

A Paradisal Place
of Pure Luxury.

TLP No. 0001/LO/3152/2022
RERA No. P02400004504



7993655980


**SIRI
SAMPADA**
Trust . Innovation . Tradition

SAPTA VARNA
High-end Villa Plots.
SHADNAGAR



Club House



Banquet Hall



Gym



Swimming Pool

Project Highlights



Under Ground Electricity

A photograph showing several red and black electrical cables bundled together and laid out in a trench cut into a concrete wall. The cables are protected by red and black sleeves.



LED Streetlights

A photograph of a wide, paved road lined with lush green trees and purple flowers. Modern streetlights are visible along the road, illuminating the scene.



**Underground Drainage
And Septic Tank**

A photograph of a grassy area with two circular manhole covers. The covers are surrounded by a blue-painted curb, indicating underground drainage or septic tanks.



**CC Roads 60ft, 40ft & 30ft
With Kerb Stones & Foot Path**

A photograph of a paved road with a sidewalk and a person riding a bicycle. The road is lined with trees and flowers, and the sidewalk is made of kerb stones.



Children's Play Area



OHT & Sump For Water Supply



Avenue Plantation
2.5 Acres Open Area-Parks & Greenery



Beautiful Arch Plaza

SAPTA VARNA

High-end Villa Plots.

A Coveted Address. Luxurious Living At Its Finest.

Sapta Varna. The destination for discerning investors who crave unparalleled luxury and unrivaled amenities. The serene beauty of the location meets elegant comfort in Sapta Varna. Celebrate life in its seven shades and create your distinct lifestyle.

Sapta Varna is a haven for those who want it all. This elite luxury open plot venture offers residents a premier address with world-class amenities that are hard to beat! The perfect place to call home. Two important factors when looking for a home are location and infrastructure. And we provide you with both options, either just living in an area or trying out investing in a potential upscale property.

While the high-quality materials used in this project have elevated the project to a new level, the pristine roads and expansive landscaping make this place a scenic delight. And the trees along each avenue make for an awesome drive, even if it's just to go on strolls through the neighborhood!

The development of this vast world-class infrastructure is being executed by an experienced and qualified team. The execution includes underground electric power transmission cables throughout the layout, which are vital for delivering power efficiently.

It is located just 200 meters off the Bangalore Highway and adjacent to some of Hyderabad's most prominent locations viz, Amazon India's largest warehouse/fulfillment center, Statue of Equality, National Remote Sensing Center, ORR, Symbiosis International University, Sania Mirza Tennis Academy, etc.



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LOCATION HIGHLIGHTS

- 1 OLD BANGALORE HIGHWAY FACING
- 2 2MIN DRIVE FROM SHADNAGAR BUS STAND
- 3 CLOSE PROXIMITY TO THE PROPOSED REGIONAL RING ROAD
- 4 5 MIN DRIVE FROM NATIONAL REMOTE SENSING CENTER
- 5 10 MIN DRIVE FROM MICROSOFT INDIA'S LARGEST DATA CENTER (PROPOSED)
- 6 10 MIN DRIVE FROM AMAZON INDIA'S LARGEST WAREHOUSE/FULFILMENT CENTER
- 7 15 MIN DRIVE FROM STATUE OF EQUALITY, MUCHINTAL
- 8 20 MIN DRIVE FROM OUTER RING ROAD
- 9 20 MIN DRIVE FROM WORLD'S LARGEST MEDITATION CENTER-KANHA SHANTI VANAM
- 10 20 MIN DRIVE FROM RAJIV GANDHI INTERNATIONAL AIRPORT
- 11 20 MIN DRIVE FROM SYMBIOSIS INTERNATIONAL UNIVERSITY

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Actual Images May Differ"



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