



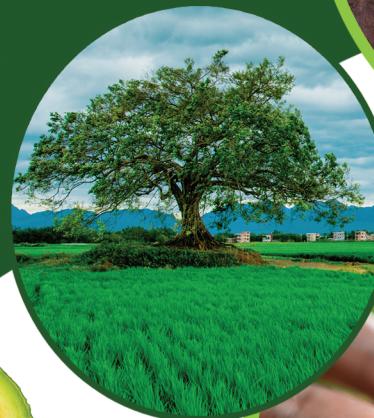
LEMON TREE  
ELITE

450-ACRES  
DEVELOPMENT

VINUKONDA<sup>TM</sup>

Which redefines luxury living amidst nature's bounty.

[www.gayathri99.com](http://www.gayathri99.com)





# LEMON TREE ELITE VINUKONDA

Y- JUNCTION, CLOSE TO AMARAVATHI, VIJAYAWADA.

**Gayathri "99" Developers** proudly presents Lemon Tree Elite at Vinukonda Y-Junction a premium, gated plotted community offering a luxurious clubhouse and resort. This grand 450-acre project is strategically connected to major highways, including Vijayawada, Kurnool, Srisailam, and Kadapa. Located just a short walk from the Amaravati to Ananthapur Express Highway and close to the Donakonda Industrial Corridor, Lemon Tree Elite is positioned for exceptional accessibility and growth.

Seize this prime investment opportunity at Vinukonda, with the added benefit of Avocado & Date plantations as a commercial crop. Enjoy tranquil weekend getaways amidst serene, green landscapes and invest in a thriving future!

Our

## VISION FOR VINUKONDA



Our 450-acre Vinukonda project redefines luxury living amidst nature's bounty.

Through avocado plantations, organic farming, and world-class wellness amenities like yoga studios, meditation centers, and spa facilities, we nurture a lifestyle centered on health and well-being. Expansive green spaces, natural landscapes, and eco-conscious designs enrich daily life, creating a seamless connection with nature.

Our premium resort, cutting-edge amenities, and sophisticated infrastructure offer a luxurious retreat, allowing you to unwind in the midst of nature's beauty.

## ACHIEVEMENTS AND GROWTH

Our success with the Jadcherla project, where 80% of plots have already been sold, speaks to the demand for our unique developments. With Vinukonda, we continue this legacy of excellence, offering a sustainable investment opportunity in a vibrant, green community. By prioritizing eco-friendly practices and long-term sustainability, Vinukonda ensures not only a luxurious lifestyle but also a positive impact on the environment.



# WELCOME *To the* HEART OF VINUKONDA





*Nature's*  
**Embrace  
Luxury's Finest Touch**



## RESORT FACILITIES

1. 150 GUEST COTTAGES (20X25 SIZE WITH FURNISHED)
2. CLUB HOUSE
3. FUNCTION HALLS
4. SWIMMING POOL
5. MULTIPLE RESTAURANTS
6. ENTRANCE ARCH
7. 24/7 WATER FACILITY & SECURITY
8. 30- & 40-FEET ROADS
9. 100% VASTU
10. CHILDREN PLAY AREA & PARK
11. ELECTRICITY
12. COMPOUND WALL WITH SOLAR FENCING
13. STREET LIGHTS
14. FLOWER PLANTATION ON BOTH SIDE OF THE ROAD
15. YOGA STUDIOS
16. PEACEFULL MEDITATION HUBS
17. LUXURY WELLNESS SPA
18. OPEN-AIR FITNESS ZONES

## LOCATION HIGHLIGHTS

1. Macherla Karempudi Vinukonda Rd
2. 2 Vinukonda Kopperapadu Rd
3. Addanki -Narasa Rao Pet Road
4. vinukonda Y-Junction [Vijayawada Kurnool Srisailam Kadapa]
5. Vijayawada-Korhood-Srisailam- Kadapa
6. 1Km From Kadapa Highway
7. close to the Donakonda Industrial corridor
8. OPP. Tirumala Group Factory [Proposed 2000 Acres]
9. Walkable distance From Vinukonda
10. Near Amaravathi to Ananthapur Express Highway
11. Walkable distance from Gundlakamma
12. Surrounded by 10+ Villages

## SITE OPTIONS

1. 1 Acre Date Plants (300 Plants)
2. 1 Acre Avocado Plants (275 Plants)
3. 11 Cents Avocado Plantation (38 Plants)
4. 22 Cents Avocado Plantations (76 Plants)
5. Link Fencing Around the Layout
6. 30 & 40 feet Roads
7. 100% Vastu
8. All types of seasonal Fruits plantation
9. 10 years maintenance
10. Drip system

LEMON TREE ELITE

# A SUSTAINABLE INVESTMENT

## Opportunity

### Investing in Sustainability for Long-Term Growth

Vinukonda isn't just about owning land—it's about contributing to a greener, healthier future while securing a profitable asset. This project's commitment to eco-friendly practices and sustainability makes it a unique investment that combines financial benefits with a positive environmental impact.

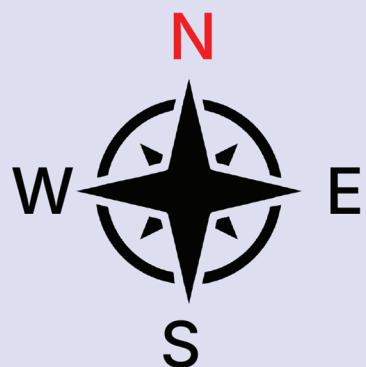
#### Why Sustainable Investments Matter

Growing Demand for Eco-Friendly Products  
Long-Term Land Value Appreciation

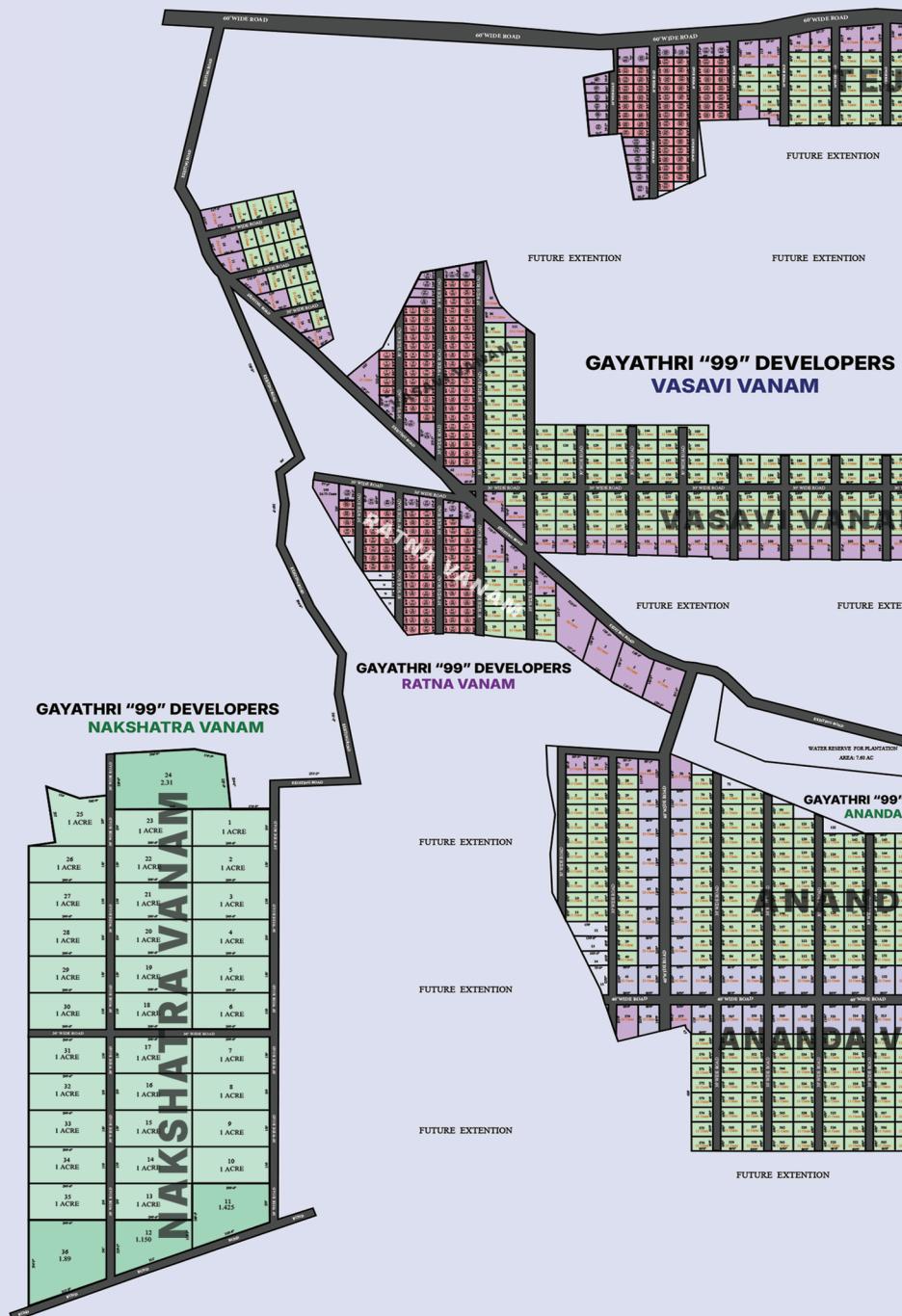
Be a part of a movement where prosperity and sustainability go hand in hand.



# LEMON TREE ELITE



## **GAYATHRI "99" DEVELOPMENT TEJO VANAM**





**INAVOLU VILLAGE PALNADU (MANDAL & DISTRICT)**  
SURVEY NO : 705, 732, 733, 737, 738, 739, 742, 754, 884, 885, 887, 888, 889

**SURVEY NO : 705, 732, 733, 737, 738, 739, 742, 754, 884, 885, 887, 888, 889**

## REFERENCE:

	05 CENTS
	11.00 CENTS
	22.00 CENTS
	OTHER CENTS
	01 ACRE AVOCADO
	01 ACRE DATES
	OTHER ACRE

# AVOCADO PLANTATION

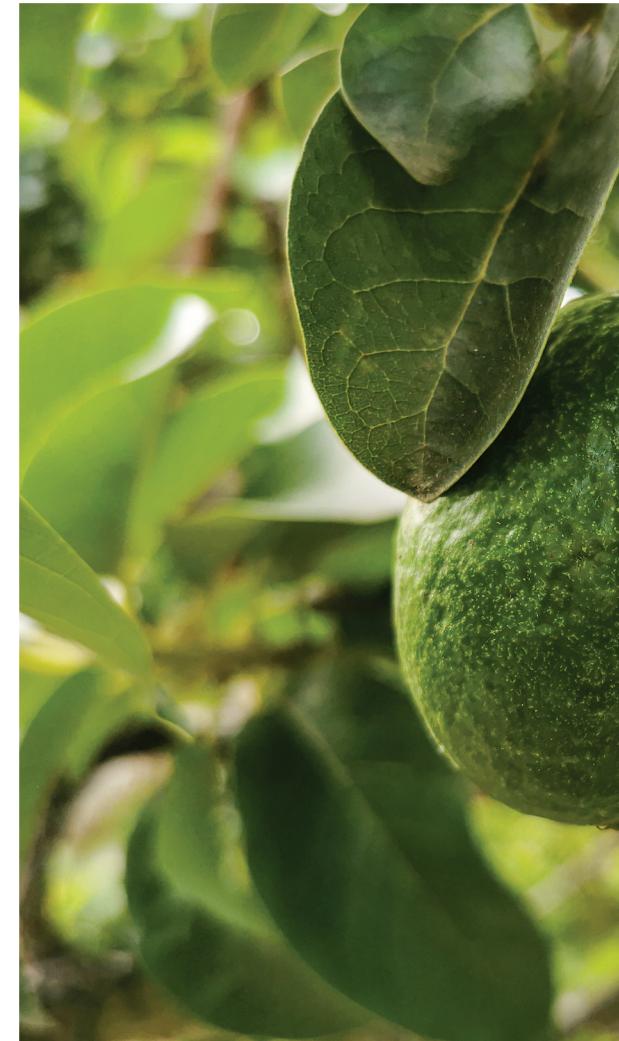
Avocado is one of the world's most popular and healthy fruits, and its demand continues to rise. Avocado farming is a profitable business that can generate high returns if done correctly.

Avocado farming is increasing worldwide due to the high demand for nutritious fruit. Avocados are a favorite among health-conscious consumers, packed with healthy fats, vitamins, and minerals.

## HEALTH BENEFITS OF AVOCADO

Avocados are rich in heart-healthy monounsaturated fats, fiber, and potassium, supporting heart health, digestion, and blood pressure.

They also contain antioxidants like lutein and zeaxanthin for eye health and inflammation reduction, while boosting nutrient absorption and promoting healthy skin, hair, and brain function.



# Avocado YIELD AND HARVESTING



Our Vinukonda development includes dedicated avocado plantations, designed with optimal spacing and plant care to ensure high yield and quality produce.

**Plant Density and Spacing:** In smaller plots, such as 5 cents, we can plant approximately 18 avocado trees, while in 11 cents, around 38 trees can be grown.

**Harvest and Yield:** Avocados typically mature after 5 years, with mature trees yielding between 50 to 100 kg of fruit annually.

**Market Value:** The average market price for avocados in India is approximately ₹200 per kg, with prices often rising due to high demand and limited domestic production.

## WHY GROW AVOCADO

Avocados are in high demand for their health benefits and versatility, making them a profitable and sustainable crop. With long-lasting yields, avocado trees provide a steady income for decades. When grown sustainably, they have minimal environmental impact and offer benefits like soil enrichment and carbon sequestration.

# DATES PLANTATION

Dates are highly nutritious fruits, rich in essential vitamins and minerals. They are an excellent source of energy due to their high sugar content, primarily fructose and glucose. Dates provide dietary fiber, which is beneficial for digestive health, as well as potassium, magnesium, and several B vitamins.

## HEALTH BENEFITS OF DATES

**Nutrient-Rich:** Dates contain essential vitamins and minerals, such as potassium and magnesium.

**Digestive Aid:** Their high fiber promotes healthy digestion and helps prevent constipation.

**Heart Health:** Dates are rich in antioxidants, which reduce inflammation and support cardiovascular health.

**Quick Energy Source:** With high natural sugar content, dates provide an instant energy boost, making them ideal for active individuals.



# DATES YIELD AND HARVESTING



The Vinukonda plot includes date palms, chosen for their adaptability to the local climate and soil. With growing demand for dates, this plantation offers strong potential for high yields and profitability.

**Plant Density and Spacing:** In one acre (4,840 sq yards), we can plant upto 200 date palms, with a spacing of 3 to 4 meters between each plant. This spacing allows for optimal growth and ease of maintenance.

**Harvest and Yield:** A mature date palm can produce between 80 to 200 kg of fruit per year, depending on factors like soil quality, climate, and cultivation practices. Dates reach maturity after 5 years, providing a steady income source upon maturity.

**Market Value:** In India, wholesale prices for dates range approximately from ₹35 to ₹60 per kg, depending on quality and origin. With steady demand, especially during peak seasons, date farming presents a valuable investment.

## WHY GROW DATES

Date farming is highly profitable, with mature trees yielding 80-200 kg annually, driven by growing global demand. Thriving in arid climates with minimal water, date palms are sustainable and help combat desertification.

# DIVERSE FRUIT PLANTATION

**Mango:** Known as the "king of fruits," mangoes flourish in tropical regions, offering rich flavors and cultural significance.



**Lime:** Lime trees are hardy and high-yielding, essential for juice and oil production in various culinary applications.



**Amla:** Amla is a nutrient-dense fruit known for its high vitamin C content and medicinal properties.



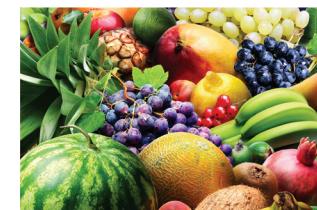
**Sitaphal (Custard Apple):** Sitaphal is celebrated for its creamy texture and sweet flavor, thriving in tropical climates.



**Taiwan Jama:** Taiwan Jama, or wax apple, is prized for its crispy texture and refreshing taste in tropical gardens.



**Seasonal Fruits:** Seasonal fruits like papaya and guava offer diverse health benefits and contribute to vibrant agricultural practices.



# ROUTE MAP



**\*NOT TO SCALE**

# EMBRACE YOUR FUTURE

## At Vinukonda

Discover the perfect blend of health and luxury at Gayathri "99" Developers. Our 450-acre paradise features thriving avocado plantations and premier resort amenities.



**STEP INTO A WORLD  
WHERE NATURE AND LUXURY THRIVE TOGETHER.**

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**CORPORATE OFFICE :** Plot No:34, 5th Floor, Silicon Valley, Image Garden lane, Madhapur, Hyderabad Telangana-500081.

**BRANCH OFFICE :** 59A-5-13/A, House No-83, 3rd & 4th floor, 3rd cross Road, New Postal Colony-2, Guru Nanak Colony Road, Vijayawada - 520008.