



VILLA OPEN PLOTS

A home here is a dream come true!







PRANITHA SUBHASH
Brand Ambassador



@ YACHARAM, SAGAR ROAD

RESIDENTIAL VILLA PLOTS

A life of serenity awaits you. GOOGEE PHARMA HILLS at Yacharam is a 100-acre project of residential plotted development that stands apart from the ordinary in terms of location, layout design, and features. The well-executed layout is DTCP approved with a bank loan facility. Either invest in an open plot or buy a 2 BHK villa here. The villas offer the best in class amenities. A 2-acre ultramodern clubhouse with a swimming pool to landscaped party area provides all the comforts of a sophisticated lifestyle. Other amenities include a children's play area, a well-fitted gymnasium, a yoga room, and plenty of indoor and outdoor activities for residents - everything to keep both mind and body fit.

The location of GOOGEE PHARMA HILLS is carefully chosen, to give you the best of both worlds. Far from the madding city, yet exceptionally well-connected. The project is right next to Hyderabad Pharma City. Projected as the 'World's largest pharmaceutical hub', it is one of the most sought destinations in Telangana. With excellent connectivity – just 25 minutes from Rajiv Gandhi International Airport - the venture is located within a 20 min drive from the Outer Ring Road, providing quick connectivity to all parts of the city. The best premium schools, colleges, hospitals, and shopping centres are in the vicinity.

The strategic location, developing infrastructure, and top-class amenities embodies a cosmopolitan lifestyle, making GOOGEE

PHARMA HILLS a truly desirable investment, in every sense.

Welcome to the world of exclusiveness.











AN ELITE URBAN COMMUNITY LIVING

GOOGEE PHARMA HILLS is a project by GOOGEE Properties, a renowned leader in property development. Located at Yacharam, GOOGEE PHARMA HILLS is a DTCP approved 100-acre premium project nestled amidst pollution-free verdant land. It is an expansive residential plotted layout adjacent to the Sagar Highway. All the plots here have a 100% clear title and ready for registration.

This magnificent development features a sophisticated entrance arch, well-demarcated plots, lush landscaping, ultramodern amenities, impressive infrastructure, and impeccable security - everything that a buyer can desire for in contemporary living. GOOGEE PHARMA HILLS is a gateway to realise your dream of owning a plot or a luxury villa in a strategic and well-networked locality and living an international lifestyle.







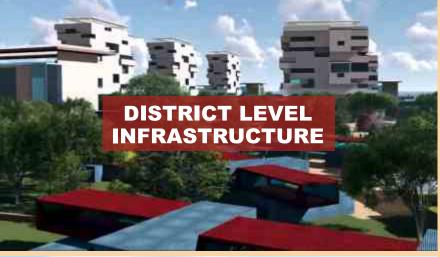
AREA FOR



PHARMA

9535 ACRES

R&D AND







PHARMA COMPANIES





































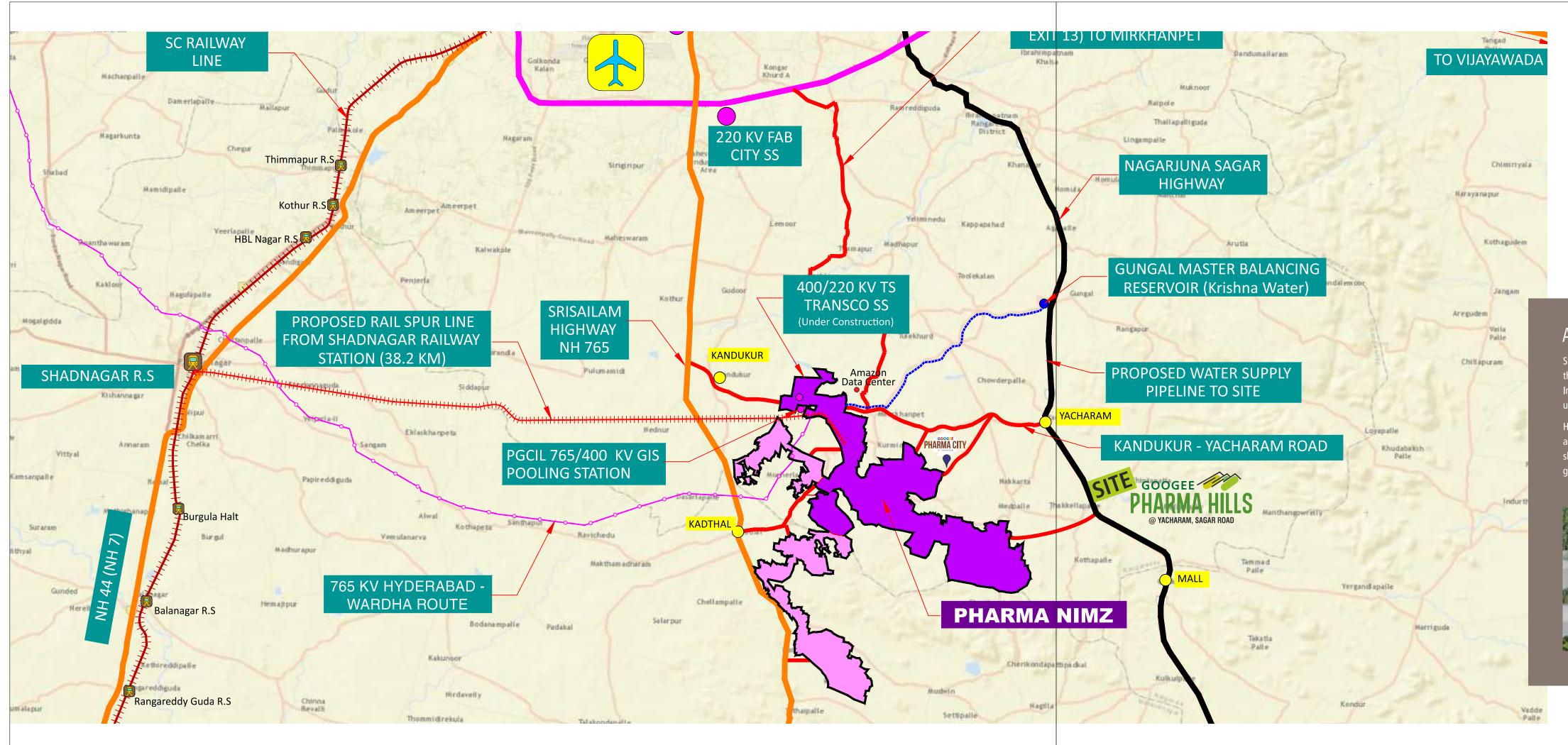


WORLD'S LARGEST INTEGRATED PHARMACEUTICAL CLUSTER

A favourable location means being in close proximity to everything life demands every day. GOOGEE PHARMA HILLS is in one such advantageous location, for the venture lies neighbouring the Hyderabad Pharma City. Acclaimed as the world's largest pharmaceuticals industrial park, Hyderabad Pharma City is a 19,333-acre onestop solution for pharmaceutical companies in manufacturing and development needs.

Since pharmaceuticals are one of the major industries in and around Hyderabad apart from IT, Pharma City shall provide plug-n-play land with the necessary infrastructure to the investors willing to set up units here. With the Government of India granting National Investment Manufacturing Zone (NIMZ) status to the project, many MNCs have set up their manufacturing units. Hyderabad Pharma City has an investment potential of Rs. 64,000 Cr.











A Favourable Investment Destination For Experienced Investors

Strategically located near the Hyderabad International Airport (35 km), Hyderabad Pharma City is around 2 Km to the Hyderabad-Srisailam Highway and 25 km from Hyderabad Outer Ring Road. Recognized as National Investment and Manufacturing Zone (NIMZ) by the Government of India, the project has pre-approved permits, utility Infrastructure-roads, water, power, steam, chilled water, and IT network / digital platforms.

Hyderabad Pharma City will provide 5.6 lakh direct and indirect employment opportunities to residents in and around Yacharam. Residential & social infra-housing, hospitals, police stations, commercial complexes, banks, shopping complexes, etc. will be constructed. With the increased demand for drug and vaccine formulations, the government has decided to fast-track the Hyderabad Pharma City project.





















Modern Clubhouse



24/7 SECURITY









A Blissful Abode With Features Beyond Imagination

A home is more than four walls! It is a condominium that reflects the personality of the person living in it. GOOGEE PHARMA HILLS is a project that personifies exclusiveness and stylishness. Designed with incomparable features, this DTCP-approved development surpasses all benchmarks of comfortable living. Spread across 100 acres of serene landscape, the venture beckons you to an exceptional lifestyle.

The outstanding features of GOOGEE PHARMA HILLS include an elegant entrance arch, fully loaded clubhouse, blacktop roads, footpaths with street lights, 24-hour water and power supply, children's play area, and a 24x7 secure and safe environment for your family. The beautifully landscaped greens add to the allure and desirability of your home at GOOGEE PHARMA HILLS.













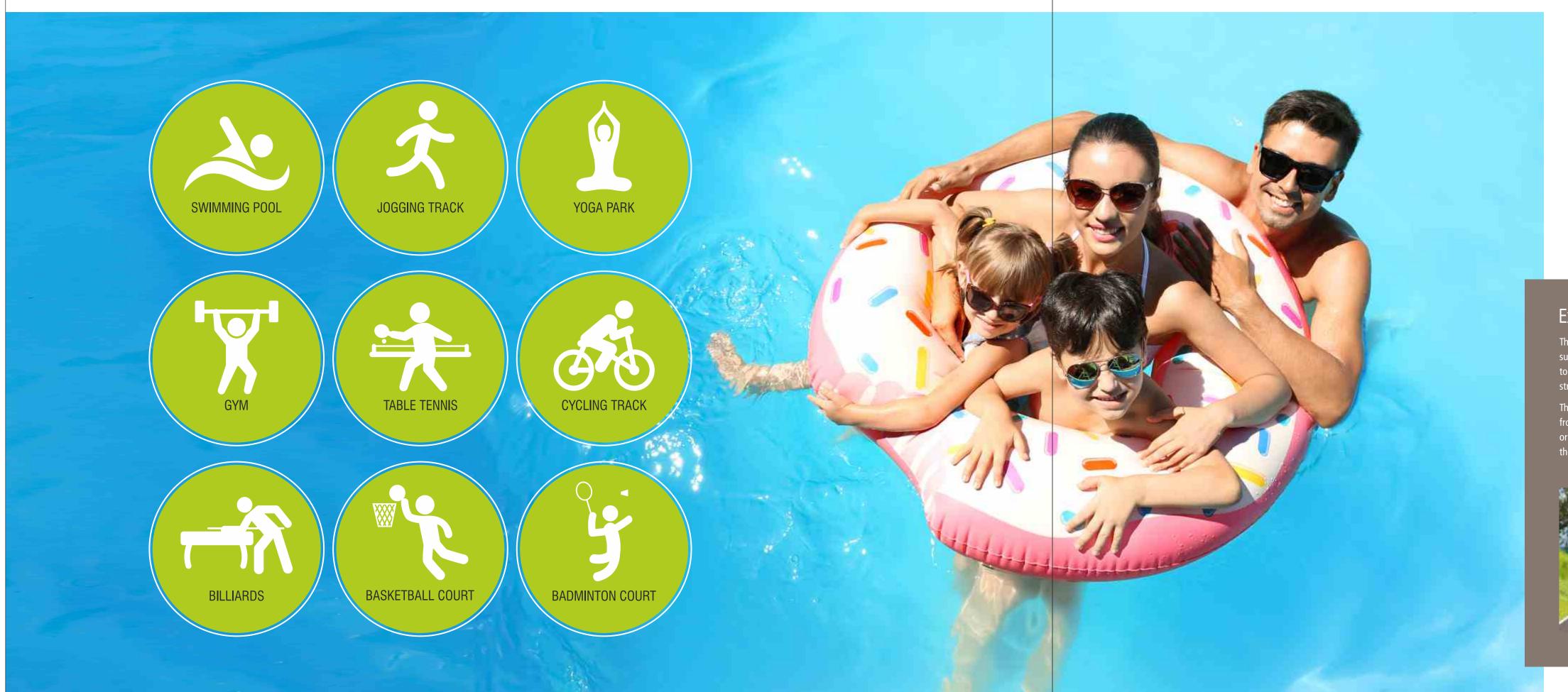
Amenities And Ambience Befitting A Luxurious Lifestyle

GOOGEE PHARMA HILLS will have a large clubhouse built within its vast hundred-acre layout. The 2-acre clubhouse will be constructed with expert engineering. With modern and trendy interiors, the fully-loaded facilities will be designed for trendy, urban social life. The lighting and ventilation of the clubhouse will not disappoint you. Designed to invigorate and energise, the facilities here will cater to every age group, young and old alike.

The indulgences here include luxuriant lawns for parties, a large swimming pool besides indoor and outdoor sporting-facilities, a jogging track, and a well-fitted gymnasium. The uber-luxurious facilities extend to the whole family and meet a range of needs to fulfill personal wellness and a happy attitude. At GOOGEE PHARMA HILLS, we have raised the benchmark for wholesome living. Invest here and rejuvenate your body, mind, and soul.













Experience An Incomparable Sense Of Well-being

The clubhouse at GOOGEE PHARMA HILLS is tailor-made for community bonding. Spread over 2 acres of pristine surroundings, the exclusive clubhouse is rightly complemented by world-class amenities. From badminton courts to open spaces for yoga, the developers of GOOGEE PHARMA HILLS have made sure all the necessities required for stress-free, healthy living has been covered.

The clubhouse promises the best of facilities to make life here robust and refreshing. Pick your form of relaxation from the wide range of activities here. Be it taking a cool dip in the pool, or playing tennis or basketball with friends, or racing around the cycling track, or spend time in the landscaped community space. You will find yourself lost in the moment as you spend time with your loved ones or just by yourself.





GROUND FLOOR PLAN



FIRST FLOOR PLAN











The Contentment Of Owning A Perfect Home

GOOGEE PHARMA HILLS offers 2 BHK contemporary homes to suit your budget. These homes are well-designed with three sides open overlook lawns and water bodies and provide ample space and privacy. The unique design of the villas emphasizes the fusion of the four elements – light, air, earth, and water to induce peace and harmony to the residents. The smartly designed villas are enhanced by common spaces that create a harmonious environment.

These spacious and aesthetically designed homes have state-of-the-art amenities and features. Crafted to allow natural breeze and sunlight, these homes enable you to live life to the fullest. GOOGEE PHARMA HILLS is an ideal investment in the form of a home. It has excellent connectivity, located right next to the Sagar highway this is convenience at its best.













A Stylishly Designed Home With A Private Garden

If you ever dreamt of owning a home with a vegetable garden of your own — look no further! These 2 BHK villas are just ideal in every sense! The layout is well thought out and conceived to suit a modernized community living with deluxe amenities. Designed for exclusivity and class, this luxury home comes with a private sit-out, terrace, vegetable gardens, and a serene water body.

GOOGEE PHARMA HILLS is a meticulously planned project of stylishly designed villas spread across acres of lush green land. Each and every unit is carefully designed ensuring a very functional layout that maximizes space. The excellent connectivity of the location makes this property a great investment, especially for those who want to buy premium homes around Yacharam.

































The Right Balance Between Connectivity And Development

GOOGEE PHARMA HILLS is a premium residential project coming up in the highly valued locality of Yacharam. Yacharam is one of the buzzing hubs of the real estate world as the State Government-funded project - Hyderabad Pharma City - is under execution in the vicinity of the project. The entire surrounding area is developing like a self-sustaining city with wide arterial roads that ease connectivity.

The Nehru Outer Ring Road is 20 min from the venture. The International Airport is 25 min while the IT parks are a mere 20 min drive. Just 20 min from the project is the famed amusement park Wonderla. GOOGEE PHARMA HILLS is at a location that is so perfect everything is close at hand. Additionally, Yacharam is comfortably away from the bustle of a congested and perennially growing city.





HOW WE SUCCEED in what we do!

ON TIME DELIVERY **IMPECCABLE** SERVICE

SUPERIOR QUALITY

UNBREAKABLE

ENVIRONMENTALLY CONSCIOUS

ATTITUDE

APPROACH

SOCIALLY RESPONSIBLE

INNOVATIVE TECHNOLOGY

OUR ONGOING PROJECTS





OUR COMPLETED PROJECTS



VISION

customers.

MISSION

POLICY

as our first and foremost priority.

affordable and comfortable home.

We aim to conquer global market in the real estate segment by helping our esteemed clients and

We intend to add additional divisions towards

organizational growth with the customers' satisfaction

We aim to provide a holistic approach towards real

estate services. It is our policy to strive for long-term

relationships to support, care and provide

opportunities to everyone. We ensure our clients accomplish and achieve their dreams of having an







UPCOMING PROJECT













The Torchbearers Of Tomorrow

Googee Properties - a highly reliable real estate company - have set a benchmark for the timely delivery of projects using innovative technology. Our greatest assets are our clients, and we have been building long-term relationships to support, care, and provide opportunities for everyone. Evolving as a trusted brand, our path has been paved with innovation and shaped by thought leadership.

We have the right skill in achieving the expectations in a well-timed manner with the help of a well-researched team of experts. We present our latest project - GOOGEE PHARMA HILLS at Yacharam. Due to GOOGEE PHARMA HILLS's excellent location, it is a premium investment opportunity for home seekers in this fast-developing locality of Telangana – Yacharam.

















GOOGEE PHARMA HILLS

GOOGEE PHARMA HILLS is one of its kind premium plotted development of 100 acres in the prime location of Yacharam. This venture is DTCP approved with clear titles. The project offers an option to either invest in an open plot or buy a sophisticated villa with top-class amenities and features. Having excellent infrastructure and facilities, it is the perfect residential location for those who are looking for commercial and entertainment establishments in the proximity area. With unparalleled connectivity to the city, GOOGEE PHARMA HILLS offers many recreational activities for you and your family to rejuvenate and relax. Invest in GOOGEE PHARMA HILLS - a project that promises the best of facilities to make your life comfortable and convenient.

GOOGEE PROPERTIES

Premium homes from the specialists

Since its inception, Googee Properties has strived for benchmark quality, uncompromising business ethics and transparency, timeless values, extensive research, latest construction technology, and beneficial customer centric approach. The strength of our group lies in our immensely experienced and knowledgeable team of architects, engineers and landscaping consultants. We have set a benchmark for delivering projects in time with innovation, groundbreaking technologies to meet the needs of clients. We have the right skill in providing solutions and achieving the expectations in a well-timed manner with flawless execution. Thus, with a single minded commitment, we have evolved into a name that is synonymous with trust, innovation, quality and customer satisfaction.



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