



Habitat

A LUXURY PLOTTED DEVELOPMENT





*YOUR
Investment starts
here*



START THE JOURNEY > > >

*STOP
DREAMING.
START **LIVING**
YOUR DREAM!*



Habitat

The lifestyle you deserve, the space you dream of and the investment you desire – all come together at ONE Habitat. ONE Developers, one of the most respectable names in real estate, brings you an innovatively designed luxury plotted project, surrounded with pristine amenities.

The project is located at the most sought-after address of Ghanpur, next to Kollur Village, Hyderabad. With Ghanpur's unprecedented economic growth and easy connectivity to educational institutions, multi-speciality hospitals, tech companies and important areas, One Habitat is indeed an ideal address to call your own.

ONE Habitat spreads over a sprawling 23 acres abutting the proposed 200 ft. Visaka Road. The project has all the modern lifestyle conveniences and hosts some of the most incredible luxury amenities. The property is assured to reap a high ROI due to its well-planned positioning on the map. Welcome to the ultimate living destination.



LOCATION LOCATION LOCATION...

the BASIC fundamental of real estate

● Mokila

For a year now, Ghanpur has witnessed a massive investor interest due to its location and an easy connectivity to the ORR (Outer Ring Road) along with connectivity to Kollur, Patancheru, Tellapur and Financial District (Gachibowli). In fact, ONE HABITAT is much closer to Financial District as compared to Mokila or Shankarpally.

In Proximity

Education Institutions

Samashti International School - 10mins
Gaudium International School - 10mins
Chaitanya Bharati Institute of Technology (CBIT) - 20mins
Mahatma Gandhi Institute of Technology (MGIT) - 20mins
Indian Institute of Technology (IIT) HYDERABAD - 30mins
Indus International School - 15mins
GITAM University - 25mins
University of Hyderabad - 25mins

Public Services

Nagulapalli MMTS Station - 10mins
Rajiv Gandhi International Airport - 35mins
Railway Goods Yards - 05mins

Strategic Areas

Gachibowli Cross Road - 30mins
Financial District (ORR) - 20mins
Pantancheru - Shankarpally Road - 10mins
NH 65 (Maharashtra, Karnataka, Telangana and Andhra Pradesh) - 20mins

Hospitals

Continental Hospital - 25mins
Citizen hospital - 20mins
Himagiri Hospital - 20mins
Tangatur Hospital - 30mins

Resorts

Palm Exotica Boutique Resort & Spa - 35mins
Lahari Resort - 10mins
Songs of Earth - 25mins
Golkonda Resorts - 20mins

Companies & Industries

Bharath Heavy Electricals Limited (BHEL) - 30mins
Ordinance Factory Medak Office (Army) - 25mins
Hindalco Industries Ltd. (Aditya Birla Group) - 20mins
TSIIC HUB - 05mins

**Above mentioned distance and duration are NOT hypothetical. The travel duration from the project will shorten with the execution of proposed master planned roads in the near future.*

 **PROPOSED ROAD**





*DESIGNED
FOR A
SOPHISTICATED
LIVING.*

ONE Habitat

is designed with an aim to provide the plot owners with an enduring value that they will cherish in the future.

To start with, the project has a majestic entry plaza which is meticulously designed with a special emphasis on greenery & landscaping.







*PROJECT
HIGHLIGHTS*



- 50 feet Central Main Road adorned by greenery on both sides and 40 feet Internal Roads give this layout a promising sustainable future
- Carefully designed footpaths which have been integrated with the black top roads to minimize erosion of tar and blockage of drains
- Underground drainage system
- Underground electricity
- Underground broadband connection
- Avenue plantation



*Build Your
Dream Home
NOW!!*



The luxurious space at ONE Habitat will ensure a splendid living. The property along with quality features makes it a dream address to call your own.

The plots are carefully designed and sized, keeping HMDA rules & regulations in consideration, for future housing and development purposes | 100% Vaastu | Gated property with 24x7 security

Today's Investment is Tomorrow's Gift.

Investment in ONE habitat will ensures a return on your investment from as little as 6 months.





STOP FALLING FOR GLOSSY PICTURES. START **LIVING IT UP!**

ONE Developers

*is committed to give you a never-before experience.
One such feature includes a luxurious Clubhouse
with recreational amenities such as*



- **Banquet hall**
- **Provision for gym**



- **Provision for indoor games such as
table tennis, snooker, carom, to name a few**

- **Guest rooms**



- **Pantry**
- **Community office**

PROJECT LAYOUT

LEGEND:

- Entrance Gate Complex .1
- Lawn .2
- Flower Meadow .3
- Rolling Mound | Earth Berm .4
- Gazebo .5
- Pond .6
- Amphitheatre .7
- Swimming Pool .8
- Pool Deck .9

TROL PUMP





PREMIUM PLOTS
(NUMBERED PLOTS)



*STOP BELIEVING MISLEADING SPECIFICATIONS. LOOK OUT FOR THE **DETAILS THAT MATTER.***

SAFETY



24x7 security to safeguard the boundaries of the property •

WATER



*Ample ground water with rich ground quality •
Individual water & electricity connection to each plot •
Rain water harvesting •*

ELECTRICITY



*Underground electricity lines and proper earthing for a seamless electricity supply •
24 hours electricity •*

PARKS



*Area surrounded by prolific greenery •
Adequate space for kids and joggers •
Plenty of benches and tot lots •
Clubhouse overlooking 1 acre of park area •*

Strategically planned underground drainage system •



**TOTAL
PLOTS
204**

PREMIUM PLOTS

**3_{yrs}
MAINTENANCE**

**East & West
Facing Plots**

**₹
SAFE
INVESTMENT**

**₹
HIGH
ROI**

**CLEAR TITLE
PROJECT
(NO
LITIGATION)**

*STOP BELIEVING
DECEPTIVE MARKETERS.
START INVESTING
IN PROMISING & **QUALITY**
PROJECTS*

***ONE Developers**
was brought to existence on June 30, 2015
by **Ravinder Bommireddy**, Chairman
and **Vasisht Bommireddy**, Managing Director,
with an aim to create and develop trendsetting projects
in Real Estate industry that are unique in their offering.
ONE Developers is currently developing close to 200 acres which
are well located and spread along Hyderabad's growth corridor.*

Projects by



RR Kollur County

Mall Grand, Kukatpally

L. V. Prasad Eye Institute building, Madhapur

Sriven Iris, Narsingi

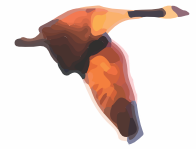
Proposed Villa development at Kollur

Proposed Villas project next to ONE HABITAT





KEY PEOPLE BEHIND THE START



Ravinder Bommireddy

Chairman

Ravinder Bommireddy

*started his career as a professional journalist in the media industry. He then ventured into the poultry until he chose real estate. He has a vast experience in land banking, acquiring & selling and has an impeccable sense of legal aspects of the real estate industry. Due to this, properties developed by **ONE Developers** are well planned and well located, with a tremendous growth potential and above all, clear of all litigations.*





Vasisht Bommireddy

Managing Director

Vasisht Bommireddy

*was just 25 years old when he started **ONE Developers** along with his father Ravinder Bommireddy, to create real estate projects that will change the face of Hyderabad. He has always been passionate about construction & development and has an eye for architecture & detail.*

After completing his education in one of the most reputed institutions of UK, he ventured into the field of real estate driven solely by his passion and commitment towards the field.

His aim is to develop projects that are unique, trendsetting and create lasting value for both the buyer and investor.



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