

ROUTE MAP

NOT TO SCALE



LOCATION HIGHLIGHTS

- 900 Meters from Bangalore Highway
- Surrounded by houses / Ready to Construct (Rent or Own)
- Good Rental Income
- Proposed 12 Lane NH 44 Bangalore Highway
- 1 km from biggest Ayyappa Swami Temple
- 5 Mints drive from P&G & Hetero
- 5 Mints drive from 9temples/Anantha Padmanabha Swamy Temple
- 05 Mints drive from Statue of Equality
- 05 Mints ahead of Microsoft Data Center
- 05 Mints drive from 3000 acres MyHome Project
- 05 Mints drive from Kanha Shanti Vanam
- 07 Mints drive from Tata University
- 15 Mints ahead of Symbiosis University
- 15 Mints drive from International Airport
- 20 kms before Regional Ring Road (RRR)
- Before Kothur MMTS, DLF Township, NRSA and many other companies
- Close to Amazon, Natco Pharma, SEZ
- Surrounded by Houses & ready to construct
- 40 Mints drive from Kokapet(Neopolis)



VIRAADITYA INFRA DEVELOPERS
Flat No : 605, Everest Block,
Aditya Enclave,
Ameerpet - 500073, TS.

Note: This brochure is only a conceptual presentation and not a legal offering.

Nandigama ELITE

L.P Number: 2298/HMDA/ SWDL/ 2026



PREMIUM HMDA VILLA PLOTS

@ Nandigama, Kothur
(Within Kothur Municipality Limits)
(Bangalore Highway)



PRICE
MATCH
CHALLENGE

DEVELOPMENT AND MARKETING
BY LANDLORD

100%
CLEAR TITLE
PLOTS

- ✓ Bank Loan Available
- ✓ Spot Registration



READY TO
CONSTRUCT

Price
₹22,499/-
Per Sq Yard

SureshAds @ +91 73961 33339



Ground Floor



First Floor

Elegance, Strength and Comfort in every corner



Nandigama Elite Villas redefine elegance with their distinctive front elevations, thoughtfully crafted interiors, and robust construction, designed to withstand even earthquakes.

Developed by the Viraaditya Infra Developers, a team with vast experience in creating landmark projects, Nandigama Elite i seamlessly blends modern amenities with the beauty of nature. The community is enriched with excellent groundwater resources and is strategically located in a future city hub.

With effortless connectivity, Nandigama Elite is just a 30-minute drive from Gachibowli via the ORR, making it a perfect choice for those who seek luxury living, strong infrastructure, and long-term value in one destination

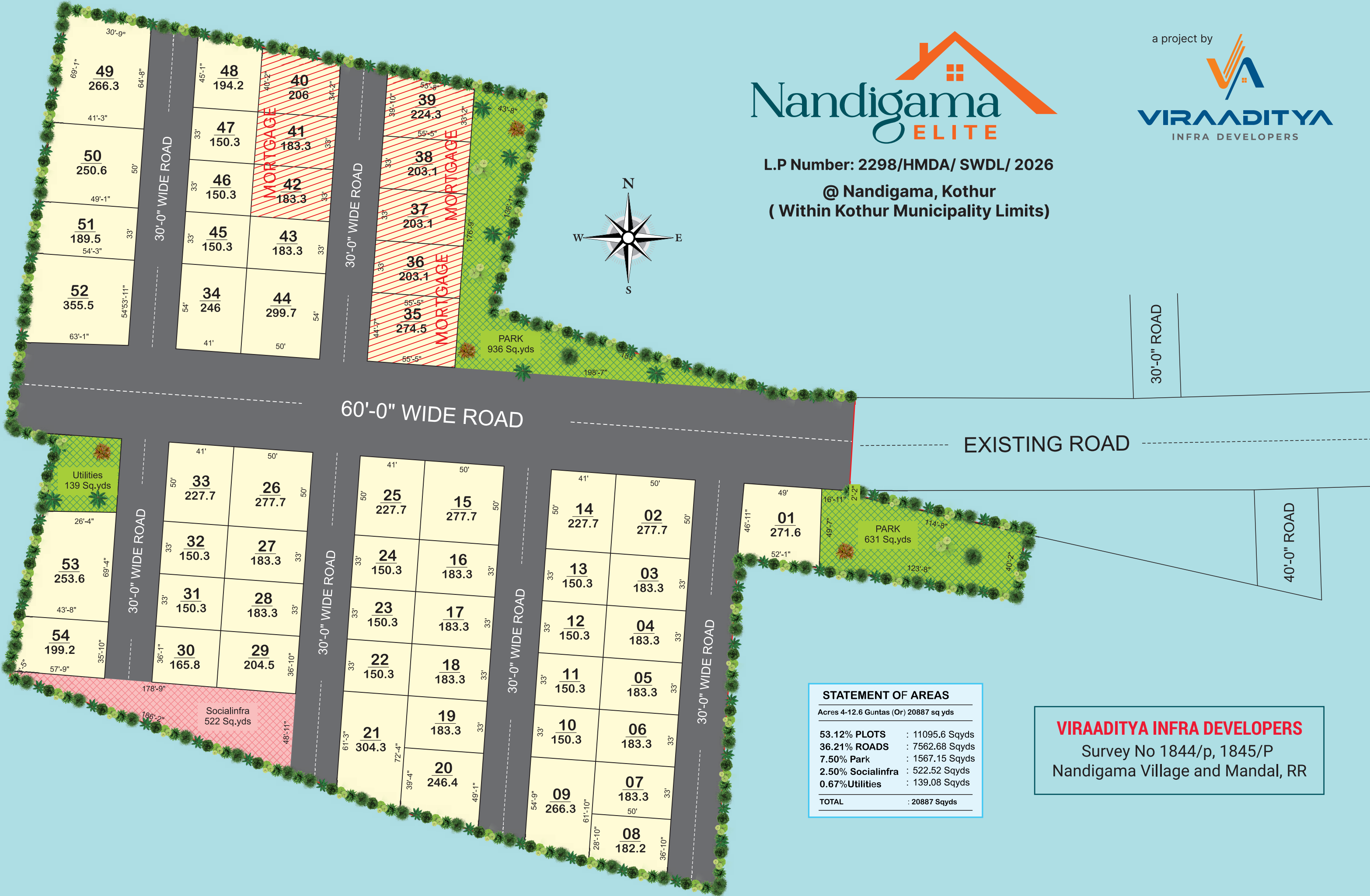
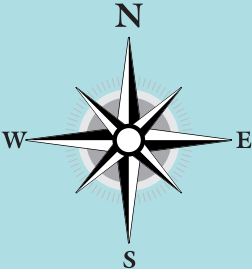
SPECIAL FEATURES

- Expansive balcony areas for your comfort and leisure also every unit a stunning balcony view
- Robust construction
- Tot lot with children's play area
- Clubhouse with sufficient area
- Open air sports
- Visitors' parking
- CC internal roads & solar street lighting





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(Within Kothur Municipality Limits)



STATEMENT OF AREAS	
Acres 4-12.6 Guntas (Or) 20887 sq yds	
53.12% PLOTS	: 11095.6 Sqyds
36.21% ROADS	: 7562.68 Sqyds
7.50% Park	: 1567.15 Sqyds
2.50% Socialinfra	: 522.52 Sqyds
0.67%Utilities	: 139.08 Sqyds
TOTAL	: 20887 Sqyds

VIRAADITYA INFRA DEVELOPERS
Survey No 1844/p, 1845/P
Nandigama Village and Mandal, RR

PROJECT HIGHLIGHTS



- HMDA Layout
- 100% Vasthu
- 60 & 30 Feet CC Roads
- Club House , Indoor Games
- Underground Drainage System
- Underground Water Supply and Electricity to - Each Plot
- Underground Water Tank
- Parks with Landscaping
- Avenue Plantation
- Water Harvesting Pits
- Modern Modular Street Lights
- Children Play Area
- Compound Wall

**BEGIN YOUR
DREAM LIFE
ON THE
RIGHT PLOT**




**DIRECT MARKETING
BY LANDLORD**

NO THIRD-PARTY INVOLVEMENT ❌

**PREMIUM RESIDENTIAL PLOTS
WITH GREAT LAUNCH OFFERS**

VISIT - COMPARE - DECIDE