

- ✓ AN IDEAL LOCATION WITH EASY CONNECTIVITY
- ✓ HASSLE-FREE OWNERSHIP OF PLOT
- ✓ TRUSTED COMPANY
- ✓ CLEAR TITLE
- ✓ TRANSPARENT BUSINESS PRACTICE
- ✓ GREATER RETURN ON INVESTMENT



NSR COUNTY
@ MUMBAI HIGHWAY, SANGAREDDY
PHASE-III

**DTCP APPROVED
VILLA PLOTS**

ALEKHYA INFRAA DEVELOPERS present NSR COUNTY Phase III. It is a premium plotted development of 150 acres located in Sangareddy near the NH 65 (Mumbai-Hyderabad highway) with a well-planned layout, the latest infrastructure, an elegant clubhouse with leisure facilities, and a fantastic location.

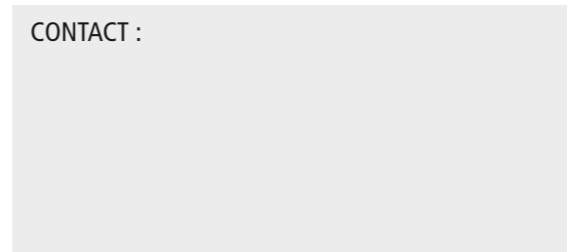
NSR COUNTY provides an unrivalled high-return investment opportunity with cutting-edge amenities and absolute safety.

ALEKHYA
INFRAA DEVELOPERS

Melange Towers, Unit 6C-A , 6th floor, Madhapur,
Hi-Tech City, Near Ratnadeep Supermarket,
Hyderabad - Telangana state, INDIA.

enquires@alkehyainfraadevelopers.com
www.alkehyainfraadevelopers.com

CONTACT :



concept | design - CRYSTAL - 92461 53944

a project by
ALEKHYA
INFRAA DEVELOPERS

TS RERA
TELANGANA REAL ESTATE REGULATORY AUTHORITY
No. P01100005893

DIRECTORATE OF
DTCP LAYOUT
TOWN AND COUNTRY PLANNING

PHASE-I
LP No. 206/2021/H
PHASE-II
LP No. 382/2021/H

150 ACRES
**MEGA HIGHWAY
FACING PROJECT**

“ With a grand clubhouse & world-class amenities, NSR COUNTY offers a superb investment opportunity. ”



NSR COUNTY
@ MUMBAI HIGHWAY, SANGAREDDY
PHASE-II



DTCP Approved Villa Plots

A secure gated community with
top-class amenities & exclusive clubhouse facilities



Diverse Range
Of Plots

Excellent Connectivity
To Key Destinations

Ample Pollution-free
Open Spaces

Exemplary
Location

Fantastic
Leisure Facilities

Unique Investment
Opportunity

Well-planned PROJECT

**A Secure Gated Community With
Top-class Amenities & Exclusive Clubhouse Facilities**

Alekhya Infraa Developers brings to you the third phase of the prestigious NSR COUNTY project. Nestled in the heart of Sangareddy, near the Mumbai highway, NSR COUNTY offers a tranquil haven amidst nature's beauty.

With carefully planned layouts and meticulous attention to detail, Phase III of NSR COUNTY offers the perfect foundation for your vision of a comfortable living space.

Owning a plot in NSR County - Phase III presents not only an opportunity for an exquisite lifestyle but also a sound investment. With its prime location in Sangareddy on the Mumbai National Highway, this approved project is poised for significant appreciation in property value.

Invest here and experience the perfect blend of modern living and natural landscapes.



PHASE-III



EXPERIENCE *Limitless Serenity*
IN A MEGA 150-ACRE PARADISE.

DTCP APPROVED VILLA PLOTS | HIGHWAY FACING PROJECT

THE PERFECT CANVAS FOR YOU TO CREATE YOUR DREAM HOME

<p>DTCP LAYOUT WITH CLEAR TITLE</p>  <p>BT ROADS</p>	<p>IMMEDIATE REGISTRATION</p>  <p>STREET LIGHTS</p>	<p>SECURE GATED COMMUNITY</p>  <p>CHILDREN'S PLAY AREA</p>
 <p>OVERHEAD WATER TANK</p>	 <p>AVENUE PLANTATION</p>	 <p>UNDERGROUND PIPES</p>
 <p>24X7 SECURITY</p>	 <p>JOGGING TRACK</p>	



COMPOUND WALL

Exceptional PROJECT AMENITIES

100 % Vasthu Compliant	Entrance Arch	Compound Wall	Well Demarcated Levelled Plots	60, 40, 33 Ft. Wide Main/Internal Roads	Avenue Plantation	Cycle & Jogging Track	Play Area For Children
Ample Open Spaces	Rainwater Harvesting Pits	Electrical Lines With Street Lamps	Individual Water Lines	Overhead Tank	Underground Drainage	Clubhouse with Swimming Pool	24x7 Secure Venture

NSR COUNTY
@ MUMBAI HIGHWAY, SANGAREDDY
PHASE-III

Every homeowner in NSR County will have the privilege of owning a generously sized plot, allowing ample space for designing your dream home.

With your peace of mind as our utmost priority, NSR COUNTY - Phase III boasts of reliable infrastructure, including well-lit roads with avenue plantations, an overhead water tank, underground utilities, and a dedicated water supply to enhance your everyday living experience.

DTCP APPROVED VILLA PLOTS | HIGHWAY FACING PROJECT



**NSR
COUNTY**
@ MUMBAI HIGHWAY, SANGAREDDY
PHASE-III

DTCP APPROVED VILLA PLOTS

Elite CLUBHOUSE

Indulge in the pinnacle of luxury living at NSR COUNTY's exquisite clubhouse. Unwind in the state-of-the-art fitness centre, take a refreshing dip in the sparkling swimming pool, and relish quality time with loved ones in lush green spaces. Engage in social gatherings at the elegant banquet hall.

Experience a harmonious blend of leisure and sophistication that truly defines modern living. Your every desire is catered to within these meticulously designed spaces.



**DISCOVER A PLETHORA
OF EXCITING INDULGENCES**

SWIMMING POOL

GYMNASIUM

MULTIPURPOSE HALL

INDOOR / OUTDOOR GAMES AND SPORTS

YOGA / MEDITATION

JOGGING TRACK

NSR COUNTY

@ MUMBAI HIGHWAY, SANGAREDDY

PHASE-III

DTCP APPROVED VILLA PLOTS

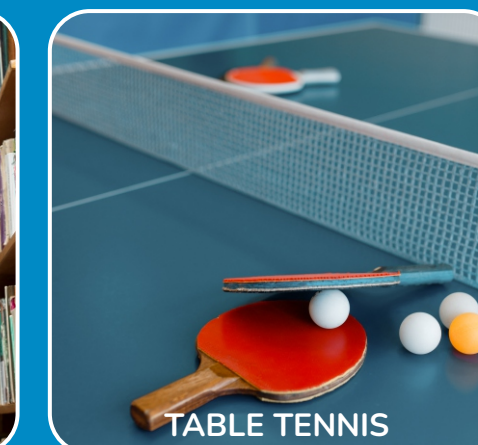
World-class CLUBHOUSE AMENITIES

Dive into opulence with the lavish clubhouse amenities. Enjoy a rejuvenating swim in the pristine pool, challenge friends, or celebrate special occasions in the elegant banquet hall. Elevate your fitness journey at the well-equipped gymnasium and find inner peace with invigorating yoga sessions.

Each amenity is crafted to enrich your lifestyle, ensuring a perfect balance of relaxation, recreation, and wellness at your fingertips.



RELISH THE ENDLESS POSSIBILITIES THAT AWAIT YOU AND YOUR LOVED ONES





LOCATION, CONVENIENCE, AND PREMIUM AMENITIES, MAKE
NSR COUNTY
 A SECURE AND REWARDING INVESTMENT CHOICE FOR
 LONG-TERM WEALTH GROWTH.



PHASE-III

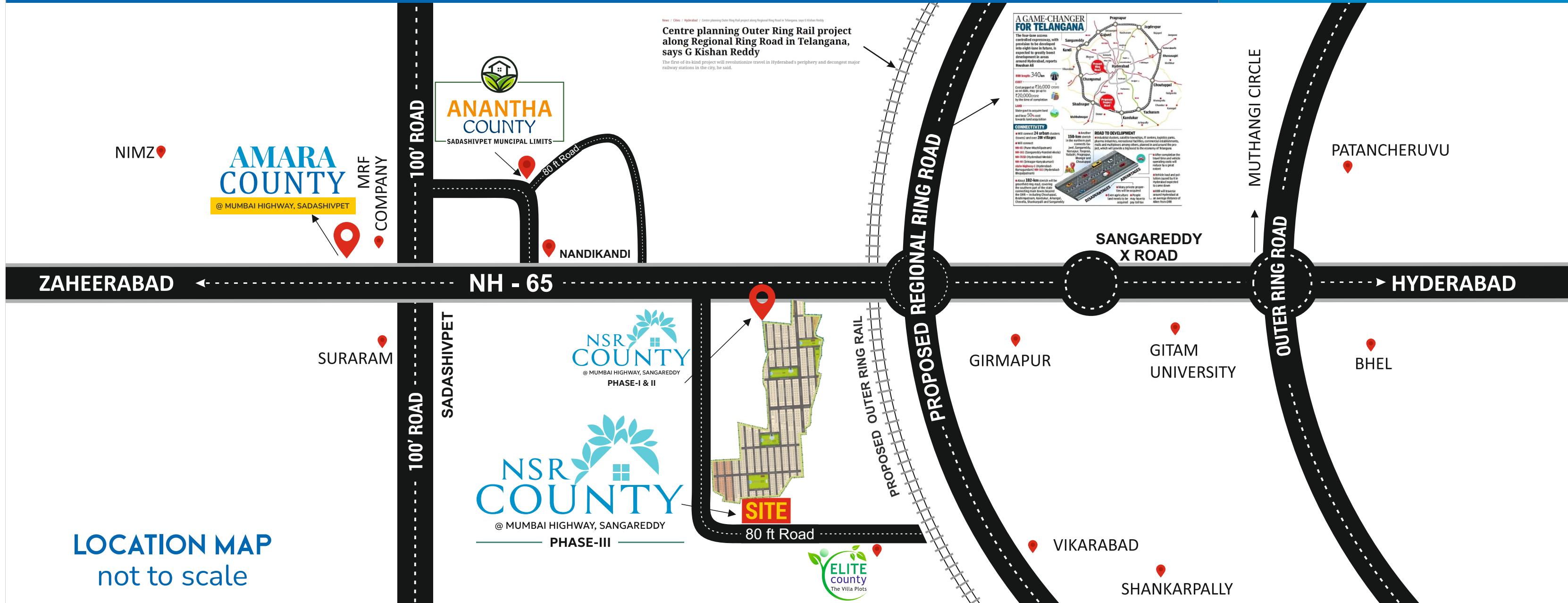
DTCP APPROVED VILLA PLOTS

Prime LOCATION

LANDMARKS NEAR THE PROJECT

- Venture near 12,635 acres, NIMZ SEZ
 - Near proposed Regional Ring Road (RRR)
 - Near proposed Outer Ring Rail
 - Project facing Mumbai NH-65 Highway
 - Adjacent to MRF Manufacturing Unit
- 5 min - Woxen Business School
 - 5 min - Regional Ring Road
 - 10 min - Mahindra Tractors
 - 15 min - IIT Hyderabad Campus
 - 20 min - United & Carlsberg Breweries
 - 20 min - Sangareddy
 - 20 min - Toshiba Transmission
 - 25 min - GITAM University
 - 25 min - Aurobindo Pharma

**EXPERIENCE
 SEAMLESS AND SWIFT
 CONNECTIVITY**



EMBRACE THE ROAD TO SUCCESS WITH THE HIGHWAY PROXIMITY

Unbeatable LOCATION ADVANTAGE

Investing in a prime locality along the Mumbai Highway (NH-65) presents an exceptional opportunity. The strategic location, with its proximity to both urban and industrial hubs like Zaheerabad NIMZ, promises substantial growth potential.

As infrastructure developments along the Mumbai Highway continue to enhance

connectivity, this flourishing area will become a hotspot for real estate investment. NSR COUNTY's location near NH 65 ensures ease of travel and access to key destinations. Early investment will lead to lucrative returns, as the area's growing popularity and planned urbanisation bode well for property value appreciation.



BHEL



OUTER RING ROAD



IIT - HYDERABAD



MRF



TOSHIBA

TOSHIBA

**DEVELOPED NEIGHBOURHOOD,
STUNNING COUNTRYSIDE, AND
URBAN FACILITIES**



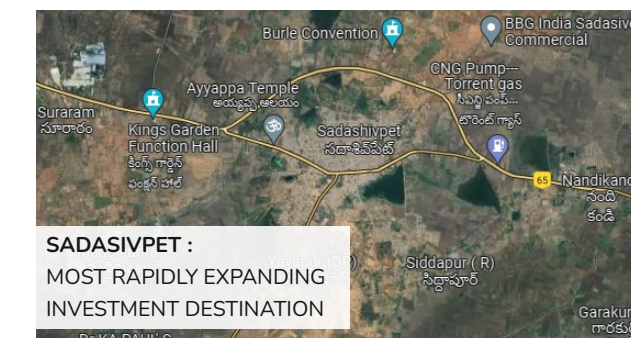
WOXSEN SCHOOL OF BUSINESS



NIMZ - ZAHEERABAD



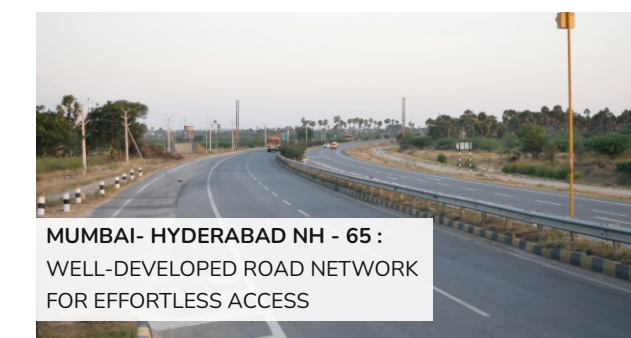
GITAM - HYDERABAD



SADASIVPET :
MOST RAPIDLY EXPANDING
INVESTMENT DESTINATION



ZAHEERABAD :
THE NEW COMMERCIAL
NERVE HUB OF TELANGANA



MUMBAI- HYDERABAD NH - 65 :
WELL-DEVELOPED ROAD NETWORK
FOR EFFORTLESS ACCESS



REGIONAL RING ROAD :
EXCITING NEW DEVELOPMENTS
& ADVANCED CONNECTIVITY

**SECURE YOUR Foothold IN NSR COUNTY
FOR A PROMISING FUTURE**

**NSR
COUNTY**
@ MUMBAI HIGHWAY, SANGAREDDY
PHASE-III

DTCP APPROVED VILLA PLOTS

Trusted COMPANY

ALEKHYA INFRAA DEVELOPERS is a reputed and renowned real estate firm with many successful projects around Hyderabad. The company has more than 20 years of experience developing premium residential and commercial projects. They combine the knowledge and experience of business legends with the most well-known names in the Hyderabad real estate market. ALEKHYA INFRAA DEVELOPERS boasts a dedicated team of more than 1000 marketing personnel, in-house professionals, consultants, and architects who provide the foundation for the unrivalled quality of construction and timely project delivery.

The group has completed projects comprising over 1,000 acres in the last two decades. ALEKHYA INFRAA DEVELOPERS believes in being transparent and accountable in all business activities and operates with a high level of transparency.

A RELIABLE GROUP WITH
UNCOMPROMISING SINCERITY,
HARD WORK, AND DEDICATED ATTITUDE



VISION

Our company strives to be efficient and creative and to provide prompt solutions for our trusted and esteemed customers.

MISSION

It is our mission to make land investment easy for everyone, thus ensuring the security of their future. We aim to provide premier residential plots and open plots and also provide superior, customized services that exceed customer expectations.

POLICY

Our company identifies top-class properties and commercial plots. We offer housing and commercial solutions through superior construction expertise. We invest in extensive lands and convert them into smaller investment opportunities for our many trusted customers.

Our Prestigious PROJECTS

It's a well-known fact that plot investments are an excellent financial choice since you get more value for your money and land appreciates more than built residences.

ALEKHYA INFRAA DEVELOPERS strength has been to locate their projects in areas that are not only desirable addresses but also simple to find and reach. Every project is envisioned with the intention of succeeding, and we think the results speak for themselves.

ONGOING PROJECTS

AMARA COUNTY

@ MUMBAI HIGHWAY, SADASHIVPET

Sadashivpet
Near NIMZ SEZ

DTCP Approved
Villa Plots



Sadashivpet
Near NIMZ SEZ

DTCP Approved
Residential Plots

COMPLETED PROJECT



Sangareddy
District

DTCP Approved
Residential Plots



PHASE-I

Sangareddy
District

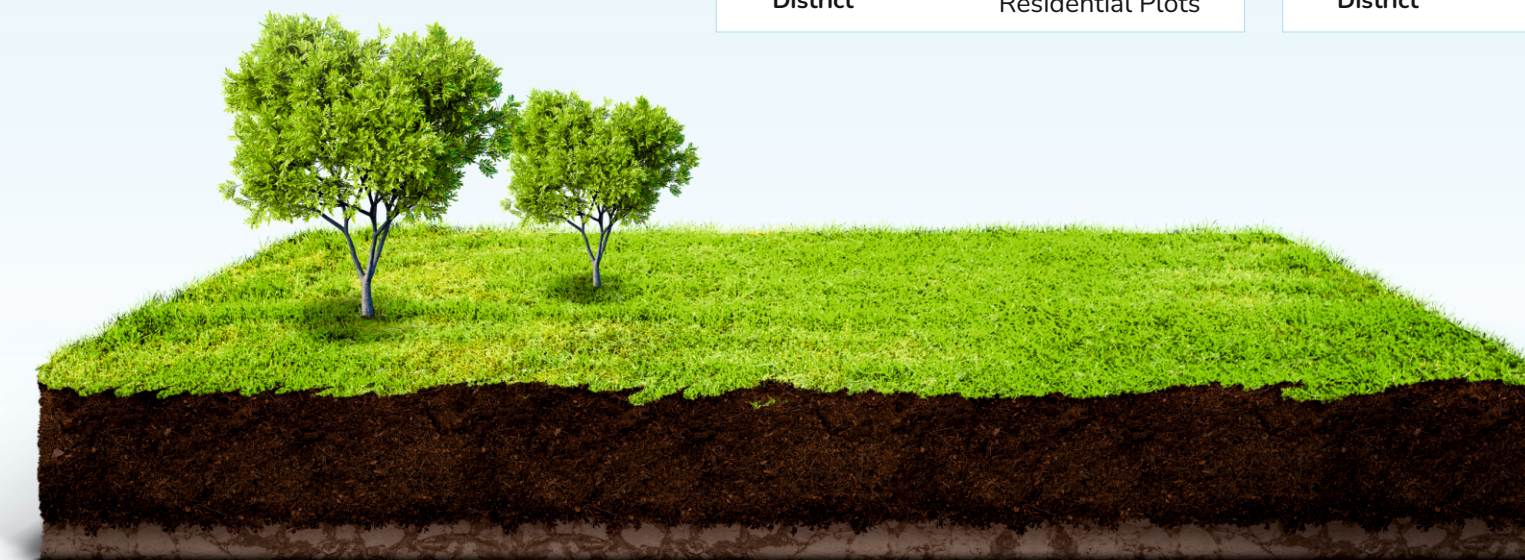
DTCP Approved
Residential Plots



PHASE-II

Sangareddy
District

DTCP Approved
Residential Plots



OUR PROJECTS HAVE
A CLEAR TITLE,
MODERN AMENITIES,
A THRIVING AND SECURE LOCATION,
AND DEVELOPED INFRASTRUCTURE