

## ACTUAL SITE IMAGES



Sunny Vistaa is a premium residential project off NH 207. (HOSUR - BAGALUR Road)

### Location Advantages :

- Close to proposed ring road, (Close to Upcoming RTO)
- Close to Hosur IT Part and Bus Stand.
- Situated in the fastest developing locality.
- Close to Hosur Municipal office and upcoming Income Tax Office.
- Proposed Hosur Court just a stones throw from the project.
- Proposed housing board colony nearby.
- Off National Highway 207 (it connects Sarjapur to Hosur).
- Close to numerous hospitals and international schools.
- Natural vastu land with a view of dam.

### Amenities :

- Concrete Roads (40ft and 30ft roads).
- RCC storm water drains
- Landscaping on both sides of the road. (done tastefully by a landscape artist)
- Children's play area.
- Landscaped parks.
- Footpath.
- Water and sanitary connection for each plot.
- Underground electricity.

**Contact for free site visit +91 7026 640 004 / 7026 640 005**

**Bank Loan available from all Nationalised banks and financial institutions.**



**ENTRANCE PLAZA**



**PROJECT AREAL VIEW**



**CONCRETE ROADS**



**AMPHITHEATRE & PARK**



**SIMPLEX & DUPLEX VILLAS**



**TEMPLE**



## Why Invest in Hosur?

Tamil Nadu State Government's vision of Hosur  
To make Hosur a giant satellite town like Gurgaon & Noida in Northern India and Navi Mumbai in Western India

### Infrastructure development

Hosur has been an auto & manufacturing hub for more than 2 decades and therefore its basic infrastructure is firmly in place.  
It is also building on its present infrastructure including roads, schools, hospitals and shopping malls.

### Strategic Location advantage

It is located within 10 Km from Bengaluru city outskirts and mere 20 Km from Electronic city, Bengaluru IT belt.

Terms & Conditions apply\*

### Connectivity

Close to upcoming Ring Road and RTO  
By Air - BIAL is - 65 Km with - 75 min driving time  
By Rail - Good connectivity to most parts of India  
By Road -

Connected by Expressway NH7 to Bengaluru on one side and Chennai/Salem on the other side  
Connected by NH 207 to Hyderabad

### Employment generation

IT companies are looking at locations beyond Bengaluru primarily because of rising cost of land and infrastructural limitations in the city. And Hosur already has a sound infrastructure in place.  
First SIPCOT's industrial estate in TN, Hosur is an industrial hub for auto & mfg. industries and is home to various MNC's such as TVS, Ashok Leyland, Titan, Caterpillar and so on.  
Houses the majority of Floriculture export units of Tamil Nadu.

### Future Employment generation opportunities & a possible real estate destination

IT SEZ park of 197.47 acres under construction; ELCOT has already allocated land to six companies.  
With ongoing IT SEZ park, Hosur is expected to draw huge investments from IT majors to set up campuses  
Infosys has already bought 300 acres of land in nearby Sarjapura Road to set up campus  
And therefore, the requirement for residential as well as office space is steadily increasing

### Real Estate cost comparative

It is estimated that existing Real Estate cost in Hosur is approximately 25-30% cheaper than in the areas of Bengaluru closest to Hosur

### Weather

Season friendly climate of Bengaluru



\* 0% Down payment scheme

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Website: [www.siddharthaventures.com](http://www.siddharthaventures.com)



Siddhartha Ventures is a real estate firm primarily into residential projects such as layouts, villas and apartments.

We are known for procuring land in the right localities and developing them. We understand the right needs of our customer and care for the right investments.