



Experience the pinnacle of luxury living with meticulously designed premium residential plots with top-tier amenities and facilities.

# Welcome to Grupe Builders and Developers LLP

With two decades of unparalleled experience in the real estate realm, Grupe Builders and Developers has become synonymous with trust, quality, and innovation in south Hyderabad. Our journey, woven into the city's skyline, showcases a commitment to not just building homes, but also Developing Premium Commercial and Residential plots crafting lifestyles.

## Our Legacy

- **20 Years of Excellence:** A journey marked by dedication, innovation, and trust.
- **Multiple Signature Ventures:** Each project a testament to our commitment to quality and luxury.
- **Unwavering Quality:** We never compromise, ensuring our standards always exceed expectations.
- **A Spectrum of Choices:** From premium villa plots to farm lands, commercial spaces, villas, and apartments, we cater to every dream.
- **Trust & Goodwill:** A legacy built on trust, with a name that stands for reliability.
- **Excellence in Every Endeavor:** Our projects set benchmarks in design, quality, and comfort.
- **Customer-Centric Approach:** We don't just build; we tailor dreams into reality, focusing on every detail of customer desires.



# Foxconn Estates

Welcome to Foxconn Estates, an exquisite venture by Grupe Builders and Developers, where premier villa open plots offer a blend of luxury and connectivity. Situated in a prime location, this project promises ease of access alongside a life wrapped in opulence. The heart of this estate is its state-of-the-art clubhouse, featuring a luxurious pool, banquet hall, guest rooms, and expansive lawns, all designed with the next-generation in mind.

Foxconn Estates redefines community living with amenities tailored for every lifestyle, including scenic walking tracks, beach volleyball, net cricket, parks for elders, and vibrant children's play areas. It stands as a testament to futuristic planning, where every detail caters to the desires of those who dream of a life marked by elegance and convenience.

Invest in your future at Foxconn Estates, where every plot, amenity, and lush green space invites you to a life that's not just about the present but designed for generations to come. This is more than a place to build your home—it's where your future takes root, in a community designed for the zenith of luxury living.



## The private Clubhouse

Discover the epitome of elegance and convenience at Foxconn Estates, featuring a tropical-styled private clubhouse. This architectural marvel caters to both intimate gatherings and grand celebrations, with a lavish swimming pool at its heart, surrounded by a sprawling lawn for unforgettable parties. Spacious guest rooms on the top floor offer breathtaking views and blend privacy, comfort, and scenic beauty seamlessly. Additionally, a fully equipped kitchen facility ensures culinary needs are met for every event. Plus, as a plot owner, enjoy the exclusive privilege of a **FREE MEMBERSHIP**, allowing the booking of a guest room for up to three days a year at no cost.



SWIMMING POOL



GUEST ROOMS



GARDEN

## Multipurpose Hall

Introducing our versatile multi-purpose hall, conveniently nestled on the ground floor beside the serene pool within our exclusive clubhouse. Offering stunning views of the tranquil surroundings, this space is perfect for a myriad of occasions, from birthday parties to corporate events. With its proximity to the pool and lush lawns, it's an ideal setting for poolside soirées and open-air festivities. Our dedicated team ensures meticulous planning and execution, allowing you to relax and fully enjoy your event. Elevate your celebrations with our picturesque backdrop and versatile amenities, creating unforgettable memories at our esteemed clubhouse.



CLUBHOUSE INTERIOR



DINING AREA



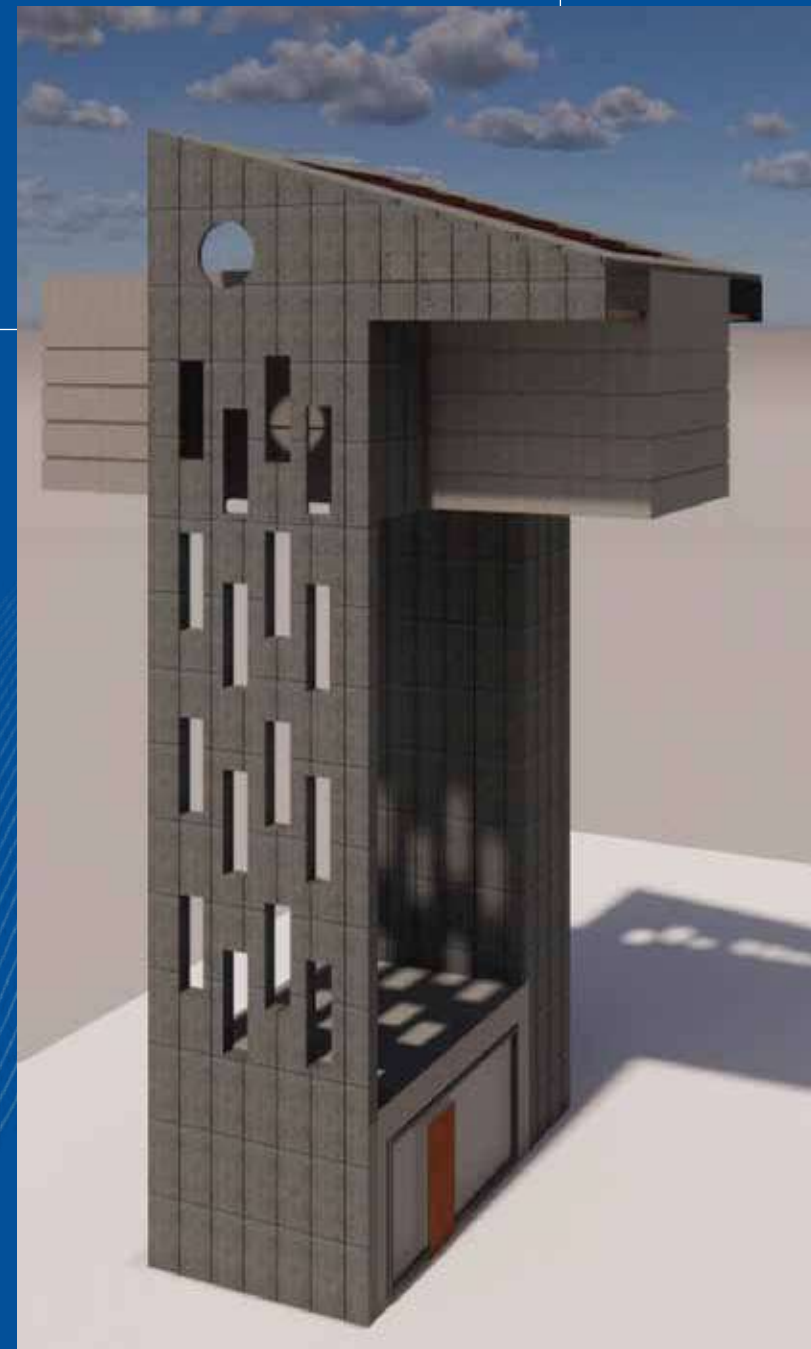
CHILDREN'S PLAY AREA

## Project Amenities

Indulge in leisure and recreation at Foxconn Estates with meticulously landscaped parks, offering serene retreats amidst nature's beauty. Our children's play area ensures a safe and vibrant space for kids to explore and enjoy. Stay active on our walking tracks, perfect for morning jogs or evening strolls surrounded by lush greenery. Engage in friendly matches at our sand volleyball court and net cricket pitch. Inside, our indoor games facility caters to all ages, fostering fun-filled moments and community bonding.



*Elevate your Lifestyle with unparalleled Amenities at Foxconn Estates.*



## Project Facilities

Experience comfort and security with our 24/7 security system, CC TV survey lines and robust compound wall. Illuminate your path with street lights throughout the estate. Enjoy uninterrupted power supply with street lights all around the project. Access reliable water through overhead water tanks and benefit from pedestrian-friendly sidewalks. Contribute to sustainability with our water harvesting pits. At Foxconn Estates, we prioritize your safety, convenience, and environmental responsibility, ensuring a harmonious living experience

*Experience seamless comfort through our top-tier Facilities*



Foxconn manufacturing unit



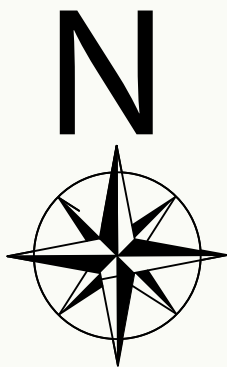
Ranga reddy Collector Office

TSIIC Yeliminedu SEZ SY No 166-103.00 Ac

Yeliminedu

TSIIC Yeliminedu SEZ SY No 421 - 89.00 Ac

TSIIC Yeliminedu SEZ (Aerospace) SY No 512 - 378.00Ac



Kongara Kalan

Relisys Medical Devices

Wonderla

TCS Adibatla

Bongalur X Road

NSG

Octopus

White Gold

CVR Engineering College

Ibrahimpattam



Gurunank College

Agapally Junction



RESIDENTIAL LAYOUT IN SY.NO:- 489,490P AND 491P SITUATED AT YELIMINEDU VILLAGE, IBRAHIM PATNAM MANDAL, RANGA REDDY DIST. T.G.



hmda Growing Global

LP NO : 000174/L0/PLG/HMDA/2023

TS RERA P02400007929

# Location Highlights

- Conveniently situated for easy commute to nearby areas and amenities
- Peaceful and tranquil environment, away from the hustle and bustle of the city
- Proximity to many educational institutions.
- Future growth potential due to nearby government projects and developments
- Well-connected to public transportation options
- Offers a perfect blend of urban convenience and natural beauty
- Surrounded by lush greenery on one side and developed towns on the other
- Convenient access to employment opportunities and recreational amenities

- Few mins drive to Yeliminedu SEZ
- **10 mins** drive to Mettila SEZ
- **10 mins** drive from Nagarjuna Sagar highway
- **15 mins** drive to Gurunanak Engineering college
- **15 mins** drive to Foxconn manufacturing unit
- **15 mins** drive to Rangareddy collector office
- **15 mins** drive to many Educational institutions
- **20 mins** drive to TCS, Adibatla
- **20 mins** drive to Wonderla
- **25 mins** drive from ORR
- **35 mins** drive to Airport
- Opposite to Telangana government's Aero Park allocation

**FOXCONN**  
ESTATES



15 mins Drive to Foxconn manufacturing unit



20 mins Drive to TCS



20 mins Drive to Wonderla



25 mins Drive to BDL



25 mins Drive from ORR (Bongloor)



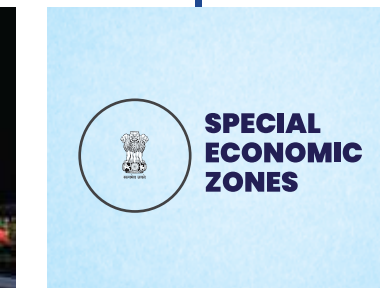
35 mins Drive to RGI Airport



15 mins drive to Rangareddy collector Office



15 mins Drive to Guru Nanak Engineering Collage



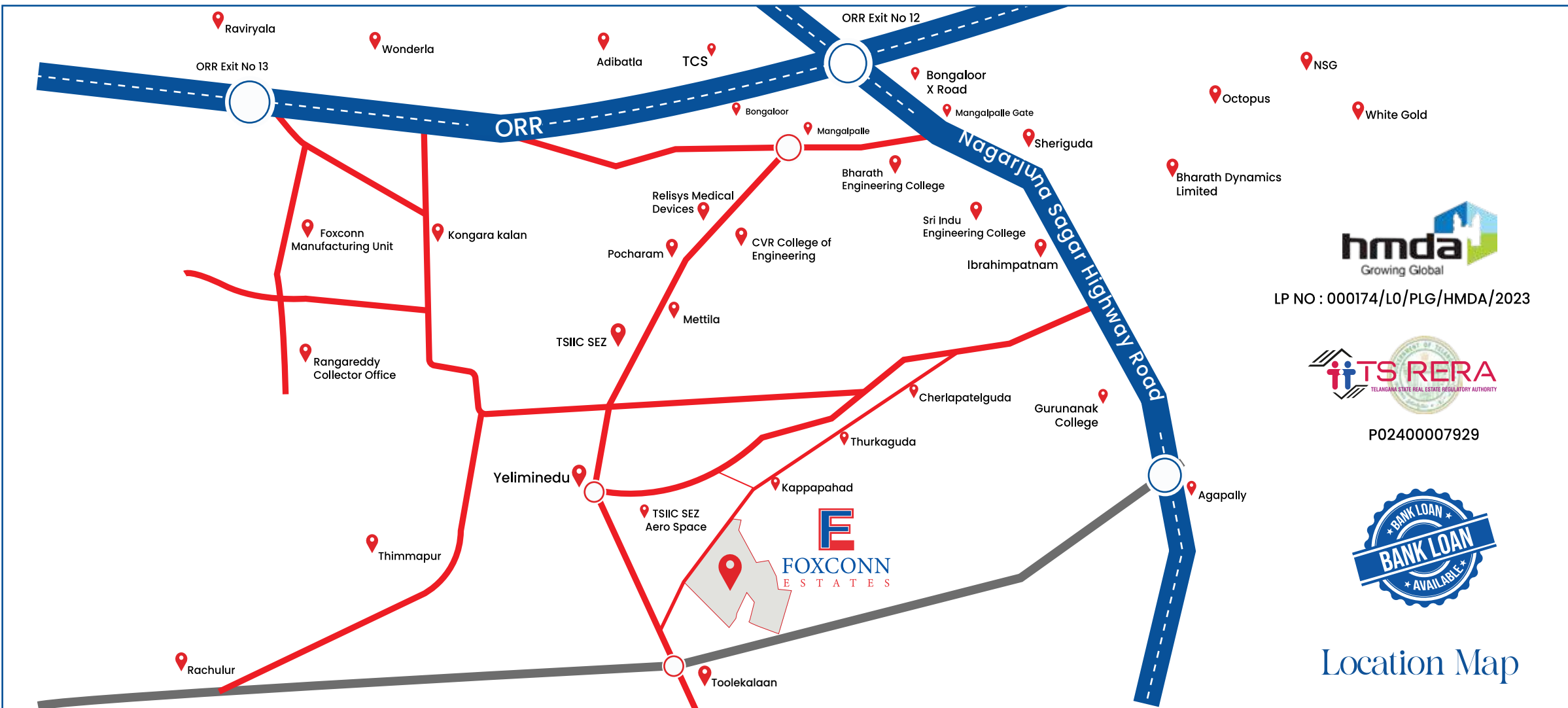
Few mins Drive to Yeliminedu SEZ



10 mins Drive from Nagarjuna Sagar Highway



20 mins Drive to White Gold Integrated spintex park



LP NO : 000174/L0/PLG/HMDA/2023



P02400007929



Location Map

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FOR MORE DETAILS CONTACT :



### Corporate Office Address:

Plot 232, 4th floor, Nagarjuna Sagar Road,  
Hastinapuram, Hyderabad, Telangana 500070



Scan Here for Site Location

Conceptualised & Designed by  
**BRAND**  
888 537 8378

NOTE : This Brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the developments, plans and specifications as deemed fit.