



THE
PRIVILEGED
LIFE

CITY HEIGHTS

Golden VILLAS

BALAPUR



Your Home, For an Auspicious Beginning

A new home is the beginning of a new journey. Gold brings with itself all the auspiciousness for a shining start and all the great milestones that are to come.

Positive vibes and tranquility are the very elements of a Golden home.

When combined with luxury and comfort, they create an ideal home.

What better way to commence a whole new chapter of your life?

CITY HEIGHTS

Golden
VILLAS

BALAPUR





Your Home, with a Golden Lining

Presenting Golden Villas... 2 & 3 BHK Golden homes for a luxurious lifestyle!

A Golden Home makes all the difference. Located in Balapur, that comes under HMDA, 'Golden Villas' stands at a prime location. It is near to the rapid growing IT Sector of Adibatla, which is home to big brands like TATA Aerospace, TATA Advanced Systems, TATA Lockheed Martin Aerostructures, TCS, Cognizant Technology Solutions, Hardware park, FABCity etc.

The areas of Balapur, Adibatla IT SEZ, Nadargul, Badangpet, Tukuguda and Bangulure that are witnessing rapid growth, all lie in its close proximity.

in a location like this, you are bound to stay well-connected, comfortable and assured of making the right investment.

Nothing short of what you deserve, they bring out the best in your lifestyle and make your shine!

Welcome to the world of pristine luxury and a shine you.





Golden Touch of elegance that's an outcome in every project

City Heights Homes and Resorts Pvt. Ltd. is renowned for creating signature homes that cater to the exclusive taste of its discerning customers. Thought is also spared for locations that are liveable, designs that are outstanding, and amenities that enable comfortable living experience. And touch of elegance that's an outcome in every project.

Characterised by distinction in every facet of the development, the company strives to surpass construction industry standards as well. Its architectural masterpieces never fail to attract attention. While resonating with utmost luxury and supreme serenity, they lend a modern character to every residence.





Golden Amenities : Upgraded Living

You deserve a little more of everything. At Golden Villas, we make sure that you get just that. Joy comes alongside rejuvenation when you take a walk at the park. A bit of flexing at the gym will certainly invigorate you. The clubhouse ensures that you spend your weekend with your loved ones. While the yoga hall makes you forget your worries, the jogging track helps you maintain your fitness.

Life at Golden Villas is beyond your desires, beyond your dreams...

Golden Villas Facilities

- Lush green landscaped gardens
- Children play area
- Senior citizens' corners
- Relaxation benches
- Jogging track
- Open air fitness area
- Club house with well equipped Gymnasium



SITE LAYOUT

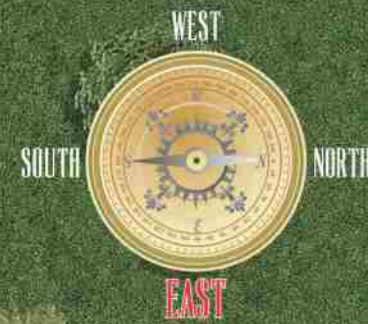
City Heights's latest venture, a Approved layout of **GOLDEN VILLAS** developed at . Survey Nos. 52 Sultanpur H/o Mallapur Village, Saroornagar Mandal, RR Dist. Telangana

TOTAL AREA

Ac. - G	Sq. - Yrds
06 19.68	31420.19

Plot Area	Plot Dimension
150 Sq. Yards	30x45 Feet
180 Sq. Yards	36x45 Feet
200 Sq. Yards	40x45 Feet
544 Sq. Yards	72x68 Feet

AIRPORT ROAD



100% vastu

Golden Aminties : Lifestyle

Chiseled to compliment nature

Everything your find @ Golden Villas has a purpose. From the well positioned east-west facing housing block, and the finely crafted landscape adorned with lush Wi-Fi available to the total community trees and gardens, to the vertical green wall and rainwater harvesting features. Every single architecture detail is carefully thought out and integrated to create a conducive, sustainable environment where both you and nature can grow and flourish in a perfect harmony, in one dynamic ecosystem.

Spend your days in the embrace of nature; swoon over arresting beauty and tranquillity and love, for life.

Project Amenities

- Gated Community
- 24x7 Security
- Black Top Roads
- 50 Feet Wide Main and 33 Feet Wide Sub-Roads
- Plot Sizes 150 & 200 Square Yards
- Central Lighting
- Underground Electricity
- Underground Sewerage System
- Avenue Plantation
- Footpath Pavements with Interlock System
- Tap Water Connection Provision
- CCTV Surveillance

TO AIRPORT

400' WIDE ROAD

TO SANTOSH NAGAR



2 BHK EAST FACING VILLA

Plot Area	150 sq. yds.
Ground Floor Builtup Area	850.00 SFT.
First Floor Builtup Area	735.00 SFT.
Head Room Builtup Area	110.00 SFT.
Total Builtup Area	1695.00 SFT.

2 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge + Sit - Out



2 BHK _ FIRST FLOOR PLAN

- BED ROOM (12'0" X 14'0")
- SIT - OUT (10'4 1/2" X 7'1 1/2")
- HALL / LIVING (13'7 1/2" X 12'7 1/2")
- TOILET (7'9" X 5'0")
- SIT - OUT (13'4 1/2" X 9')



2 BHK _ FIRST FLOOR 3D PLAN



2 BHK _ GROUND FLOOR PLAN

- UTILITY PLATFORM (2'0" X 6'0")
- KITCHEN (9'7 1/2" X 7'6")
- BED ROOM (12'0" X 14'0")
- TOILET (7'9" X 5'0")
- DINING / LIVING (12'7 1/2" X 21'7 1/2")



2 BHK _ GROUND FLOOR 3D PLAN



3 BHK EAST FACING VILLA

Plot Area	150 sq. yds.
Ground Floor Builtup Area	990.00 SFT.
First Floor Builtup Area	900.00 SFT.
Head Room Builtup Area	110.00 SFT.
Total Builtup Area	2000.00 SFT.

3 Bedrooms + Formal Living + Living + Kitchen + Dining + Family Lounge + Sit - Out



3 BHK _ FIRST FLOOR PLAN



3 BHK _ FIRST FLOOR 3D PLAN



3 BHK _ GROUND FLOOR PLAN

BED ROOM	(11'3" X 15'0")
TOILET	(5'0" X 8'0")
KITCHEN	(8'0" X 7'0")
DINING	(13'4 1/2" X 20'4 1/2")
DINING / LIVING	(12'7 1/2" X 21'7 1/2")



3 BHK _ GROUND FLOOR 3D PLAN





3 BHK WEST FACING VILLA

Plot Area	150 sq. yds.
Ground Floor Builtup Area	1010.00 SFT.
First Floor Builtup Area	800.00 SFT.
Head Room Builtup Area	110.00 SFT.
Total Builtup Area	1920.00 SFT.

3 Bedrooms + Drawing + Living + Kitchen + Dining + Family Lounge + Sit - Out



3 BHK _ FIRST FLOOR PLAN

- SIT - OUT
(13'10 1/2" X 8'4 1/2")
- BED ROOM
(12'0" X 12'0")
- TOILET
(5'0" X 4'7 1/2")
- FORMAL LIVING
(17'10 1/2" X 14'4 1/2")
- TOILET
(5'0" X 8'0")
- BED ROOM
(13'0" X 14'9")
- SIT - OUT
(15'10 1/2" X 7'0")



3 BHK _ FIRST FLOOR 3D PLAN



3 BHK _ GROUND FLOOR PLAN

- KITCHEN
(7'9" X 7'8'3")
- TOILET
(5'0" X 8'7 1/2")
- BED ROOM
(12'0" X 12'0")
- HALL / LIVING
(22'10 1/2" X 14'4 1/2")
- DRAWING
(10'3" X 10'6")



3 BHK _ GROUND FLOOR 3D PLAN

Own the neighbourhood



TATA Advanced Systems Limited

Prime Location just where you would love to be in.

Thanks to its nearness to the IT clusters, Outer Ring Road(ORR), Adibatla, Balapur and being very near to Nagarjuna Sagar Highway, the site of Golden Villas not only has the potential for capital value appreciation but also blissful living experience – apart from a pleasant drive to work every day. The upcoming Hardware Park and reputed schools & Colleges in the neighbourhood and to the joy living here

Golden Villas of Privileges

- Attached to 400 Feet Wide R.C.I Main Road
- Just 10 Minutes drive from Owaisi / Apollo Hospitals
- Just 5 K.M drive to Rajiv Gandhi International Airport
- Close by Edify World School & MANCHI School
- Engineering / Management Colleges
- Surrounded by residential colonies, super markets, banks, hospitals
- TATA Aero Space Unit
- TMSS – TATA Management Social Sciences
- Just 8 K.M Adibatla I.T. Park
- Just few minutes from T.C.S, Infosys, H.C.L
- Just 6 K.M Outer Ring Road



Cognizant Technology Solutions



Apollo Hospital



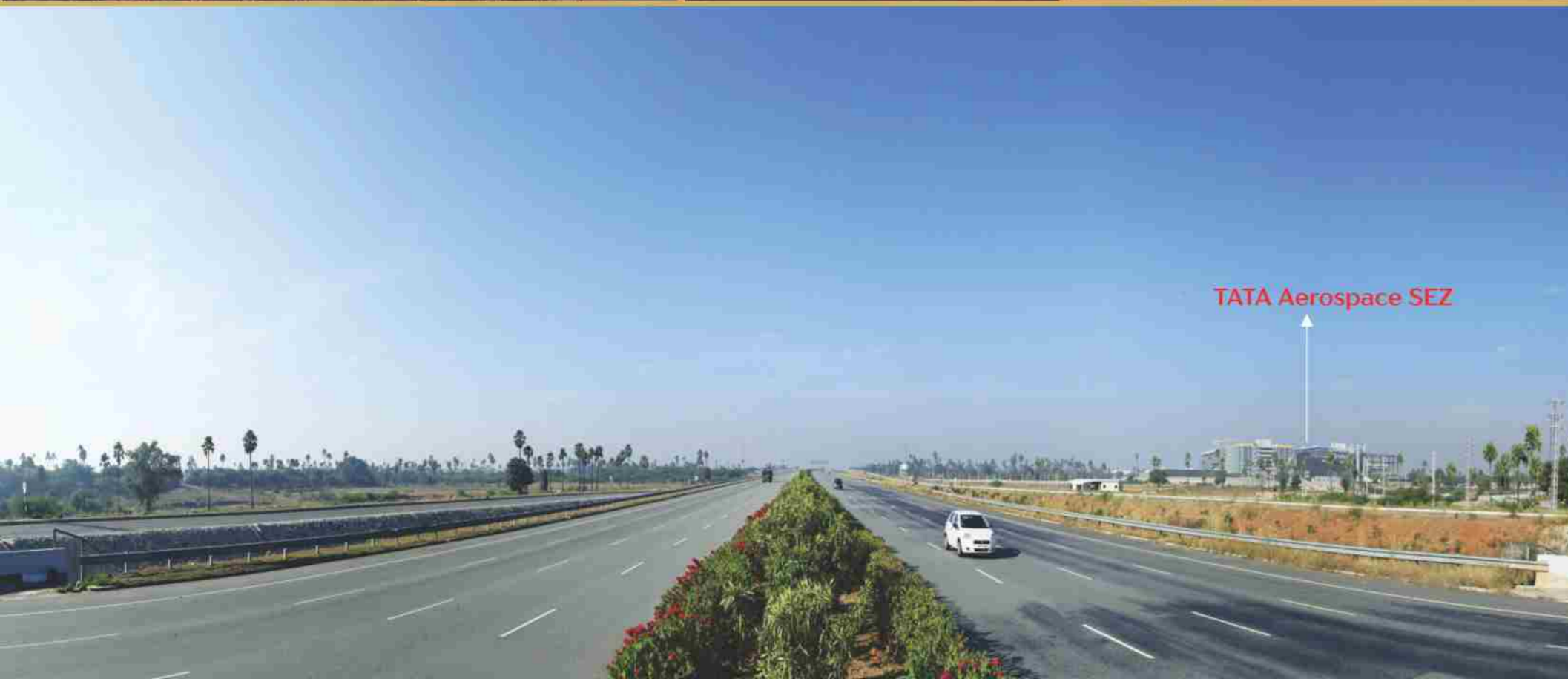
HCL Infosystems Ltd



Defence Labs School - RCI



Owaisi Hospital



TATA Aerospace SEZ

LOCATION MAP (Not to Scale)



Inspiring Trust!

City Heights Homes & Resorts Pvt. Ltd. is an organization synonymous with trust. Floated by a team of passionate professionals, City Heights within a short span of time has established itself as one of the best residential project developers of Hyderabad. With some of the incredible projects and an enviable track record of success to its credit, City Heights strives to bring the state-of-the-future living to the present.

Its uncompromised penchant for quality and unwavering commitment to customer care made City Heights a home to quality, trust and innovation. For today, tomorrow and forever

Creations @ CITYHEIGHTS



@ BALAPUR



@ KOTHUR



@ SHADNAGAR



@ SHADNAGAR



@ SHADNAGAR



@ SHADNAGAR



@ MAHESWARAM



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