

VARAHI
—  —
WHEALTH
ATMOS



A PROJECT BY:

Western Magic
Developers



60 & 40'
Wide Roads with
Kerbs stones
on either sides



Grand Entrance Arch
with security post



Children
Play Area



Concealed
Underground Electrical Lines



Concealed
Underground Sewage System



Water
drains/rain
water
harvesting



Overhead
Tank

PROJECT HIGHLIGHTS



Designer
Street Lights
throughout the layout



Jogging tracks with
pergolas



Outdoor &
Indoor yoga



Landscaped
parks,
Avenue
plantation



Pollution
free
Environment



1.5 acre
dedicated to
school campus



Compound wall
around the Layout



Fully-equipped Gym with changing rooms



Indoor Squash Courts



Multipurpose Hall



Swimming Pool



Anteroom/Waiting Lounge



Barbeque Pits



Table Tennis



Open convention

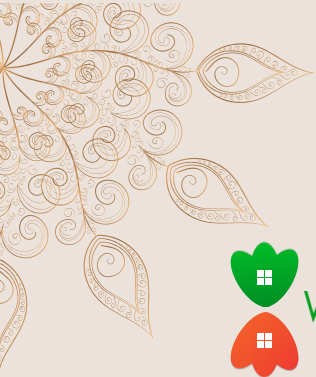


Football



Lake facing amenities





Where Investments Grows, Grows And Grows !!!

Western Magic Developers is a prominent real estate company based in Hyderabad, known for their exceptional expertise in the field. We have established ourselves as a trusted name in the industry with a strong focus on quality and customer satisfaction.

With a deep understanding of market trends and a passion for creating remarkable living spaces, we continuously strive to redefine the real estate landscape in Hyderabad. Whether it's architectural brilliance or world-class amenities, Western Magic Developers consistently aims to provide an unparalleled living experience to their valued customers.



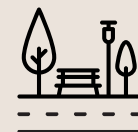
Deluxe Clubhouse
Free Maintenance for 5 Years



Premium Plots facing
Lake view direction



47% open space in layout
Lake, Central Park & Clubhouse



1.5 acre dedicated to
School campus





LOCATION MAP

Not to Scale



SCAN FOR



SITE LOCATION



Mumbai Highway



Woxsen University



MRF Plant



IIT Hyderabad



Gitam University



ICRISAT





ORR Exit-3
PATANCHERVU

On NH- 65
Mumbai Highway

Opp to MRF
Tires Factory

15min from
Proposed RRR

15min from
WOXSEN University

25min from
SangaReddy

30min from
GITAM University

35min from
IIT Kandi

30min from
Phase-3
Hyd Metro

55min from
NIMZ

55min from
Gachibowli &
Financial District.





TLP NO. 153/2023/H



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TS RERA No. P01100006841

A SECURED

GATED
COMMUNITY

**GRAND
ENTRANCE**

WELL DESIGNED ARCH
WITH SECURITY ROOM

LOW-DENSITY

PLOTTED DEVELOPMENT
COMPLEX

**WELL
DEMARCATED**

PLOTS

**WELL
PLANNED**

ROAD NETWORK
& PATHWAYS

AMENITIES

LAKE FACING

www.westernmagicdevelopers.com

Plot no- 411, 1st floor #101, Road no- 2/2, Mathrusree Nagar, Miyapur, Hyderabad, TS-049

Note: The brochure and images is only conceptual presentation, Developers reserve the right of change or alter plan time to time as deemed fit.

