



TG RERA No: P02200001661  
L.P.No: 000008/LO/PIg/HMDA/2020

## SLN SIGNATURE PARK

# Welcome to World of Affordable Luxury Villa's.

Peaceful Living | Pollution-Free Environment | Prime Connectivity | Premium Lifestyle



All in One Premium Villa Gated Community @Railapur – Kompally, Medchal

# LUXURY YOU DESERVE. PRICE YOU CAN AFFORD.

The composition of affordability, location, luxury, Signature Villas is an ideal and abundant luxury meant to be owned by a privileged few. This soaring glorious beauty has been designed thoughtfully to reflect a top-notch and radiant lifestyle. Your experiences are more valued at this zone of world-class design and indulging amenities. Right from schools to hospitals, everything is within the reach from this royal address.

## 25 ACRES OF BLISS 3 & 4 BHK GRAND VILLAS

Area	3 BHK	SFT
167 Sq.Yds	Ground + 1 Floor	1500 Sft
167 Sq.Yds	Ground + 1 Floor	1800 Sft
183 Sq.Yds	Ground + 1 Floors	2000 Sft
200 Sq.Yds	Ground + 1 Floors	2250 Sft

### Project Highlights

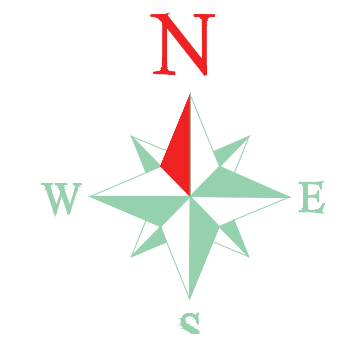
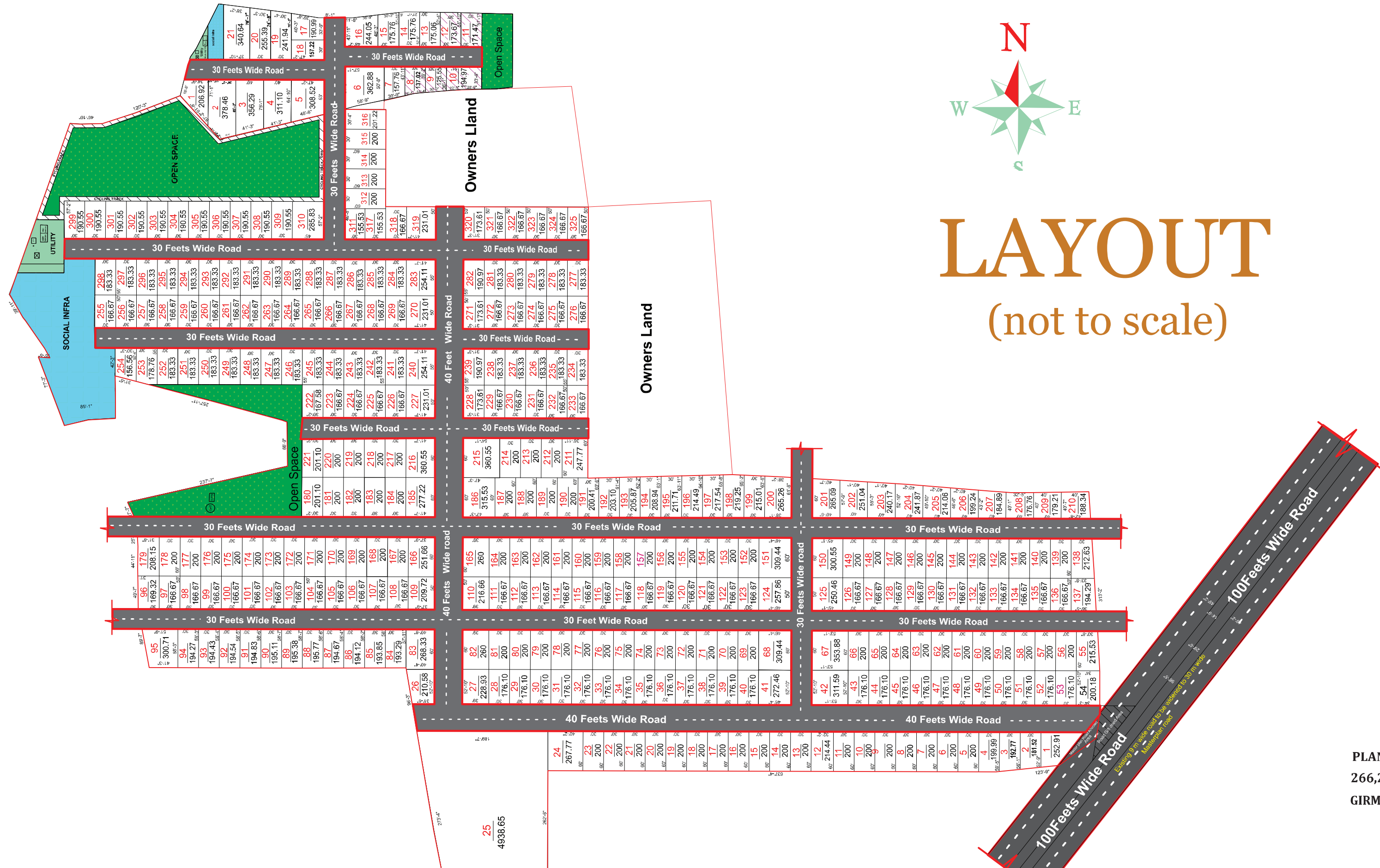
- 100' Road facing Project
- 5 Min. from ORR & Very near to ORR Exit-5
- Connected by Multiple Roads to ORR
- Entrance Arcade
- Open Green Spaces
- Rainwater Harvesting
- 100% Vaastu Compliant
- Designer Landscaping
- State of Art Living Spaces
- 40' & 30' Wide Driveways
- Community Decks
- Elderly Courts
- 24 Hrs. Security
- HMDA & RERA Approved Gated community
- Underground drainage
- Avenue Plantation
- Walking Pathways



Built for Lifestyle | Priced for Affordability  
Connected for Convenience | Designed for Peace of Mind

**Strategically Located at Kompally – Hyderabad's Fastest Growing Locale**





# LAYOUT

(not to scale)

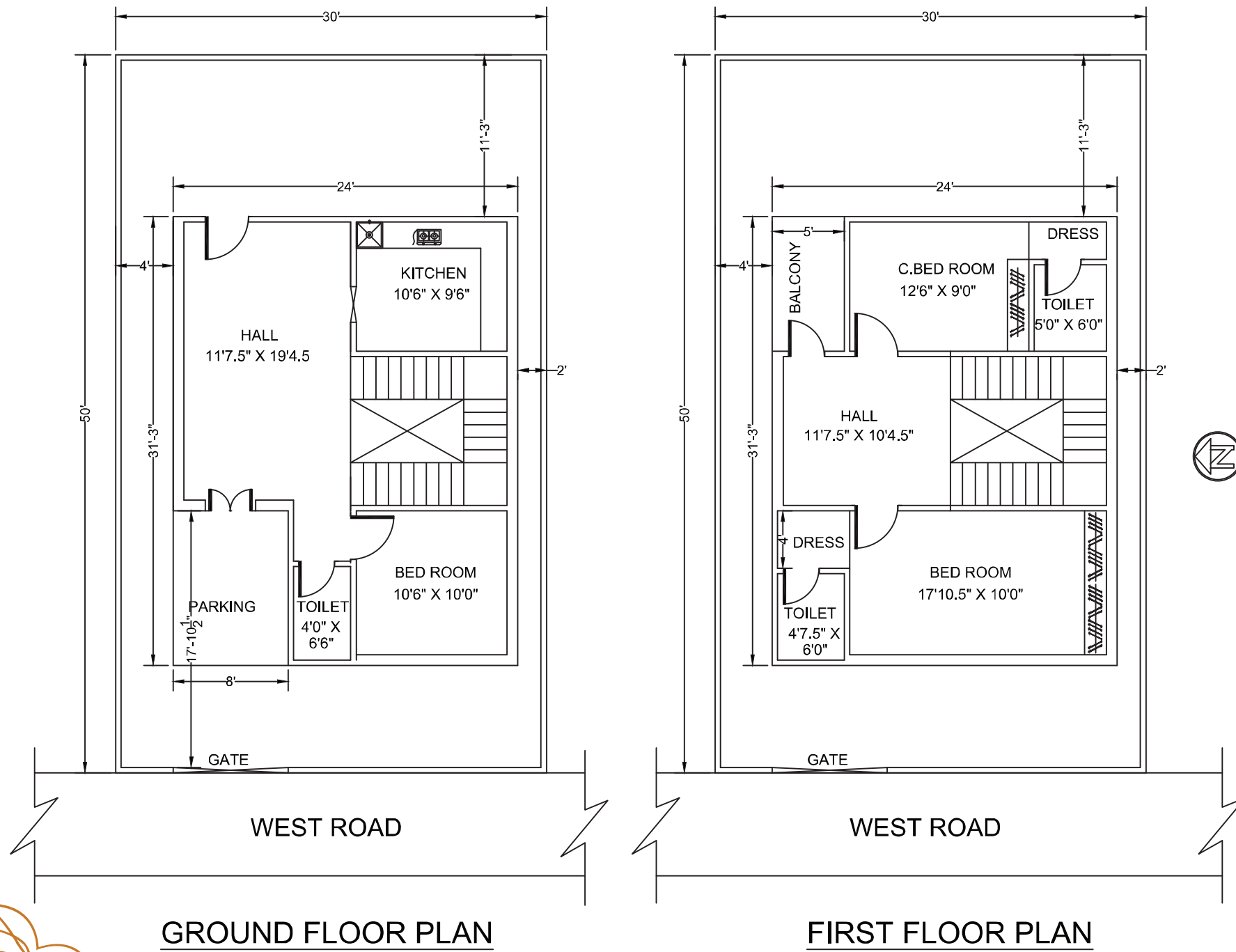


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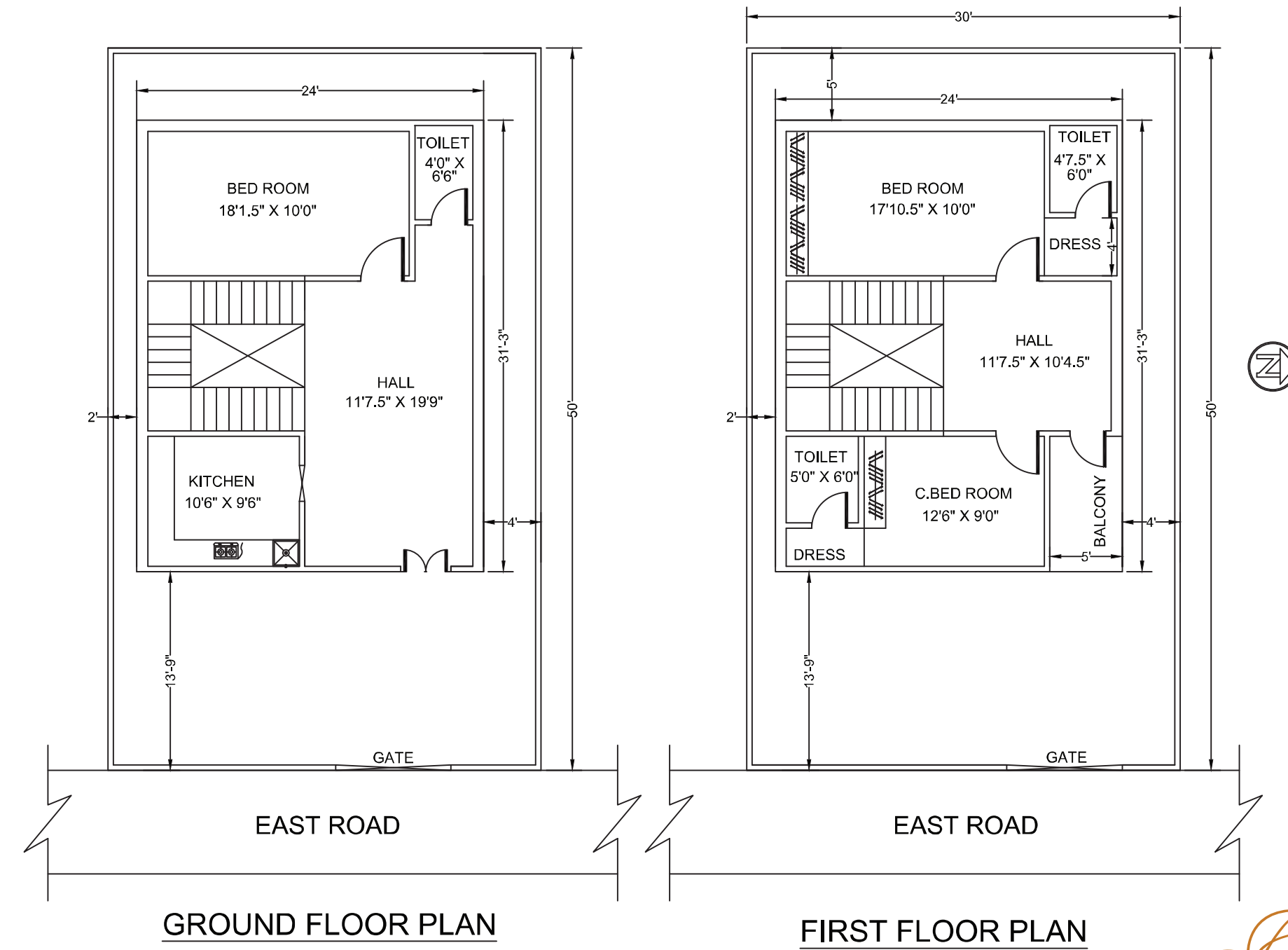


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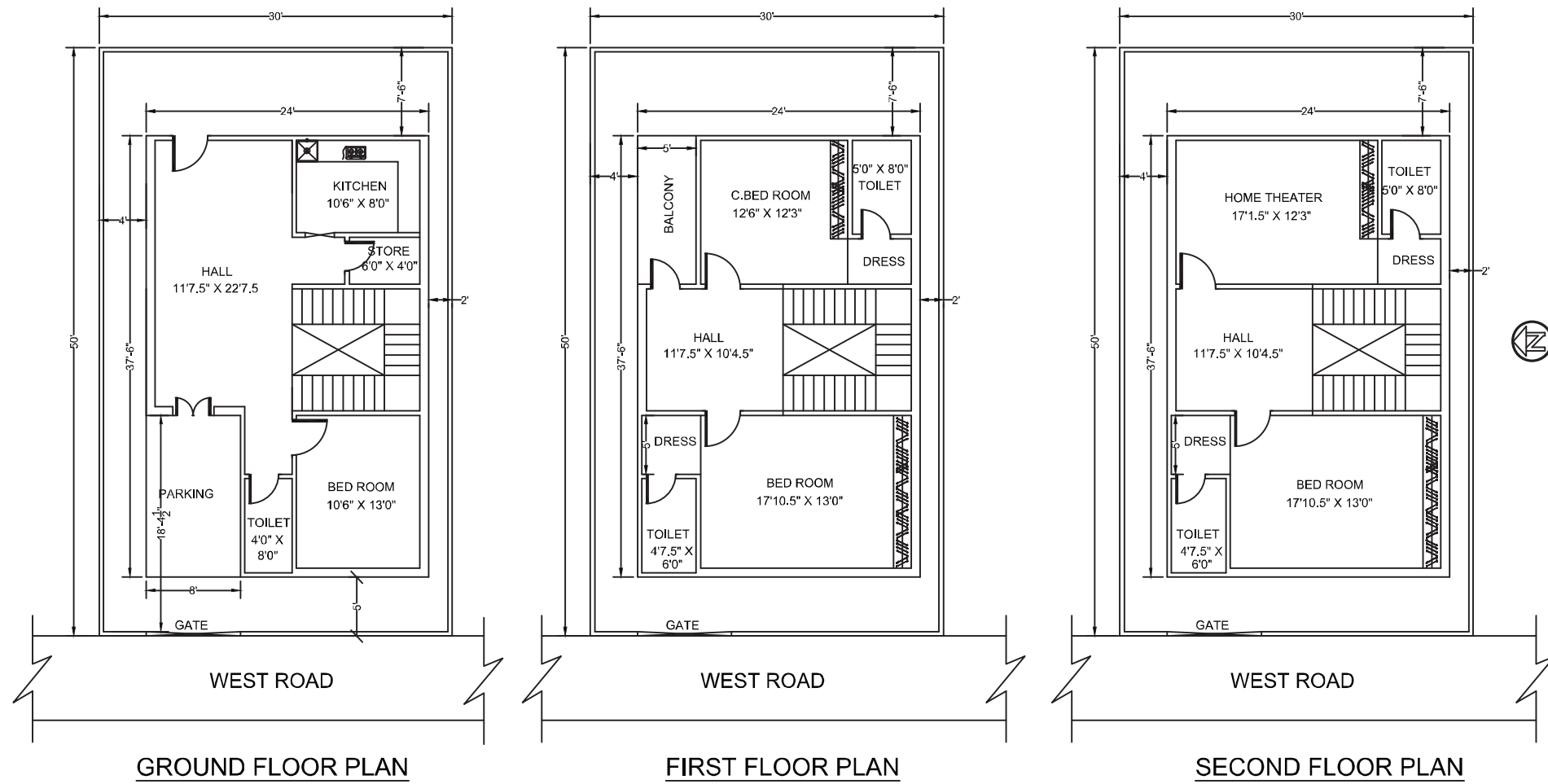
PLAN SHOWING THE LAYOUT IN SY.NO'S : 234,237,  
266,267,268,269,271,272,273 Part, 280part, 301OF  
GIRMAPUR VILLAGE, MEDCHAL (M), MEDCHAL-MALKAJGIRI DISTRICT.



WEST FACING | 3 BHK | 167 Yards | 1500 Sft | G + 1 Floor



EAST FACING | 3 BHK | 167 Yards | 1500 Sft | G + 1 Floor

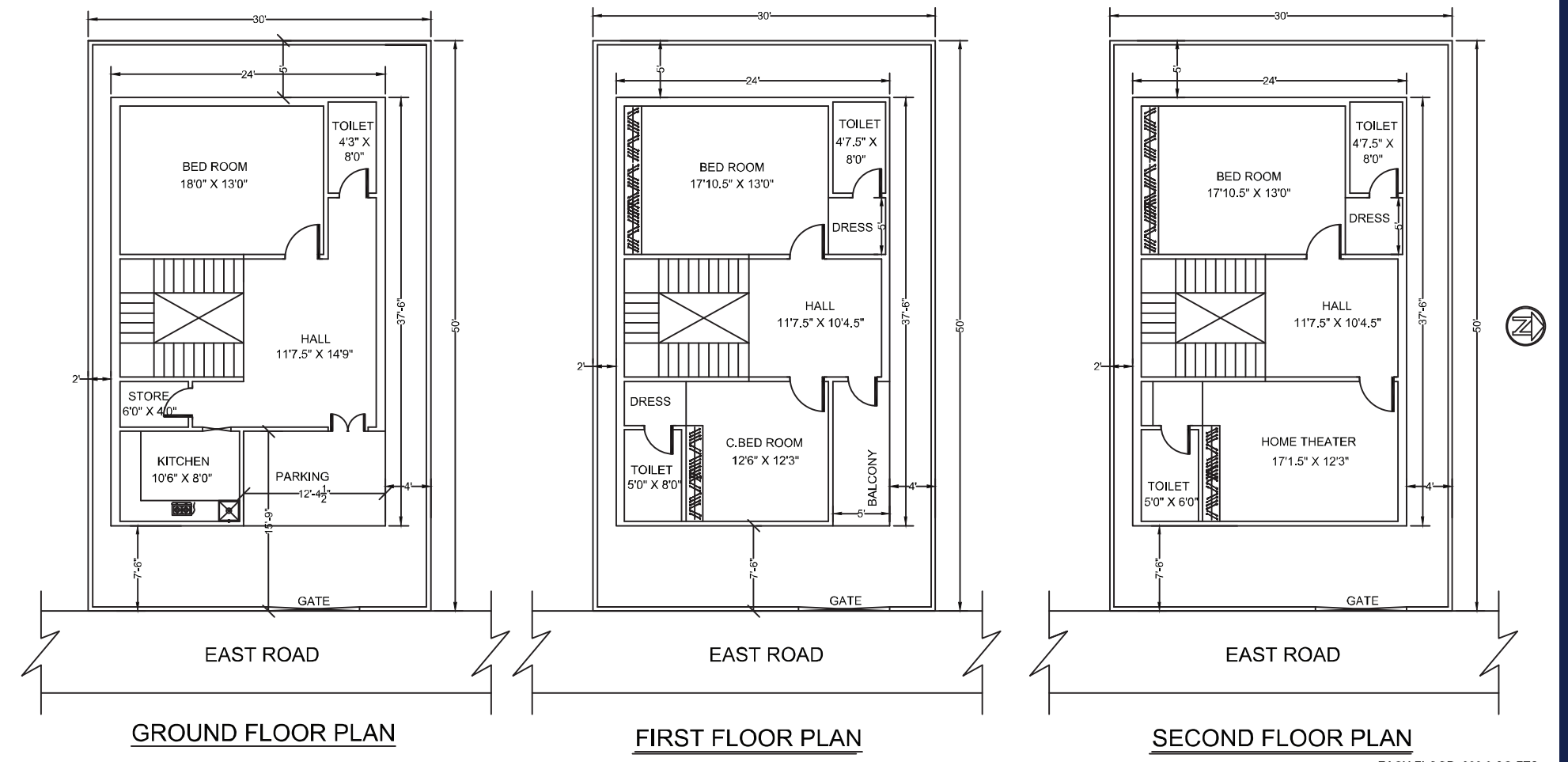


GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

EACH FLOOR: 900.0 SQ.FTS



GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

EACH FLOOR: 900.0 SQ.FTS

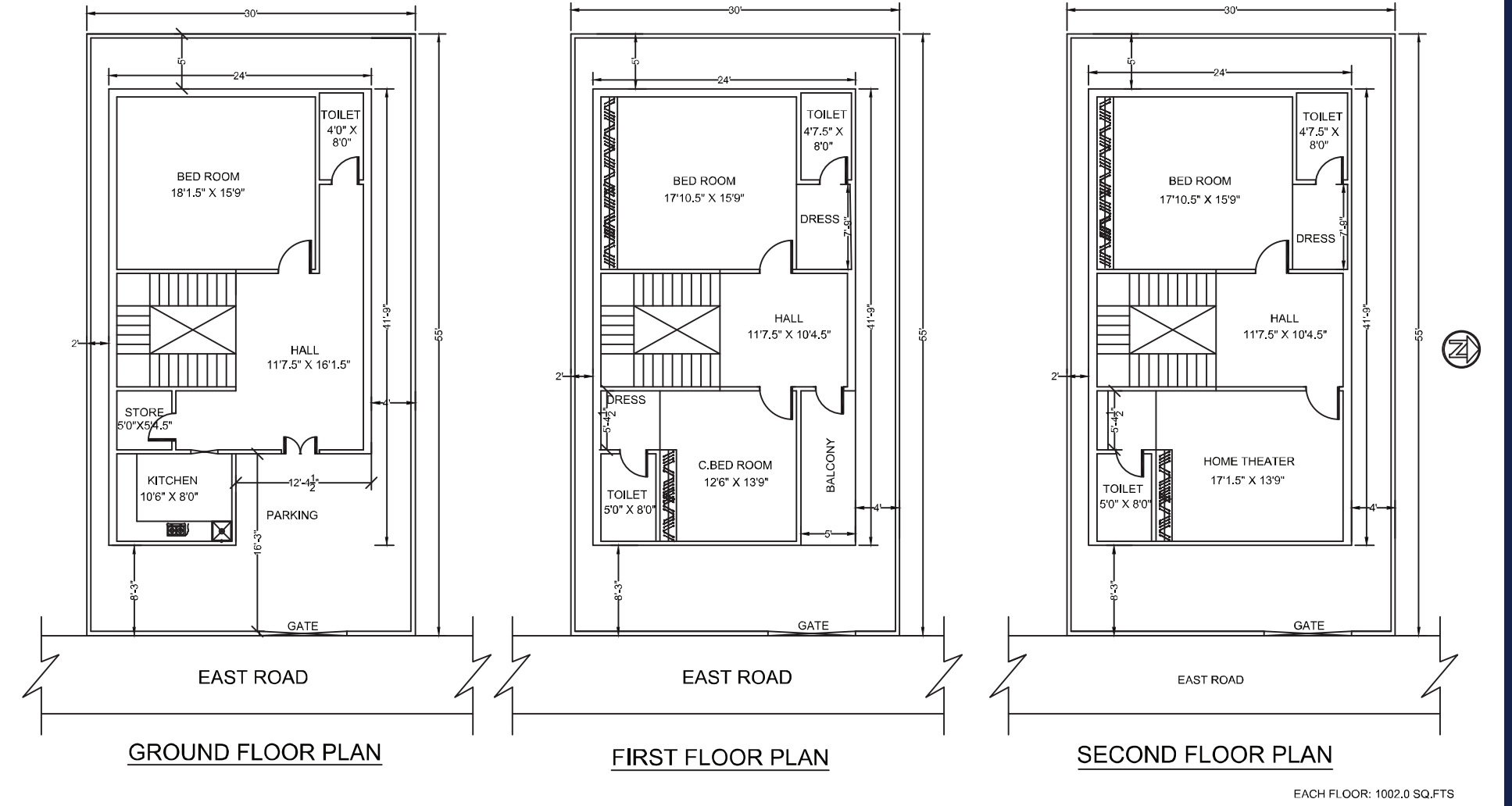
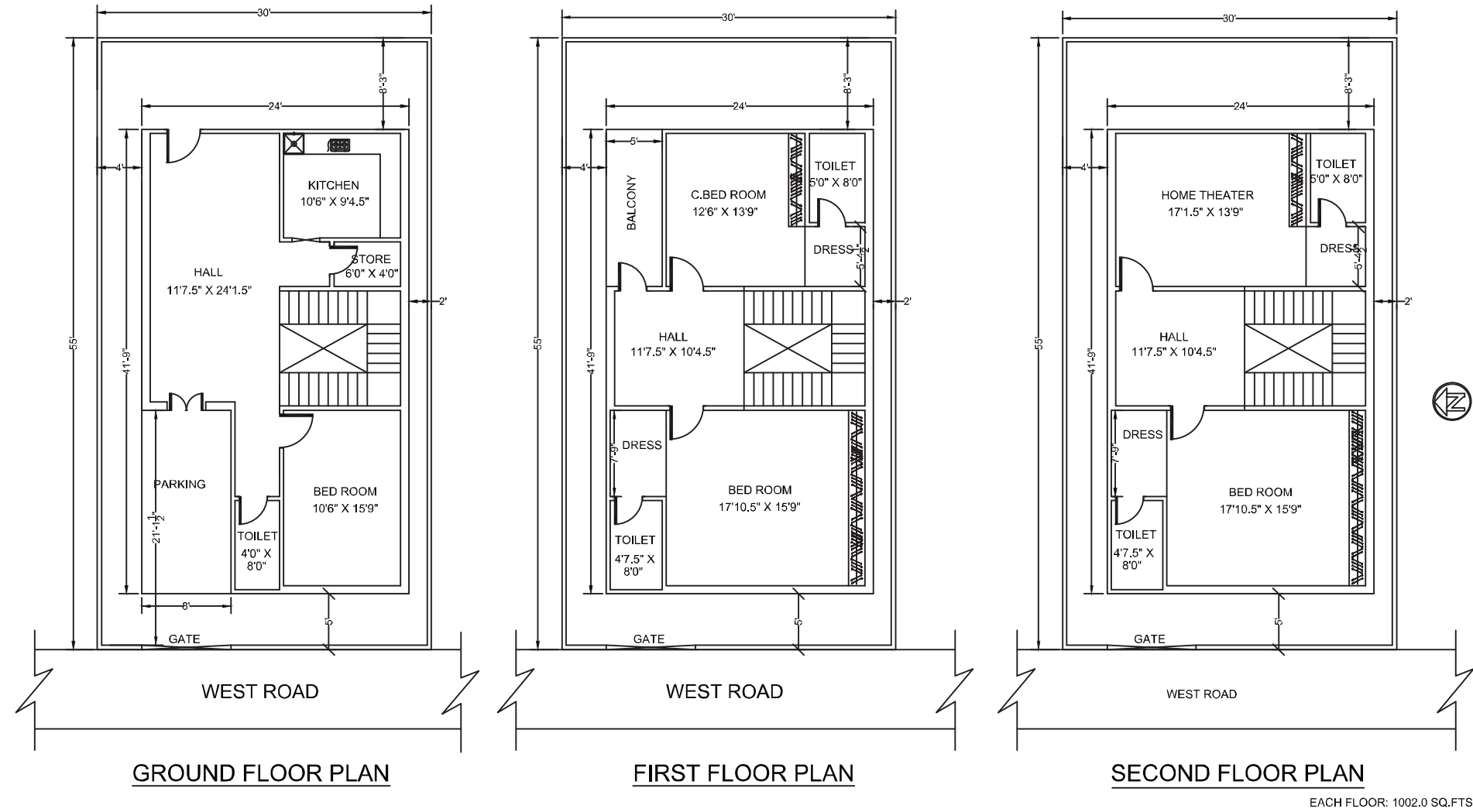
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3 BHK | 167 Yards | 1800 Sft | G + 1 Floor

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3 BHK | 167 Yards | 1800 Sft | G + 1 Floor



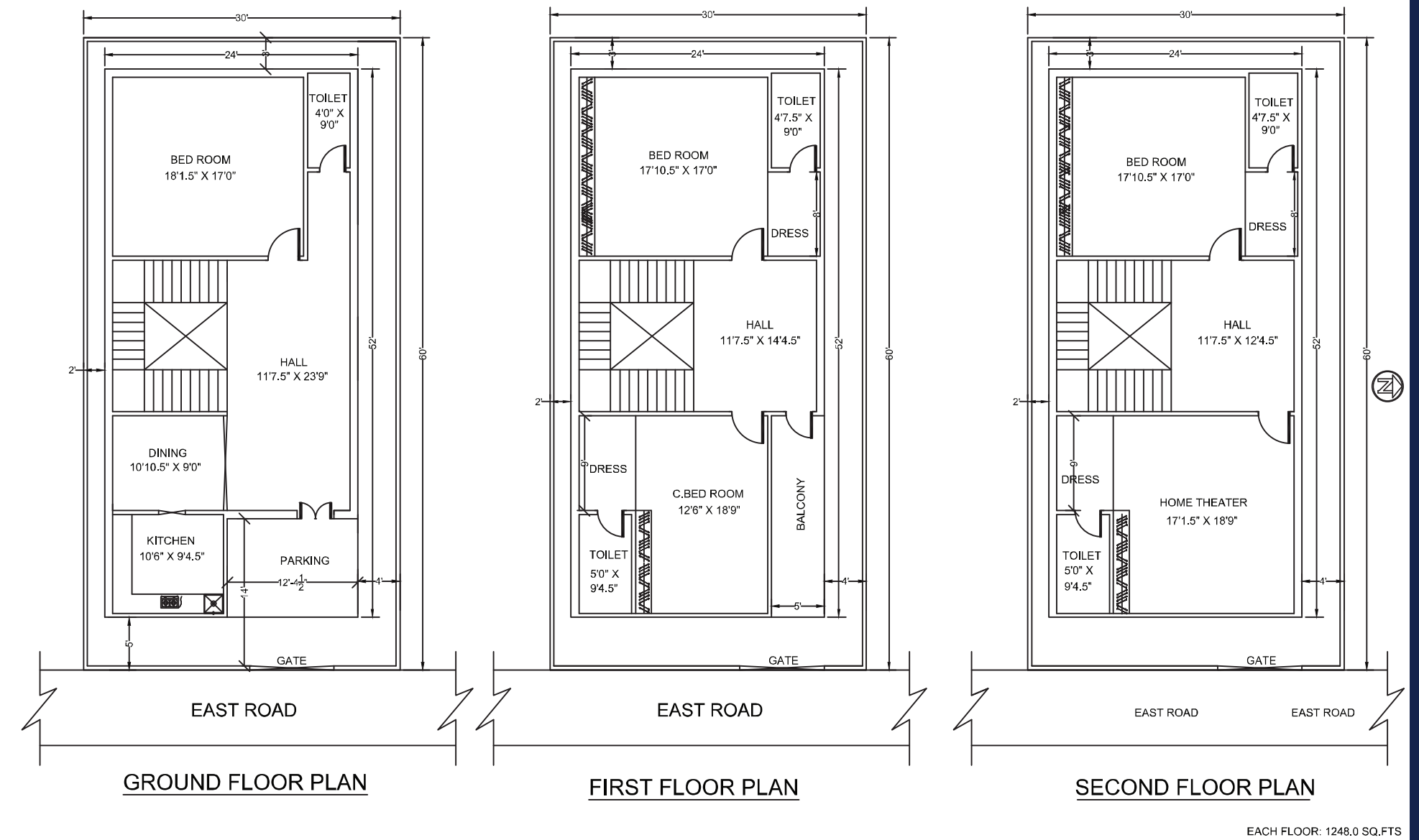
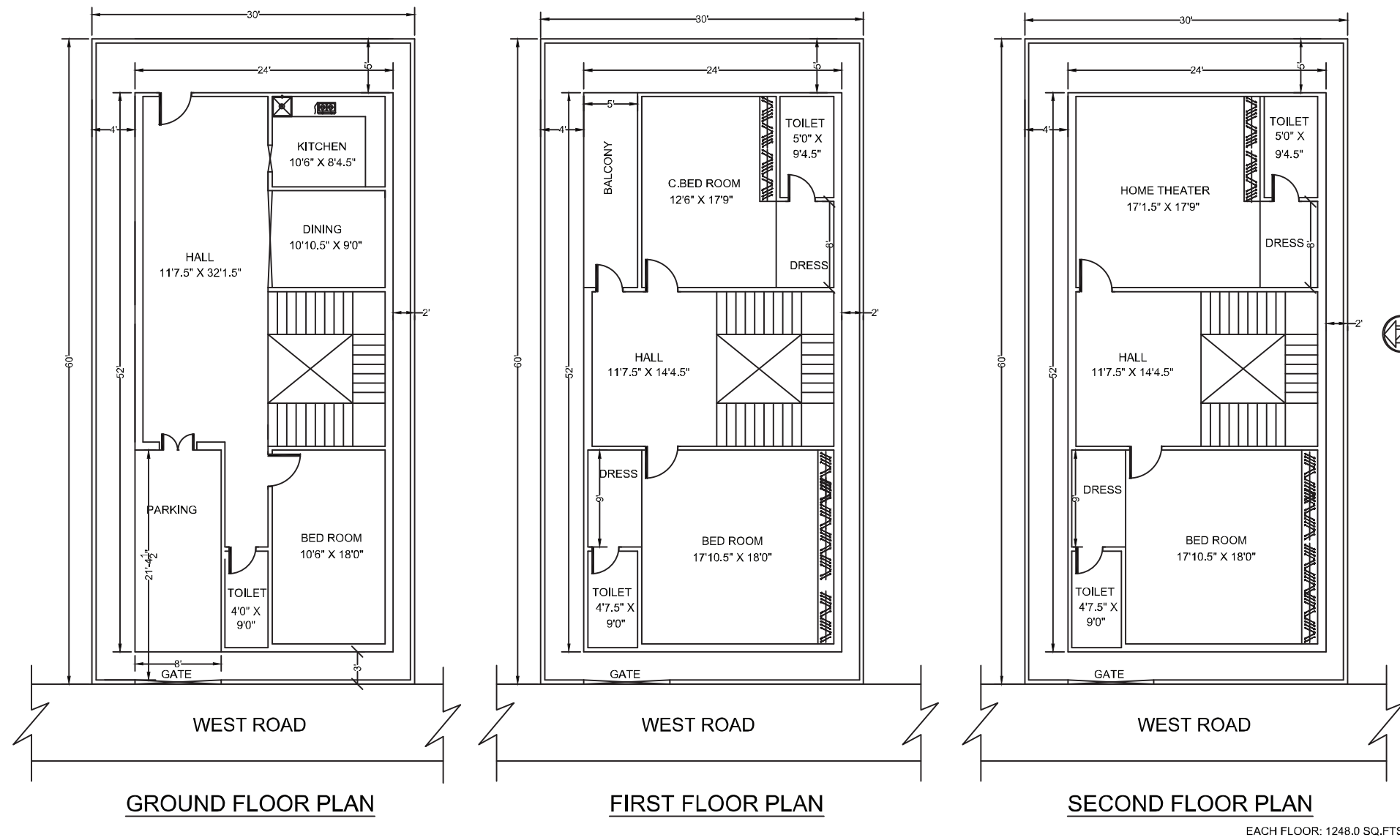


## WEST FACING

3 BHK | 183 Yards | 2000 Sft | G + 1 Floor

## EAST FACING

3 BHK | 183 Yards | 2000 Sft | G + 1 Floor



## WEST FACING

3 BHK | 200 Yards | 2250 Sft | G + 1 Floor

## EAST FACING

3 BHK | 200 Yards | 2250 Sft | G + 1 Floor

# EXPERIENCE ELEGANCE WITHOUT EXCESS.

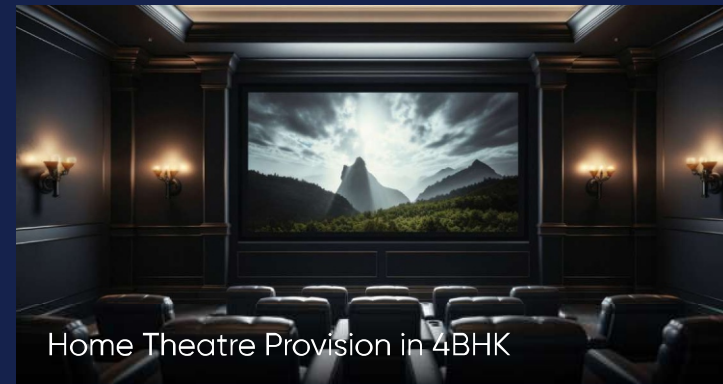
# A PEACEFUL ESCAPE, YET FULLY CONNECTED

## Kompally: Hyderabad's Emerging Real Estate Hotspot

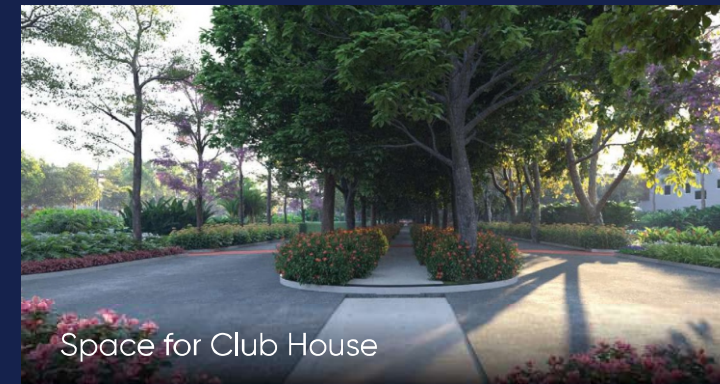
Once a serene greenbelt, Kompally is now one of Hyderabad's fastest-growing residential hubs, thanks to rapid development and exceptional connectivity via ORR, NH44, and the upcoming Miyapur-Gandimaisamma 6-lane corridor. Kompally offers a pollution-free environment with ample green spaces, ensuring a peaceful and healthy lifestyle. Its blend of urban conveniences and natural serenity makes it a preferred choice for families and professionals.

Invest in Kompally today and be part of Hyderabad's dynamic growth story.

- Seamless access to ORR
- Surrounded by
  - Residential Villa Communities
  - Hi-Rise Apartments
  - Educational institutions
  - Hospitals
  - Shopping hubs
  - IT Companies – GENPACT
- Very near to Proposed Dundigal IT SEZ of 400 Acres
- 3 Min. from Gowdavelly MMTS Railway Station
- 5 Min. from Medak – Narsapur Highway
- 6 Min. from Medchal Town & National Highway - 44
- 8 Min. from Kompally Town
- 30 Min. from Gachibowli IT Corridor
- 30 Min. from Metro
- 40 Min. From RGIA



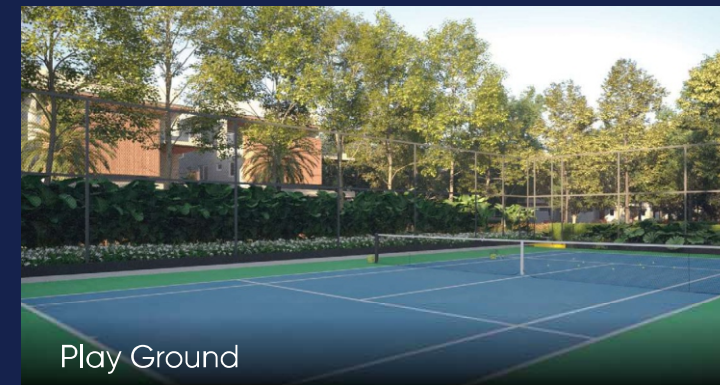
Home Theatre Provision in 4BHK



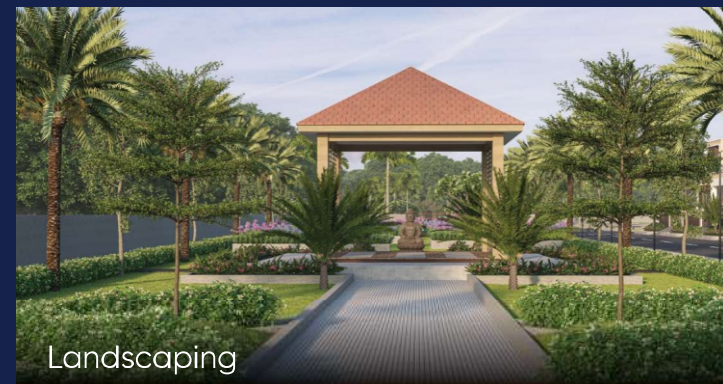
Space for Club House



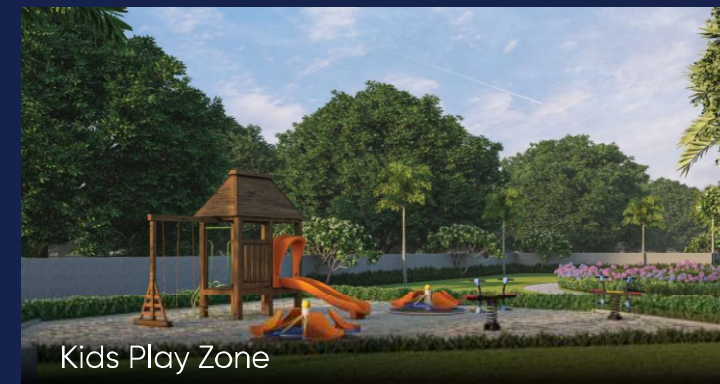
Swimming Pool



Play Ground



Landscaping



Kids Play Zone



## Specifications

- 1. Foundation and Super Structure:** RCC framed structure in concrete mix of good quality of cement and steel. Basement height shall be 2' from road level. Cement : 53 grade cement, Steel : TMT or equal Slab thickness 5".
- 2. Super Structure:** All external walls and internal walls with 9" and 4" AAC Blocks, double coating plastering for internal and external walls. Parapet walls with 3.5' height. Cement : 43 grade Branded AAC Blocks.
- 3. Flooring:** Good quality tiles for inside and precast cement tiles for parking. Granite flooring for staircase. Vitrified tiles 2'x2' inside. Parking precast 1'x1' antiskid.
- 4. Bathrooms:** Reputed Company Commodes of western and Indian style, hot and cold mixture and wash basins are white colour.
- 5. Commodes : Cera fitting : ISI marked or equivalent.**  
Ashirvad, Sudhakar, Prince CPVC pipes for water supply and Ashirvad PVC for SWR and plumbing lines.
- 6. Kitchen :** Granite Counter top with SS sink.
- 7. Electrical :** All bedrooms with 2 way connections. All points with good quality wires and providing geyser connections in bathroom. Switches – Anchor wires : Finolex.
- 8. Doors and Windows:** All door frames with Indian/African teak wood. Windows with three track UPVC windows and safe grills. Main door : Teak Bed room doors : Laminated doors Bath room doors : WPC doors.
- 9. Finishing :** Asian paints for internal and ceiling, wellcare putty and asian weather proof paints for front elevation, with false ceiling.
- 10.Elevation :** As per design.
- 11. Gate :** Providing main gate – 8 feet. Iron gate.
- 12. Overhead tank :** 1 over head tank – 1000 Ltrs. Sintex
- 13. Water Sump :** 6000 Liters Capability



SLN Groups is one of the fastest-growing real estate companies in Hyderabad, renowned for creating luxurious residential spaces that combine world-class design with uncompromised quality. Every project we undertake is a reflection of our commitment to superior aesthetics, thoughtful architecture, and customer-centric values. We don't just build homes—we build dreams, lifestyle aspirations, and legacies.

#### WHY CHOOSE SRI SLN GROUPS?

- HMDA Approved Layout
- RERA-Compliant Projects – Transparency, trust, and timely delivery.
- Prime Locations – Strategically selected sites for long-term value.
- Luxury Living – State-of-the-art amenities for a refined lifestyle.
- Customer-Centric Approach – Personalized support from inquiry to possession.

With a focus on attention to detail and an eye for perfection, we ensure that each of our projects ticks every item on your real estate checklist—from location and design to safety and luxury. As one of the most trusted and evolving realtors in Hyderabad, Sri SLN Groups is shaping the future of urban living with elegance and excellence.



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**WELCOME TO BLISSFUL LIVING,  
WELCOME TO LIFESTYLE COMMUNITY,  
WELCOME TO WORLD OF AFFORDABLE LUXURY.**

**Office:** Plot.No.8A, Raghavendra Colony,  
Beside Indian Oil Petrol Pump , Suchitra, Hyderabad-55

**Our Branches:** Kukatpally, Medak, Nizamabad

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