

# LOCATION MAP (Not to Scale)



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## Siva Bharathi Estates

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### SHADNAGAR

Siva Bharathi's

# Green Residency

"Growth Potential Beyond Imagination"



We build Beauty

into Life Paradise





## Siva Bharathi Estates

**A NAME THAT MATTERS**

What makes **"Icon Residency"** all the more special as a smart investment option is the fact that it is being backed by **Siva Bharati Estates**, a name to reckon with in the Realty sector. Spotting winning investment opportunities, visionary thinking and easy pricing are some of the hallmarks which give the company a unique advantage. The organization is headed by its CMD, **Mr D Siva Prasad**, an astute business leader with an impeccable track record. Corporate governance, thinking ahead of times and formulating smart investment opportunities are the qualities which make **Mr Siva Prasad** an inspirational industry captain. He is backed by enormous experience in diverse fields and immaculate reputation. **"Icon Residency"** the latest project from the company bears the unmistakable stamp of **Mr Siva Prasad's** business acumen. The venture is already gathering a positive buzz and is tipped to be an instant sell out.



## Siva Bharathi Estates



**International Airport**



**APPLICSEZ**



**Outer Ring Road**

# Siva Bharathi's Icon Residency

"Growth Potential Beyond Imagination"

**"Icon Residency"**, a prestigious offering from **M/s Siva Bharati Estates** is a winning opportunity waiting to be explored. The venture is based out of **Mothighanpur Village of Balanagar mandal**; to state that it is strategically located would be an understatement. **"Icon Residency"** is located right in the hub of hyper development on the **Hyderabad-Bengaluru highway**. Location is the greatest strength of the project as it is just **500 meters away from the national highway** and just about a **20 minute drive from the Shamshabad International Airport**. It is also in close proximity to **DLF's latest venture and Balanagar Industrial area**. The site of the project is surrounded by a host of significant destinations including **SUKM University, SABBS Textile Park, APPLIC SEZ** and the super busy **Burgula junction**. Apart from the burgeoning commercial and industrial sectors what makes the project's appreciation rate soar is the sheer strength of infrastructure being deployed on the stretch. Land prices in and around the site have already witnessed steep growth and are going higher by the day. Investing in **"Icon Residency"** today could open the floodgates of profits within no time in the form of incredible appreciation and very high returns on investment. One smart move of investing in **"Icon Residency"** can assure peace of mind for generations to come.

### SALIENT FEATURES :

- All 40' & 30' BT ROADS
- DRAINAGE
- AVENUE PLANTATION
- CHILDREN PARK
- PROVISION FOR COMMON AMENITIES
- ENTIRE LAYOUT AS PER VAASTU
- LIFE TIME PROPERTY MANAGEMENT
- ELECTRICITY
- 24x 7 SECURITY



- Shadnagar Municipality
- Near DLF Project
- Peripheral Ring Road (PRP)
- Outer Ring Road (ORR)
- Balanagar Industrial Zone
- DLF Gardencity Townships
- Logistics Park
- P & G Project @ JP Darga, Kothur, Shadnagar
- Rajiv Gandhi International Airport
- Hyderabad - Bangalore Express Bypass road
- Shadnagar Industrial Zone
- Asia's largest Amusement / ZOO Park (Kammadanam area near Shadnagar)
- George Tech University
- TISS Campus
- DAX Properties
- NRSA
- Aero Hub Proposed
- Myhome World City
- Railway Cargo Hub @ Thimmapur
- Close to Engineering, Medical Colleges & Schools
- Govt. Satellite Townships

### MOTHI GHANPUR (V)

Balanagar Mandal, Mahaboonagar Dist.

Sy.No. 93 & 114

### LOCATION Highlights:

**Home... Enriching Life's Values**

**Metro Train (MMTS)  
Hi-Tech City cum ORR**

