



**LAVOURA  
GROUP**

తెలివైన పెట్టుబడికి చిరునామా



311/PLG/SHZ/HMDA/2023

# Lavoura Villas

@ FOURTH CITY OF HYDERABAD  
PREMIUM GATED COMMUNITY VILLA PROJECT

@Mucherla

Srisailam highway, Telangana



**A World-class Project  
Featuring Contemporary Conveniences**

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



## Presents a Smart Investment Choice

In line with our commitment to innovation, we are thrilled to introduce our latest venture, LAVOURA VILLAS a stunning villa plot project at Mucherla. This exceptional development embodies our vision to create timeless and luxurious living spaces. Nestled amidst the picturesque landscape of Mucherla, this grand project is designed to provide a harmonious blend of modern amenities and the serenity of nature.

LAVOURA VILLAS reflects our unwavering commitment to meeting the evolving needs of our esteemed clients. We have spared no effort in ensuring that every aspect, from architectural design to environmental sustainability, is meticulously crafted to offer you the utmost comfort and satisfaction.

Our dedication to transparency and ethical practices remains unshaken. We see immense potential in this venture and believe it will not only enhance our portfolio but also provide our investors with an exceptional opportunity for growth and prosperity.

We invite you to explore this exciting journey with us as we embark on this new chapter of real estate excellence.

Regards,

Team Lavoura



\*aerial view of the project

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PROSPERITY  
Guaranteed

\*artistic impressions of the project



# THE FOURTH CITY at MUCHERLA

## A New Vision For Telangana's Future

After Hyderabad, Secunderabad, and Cyberabad, Telangana government is set to launch an exciting new development at Mucherla—the Fourth City.

The Fourth City is more than just a new development; it represents a forward-thinking vision for Telangana's future. This ambitious project by the Telangana government aims to foster an environment where talent and innovation thrive.



### ARTIFICIAL INTELLIGENCE HUB

Positioned to establish Telangana as a global leader in technology, attracting international tech companies and startups. This hub will create high-skilled jobs and stimulate economic growth.



### SPORTS FACILITIES

World-class infrastructure for both traditional sports and the rapidly growing esports. Designed to make Telangana a premier destination for national and international sports events.



### HEALTHCARE HUB

Featuring state-of-the-art hospitals, specialised clinics, and wellness centers. The area is set to become a key destination for medical tourism offering top-tier healthcare services.



a comprehensive city that will provide everyone with an extensive selection of possibilities & an outstanding quality of life.

### Strategic Location and Growth Potential



#### Location:

- Mucherla is perfectly situated on the Hyderabad-Srisaillam Highway.
- Recognised as the second fastest-growing highway corridor on Hyderabad's southern side.



#### Investment Opportunity:

- The Chief Minister A. Revanth Reddy's call for NRIs to invest highlights the global appeal of the Fourth City.
- It's a lucrative opportunity for international investors as well as locals.

### Anticipated Real Estate Surge



#### Hyderabad Growth:

- In 2024, housing sales in Hyderabad hit a record Rs. 58,841 crore.
- The average price of flats increased by 44% since 2019, driven by the dynamic IT sector.



#### Mucherla's Potential:

- With its strategic location, advanced infrastructure, and robust economic growth, Mucherla is poised for significant property value appreciation.
- Proposed Metro Rail Connectivity
- Setting up of 'Young India Skills University' at Mucherla

### Looking Ahead

The Fourth City at Mucherla symbolises Telangana's innovative vision. It's a development to watch for investors and those seeking a new home.

The Capital is exceptionally positioned near to the 13,972-acre 'Future Fourth City' at Mucherla



### THE FOURTH CITY

Acres	Proposed Land Allocation
4207	- Life Science hub
4774	- Electronics, General industries
1000	- An advanced healthcare hub
761	- Sports Hub for a world-class stadium, golf course, etc.
470	- Entertainment hub
454	- University zone
309	- Furniture park
297	- Artificial Intelligence cluster

# Lavoura Villas

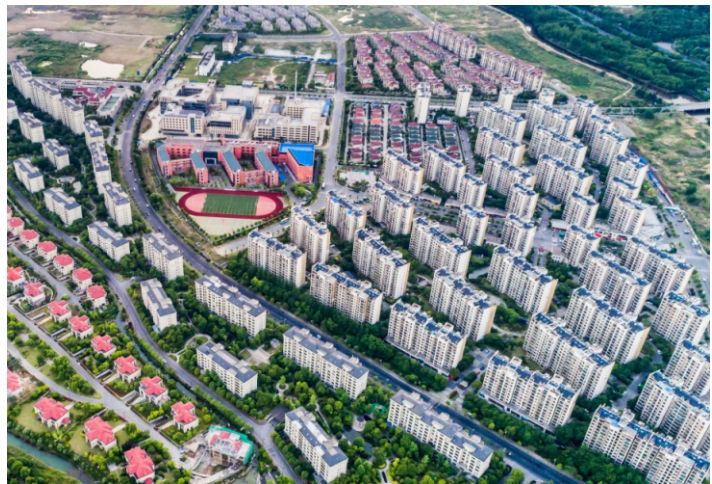
@ FOURTH CITY OF HYDERABAD  
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HOME TO  
An Iconic Address



in the vicinity  
AMAZON DATA CENTRE

availability of  
DEVELOPED INFRASTRUCTURE



- Amazon Web Services (AWS) is investing approximately Rs. 20,761 crore to set up three data centres near Hyderabad in Telangana state.
- One of the three data centres is in Meerkhanpet. The project will spread over 48 acres of land.
- This will result in the establishment of medium- and small-scale IT industries in the surrounding areas.

- Uninterrupted supply of water and electricity.
- The site is near NH 765 and well connected to the International Airport, the Outer Ring Road, and NH 44, making it favourable for the establishment of necessary backward and forward linkages.
- An industrial eco-system already exists in this region (e.g., electronics, IT, aerospace, etc.).
- The state government assured the beautification of water bodies present in the surrounding areas.
- The proposed Regional Ring Road will also be connected to Future City.



Experience a  
**CONVENIENT LOCATION**  
with state-of-the-art infrastructure  
& attractive investment destinations



- The excellent position of Lavoura Villa Project next to Future City facilitates **greater investment**.
- The project is located in a **residential zone**.
- With the **state-of-the-art infrastructure** and amenities of such a developing neighbourhood, the location becomes appealing and valuable to investors.
- The location will have **excellent transport facilities**, premier educational institutions, and essential facilities such as banks, post offices, hospitals, and shopping complexes.

## Proposed Mucherla Cricket Stadium



- 5 mins drive to Proposed Mucherla Cricket Stadium

## near the KANDUKUR – YACHARAM ROAD



- The project is near the 22-kilometre road connecting Kandukur and Yacharam.
- The Project is near to 5 mins drive to Kandukur Town
- The road development process is almost complete.
- The government of Telangana has proposed residential townships adjacent to the Mucherla Road.

Discover life in a  
VERDANT PARADISE  
with serene tree-lined avenues  
& the amenities a modern life needs.



# Lavoura Villas

@ FOURTH CITY OF HYDERABAD  
PREMIUM GATED COMMUNITY VILLA PROJECT

Lavoura Villas offers a charming community with lush open spaces, contemporary amenities and facilities, and a pollution-free environment in a naturally serene locality.

Everything is planned for the utmost comfort of the residents. From security to waste management, from sporting facilities to salons and spas, from water features to gazebos, it's all here.

Lavoura Villas will be a gated community you will be proud to call home. The project is a fine blend of nature and urban amenities. This development provides a welcome retreat from the clamour and commotion of everyday life, allowing you to live in harmony and comfort.

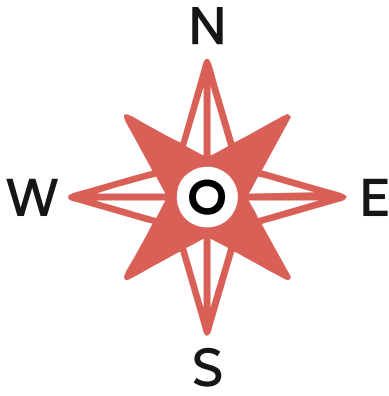


## PROJECT AMENITIES

 Entrance arch	 100% Vasthu	 Luxurious Clubhouse	 24/7 Security
 Overhead water tank with sump	 Avenue plantation	 Parks with landscaping	 Play area for children
 8 Ft compound wall with solar fencing	 Black Top roads with kerbs	 100, 60, 40 & 33 ft roads	 Footpath for 100 & 60 ft roads
 Solar butterfly street lights for 100 ft & 60 ft roads	 Solar street lights for 33 & 40 ft roads	 Underground drainage	 Plotting stones with name boards
 Electricity with transformers	 Water pipeline & tap connection to each plot	 24 hrs Krishna water supply	 Rainwater harvesting pits

## HOME TO World-class Amenities

- LRS through HMDA
- Project Faces Srisailem Highway
- Villa Project
- 93 Acres
- Vasthu Compliant
- Stunning Entrance Gate
- East and West Facing Plots
- Proposed 33, 40, 60, 100 Roads
- Proposed 40' Road That Connects The 200' Approach Road Leading To NH 765 In 1.5 Km
- 70' Access Road Into Project
- Ample Open Green Space Through-Out The Layout
- Exclusive and Elite Clubhouse



Total Area Layout : Ac.93-14.80 Gts

Total No. of Plots : 796

## LAYOUT

PLAN SHOWING THE PROPOSED OPEN LAYOUT IN SY. NO. 50/97, 50/98, 50/99, 50/100, 50/101, 50/102, 477 SITUATED AT MUCHERLA VILLAGE, KANDUKUR MANDAL, RANGA REDDY DISTRICT.



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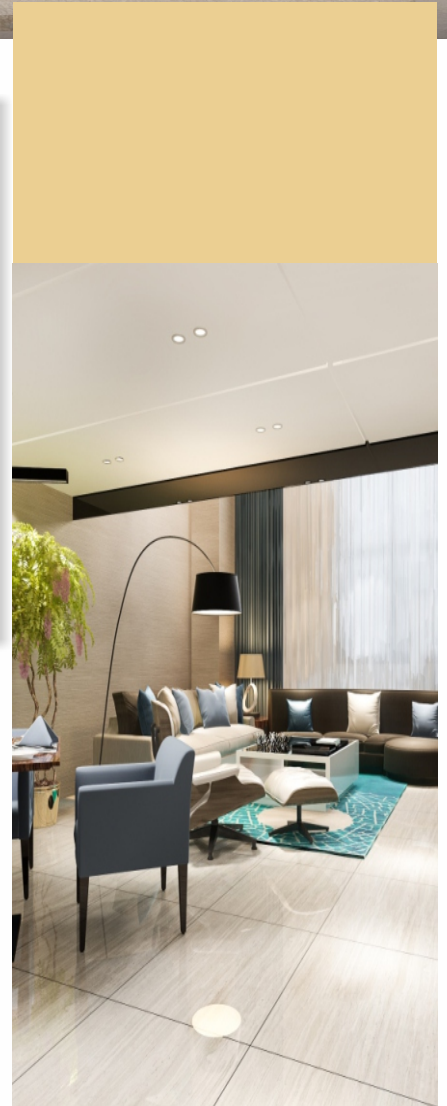


# Lavoura Villas

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artistic impressions of the project



# Lavoura Villas

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# Delight in a HARMONIOUS LIFE without compromises

Thoughtfully designed and innovatively planned, Lavoura Villas is a mega project where every plot is large enough to house your dreams and more.

Built according to vastu, the layout offers you a host of features and amenities to make your life more comfortable. Each plot has a well-demarcated boundary and ample space to ensure abundant natural light and breeze. The best infrastructure facilities are offered to you here.

## HOME TO Peace & Prosperity

artistic impressions of the project



# CLUB HOUSE



## CLUBHOUSE HIGHLIGHTS

G + 4 Floors

2 Acres

Exceptional leisure facilities

Reception Lounge  
Swimming Pools  
Restaurant / Bar  
Spa / Salon

Business Centre  
Lounges Creche  
Indoor Games  
Guest Rooms

Indoor Badminton Courts  
Gymnasium  
Dance / Zumba / Yoga

The Premier -The clubhouse at Lavoura Villas is a world of opulent leisure.

This world-class club offers a plethora of opportunities for a revitalised and energising lifestyle. Be it a game of badminton or snooker, a dip in the pool, a leisurely stroll around the gardens, or chit-chatting in the gazebos, you will always find plenty of fulfilling ways to spend your leisure time here. The gym, spa, and salon are top-notch.

The clubhouse features every leisure facility you might possibly need.



\*artistic impressions of the clubhouse



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# *Lavoura Villas*

@ FOURTH CITY OF HYDERABAD

PREMIUM GATED COMMUNITY VILLA PROJECT







East Facing First Floor

200 SQ YRDS - 2500 SFT

Experience a  
**SUCCESSFUL LIFE**  
 in an accessible location & lucrative neighbourhood



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Proposed Fourth City at Mucherla



Maheshwara Maha Pyramid



Amazon Data Centre

Land development projects have been on the rise for the last three years around the NH 765-Srisaillam Highway.



**Close proximity** to Rajiv Gandhi International Airport

**Land rate appreciation** because of mega industrial projects like the Information Technology Investment Region, Proposed Fourth City, and Education Hub



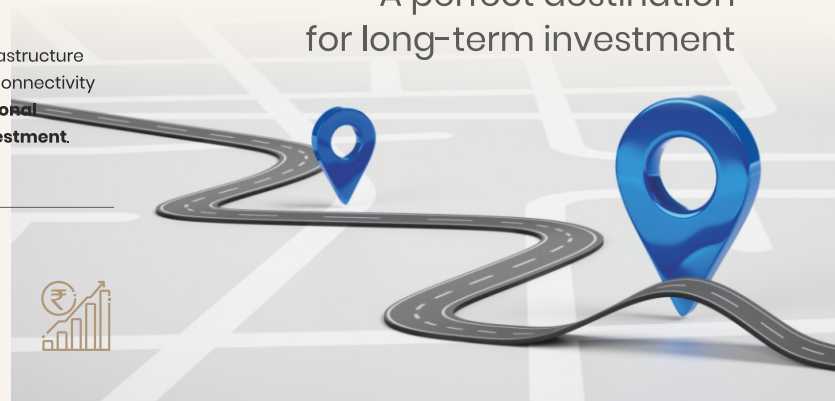
Developed infrastructure and excellent connectivity assure **exceptional returns on investment**.

Close to the TCS Special Economic Zone (SEZ) at Adibatla, **boosting economic growth**



## SRISAILAM HIGHWAY

A perfect destination for long-term investment

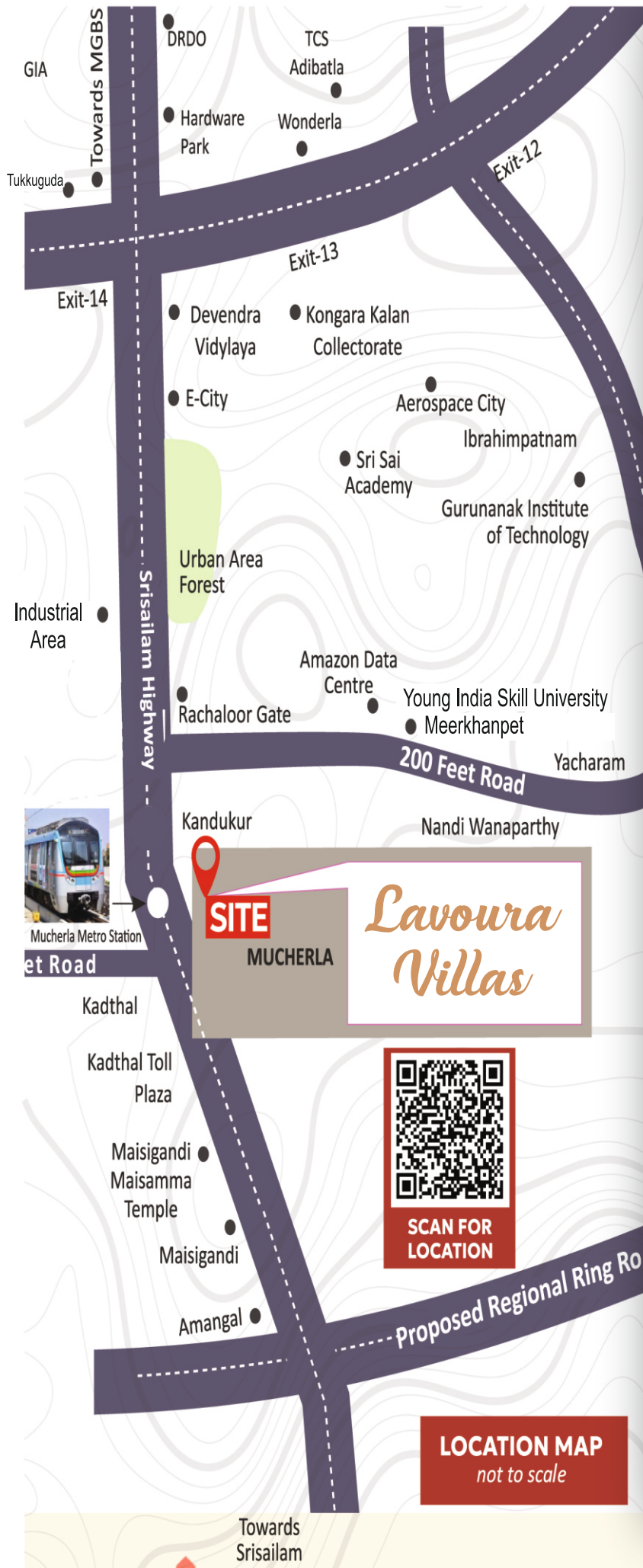


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Located just 1 minutes from NH 765 and 45 minutes from the international airport at Shamshabad, Lavoura Villas straddles the growth corridor of south Hyderabad.

Kandukur is undergoing unprecedented growth. With the Telangana state government proposing the Future Fourth City, land value will increase, which has been crucial in transforming the neighbourhood into a business and real estate powerhouse. Kandukur has always had excellent road connectivity, and the ongoing development of a comprehensive social infrastructure would be a superb advantage.

Given the diversity of its offerings, Kandukur guarantees tremendous investment potential, making THE CAPITAL an unrivalled investment choice.



Very near to

Srisailem Highway	Amazon Data Centre	Pyramid Center
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## KEY DISTANCES

- 1 min - NH 765 - Srisailem Highway
- 1 min - Proposed Mucherla Metro Station
- 5 min - Kandukur Municipality
- 10 min - Kadthal Maheswara Maha Pyramid
- 12 min - Maisigandi Maisamma Temple
- 20 min - Amazon Data Centre
- 20 min - E-City
- 25 min - Proposed Regional Ring Road
- 25 min - Mankhal Industrial Development Area
- 25 min - Outer Ring Road
- 25 min - Fab City
- 40 min - Foxconn
- 40 min - Nagarjuna Sagar Highway
- 40 min - The Agakhan Academy
- 43 min - GMR Aerocity
- 45 min - Rajiv Gandhi International Airport



Proposed Mucherla Metro Station



Amazon Data Centre



Srisailem Highway



Maheshwara Maha Pyramid



# LAVOURA GROUP

తెలివైన పెట్టుబడికి చిరునామా

Plot No: 538, 1st to 4th floors, Mannar Estates,  
Road No: 11, Kakatiya Hills, Madhapur,  
Hyderabad - 500 081.

E-mail : [lavouragroup@gmail.com](mailto:lavouragroup@gmail.com)

CONTACT :

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SCAN  
FOR LOCATION