

**silpa** Raghava



FUTURE IS HERE

GO WHERE YOU FEEL MOST ALIVE

*Discover the True Definition of Luxury powered by nature*



# BOTANICA

FUTURE IS HERE

*Experience The Luxury Lifestyle  
Enveloped With Nature &  
Urban Infrastructure*



*Your Gateway to Luxury Living*



FUTURE IS HERE

### PROJECT HIGHLIGHTS

Integrated Luxury Gated Community	HMDA & RERA Approved	331 Acre Mega Project
Premium Luxury Villa Plots	Abutting to Pharma City	100+ World Class Amenities
Promising Investment Zone	40,000 SFT Club House	Sustainable & Eco-Friendly



*Everything You Need. All Right Here.*



FUTURE IS HERE

Knock the door of the future. A brand new world is waiting to be discovered near Pharma City. A comprehensively designed premium luxurious integrated gated community is all set to give it's residents a luxurious lifestyle. Silpa Raghava Botanica is an ambitious project by experienced promoters in sync with world-class amenities.

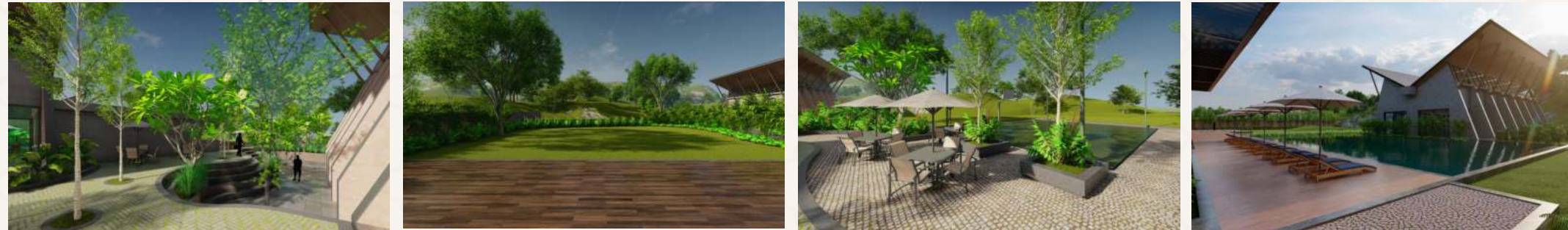
Silpa Raghava Botanica, our unique one-of-a-kind venture, gives you a MEGA 331-acre project with premium villa plots approved by HMDA & RERA. The project is located abutting to Pharma City, one of the most promising investment zones in Hyderabad. Silpa Raghava Botanica can be your perfect investment opportunity to get great returns on your investment. The project also offers top notch developments and world-class amenities like a lavish club house of around 40,000sqft, Beautiful parks and Lawns, Schools, and other Social infrastructure.



*See The Wonder Of Nature Around You*

## ONE PLACE, MANY THINGS

Come experience a life like never before! Silpa Botanica presents to you a modern-day community living that includes several amenities. The amenities at Silpa Raghagava Botanica makes you to experience a serene lifestyle, bring out the adventurer in you, make some time for meditation and wellness, and enjoy great recreational activities.



## AMENITIES

Grand Entrance Arch	100FT, 60FT, 40FT Wide BT Roads	Level 5 Security	Wellness Center & Resort With Pristine Ambience	Half Olympic Size Swimming Pool	Biophilic Gardens	Open Party Lawn
State of the Art Luxury Rooms	Cycling Track & Jogging Track	Banquet Hall & Conference Hall	Sports Arena	Mini Golf	Restaurant & Bar Counter Overlooking Pool	Spa
Mini Movie Theater	Amphi Theater	Zumba & Yoga Studio	Life Sized Chess	Sensory Walkway	Miyawaki Forest	Barbeque And Campfire Zone



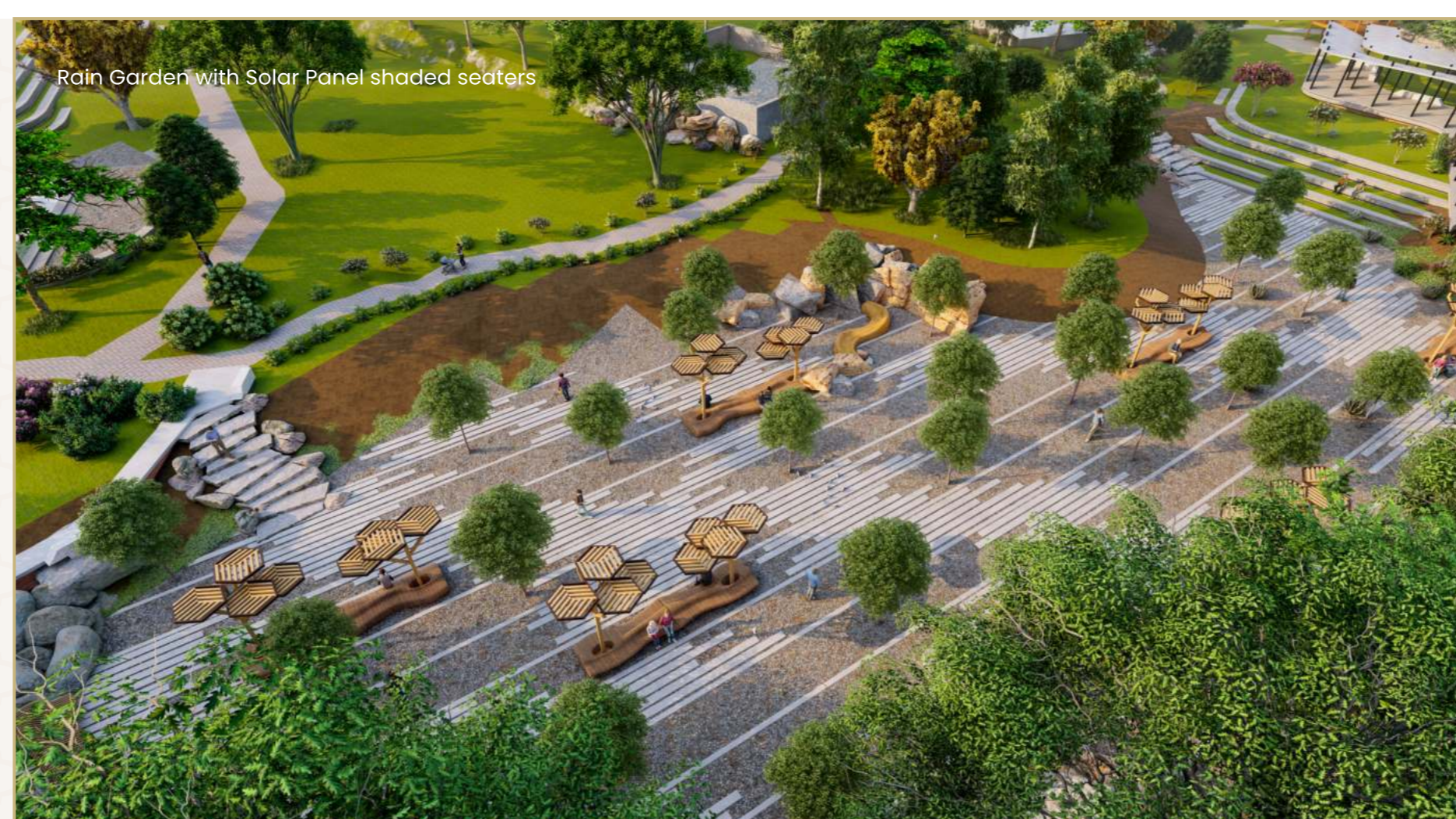
*Broaden your horizons*



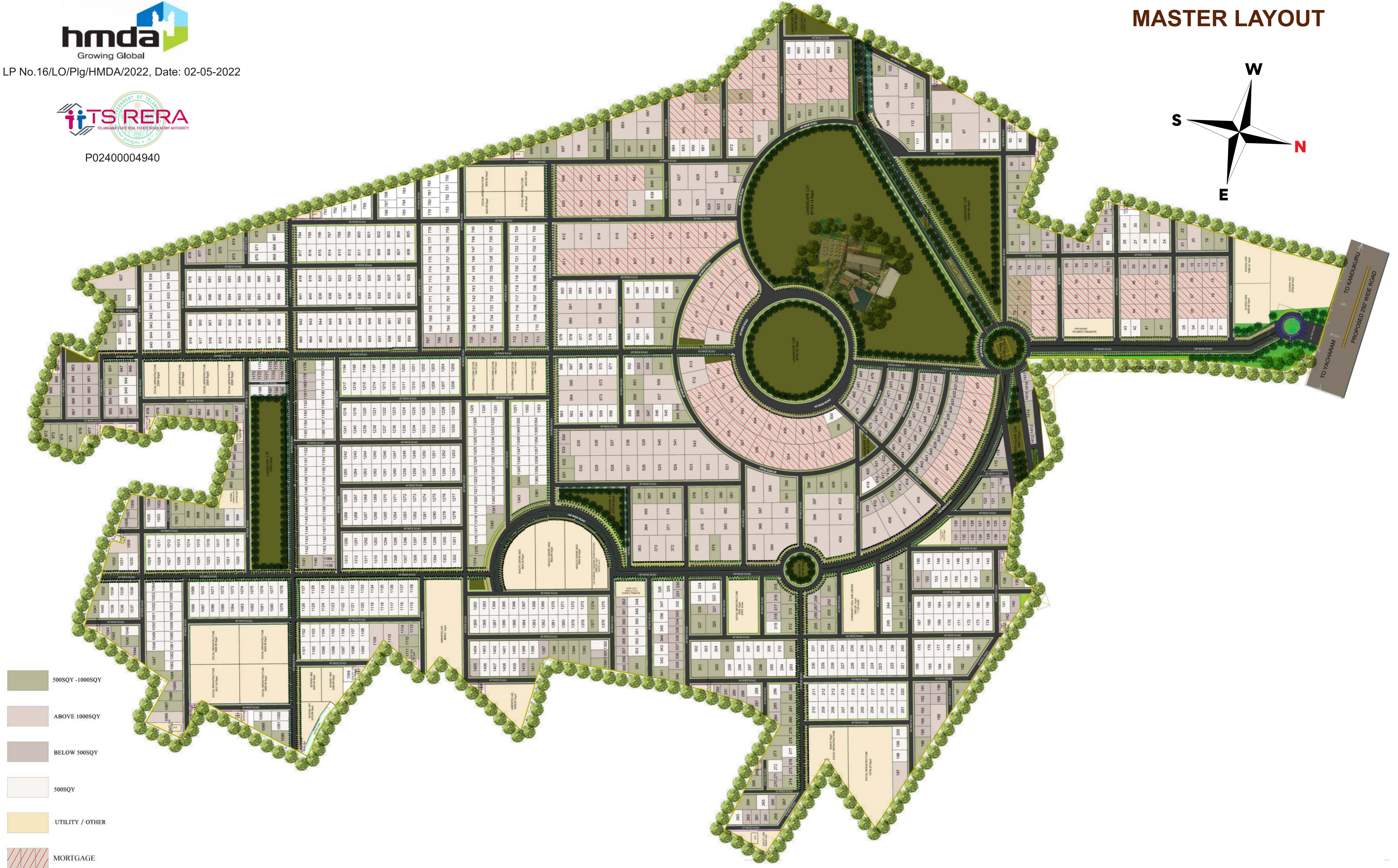
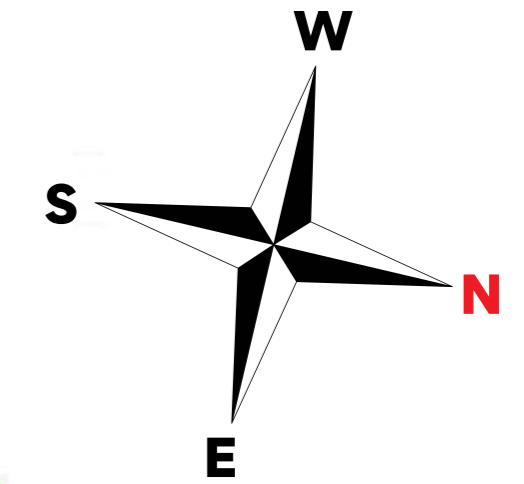
*Find health and happiness*

@ BOTANICA

*See and Experience the Beauty  
Of Everyday Things*



**MASTER LAYOUT**



- 500SQY - 1000SQY
- ABOVE 1000SQY
- BELOW 500SQY
- 500SQY
- UTILITY / OTHER
- MORTGAGE



# @ BOTANICA

*Relax, Refresh and Rejuvenate*  
on your own terms

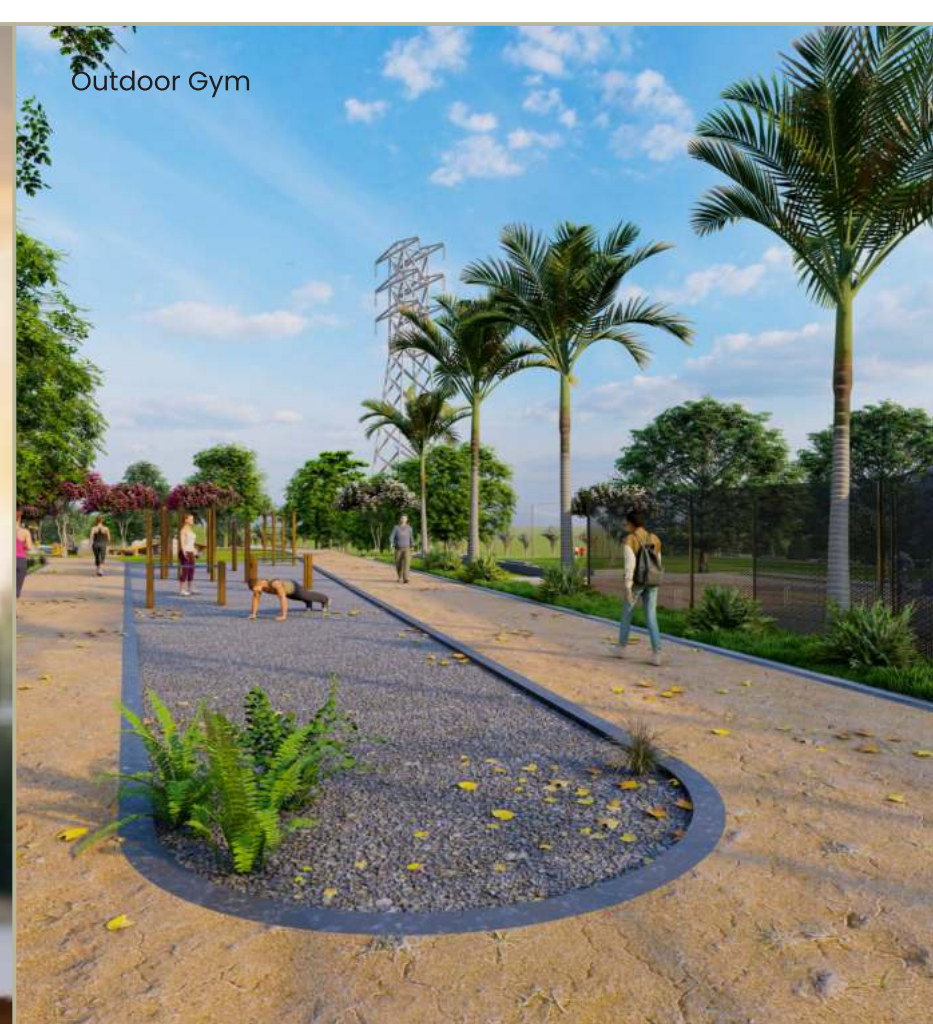
40,000 Sft Club House



# @ BOTANICA

*Quiet Your Mind,  
Free Your Body*

The 5S's of training are :  
Stamina, Speed, Strength, Skill and Spirit,  
but the greatest of these is **Spirit**.  
Keep your spirits high to achieve  
what you want to



# @ BOTANICA

*Special Care and Amenities  
for Your Daily Needs*



Kids Swimming Pool



On-site Pharmacy & Clinic



Multi-level Grocery Store



School Bus Bays



Creative Studio For Toddlers

# @ BOTANICA

*Your Safety is Our Priority.  
Silpa Botanica Offers You a  
5-Level Security for Your Safety*

Maintenance Team



Fire Alarm And Smoke Dector



Security Guards



Military Fencing



CC cameras at selected points



All Around-compound Wall



## Location Highlights

(from site location to...)

- 02 minutes drive to Amazon Data Center
- 06 minutes drive to Kandukur
- 15 minutes drive to Bhashyam Blooms The School
- 19 minutes drive to Mankhal Industrial Development Area
- 19 minutes drive to Maheshwaram
- 20 minutes drive to Sri Sri Academy
- 21 minutes drive to E-City
- 22 minutes drive to Tukuguda (Exit 14) ORR Junction
- 30 minutes drive to Rajiv Gandhi International Airport
- 30 minutes drive to The Aga Khan Academy
- 35 minutes drive to TCS Adibatla
- 50 minutes drive to Gachibowli, Financial District and IT Corridor

ETA as per Google Maps\*



# ABOUT PHARMA CITY



A Project by

# silpa Raghava

SILPA RAGHAVA VENTURES LLP

**CORPORATE OFFICE**

3rd & 4th floor, 108, Road Number 10, Jawahar Colony,  
Jubilee Hills, Hyderabad, Telangana - 500033

**REGISTERED OFFICE**

Road No. 10, Banjara Hills,  
Hyderabad, Telangana - 500034

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

IN ASSOCIATION WITH



PMC



Scan for site location

Disclaimer: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make the changes in elevation, specifications, sizes and plans as deemed fit.