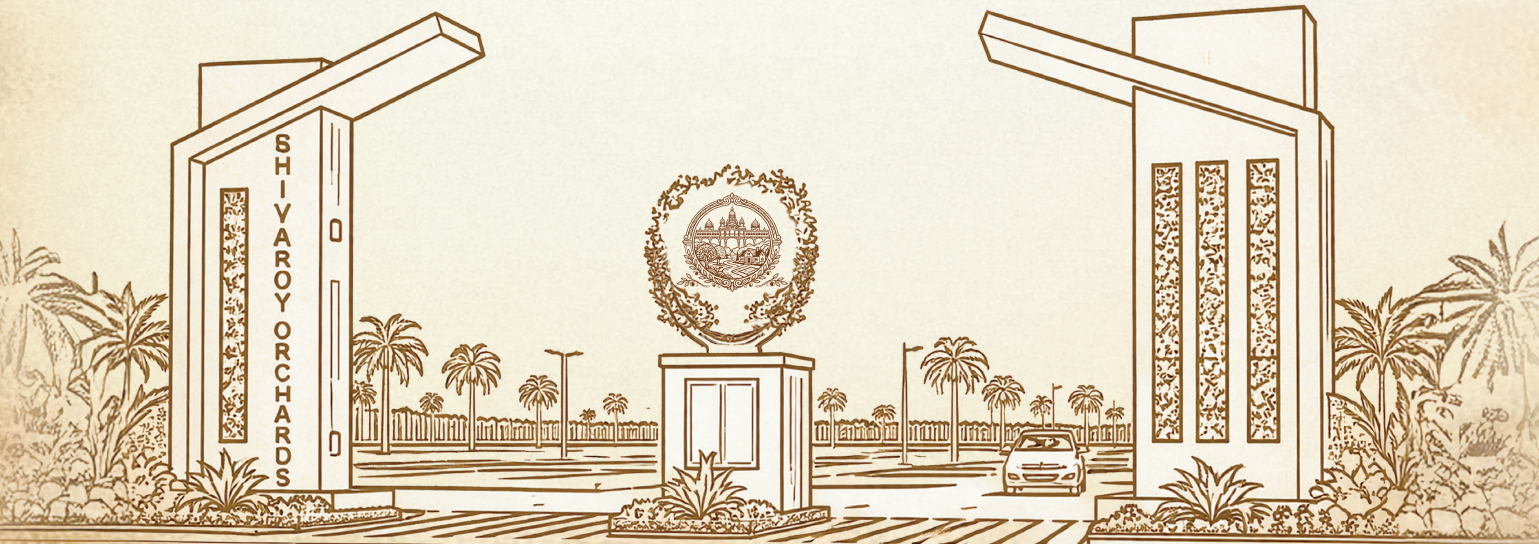




SHIVAROY ORCHARDS

PREMIUM RESIDENTIAL PLOTS

HERITAGE CITY | MYSURU





Located in Yelahanka, Bengaluru, Milan Ventures is a trusted real estate firm with **20+ years of experience** in land development & investment advisory.

We specialize in land procurement, residential layouts, plan approvals, & legal documentation, ensuring secure and approved projects.

With **3000+ happy customers**, we are committed to transparent processes and helping clients make safe, profitable investments.

ITS YOUR JOURNEY. WE'RE HERE TO HELP...





Explore the best of both

world

Pristine green life & heritage city life



9.14 X 15.24 m

9.14 X 12.19 m

Odd Sites

TOTAL SITE : 62

LOCATION HIGHLIGHTS

- 7 km from Mysuru Palace.
- 10 Mins Drive from Manipal Hospital Ring Road.
- 1 Hour Drive from Kengeri, Bengaluru.
- 300 mtrs to Bus stop.
- 15 Km to Airport.
- 9 Km to Railway Station.



- Mysuru Palace
- Mysuru Zoo
- Chamundi Hills
- Lalithamahal Palace
- Jalmahal Resort
- I.J Convention Centre
- The Wind Flower Resort

PROJECT HIGHLIGHTS

- LAND MARK PROJECT
- PREMIUM DEVELOPMENT
- HIGH RETURN ON INVESTMENT
- BEST CONNECTIVITY
- LUXURIOUS LIFESTYLE



READY TO
MOVE IN*



BANK LOANS
AVAILABLE

SCAN QR CODE TO
PROJECT LOCATION



MYSURU CITY



CHAMUNDI
HILL



LALITH MAHAL
PALACE

MYSURU
MEGHA DAIRY



TERESIAN
COLLEGE

DEVEGOWDA
CIRCLE

SIDDARTHA NAGAR

MYSURU
CITY

MYSURU CITY



MANIPAL
HOSPITAL

RING ROAD

RING ROAD

INFOSYS

NANDINI
MILK BOOTH



VIDYAVIKAS
ENG. COLLEGE



80 FEET ROAD



UNITED
SPORTS

MUDA
VASANTH
NAGAR

MUDA LAYOUT

MUDA LAYOUT

MUDA LAYOUT

NAVVIS
EDUCATIONAL
CENTRE



CDP ROAD



SHIVAROY
ORCHARDS



CHAMUNDI
DEW FLOWER
APARTMENTS

TOLL

BANNUR ROAD

DELHI PUBLIC
SCHOOL



JAL MAHAL
RESORT & SPA



ATME COLLEGE
CENTRE
ENGINEERING



BENGALURU TO MYSURU EXPRESS HIGHWAY

NICE ROAD

PROJECT FUTURES



CLEAR TITLES



MUDA APPROVED



A-KHATA PLOTS



WELL DESIGNED
AS PER VASTU



NEARBY SCHOOLS & COLLEGES

-  Teresian Pre University College
-  Navkis School
-  ATME Engineering College
-  Vidya Vikas Engineering College
-  Delhi Public School
-  Chaitanya PU College
-  Cauvery Group of Institutions
-  Jnanasarovara International Residential School Mysore
-  Genius First Grade & P.U College



NEARBY SPORTS CLUB & ADVENTURES

-  Mysuru Race Course
-  Jayachamaraja Wadiyar Golf Club
-  GRS Fantasy Park
-  Out Back Adventures Varuna Lake

PROJECT AMENITIES



NEARBY HOSPITALS

- + J.S.S Ayurvedic Medical College & Hospital
- + Manipal Hospital
- + K.V.C Super Speciality Hospital
- + Nirmal Multi Speciality Hospital



NEARBY IT HUBS

-  Infosys
-  L&T Technology Services



80 FEET ROAD
ENTRANCE WITH ARCH.



24/7 ROUND THE
CLOCK SECURITY.



UGD ELECTRICITY
WITH STREET LIGHTS.



AVENUE
PLANTATION.



CONCRETE
ROAD.



WATER CONNECTION
TO EACH PLOT.



SEWAGE TREATMENT
PLANT.



STORM WATER
DRAINS.



CHILDREN PLAY
AREA.



WALKWAY



LANDSCAPED
GARDEN.



PROJECT ADDRESS:

SHIVAROY ORCHARDS

Sy No.79/1, 79/2A1 & 79/3, 80 Feet Road, Vasantha Nagara, Bhugathagalli,
Bannur Road, Mysuru-570 010.

OFFICE ADDRESS:

MILAN VENTURES

No.10, Yashodanagara, KIA Road, Opposite to Jakkur Aerodrome, Bengaluru - 560064.

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