



**green**  
**wood**  
HEIGHTS  
Kowkur, Secunderabad.

*Living Redefined!*



 **MEHTA**  
CONSTRUCTIONS

 **MODI**  
**PROPERTIES**

[www.modiproperties.com](http://www.modiproperties.com)

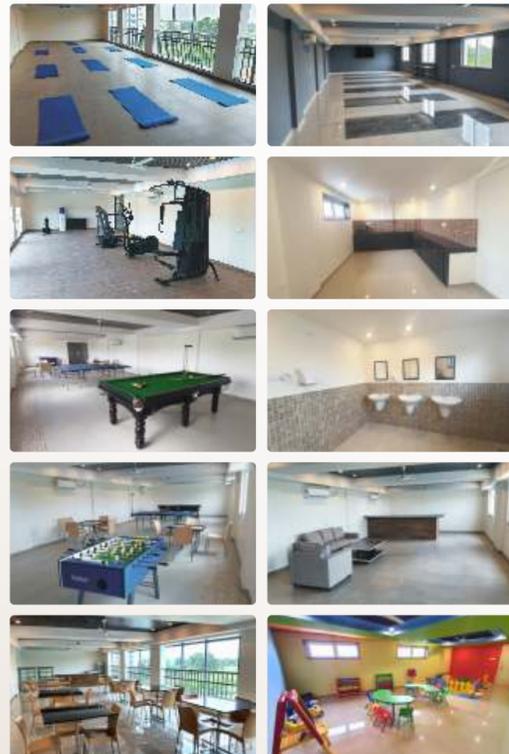


Kowkur is an ideal location for your home situated in a serene, peaceful, traffic free and pollution free environment. It is ideally located within few minutes drive from schools, colleges, hospitals, retail and commercial establishments. Yet, it is very affordable!

Greenwood Heights is the third project of Modi Properties in Kowkur. Greenwood Residency (345 flats on 6 acres) was completed in 2014 and Villa Orchids (340 villas on 21 acres) is scheduled to be completed in 2019.

Greenwood Heights is ideally suited for defence personal, employees in Genome Valley and other residents around Secunderabad. It is designed to provide a great lifestyle product to its customers. The gated community is designed to control the environment around your home. Enjoy great quality, fabulous amenities at reasonable prices!

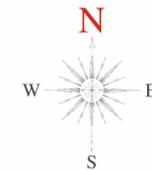
### Clubhouse



Actual photographs - August, 2022.



## LAYOUT PLAN



### Salient Features

- 119 flats on 2 acres of land.
- 7 floors with 2 basements for parking.
- Ground floor fully landscaped, vehicle free zone for pedestrians only.
- 2BHK flats - 1,220 sft.
- 3BHK flats - 1,715 & 1,945 sft.
- Plans approved by GHMC.
- Clear title.
- Gated community with modern amenities.
- All flats designed as per vaastu.
- No commercial activities within the site.

### Destination Kowkur

- Close to Secunderabad Cant.
- No traffic signals upto Genome Valley.
- Travel time to Genome Valley is less - 30 mins drive.
- 10 mins. less travel time than Kompally.
- Peaceful & serene locality.

### Amenities

- Clubhouse 9,400 sft. with:
  - Banquet hall.
  - Recreation room.
  - Cafeteria.
  - Crèche.
  - Library.
  - First aid room.
  - Gym.
  - Yoga room.
  - Society office.
- Badminton court.
- Swimming pool.
- Children's park.
- Landscaped gardens.
- Automatic lifts.
- 24 hrs security with CC Cameras.

- Wifi security camera for each flat.
- Cement concrete roads and street lighting.
- Vehicle access control with smart cards.
- Power backup for all lights & fans upto 1KVA per flat.

### Around the site



Actual photographs - August, 2022.

### Progress of work at site



Actual photographs - August, 2022.

### Model flats



Actual photographs - August, 2022.

### Ideal for Defence Personnel

(establishments near Greenwood Heights)

- Secunderabad Cantonment.
- RSI club.
- NISA.
- DRDO.
- CRPF Campus.
- CDM.
- MCME.
- Hakimpet Airforce Station.
- Army School.
- ACDS.
- Military Hospital.

### Surrounding Development

- 2 kms from proposed Secunderabad - Shamirpet - Karimnagar elevated highway.
- Genome Valley: Novartis, Biological E. Limited, Bharat Biotech, Dupont, GSK, Alembic, CHEMO, Mylan, Laurus Labs, Lonza, Ferring, Aurobindo, Indian Immunologicals, Vimta Labs, Sanzyme, Ashland, Syngene.
- Schools & colleges: Bhavans, Indus, Bashyam, CAL, Kendriya Vidyalaya, TS Sports, Loyala, NALSAR, BITS Pillani.
- Hospital: Paulomi, Xenia, Tulasi, Oxygen.
- Multiplex Theaters: Talluri, Radhika Asian Cinemas.
- Near Bollaram and EME Golf Courses.
- Serval Layouts, gated communities & apartment complexes in Yapral & Kowkur.
- Aalankrita & Leonia resorts.





## Promoters Track Record

- 40+ years track record.
- 5+ million sft of construction completed.
- 4,000+ homes completed.
- 3 million sft under construction.
- 1,500+ homes under construction.

## Completed Projects



**Gulmohar Gardens**  
Mallapur, Hyderabad  
505 flats on 8 acres



**Paramount Residency**  
Nagaram, Hyderabad  
260 flats on 3 acres



**Greenwood Residency**  
Kowkur, Secunderabad  
345 flats on 6 acres



**Mayflower Grande**  
Mallapur, Hyderabad  
370 flats on 3 acres



**Mayflower Park**  
Nacharam, Hyderabad  
505 flats on 4.8 acres



**Mayflower Heights**  
Mallapur, Hyderabad  
280 flats on 4 acres



**Silver Oak Bungalows**  
Cherlapally, Hyderabad  
250 duplex bungalows on 24 acres



**Paramount Avenue**  
Nagaram, Hyderabad  
208 flats on 2 acres



**Silver Oak Apartments**  
Cherlapally, Hyderabad  
120 flats on 1 acre



**Villas At Silver Creek**  
Nagaram, Hyderabad  
44 villas on 3 acres



**Serene Farms**  
Yenkepally, Chevella  
50 farmhouses on 32 acres



**Villa Orchids**  
Kowkur, Secunderabad  
343 duplex villas on 21 acres



**Nilgiri Homes**  
Rampally, Pocharam, Hyderabad  
95 villas & town houses on 6.5 acres



**Vista Homes**  
Kushaiguda, Hyderabad  
377 flats on 5.6 acres



**Nilgiri Estates**  
Rampally, Pocharam, Hyderabad  
188 villas on 10 acres



**Bloomdale**  
Shamirpet, Hyderabad  
72 villas on 5 acres



**Morning Glory Apartments @ Genome Valley**  
Shamirpet, Hyderabad  
30 flats on 1,122 sq.yds.

## Current Projects



**AVR Gulmohar Homes**  
Miryalaguda, Telangana  
91 villas on 6.5 acres



**Greenwood Heights**  
Kowkur, Hyderabad  
119 flats on 2 acres



**Nilgiri Heights**  
Pocharam, Hyderabad  
256 flats on 2.5 acres



**Gulmohar Residency**  
Mallapur, Hyderabad  
354 flats on 8 acres



**Silver Oak Villas-Phase III**  
Cherlapally, Hyderabad.  
114 villas on 7.5 acres.



**Mayflower Platinum**  
Mallapur, Hyderabad  
189 flats on 2.2 acres



**Bloomdale Residency @ Genome Valley**  
Shamirpet, Hyderabad.  
110 flats on 1 acre.

## Proposed Projects



Shamirpet, Hyderabad  
120 villas on 7 acres



Timmapur, Hyderabad.  
350 flats on 3.24 acres.



Dundigal, Hyderabad  
145 villas on 10 acres



Kompally, Hyderabad  
181 flats on 2 acres



Vikarabad, Telangana  
110 flats on 1 acre.

## Location Plan



## Location

- 2 min drive from Yapral - 1 km.
- 5 min drive from Bollaram Check Post - 2 kms.
- 10 min drive from Sainikpuri - 5 kms.
- 15 min drive from ECIL X Roads - 8 kms.
- 20 min drive from Thirumalagiri X Roads - 9 kms.
- 20 min drive from Shamirpet ORR - 9 kms.
- 20 min drive from Jubilee Bus Station - 12 kms.
- 30 min drive from Genome Valley - 23 kms.



Location

Architects

 **SPAN CENTRE**

Structural Engineers

 **ZAKI & ASSOCIATES**



**MODI PROPERTIES**

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