



ROSE HILLS ESTATE

PLOTS

- Premium plots in the heart of new Srinagar.
- First of its kind architecturally planned development of the area.
- Right on 90 ft. road.
(Opposite Masjid Taqwa & Petrol Pump)



Final
PRICES

AVAILABLE:

NOW!

presented by:



ViaLand
LUXURY RESIDENTIAL.



ABOUT US

ViaLand delivers projects that redefine the existing norms. With this project, we aim to create a state of art plotted development that becomes the gold standard going forward.

Contact : +91 9289614999



ViaLand
LUXURY RESIDENTIAL.

*Live better in places
that give you more
than what you expect.*



ABOUT ROSE HILLS ESTATE :

- Plotted development, spreading across 3.25 acres of land (26 kanals).
- 4 kanals of land (0.5 acres) dedicated to only roads, infrastructure & common areas, etc.
- WIDEST internal & entry roads in the area, with two-side gated entry.
- Once in a lifetime investment opportunity in the hub of Srinagar and national highway - 90 FT ROAD.
- 0% construction wastage - each plot designed with architectural precision to ensure optimal land-use for construction.

LOCATION

90 FT ROAD

- The area has seen a boom in demand for residential construction post floods.



- The uptrend continues with no sign of slowing down, making it a HIGH-GROWTH INVESTMENT area as well.

INFRASTRUCTURE



- This area is under a large planning scheme by : **SRINAGAR SMART CITY LTD.**
- Major upcoming projects like Ring Road, Flyovers and metro rail within 150 metres.



- Indoor Stadium , Schools, Supermarkets, Petrol Pumps, Gyms etc. within 100 METRES of the development.

PLANNING



- Plot sizes : 07 marla to 1 kanal.



- 14ft wide internal roads.
- 22ft turning radius.

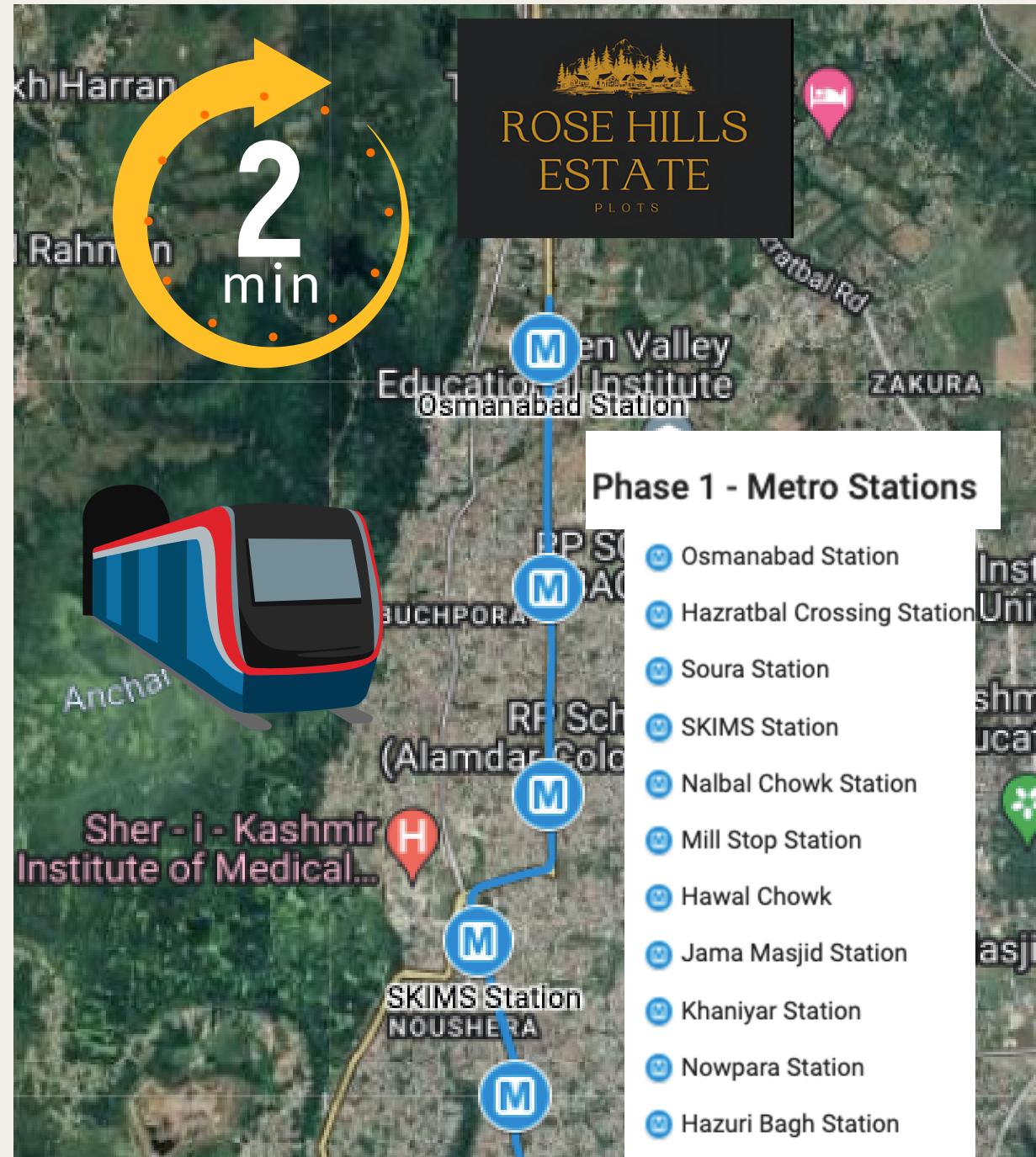
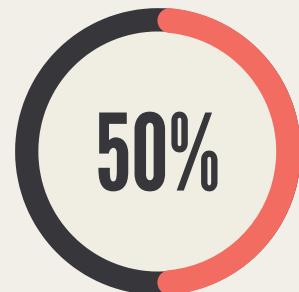


- Each plot layout is designed, keeping in mind suitability for a villa or a modern row house.

METRO AT OUR DOORSTEP

- Srinagar Light Metro (Metrolite) with 2 lines & 24 stations.
- Phase 1 Stations (12): Osmanabad - Soura, SKIMS, - Hazoori Bagh.
- Works starts late -2024, to be completed by 2027.
- Nearest station, two minutes from rose hills estate.

Average real estate appreciation in comparable cities, from announcement of metro to start of work :



SITE PLAN

90ft Road

Outer Ring Road
(Newly Proposed)



Site is located strategically between two major roads :
90FT ROAD and proposed Outer Ring Road.

PLOT CATEGORIES



- These are our standard plots, between the sizes of 07 to 10 marlas.
- Ideal for young professionals and small families.
- They are affordable and quicker to construct upon.
- These are our premium plots, between the sizes of 10 marlas to 14 marla.
- They have preferential location such as corner location etc.
- Ideal for families who value extra space and ease of access.
- These are our super-luxury plots, having larger areas between 15 marla to 1 kanal.
- They are all corner plots + have multiple access points.
- Ideal for investors and high net-worth families.

LOCATION MAP



Google coordinates : 34.17823399112442, 74.81178198675015

For details & bookings,
please contact :

+91 9289614999



ViaLand
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These banks have processed loans in
our project :



After plot purchase,
design & construction consultants :
(paid service)

Multiple Architects on board for
consultation.