



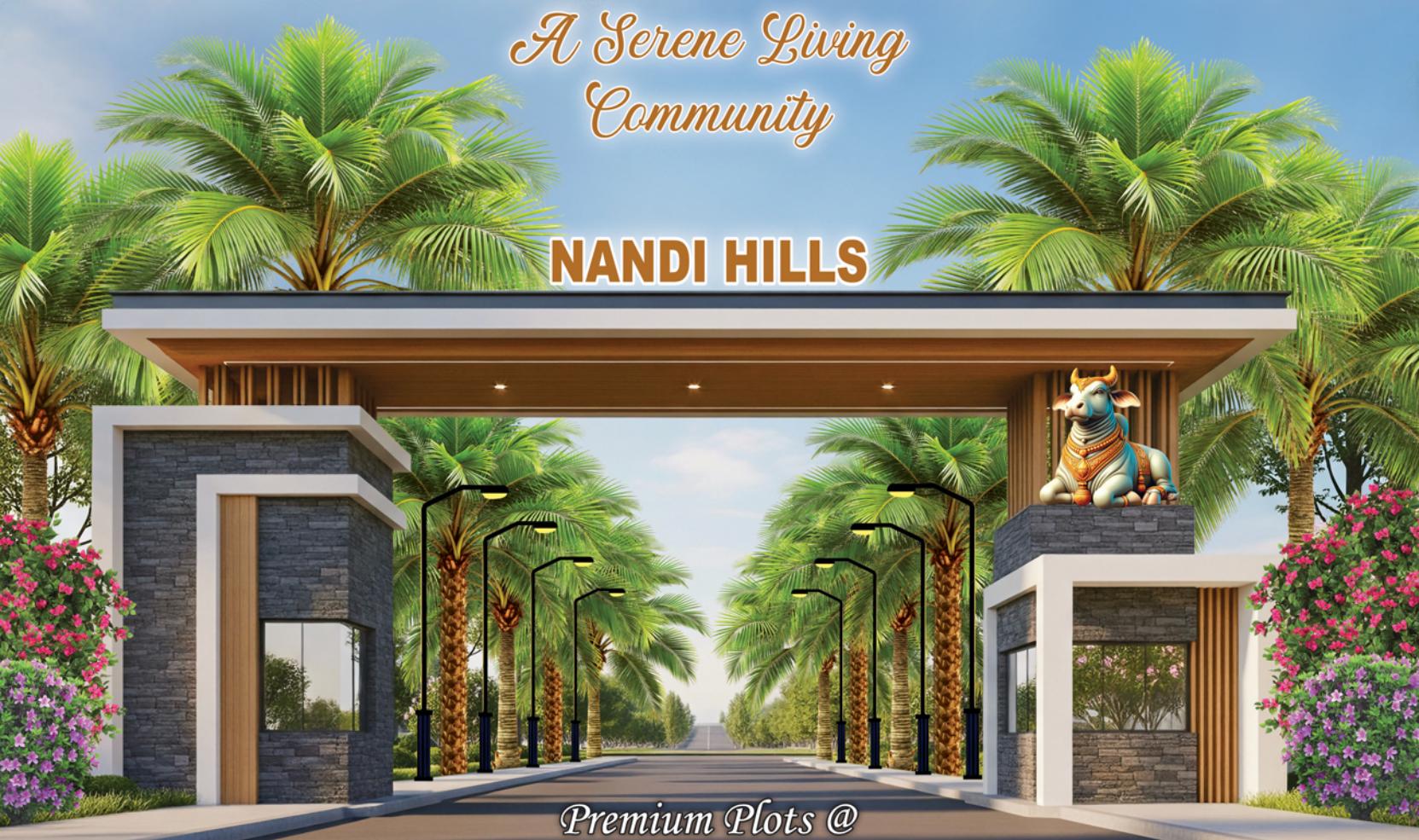
LP Number :

1195/0005/LP/NRSRPT/2025

NANDI HILLS

*A Serene Living
Community*

NANDI HILLS



*Premium Plots @
Kotappakonda*



A Project by

SRI VENKATESWARA ESTATE



Where Nature Meets Lifestyle

Nestled amidst the rolling hills and misty mornings, Nandi Hills is a destination that offers a unique balance of natural beauty and modern comforts. Far from the rush of the city yet conveniently connected, it invites you to experience a lifestyle where every day feels like a retreat. The air is cleaner, the views are endless, and the surroundings inspire a sense of peace that is hard to find elsewhere.

Imagine waking up to the sound of chirping birds, walking along lush green trails, or enjoying the golden glow of sunrise over the mountains. At Nandi Hills, you don't just live—you thrive in harmony with nature. The region's charm lies in its timeless appeal, offering serenity for families, leisure for retirees, and promise for investors seeking long-term growth.

With thoughtfully designed spaces, eco-friendly planning, and access to modern amenities, Nandi Hills ensures that comfort and convenience are never compromised. Whether it's wellness, recreation, or simply the joy of breathing fresh air, every moment here is crafted to enrich your lifestyle. More than a location, Nandi Hills is an experience—where tranquility meets opportunity, and every day is a celebration of life.

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A Serene Layout
Facing the Sacred
Kotappakonda Temple

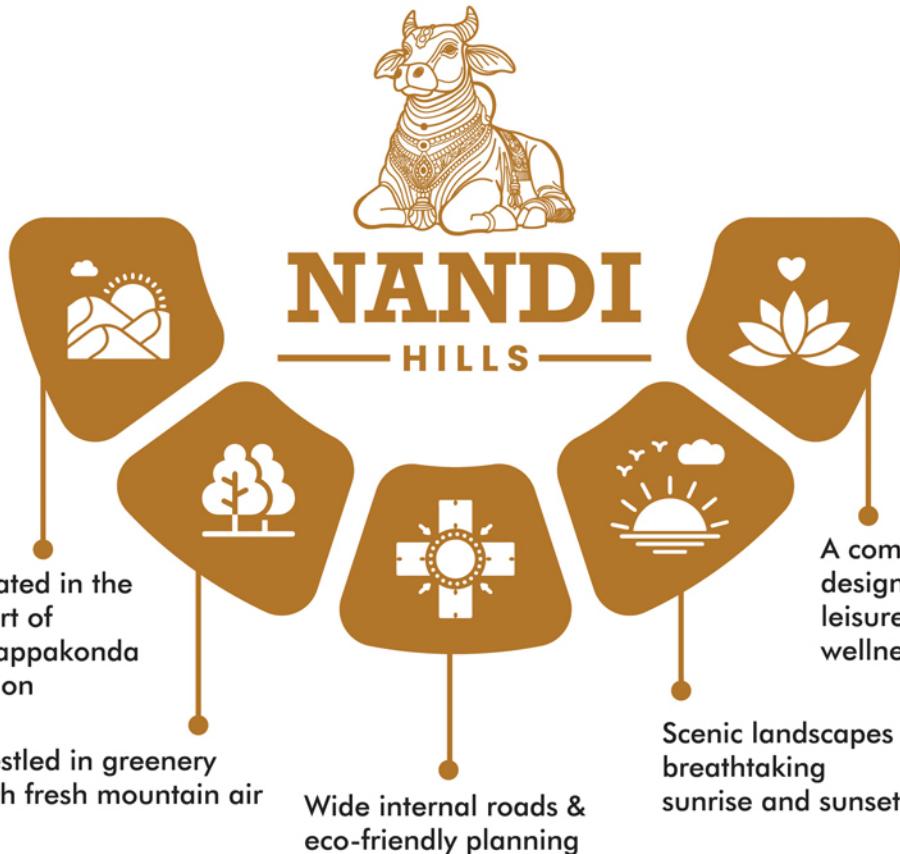
Nandi Hills is not just a location—it's a lifestyle. Wake up to cool breezes, explore trails, enjoy weekend picnics, or simply unwind in a resort-like ambiance. Every corner is designed to rejuvenate mind, body, and soul.

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Site Highlights

Located opposite to the renowned lord Siva's Kotappakonda Temple, this DTCP-approved layout offers a peaceful and scenic environment surrounded by lush greenery. The site is just 15 minutes' drive from Narasaraopeta, featuring wide cement roads, 24/7 security, and essential utilities. Ideal for comfortable living and long-term investment in a serene, rapidly developing area.



A world-class **Clubhouse** featuring a lavish banquet hall, modern gym, rejuvenating spa, and elegant function area reserved solely for individuals holding "privileged membership".





Amenities Features

- DTCP Approved Layout
- 100% Clear Title Property
- 100% Vastu Compliance
- 24/7 Security, Drainage System
- Club House, Function Hall, Gym and Spa
- Water Tank Facility, Electricity Supply System
- Children's Park, Jogging Track, Recreation Zone
- Plantation, and Landscaped Gardening
- 30 ft and 50 ft Wide Cement Concrete Roads
- Avenue Plantation with Grand Entrance Arch, and Fountain
- Ready-to-Use Residential Layout with Modern Amenities

Location Highlight

- Layout near by Kotappakonda Temple
- Just 15 minutes drive from Narasaraopeta.
- Only 10 minutes from Chilakaluri Peta.
- Easily reachable to Vinukonda within 20 minutes.





NANDI HILLS

MASTER PLAN

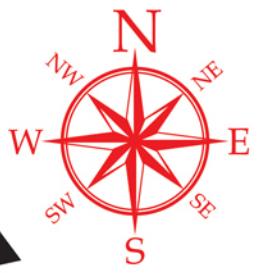
Escape the chaos, embrace the calm. A serene living destination nestled amidst the scenic beauty of Nandi Hills.

NORTH

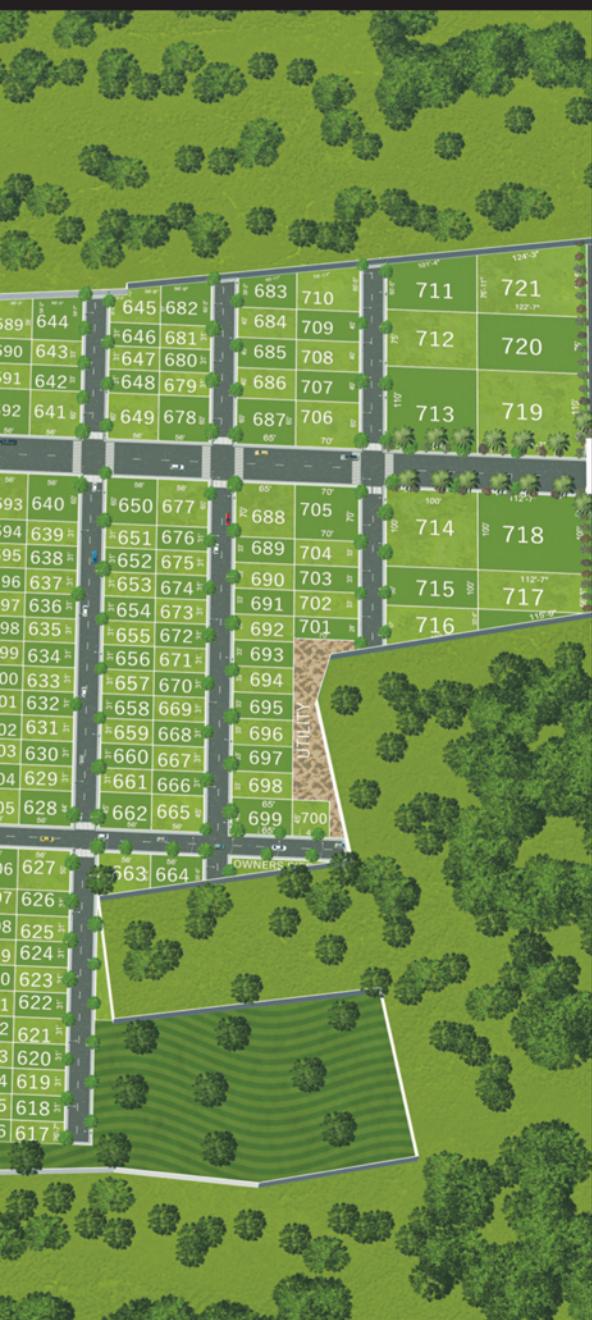




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EAST



VENKATESWARA ESTATES



Ravilla Venkateswararao

Mr. Ravilla Venkateswararao started his career in real estate in the year 2006 and has made a great name in the industry through the projects that he has taken up via his brainchild, Venkateswara Estates & Land Developers. The seven successful projects that he has taken up before Ravilla Gardens are considered landmark projects in the real estate circle of Guntur.

Apart from his business endeavors and real estate projects, Mr. Venkateswararao is famous for his social welfare initiatives and devotional activities. An ardent devotee of Sri Venkateswara Swami, he attributes all the success of his ventures to the blessings of his dear God. His actions prove repeatedly that profit is not his aim, but customer satisfaction and service to the society.



VENKATESWARA ESTATES



Venkateswara Estates over the years, we have built a strong foundation of excellence across the real estate landscape in and around Guntur. Established with a vision to empower people with self-reliant living, we've successfully completed several landmark projects that stand as a testament to our commitment and quality. Our mission is to deliver world-class, integrated living environments combining modern infrastructure with serene surroundings. Since our inception in 2008, we have steadily grown into one of the most trusted names in the industry, known for innovation, transparency, and dedication to customer happiness.

Ravilla Gardens - Where Dreams Take Root. Ravilla Gardens is the prestigious new venture from Venkateswara Estates Group, located near the new capital region of Amaravati. This premium gated community offers well-planned residential plots with blacktop roads, green spaces, and access to every modern amenity you need. Spread across 100 acres, Ravilla Gardens is designed for those who seek both luxury and tranquility - a perfect blend of comfort and convenience.

The project lies just minutes away from the National Highway and Outer Ring Road, making connectivity effortless. Amenities include : Open plots, villas, and apartments Club house & cafeteria spaces Parks, playgrounds, and walking tracks, round-the-clock security and maintenance.



It is every person's dream to have a place of their own; created, crafted, and maintained according to one's own wishes and dreams. It is the realization of this dream that is possible through the 'Individual Houses' of Venkateswara Estates. The houses remain your abode forever along with being in the safety, security, and leisurely ambiance of a gated community. Ravilla homes builds Apartments, Duplex houses, Individual Houses.

Our Previous Projects - Weekend Homes, Seshadri Gardens, Iskon City, Ravilla Gardens Present Projects - Nandi hills



VENKATESWARA ESTATES



L.P NO : 34/2017/GNT

PI AN SHOWING THE APPROVED RESIDENTIAL LAY OUT

PLAN IN D.NO'S : 762/C (P), 765/A (P), 765/C (P),
7791/A (P), 791/B, 791/C2, 791/D3, 792/C3, 792/D3, 798/C & 799 (P) OF
YANAMADAL VILLAGE, PRATHIPADU MANDAL, GUNTUR DISTRICT

Our Previous Projects

Lalitha Nivasam



Sri Nivasam



Individual House



VISION



Creating Happy
Memories,
Every Single Day



TRUST



A Legacy of Trust.
Since 2006.

PHILOSOPHY



Better Planning
Better Location
Better Amenities
Better Value



VALUES



Transparency
Integrity
Honesty
Trust
Passion
Innovation



NANDI — HILLS —

Step Into a Higher Living Experience

Premium Plots @

Kotappakonda

Sri Trikoteswara Swamy Temple



Head Office : Mahatma Gandhi Inner Ring Road, Phase 2, Bhavani Nagar, 2nd line, Guntur - 522034

Branch Office : Near Gajjala brahmareddy Hospital, Palnadu Bus stand, Narasaraopet, Palnadu District, A.P.

Site Address : Petlurivaripalem Road, Kotappakonda, Narasaraopet, Palnadu District, A.P.

Office Mobile No. : 7799524567, Email : nandihills1111@gmail.com

For Bookings, Contact No.:



Disclaimer: This brochure is a conceptual representation and not a legal offering. elevations and specifications as required. All images and renderings are indicative and subject to change at the discretion of the builder/architect.