



LUXURY VILLA PLOTS
@ Kongarakalan, Adibatla.



**Experience the pinnacle of luxury living with meticulously designed
LUXURY VILLA PLOTS with top-tier amenities and facilities.**

www.adrustardevelopers.in

WELCOME TO A WORLD OF MODERN LIVING

The company was started in 2021 with one goal mind to deliver a superior client experience.

We focused on consistent performance and client satisfaction which remain the cornerstone of the company's philosophy.

Our representation provides credibility, strength and value to ensure our clients succeed. It is our fundamental belief that all equity at the point of sale belongs to the Seller and all future profits without litigation belong to the Buyer. Our expertise in negotiating has resulted in solutions where all parties have become winners.

Our Team of experts has years of experience in real estate marketing and digital strategy, and we know what it takes to connect buyers and sellers in today's digital world.



TERRA CAPITAL

Welcome to **TERRA CAPITAL**, a prestigious development by Adrutar Developers, where luxury and seamless connectivity come together. Nestled in a prime location, this exclusive Luxury Villa plots community offers effortless access while ensuring a refined and opulent lifestyle.

TERRA CAPITAL sets a new standard for community living with thoughtfully designed amenities for every lifestyle. From scenic walking tracks and serene parks for elders to lively play areas for children, this development embodies modern planning at its finest. Every detail is crafted to fulfill the aspirations of those seeking a perfect blend of elegance and convenience.



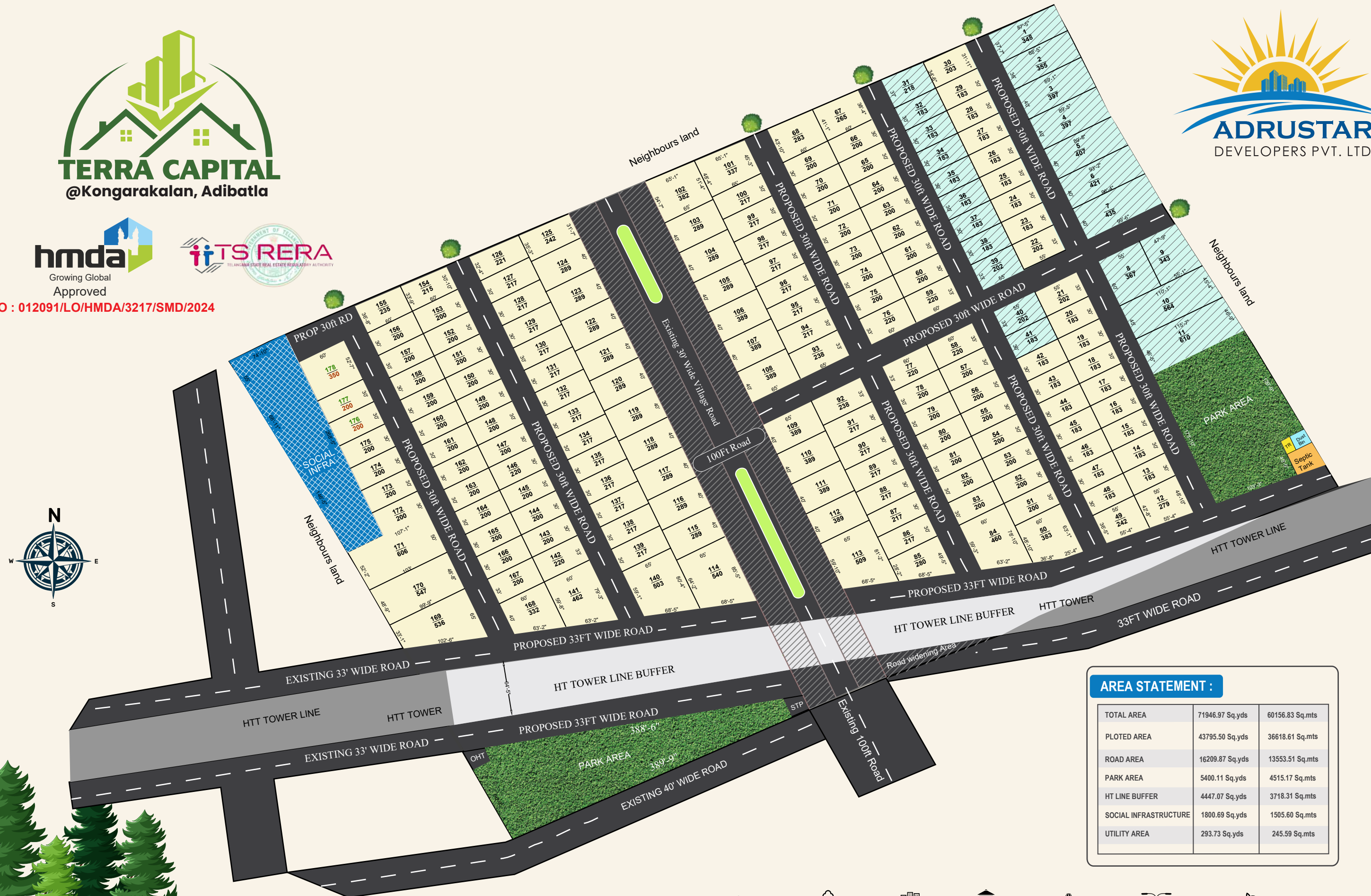
Project Amenities

Experience the perfect blend of leisure and recreation at **Terra Capital**, where beautifully landscaped parks provide a peaceful escape into nature. The dedicated children's play area offers a safe and lively environment for kids to have fun and explore. Meanwhile, the well-designed walking tracks invite you to stay active, whether it's a refreshing morning jog or a relaxing evening stroll amidst lush greenery.



Enhance your lifestyle with exceptional amenities at Terra Capital, where comfort and sophistication come together seamlessly.





AREA STATEMENT :		
TOTAL AREA	71946.97 Sq.yds	60156.83 Sq.mts
PLOTED AREA	43795.50 Sq.yds	36618.61 Sq.mts
ROAD AREA	16209.87 Sq.yds	13553.51 Sq.mts
PARK AREA	5400.11 Sq.yds	4515.17 Sq.mts
HT LINE BUFFER	4447.07 Sq.yds	3718.31 Sq.mts
SOCIAL INFRASTRUCTURE	1800.69 Sq.yds	1505.60 Sq.mts
UTILITY AREA	293.73 Sq.yds	245.59 Sq.mts



HMDA Approved Layout



Underground Electricity



Compound Wall
(Bricks wall)



Childrens Play Area



Avenu Plantation



Underground Drainage



Over Tank Head



30' Feet CC Roads
& 100' Feet Road



LED Street Lights



Rain Harvesting Pits

LOCATION HIGHLIGHTS

- 2 Mins drive to Foxconn
- 2 Mins drive to RR District Collector Office
- 2 Mins drive to Kaynes Semicon Pvt. Ltd (Electronics Manufacturers)
- 2 Min drive to Green Field Road
- 5 Mins drive to Relisys Medical Devices Ltd.
- 5 Min drive to Outer Ring Road
- 5 Mins drive to Wonderla & CVR College
- 8 Min drive to TCS
- 10 Mins drive to Fab City
- 10 Mins drive to Srisaillam Highway
- 10 Min drive to Aerospace Sez (TATA)
- 15 Mins drive to Rajiv Gandhi Airport



2 mins Drive to Foxconn manufacturing unit



2 Mins drive to Kaynes Semicon Pvt. Ltd



2 Mins drive to RR District Collector Office



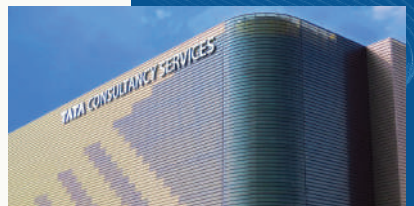
5 mins Drive from ORR (Bongloor)



5 mins Drive to Wonderla



5 Mins drive to Relisys Medical Devices Ltd.



8 mins Drive to TCS



10 Mins drive to Srisaillam Highway



10 Mins Drive to FAB City



10 mins Drive to Aerospace SEZ(TATA)



15 mins Drive to RGI Airport

Make your **INVESTMENT** Secure With Trusted Company..!



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Electricity



Childrens Play Area



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Underground
Drainage



Compound Wall
(Bricks wall)



LED Strret Lights



Rain Harvesting Pits



Over Tank Head



30' Feet CC Roads
& 100' Feet Road

- Several Engineering Colleges Around (CVR Engg College, Bharat Engg College, Narayana College.

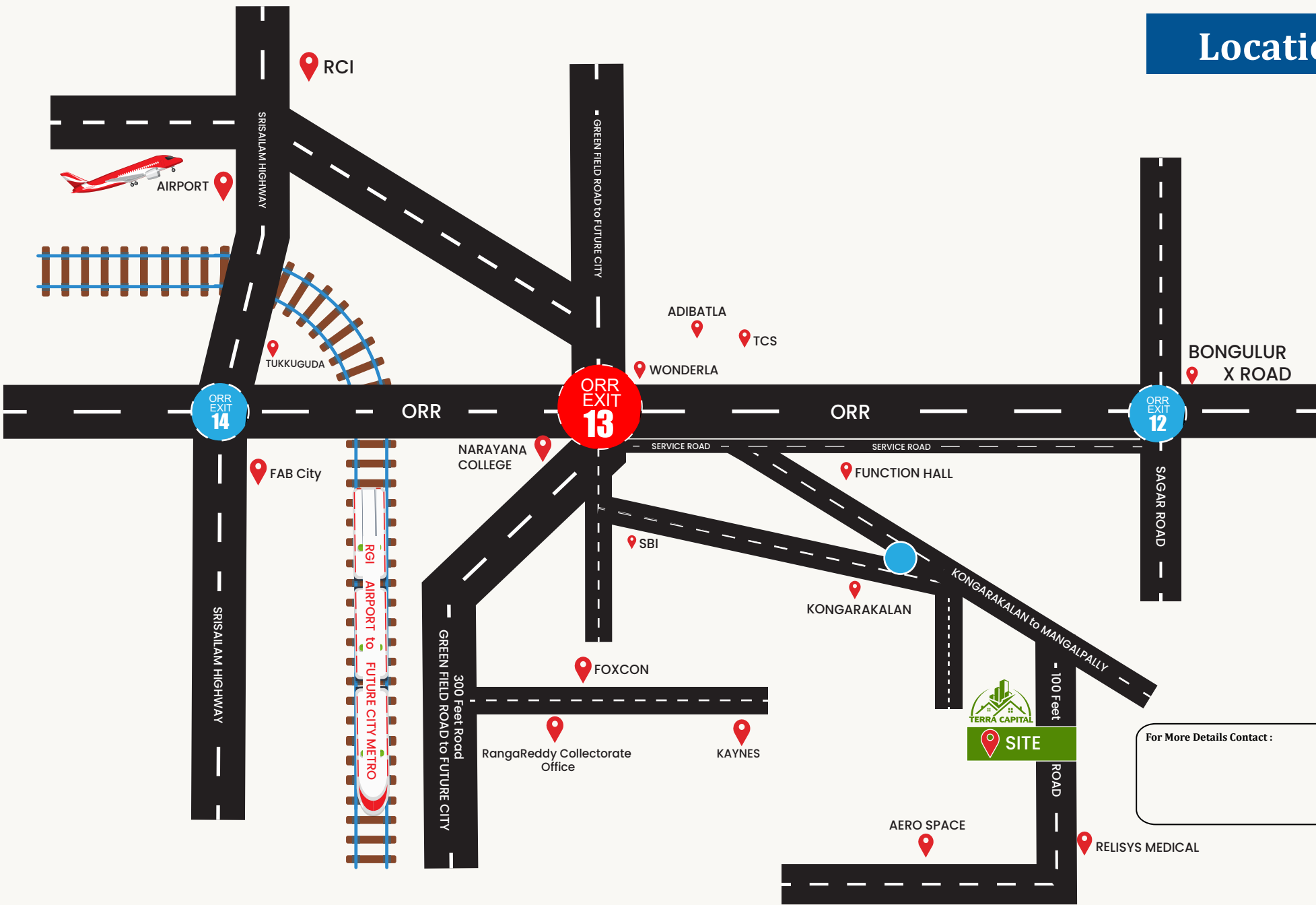


Owning a plot in Terra Capital opens the door to endless possibilities. Build your dream home and enjoy a fulfilling life with your family. Give your children access to quality education at nearby institutions. With the Rangareddy District Collectorate setting up in the area, exciting developments are on the horizon.

TATA CONSULTANCY SERVICES



Location Map



For More Details Contact :



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Unit No.818,Yella Reddy guda Road,
Ameerpet Hyderabad, 500073.



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NOTE : This Brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the developments, plans and specifications as deemed fit.