

Luxury Homes,
Perfectly Priced for **Suryapet!**



**MODI
PROPERTIES**

www.modiproperties.com



VGS Vista Grande is strategically located in Suryapet's rapidly developing area, just off the Vijayawada-Hyderabad highway. Surrounded by lush greenery, it offers a serene, pollution-free environment, making it an ideal retreat from urban congestion.

Designed to accommodate every budget, the gated community features 366 well-planned 2 & 3 bedroom flats, each offering three-sided ventilation for a bright and airy living space. Additionally, all flats are vastu-compliant and meticulously designed to eliminate wasted spaces. The 8-floor high-rise includes basement parking, ensuring spacious, vehicle-free open areas at ground level, fostering an uncluttered and open living environment.

Residents at VGS Vista Grande can enjoy a host of modern amenities that enhance convenience and comfort. The community boasts a clubhouse, swimming pool, gym, banquet hall, medical centre, cafeteria, and a children's park, ensuring a well-rounded lifestyle for all age groups.

Security is a top priority, with CCTV surveillance, access control and 24/7 security measures in place to provide a safe living environment.

Beyond its features, VGS Vista Grande is thoughtfully designed to enrich the lives of its residents. Every aspect of the community, from its secure surroundings to its well-planned facilities, aims to offer a comfortable, convenient, and high-value living experience.

Salient Features

- ◆ 366 flats on 4 acres.
- ◆ 8 floors highrise with 1 basement for parking.
- ◆ 2 BHK flats - 985 sft.
- ◆ 3 BHK flats - 1,290 to 1,580 sft.
- ◆ 1 car parking for each flat.
- ◆ 8 passenger + 13 passenger automatic lift for each block.
- ◆ Fire fighting system + fire alarm.
- ◆ Vehicle free ground level for recreational use.
- ◆ Clear title.
- ◆ Design as per vastu.
- ◆ Gated community with modern amenities.
- ◆ No commercial activity within site.
- ◆ 40ft access road from highway.



Amenities

- ◆ Clubhouse with:
 - Retail/shops.
 - Pedestrian entrance + security kiosk.
 - Banquet hall.
 - Creche.
 - Cafeteria.
 - Gym + yoga room.
 - Recreation room.
 - Medical centre.
 - Open air lounge.
 - Swimming pool.
- ◆ Landscaped gardens.
- ◆ 1 KVA backup power for each flat.
- ◆ 24 hours security with CCTV.
- ◆ Dedicated entrance for pedestrians with security kiosk.
- ◆ Wi-fi security camera for each flat.
- ◆ Vehicle access control with smart card.
- ◆ Well equipped children's tot-lot.

Actual Photographs



Layout Plan



About Modi Properties:

Modi Properties, a distinguished Hyderabad-based developer, boasts a remarkable four-decade legacy in the real estate sector. With over 6 million sft. of completed projects and an active development pipeline of 2 + 4 million sft, the company has firmly established itself as a trusted industry leader.

Dedicated to providing affordable housing in Hyderabad's growing corridors and Tier III cities across Telangana, Modi Properties specializes in developing gated communities. These communities feature modern amenities like a clubhouse and swimming pool, enhancing residents' quality of life. With 5,000 homes successfully delivered and an ongoing development pipeline of 2 million sft, the company continues to expand its footprint.

Modi Properties offers state-of-the-art facilities designed to support R&D and manufacturing needs of life sciences and med-tech companies. These facilities feature high floor-to-floor heights, heavy load-bearing capacities, and specialized areas such as solvent/chemical stores and hydrogenation rooms.

The infrastructure is equipped with advanced MEP systems, including power, ETP, STP, and HVAC solutions, ensuring seamless operations. Strategically positioned in leading life sciences hubs like Genome Valley and Nacharam in Hyderabad, as well as the dedicated Med-tech zone at AMTZ in Visakhapatnam, the company has already delivered 1 million sft. of lab and manufacturing spaces and secured land for an additional 4 million sft of development.

Fueled by innovation and a commitment to quality, Modi Properties has established itself as a leader in residential and specialized infrastructure development. Their dedication to excellence is evident in the creation of premium housing, commercial complexes, and cutting-edge lab and manufacturing spaces, making a lasting impact on Telangana's real estate landscape while expanding their reach beyond the region.



Completed Housing 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 @ Silver Creek
Nagaram, Hyderabad
44 villas on 3 acres



Serene Farms
Yenkepally, Chevella
50 farmhouses on 32 acres



Villa Orchids
Kowkur, Sec'bad
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, Hyd.
188 villas on 10 acres



Bloomdale
Shamirpet, Hyderabad
72 villas on 5 acres



AVR Gulmohar Homes
Miryalaguda, Telangana
91 villas on 6.5 acres



Greenwood Heights
Kowkur, Hyderabad
119 flats on 2 acres



Gulmohar Residency
Mallapur, Hyderabad
354 flats on 8 acres



Silver Oak Villas
Cherlapally, Hyderabad.
210 villas on 15 acres.



Mayflower Platinum
Mallapur, Hyderabad
189 flats on 2.2 acres



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

Current Housing Projects



Nilgiri Heights
Pocharam, Hyderabad
256 flats on 2.5 acres



**MODI
PROPERTIES**

Current Housing Projects



**Bloomdale
Grande**
@ Genome Valley
Shamirpet, Hyderabad
622 flats on 7 acres



Timmapur, Hyderabad.
390 flats on 3.6 acres.



Near Shamirpet, Hyderabad.
180 flats on 2 acres.



Cherlapally, Hyderabad.
142 flats on 2 acres.



Vikarabad, Telangana
110 flats on 1 acre.

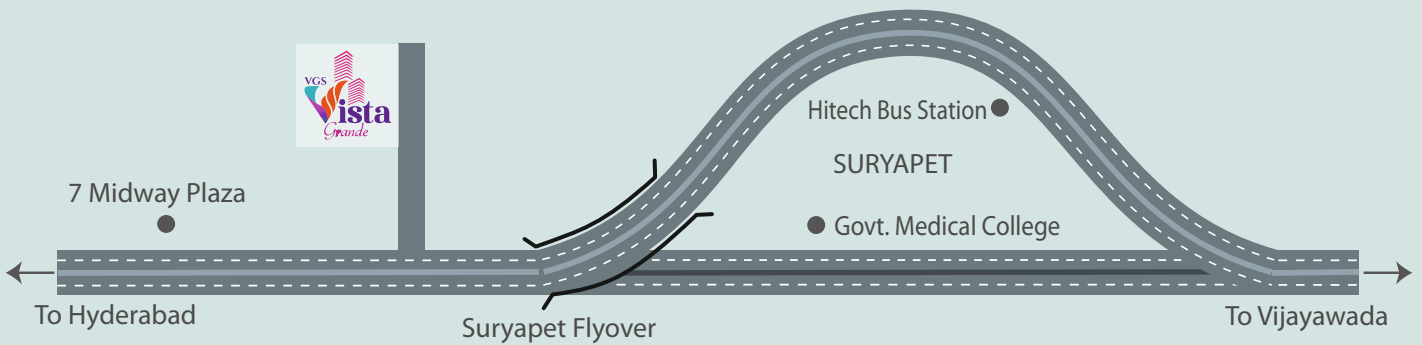


Promoters Track Record

- ◆ 40+ years track record.
- ◆ 6+ million sft of construction completed.
- ◆ 5,000+ homes completed.
- ◆ 2 million sft under construction.

Location Plan

- ◆ Just off Hyderabad Vijayawada Highway.
- ◆ 0.80 kms from Suryapet flyover – 1 minute drive.
- ◆ 1.50 kms from Government Medical College – 2 minute drive.
- ◆ 1.50 kms from 7 Midway Plaza – 2 minute drive.
- ◆ 4.00 kms from Hi-tech Bus stand – 6 minute drive.
- ◆ 38 kms from Miriyalaguda - 50 mts drive.
- ◆ 40 kms from Nalgonda - 1 hr drive.
- ◆ 70 kms from Khammam - 1 hr 15 mts drive.
- ◆ 110 kms from ORR junction, Hyderabad – 1 hr 45 mts drive.
- ◆ 140 kms from Vijayawada – 2 hrs drive.



Scan for location

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Vista View LLP

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