



**SILVER OAK**  
VILLAS

CHERLAPALLY, HYDERABAD

features that make  
**Your House**  
**Your Home**





Silveroak Villas is ideally located for development of quality villas with modern amenities in a well developed locality, yet with a very affordable price. Silveroak Villas is situated in a serene, peaceful, traffic free and pollution free environment. Ample ground water will enable maintenance of a green cover in the gated community.

Modi Properties has completed over 400 villas and 120 apartments in Cherlapally. Silveroak Villas consists of about 211 villas and 8 apartments of which 97 villas and 8 apartments are nearing completion.

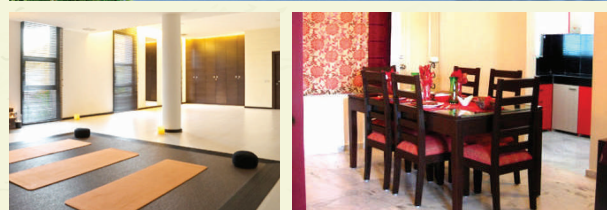
Our gated communities are designed to provide a great lifestyle product to our customers. The gated community is designed to control the environment around your home. Enjoy great quality, fabulous amenities at reasonable prices!

### SALIENT FEATURES

- Designed for affordability.
- 114 villas on 7.5 acres.
- 95 villas on 6.5 acres, sold-out and nearing completion.
- Separate apartment block - 8 flats.
- Plot sizes from 161 sq. yds.
- Built-up area 2,040 sft.
- Low density development with large open spaces.
- GHMC approved.
- Clear title.
- Design as per vastu.
- Gated community with modern amenities.
- Underground cabling for power supply and communication.
- Pollution free environment.

### AMENITIES:

- Clubhouse.
- Banquet hall.
- Recreation room cum cafeteria.
- Creche.
- Society office.
- First-aid room.
- Gym.
- Yoga room.
- Lawns for banquets.
- Swimming pool.
- Sports facilities.
- Children's park.
- Landscaped gardens.
- 1 KVA backup power for each villa.
- Cement concrete roads and street lighting.
- Drinking water through RO plant.
- 24 hours security with CCTV.
- Wi-fi security camera for each villa.
- Vehicle access control with smart card.
- 2,000 ltrs water tank for each villa.





**Site Plan**



**Specifications**

- Structure - RCC.
- Walls - Cement blocks.
- External painting - Exterior emulsion.
- Interior painting - Smooth finish with OBD.
- Flooring - Branded 2 x 2 ft vitrified tiles.
- Main door - Wood / WPC with polished panel door.
- Internal door frames - Wood / WPC with paint.
- Door shutters - Painted panel doors with branded hardware.
- Windows - Aluminium sliding windows with grills.
- Sanitary - Cera / Parryware / Hindware or equivalent brand.
- CP fittings - Branded quarter turn.
- Bathrooms - Branded designer tiles upto 7 ft.
- Kitchen - Granite slab with 2 ft dado and SS sink.
- Electrical - Copper wiring with modular switches.
- Plumbing - CPVC / PVC pipes.



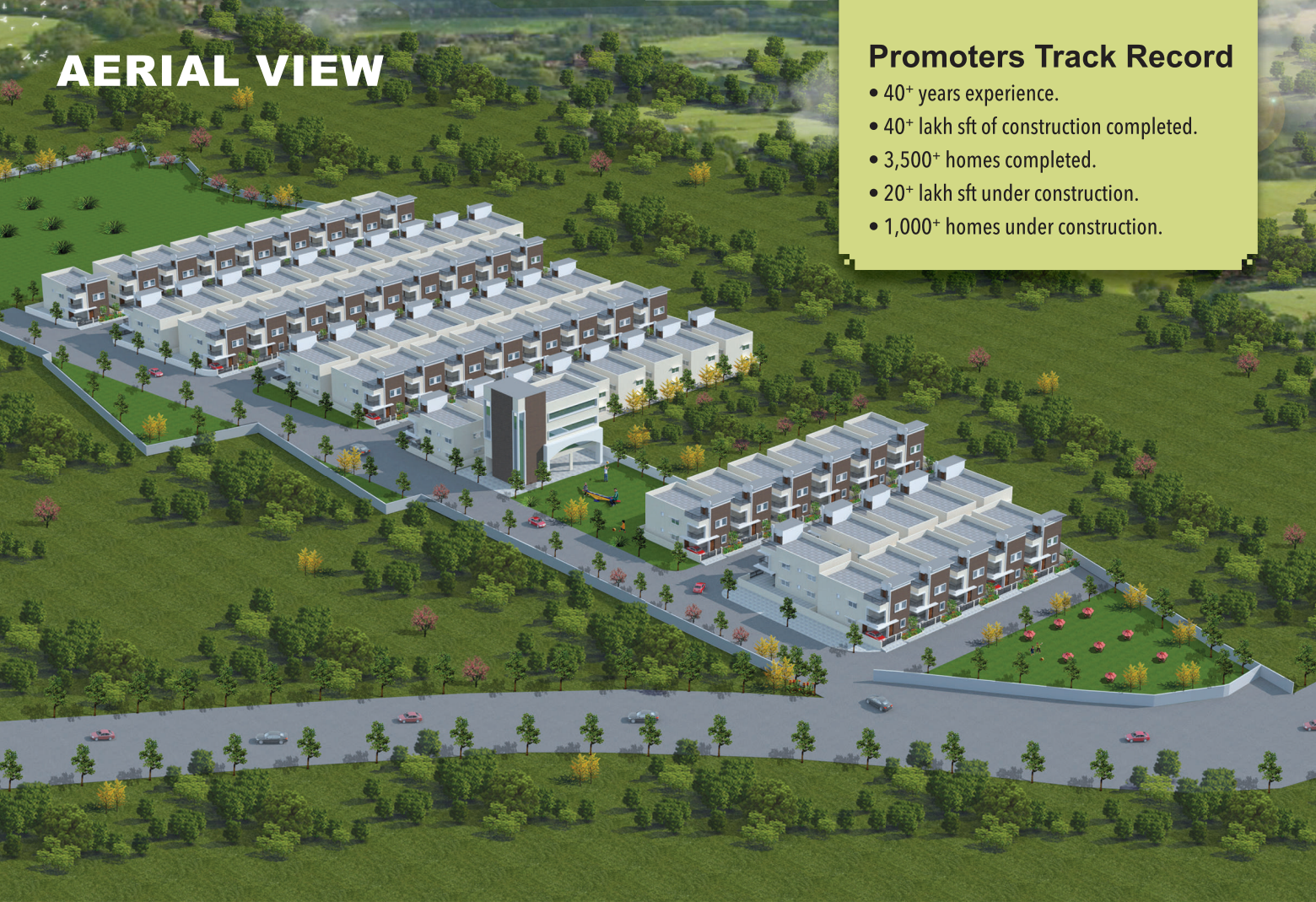
Villa T



Villa Type - C2



# AERIAL VIEW



## Promoters Track Record

- 40+ years experience.
- 40+ lakh sft of construction completed.
- 3,500+ homes completed.
- 20+ lakh sft under construction.
- 1,000+ 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, Bolarum, Secunderabad  
345 flats on 6 acres



**MAYFLOWER GRANDE**  
Mallapur, Hyderabad  
370 flats on 3 acres



**MAYFLOWER PARK**  
Nacharam, Hyderabad  
550 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(Cherlapally), Hyderabad  
44 villas on 3 acres



**NILGIRI HOMES**  
Rampally, Keesara, Hyderabad  
95 villas + town houses on 6.5 acres



**VILLA ORCHIDS**  
Kowkur, Secunderabad  
343 duplex villas on 21 acres

## Current Projects



**VISTA HOMES**  
Kushaiguda, Hyderabad  
403 flats on 5.6 acres



**GULMOHAR HOMES**  
Miryalaguda, Telangana  
91 villas on 6.5 acres



**MAYFLOWER PLATINUM**  
Mallapur, Hyderabad  
189 flats on 2.2 acres



**SERENE FARMS**  
Yenkepally, Chevella  
50 farmhouses on 32 acres



**GREENWOOD HEIGHTS**  
Kowkuru, Secunderabad  
119 flats on 2 acres



**MORNING GLORY APARTMENTS**  
Genome Valley, Hyderabad  
30 flats on 1,122 sq. yds.



**NILGIRI ESTATES**  
Rampally, Pocharam, Hyderabad  
188 villas on 10 acres



**BLOOMDALE**  
Shamirpet, Hyderabad  
72 bungalows on 5 acres



**GULMOHAR RESIDENCY**  
Mallapur, Hyderabad  
354 flats on 8 acres

## Proposed Projects

**MAYFLOWER HOMES**  
Dundigal, Hyderabad  
145 villas on 10 acres

**BLOOMDALE RESIDENCY AT GENOME VALLEY**  
Genome Valley, Hyderabad  
110 flats on 1 acre

**NILGIRI HEIGHTS**  
Pocharam, Hyderabad  
272 flats on 2.5 acres

**BLUEBELL RESIDENCY**  
Vikarabad, Telangana  
105 flats on 1 acre

**MARIGOLD RESIDENCY**  
KOMPALLY, HYDERABAD  
180 flats on 2 acres

**BOOMDALE VILLAS AT GENOME VALLEY**  
Genome Valley, Hyderabad  
170 flats + 8 villas on 2 acres

**EAST SIDE RESIDENCY**  
Pocharam, Hyderabad  
750 flats on 6 acres



# Location Plan



- 10 minutes drive from ECIL cross roads - 5 Kms.
- 10 minutes drive from Infosys/Mindspace - 5 Kms.
- 15 minutes drive from Neredmet cross roads - 9 Kms.
- 20 minutes drive from Habsiguda cross roads - 11 Kms.
- 20 minutes drive from Trimulgherry cross roads - 12 Kms.

Next to Govt. of India, Mint and Cherlapally Industrial area.  
 Connected by 100 ft main road.  
 Close to proposed MMTS station.



RERA:

H.O.: 5-4-187/3&4, II floor, M.G. Road, Secunderabad - 03  
 ☎ +91-40-6633 5551. email: info@modiproperties.com

**Site Office:**  
 Sy. No. 294, Cherlapally, Hyderabad - 500 051  
 ☎ +91-99635 92343. email: sov@modiproperties.com

Promoted by:  
**Modi Properties Pvt. Ltd.**

Owned & Developed by:  
**Modi Housing Pvt. Ltd.**  
**Silver Oak Villas LLP**  
**Silver Oak Reality LLP**

Architects:  

**Architectural Associates**  
 ☎ : +91 40 2770 0826

Structural Engineers:  

**KULKARNI CONSULTANTS**  
 ☎ : +91 40 2322 3891



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

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