



Sign your future

A HAVEN OF LUXURY AND CONVENIENCE

PREMIUM COMMERCIAL & MULTI PURPOSE OPEN PLOTS
HYDERABAD

SITAARA ONE
RIGHT CHOICE FOR THE BEST INVESTMENT



SITAARA
LIFESTYLE HOMES

WELCOME TO THE PREMIERE WAY OF LIFE!

Welcome to Sitaara's most premium project to date, The **SITAARA ONE**, whose premium location gives a threefold investment advantage no other venture can offer. With its Prime locational highlights, SITAARA ONE is all set to be the Unparalleled Business Hub of the Area.

Let us Take you through the enticing features and highlights of this remarkable venture in detail.



Located in West Hyderabad & Sangareddy Municipality - in the direction in which the town has been growing rapidly and Commercially for the past 8 years.



A mere 100 meters from the West Hyderabad's Entry point to the New and prestigious Regional Ring Road of Hyderabad City.



This exquisite Development also boasts of direct facing to the 300 feet 6 Lane Mumbai-Hyderabad National Highway.

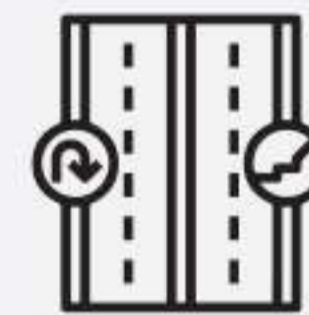
LOCATIONAL HIGHLIGHTS



Located in serene Malkapur Village, Sangareddy District



Just 4 km from District Collector Office, West Hyderabad



Prime location along 300 ft 6-lane Mumbai-Hyderabad NH 65



Less than 100 meters to Regional Ring Road "RRR"



30 km from Miyapur Junction for easy travel



ORR exit in Patancheru just 20 km away



Short 8.8 km drive to esteemed IIT Hyderabad



Samyuktha International School just 800 meters away



3min away from Popular fast food chain

A PRESTIGIOUS COMMERCIAL PROJECT OF SITAARA LIFESTYLE HOMES

- ✓ This Prime Venture presents an exceptional investment opportunity.
- ✓ Being a Plot owner at SITAARA ONE offers a performing asset in a serene location.
- ✓ Proximity to different facilities in every direction only adds to the Value of the Project.

Expansive Scope of Proximities



Health Care Units



Commercial Complexes



Shopping Malls



Restaurants



Convention Centers



Premium Homes



DISCOVER EXCELLENCE

The locational highlights of this premium project are only trumped by its beautiful and high-quality developments befitting such a project.

- ✓ A Grandeur Entrance Arch to make SITAARA ONE a landmark in the area.
- ✓ 40 feet wide CC Roads for the best ingress and egress for each and every plot.
- ✓ Underground electricity, drainage and dedicated water supply with a high-capacity over-head water tank.
- ✓ Underground Fiber Optic Cable for a plug and play style connectivity experience.
- ✓ A 2730 square yard park and avenue plantation to breathe some oxygen back into the environment.
- ✓ Rainwater harvesting System making SITAARA ONE an all-round ecologically sustainable unit.



PROJECT HIGHLIGHTS

Embark on an extraordinary and truly rewarding journey into SITAARA ONE.

Own a performing asset with close proximity to some of Hyderabad City's landmark developments, so your investment grows with the speed and vigor of Hyderabad City itself, simultaneously ensuring timely returns to you in the meantime.

Step into SITAARA ONE and be a part of one of the most well-planned, premium, business and commercial communities in West Hyderabad.



Best Investment Choice in Vibrant West Hyderabad.



Direct access to 300 ft 6 lane Hyderabad- Mumbai NH-65.



Huge 2730 square yard park providing green cover and a place to unwind in nature.



Top Quality 40 feet CC Roads throughout the venture ensure a smooth ride



Underground electricity and infrastructure for safety and aesthetics.



Year-round comfort with high-quality drainage and water supply for minimal maintenance, whatever the weather.



Footpaths for pedestrian convenience and avenue plantation for a pleasant ambiance.



Grandeur Entrance Arch making SITAARA ONE a landmark in the area



Rain water harvesting for water conservation and replenishment of the ground water table in the area



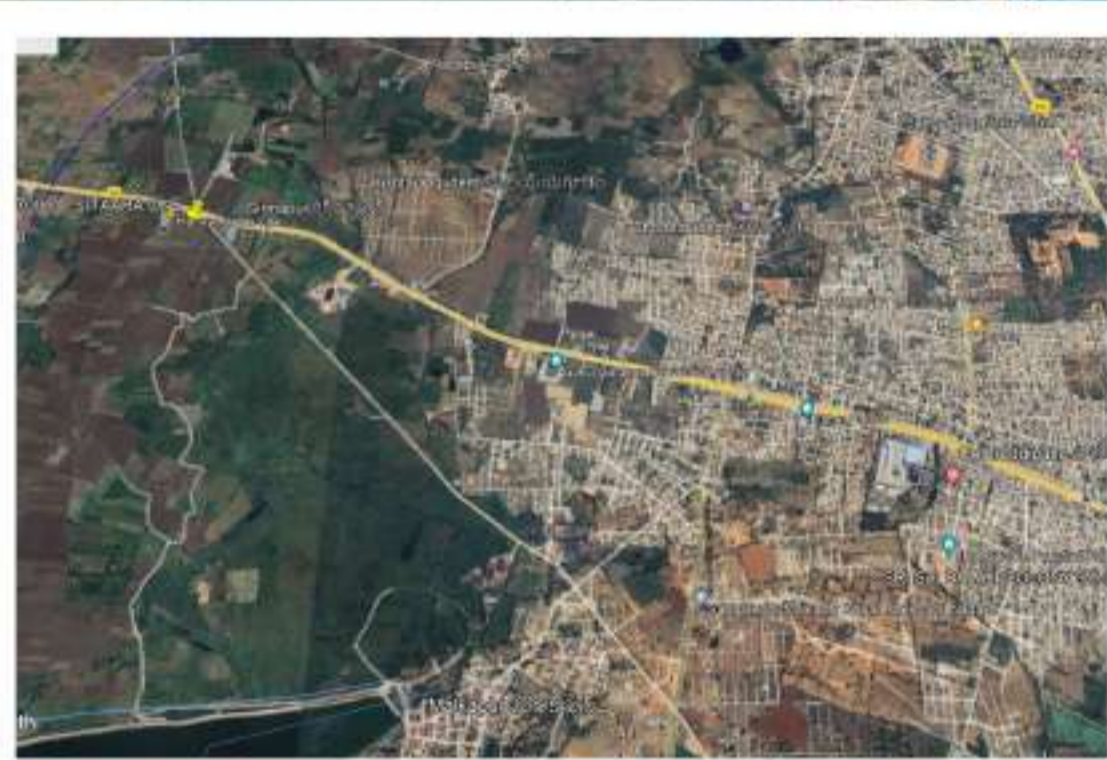
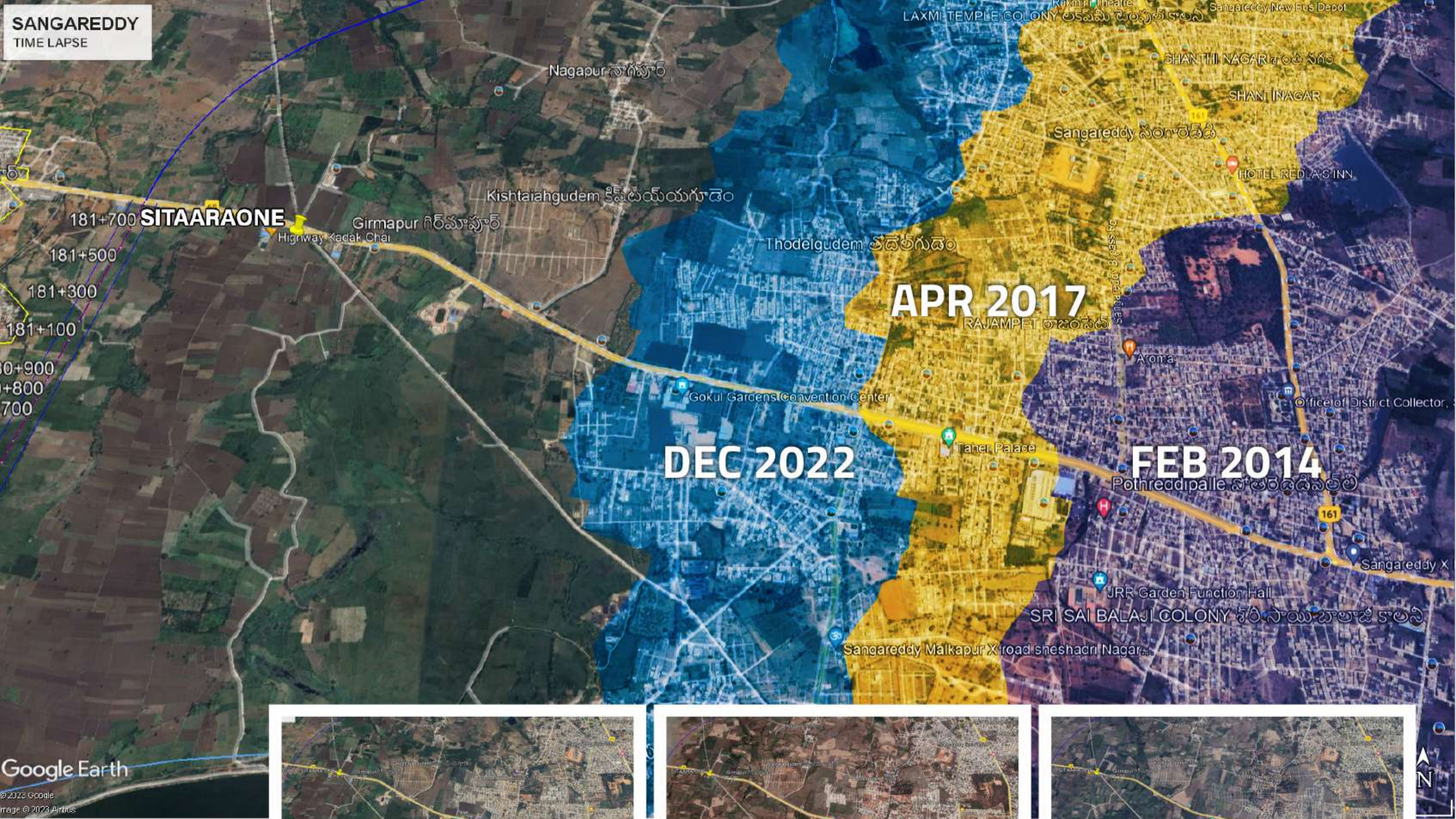
Meticulous Planning & Execution giving the best quality output.



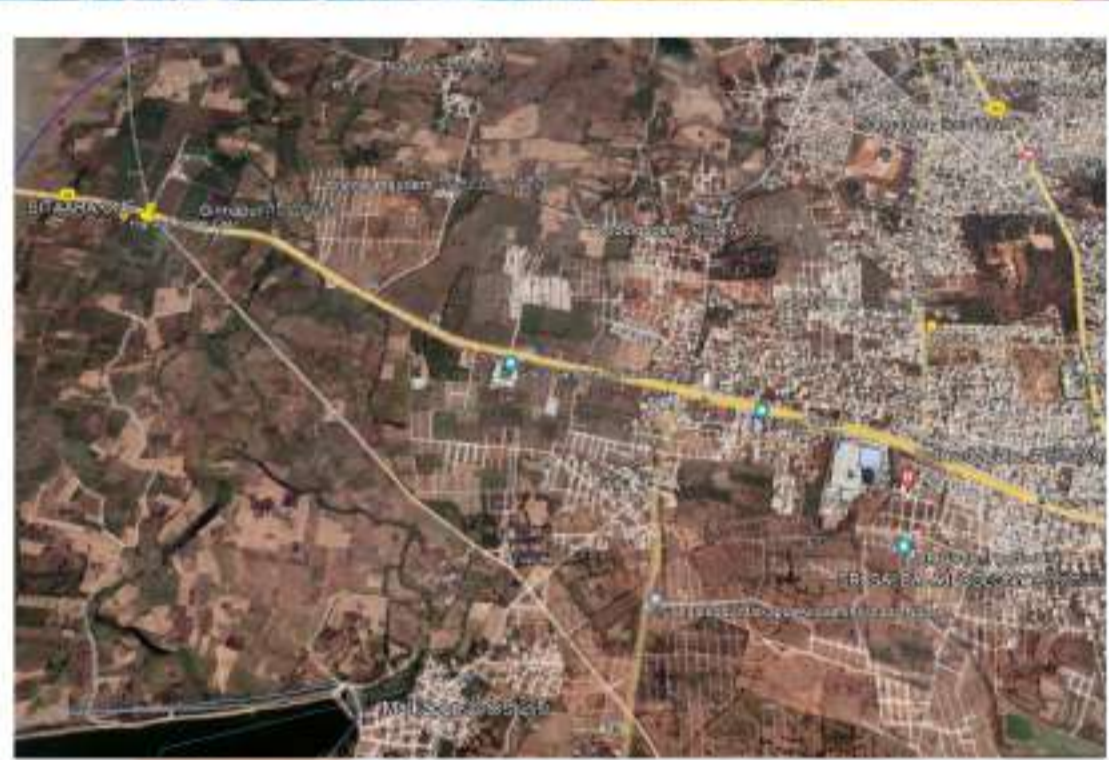
Underground Fiber optic cabling to keep in pace with the digital world.



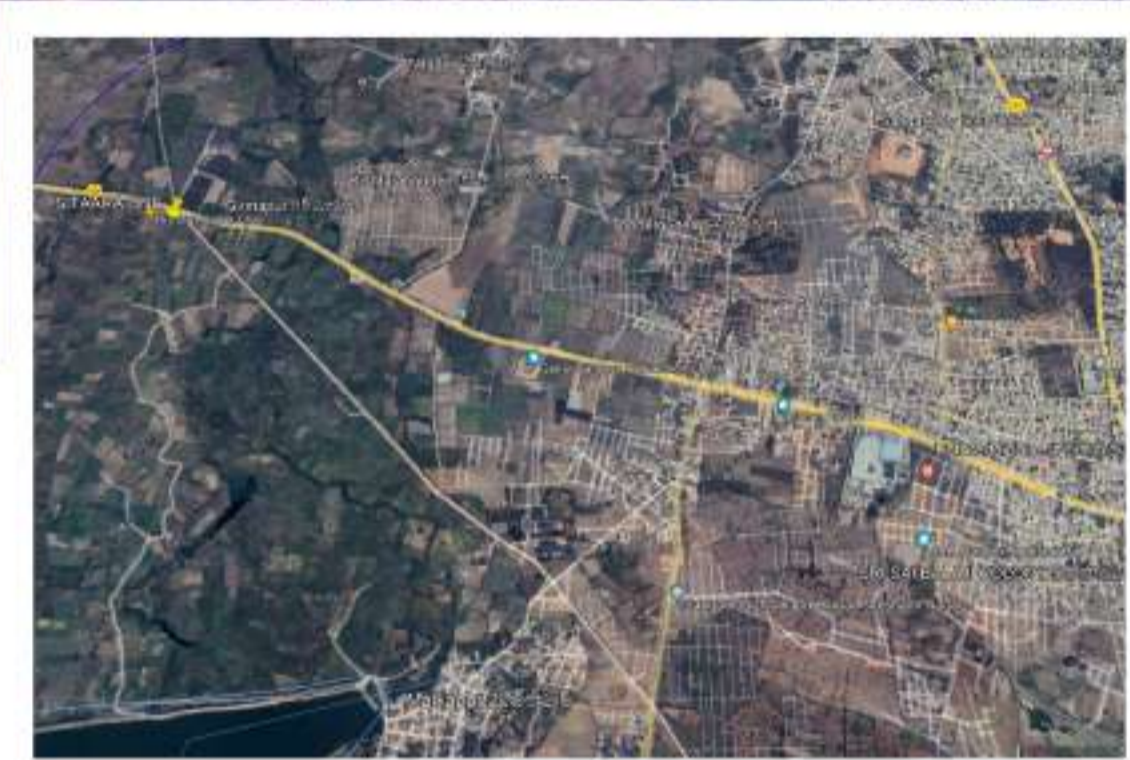
Multi Utility Plots for Commercial and Residential use.



DEC 2022



APR 2017



FEB 2014

7 ACRES
OF PURE BUSINESS
POTENTIAL

₹ 
An Inverstor's
Dream Project



OTHER HIGHLIGHTS:



Presence of Flipkart fulfillment center for convenience



Vipassana Yoga Centre nearby for rejuvenation



Close proximity to renowned institutions and facilities



Services available

zomato

amazon

SWIGGY

Flipkart

LOCATION MAP

Not to Scale



SITE ADDRESS

Malkapur (v), Sangareddy Municipality and District, Telangana 502295



Visit Sitaara One
Scan or find directions through the URL

<https://goo.gl/maps/EisHdG9SiD4HkkST6>

**SITAARA
ALWAYS
DELIVERING YOU
WITH THE BEST.**



OFFICE ADDRESS

Flat 202, Silicon towers,1-98/9, 3/3, Image Gardens Rd, VIP Hills, Madhapur, Hyderabad, Telangana 500081

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Phone	<input type="text"/>

