

Embrace the
rare



Woodsbury

ESTATES by INCOR



Incor Woodsbury:
a world of **fine** rarities

Cliché was never your style and the crowd was never your destination. You are beyond that; you are the head that wears the crown and you deserve exclusivity. Your address must be a world that the whole world admires. And also, where you can admire life in its purest form: extravagance. Luxury that's unparalleled, nature that's untouched and an aura that's enchanting. The rarest of pleasures in one exotic paradise.

Welcome to Woodsbury by Incor.
Estates and Mansions for the chosen few.







Exclusive just like *you*

Every morning, when you sit on your lavish front porch and soak in the sublime sunlight, or when you take a walk through your private orchard, the sounds that will fill your space will be the mysterious chirping of birds, the rhythmic swaying of leaves and the calming tune you will be inspired to hum. Here, even your closest neighbor is far away and the only thing that surrounds you is undisturbed serenity.

- Lavish Front Porch
- Private Orchard
- Discreet Party Lawn
- Swimming Pool





You rule
your territory

No, we are really not exaggerating. And nowhere in this literature, you'll find us calling this a house; because that will be an explicit understatement.

Plot sizes: $\frac{1}{4}$, $\frac{1}{2}$ and 1 acre.

Now, that's something for the big thinkers and the great doers.







One land,
many splendors

Incor Woodsbury has clean, green open spaces, stretching into a greener expanse on the outside. In today's concrete world where trees are a rare sight, this ambience is sheer magic. Every breath of air so therapeutic it will revitalize your spirit; every sight so comforting it will embed perpetual satisfaction deep within you; every walk so liberating it will make you feel weightless. Each time you close your eyes, your mind will open into a realm of bliss. The goodness of the Earth is now your kingdom.

- 90% Green Cover
- Diverse Flora
- Meditative Aura



A mystical
start to the day

Purify your thoughts, exercise
your body and give-in to the
comforting solitude.







A free flow of serenity

Exotic water bodies thoughtfully placed throughout the layout, to calm your senses and have each day filled with beauty and positive vibrations.

- Theme Park with Water Cascades
- Fountains







A trail going to freedom

Those who love the cardio-pleasure can enjoy their own special trails, break their own records every single day and forget the word 'stress' forever.

- Jogging & Cycling Track





A photograph of a window with a view of a green landscape, overlaid with text. The window is divided into two panes by a dark frame. The left pane shows a blurred green landscape, while the right pane is mostly grey and out of focus. The floor in the foreground is made of dark wood planks, and a blue textured mat is visible at the bottom edge.

Stillness
that invites
balance





A paradise where
strength finds **nirvana.**

Here at Woodsbury, the toxins of the regular world will barely touch you. You can revel in power on some days and relax in peace on the other days. Either way, your body will only get better with time and no tensity will ever touch your mind.

- . Well-equipped Gymnasium
- . Spa with Jacuzzi
- . Steam Rooms



A few hours of
laid-back fun

What better than being able to
put your feet up in the afternoon
and living slow.







The sun is your spotlight

Dive into the cool waters of our designer pool or just sit back on the cozy recliners on deck with an intriguing book and a stimulating cocktail.

- Olympic Size Swimming Pool
- Sun-bathing Deck





Pauses

full of
pleasure



A romance with
fading lights

As the day turns to dusk and
the sky goes sublime, be led by
your heart's longing.







Each day a
royal holiday

Why join the herd somewhere outside when you have a perfectly hospitable resort right where you live. Why waste time in the traffic to make memorable times. Just a short walk away from your grand abode, a resort for great times with family and friends. We brought your memorable weekend getaway to your own address, your highness.

- A Beautiful Resort
- Indoor and Outdoor Games
- Party Hall







Beyond the grid of time

Those who run ahead of the crowd, define their own schedules and design their own time. You don't need to run by the clock. Let the clock run by you. Let time pause where you want to pause. Let time wait for you while you recharge.

- Rustic Cottages







A whole **kingdom** for the little ones

In this world of many fantasies, we have also built one for those who mean the world to you. It's where they can celebrate their life as per their rules.

- Children's Play Area



A thrilling finish
on a high

Under the mysterious moon,
find ideas for the most adventurous
escapades ever.





358 L 87

2171

921

354 L 87

2229

990

351

23

355 L 86

2263

74

353 L 86

2362



A tribute to your
spirit

At Incor Woodsbury, you have your own brewery, because you deserve to have all your amusements customised. It's our way of saluting your spirit of triumph.

- Micro Brewery







Discover new ways to **indulge**

Now to take your family out for a lavish dinner, you don't have to think about the obnoxious drive and the parking hassles. Get the best of taste right where you are.

- Café
- Multi-cuisine Restaurant







Stories from
a parallel world

The rest of them can watch the stories that are shown to them. You, your majesty, can watch the stories you want to see. Whenever you want.

- Mini-theatre





Not merely
constructed
but
crafted





Every corner

a masterpiece

It's not home or a villa. It's not even a mansion or a bungalow to be honest. It's a grand, magnificent piece of art where each stroke is an artistic wonder in itself. Each corner a painting that you would love to stand and stare for a while. We know that it takes a lot to please you, and that's why the idea was to not just be another exhibit, but the showstopper itself. Again, inspired by you.

- Flawless Layout
- Designer Interiors



2007



INCOR INFRASTRUCTURE started with the vision of redefining norms in the real estate sector through a professionally managed company in India.

2010



The group started its first independent real estate project with **BONSAI HOMES TELLAPUR**.

It also started its healthcare business with a **120-BED MULTI-SPECIALTY HOSPITAL**.



2012



The group conceptualized an ambitious 42 acres development under the name **PBEL CITY, CHENNAI**.

2014

The group has consolidated its position in the Real Estate sector, winning **PRESTIGIOUS AWARDS** for quality and customer service.

In the healthcare business, the group started **OMNI HOSPITALS AT KURNOOL** and has witnessed healthy growth across all the units.

2016



Inc group gets a makeover with a **NEW VISUAL** identity.

The group launched a commercial centre for retail and office spaces, **INCOR 9** at **KAVURI HILLS, Madhapur**.

The group launched **ONECITY** at **KPHB - HITEC City** main road, Hyderabad.



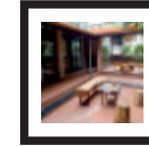
2018

Completed construction of the prestigious **INCOR OPULENCE** in Bengaluru



Launched **CARMEL HEIGHTS** in Bengaluru

PRAAN FOUNDATION was launched to build awareness for mental health and Suicide prevention.



2020



Launched **LAKE CITY**, a lakeview community nestled around 3000 acres of lush greenery.

OUR JOURNEY

2008

INCOR partnered PBC and Electra, two fortune 500 conglomerates to start **PBEL Property Development** and started its first flagship project **PBEL CITY AT HYDERABAD**.



2011

The group completed a full cycle - from land procurement to construction, sales and complete delivery of the **FIRST PHASE** of **PBEL City, Hyderabad**.



2013

The group's healthcare business attracted private equity funding which resulted in **OMNIRIK SUPER-SPECIALITY HOSPITAL** in Visakhapatnam and **UDAI OMNI HOSPITAL** for advanced Orthopaedics and Trauma in the heart of Hyderabad.



2015

The group completed the construction and delivery of **PHASE II** at **PBEL City Hyderabad**.

Launched **Inc Opulence**, our first **BOUTIQUE PROJECT** in Bangalore

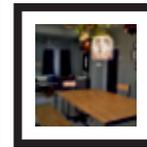


2017

The group launched **DIVINO VILLAS** in Hyderabad.



2019



Launched **BOSTON LIVING**, a co-living brand, in Hyderabad. Soon to be launched in Chennai and Bengaluru.

Launched **ASSETMONK**, an asset management company.



2021

We launched **THE LANDING**. A one of it kind hospitality investment opportunity within the **GMR Hyderabad Airport**.





A promise for the ages

Incor is a group that's known for reimagining and building the future, while embracing innovation. It's led by pioneering minds who believe in creating tremendous value with each project. Be it residential or commercial. We reinvent the method because we are courageous. We make bold statements because we are not here to blend in. We are known for quality because it reflects in every brick we have laid so far in building the future. It's been 15 years of exploring endless possibilities and building breakthroughs.





Woodsbury
ESTATES by INCOR

Master Plan

This Project will be
completed in 3 phases

Phase 1 - 64 acres

Phase 2 - 67 acres

Phase 3 - 79 acres



5000 SQ.YDS

1500 SQ.YDS

2000 SQ.YDS

1000 SQ.YDS





Amenities

- Amphitheater
- Cottages
- Café & Restaurant
- School
- Library
- Olympic Size Swimming Pool
- Jogging & Cycling Tracks
- Outdoor Yoga
- 3 Badminton Courts
- Beach Volleyball
- Cricket Pitch Area
- Tennis Court
- Full-size Basketball Court
- Table Tennis, Foosball
- Carroms, Chess
- Indoor Golf
- Skating Rink
- Reception
- Banquet Ball (100, 500 pax)
- Gymnasium
- Hospital
- Brewery
- Spa with Jacuzzi & Steam Room
- Football Nets



Location Map





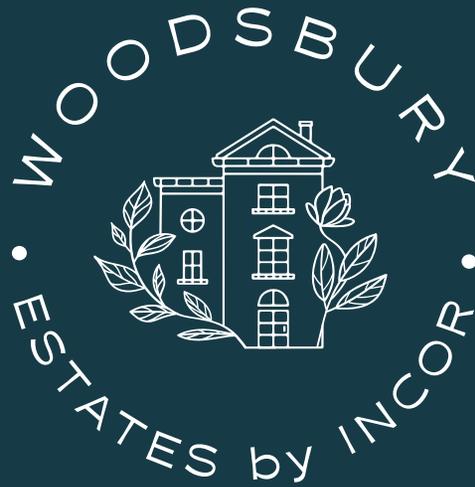
Surpassing all

that's ordinary

Incor Woodsbury is located in the future, way ahead of all the irksome bustle and mediocre standards of living. Yenkathala, Shankarpalli is where the growth is now centered, and the best part is, it's still peaceful because of sprawling nature for miles in any direction. This is not just value for money, but value for every breath of life invested in living. A known landmark is not for you, because wherever you go becomes a landmark by itself.

- 30mins from Financial District
- 40mins from RGI Airport





INCOR Infrastructure Pvt. Ltd.

Site Address: Survey No. 129, Yenkathala Village, Shankerpally, Hyderabad, Telangana - 501202

Corporate Address: Plot No. 69 &70, Kavuri Hills, Jubilee Hills, Madhapur, Telangana - 500033

Ph: +91 9014 500 600, E-mail: woodsburvestates@incor.in

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