

Location Map (Not to Scale)



Icon Residency



Siva Bharathi Estates

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SHADNAGAR



Siva Bharathi's

Shiva Residency

"Growth Potential Beyond Imagination"



*We Build Beauty
into Life Paradise*



A NAME THAT MATTERS

What makes “**Shiva Residency**” all the more special as a smart investment option it the fact that it is being backed by **Siva Bharathi 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.

“**Shiva 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 topped to be an instant sell out.



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



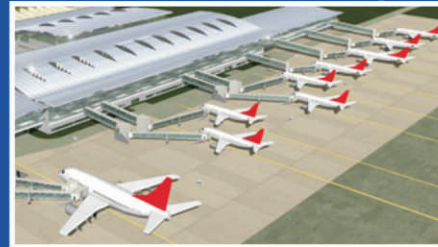
Bangalore Highway Near Rameshwaram Temple

Siva Bharathi's

Shiva Residency

“Growth Potential Beyond Imagination”

“**Shiva Residency**”, a prestigious offering from **M/s Siva Bharathi Estates** is a winning opportunity waiting to be explored. The venture I based out **Mothighanpur Village** of **Balanagar** mandal; to state that it is strategically located would be an understatement. “**Shiva 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 **5 min's away from the national highway** and just about a **20 minutes drive from the shamshabad international Airport & Outer Ring Road** 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, APIIC 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 “**Shiva Residency**” today could open the floodgates of profits within on time in the from of incredible appreciation and very high returns on investment. One smart move of investing in “**Shiva Residency**” can assure peace of mind for generations to come.



International Airport



Outer Ring Road



Rameshwaram Temple



APIIC SEZ

Location Highlights:

- SHADNAGAR MUNICIPALITY
- 10 MINUTES DRIVE FROM MMTS, SHADNAGAR
- NATIONAL REMOTE SENSING CENTRE (NRSC)
- VERY NEAR TO BANGALORE NATIONAL HIGHWAY
- NEAR TO DLF GARDEN CITY TOWNSHIPS
- 20 MINUTES DRIVE FROM ORR & INTERNATIONAL AIRPORT
- P&G Project @ JP DARGA, Kothur, Shadnagar
- PERIPHERAL RING ROAD (PRR)
- BANGALORE-MUMBAI EXPRESS BY-PASS ROAD
- RAILWAY CARGO HUB @ THIMMAPUR
- CLOSE TO ENGINEERING, MEDICAL COLLEGES
- CLOSE TO INTERNATIONAL & RESIDENTIAL SCHOOLS
- ASIA'S LARGEST AMUSEMENT/ZOO PARK
- GEORGE TECH UNIVERSITY
- TISS CAMPUS
- GOVT. SATELLITE TOWNSHIPS
- BALANAGAR INDUSTRIAL ZONE

SALIENT FEATURES:

- 50' FEET MAIN ROAD & INTERNAL 40' AND 33' FEET ROADS
- ENTRANCE BEAUTIFUL ARCH AND GATE
- ENTIRE LAYOUT AS PER VASTU
- AVENUE PLANTATION
- CHILDREN'S PARK
- ELECTRICITY FACILITY
- 24X7 SECURITY
- PROVISION FOR COMMON AMENITIES
- LIFE TIME PROPERTY MANAGEMENT

◆ **SHAMSABAD - SHADNAGAR**
is now Aviation Capital of INDIA

◆ **SHADNAGAR** is now Municipality Zone

◆ **HYDERABAD - KARNATAKA**
region gets Special Status Gulbarga, Yadgir,
Raichur, Bidar, Koppal and Bellary will benefit
from the Special Status.



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