NISARGAH

DESTINATION | LUXURY | RESPITE

Luxury Balinese Houses That Match Your *Lifestyle*



NISARGAH

Experience *Bali-Inspired* Luxury

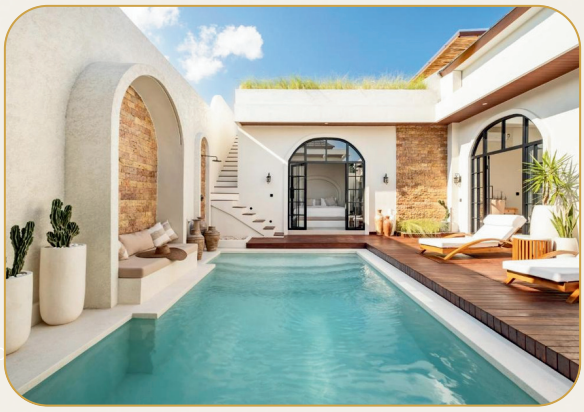


Nisargah is Hyderabad's premier Bali-inspired luxury villa destination, thoughtfully designed to combine exceptional living with intelligent investing.



Blending nature, architecture, and hospitality. Nisargah offers fully managed villas that provide resort-style experiences, passive income opportunities, and long-term appreciation potential, all within a beautifully curated community.









- FCDA Approved
- TG RERA Approved
- Loan Availability up to 40%
- 11 Exclusive Unique Units
- Potential ROI of upto 20%

NISARGAH

Ayana

The Journey Within — A serene retreat that celebrates the journey from everyday bustle to a slower, more peaceful way of living.



PLOT SIZE
1013Sq.yds

BUILT-UP AREA
4500 Sq. Ft

PRICE
₹4.5 Crore

FIXED RENTAL
₹3.2 Lakh / Month







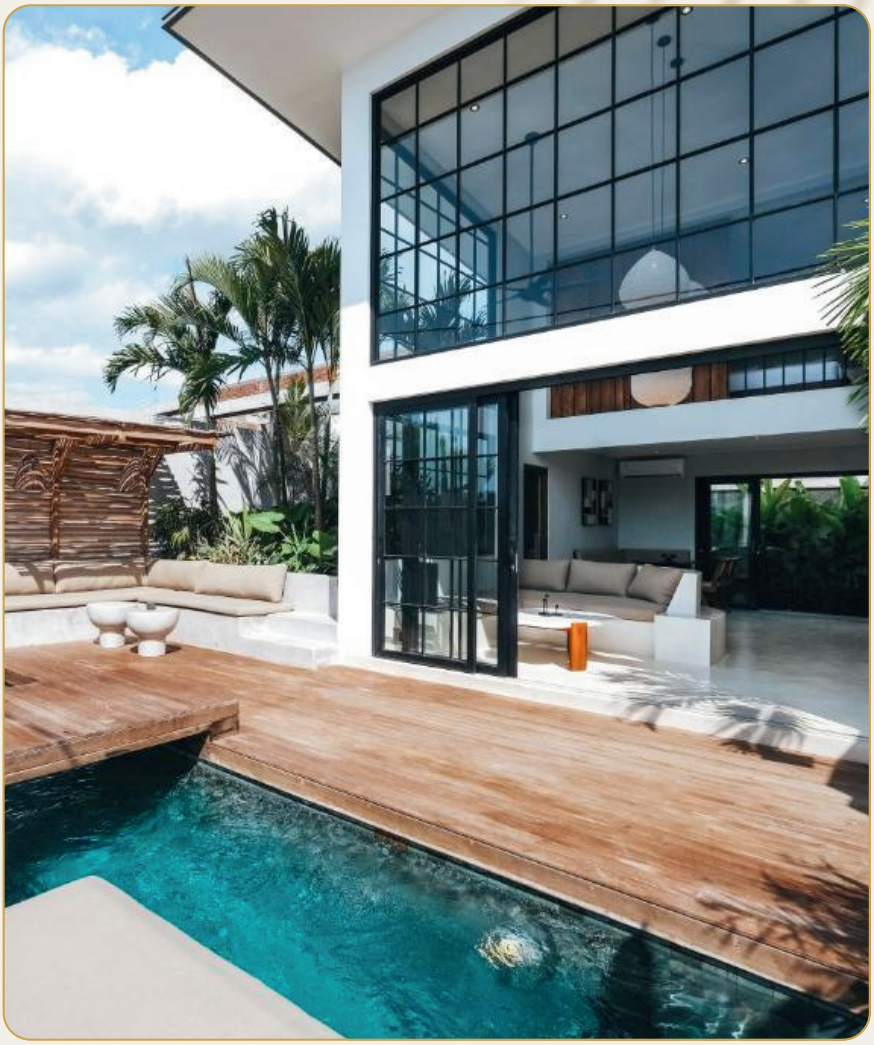




NISARGAH

Santhi

The Essence of Peace — A sanctuary of stillness, designed for quiet moments, calm mornings and effortless relaxation.





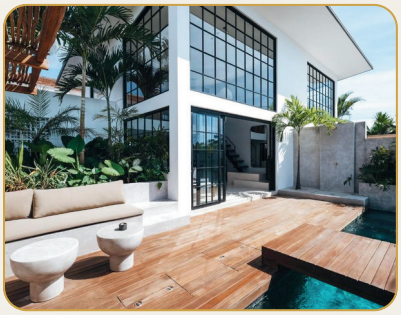
PLOT SIZE
605 Sq.yds

BUILT-UP AREA
1400 Sq. Ft

PRICE
₹2.5 Crore

FIXED RENTAL
₹1.7 Lakh / Month







Asmara

NISARGAH

The Villa of Love — A warm and intimate space inspired by love, togetherness and the memories created with those who matter most.



PLOT SIZE
450 Sq. yds

BUILT-UP AREA
1450 Sq. Ft

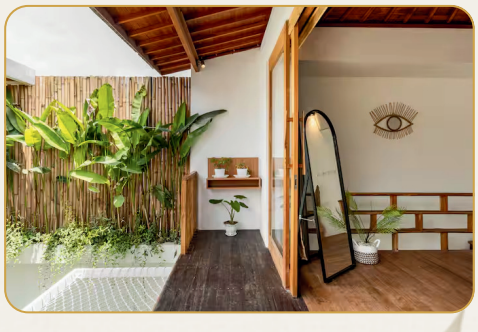
PRICE
₹2.1 Crore

FIXED RENTAL
₹1.4 Lakh / Month









NISARGAH

Segara

Segara embodies openness, freedom and a deep sense of serenity.

PLOT SIZE
470 Sq. yds

BUILT-UP AREA
1450 Sq. Ft

PRICE
₹2.1 Crore

FIXED RENTAL
₹1.4 Lakh / Month









NISARGAH

Aruna

The First Light — Inspired by dawn, Aruna represents new beginnings, optimism and the gentle beauty of starting each day anew.



PLOT SIZE
480 Sq. yds

BUILT-UP AREA
1450 Sq. Ft

PRICE
₹2.1 Crore

FIXED RENTAL
₹1.4 Lakh / Month









Cendana

NISARGAH

The Essence of Sandalwood — Earthy and timeless, Cendana draws from the warmth, fragrance and natural elegance of sandalwood.



PLOT SIZE
480 Sq. yds

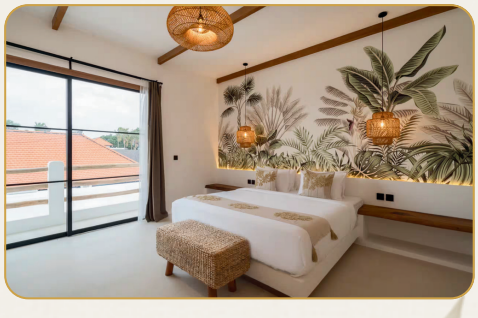
BUILT-UP AREA
1400 Sq. Ft

PRICE
₹2.1 Crore

FIXED RENTAL
₹1.4 Lakh / Month







Kamaya

NISARGAH

The Villa of Desire — A celebration of the finer things we seek in life: beauty, comfort, connection and a place to truly call our own.

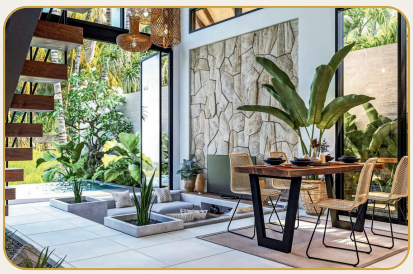


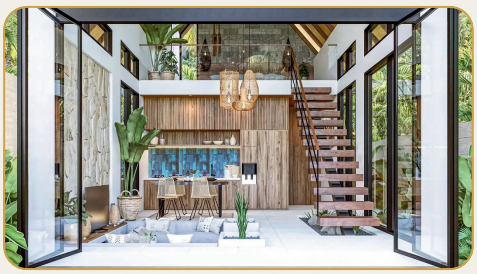
PLOT SIZE
430 Sq. yds

BUILT-UP AREA
1000 Sq. Ft

PRICE
₹1.7 Crore

FIXED RENTAL
₹1.15 Lakh / Month









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Taru

Rooted in Nature — Inspired by the tree, Taru represents strength, growth and belonging, creating a home deeply connected to nature.



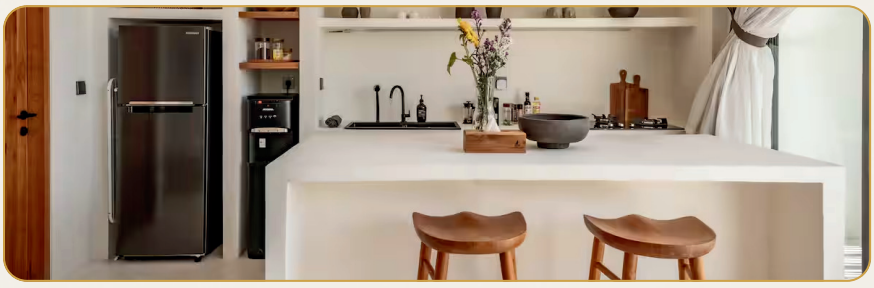


PLOT SIZE
590 Sq.yds

BUILT-UP AREA
1450 Sq. Ft

PRICE
₹2.5 Crore

FIXED RENTAL
₹1.7 Lakh / Month







Kiranam

NISARGAH

The Ray of Light — A bright and uplifting retreat where natural light, warmth and positivity become part of everyday living.



PLOT SIZE
500 Sq.yds

BUILT-UP AREA
1400 Sq. Ft

PRICE
₹2.2 Crore

FIXED RENTAL
₹1.4 Lakh / Month









NISARGAH

Jivana

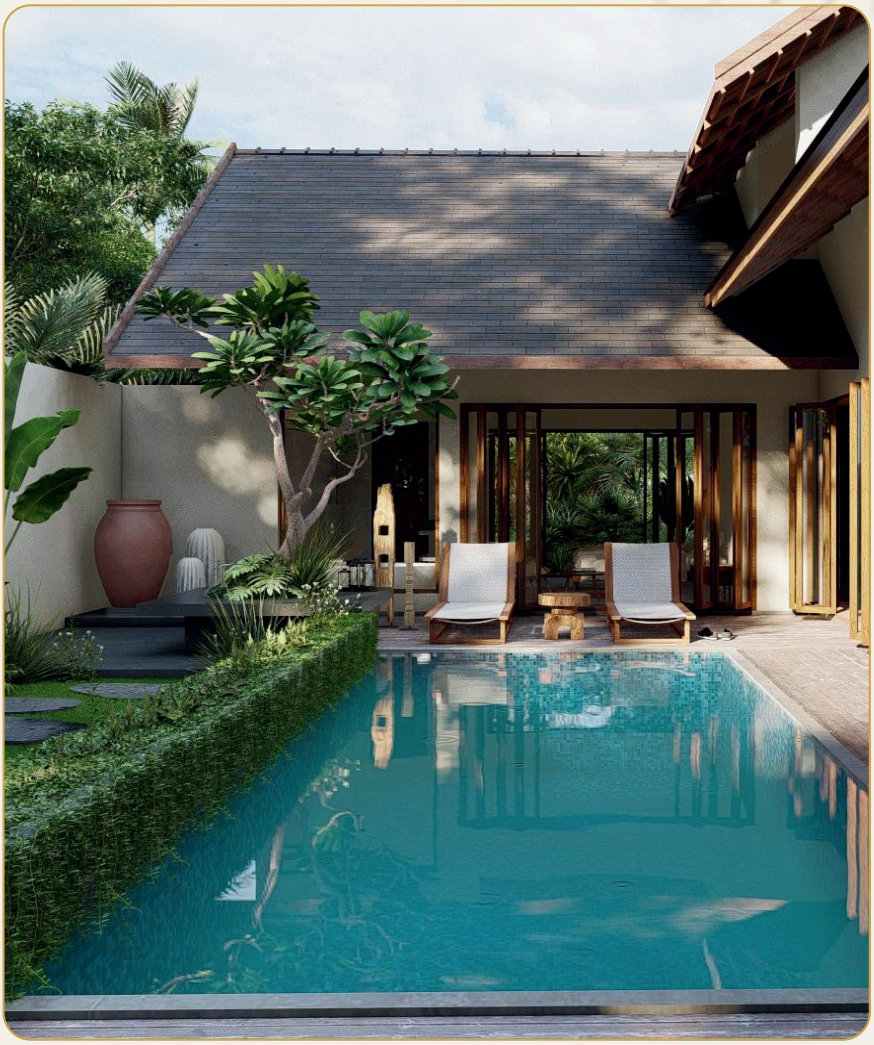
A vibrant yet grounded home where nature, comfort and the simple joys of living come together.

PLOT SIZE
735 Sq.yds

BUILT-UP AREA
2200 Sq. Ft

PRICE
₹3.15 Crore

FIXED RENTAL
₹2.25 Lakh / Month









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Nusa

The Island Escape — Inspired by the island spirit of Bali, Nusa evokes seclusion, serenity and an escape into nature.



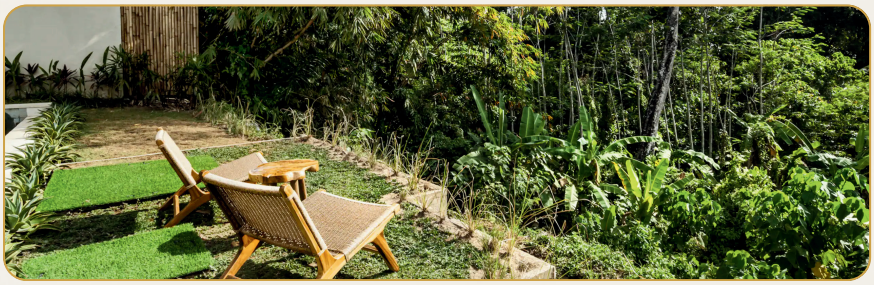


PLOT SIZE
750 Sq.yds

BUILT-UP AREA
2800 Sq. Ft

PRICE
₹3.5 Crore

FIXED RENTAL
₹2.5 Lakh / Month







Strategic Location. Seamless Connectivity. Future-Ready Growth.

Growth Zone
Within the FCDA Growth Zone

Regional Ring Road
nearest to proposed RRR

Future city station
nearest to proposed bullet train station

Accessibility
Easy Access from Hyderabad City

Development Corridor
Located in a Fast-Emerging Development Corridor

Appreciation Potential
Strong Potential for Long-Term Capital Appreciation

Connectivity
Seamless Connectivity to Major Highways & Road Networks



Luxury Amenities









WELLNESS

- Private Pool & Garden
- Poolside Gazebo & Outdoor Seating

INTERIORS

- Elegant False Ceilings
- Furnished Foyer
- Modern Modular Kitchen
- Dining Area Set

LIVING

- Stylish Wall-Mounted Furniture & TV Units
- Themed Bedrooms with Quality Furniture
- Open Bathrooms with Premium Fittings

INFRASTRUCTURE

- High-Capacity Air Conditioning
- EV Charging Station
- Dedicated Borewell

SECURITY & MANAGEMENT

- Solar Fencing & 24/7 Security
- Professional Management & Maintenance

FULL PLOT OWNERSHIP SWIFT CONSTRUCTION TURNKEY CONVENIENCE

NISARGAH

DESTINATION | LUXURY | RESPITE

Why Invest in *Nisargah*?

Invest today, Earn tomorrow!

01

Own a Premium Villa, Not Just a Property

02

Earn up to 8.5% annual rental income

03

Hands-Free Ownership

04

Multiple Revenue Opportunities

05

Income Today. Appreciation Tomorrow.

Unlock the Future.

Invest in South Hyderabad's *Growth Corridors.*

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Project by

ISHANI INFRA

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WE MAKE IT REAL

