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BY L.V. REDDY

Luxury villas are coming up in large numbers in the suburbs of the city. More than 25 such ventures are underway in various locations, from Shankarpalli to Shamshabad and from Medchal to Manikonda.

The most-favoured spots for villas are Nizampet, Bachupalli, Kompally, Shamshabad, Medchal, Bachupalli, Uppal, Nagole, Maheshwaram, Dundigal, Shameerpet, Yapral, Ghatkesar, Srisailem Highway, Gachibowli, Tellapur, Kothur and Shadnagar.

There is huge demand for villas, which are being built near major IT hubs and the Shamshabad airport.

Luxury villas at the 531-acre 'Boulder Hills Golf' and 'Country Club' complexes built by Emaar MFG Land Ltd are being sold at prices ranging from Rs 8 crore to Rs 20 crore. These are the costliest villas to be built in the city. There are about 100 villas in the Rs 5,610-crore project, all of which have been booked by

prospective buyers.

Emaar MFG, a joint venture between Dubai-based Emaar group and Delhi-based MGF Ltd, claims that the USP of the complex is the 192-acre 18-hole golf course built according to international standards.

Other developers are building villas, which are priced between Rs 2 crore and Rs 5 crore. Most of them are coming up in plots ranging from 180 sq. yards to 320 sq. yards. The built-up area extends from 1,100 sq. feet to 4,500 sq. feet.

Interestingly, the Asian Township in Shankarpalli is offering 'low-cost' villas, which are priced between Rs 24 lakh to Rs 38 lakh.

The township is being developed by Sri Swathi Realty Infrastructure Ltd. "We are constructing 167 villas in 18 acres," said Ms Seshu Srinivas, managing director of the township. "The plots range from 167 square yards to 267 square yards."

"People are moving towards the suburbs due to heavy congestion in the cities," says Mr D.S. Prasad, MD of Vasudeva

Realtors Ltd, which is developing 150 villas in 20 acres in Tellapur. "Our target clientele consists of professionals and NRIs and the cost varies from Rs 2.5 crore to Rs 4 crore for each villa."

Most of the villas offer superior design, structure

and elevation and have luxury amenities. They also have clubs, children's play area, separate transformers, wide roads, well lit surroundings, jogging track, health club, and well-maintained lawns.

Further, most villas have incinerators, garbage and sewage treatment plants, provision for rain water harvesting, and centralised security.

"There is no disputing the fact that prices of villas are high when compared to apartments," says Mr Ramchandra Reddy, managing director of Obili Infrastructures. "Despite this, there are many takers for villas."

Other big projects underway are Bloomfield Ecstasy in Tellapur with 150 villas in 20 acres, Palm Meadows in Kompally with 337 villas in 95 acres,

Gorlas' Paradise in Medchal with 433 villas in 104 acres, Hill County in Bachupalli with 43 villas in 68 acres and Galaxy Vistas in Shamshabad with 500 villas in 100 acres. Most of these projects will be ready by the end of 2009.

**People are moving towards the suburbs due to congestion in cities. Our target clientele consists of professionals and NRIs**

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Despite being high price, there is huge demand for villas which are being built near major IT hubs and the Shamshabad airport.

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