



GOLDEN COMMUNITY

NURTURING THE FUTURE

@ NANDIGAMA - KOLLUR



Welcome to Golden County

A Premium Project by Githam Developers

Experience luxury living with world-class amenities,
modern infrastructure, and a serene environment at Kollur-Nandigama.

Build your dream home and secure a prosperous future in a well-planned,
Vaastu-compliant community.

DR. BRAHMANANDAM GARU

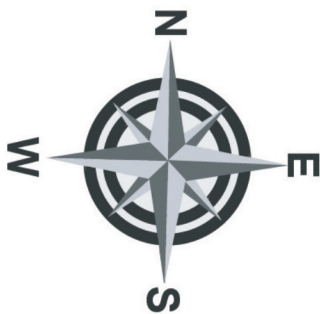
Padma Shri Awardee & Legend of Telugu Cinema

We are immensely honored and privileged to welcome Dr. Brahmanandam Garu, one of India's most celebrated personalities and a proud recipient of the prestigious Padma Shri Award, as the Brand Ambassador for Githam Developers - Golden County, Nandigama (Kollur). His unmatched legacy, credibility, and connection with millions perfectly reflect the trust, quality, and excellence that Githam Developers stand for. We extend our heartfelt gratitude to Dr. Brahmanandam Garu for graciously accepting this association and becoming a part of our journey. His presence adds immense value and inspires us to deliver nothing but the best in every project we undertake. This collaboration marks a significant milestone, strengthening our commitment to creating premium living spaces with integrity, innovation, and excellence.





MASTERPLAN





 TELANGANA STATE REAL ESTATE REGULATORY AUTHORITY



 Growing Global

Regd No. : REA01100061390
 LP No. : 000118/LO/PLZ/HMDA/2023



- 30 x 45 ft
- Odd Sizes
- 30 x 40 ft
- 30 x 50.7 ft
- 30 x 60 ft
- 39.5 x 30 ft
- 30 x 50.7 ft

133 Sq. Yards

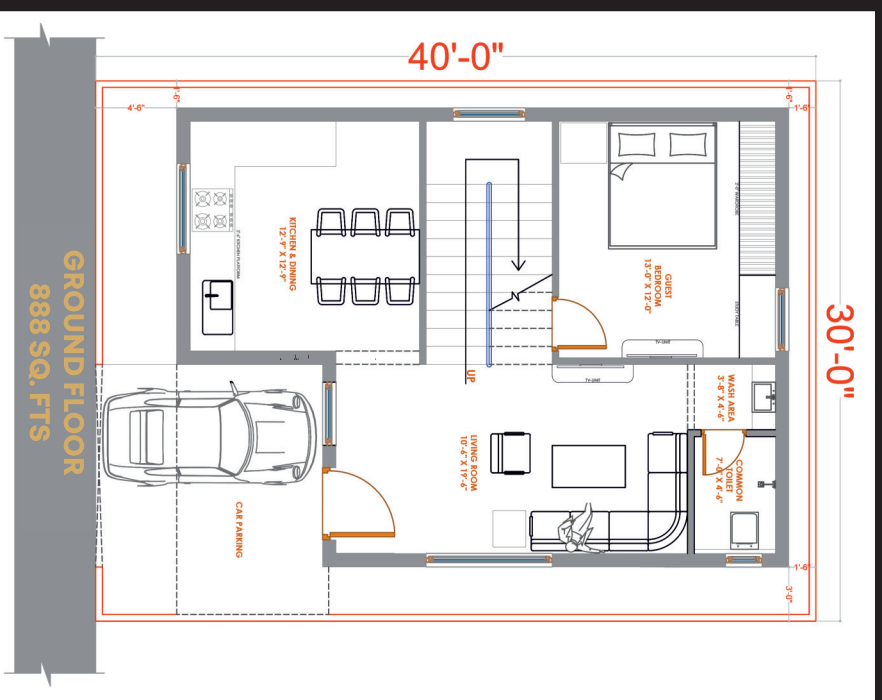
30'-0"

PLOT SIZE - 30'X40.5'
133 SQUARE YARDS

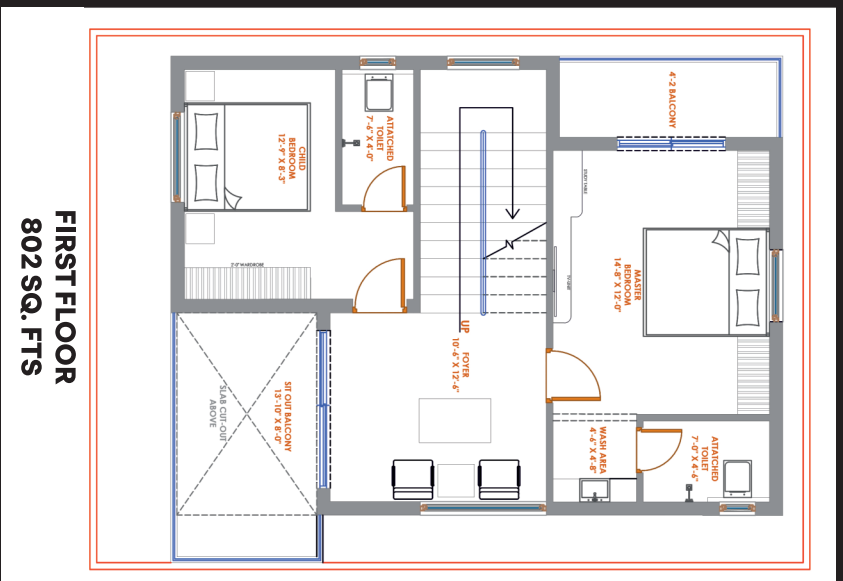
GROUND FLOOR - 888 sq. ft
FIRST FLOOR - 802 sq. ft
Total Sq. Fts - 1,690 sq. ft



EAST FACING VILLA



GROUND FLOOR
888 SQ. FTS



FIRST FLOOR
802 SQ. FTS





133 Sq. Yards
FIRST FLOOR
802 Sq. ft. | East Facing



133 Sq. Yards
GROUND FLOOR
888 Sq. ft. | East Facing



150 Sq. Yards

30'-0"

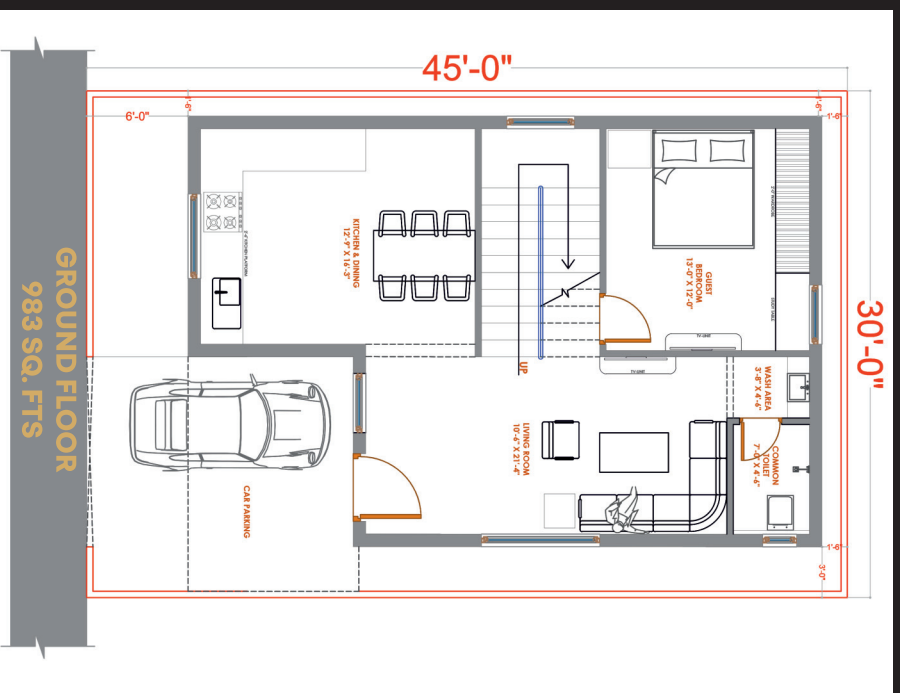
PLOT SIZE - 30'X45'
150 SQUARE YARDS

GROUND FLOOR - 983 sq. ft
FIRST FLOOR - 877 sq. ft
Total Sq. Fts - 1,860 sq. ft



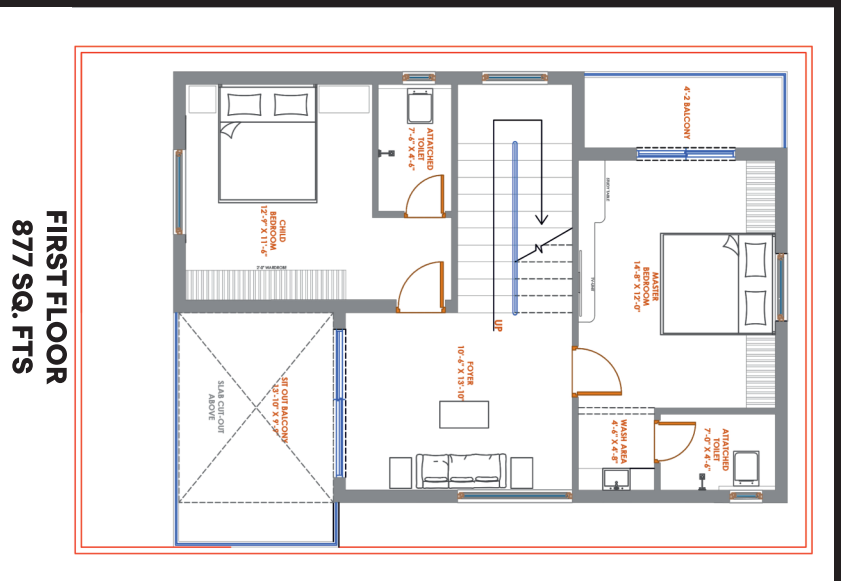
EAST FACING VILLA

30'-0"



GROUND FLOOR
983 SQ. FTS

30'-0"



FIRST FLOOR
877 SQ. FTS





150 Sq. Yards
FIRST FLOOR
877 Sq. ft. | East Facing



150 Sq. Yards
GROUND FLOOR
983 Sq. ft. | East Facing



169 Sq. Yards

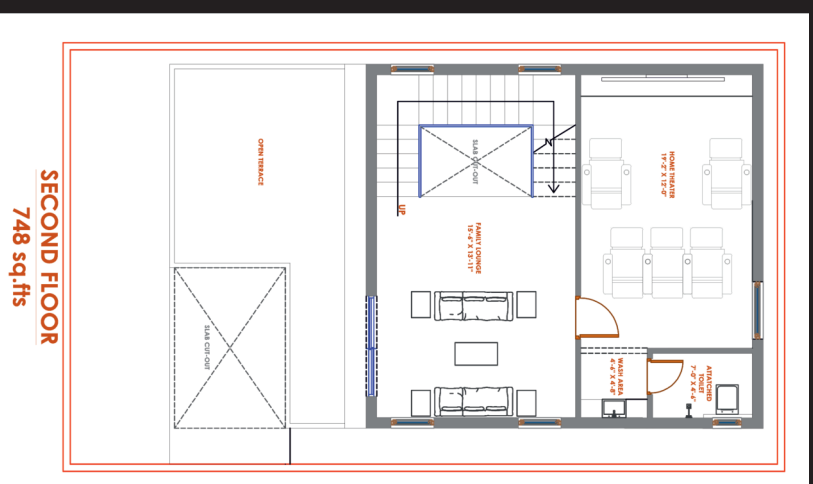
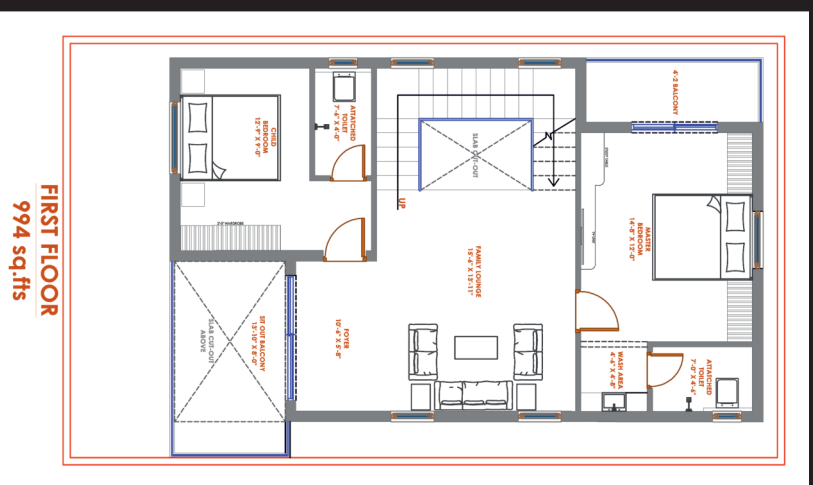
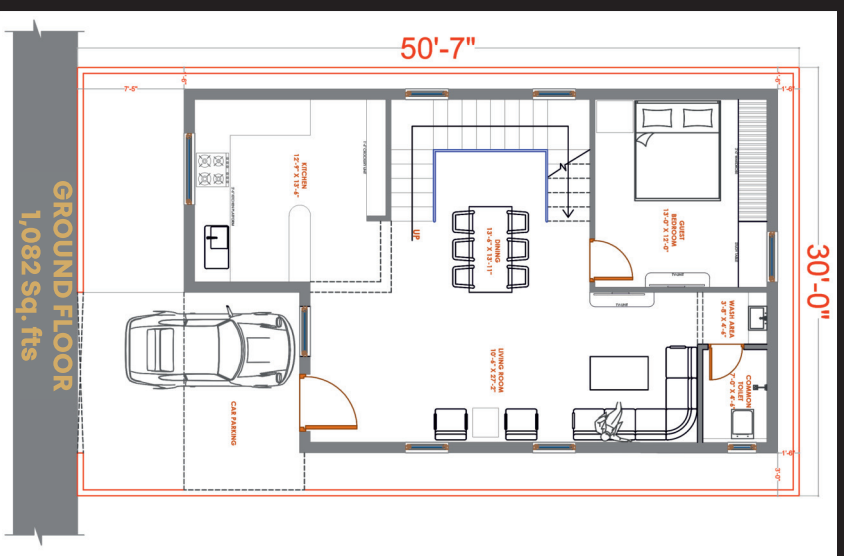
30'-0"

PLOT SIZE - 30'X50'-7"
169 SQUARE YARDS

GROUND FLOOR - 1,082 sq. ft
FIRST FLOOR - 994 sq. ft
SECOND FLOOR - 748 sq. ft
Total sq. Fts - 2,824 sq. ft

50'-0"

EAST FACING VILLA

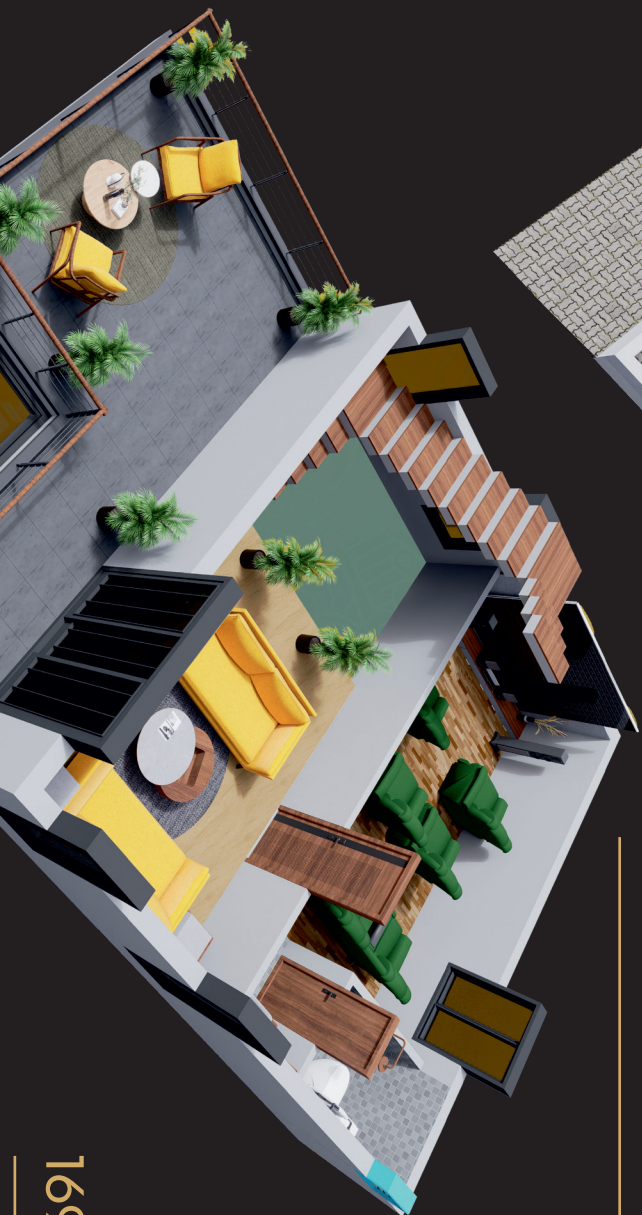




169 Sq. Yards

GROUND FLOOR

1,082 Sq. ft. | East Facing



169 Sq. Yards

FIRST FLOOR

994 Sq. ft. | East Facing



169 Sq. Yards

SECOND FLOOR

748 Sq. ft. | East Facing

190 Sq. Yards

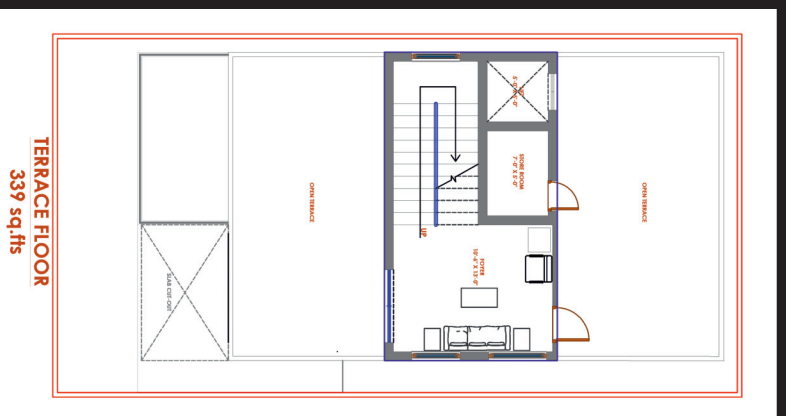
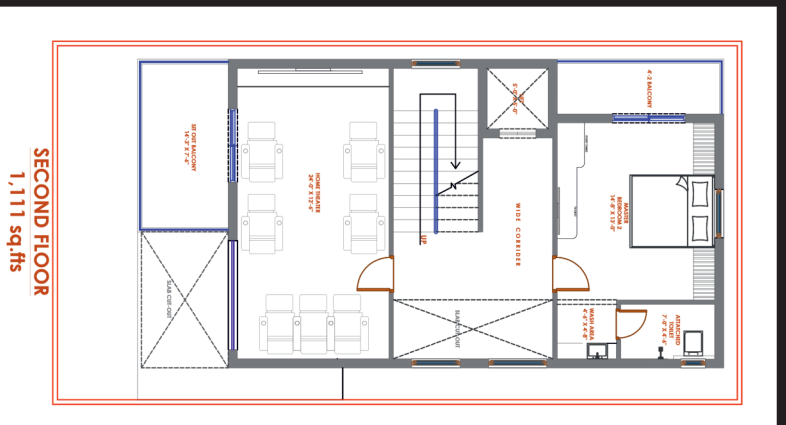
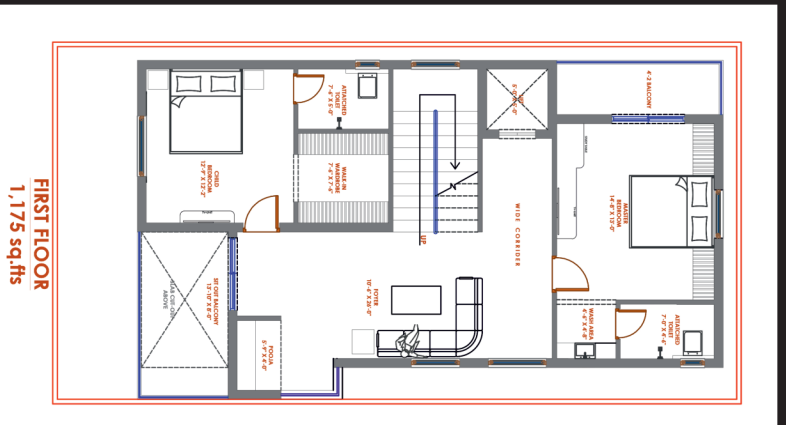
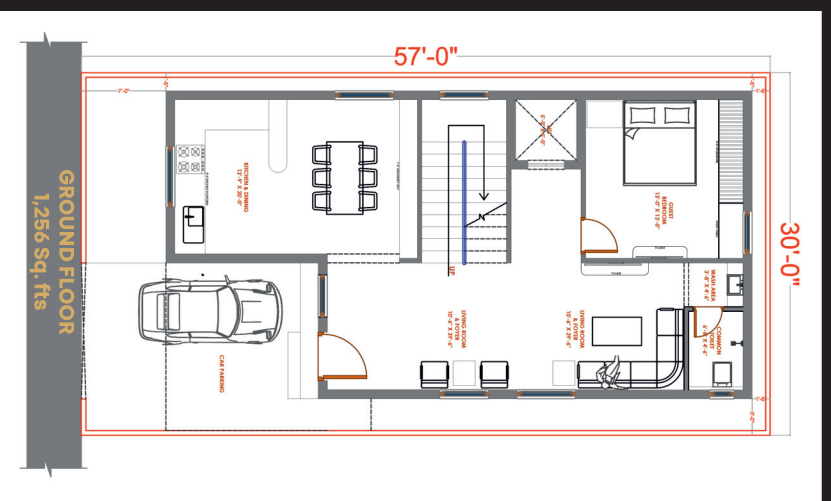
30'-0"

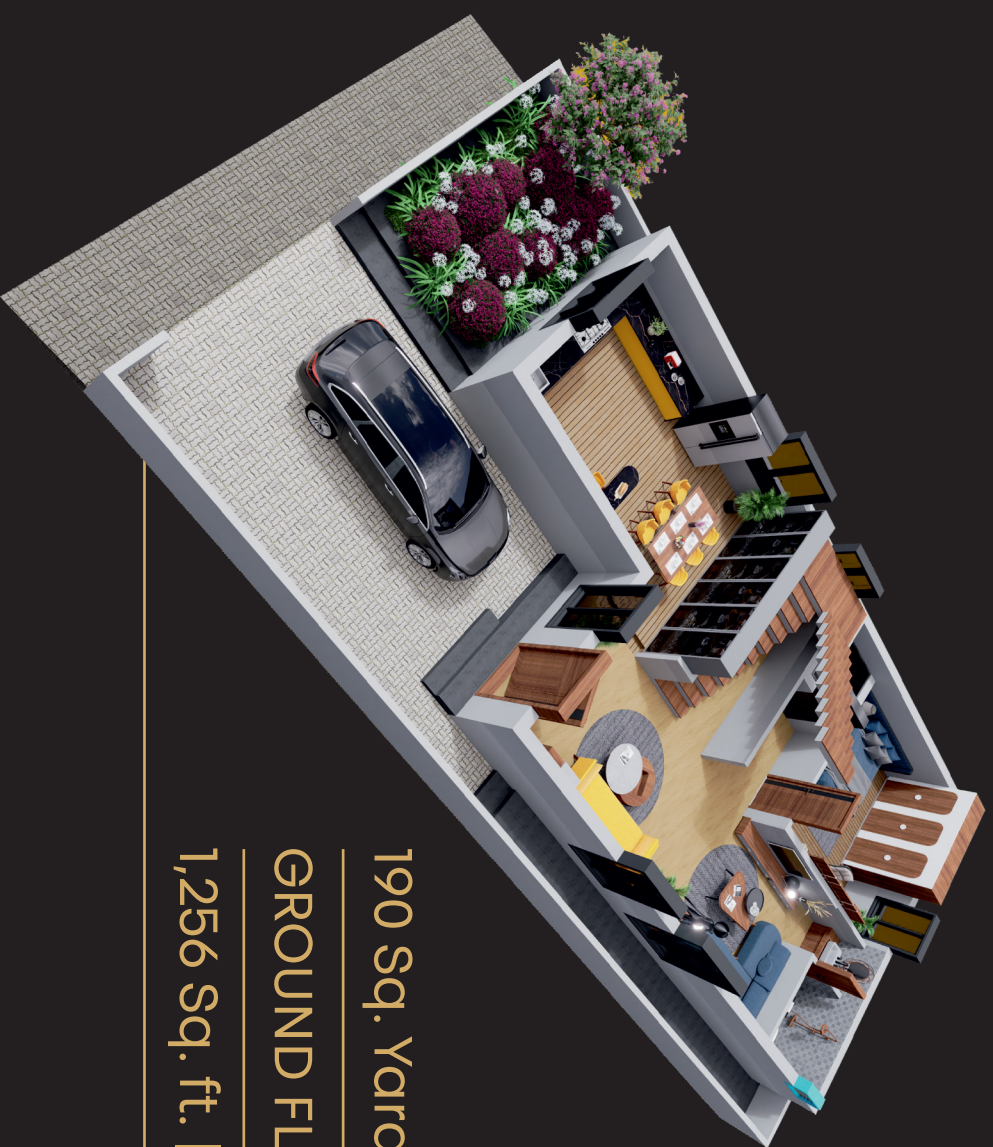
PLOT SIZE - 30'X57'
190 SQUARE YARDS

GROUND FLOOR - 1,256 sq. ft
FIRST FLOOR - 1,175 sq. ft
SECOND FLOOR - 1,111 sq. ft
TERRACE FLOOR - 339 sq. ft
Total sq. Fts - 3,880 sq. ft.

57'-0"

EAST FACING VILLA





190 Sq. Yards

GROUND FLOOR

1,256 Sq. ft. | East Facing



190 Sq. Yards

SECOND FLOOR

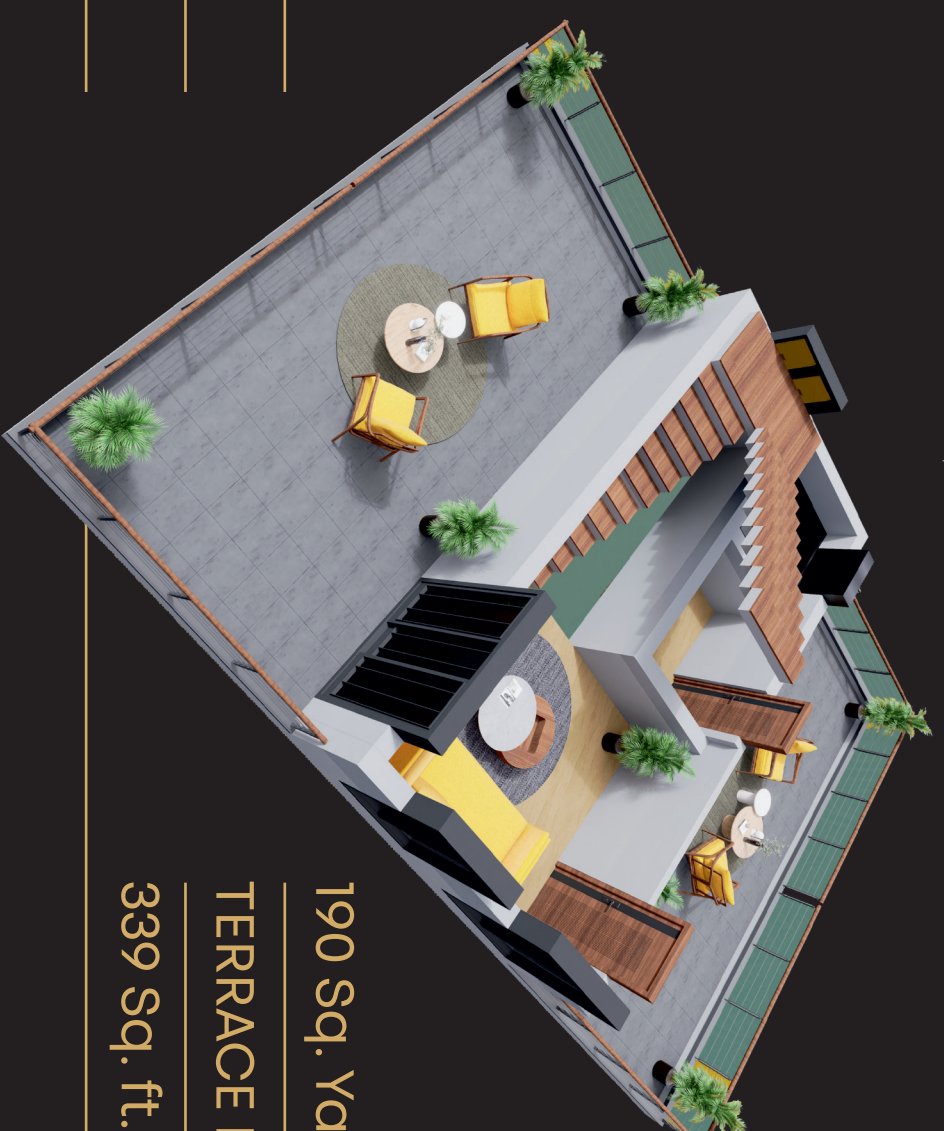
1,111 Sq. ft. | East Facing



190 Sq. Yards

FIRST FLOOR

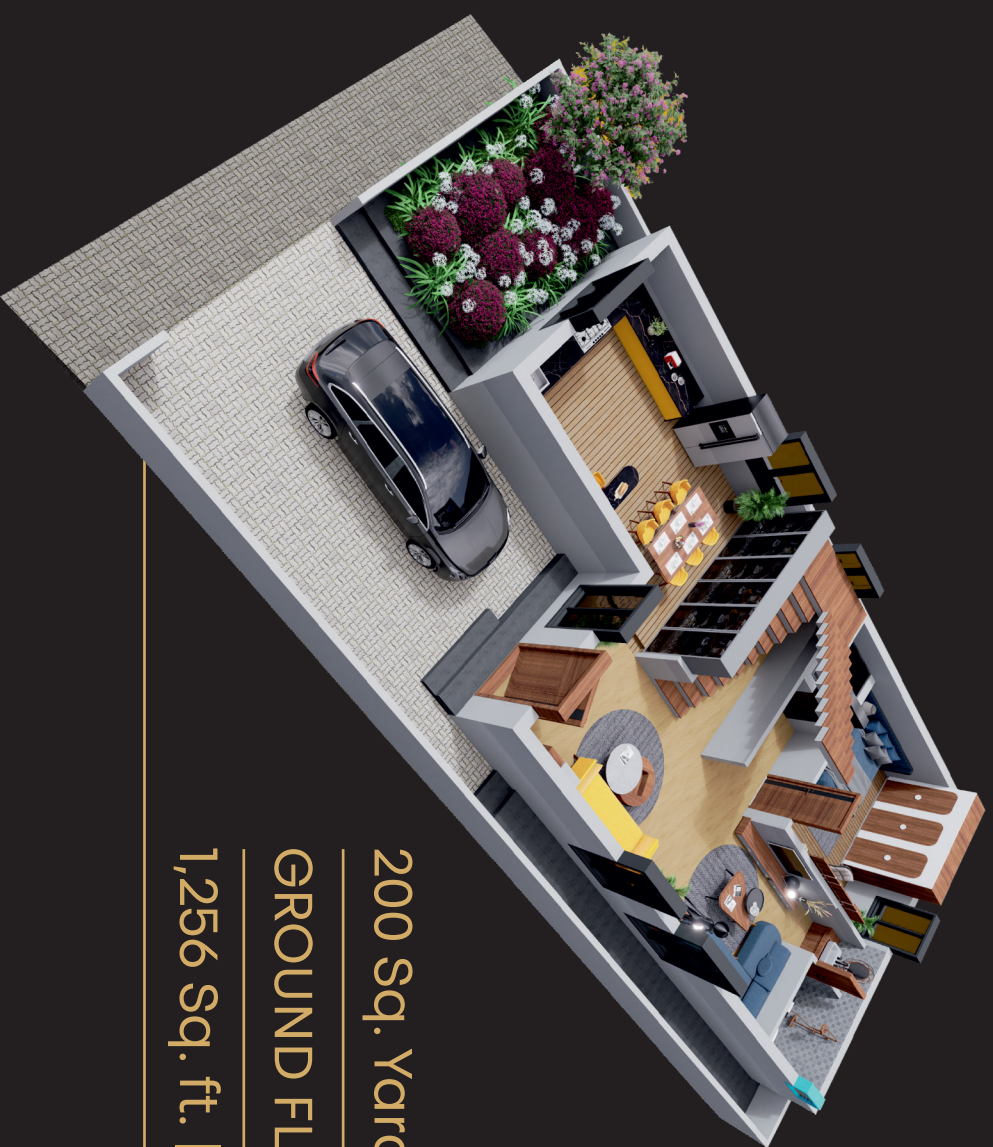
1,175 Sq. ft. | East Facing



190 Sq. Yards

TERRACE FLOOR

339 Sq. ft. | East Facing



200 Sq. Yards

GROUND FLOOR

1,256 Sq. ft. | East Facing



200 Sq. Yards

SECOND FLOOR

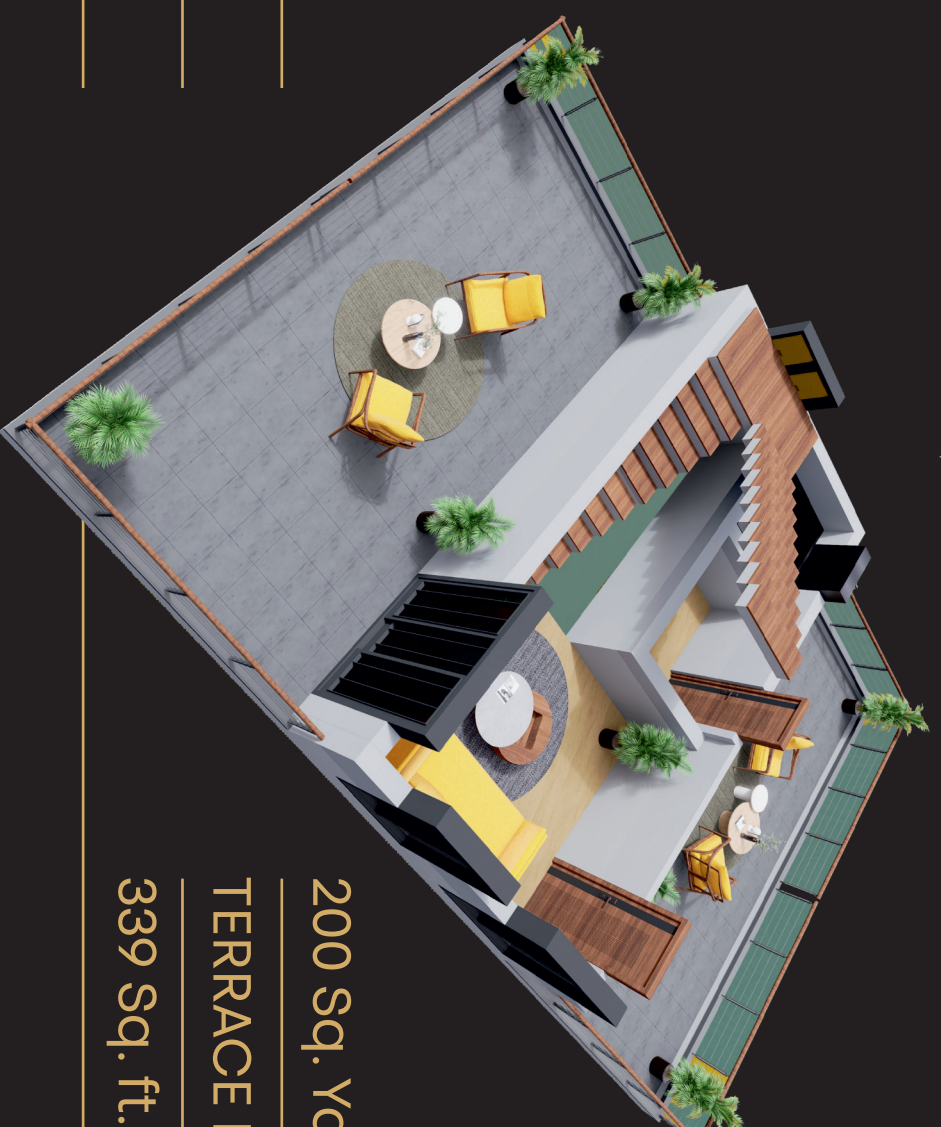
1,111 Sq. ft. | East Facing



200 Sq. Yards

FIRST FLOOR

1,175 Sq. ft. | East Facing



200 Sq. Yards

TERRACE FLOOR

339 Sq. ft. | East Facing

CLUB HOUSE



PROJECT HIGHLIGHTS



Bank Loan
Facilities Available



Avenue Plantation



Underground drainage



All CC Roads



Clear title 100% Vaastu



Construction
Undertaken



Over head
Water Tank & Park



Underground Electricity
(Transformer and
Street Lights)



Layout with
Arch Gate



HMDA Layout

SPECIFICATIONS

BUILDING STRUCTURE

RCC framed structure designed for strength and durability
Earthquake-resistant construction as per standard norms

WALLS

External walls with high-quality solid blocks
Internal walls with smooth-finish bricks/blocks

PLASTERING & FINISHING

Premium smooth plaster with putty finish
Exterior weather-resistant paint
Interior walls with emulsion paint finish
Water proofing for all bathrooms and terrace

FLOORING

800X800 MM Size Double charged Vitrified tiles in living, dining & bedrooms
Anti-skid tiles in bathrooms and balconies
Granite flooring for corridors & staircase

DOORS & WINDOWS

Main door with teak wood & designer shutter
Internal doors with engineered wood/flush doors
UPVC/Aluminum windows with glass panels

KITCHEN

Granite platform with stainless steel sink
Provision for chimney and water purifier
Ceramic tile dado above kitchen platform

BATHROOMS

Premium sanitary ware and CP fittings
Wall-mounted EWC and wash basin
Hot & cold water provision
Anti-skid flooring tiles

ELECTRICAL

Concealed copper wiring with modular switches
3 Phase supply for each unit and individual prepaid meters
Geysers in all bathrooms

WATER SUPPLY

Borewell & municipal water connection
Overhead and underground water tanks

WTP & STP

Water treatment plant for borewell water
A sewage treatment plant of adequate capacity as per norms
Treated sewage water for the landscape and flushing purpose

SECURITY

24/7 security provision
CCTV surveillance in common areas

LANDSCAPING

Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape

CLUB HOUSE AMENITIES



Indoor Badminton Court



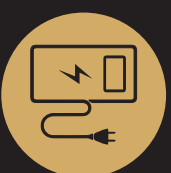
Swimming Pool



Banquet Hall



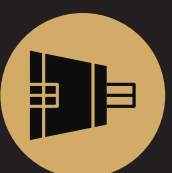
Private Theatre



EV Charging Point



Massage Club



Cricket Court



Sauna / Spa

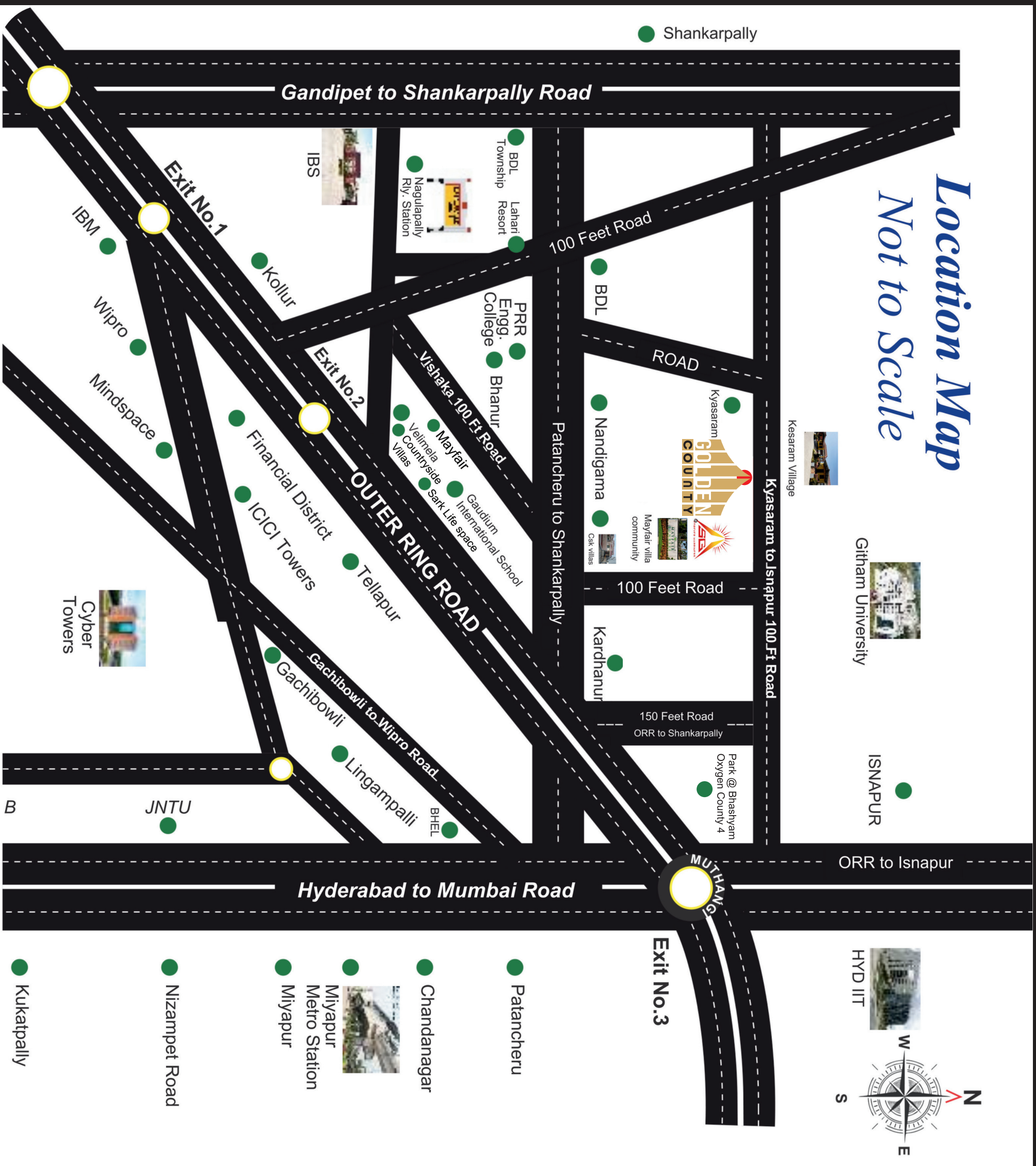


Mini Mart



Pet Zone

Location Map Not to Scale



Offices & Commercial Hubs

- WIPRO
- IBM
- BHEL
- Cyber Towers
- ICICI Towers
- Financial District (Infosys, TCS, Capgemini, Accenture, Deloitte, etc.)

Schools & Colleges

- PRR Engg. College
- Gaudium Intl. School
- Chirec Intl. School
- Sreenidhi Intl. School

Other Landmarks

- Lahari Resort
- Nagulapally Railway Station
- Medcover Hospital
- Continental Hospital

K. PAVAN KUMAR YADAV

Founder & Managing Director

With over 21 years of experience in real estate and construction, K. Pavan Kumar Yadav has successfully delivered multiple projects across Telangana. His expertise, commitment to quality, and focus on customer satisfaction have built a strong foundation of trust and excellence. Under his leadership, Githam Developers continues to create well-planned communities that offer value, comfort, and long-term growth for investors and homeowners alike.

PREVIOUS PROJECTS

With decades of experience, Githam Developers have been shaping customers' dreams through meticulous planning, attention to detail, and high standards in every project. Guided by a culture of innovation, the company has successfully delivered landmark ventures such as **Imperial City** @ Tukkuquda, **Ciel County** @ Tukkuquda, **Elite Nest** @ Nandigama, **Royal Nest** @ Adibatla, **Divine Nest** @ Thimmapur, **Brindavanam** @ Thimmapur, **Vision County** @ Sadasivpet, **Green County** @ Srisaillam Highway, **Aurum Heights** @ Maheshwaram, **SV Residency** @ Bahupet, **SV Residency Phase 1-6** @ Warangal Highway, **Crystal Avenue** @ Bhongir, **Haripriya Enclave** @ Alair, **SV Enclave** @ Gajwel, - each designed to offer exceptional living experiences and lasting value.





Curating environments where legacies are born.

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Scan for
office location



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Site location



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website



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