



**G SQUARE EPITOME**  
YOUR PLOT. YOUR HOME. YOUR WAY.

**G SQUARE EPITOME**  
**olympia**  
**SHADNAGAR**

**LIVE WHERE  
THERE'S MORE LIFE.**

**KIDS-THEMED PREMIUM  
VILLA PLOTS**



**hmda**  
APPROVED LAYOUT

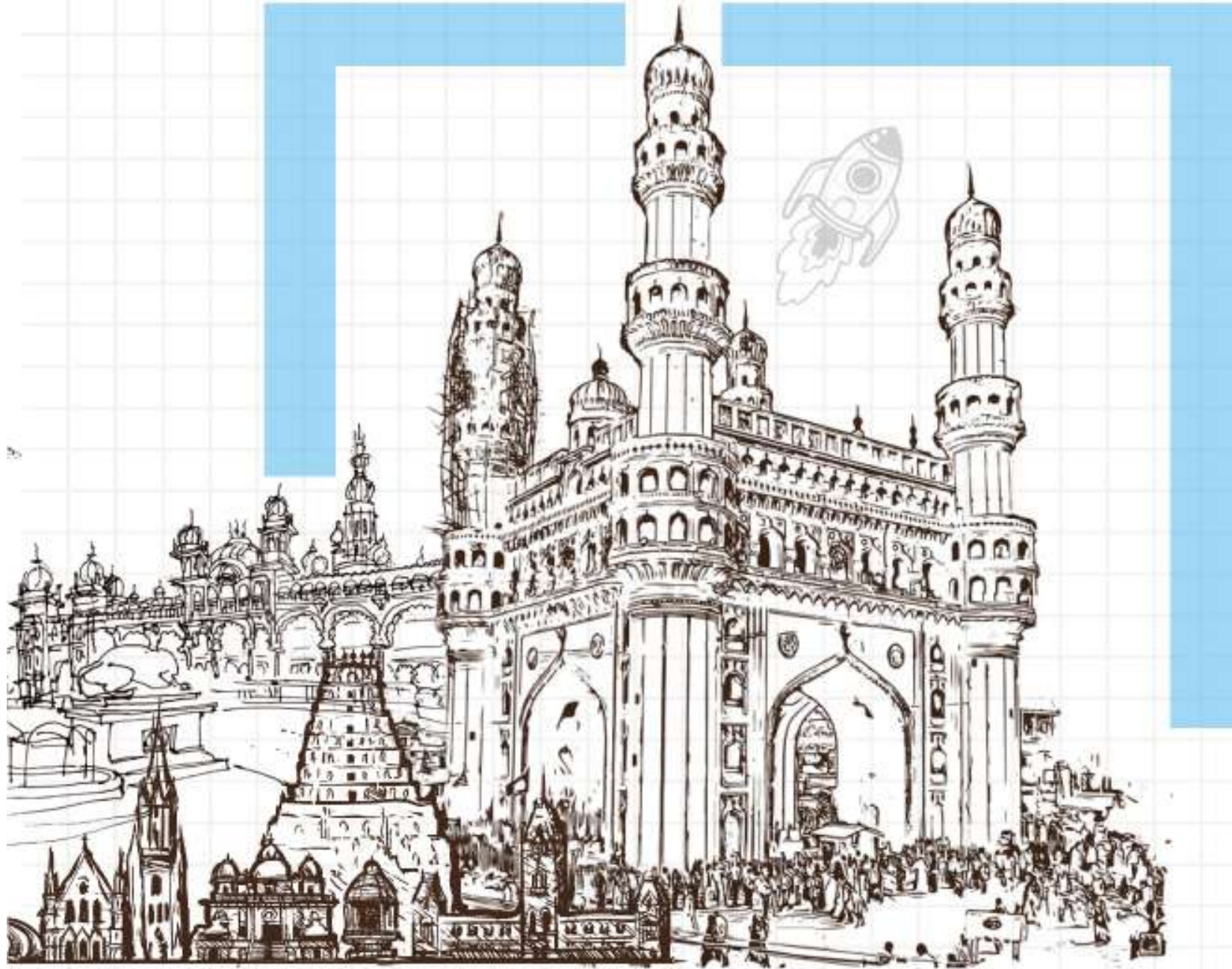
**ITS RERA**  
REGISTRATION NO. 101/2019/RSR



**LIVE WHERE  
THERE'S MORE LIFE.**  
KIDS-THEMED PREMIUM  
VILLA PLOTS



## ABOUT US



South India's Largest  
Plot Promoter



10 Years Of  
Real Estate Experience



60+ Premium  
Projects



6000+  
Happy Customers



1000+ Acres Of Land  
Delivered So Far



Commitment to plot perfection  
by finding you the perfect  
plot in the perfect  
location, size and price



100% Clear Documentation  
& Transactions



Spread Across Hyderabad, Chennai,  
Mysuru, Coimbatore, Trichy,  
Hosur & Ballari

## AWARDS & RECOGNITION



Best Luxurious  
Plotted Developer



Best Luxurious Plotted  
Development -  
G Square BEACHWALK



The Best in Legal &  
Documentation Process



Best Legal &  
Documentation Process



Excellence in  
Customer Satisfaction



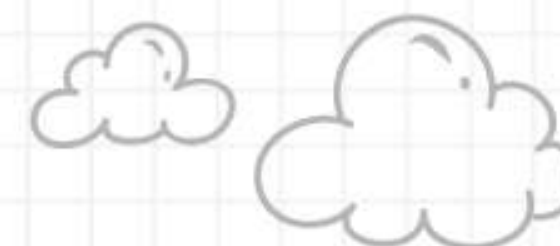
The Best in  
Customer Satisfaction



## A PREMIUM LIFESTYLE FOR YOU & A **PERFECT** **WORLD** FOR YOUR KIDS!











**160+ WORLD-CLASS AMENITIES  
WITH 40+ KIDS-FRIENDLY FEATURES.**

A great place for you to build your dream home and a perfect place for your kids to build their dreams. Welcome to G Square Epitome Olympia, Hyderabad's first kids-themed villa plot community. Enjoy world-class amenities and exclusive kids-friendly features. Get the best of lifestyle activities and create joyful memories.



## SALIENT FEATURES



-  Hyderabad's First Kids-themed Villa Plot Community
-  160+ World-class Amenities with 40+ Exclusive Kids-friendly Features
-  632 Open Plots Spread Across a 54-acre Gated Community
-  Near Upcoming Microsoft Data Center
-  5 Mins. from Shadnagar Railway Station
-  5 Years Free Maintenance
-  Post-purchase Guidance for Easy Villa Construction
-  Well-laid Blacktop Internal Roads with Street Lights
-  Ready-to-build Plug-n-play Plots with all Essentials Like Underground EB, Water and Drainage.
-  HDMA & RERA Approved Project



# WHY CHOOSE PLOTS OVER APARTMENTS?



**Freedom To  
Build Your Own  
Dream Home**



**Complete  
Ownership**



**Maximum  
Carpet Area**



**Faster  
Appreciation**



**Patta Name  
Transfer**



**Complete  
Privacy**



**No Waiting  
Time**



**No Wall  
Sharing**



**No Floor  
Rise Charges**



**Total Control Over  
Build Quality**



## DINOSAUR PARK



## BASKETBALL COURT



# 160+ WORLD-CLASS AMENITIES

## KIDS



1. Dinosaur Park
2. Sky Gazing Deck
3. Robotic Learning Centre
4. Kids Comic Maze
5. Kids Basketball
6. Kids Interactive Squash Court
7. Kids Gym
8. Kids Science Park
9. Kids Bowling Alley
10. Kids Tram
11. Kids Hammock Garden
12. Kids Play Area
13. Planetarium
14. Aquarium
15. Science Club
16. Kids Learning Center
17. Kids Waiting Lobby
18. Creche
19. Smart Tuition Kiosk
20. Art & Craft Room
21. Gaming Arcade
22. VR Room
23. Video Games Room
24. Interactive Floor Games
25. Tree House
26. Bouncy House
27. Indoor Maze
28. Electric Touch Maze Games
29. Trampoline
30. Jungle Gym
31. Sand Pit
32. Hopscotch
33. Adventure Climbing Wall
34. Giant Board Game
35. Ball Pit
36. Chalk Board Wall
37. Dart Wall
38. Hookey Ring Toss
39. Rope Climbing
40. Lawn Play Mound
41. Interactive Wall



## SPORTS

42. Cricket Pitch
43. Basketball Court
44. Tennis Court
45. Badminton Court
46. Volleyball Court
47. Futsal Court
48. Squash Court
49. Skating Rink
50. Mini Golf
51. Mini Hockey
52. Half Kabaddi Court
53. Gully Cricket
54. Kho-kho Court
55. Judo & Karate
56. Martial Arts Court
57. Archery
58. Dash Track
59. Giant Sling Shot
60. Horseshoe Pit
61. Frisbee
62. Nerf Gun Game
63. Disk Golf
64. Athletic Track



## HEALTH & WELLNESS

- 65. Jogging/running Track
- 66. Gym
- 67. Aerobics
- 68. Yoga
- 69. Meditation
- 70. Zumba Room
- 71. Reflexology Pathway
- 72. Cycling Track
- 73. Spa and Salon
- 74. Sauna
- 75. Jacuzzi
- 76. Digital Workout
- 77. Interactive Gym
- 78. Senior Citizen Gym
- 79. Outdoor Gym
- 80. TRX
- 81. Dead Lift
- 82. Infinity Pathway



## LEISURE

- 83. Leisure Sit-out Zone
- 84. Senior Citizen Zone
- 85. Stepped OSR Viewing Deck
- 86. Mud Pathway
- 87. Pets Corner
- 88. Pergola with Seating
- 89. Hammock Garden
- 90. Café with Pantry and Kitchen
- 91. Zen Garden
- 92. Panchayat Lawn





## WATER AMENITIES

- 93. Swimming Pool
- 94. Aqua Gym
- 95. Kids Pool
- 96. Interactive Water Play Area
- 97. Water Slides
- 98. Aqua Paddler Boats
- 99. Pool View Deck with Swing



## ENTERTAINMENT

- 100. Party Lawn
- 101. Barbeque Party Corner
- 102. Roof Top Party Deck
- 103. 3d Home Theatre
- 104. Banquet Hall
- 105. Amphitheatre
- 106. Bonfire Pit
- 107. Clay Pottery
- 108. Cultural Court
- 109. Live Painting Space



## UTILITIES

- 110. Bicycle Racks with Bicycles
- 111. Mobile Charging Docks in Outdoor Lawn
- 112. Pickup and Drop-off Zone
- 113. ATM
- 114. Lift
- 115. Electric Room
- 116. CCTV Room
- 117. Convenience Store
- 118. Cloak Room
- 119. EV Charging Station



AROMA  
GARDEN



WAITING  
LOBBY



## SERENITY

- 120. Organic Garden
- 121. Aroma Garden
- 122. Bamboo Garden
- 123. Chime Garden
- 124. Butterfly Garden
- 125. Floral Boulevard
- 126. Therapeutic Garden
- 127. Palm Promenade
- 128. Sensory Garden
- 129. Miyawaki Forest
- 130. Sculpture Court
- 131. Arboretum
- 132. Nature Trails
- 133. Tulip Garden
- 134. Vitamin D Garden
- 135. Koi Fish Pond
- 136. Rock Garden
- 137. Fountain

## CLUBHOUSE

- 138. Aerial Yoga Hammock
- 139. Trampoline with Slam Dunk Basketball
- 140. 3d Wall Climbing
- 141. Waiting Lobby
- 142. Association Room
- 143. Business Centre
- 144. Table Tennis
- 145. Snooker
- 146. Air Hockey
- 147. Foosball
- 148. Chess
- 149. Carrom
- 150. Boxing
- 151. Soft Play
- 152. Rope Course
- 153. Activity Space
- 154. Library
- 155. Ludo
- 156. Tic-tac-toe
- 157. Photobooth
- 158. Laundromat
- 159. Dominoes Play Area
- 160. Music Room
- 161. Cards Room





# 43 REASONS TO BUY

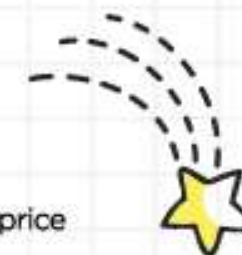


## LOCATION

- 1) The first HMDA Approved gated plot community project situated in Shadnagar
- 2) Situated in a safe and secure neighborhood with rapid development in a short period
- 3) Close to upcoming Microsoft Data center
- 4) Just 3 mins from proposed Regional Ring Road
- 5) Just 5 mins from Shadnagar Railway Station
- 6) The approach road width is 147 ft.
- 7) Public transport access nearby (Direct TSRTC buses from MGBS, Jubilee Bus Station & Mehdiapatanam)
- 8) Close to companies & Industries such as Johnson & Johnson, P&G, Amazon, Pharma, SEZ, etc.
- 9) Educational institutions like Symbiosis Institute of Business Management (SIBM), Heritage Valley The Indian School, etc., are nearby
- 10) Close to commercial hotspots like Textile Park, etc.
- 11) Various Entertainment avenues are nearby

## PRICE

- 12) Aptly priced plots in a gated plot community at Shadnagar
- 13) Unapproved plots are sold at the same price whereas G Square Olympia is a HMDA and RERA-approved plot community
- 14) People opting for apartments have to settle for 65% carpet area and 30% UDS, whereas, with G Square Olympia, you can now completely own your villa and the land it is on at a more reasonable price
- 15) Situated in a serene neighbourhood for a reasonable price





### FEATURES

- 16) Abundant water, underground electricity facility and underground drainage system
- 17) 5 Years Free Maintenance
- 18) 24x7 CCTV Security
- 19) State-of-the-art infrastructure like blacktop internal roads and LED street lights
- 20) Ready-to-Construct
- 21) Expansive landscape
- 22) Potable bore water

### LEGALITIES

- 23) HMDA and RERA approved
- 24) Clear parent documents and titles
- 25) Free Patta after registration
- 26) Leading banks have approved the property
- 27) Legal advice offered by leading lawyers
- 28) A road gift deed is available
- 29) Free from mortgages



# 43 REASONS TO BUY



## PRODUCT

- 30) Only 632 Premium residential plots spread across a 54-acre gated community
- 31) 160+ World-class amenities
- 32) 40+ Exclusive kids-friendly features
- 33) Residential plots from 140 sq yards
- 34) The road width within the property is 40 ft.

## POST PURCHASE GUIDANCE FOR EASY VILLA CONSTRUCTION

- 35) Villa design and elevation consultants
- 36) Vaasthu compliance experts
- 37) Floor planner to plan your space as per your requirement
- 38) Consultants who will help with all villa construction-related approvals
- 39) Material procurement experts
- 40) Consultants who specialize in landscape designing and execution
- 41) The best interior designers who will also execute the same
- 42) Consultants to help buy home appliances for the best price
- 43) Teams that will organize and execute your Grahapravesham



# LOCATION ADVANTAGES

## SCHOOLS

• Oxford High School	5 Min
• St Marys High School	5 Min
• Krishnaveni Talent School	5 Min
• Bashyam High School	6 Min
• Omkar Sahithi Vidyalaya	6 Min
• Sri Satya Sai High School	6 Min
• Ravindra Bharathi School	6 Min
• Narayana School	7 Min
• Shadnagar English Medium High School	7 Min
• Brilliant Grammar High School	7 Min
• Shaastra - The Global School	8 Min
• Sri Chaitanya Techno School	8 Min
• Tagore High School	10 Min
• Montessori High School	10 Min
• Medha International School	11 Min
• Heritage Valley - The Indian School	20 Min

## COLLEGES

• Sri Barn Degree College	5 Min
• Vignan Junior College Shadnagar	5 Min
• Moonray Institute of Pharmaceutical Science	5 Min
• Vishwa Bharathi Junior College	7 Min
• Vivekananda Degree College	8 Min
• Prathibha Junior College Shadnagar	10 Min
• Vivekananda College of Education	13 Min
• Vivekananda Institute of Science and Information Technology	14 Min

• Noor College of Education	17 Min
• Symbiosis Institute of Business Management	20 Min

## HOSPITALS

• Manasa Hospital	6 Min
• Sai Samhith Hospital	20 Min
• Jims Hospital	28 Min
• Care Hospital	50 Min

## Restaurant

• Sri Athidhi Restaurant	3 Min
• Sai Swagath Restaurant	5 Min
• Sai Family Restaurant	7 Min
• Sai Krishna Family Restaurant & Lodging	5 Min
• Foodies	6 Min
• Yummy Restaurant & Udupi Hotel	10 Min
• Rasoi Multicuisine Restaurant	12 Min
• Chat Pata Grand Multi Cuisine Restaurant	16 Min
• Route #44 Restaurant	20 Min
• Dashmesh Punjabi Dhaba	20 Min
• Green Ashiana Family Restaurant	20 Min
• Hotel Sandarshini	25 Min

## TRANSIT

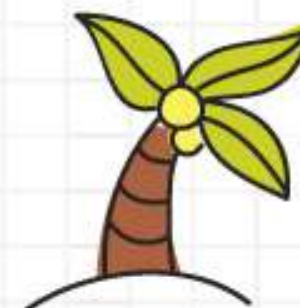
• Shadnagar Bypass Bus Stop	5 Min
• Shadnagar Railway Station	5 Min
• Proposed Ring Road	3 Min
• Jck Embassy Industrial Park	25 Min
• Outer Ring Road (ORR)	30 Min
• Rajiv Gandhi International Airport	30 Min

## LOCATION MAP



## PAYMENT PATTERN

- 10%** At The Time of Booking
- 20%** 7 Days from Booking After Legal Verification
- 70%** 30 Days from Booking for Registration



# HAPPY CUSTOMERS OF G SQUARE

**Ganika Jain**

G Square Symphony

G Square Housing is the only real estate developer we trust. They have a great track record and always deliver on their promises. We are very happy with our new land and can't wait to start building our dream home.

**Rupashree Srinivasan**

G Square Seawoods

I was extremely impressed by the attention to detail paid by G Square Housing. The plot location has been chosen perfectly near the beach. Best part was that there was no headaches while buying the plot because of the support given by them.

**Muthu Ganesh**

G Square Pristine

I happened to visit Pristine on my way to Bangalore - was bowled over by the lush green expanse! I made up my mind right then! The experience of completing the purchase with G Square Housing was unbelievably smooth! Looking forward to the day when I will finally stay here with the family!



To refer this project to your friends and family, write to [referral@gsquarehousing.com](mailto:referral@gsquarehousing.com) or call **89391 60005**



## G SQUARE GROUP

### CORPORATE OFFICE:

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Raidurg, Hyderabad - 500 032

**CHENNAI | HYDERABAD | MYSURU | COIMBATORE | TRICHY | HOSUR | BALLARI**

For more details: **89391 50003** | [www.gsquarehousing.com](http://www.gsquarehousing.com)

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\*T&C Apply. All image renders are for visual representation only. Actual implementation may vary.