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PLEASE CONTACT US**

**Project Developers**

Nishija Infra LLP, Hyderabad

Plot No.158, Prashasan Nagar, Road  
No.72 Jubilee Hills, Hyderabad-500  
089.

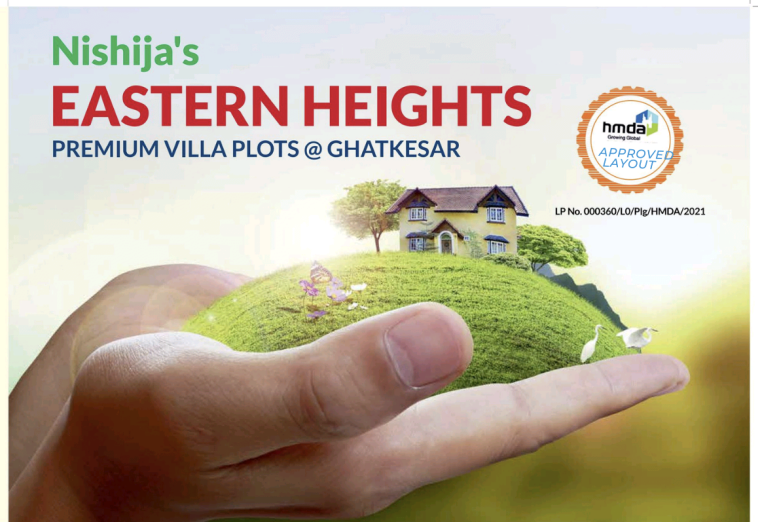
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Features and specifications are subject to change in the best  
interest of development.  
All distance are crow fly distances.


**PROMOTE BY:  
MMR INFRA DEVELOPERS  
Cont: 9391666850,7997767778**

**Nishija's  
EASTERN HEIGHTS**  
PREMIUM VILLA PLOTS @ GHATKESAR



LP No. 000360/L0/P1g/HMDA/2021





You are buying a Lifestyle,  
A Key to Happiness and Right Home



Buying a property at Eastern Heights is not only the best way,  
the quickest way, the safest way, but the only way to become wealthy.

**Nishija's**  
**Eastern Heights**  
A Growth Corridor Property



**Club House**



**Swimming Pool**



**Gym**



### Table Tennis & Badminton Court



### Children Play Area



### Why is Hyderabad experiencing a boom in the Real estate Segment?

Be it Plots, Residential or Commercial, the real estate boom in Hyderabad is indeed commendable. In the last couple of years, the realty growth rate in Hyderabad is much higher than the other metro cities. But what are the reasons behind this growth?

#### Affordable Cost

Be it rentals, sale of apartments or villas or plots, Hyderabad is still at an affordable rate compared to other developed cities. The average property price in Hyderabad is around Rs.4500 - Rs.5000 per square feet. Even the rentals and the price of plots is comparatively cheaper.

#### Connectivity

In terms of connectivity, Hyderabad stands out than most other Indian cities. The infrastructure is advanced with elevated corridors, well-planned and structured roads, the 8-lane ORR highway and the Hyderabad metro rail service.

#### Presence of IT Giants and Blue Chip Companies

Google, Apple, Amazon Data Centre, Microsoft, Deloitte, Capgemini, Genpact, TCS, Wipro and Infosys are continually expanding their base in Hyderabad which has led to large employment. This boosted the commercial and residential realty activity in Hyderabad.

#### Better Traffic Situation in Hyderabad

Due to an improved infrastructure with planned roads, highways, service roads, flyovers and metro rails, the traffic situation in Hyderabad is better than most other developed cities.

#### A Safe City

A 2017 TQI survey helmed Hyderabad as the safest Indian city for women. Cyberabad is equipped with CCTV cameras at all places, constant police patrolling and the presence of SHE teams that makes it a safer city for women to stay in.

#### Quality of Life

Hyderabad has consistently ranked as the best Indian city to live in beating Delhi, Bengaluru, Mumbai or Chennai. The Healthcare index, Safety index, Climate index, Cost of living index, everything meets a high Quality of Life index in Hyderabad.

#### Infrastructural Development

The Government is planning to make Hyderabad a global city with further development projects. There are future infrastructural plans for the city like underground drainage network, proper road network for connectivity, water grid, & two more ring roads conjoining with the outer ring road for a better commute of the residents of the city.

#### Government Policies

The implementation of RERA, GST and other real estate policies that promise complete transparency in the sales and transaction process, has piqued the interest of the buyers to invest in the real estate sector.

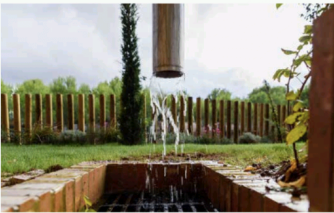
## Plantation and Theme Parks



## Welcome to Nishijas Eastern Heights



### Storm Water Drains



### Rainwater Harvesting Pits



### Water Supply



### Advantage of Location?

- ☛ Ghatkesar a preferred location for investors and Land buyers, Lands has seen a surge in prices.
- ☛ The Project is Located on the Warangal Highway, where the Outer ring road is at a distance of 500 mts and the nearest metro station Uppal is 14 km far from the project.
- ☛ The project is well connected with the Hospitals (2.2 km), Schools (2.4 km), Colleges (1.4 km), Grocery stores (1.4 km).
- ☛ The Real estate market in Ghatkesar is Looking up gradually, There has been rise of 10-15% in capital values of land during the Jan-Mar 2021 Quarter.
- ☛ Apart from this, IT majors like Genpact and Infosys have well established offices in and around the area.
- ☛ Raheja Mind Space IT Park, which has around 150 acres of land in the region, is also looking to expand due to the future prospects offered by the ORR project.
- ☛ Future is promising big returns and ready to construct building after final layout approval.



Location Connectivity



Hospital 2.2 km



Uppal Metro 14 km



Ghatkesar Police Station 4.2 km



Infosys, Pocharam Road 4 km



K V School 3.5 km

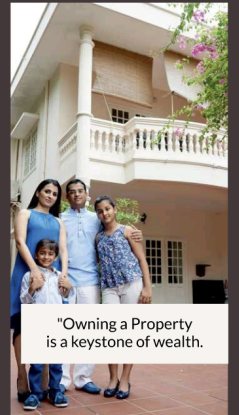
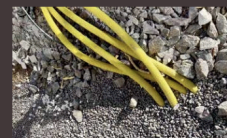


Vignana Bharathi Institute of Technology 6.2 km

Standard CC Roads (40, 60, 100 feet)



Street Lights



"Owning a Property is a keystone of wealth."

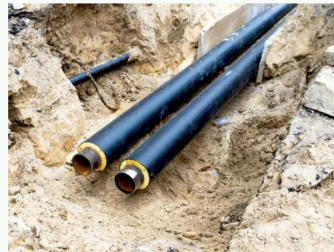
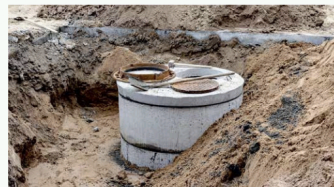
**Nishija's EASTERN HEIGHTS**  
**PREMIUM GATED VILLA PLOTS**  
**FOR SALE**  
**GHATKESAR ORR EXIT No-9**



**for Site visit & Booking**  
**MMR INFRA DEVELOPERS**  
 Cell: 9391666850/799767778

**DEVELOPERS:**  
**M/s. NISHIJA INFRA LLP**  
 Plot No: 152, Fathima Nagar, Road No: 72  
 Jubilee Hills, Hyderabad-500 082

**Under Ground Drainage with STP**



**Water Lines (D.I Pipe Line With OHSR or GLSR)**

