

A MEGA PROJECT BY VNR VENTURES LLP



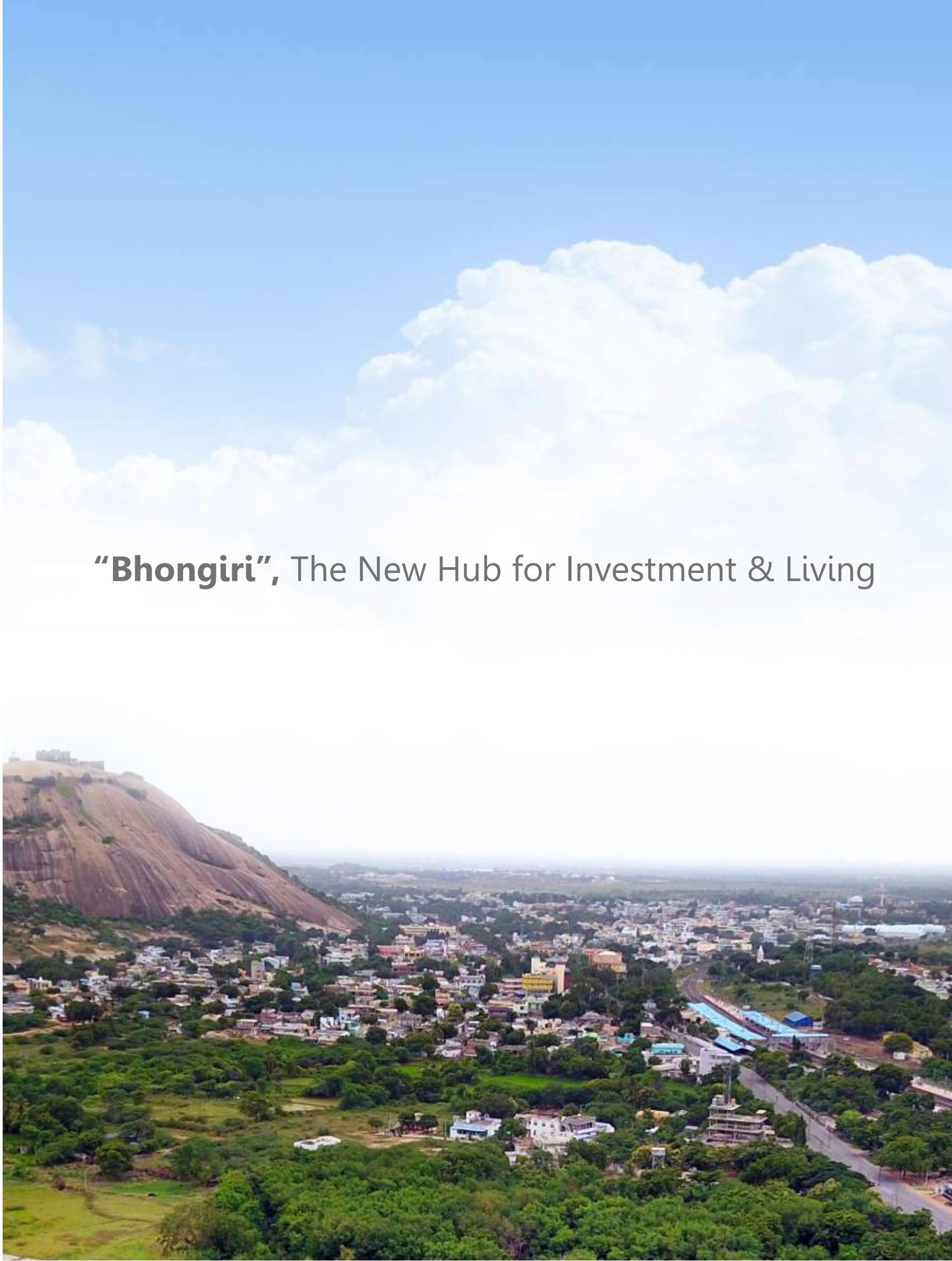
LP. NO: 000088/LO/Plg/HMDA/2019



ON HYDERABAD-WARANGAL HIGHWAY, BHONGIRI

It's **Right Time** to Invest
for **Bright Future!**

MARKETING PARTNERS **DHRUVA SAI INFRA**



"Bhongiri", The New Hub for Investment & Living



The State Government is developing Yadadri as a major Pilgrimage and Tourist destination on par with Tirumala temple in Tirupati. An amount of Rs 1,800 crores were allocated to boost spiritual, real estate, tourism, transport, hospitality and residential development. A 7 Kms long Ring Road will be constructed around Yadadri. This development is attracting a lot of private investments around Yadadri simultaneously.

YTDA acquired 25,817 acres for residential zones, recreational facilities, water sports, Botanical Garden, arts and cultural zones. The sprawling 11-acre temple complex has seven domes including a 100-foot dome, cottages, multi-level parking, and housing for the priests. The surrounding sacred hills will be developed with 4-lane roads for better connectivity.

Find Your Place in God's Own Domain!





Work-in-full Swing (Actual Photograph from site)



Truly a God-sent Investment Opportunity!

The newly formed Yadadri-Bhuvanagiri district is making rapid strides as Temple-Tourist destination. Industries are envisaged and highways are expanding. The SEZs, IT Parks, national institutions are flourishing all along the 6-lane National Highway. Several engineering colleges in neighbourhood transform Bhongiri virtually a city suburb. The Outer Ring Road and proposed Regional Ring Road are accessible by 10-20 minutes smooth drive. Investments are pouring in and NOW is the time to take your share of the future.



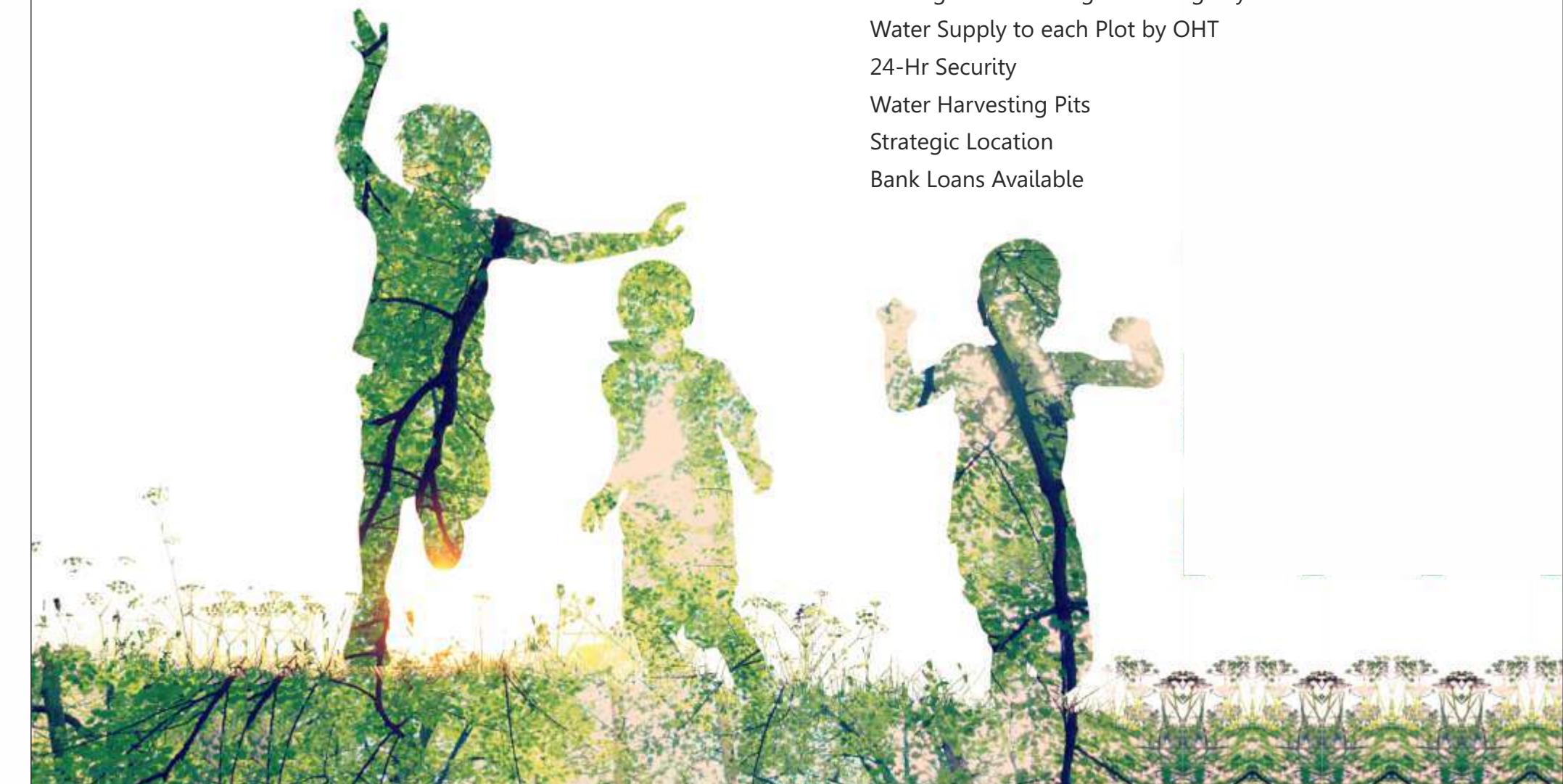
**Suprabhat
Heights**



The **Largest** Plotting Layout
in Yadadri-Bhuvanagiri!



SITE LAYOUT ▲ BELOW THE FLAP



Within Bhongiri Municipality limits and located on Hyderabad-Warangal NH No 163, the 90-acre Suprabhat Heights is paving way to a lifestyle imbued in freedom. Suprabhat Heights offers plots in an ideal environment. Soak in golden sunshine on hilly terrain and fresh breeze. Total security, parks & play areas, well laid roads and excellent connectivity make this property an enviable address to those who are upwardly mobile.

The layout offers secure environment for children to blossom in an elite community. Well laid parks and play areas, illuminated pathways, jogging track for fitness will foster healthy lifestyle. 24-hr water supply, underground cabling remind you of metro standards. While you have the convenience of reputed schools and shopping in five minutes distances, the exuberance of elements will fill joy in your lives.

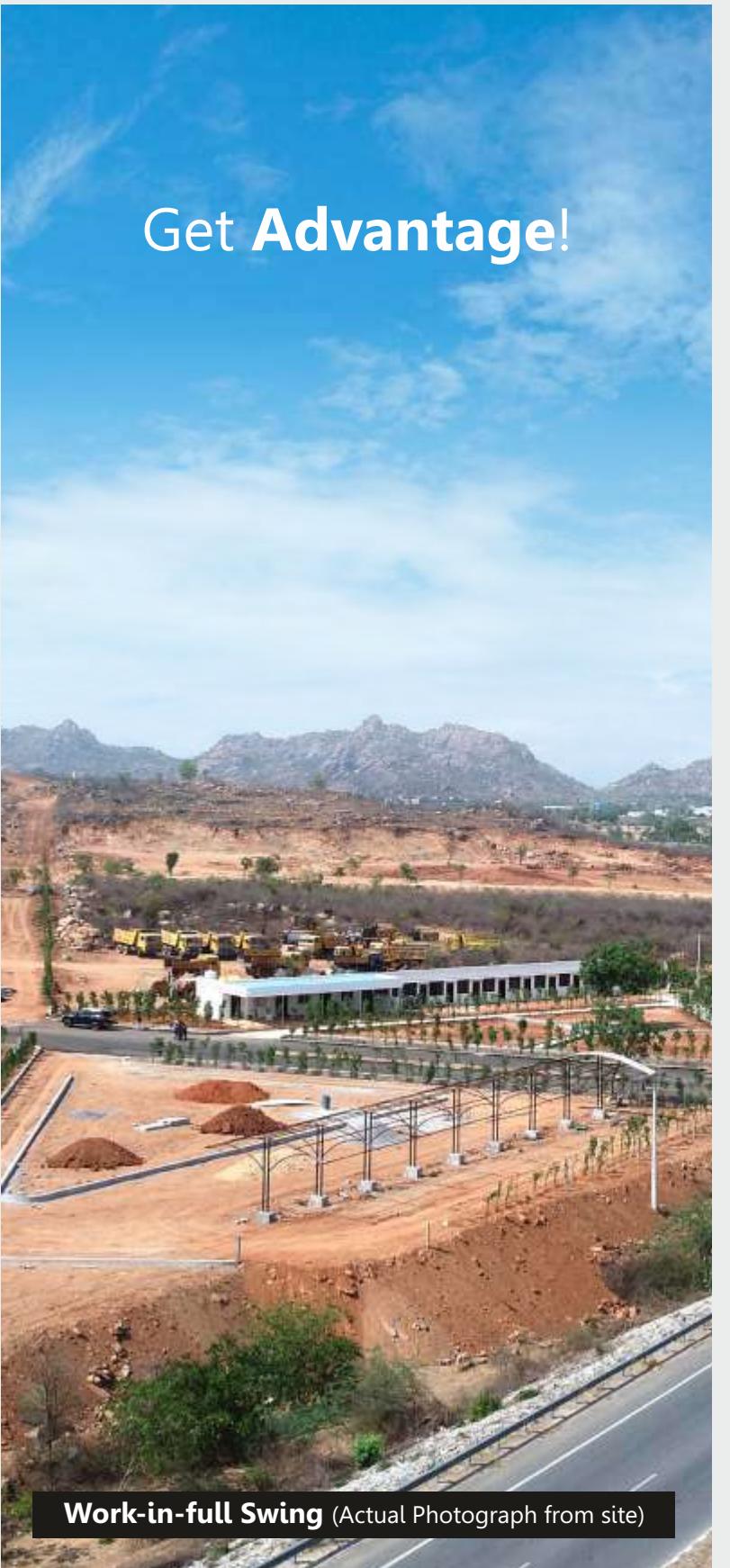
PROJECT HIGHLIGHTS

- HMDA-Approved 90-Acre Gated Community
- 200, 267, 300 & 500 Sq. yds Plots
- Clear Title
- Sport Registration
- Vastu Compliant Plots
- Majestic Entrance Gate
- All Round Fencing
- 30, 40, 60 & 100ft wide Internal BT Roads
- Footpaths with Kerb Stones
- Avenue Plantation
- Street Lighting
- Parks & Play Areas
- Designer Landscaping
- Jogging Track
- Electricity
- Underground Drainage & Sewage System
- Water Supply to each Plot by OHT
- 24-Hr Security
- Water Harvesting Pits
- Strategic Location
- Bank Loans Available



EXIST. 200' WIDE ROAD





Get **Advantage!**

DEVELOPMENT AROUND BHONGIRI

-  YTDA Ring Road which is closer to **Suprabhat Heights**
 -  1400-Acre Temple Township on Mallapur Road for Cottages, Kalyana Mandapam, Shopping Complex, Restaurants & many more
 -  All connecting roads to Bhongiri to be made 6-Lane
 -  Proposed MMTS Station at Bhongiri
 -  9 Surrounding Hills to be developed as Nava Narasimha Temples
 -  Vedic & Sculpture Schools
 -  250-Acre Siddhi Kshetra Dham
 -  Proposed 200-Acre Garden at Basvapur Reservoir



Marketing Office at Site



DISTANCES FROM SITE

Near to Proposed Regional Ring Road (RRR)

Proposed Central School - **Walking Distance**

CCMB - 10 Minutes

Bhongiri Railway Station(Proposed MMTS) - **3 Minutes**

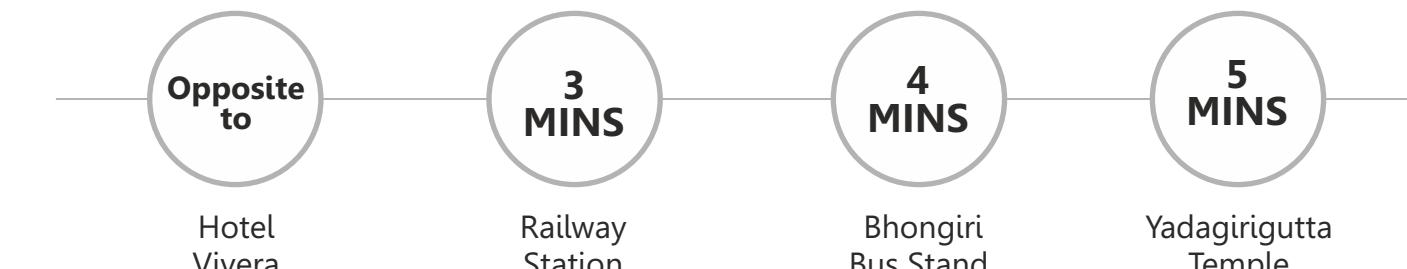
District Collectorate & 12 Other Offices - **5 Minutes**

Present NIMS @Proposed AIIMS Hospital (Bibi Nagar) - **10 Minutes**

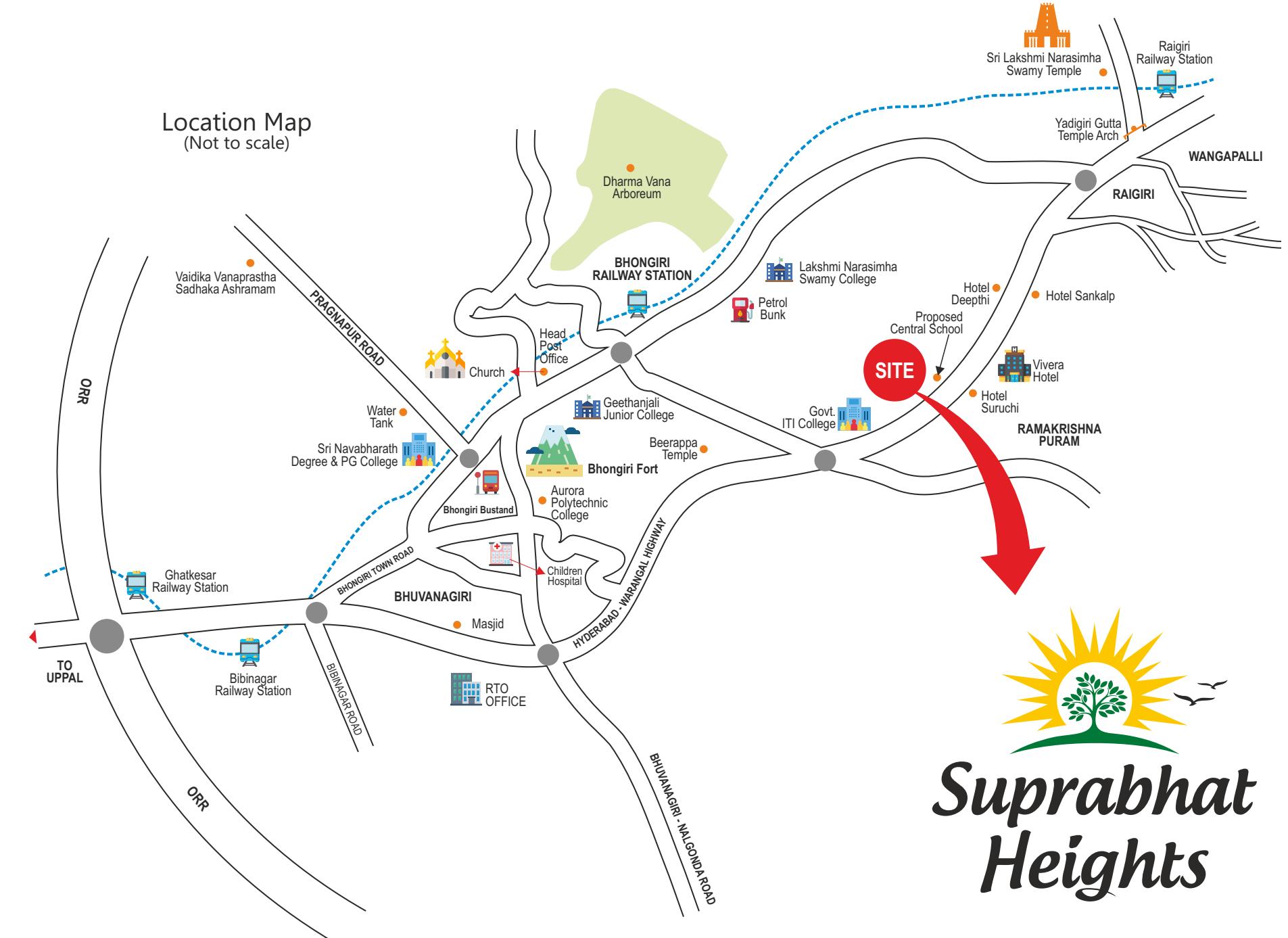
Outer Ring Road - **20 Minutes**

Infosys Pocharam Campus - **25 Minutes**

Uppal - 40 Minutes



Location Map (Not to scale)



Trust the People with **30 Years' Experience!**

Suprabhat Real Estate & Developers need no introduction in Real Estate field. From Uppal to Bhongiri, their pioneering projects blossomed into elite communities for over 30 years. Our is as firm as concrete. As a prestigious and the largest layout in Yadadri-Bhuvanagiri, **Suprabhat Heights** promises to deliver more value per square yard.

20
YEARS OF
EXCELLENCE



Some of Our Completed Ventures >>



Suprabhat Township Venture - I



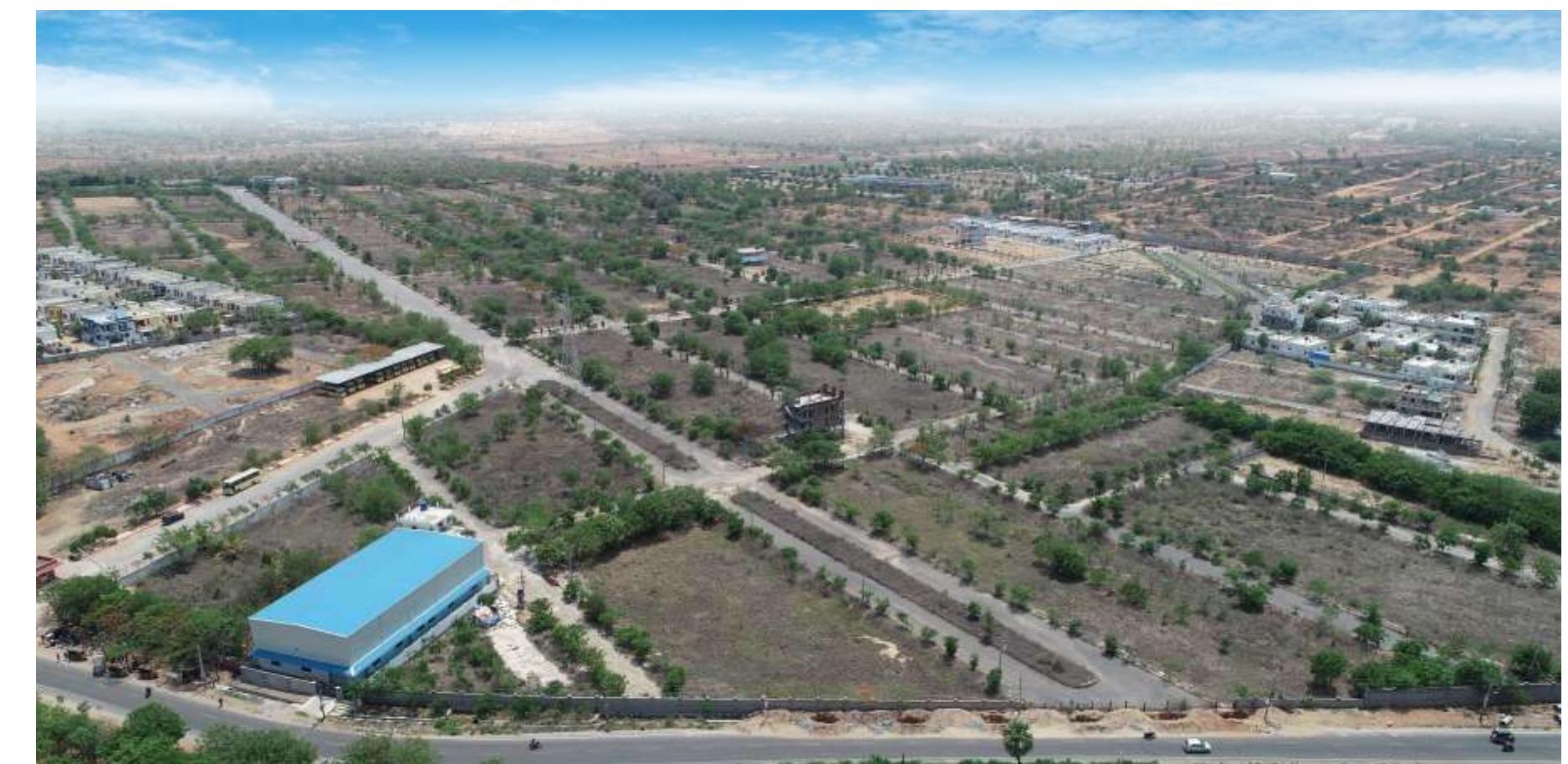
Suprabhat Township Venture - II



Suprabhat Township Venture - III



Suprabhat Township Venture - IV





MARKETING PARTNERS



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HOME LOANS BY LEADING BANKS AVAILABLE