



**Location Map**  
Not To Scale

**World Class of Amenities**

- ▶ DTCP Approved Layout
- ▶ Ready for Construction.
- ▶ Weekend homes facilities
- ▶ CC Roads
- ▶ Park & Children's Play Area
- ▶ Water Harvesting Pits.
- ▶ Under Ground Drainage
- ▶ Overhead Water Tank And Electricity
- ▶ Entire Layout with Compound Wall
- ▶ Grand Entrance Arch
- ▶ Main Road 40 & 33 Ft BT Roads
- ▶ Spot Registration & Bank Loans Available
- ▶ Avenue Plantation
- ▶ 100% Vaastu
- ▶ 24/7 Security

**FACILITIES**

- ▶ **Microsoft Data Centre**
- ▶ The special status of the Hyderabad-Karnataka NH44 with approved 6 lines longest highway in the County.
- ▶ Near to Rajiv Gandhi International Airport
- ▶ Balanagar Industrial SEZ/Industrial Park (1800 Acres) &
- ▶ Rajapur Pharmacy SEZ (600 Acres)
- ▶ Very close to NRSC/ISRO 400 Acres Central Project
- ▶ Very close proximity to the Regional Ring Road & Shadnagar Town
- ▶ Equidistant to IT, Hardware, Industrial & Pharma corridors.
- ▶ National "Nehru Zoological Park" (850 Acres)
- ▶ MNC's like Amazon, P&G, Johnson & Johnson,
- ▶ Asian Paints, MSN & Natco laboratories
- ▶ ASIA's biggest Amusement Parks, Film Industry, Amazon Data Center.
- ▶ MMTS Service Stations & 6 Lines Railway Tracks
- ▶ Women Cricket Academy, Textile Industry
- ▶ Eco Park (824 Acres)



**Nature PRIME TOWN**

**MUDA Approved Villa Plots @ BALANAGAR, SHADNAGAR.**



Book your **Dream** Approved Residential Villa  
**Plots**  
@ BALANAGAR, SHADNAGAR.

**Offer Price**  
**11999/-**  
Per Sq.yard

**Spot Registration & Bank Loan Available**



**SUNRISE INFRA PROPERTIES PVT. LTD.**  
Head Office : Plot No.14, 1st Floor, Gokulplots, Venkatramana Colony, Cross Road, K P H B 9th Phase - 85.  
Branch Office : Plot No: 538, Sri Krishna Heights, 5th Floor, 100 Feet Rd, Ayyappa Society, Madhapur - 81.  
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# SUNRISE

Infra Properties Pvt. Ltd.

Building The Future



## Nature

# PRIME TOWN



220864/LP/GP/204883/0001/2022



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Approved Residential layout  
Sy No : 151/Part & 153/Part  
Situated at Balanagar Mandal,  
Mahabubnagar Dist.

## Ready To Construct



EAST 199/-, CORNER 299/- & NORTH EAST 399/- EXTRA



