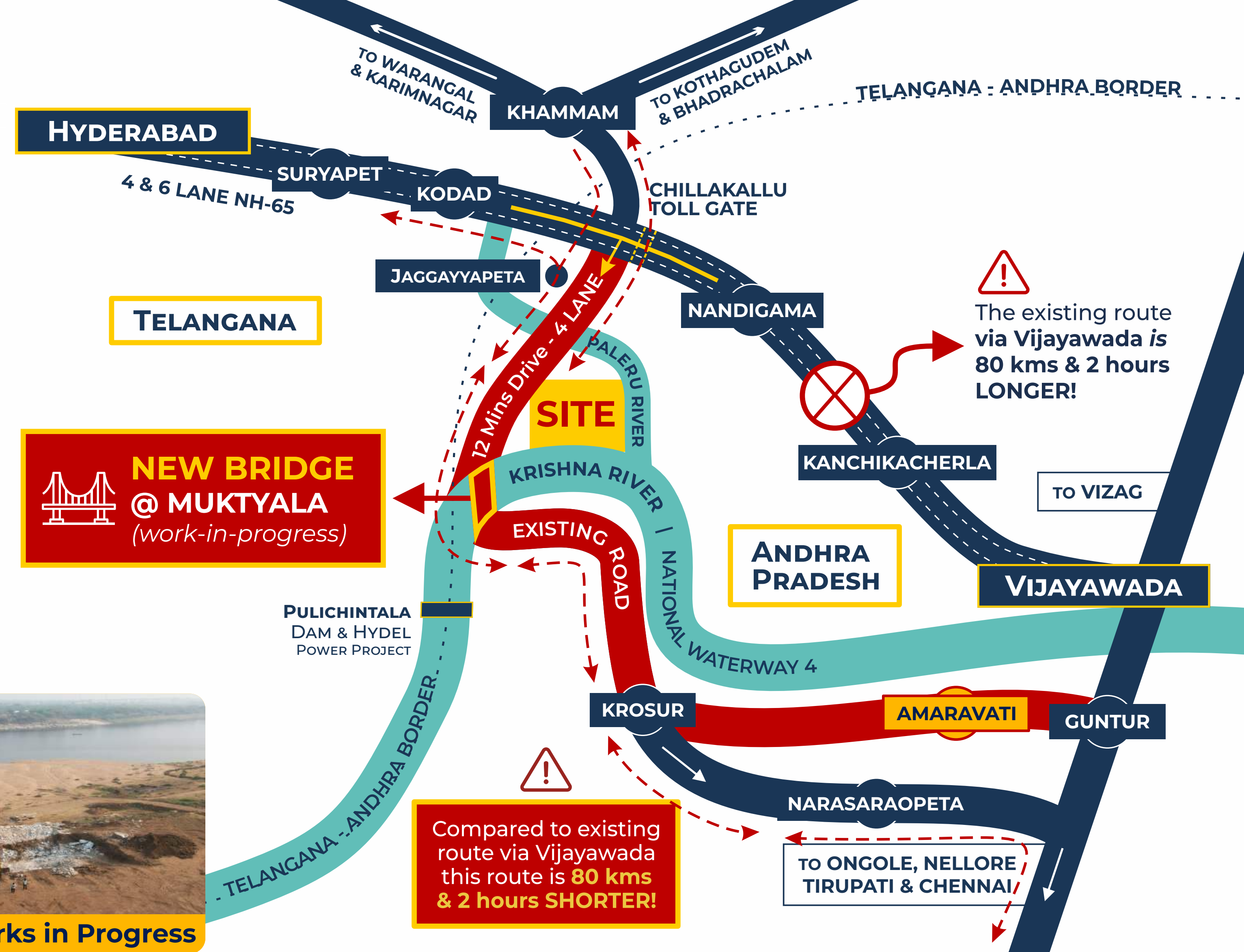


New Bridge on Krishna River right NEXT to Alakananda!

The only 2 major bridges for people to **CROSS THE KRISHNA RIVER** are at Nalgonda & Vijayawada - almost 200 kms apart!

This **NEW BRIDGE** coming up right-in-between, **will tremendously CUT DOWN TRAVEL TIME** between major hubs of Telangana i.e. Hyderabad, Khammam, Kodad, Warangal, Karimnagar, Kothagudem, Bhadrachalam, to

key hubs of Andhra, such as Guntur, Nellore, Ongole, Tirupati, Chittor & Chennai - **COMPLETELY BYPASSING** Vijayawada, saving people upto **80 Kms of distance & 2 hours of time!**

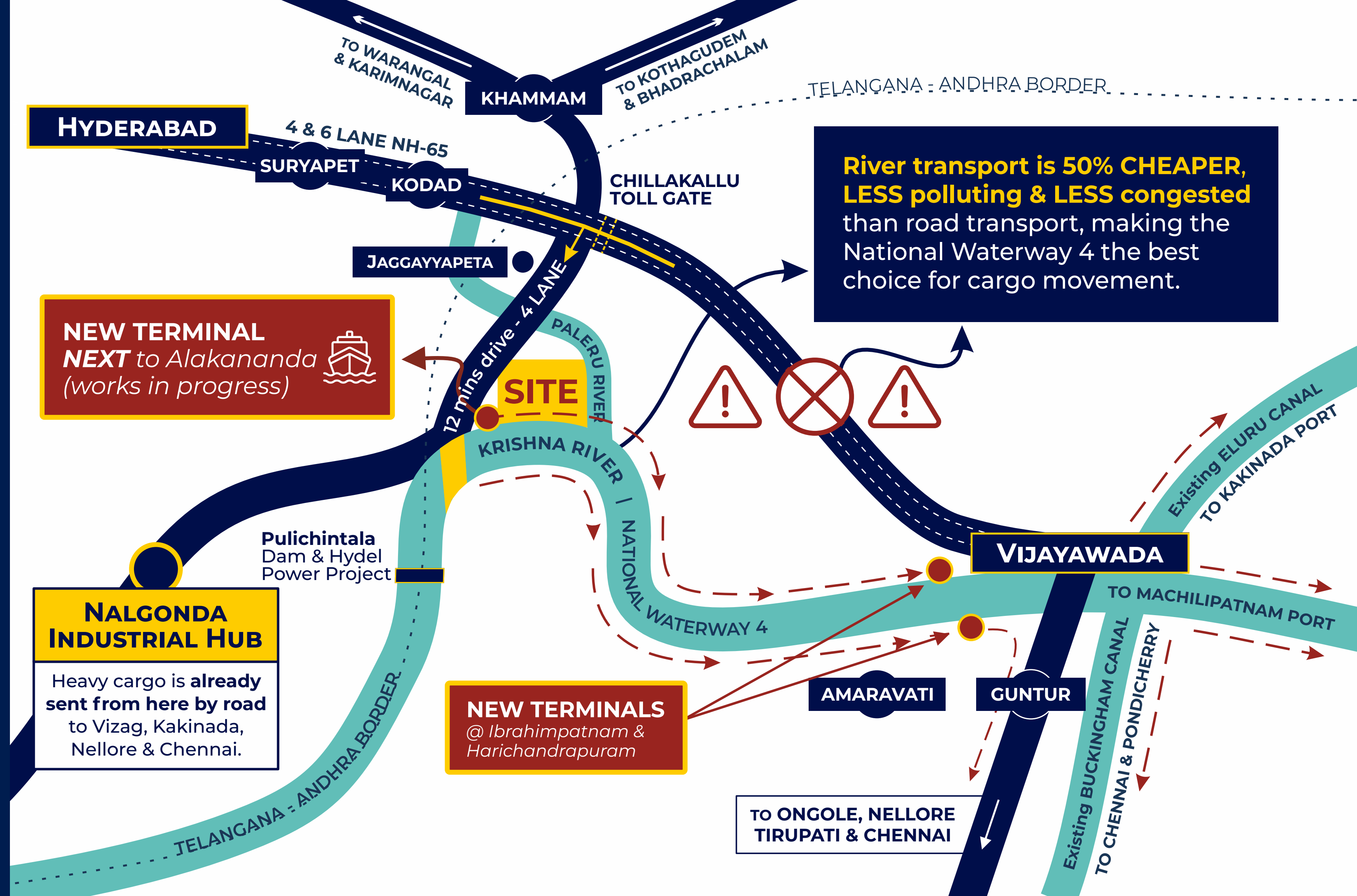


Muktyala & Jaggayyapeta - next to Alakananda - will become a SHORT-CUT between TS & South AP!

Cruise & Cargo River Terminal right NEXT TO Alakananda!

Krishna River being developed
as **National WaterWay No.4**
under Central Govt's Sagarmala program,
to facilitate **CARGO TRANSPORT** between
Telangana & AP's key deepwater ports.

Tourism will also become a big theme
as **Cruise Boats** will connect **key tourist
spots along the Krishna river** such as :
Kanakadurga Temple / Bhavani Island,
Vedadri Temple / Koti Lingala Temple
Muktyala Fort & Pulichintala Dam!



*Muktyala & Jaggayyapeta - next to Alakananda -
are becoming a LOGISTICS HUB for AP & Telangana!*

Invest in...

VILLA PLOTS

**267, 300, 355
400 & 500
Sq Yards**



**CRDA
Approved**

No Deadlines to Build,
No Fixed Designs to follow...

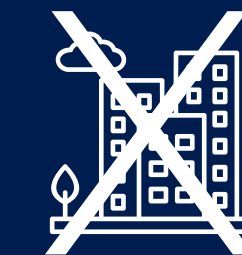
Build a Villa Whenever & However you want...



100% Customised
Floor Plans & Elevation



No Deadline to Build
Construct whenever you want!



No Apartments
Only G+2 Floors Allowed

*Plot owners have **already built and occupied their villas**,
through our **empanelled Architects & Contractors!***

Actual Photos
These are Customised Villas
ALREADY CONSTRUCTED
for Plot Owners.



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Weekend Home for
Dr. Gurava Reddy
Founder, Sunshine Hospitals



PLOT : 888 SQ YARDS
4 BHK AREA : 6000 SQ FT

**Real Photos of
Villas ALREADY BUILT
for Plot Owners.**



**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

**PLOT : 267 SQ YARDS
1.5 BHK AREA : 1450 SQ FT**

**PLOT : 444 SQ YARDS
2 BHK AREA : 1850 SQ FT**



ALAKANANDATM
RIVERFRONT
Where Life Restarts

Real Photos of
Villas **ALREADY BUILT**
for Plot Owners.



PLOT : 444 SQ YARDS
3 BHK AREA : 3200 SQ FT



Real Photos of
Villas **ALREADY BUILT**
for Plot Owners.



ALAKANANDATM
RIVERFRONT
Where Life Restarts



PLOT : 1000 SQ YARDS
2 BHK AREA : 3500 SQ FT

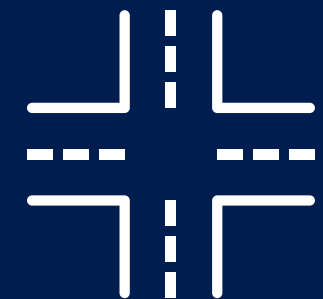
Luxury Villa Plot Standards
in a Rustic Ambiance

Premium Specifications

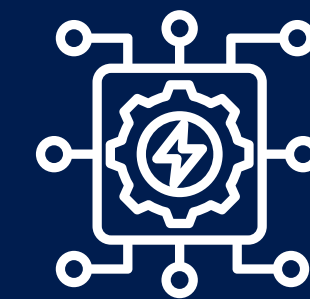
with Underground Infrastructure



Underground
Electricity & Drains



Concrete (CC) Roads
60 & 40 ft wide with plantation



Plug & Play Plots
with Power & Water

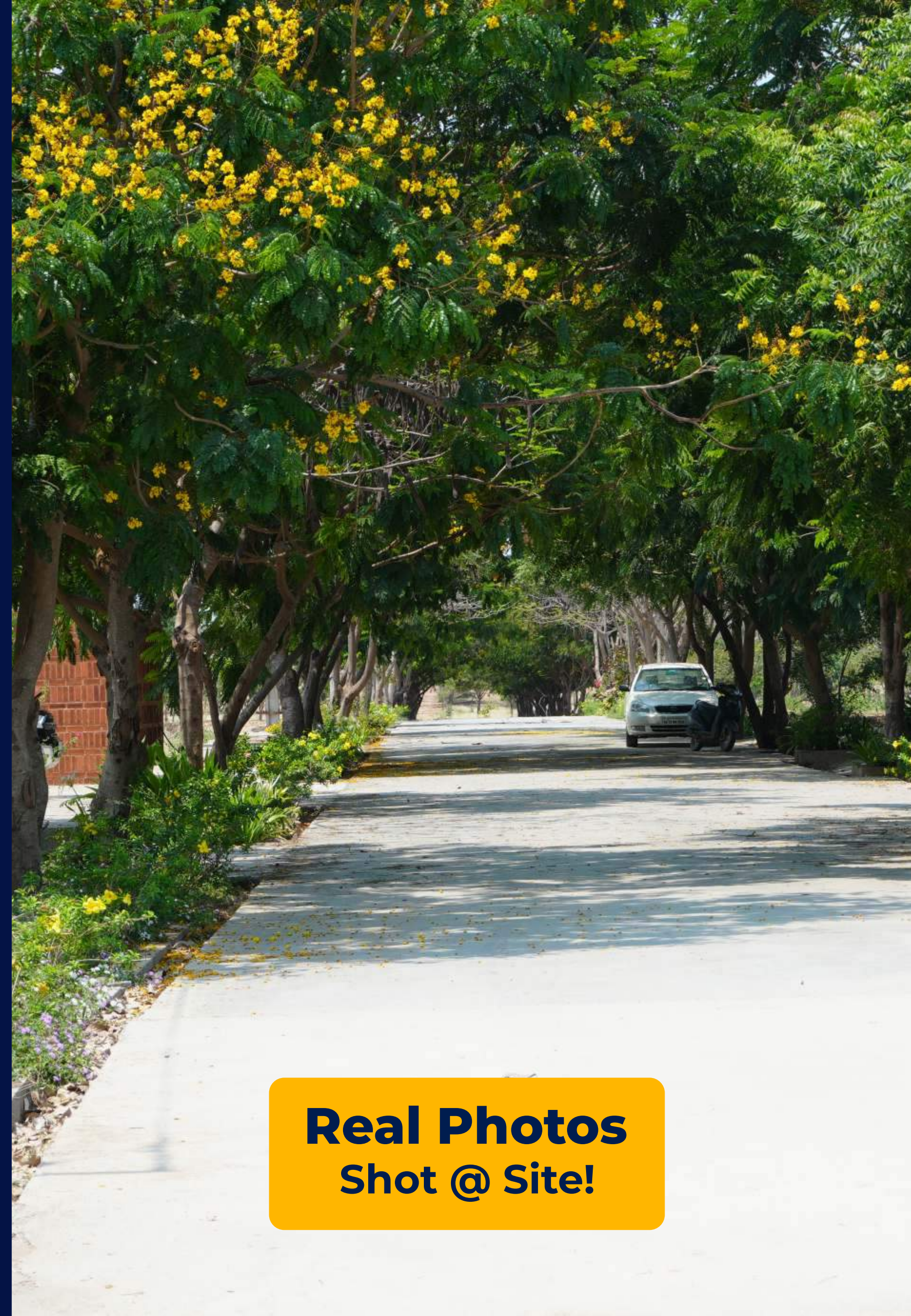
~ WORKS IN ADVANCED STAGE ~



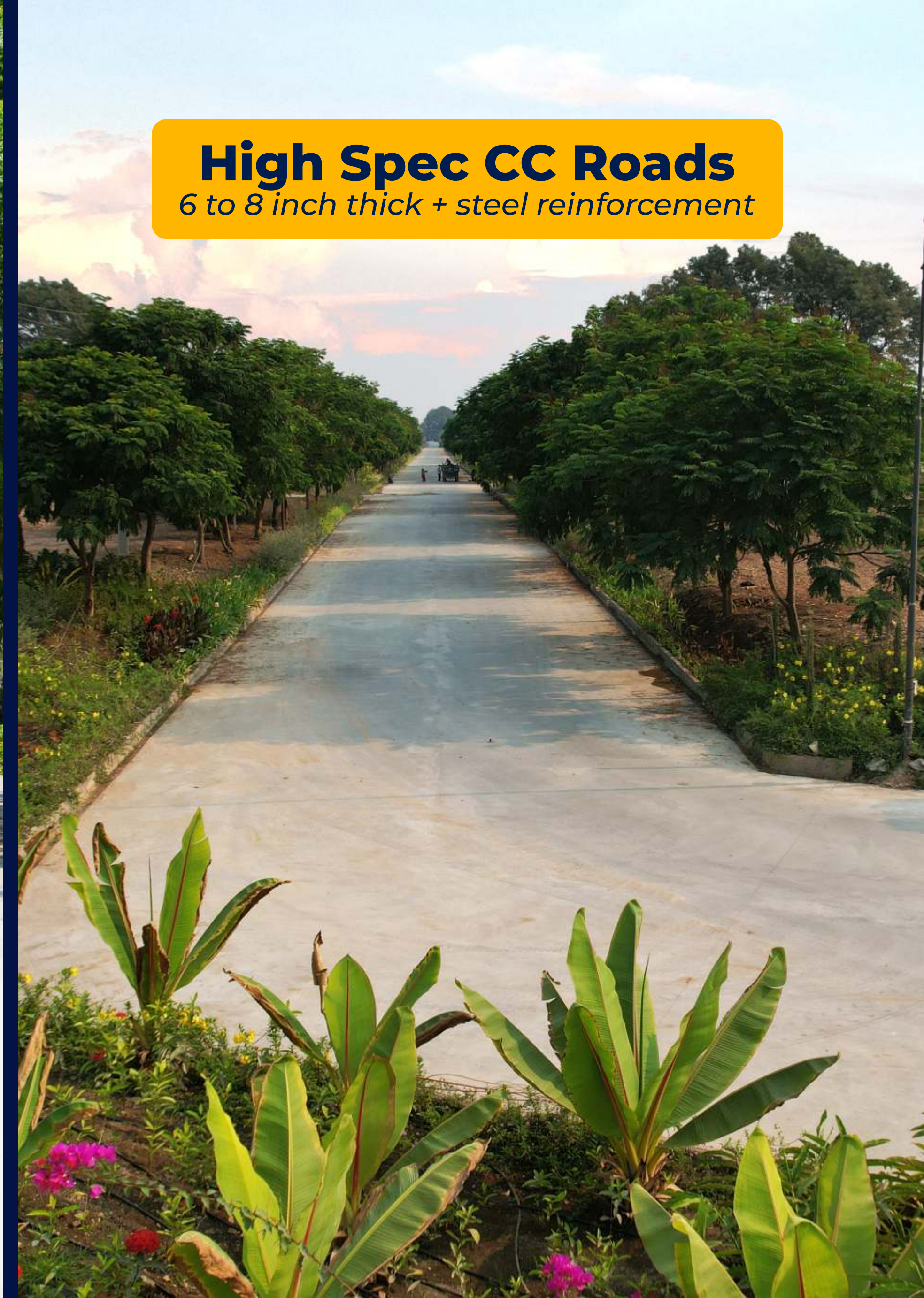
Avenue Plantation
with Drip Irrigation (4 ft wide)

Service Duct
for Power & Water Pipelines

Stormwater Drain
for Rainwater runoff (2 ft wide)



Real Photos
Shot @ Site!



High Spec CC Roads
6 to 8 inch thick + steel reinforcement



Real Photos of MAIN GATE



MUD PLASTERED FORT WALLS & DENSE FORESTATION

All your daily needs & healthcare in just 8 mins!

Modern Comforts
right Next Door...



HOSPITAL
8 mins
Multi-Specialty



GROCERIES
4 mins
(Milk, Eggs, etc)



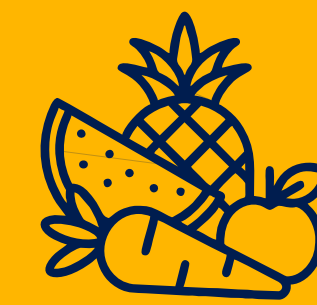
SUPER MARKET
8 mins
Reliance, MORE



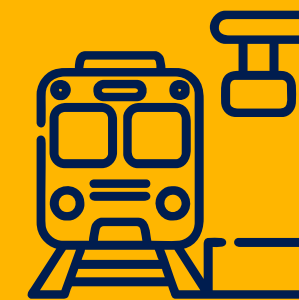
RESTAURANT
ON SITE



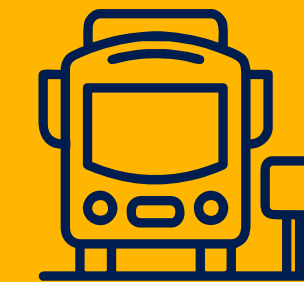
BANKS
8 mins



52+ Fruits & Veggies
grown ON SITE



RAILWAY Station
8 mins
(in expansion)



BUS Station
9 mins



CRUISE to Amaravati
Right NEXT DOOR
(works in progress)



**ALAKANANDA™
RIVERFRONT**
Where Life Restarts

Forest Land stretches for about **25 kms**

River flowing
to Vijayawada

Pulichintala Dam & Reservoir

6 kms upstream from Alakananda
supplying CONTINUOUS flow of
fresh water YEAR LONG

Alakananda is this way
OTHER SIDE of Krishna river

At Alakananda, you are surrounded by **31,000+ acres** of lush green Forest Land,
ensuring the cleanest, greenest & most undisturbed ambiance forever!

The forest land is **on the OTHER SIDE of Krishna river**, so don't worry about wild animals here!

Villas CONSTRUCTION

MAINTENANCE Charges & MoU

Enjoy complete flexibility.

Construct **whenever** you want (no timelines).

Construct as per **YOUR OWN floor plans & elevation** (no restrictions).

We will handle the construction and even interiors and landscape.

To ensure **consistent long-term wealth creation** & quality of life in the community - keeping it 100% liveable along with amenities through the life of the property, with **safety & security** for all family members and guests - very reasonable **maintenance charges** are payable.

Payable from **6 months AFTER** date of purchase or registration, on a **quarterly** basis (*already being paid by plot owners as-on-date*).

Just 75 paisa per sft as on date & will be adjusted for inflation, as per market standard practices.

Also an **MOU** is signed between you (plot owner) and us (developer) on general understandings of the gated community and the **roles & responsibilities** of both parties and to **protect all stakeholders'** long-term interest, as already explained in our interactions.

TESTIMONIALS

what our **investors** feel about
Alakananda RiverFront...



Truly once-in-a-lifetime & a rare chance
for any family to possess an exotic asset
on the riverfront!

Dr. Gurava Reddy

Chairman, Sunshine Hospitals

Has **already constructed** his villa in Alakananda!



When AVR Chowdary garu shared his dream of a one of its kind riverfront township, I invested on the spot as it was a no brainer for me that it would be a great getaway and investment.

Suresh Rayudu Chitturi (MD - Srinivasa Hatcheries)



When I saw it on Instagram, I did not believe it is possible! But when I met their team in Hyderabad and studied it in-depth, I paid on the spot and registration was done in 3 days! When I visited the site, I was blown away by their vision, commitment and the developments on site!

Dr. Shilpi Reddy (Clinical Director, KIMS Cuddles)



Unique property embedded between 3 districts of 2 states & in proximity to Veadri and Koti Lingala temples along with Sangamam of Krishna & Paleru rivers - making it incomparable to any other layouts we see day in and day out!

CSN Raju (Chief Partner, Cyberabad Legal Services, HYD)



Alakananda was “Love at first sight” – despite being a builder myself, I can only wonder in amazement at the amount of hard work, planning and vision that has gone into creating this unique project!”

Avinash Gupta (MD, ASAP Constructions, Hyderabad)



The allure of greenery and its future as an enchanting tourist destination, made me want to own a piece of land here. Infact after I bought my plot here, I sent the brochure to my children and they instantly felt that I should have gone for a bigger plot!
Ramachandru Tejavath (IAS, Special Rep. of TS in New Delhi)



Having lived abroad I have never come across any other project in India with such a stunning riverfront, forest land, temples, etc. Its a unique blend of eco-conscious living with modern city-style comforts & amenities - giving you the best of peace, serenity & growth. The team's meticulous planning & positivity is evident.
Satya Chivukula (Senior Engineer, Microsoft, Hyderabad)



I fell in love with the ambience and the serenity on my very 1st visit! Bought 2 plots myself & highly recommend this BOTH as a growth investment for young investors, as well as a lovely retirement spot for those in later years!
Dr.Sanjai Addla (Uro-Oncologist, Apollo Hospitals)



The unique location & promoter's vision was so compelling that I decided to invest within 10 mins of my site visit. They were incredibly friendly and passionate about creating a sustainable & vibrant community. Their commitment and expertise convinced me that Alakananda is my future home.
Manohar Botlagunta (Director of Engineering, Intuit, Bangalore)



The place is even more beautiful and serene than what it seems in the photos on the website & that is when it hit me – that most people, like me, will not be able to realise until they visit the site that it really is “once-in-a-lifetime chance!”
Piyush Sharma (Customer Experience Consulting, Delhi)



Of all the investments I have made in real estate so far, Alakananda truly stands out as a benchmark! This is a “happening” calm place, in “organized” wilderness, with “reachable” solitude, amidst “unreligious” divinity!
Poornima Vishnubhotla (Founder, 4th Dymension, HYD)



The way the founder makes things easy & transparent, from plot selection to registration & construction, is why I highly recommend this as a refreshing weekend holiday home cum retirement spot & also as a value-for-money investment...
Sandhya Puri (Senior Manager, Deloitte, Hyderabad)



I am from Orrissa and have never been to AP & yet invested in Alakananda on my very 1st visit from Bangalore as I was mesmerized seeing the promoter's vision & grandiose plans to create something that has never been done before!
Abhishek Mishra (Adobe Technologies, Bangalore)

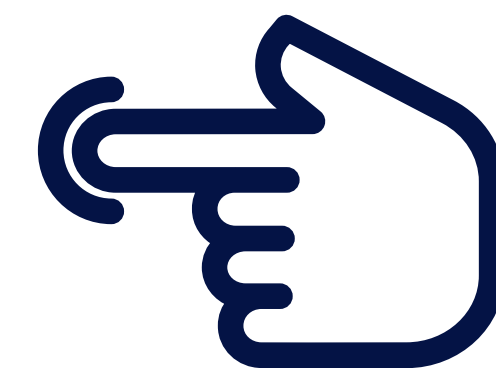


**ALAKANANDATM
RIVERFRONT**
Where Life Restarts



theAlakananda.com

Click here to visit project website for complete details
including location map, masterplan, plot sizes, feature list
and photos showing massive works already completed at site.



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+91 85000 02480 / +91 916 000 9639

USA Mobile : +1 845 248 0012 / +1 845 321 3197

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