



INVESTMENT OPPORTUNITY

# A HUB GLOBAL

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## A HUB GLOBAL

AHUB Global facilitates high-value real estate and infrastructure deals across the U.S. and India by serving as a trusted mediator between landowners, developers, investors, and institutions. With a deep understanding of zoning regulations, legal frameworks, and market conditions, we ensure seamless, transparent, and mutually beneficial transactions—rooted in trust and expertise.

## PROPOSAL

Prime Land in Hyderabad – Strategically located beside IKEA, in the heart of Gachibowli—Hyderabad's premier commercial zone. The 21-acre parcel sits at the junction of Mindspace Road, Shilpa Layout Road, and NSR Boys School Road. Surrounded by Deloitte, Mindspace SEZ, residential towers, and leading institutions, this site ensures unparalleled visibility and access.

BESIDE IKEA GACHIBOWLI



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# Key Investment Drivers & Location

- Strategic location beside IKEA, Gachibowli
- Legally clear and freehold land
- Connected to metro corridor and ring road
- Close to NASR School, Deloitte, KMC, Raheja Mindspace
- Attractive for institutional investors, NRIs, and joint developers



## Prime Investment Opportunity Legally Vetted Land in a Thriving Growth Corridor



### Legal & Ownership

- Privately owned 'Patta' land with ~21 acres area
- Verified clear title chain for over 50 years
- Free from government, Wakf, or assigned complications
- Clean Encumbrance Certificate (EC), marketable title
- Suitable for immediate sale and development



### Site Condition

- Road-facing flat terrain ready for development
- Excellent site visibility and access
- High footfall area, adjacent to major commercial and IT hubs
- Ideal for real estate, hospitality, IT parks, retail centers, or mixed-use planning



### Development Potential

This property is positioned for:

- Tech parks and IT campuses
- High-rise gated communities or service apartments
- Hospitality: Hotels, Convention centers
- Retail: Shopping arcades or malls
- Mixed-use commercial zones



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