A PROJECT BY

ITHIKA GROUP

TG RERA
TELANGANA REAL ESTATE REGULATORY AUTHORITY

No. P02000011228

ANANTHIKA

THE PLACE YOU FEEL ALIVE

PREMIUM VILLA PLOTS @ BHUVANAGIRI TOWN MAIN ROAD, WARANGAL HIGHWAY





PREMIUM VILLA PLOTS @ BHUVANAGIRI TOWN MAIN ROAD, WARANGAL HIGHWAY

INVEST IN A PIECE OF NATURE

Spread across 4 acres, Ananthika is a thoughtfully planned open plot layout with premium plots starting from 167 sq. yds. Designed with well-planned internal roads and future avenue plantations, the project offers a peaceful and well-connected environment that blends modern living with nature.

ANANTHIKA

THE PLACE YOU FEEL ALIVE

PROJECT HIGHLIGHTS					
52 Plots	Cement Concrete Roads	Compound Wall	Avenue Plantation	Underground Drainage Lines	
Children's Play Area	24x7 Security with CCTV surveillance	Beautifully Designed Landscapes	Underground Electrical Cabling With Galvanized Streetlight Poles	Footpath Paving With Tiles	Well-Planned Water Supply Distribution Network



YOUR PIECE OF NATURE AWAITS.

Tailored for families looking to build their own space, Ananthika provides a great setting for independent villa construction. Featuring clear-title open plots and ready-to-use community infrastructure, it allows you to easily design and build your dream home in a secure, fast-growing neighborhood.

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LAYOUT PLAN

APPROVED BY YTDA

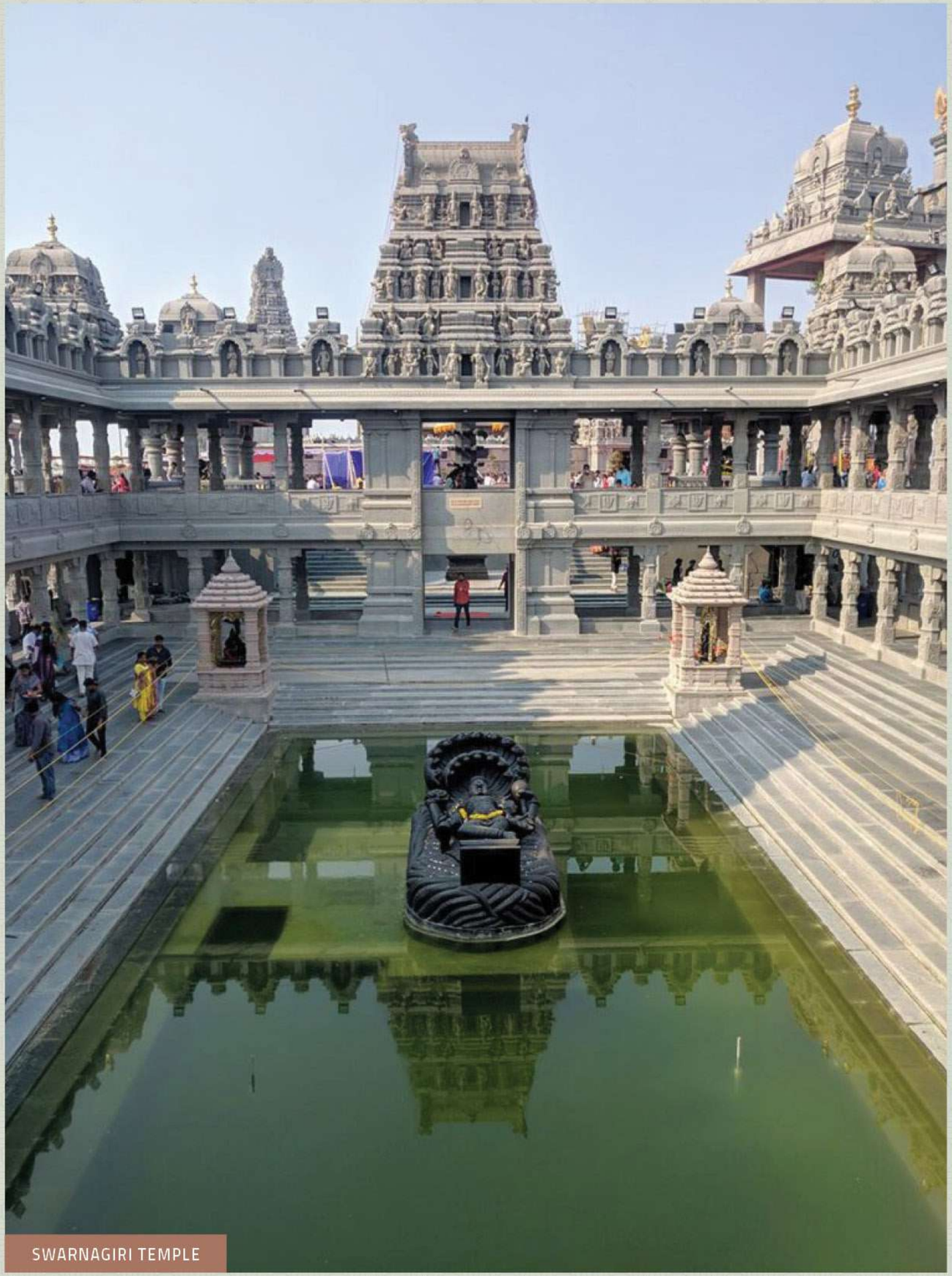
Approved by

DTCP / YTDA

TLP No.0006/BNGR/SWDL/2026

STARTS FROM

167 SQ YARDS



SWARNAGIRI TEMPLE

LOCATION HIGHLIGHTS

Opposite Yadadri Bhuvanagiri District Collectorate	
Proposed Regional Ring Road (RRR)	: 2 mins
Warangal National Highway (NH-163)	: 2 mins
Adjacent to Existing 100 Feet Wide Road Bhongir Town	: 5 mins
Yadadri (Yadagirigutta-Sri Lakshmi Narasimha Swamy Temple)	: 8 mins
Surendrapuri Temple	: 6 mins
Swarnagiri Venkateshwara Swamy Temple	: 10 mins
Bhuvanagiri Fort	: 5 mins
Mandal Revenue Office	: 4 mins
Government Medical College Yadadri	: 12 mins
Telangana Tourism Ropeway Project Hub	: 3 mins
Bhongir Railway Station (Proposed MMTS)	
AIIMS Hospital	
Outer Ring Road (ORR)	
Infosys, Pocharam	
Uppal X Road	: 45 mins

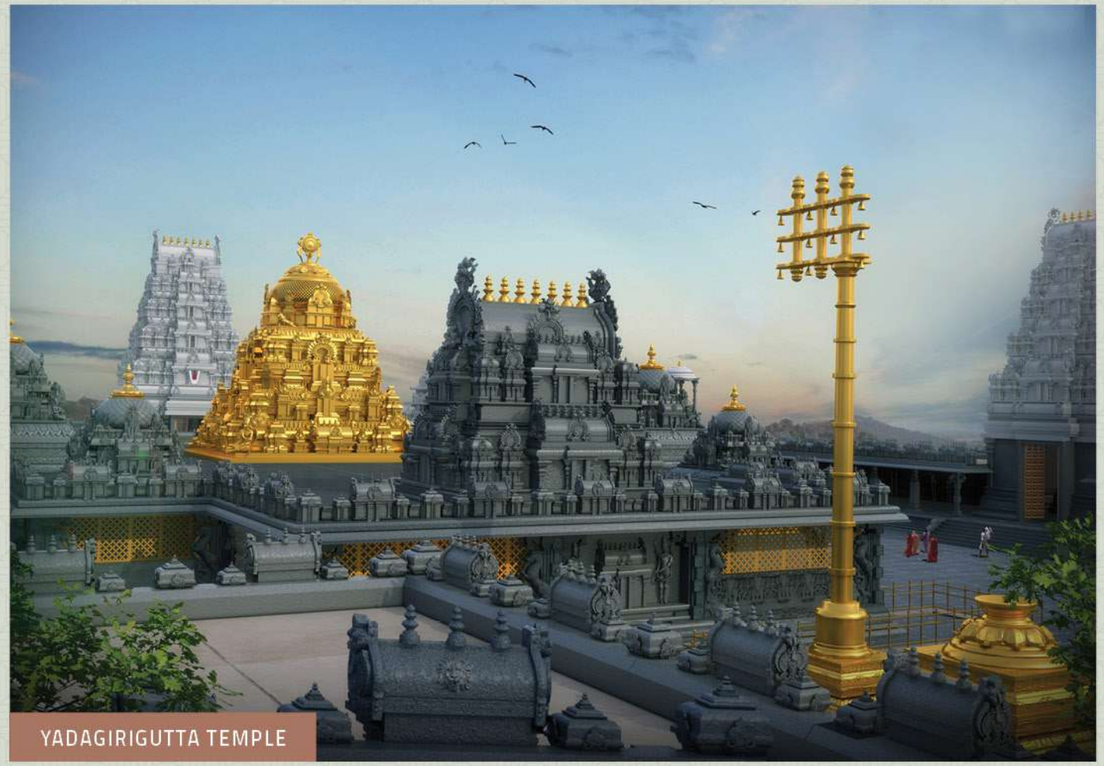
ANANTHIKA

THE PLACE YOU FEEL ALIVE

A NATURAL INVESTMENT FOR A BETTER TOMORROW.

Positioned just 200 to 300 meters from the Warangal National Highway (NH-163) near Bhongir town, Ananthika offers effortless travel combined with a peaceful setting. The project places you close to essential daily conveniences and major landmarks like AIIMS Hospital, Swarnagiri Temple, and Yadagirigutta, ensuring a comfortable lifestyle and strong value growth.

Prime location



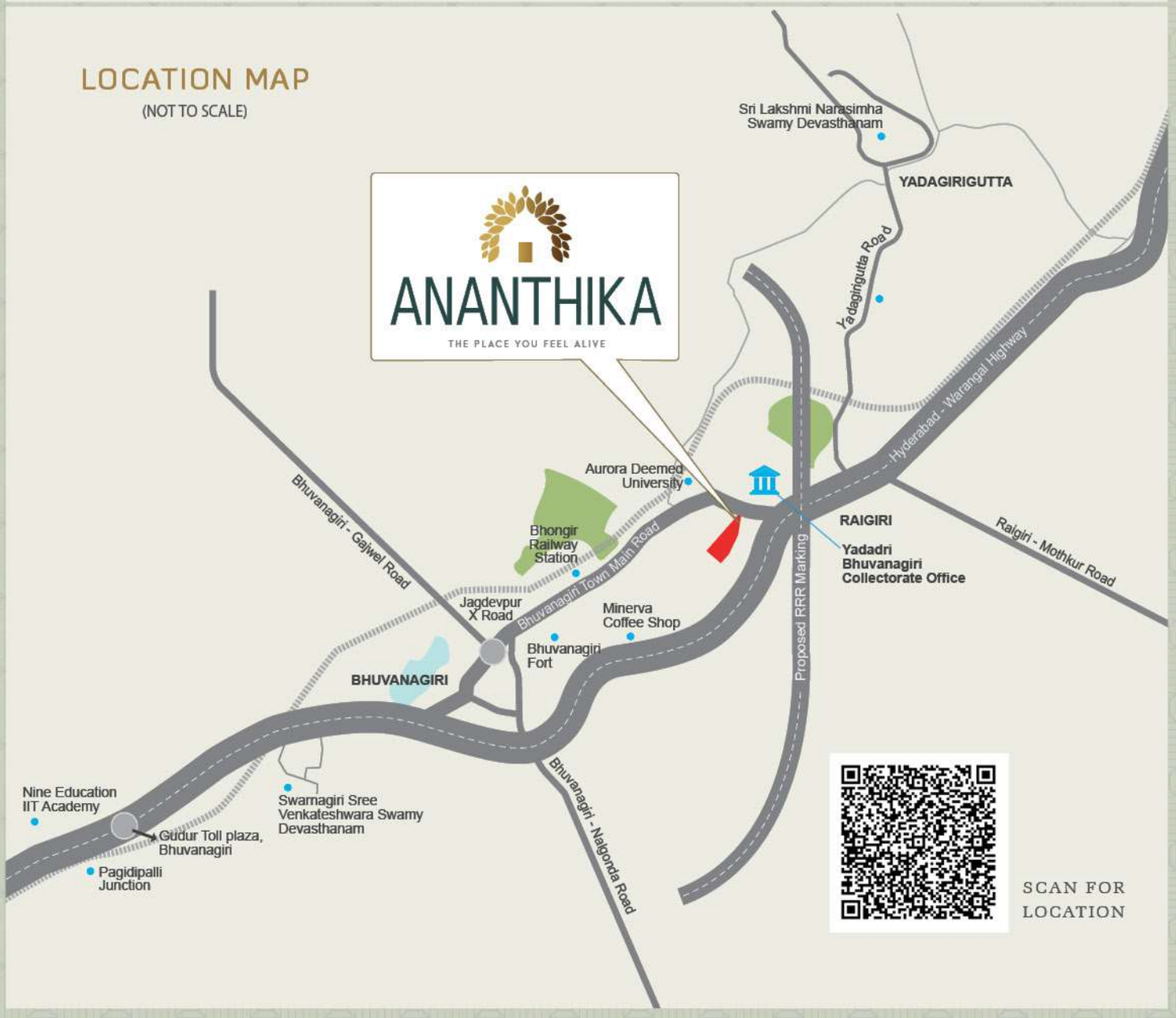
YADAGIRIGUTTA TEMPLE

Ananthika by Ithika Group is strategically located opposite the Yadadri Bhuvanagiri District Collectorate, directly abutting the State Highway and just 2 minutes from the Hyderabad–Warangal National Highway (NH-163). Its close proximity to Bhongir Town makes the layout particularly ideal for villa development, offering the perfect balance of connectivity, convenience and residential serenity.

The layout is envisioned with premium infrastructure, including underground electrical cabling, wide cement concrete roads, and thoughtfully planned internal spaces. Designed and curated to the highest standards, Ananthika promises a refined and elevated living experience amidst a serene and well connected environment.

LOCATION MAP

(NOT TO SCALE)



ITHIKA GROUP

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Note: The brochure is only a conceptual presentation. Developers reserve the right to change or alter the plan time to time, as deemed fit.

Artifice 9885253570