

Westend Greens

An Island of Happiness !

Westend Greens, HMDA (Hyderabad Metropolitan Development Authority) approved gated Community housing 100 villas on Gandipet Road, Strategically located in the backyard of Gachibowli and well connected to important destinations. The Westend Greens offers you Theme based Villas and hundred percent vastu compliant in different sizes. Lush green landscaping in common areas parks and club house will relax and rejuvenate you. The rapid development in and around Gachibowli & Kokapet is making an un prescedent rise in land values. The salubrious green paradise with lakes, forests, Hillocks & orchards has become host to a string of world class Residential Communities.



The face of your future home !





Let elements be your neighbour!



First Floor Plan



Home Theater



Home Theatre, Landscaped Balconies, Dramatic Double Height spaces combined with a skillful use of natural light in the interiors.

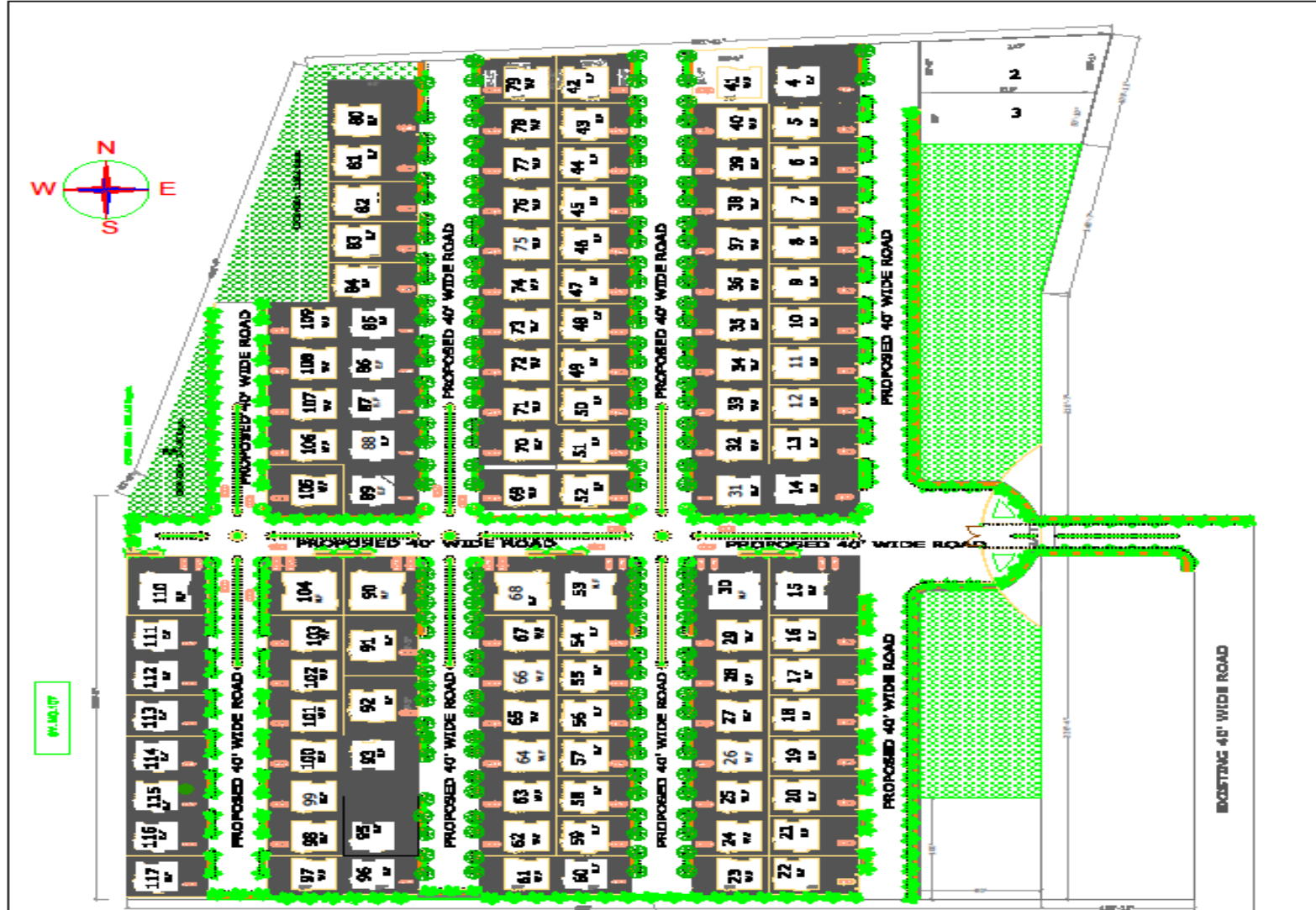
North Facing First Floor

Second Floor Plan



Gym room or Hobby room and the terrace garden can be used for covered and uncovered party spaces.

Master Plan



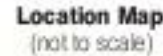
Amenities

- Convenience store
- Vans for school kids to the pick up point
- Medicines on call
- shuttle service
 - Club House
- Landscaped Gardens
- 24 Hour Security with video control room
- Sewerage Treatment Plant
- Property Maintenance division
 - Solar Fencing

Westend Greens Villa Design

- Westend Greens Villas are designed by Renowned Architect Ms. Vandana of Shilpa Architects.
- The Design is Unique enabling Superb View of Green Surroundings with Excellent Ventilation which is much liked by buyers.
- The elevation & design has been Voted, "The Best in Hyderabad" by the members of Leading Property Portal.

IT Giants Next Door!



- The Gachibowli IT Corridor and Kokapet IT SEZ are just fifteen minutes drive through picturesque landscape.
- A galaxy of IT companies, the Financial District, World Trade Centre are clustered around.
- The community is just 3 kms from 650 acres proposed township and ORR.
- The 150 acre business university and International schools are only a mere one and half km away from the site.
- International airport is just 25 minutes drive.
- The blue Osman Sagar lake (Gandipet) is few minutes drive. Amusement centers like Ocean Park nearby is an ideal weekend destination for your family.

Location/ Price Advantage

- The site is just 15 Minutes from Gachibowli Financial District .
- The high salaried group of employees working in Top Class Companies in Gachibowli IT Corridor and Financial District are moving to Mokila and buying Villas.
- The Attraction is closeness to Kokapet IT SEZ, Financial District and a quick hassle free drive to these IT Hubs.
- Westend Greens offers low Rate of Rs. 2700/SFT * (For East Facing) and Rs. 2600/ SFT * (For West Facing) compared to Rs. 5000/SFT, in Nallagadla / Tellapur areas.
- The HUGE Price difference and the ambience of location is driving Buyers to Mokila.
- * Prices mentioned above are subject to change.

So Why Invest In This Location ?

If we take Gachibowli as Center...

East - Core City Area with Very High Rates for Villas Going as High as Rs.10,000 per sqft.

North - Towards Kukatpally (The rates are above 100Lakhs. Also a large section of IT Employees HATE this area due to Extremely High Traffic , Pollution , Congestion and High Existing Population.

South - Towards Shamshabad -No Projects Along ORR due to High land Value Or GO 111 Issue making residential land scarce.

So Which Direction Is Left ?

WEST - People have to go towards West. ie towards Gandipet, Nallagandla & Tellapur

Unfortunately in Nallagandla / Tellapur / Gandipet itself Villa Rate is above Rs.5000/sqft

But Once we leave these areas, Land is in GO111 till Mokila (Gandipet Lake Protection Zone)

Hence Buyers have to Go to Mokila which is the first Village after GO111 Zone (where NO CONSTRUCTION is allowed)

Why WESTEND GREENS ?

- HMDA (Hyderabad Metropolitan Development Authority) Approved Villa Community (LP NO. 1140/LO/ZO-SKP/HMDA/2011
- GIC (General Insurance Company)
- HDFC Approved (PF No. P875147)
- The HUGE Price difference and the ambience of location is driving Buyers to Mokila.
- Already Committed Buyers from :
 - Microsoft
 - TCS
 - Nokia
 - Alcatel
 - Google
 - Virtusa
 - Citi Bank
 - Apollo
 - GMR etc.

Educational and Management Institutes

- Educational and Management institutes in close vicinity.

Schools:

- Indus International
- Global Indian School
- Phoenix
- Oakridge

Engineering and Management Institutes

- CBIT
- MGIT
- IBS, Indian Business School (ICFAI)

Book Your Home.....
.....NOW !



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Jubilee Hills

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