



@ SHADNAGAR TOWN
(2nd Bit from Bangalore Highway)

a project by



PREMIUM HMDA VILLA PLOTS

SURROUNDED BY HOUSES/APARTMENTS

VISIT - COMPARE - DECIDE

100%
CLEAR TITLE
PLOTS

Price
₹22,499/-
Per Sq Yard

COMMERCIAL
ZONE

- ✓ BANK LOAN AVAILABLE
- ✓ SPOT REGISTRATION

PROJECT HIGHLIGHTS

- HMDA Approved Layout
- 100% Vaastu Compliant
- Premium Villa Plots
- 100, 60 & 30 Feet Roads
- Underground Drainage System
- Underground Water Supply
- Electricity to Each Plot
- Underground Water Sump
- Parks with Landscaping
- Avenue Plantation
- Water Harvesting Pits
- Modern Modular Street Lights
- Children's Play Area
- Compound Wall
- Excellent Ground water Availability



ROUTE MAP

NOT TO SCALE



LOCATION HIGHLIGHTS

- Just 200 meters from Bangalore Highway (NH-44)
- Within Shadnagar Town Limit
- Commercial Zone (Highest Zone by HMDA)
- Surrounded by Houses/Apartments – Ready to Construct
- Excellent Rental Income Potential
- Proposed 12-Lane NH-44 Bangalore Highway
- 1 km from the Biggest Old Sri Rama Swami Temple
- 10 Minutes Drive from P&G & Hetero
- 10 Minutes Drive from & Anantha Padmanabha Swamy Temple
- 15 Minutes Drive from Statue of Equality
- 5 Minutes Ahead of Microsoft (Adhani) Data Center
- 10 Minutes Drive from 3000 Acres My Home Project
- 15 Minutes Drive from Kanha Shanti Vanam
- 20 Minutes Drive from Bullet Train Hub
- 20 Minutes Drive Outer Ring Road
- 45 Minutes Drive from Gachibowli
- 12 Minutes Ahead of Symbiosis University
- 20 Minutes Drive from International Airport
- 6 km Before Regional Ring Road (RRR)
- After Kothur MMTS, DLF Township, NRSA & Many Other Companies
- Close to Microsoft, Adhani Data Center & Many Other Companies
- 45 Minutes Drive from Kokapet (Neopolis)



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VIRAADITYA INFRA DEVELOPERS

Flat No : 605, Everest Block,
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Note: This brochure is only a conceptual presentation and not a legal offering.

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