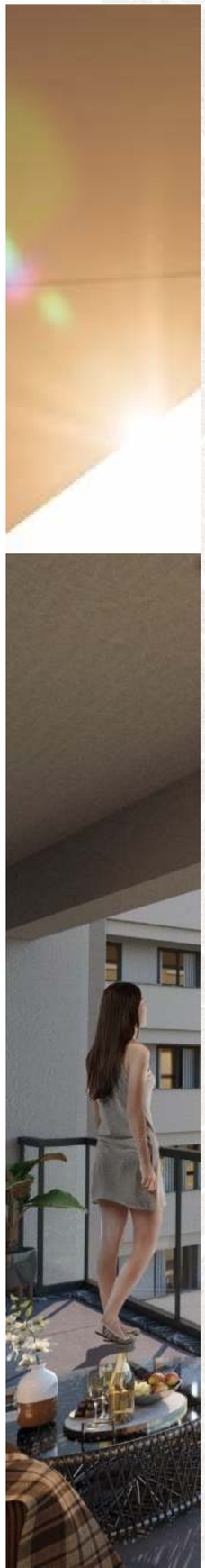
AIMING HIGH WITH LUXURY
THAT TOUCHES THE SKY

**PRITHVI**
TOWERS

**TG RERA No.** P02400009392

Gangothri®

PREMIUM RESIDENCES @ NEKNAMPUR, HYDERABAD



Gangothri®

www.gangothri.com

# IN THE SHADOW OF GOLKONDA, A LEGACY RISES

An endeavour to reinterpret Nawabi architectural elegance, with views that draw inspiration from the majestic Golkonda Fort. In the evolving heart of Alkapuri Township, apartment living is redefined into the grace of true home living.
With purposeful scale and timeless proportion, each vertical residence embodies a distinct identity.  Where heritage and modernity rise together.

# FULLEST

FOR THOSE WHO LIVE TO THE



A distinguished community designed
for inspired living. Where every
moment invites connection, comfort,
and the joy of a life well-lived.

PRITHVI
TOWERS

PRITHVI
TOWERS

# EXPERIENCE THE TRUE ESSENCE OF LIVING.

WHERE EVERY DETAIL AROUND YOU
REFLECTS PERFECTION AND PURPOSE.



This is what living is all about. Everything around you is perfect, the timeless view of Golkonda Fort, the grace of Nawabi, inspired architecture, and the comfort of spaces crafted with intention. Lush outdoor realms, curated luxuries, and serene terrace life come together to elevate everyday living into a refined experience.

PRITHVI
TOWERS

Premium residences in Neknampur, Hyderabad where inspired design is seamlessly blended with the art of living well.

Indulge in the epitome of luxury with expansive 3 & 4 BHK units, designed to offer unmatched comfort and sophistication. Each home boasts spacious sitouts, with most units facing lush greenery and breathtaking views, blending serenity with elegance. Every corner of your home is crafted to enhance your lifestyle, where privacy, space, and natural beauty come together seamlessly, offering a life of unparalleled luxury and tranquility.

## ELEGANT DESIGN IN A
# BEAUTIFUL SETTING



INVITING YOU TO EXPERIENCE A NEW
LEVEL OF REFINED LIVING WHERE
YOU TRULY BELONG.

PRITHVI
TOWERS



PRITHVI
TOWERS

**2.08** ACRES

**1664** TO **3983** SQ. FT.

**G+14** FLOORS

**14** UNITS PER FLOOR

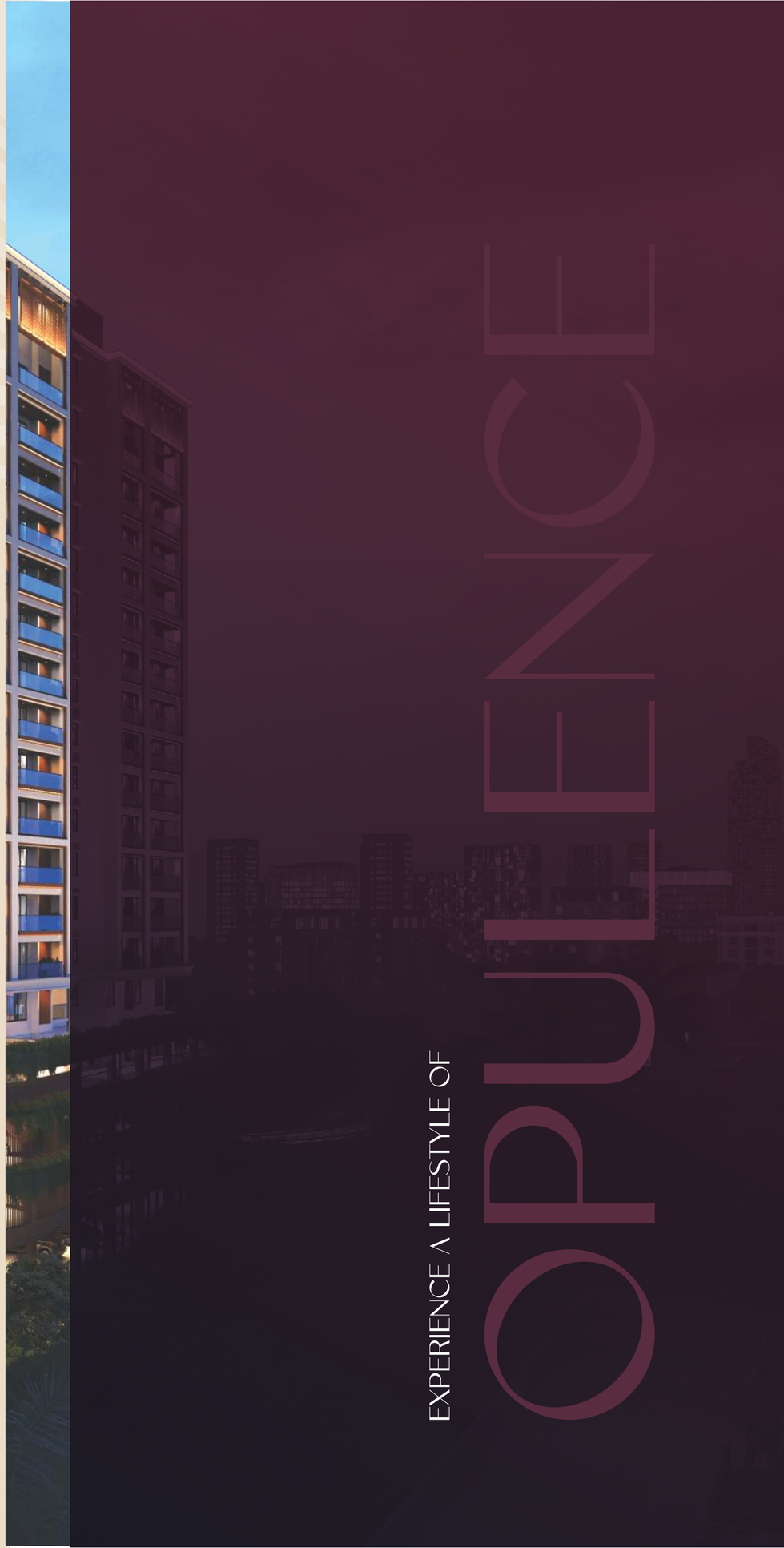
**3** PODIUMS

**16,000** SQ. FT. CLUBHOUSE

**1** BASEMENT PARKING

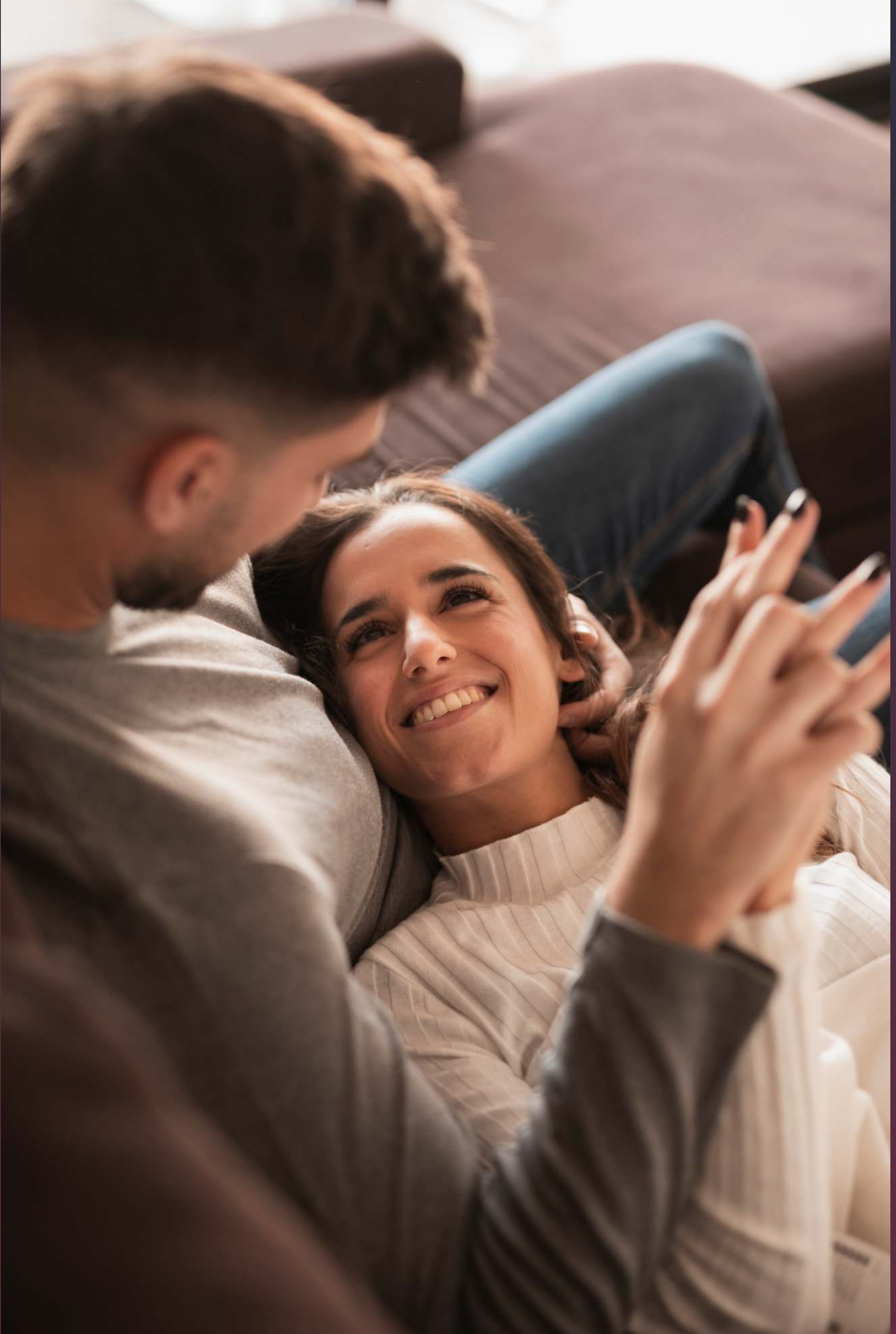
**3&4** BHK

**203** UNITS



EXPERIENCE A LIFESTYLE OF

# OPULENCE



PRITHVI
TOWERS

EXPERIENCE THE EPITOME OF

# URBAN LUXURY

## HIGHLIGHTS

**HMDA & RERA** Approved Project.

### PREMIUM LIVING FEATURES

3 BHK & 4 BHK Premium Residences.
Vaastu Compliant Units.
Approx 30% of the Area Is Left Open, Providing Spaciousness and Fresh Air.
Over 50% of Flats Face Lush Greenery for Natural Views and Tranquility.
Staggered, Spacious Balconies  Provide Panoramic Views and Luxury Living.

### SAFETY & UTILITIES

EV Charging Point Will Be Provided With Additional Cost.
100% Power Backup Provided for All Apartments (Except ACs and Geysers).
Centralized Gas Supply With Pre-Paid Gas Meters.
Domestic Water Supplied Through A Water Softening Plant.
Sewage Treatment Plant (STP) Provided for Landscaping and Flushing Purposes.

### COMFORT & CONVENIENCE

Two Covered Car Parking Spaces Per Flat.
Access Ramps at All Entrances for Disabled-Friendly Movement.
High Speed Passenger Lifts With ARD.

### LIFESTYLE & COMMUNITY

Separate Designated Pet Area Within the Gated Community.
Expansive Walking and Jogging Area for Health and Recreation.

PRITHVI
TOWERS



Senior Citizen Area



Yoga Deck



Outdoor Gym



Monkey Bar



Balcony Area



Swimming Pool



Tree Court



Sensory Garden

Podium Parking



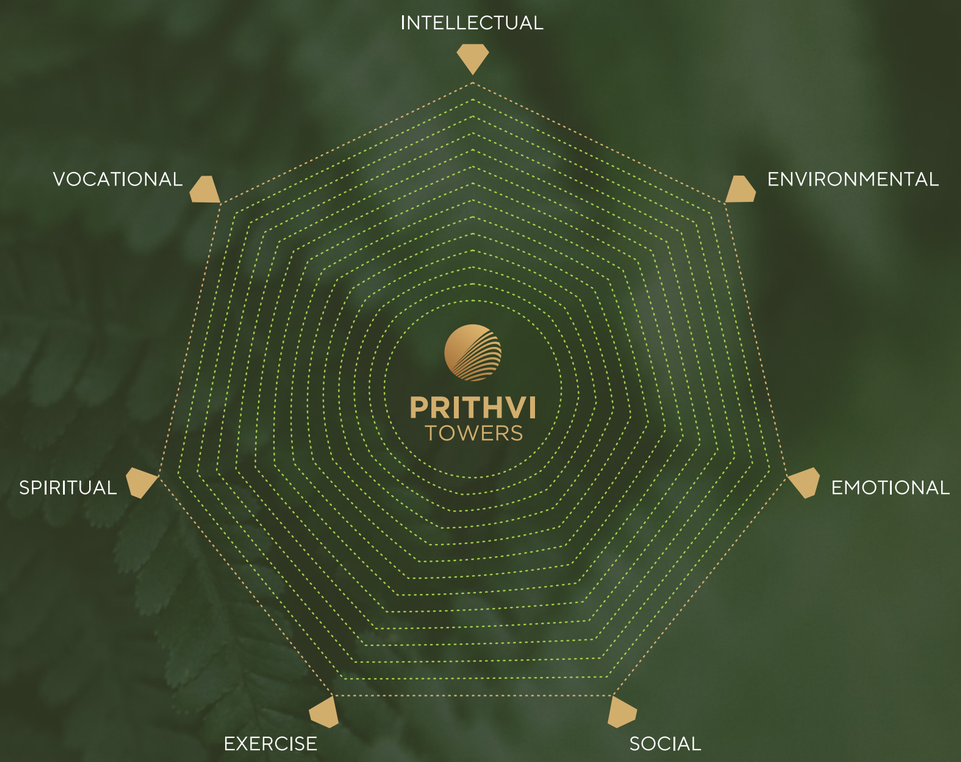
# A SANCTUARY
## CALLED HOME

PRITHVI
TOWERS



# A SPACE FOR EVERY ASPECT OF LIFE

Where every space fosters social connection, intellectual engagement, emotional balance, physical well-being, and sustainable living — all within a vibrant community that adapts to modern needs.



PRITHVI
TOWERS

## LEGEND

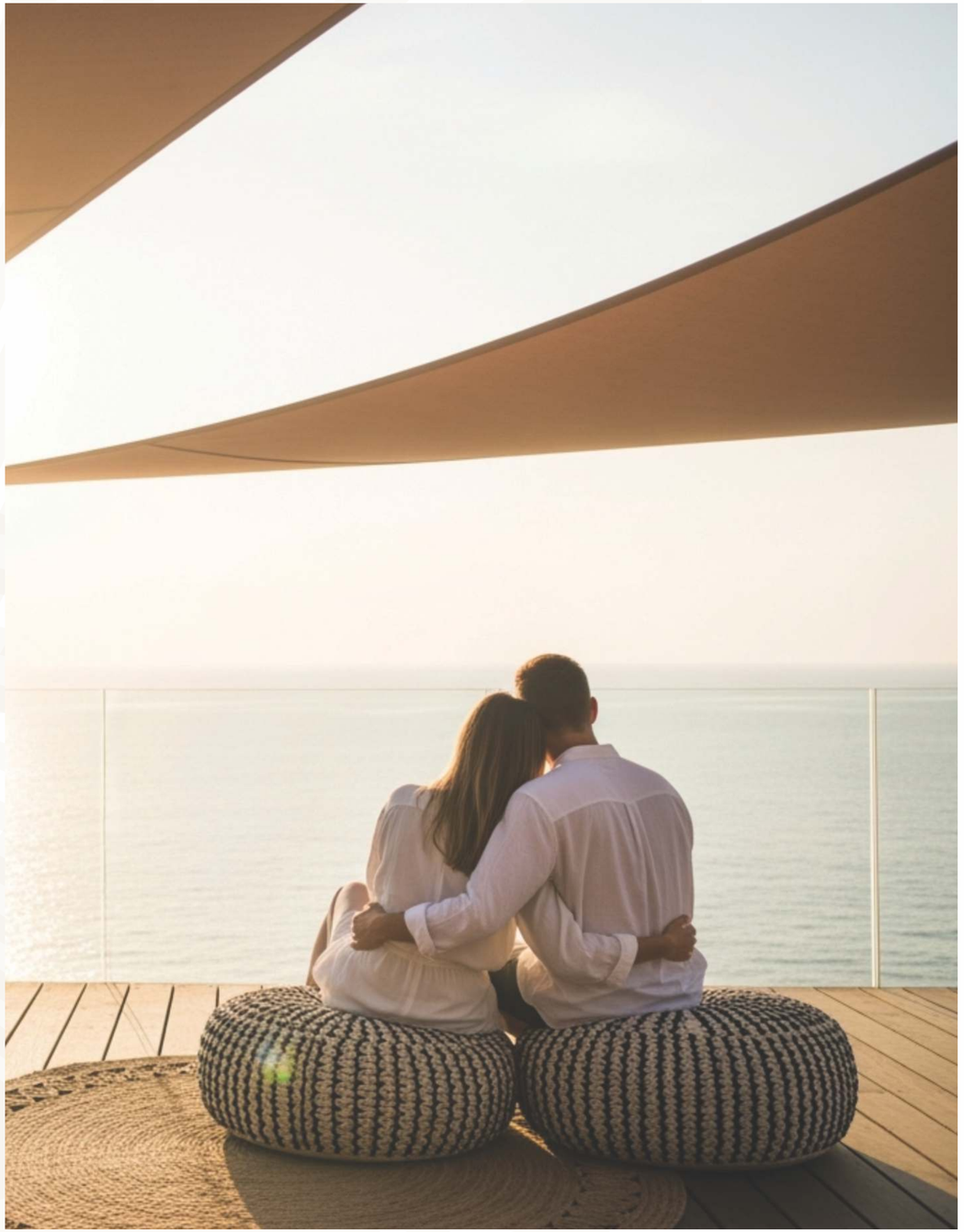
- Senior Citizen Seating area
- Kids imagination Area
- Seat Court
- Badminton Court
- Futsal Court
- Practice Nets
- Tree Court
- Party Lawn
- Open Air Theatre
- Kids Play area
- Sensory Garden
- Pet Play Park
- Board Walk




MASTER PLAN


UNIT-8 | 3983 SQ. FT.
UNIT-9 | 1706 SQ. FT.
UNIT-10 | 2869 SQ. FT.
UNIT-11 | 2882 SQ. FT.
UNIT-12 | 3263 SQ. FT.
UNIT-13 | 2876 SQ. FT.
PRITHVI TOWERS
9'10" CORRIDOR
8'10" WIDE PASSAGE
8'10" CORRIDOR
8'10" WIDE CORRIDOR
8'10" WIDE CORRIDOR
9'10" WIDE CORRIDOR
STAIRCASE
UNIT-7 | 2536 SQ. FT.
UNIT-6 | 2319 SQ. FT.
UNIT-5 | 1664 SQ. FT.
UNIT-4 | 1860 SQ. FT.
UNIT-3 | 1860 SQ. FT.
UNIT-2 | 1874 SQ. FT.
UNIT-14 | 1867 SQ. FT.
UNIT-1 | 3122 SQ. FT.
TYPICAL FLOOR PLAN
N

PRITHVI
TOWERS



PRITHVI
TOWERS

# A TERRACE THAT ELEVATES EVERY MOMENT

With cabanas, cozy seating, active zones, yoga spaces, and dedicated kid's areas the terrace is a sanctuary for relaxation, fitness, and family fun.

THE ULTIMATE URBAN EXPERIENCE

# LUXURY TERRACE LIVING

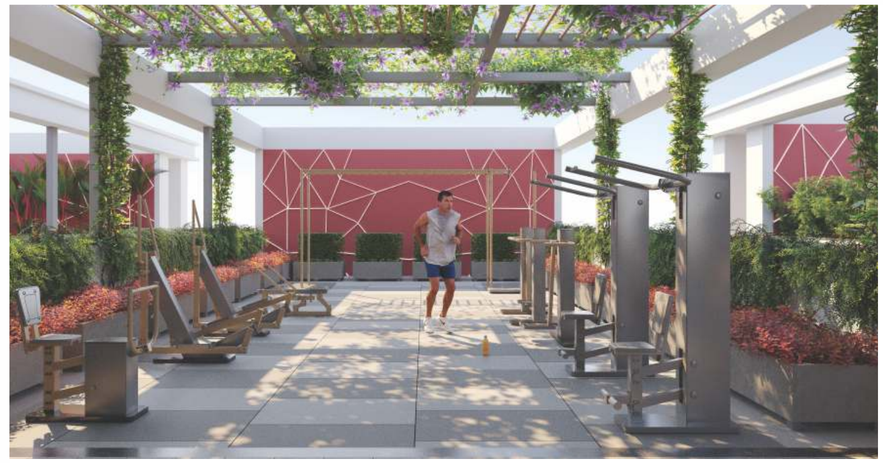


## TERRACE AMENITIES

- Gathering Space
- Yoga Deck
- Multipurpose Area
- Geometric Terrace
- Aerial Yoga
- Stepped Seating
- Services Area
- Senior Citizen Area
- Smart Hub
- Swing Zone
- Outdoor Gym & Monkey Bar
- Smart Hub Cabana

PRITHVI TOWERS







# A CULINARY JOURNEY

ELEVATED BY PANORAMIC TERRACE VIEWS

PRITHVI
TOWERS



PRITHVI
TOWERS

# LUXURY FINDS ITS LOUNGE

Step into a world of opulence at the clubhouse, where Nawabi charm meets modern grandeur. With a semi-covered pool overlooking Golkonda Fort and lush gardens, it's perfect for royal gatherings or peaceful evenings. Every corner blends luxury, leisure, and community in true Nawabi style.

CLUB HOUSE

# 16,000 SQ.FT

- Indoor Play Area
- Library
- Cafe/Creche
- Banquet Hall
- Meeting Area
- Guest Rooms
- Gym/Yoga
- Gym
- Kids Play Area
- Swimming Pool
- Cabana
- Seat Court
- Smart Deck
- Cube Seating
- Skating Rink
- Kids Imagination Area
- Ribbon Seating













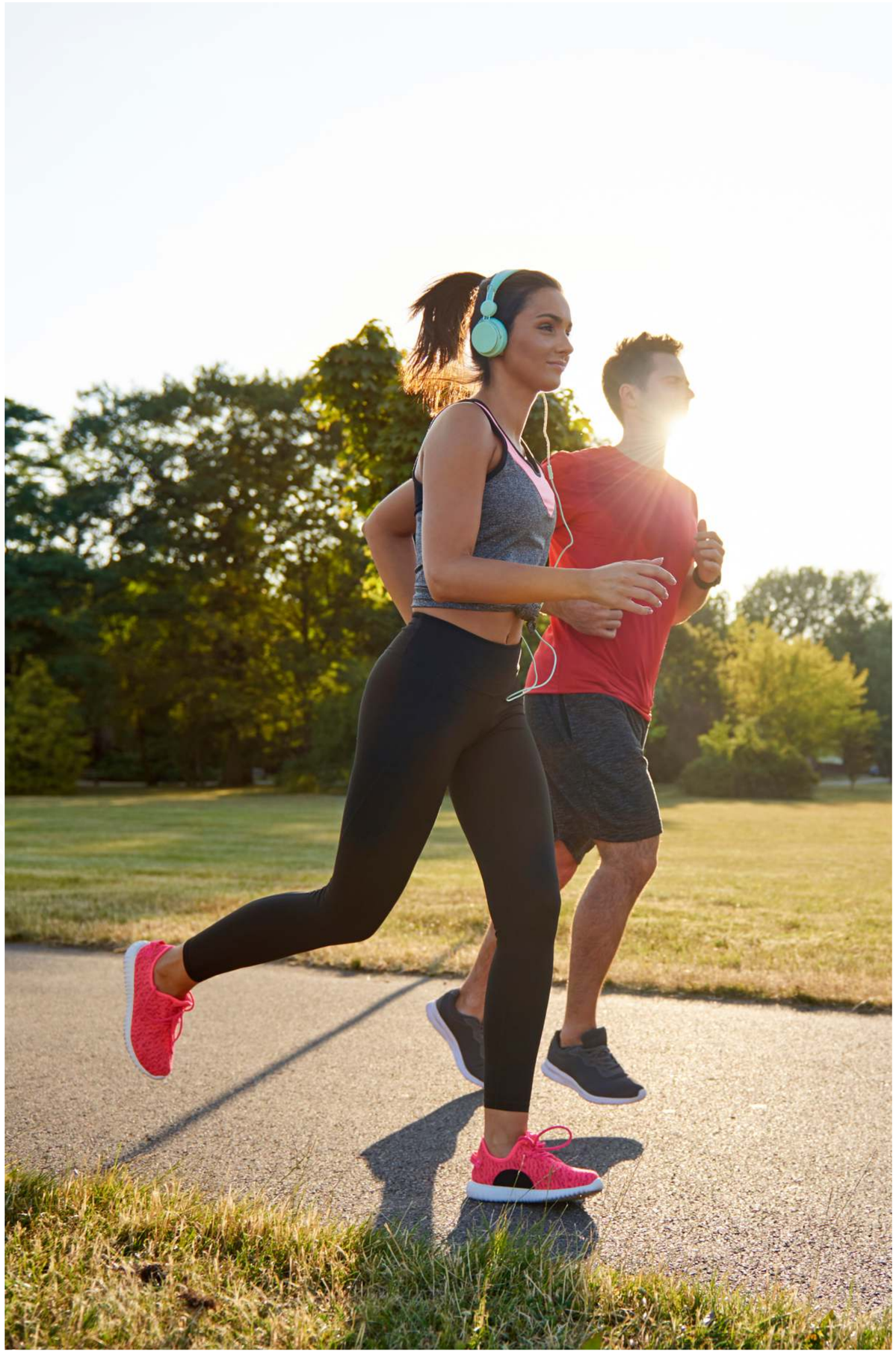


PRITHVI TOWERS

PRITHVI
TOWERS

# BREATHE, MOVE, MINGLE ALL IN ONE SPACE

Step into open-air courts, green trails, and playful zones that spark energy and joy. Find balance in yoga lawns or thrill in games under the open sky. Every space here invites you to live freely, fully — together.









# WHERE ACTIVE LIVING
## MEETS URBAN ELEGANCE

PRITHVI
TOWERS





EMBRACE THE SPIRIT OF

# SPORTS AMIDST SERENE OUTDOORS

- Party Lawn
- Tree Court
- Open Air Theatre
- Sensory Garden
- Pet Play Area
- Active Play Area
- Cricket Practice Net
- Badminton Court
- Futsal Ground
- Board Walk



PRITHVI
TOWERS

YOUR GATEWAY TO

# ELITE ADDRESS

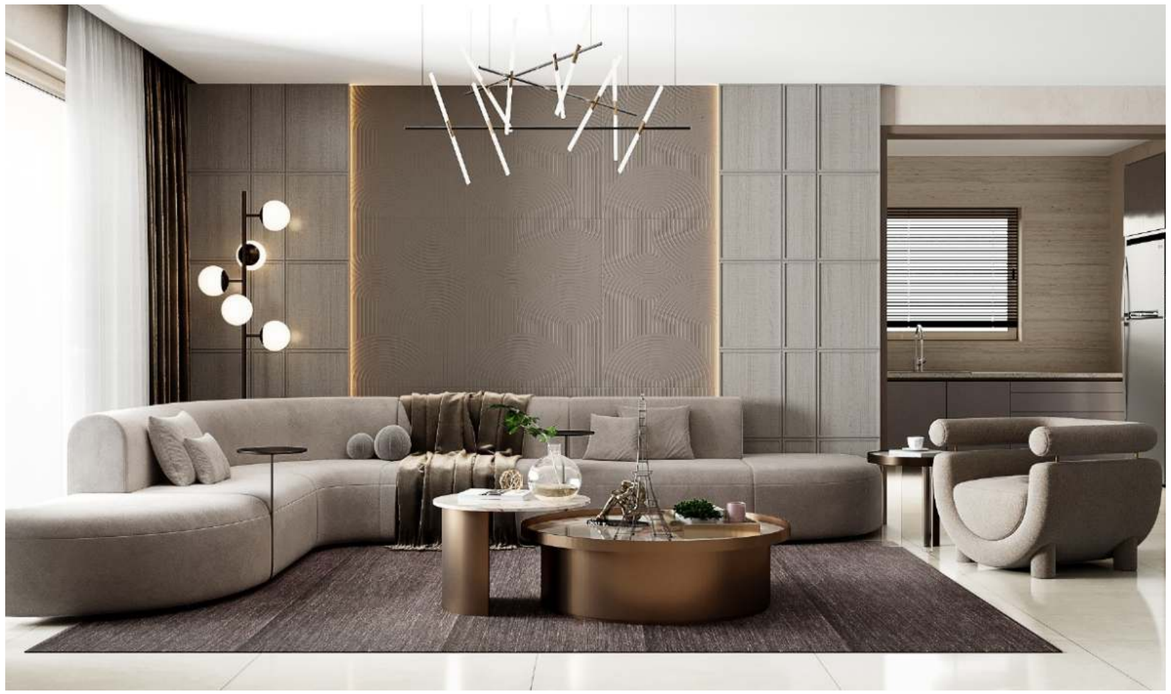
PRITHVI
TOWERS



HEALTHY LIVING IS EQUAL TO

# WEALTHY LIVING









PRITHVI
TOWERS

PRITHVI
TOWERS

# SOLID, SECURE, CRAFTED TO PERFECTION

## YOUR PEACE OF MIND IS GUARANTEED.

Our commitment to quality is only comparable to the class our patrons belong to and the success they have achieved.

# SPECIFICATIONS

### SUPER STRUCTURES

R.C.C framed structure to with stand Wind & Seismic loads / Autoclaved Aerated Concrete Block / Cellular Concrete Blocks.

### DOORS, WINDOWS , RAILINGS

Main doors : 8 feet Engineered frame and Veneer shutter with P.U Polish.

Internal doors : Engineered frame and shutter with both sides laminate finish.

Windows, Door cum windows, Utility Doors : UV resistant reputed make UPVC provision for Mosquito mesh for all sliding windows.

Grills for windows : MS grills provided to Ground floor flats only standard design window grills for upper floors will be provided at extra cost.

Balcony Railings : Glass /MS Railing wherever applicable.

### PAINTING

External : Textured Finish with weather proof exterior grade emulsion.

Internal : Smooth Putty Finish with 2 coats of premium acrylic emulsion.

### FLOORING

Drawing , Living , Dining all Bedrooms & Kitchen: Vitrified tiles of reputed make.

Bathrooms : Anti skid Ceramic Tiles of reputed make.

All Balconies : Anti skid Ceramic Tiles of reputed make.

Utility : Anti skid Ceramic Tiles of reputed make.

Corridors & Lift Lobbies : Vitrified tiles of reputed make.

Staircase : Kota Stone / Vitrified Tiles.

### TILE CLADDING

Bathrooms : Glazed Ceramic Tiles upto 7' height.

Utility : Glazed Ceramic Tiles upto 3' height.

### KITCHEN

Water Provision : Provision for Municipal or borewell Water Connection.

Other Accessories : Provision for fixing of water purifier and chimney.

### UTILITY

Washing Machine Provision for Washing Machine & Dish washer.

### CP & SANITARY FITTINGS

Bathrooms :

Wash basin with counter, Provision for hot water.

EWC with concealed flush tank.

All the washroom Fittings are Chrome plated.

Provision for Geyser's in all bathrooms.

False Ceiling in all bathrooms.

### ELECTRICAL

Power outlets for air conditioners in all bed rooms, living and drawing room.

Plug points for T.V in Living and all Bedrooms.

3 phase supply for each unit with individual meter boards.

Miniature Circuit Breakers ( MCB) for each distribution boards.

Concealed FRLS Copper Wiring.

### MODULAR SWITCHES

Kitchen : Power plug for Cooking range, Chimney & Refrigerator , Micro oven, Mixers/ Grinders in kitchen.

Utility Area : Power Plug for Washing machine and dish wash.

### TELECOMMUNICATIONS, CABLE TV & INTERNET

Telephone Points : Telephone Points in Living / Drawing.

Intercom Facility : Intercom Facility to all the Units Connecting Security.

Cable TV : Provision for Cable Connection for Bed Rooms & Living Room.

Internet Provision for Internet connection.

### ELEVATORS / LIFTS

Passenger lifts : High Speed passenger lifts as per NBC Norms with ERD.

Flooring for Car Finish : Granite/ Tile

Fire / Service : Lift As per NBC Norms

### WTP & STP

Domestic water made available through an Exclusive water softening plant ( Not RO Plant).

A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping & Flushing Purpose.

Rain water harvesting at regular intervals provided for recharging ground water levels as per the norms.

Water meters for each unit for domestic & Municipal water.

### CAR PARKING

Car parking in 1 Basement + 3 podiums.

### CHARGING POINTS FOR ELECTRIC CARS

Charging Point for electric Cars shall be provided with extra cost.

### PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car's Provided Parking Signage's and equipment at required places to Ease the traffic flow.

### POWER BACK UP

100% DG Power back-up with Acoustic Enclosure & AMF

### SECURITY /BMS

Sophisticated round- the - clock security/ Surveillance system.

Surveillance cameras at the Main Security and Entrance of Building to monitor.

Panic button and intercom is provided in the lifts connected to the security room.

### BILLING SYSTEM

Automated Billing System for Electricity , Water & LPG/CNG Supply.

### FIRE & SAFETY

Fire Hydrant and Fire sprinkler system in all floors and basement/ Podium as per NBC norms.

Fire alarm and public address system in all floors and parking areas ( basement & Podiums) as per NBC Norms.

## LOCATION PLAN
NOT TO SCALE




## A LANDMARK ADDRESS AT THE HEART OF CONNECTIVITY

Nestled in Hyderabad's most sought-after neighborhoods, this address offers unmatched connectivity to the Financial District and leading institutions.

Surrounded by modern conveniences and adjacent to historic landmarks like Golkonda Fort, it blends legacy with progress.

Experience the privilege of living at a prestigious location where history and growth meet.

## LOCATION HIGHLIGHTS

### NEARBY LOCATIONS
Manikonda - 8 mins
Gachibowli - 12 mins
Financial District - 12 mins
Wipro Circle - 14 mins
Hitech City - 16 mins
Kondapur - 20 mins

### IT HUBS & CORPORATES
Financial District - 5 mins
Gachibowli IT Hub - 10 mins

### EDUCATIONAL INSTITUTIONS
Rockwell International School - 5 mins
Kairos - 5 mins
Global Edge International School - 7 mins
Delhi Public School - 8 mins
Oakridge School - 8 mins
CBIT - 8 mins
Vasavi Engineering College - 10 mins
Future Kids School - 10 mins
Keystone - 10 mins
Phoenix Green International School - 12 mins
Chirec School - 18 mins

### HOSPITALS
CARE Hospital - 12 mins
Continental Hospital - 14 mins
Sunshine Hospital - 15 mins
AIG Hospital - 17 mins

### MALLS
AMB Mall: 12 mins
Inorbit Mall: 15 mins

### ACCESS / CONNECTIVITY
Outer Ring Road - 7 Mins
Neopolis - 12 Mins

### OTHERS
Adjacent to ORR & Financial District
Gachibowli Flyover Junction - 8 mins
Wipro Circle - 10 mins
Raidurgam Metro Rail - 14 mins
Kondapur - 15 mins
RGI Airport - 32 mins

### HOTELS & RESTAURANTS
Sandwicho Cafe - 7 Mins
Sheraton Hotel - 10 Mins

SCAN TO GET HERE

Gangothri®

GREAT ACHIEVEMENTS ARE RARELY ACCOMPLISHED OVERNIGHT OR BY A SINGLE EFFORT.

THAT IS WHY WE HAVE ALLIED WITH TOP EXPERTS IN THE FIELD.

TOGETHER, OUR EXCEPTIONAL TEAM OF CONSULTANTS WILL COLLABORATE AND INNOVATE, TURNING OUR VISIONARY GOALS INTO REMARKABLE REALITIES.

**Approved by**

hmda Growing Global

012579/BP/HMDA/3388/SKP/2024

TS RERA

**RERA No. :** P02400009392

**Website:** https://rera.telangana.gov.in

## PROJECT CONSULTANTS

**Architects**

sep
Space . Environment . Planning

702-B, 7th Floor, Krishe Sapphire,
Hitec-City Road, Madhapur,
Hyderabad - 500081, Telangana

**Structural Consultant**

STRUDCOM
Consultants Pvt. Ltd.

201, 2nd Floor, Ekdanta, CTS No. 136 Plot No- 8, Erandwane, Pune - 411004

**MEP Consultant**

LEAD
ECO² FRIENDLY SOLUTIONS

1st Floor, no: 2729, 80 Feet Rd, Michael Palaya, 3rd Stage, New Tippasandra, Bengaluru, Karnataka - 560075

**Landscape Consultant**

SK - A

Satish Khanna Associates Pvt. Ltd. (SK-A)
E-38, Greater Kailash Part 3, Masjid Moth,
Greater Kailash, New Delhi, Delhi 110048

**Branding**

D3 Concepts
Cell : +91 98491 92657

**Site Address**

**Gangothri Prithvi Towers**
Sy No 50, 51, Neknampur (V),
Gandipet (M), Ranga Reddy (Dist).

**Corporate Office**

**Gangothri Infra Edge Pvt Ltd.**
(Formerly Gangothri Developers)
Plot No 222, Road No 17, Opp Jubilee hills
International Club Exit, Hyderabad.

Mob : **+91 90549 90549 / 96522 33699**
sales@gangothri.com
www.gangothri.com

Note : This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are Artist Impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the façade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

Gangothri®

www.gangothri.com