

MAGNUS
SMART CITY
RAMESHWARAM - SHADNAGAR

75+
PROPOSED ACRES

16.31
ACRES APPROVED (PHASE - I)

215
ULTRA LUXURY VILLA PLOTS

WELCOME TO THE WORLD WHERE FORTUNE FEELS REAL

Live smart, invest smarter at Magnus Smart City, Shadnagar where luxury living meets future-ready planning with vastu-compliant plots and 30+ world-class amenities for 75+ proposed Acres, every detail is designed for comfort, convenience, and long-term value. HMDA-approved Phase-1 plots (16.31 acres, 215 plots) ranging from 177.77 sq.yds to 527.45 sq.yds are now open, giving you the perfect opportunity to lock in property value in Hyderabad's fastest-growing zone. Here, you don't just buy land, you buy a lifestyle.

Shadnagar, a fast-growing hub on NH-44, Hyderabad, boasts seamless connectivity and is close to major centers like Microsoft Data Centre, ISRO & NRSC, AdaniConneX Data Center, Elikatta SEZ, Chandanvelly SEZ, Polepally SEZ, Mekaguda SEZ, and RGIA Airport. Residents enjoy easy access to shopping complexes, educational institutions, healthcare facilities, and places of worship. With booming industrial development, expanding infrastructure, and budget-friendly plots, Shadnagar emerges as an ideal destination for living and investment.



ENTRANCE
GATE



BECAUSE LIVING SHOULD
FEEL INDULGENT



MAGNUS
SMART CITY

AMENITIES CURATED FOR THE CLUBHOUSE

-  Spa
-  Mini Theater
-  Guest Rooms
-  Swimming Pool
-  Clinic & Pharmacy
-  Indoor Sports Zone
-  Gymnasium
-  Multipurpose Hall for Events
-  Wellness & Meditation Center
-  Sky Lounge & Rooftop Restaurant
-  Business Center & Co-working Spaces
-  Commercial Space (Shops / Convenience Stores)

25000 SFT
CLUBHOUSE
FOR PROPOSED 75+ ACRES

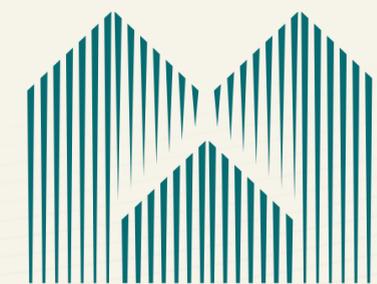


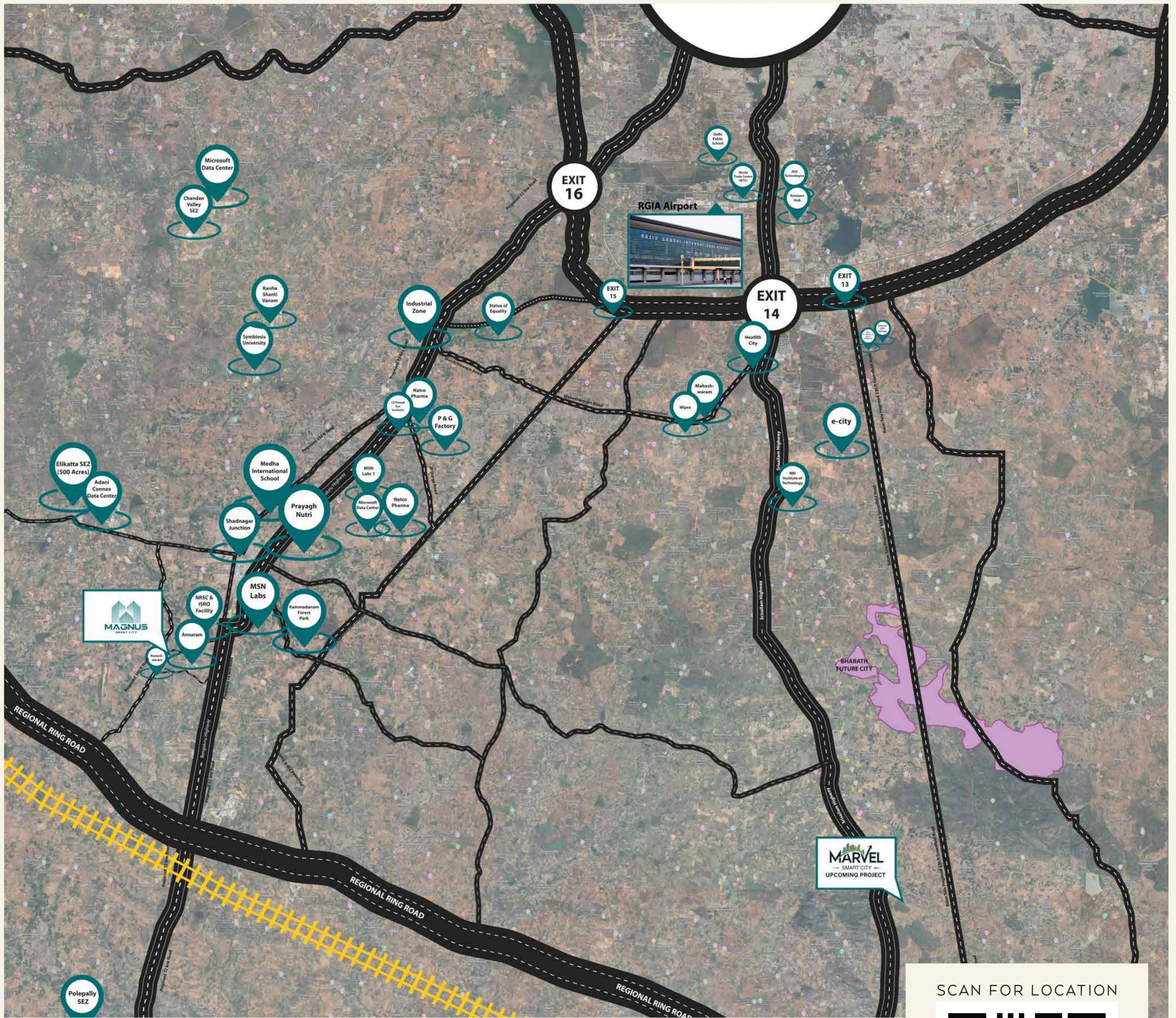


FEEL ALIVE THE
MOMENT YOU
STEP OUT

Beyond The Collection Of Amenities, The Green, Well-Maintained Outdoors Invite You To Experience The Tranquillity, Freshness And Vibrant Energy Of Life That They Awaken. With A Comforting Sense Of Security, Inclusivity And Serenity That Lightens Your Heart And Mind, This Beautiful Neighbourhood Brings Purpose To Every Day, Harmonising Life And Beauty In Perfect Balance.

30+
AMENITIES





THE LAND THAT INSPIRES AND BUILDS YOUR TOMORROW

This address provides the perfect foundation for a progressive future. From the ease of everyday living to the assurance of a sound investment, every need is thoughtfully met – making it a place where your future can truly thrive.

SCAN FOR LOCATION





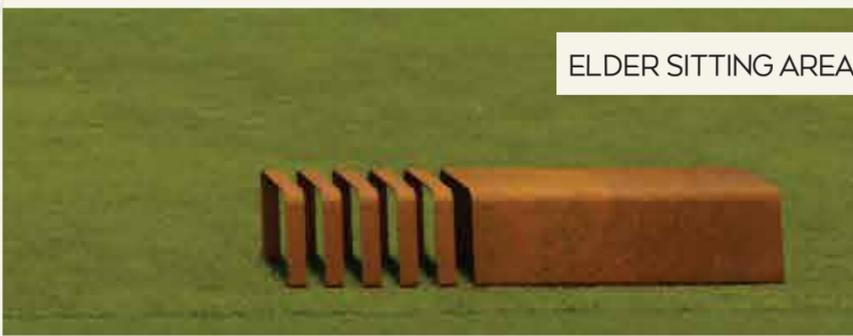
DIRECTION BOARD



AMPHITHEATER



DESIGNED WALL



ELDER SITTING AREA



CLOCK TOWER



PICKLEBALL COURT



GAZEBO



CCTV SURVEILLANCE



CHILDREN'S PLAY AREA



CRICKET NET PITCH



BASKETBALL COURT



JOGGING TRACK



60 FT ROADS



MULTIPURPOSE COURT



PET FRIENDLY AREA



WALKING PATH



OUTDOOR FITNESS GYM



SWIMMING POOL



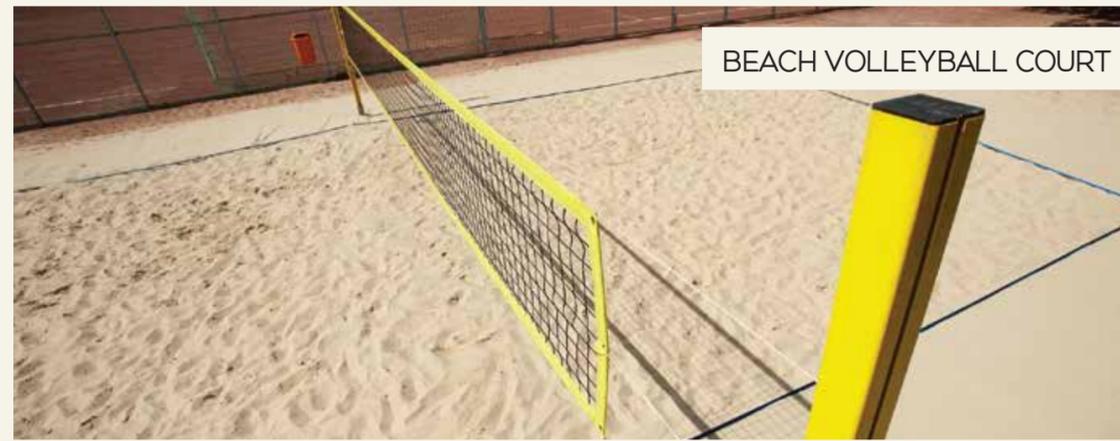
REFLEXOLOGY PATHWAY



EV CHARGING STATION



MODERN STREET LIGHT



BEACH VOLLEYBALL COURT

WHERE YOUR HOME BEGINS TO TAKE SHAPE



PROJECT HIGHLIGHTS

Comfort Lies At The Heart Of Every Home, And Here It Is Elevated To A Whole New Level, Creating A Space That Truly Reflects The Life You Have Always Wished For.



16.31 Acres
Approved



Underground
Drainage



Gated Community
Development



100% Vastu
Compliant



Underground
Electricity



60, 33 & 30ft CC Road
with Walking Tracks.



Children's Park
Arena



Avenue
Plantation



Modern
Street Lights



Storm Water
Drains



Overhead
Tank Bund



Lush Green
Compound



Location Highlights

CONNECTIVITY

- Strategic location near Regional Ring Road (RRR)
- 3 minutes to Hyderabad-Bangalore Highway (NH-44)
- 5 minutes to Parigi Highway (NH-163)
- 5 minutes to Shadnagar Town
- 10 minutes to Shadnagar Railway Station
- 10 minutes to Shadnagar Bus Stand
- 30 minutes to Outer Ring Road (ORR) Junction Exit 16
- 35 minutes to Rajiv Gandhi International Airport

INDUSTRIAL & COMMERCIAL

- 02 minutes to NRSC and ISRO facilities
- 05 minutes to NATCO and MSN Labs
- 07 minutes to Microsoft Data Centre
- 07 minutes to AdaniConneX Datacenter
- 07 minutes to Elikatta SEZ
- 08 minutes to P&G and Amazon Warehouse
- 15 minutes to DLF and LV Prasad Eye Institute
- 20 minutes to Chandanvelly SEZ
- 25 minutes to Polepally SEZ

SPIRITUAL & WELLNESS CENTERS

- Temple within the community
- 2 minutes to Rameshwaram Temple
- 15 minutes to Kanha Shanthi Vanam
- 20 minutes to Chinna Jeeyar Swamy Ashram
- 20 minutes to 216 ft Statue of Ramanujacharya

EDUCATIONAL INSTITUTIONS

- 04 minutes to Vedha Pathashala
- 04 minutes to Indian Heights School with International Standards
- 06 minutes to The Master Minds International School
- 06 minutes to Sri Chaitanya Techno School
- 06 minutes to Delhi Public School
- 07 minutes to EuroKids Pre-school
- 10 minutes to Symbiosis University
- 10 minutes to TATA Institute of Social Sciences

HEALTHCARE

- 05 minutes to Star Kids Children's Hospital
- 05 minutes to ABV Multispeciality Hospital
- 07 minutes to Sri Varada Neuro Multispecialty Hospital
- 07 minutes to Life Care Multispecialty Hospital
- 07 minutes to Vijayajyothi Multispecialty Hospital
- 08 minutes to VIVA HOSPITALS Multispecialty





 www.mugdharealty.com

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