



**In the neighbourhood of
some rare green paradise,
it's your time to rediscover
the graceful nature.**

Vijay Hills in Gundlapochampally at Kompally

A project by: Minerva Group
LP No: 000342/LO/Plg/HMDA/2021

If you are looking for a greener retreat and enthusiastic
to add on healthier transformation in your lifestyle,
enhance your present along with the future, then reach us at:

Corporate Office:

MINERVA RESORTS PVT LTD
H.No. 3-6-199/1, Himayathnagar
Hyderabad - 500029 Telangana

Site Address:

Situated in Gundlapochampalli at Kompally
Ranga Reddy Dist., Telangana State.

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Designed by Indobytes



Superior ROI



**Safe & sound
Investment**



**Superb
Location**



Approved by



Prestige of our **GREAT LEGACY**

Minerva Group started its culinary journey in 1982. It was founded by A Vijayavardhan Reddy and his family. The prestigious group has total 635 keys, and its multiple restaurant property is covered in cities like Hyderabad, Secunderabad, Vijayawada, Tirupati and Nellore having a total of 5,21,000 SFT. The Minerva Group annually serves 20 lakhs (2 million) customers under the popular Brands of Minerva: Minerva Coffee Shop, Blue Fox, Fiesta.



We take a pride and feel immensely delighted with our remarkable legacy of satisfying esteemed patrons for more than 3 decades. Today, we have transformed into a renowned name and as a prestigious group that gradually embarked on real estate sector with a forte of adding value for money experience for their customers. Vijay Hills in Gundlapochampally at Kompally is one such real estate venture offering affordability and superior quality lifestyle on the serene green. The Vijay Hills plots are approved by the HMDA.





Where each day is like a gem
handpicked for you.

Vijay Hills offers you with a spectacular investment growth opportunity and ROI with a great balance of exquisite landscape to explore the myriad shades of nature with acres and acres of greenery, golden sunshine, colourful flower beds and your innumerable expressions of happiness. Watch the birds, stroll through the tree-lined. Tracks simply sit back and cherish every moment. Nature has its own necklace of surprises for you.

Because, we value the significance
of every square feet in
YOUR LIFE!

Extraordinary lifestyle can be assured only if there is an enormous balance achieved through superior investment opportunity blended with a brilliant experience of exquisite nature. Life is all about stability and what can be as much bigger than life factor than

Approved by **hmda**
Growing Global



Why **VIJAY HILLS ?**

Journey into the world of exquisiteness

Awaken to breath of fresh air, transport yourself to a land of bliss and green arena and experience the realm of privilege. We chose to depict the spirit of these luxurious living spaces through the vibrancy of nature. A vast palette of colours provides a snapshot of nature driven lifestyle at Vijay Hills. While greenery and tranquility plays a noteworthy impact in our life, exhilarating investment growth prospect, ROI and commercial values also turn our lifestyle and living spaces into an enriching version. So, it not just complements value for investment but also ensures you an experience of the spectacular nature's arena. Vijay Hills is located in Gundlapochampally at Kompally, the premium and rapidly growing suburb. Close to ORR and other commercial locations makes the place a great way to ensure reliable investment with high returns.

A panorama of graceful residential options

Vijay Hills in Gundlapochampally at Kompally is yet another venture by prestigious Minerva Hotels Group that embarks on providing you with the best and affordable luxury. Excitingly, real estate in Kompally has witnessed tremendous growth in popularity in recent years. The growth of the area is being driven by factors like connectivity and affordable pricing. Affordable ventures with modern amenities and lush green surroundings make Kompally one of the most favorable residential destinations. This factor makes a significant influence in our daily lifestyle. The perfect balance of competitive price and utmost natural delight can justify an enhanced living space for you and your family members, as a result makes your decision easier.

Vijay Hills offers you the perfect investment move through its HMDA approved plots which comprises of all outstanding factors that transform your living experience into a memorable one.

❖ **Superior ROI** ❖ **Safe & Sound Investment** ❖ **Superb Location**

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National Highway Authority of India approved the expansion of Suchitra-Gundlapochampalli stretch to make it a 6 lane highway measuring 10kms estimated at 450 crores.

Similarly, 800 crores worth of estimates have been prepared for 17 km of service roads from gundlapochampalli up to kallakal, the flyover in Medchal town and junction improvement works. The statement government soon to get NHAI nod.

Source - THE HINDU,
20th july,2021.

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Hyderabad IT firms keen to go citywide: Close to 500 acres has been identified in Kompally and Medchal area and is being acquired,” says Oruganti Venkat, president, Kompally IT Entrepreneurs Association (KITEA), and managing director, Lasya IT Solutions.

Source- Telangana Today,
11th August,2021



Surrounded by Forest

Picture was taken from an ariel view

SNO	Plot Area (sq yard)	No. of Plots	Total Extent
1	226	1	226
2	227	2	454
3	239	1	239
4	240	1	240
5	241	1	241
6	242	1	242
7	246	1	246
8	247	2	494
9	252	1	252
10	253	1	253
11	260	2	520
12	266	1	266
13	267	79	21093
14	270	1	270
15	279	1	279
16	282	2	564
17	290	1	290
18	291	4	1164
19	294	2	588
20	299	1	299
21	300	82	24600
22	301	1	301
23	302	2	604
24	306	2	612
25	315	1	315
26	320	1	320
27	324	1	324
28	335	1	335
29	341	1	341
30	350	1	350
31	352	1	352
32	353	2	706
33	355	1	355
34	362	1	362
35	375	1	375
36	380	1	380
37	385	1	385
38	388	1	388
39	402	2	804
40	433	1	433
41	438	1	438
42	440	1	440
43	455	1	455
44	478	1	478
45	482	6	2892
46	486	4	1944
47	489	1	489
48	502	1	502
49	589	1	589
50	856	1	856
		229	69945

Green space that leaves an everlasting IMPRESSION

The magnificence of the natural ambience gets even prominent when it gets portrayed with perfection. Its grandeur is something that inspires us even before our living in actuality. Engross yourself into the graceful sight that Vijay Hills in Gundlapochampally at Kompally has to offer you placed on a charming nature.







Significant **AMENITIES**

Vijay Hills is a visual treat for nature lovers along with people who admire green spaces, meadows and bright shining sky as a part of their daily lifestyle, and keen towards for healthier transformation.



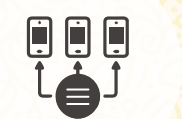
Open space as per
GHMC & HMDA norms



Storm water drainage,
rain water harvesting &
recharge bins & septic tank / STP



Entrance arch with 24/7
Security room & CC TV
surveillance at the entrance



Provision
WG lines



Breathtaking walking
path along all
round greenery



Centralized
overhead tank as per
HMDA norms



Cable lines trench
provision along layout



Underground cabling &
provision for HT line
transformer as per norms



Cobble stone
driveway



Garbage
dumping bins



Sign boards
directing pathways



Street lighting with
LED poles

Route Map



An experience of a lifetime to appreciate such natural gems THROUGH LIVING

Vijay Hills is surrounded by North Side 300 acres Gowdavalli Forest, at the far South West 700 acres Dulapally Forest-nature driven with retaining rocks and natural clements.

The premium venture is in close proximity to the city's prime locations - Suchitra Circle, Medchal, and Gandimaisamma in Kompally & Dundigal. The area has several great ventures like villa gated communities, Aparna, Oorjitha, Epsilon, Modi & Saket. The site is surrounded by greenery of forest (700acrs), that can reduce your mortality rate by 12% as you get to breathe fresh, pollution-free air 24/7. It is in close proximity to our new hotel property's location.

The venture is well connected to the city's landmarks like:

1 MIN	Ayodhya Junction	15 MIN	Minerva Grand Kompally Mahindra University Proposed Dundigal IT Park
5 MIN	ORR Toll booth Aparna Kanopy	20 MIN	Suchitra Circle Bachupally & VNR College
7 MIN	Kandla Koya Oxygen Park	30 MIN	Kukatpally Malla Reddy Engineering College
10 MIN	Medchal Highway RUSSH Hospital	45 MIN	Hi-tech city