

ZUFA
LIVING

NATURE'S NEST | MUDIMIYAL NEAR MOINABAD

3 ACRE FOREST-EDGE FARM ESTATE VISION

Two Private Farm Estates. One Extraordinary Nature Lifestyle.

A private 3-acre farm estate at Mudimiya near Moinabad, around 25 minutes from Kokapet, offered as a complete estate, two approximately 1.5-acre parcels, or a developed farmhouse environment with landscaping, koi ponds and plantations.

F1 THE LOTUS GROVE

F2 WILLOW HAVEN

FOREST-EDGE SETTING

PRIVATE VISIT SUPPORT

A luxury farm estate concept built around land, trees, water and privacy.

Nature's Nest is positioned for buyers who want more than a plot: a private nature-side estate with mature fruit planting, farmhouse possibilities, forest-edge calm and long-horizon family value within reach of Hyderabad.

3 APPROX. ACRES IN TOTAL	F1 THE LOTUS GROVE PRIMARY ESTATE	F2 WILLOW HAVEN BOUTIQUE RETREAT	25 APPROX. MINS FROM KOKAPET
---------------------------------------	--	--	---

Indicative asking: Rs 3.10 Cr per acre.

Pricing, availability, final acreage, inclusions and transaction terms must be confirmed directly with the owner or authorised seller before any purchase decision.

Choose the way you want to experience the land.

The estate can be explored in three ways depending on how much land, control and development support you want.

Full 3-acre estate

Own the complete land as one private nature estate with full freedom to plan farmhouse, plantations, water features and family spaces.

F1 or F2 parcel

Explore the land as two approximately 1.5-acre private parcels, giving you a focused retreat within the larger estate vision.

Developed farmhouse

Create a ready-to-enjoy farmhouse environment with landscaping, koi ponds, plantations, decks, sitouts and outdoor spaces.

Two private worlds connected through one shared service road.

The concept follows the irregular geometry of the actual land sketch, with F1 and F2 held as distinct private estate experiences.



ACCESS

Shared internal service road

Access branches from the Mudimiyal main road into both private estate concepts.

WATER

Koi ponds and water-edge sitouts

Concept visuals show how water can shape the emotional centre of each estate.

LANDSCAPE

Orchards, palms and tropical paths

Existing planting and future landscaping can create a resort-like farm setting.

NOTE

Concept, not construction drawing

All architecture and landscaping visuals are for buyer imagination and subject to feasibility.

F1 and F2 are designed to feel different, not duplicated.

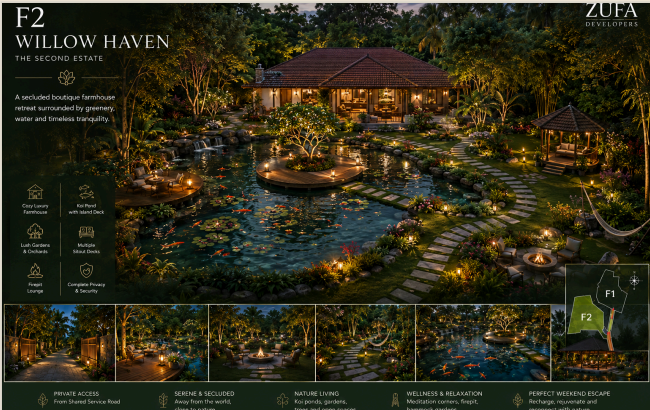


F1 | THE PRIMARY ESTATE

The Lotus Grove

A larger premium estate concept with grand tropical farmhouse, signature koi water body, open lawns, meditation deck, outdoor dining and water-edge sitouts.

- Grand farmhouse
- Koi pond
- Gazebo pavilion
- Open lawns



F2 | THE BOUTIQUE RETREAT

Willow Haven

A more intimate farm retreat concept with cozy farmhouse, circular pond, island sitout, hammock garden, firepit lounge and dense tropical privacy.

- Private retreat
- Island sitout
- Firepit lounge
- Hammock garden

Fruit, mangoes, water and the living character of a farm.

The land has existing fruit and vegetable planting, making it more emotionally rich than a blank parcel. Tree inventory, health and seasonal yield can be reviewed during the site visit.

01

Fruit tree collection

Mulberry, guava, coconut, tamarind, lemon, jamun, chiku, sitaphal, narangi, pomegranate and vegetable plantations as shared by the seller.

02

Premium mango varieties

Alphonso, Banganapalle, Chinna Rasalu, Pedda Rasalu, Dasher, Totapuri and pickle mango trees as shared by the seller.

03

Pond, pump and cottage

A pond with water pump and small cottage add storage, relaxation value and immediate farm-use character.

ALPHONSO

BANGANAPALLE

CHINNA RASALU

PEDDA RASALU

DASHERI

TOTAPURI

PICKLE MANGO

Nature is not a backdrop here. It is the daily experience.

The Mudimiyal land is positioned around forest-edge calm: lower noise, cleaner air compared with the city, birdsong, greenery and the feeling of arriving into nature.



Forest Edge

A huge green belt beside the land creates the feeling of a private nature boundary.



Peacock Trails

Wildlife cues and field storytelling make the land emotionally memorable.



Birdsong Mornings

Morning air, bird movement and shade create a wellness-first lifestyle rhythm.



Silent Evenings

Low noise, open skies and forest-side calm extend the retreat feeling beyond daytime.

Years of care are already rooted here.

The estate reflects work already put into the land: planting, nurturing, shaping the farm character, maintaining water utility and creating a small cottage point for rest and storage.

The next owner is not starting from empty soil. They are taking forward a living farm canvas that can evolve into a farmhouse, family retreat, wellness estate or generational landholding.

01 **Planted with intention**

Fruit trees and mango varieties give the estate a living orchard identity.

02 **Shaped over time**

Tree-scaped pockets, shade and natural privacy come from patient care.

03 **Made usable**

The pond, pump and cottage give the buyer practical starting points.

04 **Ready for a custodian**

The next buyer can preserve, improve and personalise the estate.

The visuals express what can be created here.

Architecture, landscaping, koi ponds, decks and lifestyle scenes in this brochure are concept visualisations. They are used to help buyers imagine the possibilities of the land, while the estate condition, boundaries, access, trees, utilities and documents can be understood during the private site visit.



Designed for imagination. Experienced through site visit.

The brochure now separates aspiration from on-ground clarity. The promise is not a finished resort today; it is a rare 3-acre nature-side land parcel that can be owned as a full estate, explored as F1/F2 parcels, or developed into a finished farmhouse environment.

Who will feel at home with this estate?

NRI

Something real back home

For buyers abroad who want a tangible family asset near Hyderabad.

LEGACY

A family land holding

For buyers who want an asset that can be held and passed forward.

LIFESTYLE

Weekend farm estate

For families who want nature, open air and future farmhouse use.

WELLNESS

Organic living dream

For buyers who value food, trees, cleaner air and slow living.

The Estate Verdict

Nature's Nest is not a plot waiting for imagination. It is already a composed forest-edge farm estate with trees, water, cottage utility and a quiet weekend rhythm.

The right buyer will value not just acreage, but the years of planting, care and nature-led readiness already rooted into the property.

PRIVATE SITE VISIT

A secluded future farmhouse retreat surrounded by lush water and timeless tranquility.

Walk the land before you decide.

Share what you would like to explore, and the team will help you understand estate options, location context and suitable visit timing.



Cozy Luxury Farmhouse



Lush Gardens & Orchards



Firepit Lounge



Koi Pond with Island Deck



Multiple Circuit Decks



Complete Privacy & Security

Next step

Share your name, WhatsApp number, preferred estate model and visit timeline. The team will call you with estate details and visit options.

REQUEST PRIVATE VISIT

PRIVATE ACCESS

SERENE & SECLUDED

NATURE LIVING

WELLNESS & RELAXATION

PERFECT WEEKEND ESCAPE

Concept visuals are for visualization and subject to feasibility and approvals. Property details, title, access, tree inventory, pricing, utilities, AQI conditions and availability can be discussed with the team and confirmed with the owner before purchase.