



P02280203886 35/2022/1093/VMRDA/DPMS



A CITY CENTER OASIS

PREMIUM VILLA PLOTS IN THE HEART OF VIZIANAGARAM



Founded by a highly experienced team with 25+ years in real estate and construction, we're dedicated to offering premium investment opportunities in modern properties. Our vision is to create exceptional housing infrastructure driven by a passion for luxurious residential layouts.

Surabhi Ventures proudly presents a portfolio of land and buildings designed for optimal investment appreciation. Our offerings include villa plots with signature amenities, prime locations, vaastu-compliant designs, and promising long-term returns. Our completed projects showcase our commitment to excellence.





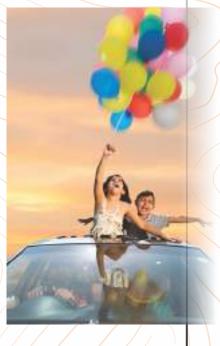




A TRANQUIL URBAN HAVEN

CONNECTED

to all urban necessities



CURATED

built with all luxury ameneties

CONVENIEN

access to transport & educational hubs





A distinctive landmark in Vijayanagaram town, offering exceptionally planned infrastructure for premium residential properties. Each plot comes equipped with readily available water, electrical, and drainage facilities.

We offer a variety of plot sizes to cater to your unique needs and preferences. Our comprehensive range of infrastructure and amenities ensures a valued investment and a truly rewarding experience. The strategic accessibility and connectivity of this location are undoubtedly its added advantages.



PROJECT HIGHLIGHTS

- 77 plots spread across 9.03 acres of meticulously planned layout
- VMRDA & APRERA approved, ensuring a clear marketable title
- Nestled in the heart of vibrant Vijayanagaram town
- Conveniently close to the 200-feet Ring-Road
- Effortless access to Vijayanagaram bus depot, railway station, and the upcoming international airport
- Enveloped by esteemed educational institutions and abundant recreational and shopping facilities
- Impeccable vaastu compliance for your peace of mind
- Serene and well-maintained lush green environment
- A commitment to eco-friendly and sustainable development





9.03 77
Acres Plots

40' A BT Roads

PLOT MEASUREMENTS

				'						
	Plot No	SQ. Yards	9	405.55	18	444.44	27	444.44	36	492.48
	1	713.80	10	405.55	19	444.44	28	533.33	37	392.24
	2	666.67	11	405.55	20	444.44	29	520.83	38	419.68
	3	666.67	12	405.55	21	555.34	30	416.67	39	486.62
4	4	666.67	13	405.55	22	709.78	31	604.17	40	684.72
4	5	666.67	14	486.66	23	444.44	32	458.33	41	472.22
	6	888.89	15	533.33	24	444.44	33	388.89	42	590.27
	7	815.69	16	444.44	25	444.44	34	388.89	43	339.71
	8	405.55	17	444.44	26	444.44	35	522.85	44	200.00

	45	200.00	54	266.67	63	173.33	71	200.00
	46	200.00	55	266.67	64	173.33	73	200.00
	47	266.67	56	200.00	65	173.33	74	200.00
	48	266.67	57	200.00	66	173.33	75	200.00
/	49	266.67	58	200.00	67	173.33	76	200.00
	50	400.00	59	294.97	68	173.33	77	417.00
	51	200.00	60	383.31	69	200.00		
1	52	200.00	61	173.33	70	200.00		
	53	266.67	62	173.33	71	200.00		





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VIZIANAGARAM

ENTRY

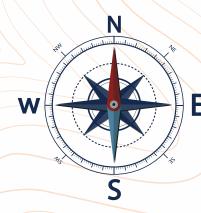
13 **#0ET WIDE PROPOSED ROAD** 19 - 60' WIDE PROPOSED MASTER PLAN ROAD

EXISTING LAYOUT

TEMPLE

SCHOOL

40FT WIDE EXISTING B.T ROAD



OPEN SPACE

5

ISM WIDE PROPOSED ROAD

A Bustling & Vibrant Location

- 5 Minutes From Vjayanagram Railway
 Station
- Well Connected To New Upcoming Bhogapuram International Airport
- Surrounded By Prominent Schools, Engineering & Medical Colleges

- Close Proximity To Popular Shopping
 Centers
- Close Proximity To Super- Speciality Hospitals
- Ready to construct location







EXQUISITE ELEGANCE IN EVERY ASPECT

A thoughtfully designed living environment encompasses not only perfectly crafted residences, amenities, and beautiful landscaping but also encompasses the meticulous development of highly efficient infrastructure elements that enhance the property's worth and the overall quality of life.



Grand
Entrance Gateway



Theme Based Parks
With Landscaping



All 40' BT Roads



Children Play Area



Underground Electricity installations



Underground Sewerage Drain



Secured
Compound Wall



Avenue & Edge
Plantation



Community Zones

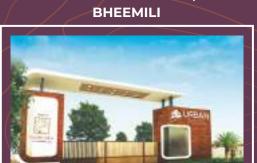


Sustainable Construction

CURRENT PROJECTS



DORATHOTA ROAD,





NEAR RAGHU ENGINEERING COLLEGE, BHEEMILI





#102, Vishnu Ali Residency, Lawsons Bay Colony, Vishakhapatnam 17

Call: +91 99495 08989

www.surabhiinfra.com



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