



# LEGEND CREST RISES IN VISAKHAPATNAM



**Best Location. Best Quality. Best Price**



THE BEST IS HERE

## BEST LOCATION

LEGEND CREST is located at Tallavalasa village in Bheemli Mandal on the 4 lane National Highway 5, a mere 22 kms from the city centre and just a 10 minute drive from Madhuravada, the upmarket residential locality of Vizag. More than 25 IT companies are located within an 8 km radius of LEGEND CREST. Among them are companies like Wipro, Colour Chips, Kenexa, ACN, Soft Sol, Satyam and InfoTech.

In fact, Infosys is coming up with a massive infrastructure at Gambhiram Village which is just 2.5 kms from LEGEND CREST and incidentally on the same stretch of road. The new cricket stadium is just 10 kms away. The massive Film Studio being built by Film mogul Dr. Rama Naidu is also close to LEGEND CREST.

Tallavalasa is developing into a posh residential area and land prices have gone up considerably in the recent past. Westwood has set up an International school near Bheemli, just half a km away from LEGEND CREST.

Visakhapatnam, with its sprawling beaches, natural harbour, naval base, steel plant and other major industries, has become one of the fastest growing industrial cities not only in India but also in Asia. The ongoing growth of the IT and ITES businesses in this city has further enhanced the value of the city Vizag as

one of the most ideal places to lead a peaceful and pleasant life and a lot of people are migrating here from other large cities. Well-known industry majors like Wipro, HSBC, Satyam, and TCS are already present in Vizag and are ramping up their offices rapidly. In this fast growing city, a 30 acre plot of land called LEGEND CREST has attained a highly premium status.

Vizag is also the fifth fastest growing city in India and the population is expected to cross 50 lakhs by 2010.

A Knowledge Corridor is on its way to existence to add to the city's 25 or more Engineering, Medical and Management Colleges and paving the way for elite institutions like IIT and more.

The State Government is also developing SEZs through a public private partnership model. Prominent SEZ's include Pharmacity at Paravada and a Greenfield multi-purpose deepwater port at Gangavaram. Further, with several mega projects like Apparel Park, Garment City, IT Parks, Pharma City, Ceramic City, Education District, Petrochemical Complex, Aluminium Plant and Coastal Corridor in the pipeline, the city is bound to expand by leaps and bounds and the real estate sector will significantly benefit.



## BEST QUALITY

LEGEND CREST comprises of 200 plots of 250 sq.yds each. LEGEND CREST is being developed by Legend Estates Pvt. Ltd, one of the fastest growing and among the most trusted real estate companies in Hyderabad.

### LEGEND CREST HIGHLIGHTS

- ★ VUDA Approved Residential Layout with Clear Marketable Title
- ★ Well designed Gated Community with Round the Clock Security
- ★ 40 Feet Hot Mix Black Top Roads with concrete kerbs and well-laid footpaths.
- ★ Avenue Plantation on both sides of the road
- ★ Underground Drainage, Electrical & Sewage System
- ★ 24x7 Electricity with modern Transformers/Lines and Street lights.
- ★ Specially built Over Head Tank
- ★ Storage sump and water supply lines
- ★ Protective Fencing/Compound Wall and Main Entrance Gate
- ★ Rainwater Harvesting Pits
- ★ Pollution Free Zone with plenty of open spaces and greenery

Legend will protect the property from any encroachments for a period of 10 years.



★  
**BEST PRICING**

Legend Estates is now offering 'Value for money' Residential plots at Legend Crest at a very affordable pricing. You can buy it to build your dream house or you can invest to possibly reap significant capital appreciation in the years to come. Whichever way you look at it, it is a wonderful opportunity.

Legend has developed more than 70 highly aspirational projects in the city of Hyderabad till 2008 and many more large and prestigious Residential and Commercial projects are under various stages of execution.

Legend's projects are always best-in-class. The Legend brand enjoys the trust and confidence of thousands of people in Hyderabad. It is this commitment to satisfying customer needs and exceeding their expectations that forms the crux of Legend's core value system. A system that's the guiding force behind every Legend initiative.

Legend is driven by distinctive design innovation, attention to the smallest details and quality craftsmanship. Legend's chosen locations have always had excellent potential for growth and this has brought happiness, peace and prosperity to everyone of its customers.

**EXPERIENCE**

<u>Projects</u>	<u>Year of Completion</u>	<u>Area in Sq.Ft</u>
Completed Projects	Till 2008	18,23,174
Projects under Construction	2007 - 2012	38,35,064
Future Projects	2009 - 2012	27,42,282



Legend Harmony



Legend One



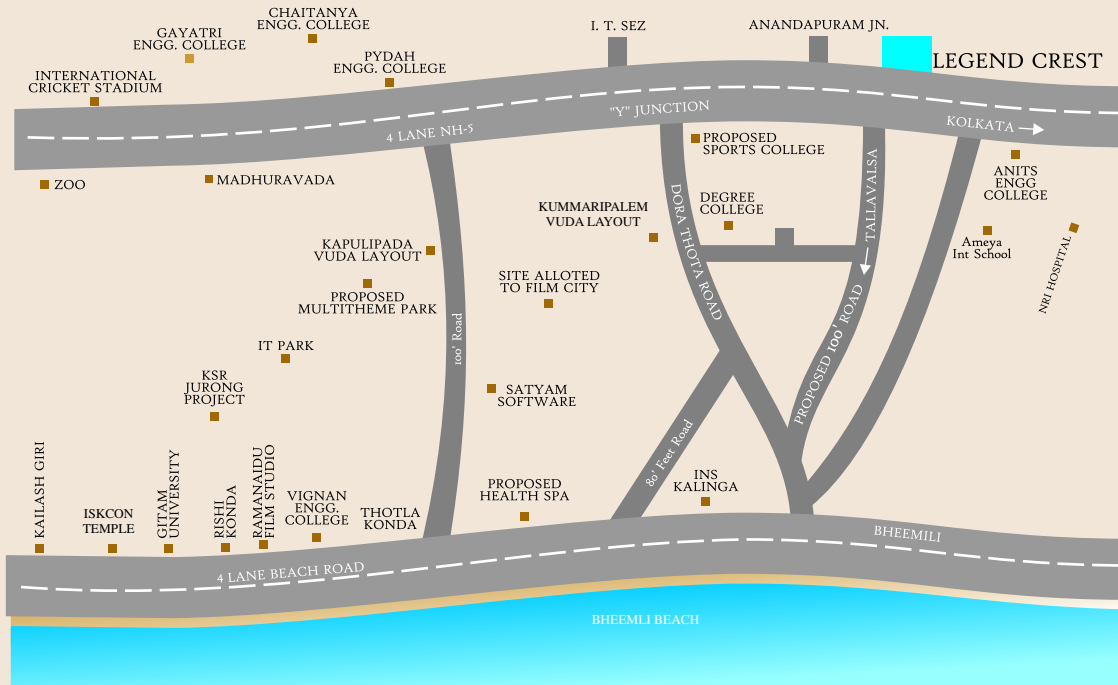
Legend Mint

## Location Highlights

- ✓ Located at Tallavalasa on NH-5
- ✓ Just 20 Minutes Drive from Vizag
- ✓ Just 3 Kms away from Bheemili Beach
- ✓ Just 10 Minutes Drive from Madhuravada
- ✓ Upcoming IT Hubs like Wipro, TCS, Satyam etc. Film City, Westwood International School are within close vicinity
- ✓ Pollution free environment with lush green surroundings
- ✓ Prime Location with assured Appreciation

LEGEND CREST is surrounded by numerous Residential Projects

## Location Map



THE BEST IS HERE

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