



Invest in **ICONIA**, a luxurious 100-acre gated community project located on the Hyderabad-Bangalore Highway near Balanagar, Shadnagar.

Enjoy high-end villa or cottage living in a serene, green environment with a 10,000 sq.ft. clubhouse equipped with all facilities.

**DTCP & RERA** approved 100% clear title plots guarantee great returns on investment. With close proximity to the proposed Regional Ring Road (RRR) and top organizations, ICONIA is the premium choice for a lucrative investment opportunity.

**BANK LOANS** also provide, very nearby Bangalore hiway.

Luxurious Weekend Home Project

**@ BALANAGAR**

Near Shadnagar on Hyderabad - Bangalore National Highway

**M.Sreedevi: 9989187500 / 8977280280**

A perfect  
**WEEKEND**  
getaway...



Luxurious Weekend Home Project

**@ BALANAGAR**

Near Shadnagar on Hyderabad - Bangalore National Highway

Project Approved by :



T. L. P NO. 127 / 2020 / H  
T. L. P NO. 309 / 2021 / H  
T. L. P NO. 244 / 2021 / H  
T. L. P NO. 239 / 2021 / HRO / III

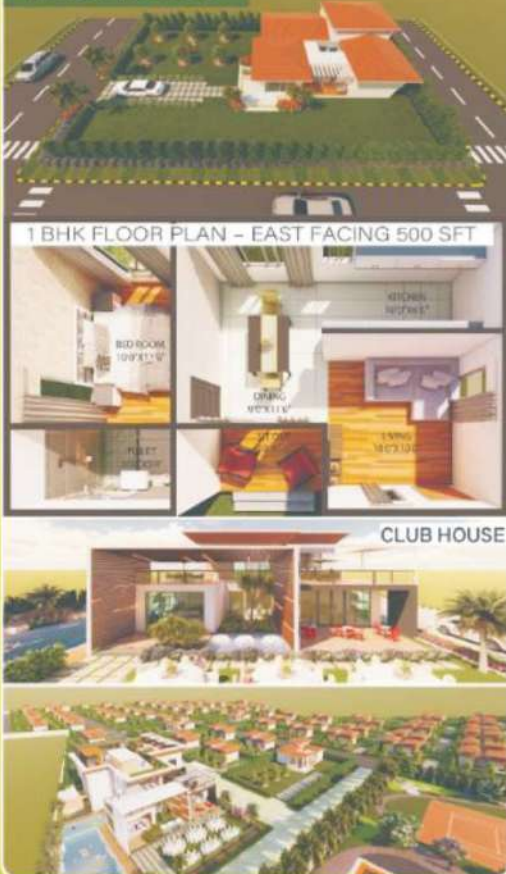


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## PROJECT HIGHLIGHTS

- Gated Community Project
- 33' & 40' Wide Black Top Roads
- Rain Water Harvesting
- Avenue Plantation
- Overhead Water Tank
- Underground Water Supply
- Underground Drainage
- Electricity & Solar Street Lights
- Well Equipped Club House
- Swimming Pool
- Kid's Play Area & Outdoor Games
- Conceptual Parks & Jogging Tracks
- CC TV Camera System
- 24 Hrs. Security

## SITE PHOTOS



## PRIMELAND LIFE SPACES PVT. LTD.

7<sup>th</sup> Floor, Block - II, My Home Hub, Hi - Tech City,  
Madhapur, Hyderabad, Telangana - 500081.

[www.myelegantgroup.com](http://www.myelegantgroup.com)

## LOCATION HIGHLIGHTS

- The Venture is Located near Balanagar
- On Hyderabad - Bangalore National Highway - 44
- 30 Min. Drive from International Airport & Outer Ring Road
- Developed Organizations like **Polepally Green Industrial SEZ, Divitipally IT Park, NRSC (ISRO), MSN Labs, P&G, Johnson & Johnson, NATCO Pharma, Amazon's Biggest Warehouse, NMIMS University & many more...**

## ROUTE MAP



**M SREEDEVI**

**9989187500  
8977280280**

Note: This is only conceptual representation of the venture and not a legal offering.