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FOR LOCATION

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elite eighteen

• Yelkaguda

Solitude Living
The Luxury Few Talk About

Do you remember?
That old painting?

The one we drew as a child.

A small house with trees, flowers, sunrise, clouds and a cycle…

It's been years.

But that was our first home drawn with our little imagination.

The luxury we imagined as a child. A small house, surrounded by nature and nature only.

At Elite 18 you can live that childhood dream.

Across 6 Acres, It's Just you and 18 families like you.

With the same values, beliefs, hustle and most importantly the personal me time for more imagination, implementation and making your vision a reality.

Six acres of
breathing space

It's Just YOU + 18 families Like YOU

The Location of
Breathing Space

KHANAPUR
ఖానాపూర్

KOKAPET
కోకాపేట్

GUNGURTHY
గుంగుర్తి

Gandipet
గండిపేట్

Osman Sagar
గండిపేట్ చెరువు

Musi River

Yelkaguda
ఎల్కగూడ

Chilkoor
చిల్కూర్

Himayatnagar
హిమాయత్ నగర్

HANUMAN TEMPLE COLONY
హనుమాన్ టెంపుల్ కాలనీ

Mudimyal
ముడిమ్యాల్

Chinnashapur
చిన్నషాపూర్

Yenikepally
ఎనికేపల్లి

Bangaliguda
బంగాలిగూడ

Kanakamamidi
కనకమామిడి

Kethireddypally Rd

Tolkatta
తోల్కట్ట

Air quality in this area

0 50 100 200 300 400 500

Just Perfect 👍

Eco Resorts
3 mins

Moinabad
5 mins

Appa Junction
15 mins

Kokapet
30 mins

Gachibowli
35 mins

RG Airport
40 mins

Near everything.
Away from everything.

Kokapet Neopolis Hub

Just 25 mins away from Kokapet Neopolis, Hyderabad's newest and most premium IT/ITES tech engine and commercial epicenter.

Financial Dist. & Gachibowli

Your villa is a smooth 35-minute drive from Hyderabad's business power center – seamless work access paired with ultimate lifestyle balance.

Outer Ring Road (ORR)

Strategically located about 20 mins from the TSPA (APPA Junction) ORR Exit 18, connecting you instantly and signal-free to the entire city.

Regional Ring Road (RRR)

Perfectly positioned near the upcoming 340-km Regional Ring Road, a mega-infrastructure project poised to exponentially boost connectivity and property values.

Everyday Essentials

Groceries, clinics, pharmacies, and daily needs in Moinabad town are just 5–10 mins away. Convenience without compromise for you and your family.

Nature & Spiritual Zones

Surrounded by premium eco-resorts like pragathi resorts & experium centre, lush green farmhouses, and just 15 mins from the revered Chilkur Balaji Temple – live a balanced, elevated lifestyle.

RG International Airport

Reach the airport in around 40 minutes via the ORR – an effortless and stress-free commute ideal for NRIs, frequent flyers, and global professionals.

Shankarpally Transit Hub

Top-tier institutions like ICFAI Business School, Swaminarayan Gurukul, and premium international schools are all within 10–20 mins—perfect for growing families.

Hyderabad's "Golden Triangle"

Situated in the booming Moinabad-Shankarpally belt, Hyderabad's highly planned, low-density green zone designed for world-class, future-proof living.

Elite Education Belt

Top-tier institutions like ICFAI Business School, Swaminarayan Gurukul, and premium international schools are all within 10–20 mins perfect for growing families.

66.67% | Plotted Area
18,593 Sq.Yd | 3.84 Acres

20.48% | 30' Wide Roads
5,711 Sq.Yd | 1.18 Acres

12.85% | Open / Common
3,626 Sq.Yd | 0.75 Acres

100% | Total Site Area
27,930 Sq.Yd | 5.77 Acres

Formed to Rise.
Designed to Return.

The Garden Residence

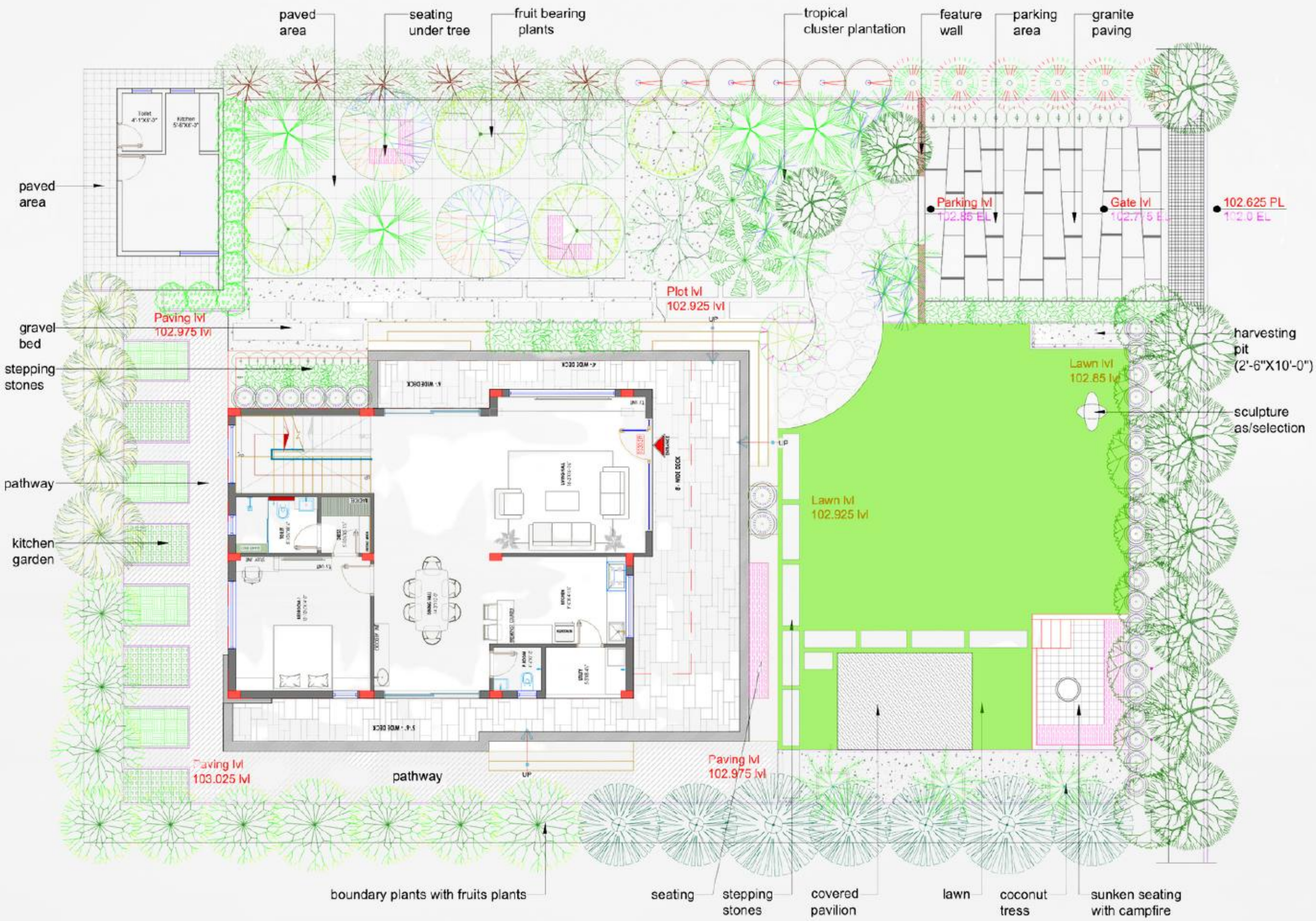
Taste the seasons, grown within your own garden

From tree to table, the luxury of growing your own.

A path that wakes the body and quiets the mind.

- Street View

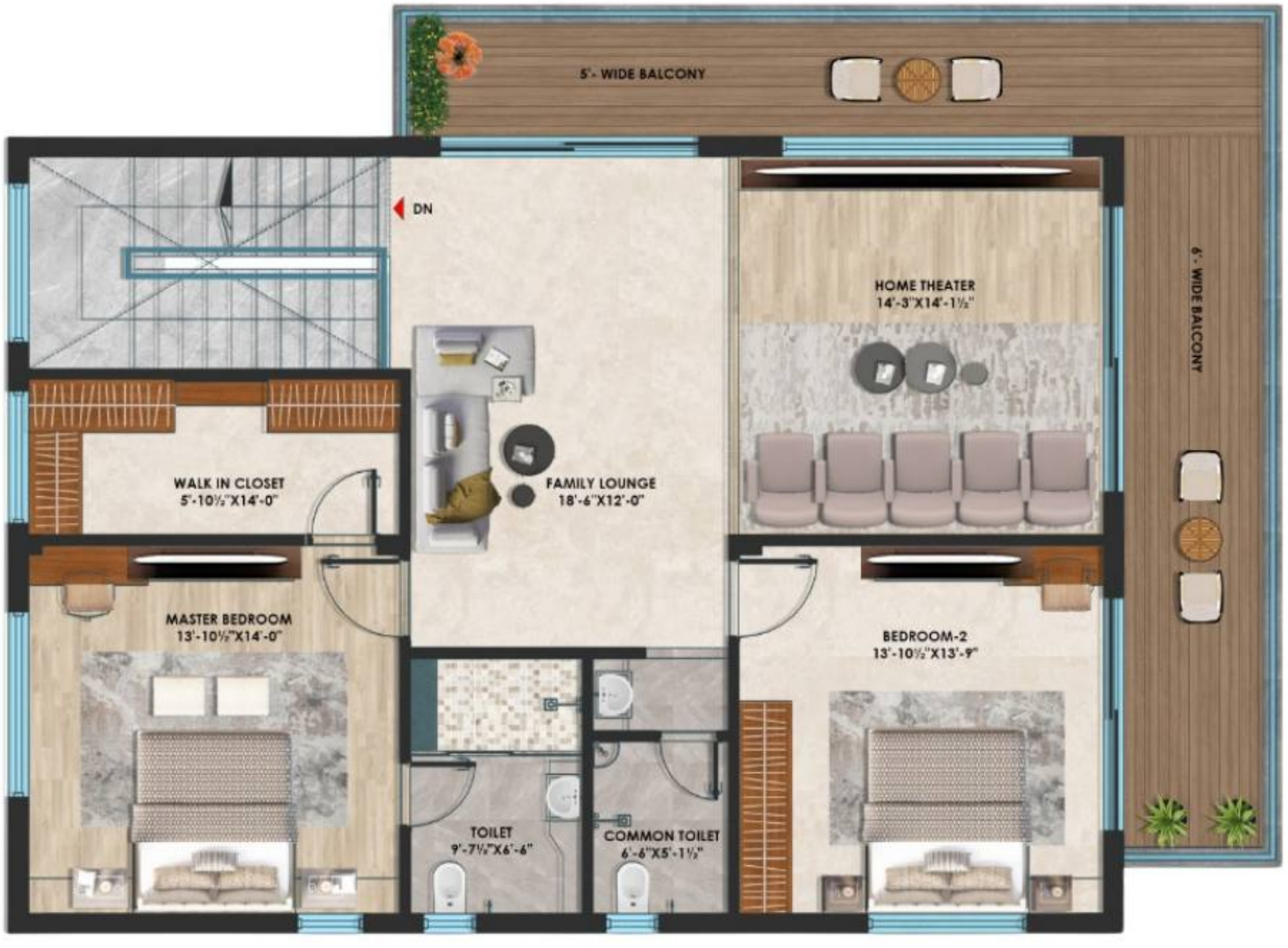
East Facing



Ground Floor	First Floor	Total Built-Up
1,330 SFT	1,600 SFT	2,930 SFT

Ground Floor

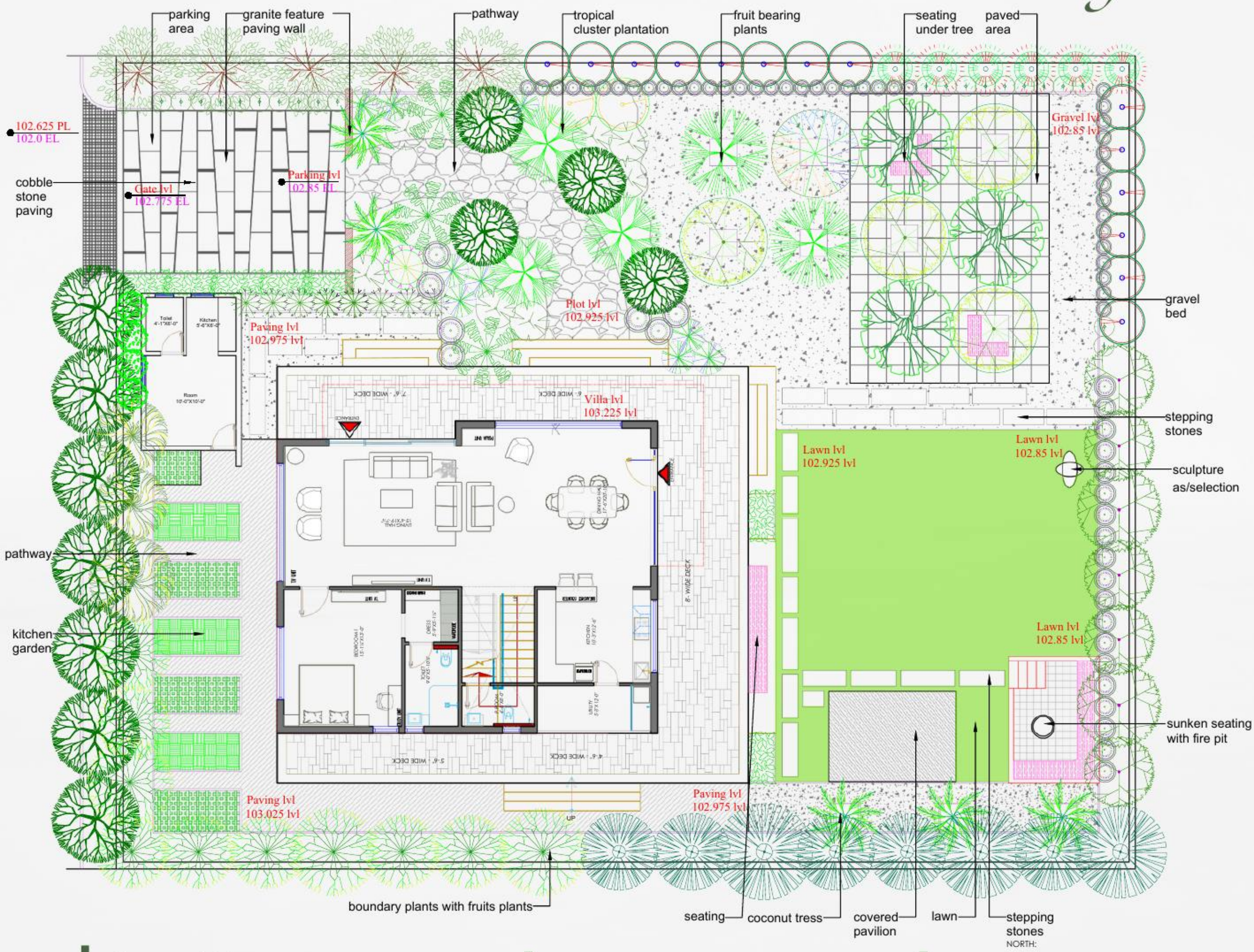
Bedroom-1: 13'6" × 14'0"
Living Hall: 14'9" × 16'1½"
Dining Hall: 15'9" × 12'0"
Kitchen: 10'6" × 14'1½" + Breakfast Counter
Pooja Room | Utility Room
Decks: 10', 8', 5'6" wide



First Floor

Master Bedroom: 13'6" × 14'0" + Walk-in Closet
Bedroom-2: 13'6" × 13'3"
Family Lounge: 18'9" × 12'0"
Home Theater: 14'7½" × 14'1½"
Common Toilet | Wardrobes
Balconies: 6' and 5' wide

West Facing



Ground Floor	First Floor	Total Built-Up
1,410 SFT	1,687 SFT	3,097 SFT

Ground Floor

Bedroom-1: 15'1½" × 13'0"
Living Hall: 15'6" × 19'7½"
Dining Hall: 17'6" × 20'10½"
Kitchen: 10'3" × 12'6" + Breakfast Counter
Pooja Room: 4'6" × 8'0" | Utility: 5'3" × 12'0"
Decks: 8', 7'6", 6', 5'6", 4'6" wide

First Floor

Master Bedroom: 18'1½" × 13'0" + Dress + Toilet
Bedroom-2: 13'3" × 12'6" + Dress + Toilet
Family Lounge: 12'6" × 14'7½"
Home Theater: 12'6" × 12'6"
Lobby: 13'6" × 8'0"
Balconies: 6' and 5' wide

- Backyard

- Outdoor Sunken Seating

Plot Schedule

19 Exclusive Plots | 682 to 1,246 Sq. Yards

Plot	Size (Sq.Yd)	Reg. Area (Sq.Yd)	Guntas	Common Area	Facing
1	689	1035.00	8.55	346.00	West
2	928	1,394.09	11.52	466.09	West
3	1,041	1,563.85	12.92	522.85	West
4	1,246	1,871.81	15.47	625.81	West
5	1,068	1,604.41	13.26	536.41	North East
6	1,002	1,505.26	12.44	503.26	East
7	1,002	1,505.26	12.44	503.26	East
8	1,002	1,505.18	12.44	503.18	East
9	1,154	1,733.60	14.33	579.60	West
10	1,123	1,687.03	13.94	564.03	West
11	1,123	1,687.03	13.94	564.03	West
12	906	1,361.04	11.25	455.04	North East
13	975	1,464.70	12.10	489.70	East
14	821	1,233.35	10.19	412.35	East
15	689	1,035.05	8.55	346.05	East
16	1,073	1,611.92	13.32	538.92	East
17	682	1,024.54	8.47	342.54	West
18	802	1,204.81	9.96	402.81	West
19	974	1,463.19	12.09	489.19	West

Solitude Amenties

Recharge Between Victories

MIND

Clarity. Focus. Growth.

Library
Meditation Zone
Quiet Reading Corners

HEART

Connection. Celebration. Community.

Clubhouse
Party Room
Banquet Hall
Party Lawn
Guest Suites
Cafeteria
Kitchen & Pantry

HEALTH

Strength. Energy. Nourishment.

Swimming Pool
Kids Pool
Reflexology Pathway
Indoor Sports
Pickle Ball
Organic- Grown Fruits & Vegetables

Clubhouse

SOUL

Peace. Nature. Belonging.

Flower Garden
Fruit Garden
Green Services & Open Spaces

A space to gather, celebrate, and unwind together.

- Clubhouse

Come home. Park with ease.

A quiet escape under the open sky.

- Swimming Pool

- Pickle Ball

Specifications

STRUCTURE

• RCC Framed structure designed for seismic and wind loads • 9" thick external walls • 4.5" thick internal walls • Two layers of cement plaster

FLOORING

• Drawing, Living, Dining, Kitchen, Bedrooms & Home Theater & Foyer: Designer Kota tiles or GVT 800x800 tiles

• Bathrooms: Premium vitrified tiles up to 8 feet height on walls & floor

DOORS

• Main Door: 8 ft height teak wood frame & veneered shutters with reputed hardware fittings (melamine finish) • Internal Doors: 8 ft height teak wood frame & veneered shutters with reputed hardware fittings (melamine finish)

PAINTING & PUTTY

• External: Combination of texture finish with top coats of exterior emulsion • Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over primer

KITCHEN

• Future provision for municipal / softener water • Provision for fixing water purifier & chimney • Provision for modular kitchen

TOILETS

• Vanity type wash basin • EWC with concealed flush tank (Duravit/Kohler or equivalent) • Single lever fixtures with wall mixer cum shower (Grohe/Kohler or equivalent) • All CP fittings chrome plated (Grohe/Kohler or equivalent)

WINDOWS

• French doors & windows: Aluminum sections for frames & shutters with tinted float glass of reputed make with mesh

ELECTRICAL

• Concealed copper wiring of Finolex/Polycab or equivalent • Power outlets for ACs in all rooms & geyser point in bathrooms • Power plugs for chimney, refrigerator, microwave, mixer/grinders (kitchen), washing machine & dishwasher (utility) • Plug points for TV & audio systems • 3-phase supply for each unit with individual meter boards • MCBs for each distribution board (reputed make) • Modular electrical switches of Legrand or equivalent

RAILING

• Balcony & staircase railing in SS / Glass

A Community Designed for the Mind, Body, Heart & Soul.

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