



Magnus Smart City - 75+ Acre: Ultra Luxury Villa Plot's

Welcome to Magnus Smart City

75 Acres of Gated Smart Living in Rameshwaram, Shadnagar

near Bangalore Highway

Seamless connectivity, premium amenities, and future-ready infrastructure



MAGNUSCITY



Project Overview



75 + Acres with 1st Phase 22.5 Acres

HMDA zone in Future Master Plan 2051

Vastu-compliant layout design

**Plot Area Starts At
183 Sq.Yards**

**Club House with
25000 St**

**Fully Smart Featuring
Amenities**

Unparalleled Location & Connectivity

Connectivity

- 3 minutes to Hyderabad-Bangalore Highway (NH-44), expanding to 6 lanes
- 5 minutes from Parigi Highway (NH-163)
- Strategic location on the proposed Regional Ring Road (RRR), 1 minute access
- 5 minutes from Shadnagar Town
- 30 minutes to Outer Ring Road (ORR) Junction Exit 16
- 35 minutes to Rajiv Gandhi International Airport

Transportation

- Railway Station: Shadnagar MMTS Railway Station (10 minutes)
- Metro: Shamshabad Metro Station
- Bus Station: Shadnagar Bus Stand (10 minutes)
- Airport: Rajiv Gandhi International Airport (35 minutes)



High-Growth Infrastructure & Potential:

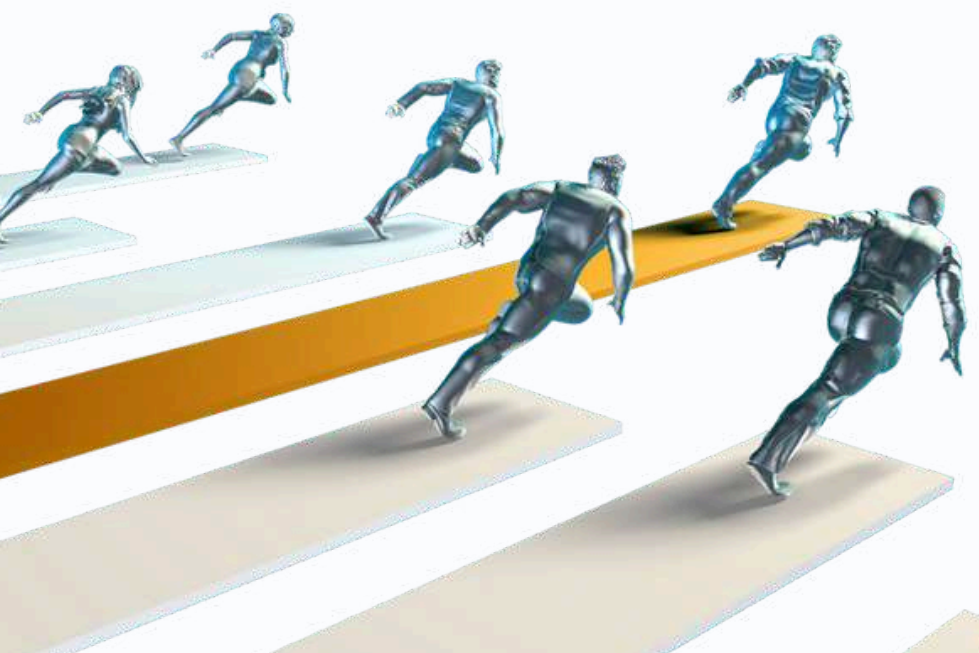
Industrial & Commercial Proximity

- 07 minutes from Microsoft Data Centre
- 07 minutes from AdaniConneX Data Center
- 02 minutes from NRSC and ISRO facilities
- 08 minutes from P&G, Johnson & Johnson, and Amazon Warehouse
- 05 minutes from NATCO and MSN Labs
- 15 minutes from DLF and LV Prasad Eye Institute
- 07 minutes from Elikatta SEZ (500 Acres)
- 20 minutes from Chandan Valley SEZ (1500 Acres)
- 25 minutes from Polepally SEZ (1000 Acres)



Spiritual & Wellness Centers

- 2 minutes from Rameshwaram Temple
- Temple within the community
- 20 minutes from Chinna Jeeyar Swamy Ashram
- 20 minutes from 216 ft Statue of Ramanujacharya
- 15 minutes from Kanha Shanthi Vanam (World's Largest Meditation Centre)



Premier Educational Institutions & Health care

Educational Institutions

- 06 minutes from Delhi Public School
- 04 minutes from Vedha Pathashala
- 04 minutes from Indian Heights School with International Standards
- 06 minutes from The Master Minds International School
- 06 minutes from Sri Chaitanya Techno School
- 07 minutes from EuroKids Preschool
- 10 minutes from Symbiosis University
- 10 minutes from TATA Institute of Social Sciences
- 12 minutes from Medha International School
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Healthcare

- 05 minutes from Star Kids Children's Hospital
- 05 minutes from ABV Multi & Super Specialty Hospital
- 07 minutes from Sri Varada Neuro Multispecialty Hospital
- 07 minutes from Ananu Children's Hospital
- 07 minutes from Life Care Multispecialty Hospital
- 07 minutes from Vijayajyothi Multispecialty Hospital
- 08 minutes from VIVA HOSPITALS Multispecialty
- 08 minutes from Dr. K. Chandrashekar Multispecialty Hospital
- 20 minutes from JIMS Hospital
- 10 minutes from Life Care Multispecialty Hospital
- 15 minutes from L V Prasad Eye Institute



Ultra-Premium Lifestyle Amenities

➤ **Wellness & Leisure**
Sky Lounge ,Pool & Gym.

➤ **Business & Workspaces**
Dedicated workspaces & Business Center

➤ **Arts & Culture**
Music/Dance Studios.

➤ **Events & Hospitality**
Multiuse Hall for events & Guest Rooms

➤ **Healthcare**
Clinic & Pharamacy

➤ **Entertainment**
Mini Theater





World-Class Outdoor Amenities for Active Living

- Adventure park for outdoor fun
- Cricket practice nets
- kids play area with safe equipment
- Pet-friendly zone with washing station
- Basketball & tennis courts
- Outdoor fitness gym with modern equipment
- Jogging tracks through gardens
- Gazebos along spacious 60-ft roads
- Beach volleyball area
- Amphitheater for community events
- Landscaped gardens and parks
- Sports zone for active lifestyles
- Adventure park for outdoor fun

Infrastructure & Green Living



UNDERGROUND ELECTRICITY WITH
STREETLIGHTS



60, 40 & 33 FT WIDE CC ROADS



CYCLING TRACK



FULL-FLEDGED DRAINAGE SYSTEM



LAYOUT DESIGNED ON
PRINCIPLES OF VASTU



AVENUE PLANTATION WITH
LANDSCAPING

Magnus Smart City

Invest in Magnus Smart City for strategic location. Enjoy unmatched connectivity and smart infrastructure. Benefit from eco-friendly living. High ROI guaranteed.

