

Live Smart

MARKETED BY



HARIPRIYA
ASSOCIATES



**Ganga
Grandeur**
PREMIUM RESIDENTIAL LAYOUT
@ MEDHAL

A VENTURE BY DREAM-DEVELOPERS



Make a smart choice

Medchal today is a smart choice to invest. The connectivity by highways, flourishing Biotech industry, Outer Ring Road and salubrious weather make Medchal an attractive destination for the Government, NRI and Private investments in SEZs and IT companies. Amidst this established infrastructure, Ganga Grandeur is a smart destination for your lifestyle and investment.



The grand entrance to your kingdom!

Smart on Scale...Smart on Features

The HMDA-approved Ganga Grandeur is one of the largest layouts near Hyderabad. You will love its rural charm and urban infrastructure to lead a serene lifestyle. The 167-acre residential layout offers flexible range of plots with the finest features, desirable amenities, recreation facilities and total security. Find your dream fulfilled in this ideal environment.



- Avenue plantation
- Internal BT roads with Kerb stones
- Street lighting
- Jogging track
- Underground cabling
- Underground water supply & drainage

Great lifestyle, Great investment...



Smart way to celebrate life!

Discover a lifestyle layout that match your aspirations. A world unto itself, the 167-acre layout is designed for perfection. Beyond the majestic entrance gate, a paradise opens up with flawless BT roads to Vastu-compliant plots. Extensive plantation, a multitude of parks, beautiful landscape will pamper your senses. Keep an appointment with future with a plot at Ganga Grandeur.



Project Highlights



- A Prestigious residential layout
- HMDA-approved layout
- 167 Acres, 1700 premium plots
- 60 Sq Yds to 1200 Sq Yd plots
- Vastu compliant
- 4 Grand entrance gates
- 100 ft, 60 ft, 40 ft & 30 ft wide
- Black Top roads
- Median plantation
- Extensive internal roads
- 14 Designer parks
- Avenue plantation
- Children play areas
- Seating areas
- Underground electric cabling
- Exclusive Clubhouse
- Overhead tanks
- Rainwater harvesting pits
- Underground Sewage system
- Strategic location
- Reputed promoters

Smart Outdoors!

Developed by reputed landscape consultants, the delightful green spaces at Ganga Grandeur blend with chosen species of shrubs, flowering plants and shade-giving trees. Several acres are dedicated to 14 parks to give lung space for healthy living. Ganga Grandeur is not only home to you but to a wide variety of birds, butterflies, exotic flowering plants. Enjoy the magic of greenery and pollution-free environment spread around your plot.

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Smart ways to spend leisure!

Outdoor recreation is central to Ganga Grandeur design. An exclusive clubhouse, outdoor sports, several parks and play areas allow your leisure time is well spent. Rejuvenate your body, mind and soul right within your premises. Jog on track and in manicured gardens, play a game in indoors or just splash in the swimming pool enjoying the good times.

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- Exclusive clubhouse
- Swimming pool with children pool
- Banquet Hall
- Party lawns
- Coffee shop
- Indoor & Outdoor games





NATIONAL HIGHWAY No. - 44

Smart way to drive home!

Ganga Grandeur is strategically located between National Highway No 44 and MMTS Railway Station. The one-hour MMTS frequency will take you to the city effortlessly. The close proximity to Kompally and Kukatpally makes it a preferred destination. The finest International schools are within 10-15 minute drive distance. Medchal will be the address for IT, MNCs, hardware and automobile industries, with connectivity toHITEC city and airport through Outer Ring Road.



ST. CLARET HIGH SCHOOL



DEEWAN FUNCTION HALL



SCHOOL



MEDCHAL MMTS HUB



SOUTH INDIA'S LARGEST JAIN TEMPLE

Distances from Site

- MMTS Railway Station - Walking distance
- NH No 44 - Walking distance
- South India's largest Jain temple - Walking distance
- St Claret High School - Walking distance
- Seed companies - 2 Kms
- Neeraj International School - 6 Kms
- Shanta Biotech - 10 Kms
- Dhola-ri-dhani - 12 Kms
- Kompally - 13 Kms
- St Anns School - 14 Kms
- Cine Planet - 14 Kms
- DRS International School - 17 Kms
- IKP Knowledge Park - 19 Kms
- Paradise Circle - 25 Km



The Smart Investment Opportunity!

Ganga Grandeur promises a future paved with gold. Invest in the gated community's plots and get the ultimate in luxury, comfort and rapid appreciation. Lifestyle or Investment, Ganga Grandeur is a matchless proposition for your hard-earned money. The pollution-free environment is what your family deserve for the rest of their lives.

A decision postponed is an opportunity lost.

Solid Development: The project is designed by experienced team of Architects, Landscape specialists and built with superior planning and perfect execution.

Appreciation: Ganga Grandeur is not just a plot but the wise investment for the fastest appreciation.

Commitment: Dream Developers is a seasoned name in Real Estate field. All their ventures showcase ideal development.



Choose Smart, Live Smart!



Ganga Grandeur is a unique development inspired by customers' aspirations. The prestigious layout offers an excellent choice in Investment. The promoters have incorporated the most desirable features to make it an attractive proposition for your money. Make a choice and share the golden future. The future is the best bet for your investment at Ganga Grandeur.

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