

SAI'S SEZCITY → @ Balanagar (Shadnagar)

Premium Villa Plots @ 400 Mtrs from NH 44, Bangalore Highway
2500 Sft Duplex Villas – Where luxury meets location! Ideal for living & smart investment.

Offer Price
17,999/-
16,999/-
Per Sq.yard



"SEZ City Resort with 20+ world-class indoor & outdoor amenities a perfect blend of leisure & luxury!"

SAI'S
SEZ CITY

SAI'S
SEZ CITY

SEZ CITY WORLD CLASS AMENITIES





SEZ City Distance from Key City Points & Location Advantages

- The regional ring road is only a quick two-minute drive away
- The proposed interchange connecting NH44 and the RRR is just a two-minute drive away
- The proposed radial road interchange is just a two-minute drive away, connecting three-major milestone roads RRR, NH44, and Radial Road
- Just a quick 2-minute drive to the proposed RoR rail station for the exciting-South Central Ringrail project
- 6 lines longest highway in the County.
- Near to Rajiv Gandhi International Airport
- Balanagar Industrial SEZ/Industrial Park (600 Acres) & -
- Rajapur Pharmacy SEZ (1800 Acres)
- Very close to NRSC/ISRO 400 Acres Central Project
- Very close proximity to the Regional Ring Road & Shadnagar Town
Equidistant to IT, Hardware, Industrial & Pharma corridors.
- National "Nehru Zoological Park" (850 Acres)
- MNC's like Amazon, P&G, Johnson & Johnson, Asian Paints, MSN & Natco laboratories
- ASIA's biggest Amusement Parks, Film Industry, Amazon Data Center.
- Adjacent to MMTS Railway Station & 6 Lines Railway Tracks
- Women Cricket Academy, Textile Industry
- Eco Park (824 Acres)



Location Map

Not To Scale



East Facing 200/-, Corner Plots 300/- & NE Facing 400/- Charges Extra



"This leaflet is only a conceptual presentation and not a legal offering. As such, it is not binding on us in any manner."

Project Highlights

 MUDA Proposed Layout	 Resort	 Entrance Gateway	 Under Ground Electricity	 40', 30' CC Roads	 Landscaping
 Overhead Water Tank	 24x7 Security	 Rain Water Harvesting	 Avenue Plantation	 Vaasthu Compliant	 Children Park

SUNRISE INFRA SHINES BRIGHT WITH DUAL HONOURS!

Proud moment for Sunrise Infra!

We've been awarded the Outlook Business Spotlight Entity Award 2024 and the prestigious Z5 Awards 2025 a true recognition of our excellence and commitment in real estate.



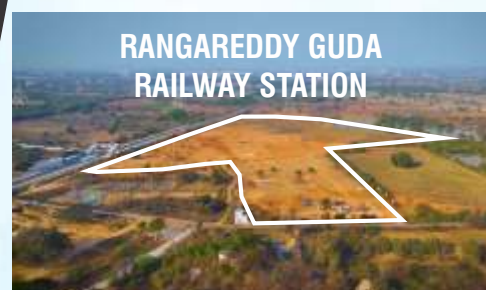
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OUR PROJECTS





Ready To Construct



50
Acres
Prestigious
Mega Project

LP.No : 0040/GP/SWDL/2026
(PHASE 1)

@ Balanagar

"SEZ CITY WITH **20+** WORLD-CLASS AMENITIES!
INVEST TODAY IN A FUTURE-READY GATED COMMUNITY!"

LANDUSE ANALYSIS	Sq. Yds	PERCENTAGE
PLOTTED AREA	72366.91	54.76%
ROADS AREA	41722.13	31.57%
OPEN SPACES AREA	13269.68	10.04%
SOCIAL INFRASTRUCTURE AREA	3316.11	02.51%
UTILITY AREA	1487.13	01.12%
TOTAL AREA	132161.96	100.00%



SUNRISE
Infra Properties Pvt. Ltd.
Building The Future

SUNRISE INFRA PROPERTIES PVT LTD

**PLAN SHOWING THE APPROVED RESIDENTIAL VILLA PLOTS LAYOUT
IN SY NO 20/PART, 21/PART,
22/PART, 25/PART, SITUATED AT RANGAREDDYGUDA VILLAGE,
RAJAPUR MANDAL, MAHABUBNAGAR DISTRICT.**