



ICONIA – Your Weekend Getaway, Forever Investment
Discover ICONIA, a stunning 100-acre gated community nestled right off the
Hyderabad-Bangalore Highway, near Balanagar, Shadnagar.
Designed for relaxation, luxury, and smart investment, this is HMDA, DTCP & RERA-approved project offers clear-title open plots, ready for your dream simplex or duplex villa – perfect for weekend escapes or long-term returns.



# 100+ ACRES GATED COMMUNITY



700+ CLEAR TITLE PLOTS FOR CONSTRUCTION



150+ COTTAGES - VIBRANT - ASTHETIC - SIMPLEX



6+ LIFESTYLE ZONES — CLUBHOUSE, PLAY AREAS, PARKS, WELLNESS SPACES



### PROJECT HIGHLIGHTS



33' & 40' BLACK TOP ROADS



**OVERHEAD WATER TANK** 



24/7 SURVEILLANCE



SECURITY GUARDS



**AVENUE PLANTATION** 



RAIN WATER HARVEST



JOGGING TRACK



**CYCLING TRACK** 



SKATING RINK



**TENNIS COURT** 



SAND VOLLEY BALL



BASKET BALL



**SWIMMING POOL** 



KIDS PLAY AREA



**MULTI PURPOSE PLAY GROUND** 



WELLNESS CENTRE



AMPHITHEATRE























## RECREATIONAL DEVELOPEMENTS







**Basket Ball Court** 

**Box Cricket** 

**Tennis Court** 







Kids Play Area

Sand Volley Ball

Amphitheatre



# LOCATION HIGHLIGHTS



**National Remote Sensing Centre (15 Mins Drive)** 



NMIMS University (15 Mins Drive)



**Divitipally IT Park - Mahbubnagar** 



**STATUE OF EQUALITY (45 Mins Drive)** 



**ORR Exit 16 (45 Mins Drive)** 



**International Airport (45 Mins Drive)** 



# SIMPLEX WEEKEND HOME





### **WHAT WE DESIGNED**

### **WHAT WE EXECUTED**

What We Designed vs What We Executed – A 98% Match

At My Elegant Group, creativity meets flawless execution. Our creative process begins with a detailed design blueprint —
from thematic décor and color palettes to layout schematics and mood boards —
every element is thoughtfully curated to reflect the client's vision.



## SIMPLEX HOME FLOOR PLAN





#### **The On-Ground Reality:**

Executed with a 98% accuracy, our setups mirror the original design almost identically. Every prop, every hue, every detail is aligned with what was promised.

#### The Result:

This near-perfect match isn't just a number — it's a testimony to our dedication, precision, and premium standards.

With My Elegant Group, you don't just imagine luxury — you experience it.





1 BHK FLOOR PLAN
EAST FACING 500 SFT









2 BHK FLOOR PLAN EAST FACING 800 SFT









2 BHK FLOOR PLAN WEST FACING 800 SFT









2 BHK FLOOR PLAN WEST FACING 800 SFT







## PREMIUM CLUB HOUSE





Experience luxury redefined at the Iconia Premium Clubhouse by My Elegant Group — where every corner speaks elegance, and every amenity elevates your lifestyle.



## PREMIUM CLUB HOUSE





From opulent lounges to curated indulgences, embrace a lifestyle crafted exclusively for the connoisseurs of luxury.



### PREMIUM CLUB HOUSE





Reimagine relaxation with tranquil waters, ambient lighting, and panoramic views that elevate every swim.



**Telangana's 1st Satellite Township** 

**Under limits of HMDA** 

**DTCP & RERA Approved Project** 

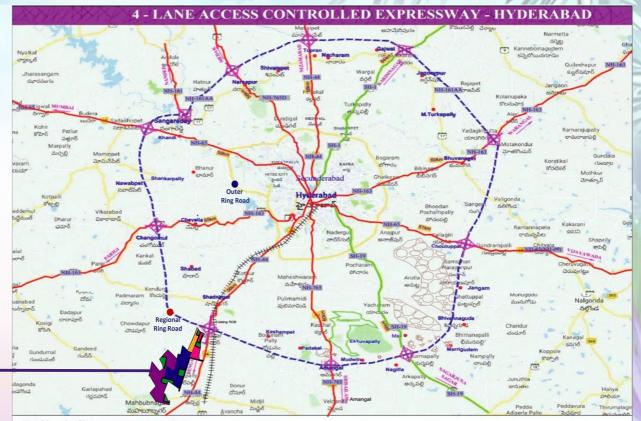
**100 Acres Residential Community** 

33' & 40' Black Top Roads

2 Mins from NH 44 & AH 43 (Proposed 12 lane Digital National Highway)

**5 Mins from Proposed Regional Ring Road** 

Under Mahbubnagar Urban Development Authority (MUDA) Limits



#### (Total length of Project Road = 346.320km)

- 1. Choutuppal ShadNagar Sangareddy (Length = 182.230km)
- 2. Sangareddy -Narsapur Tupran Choutuppal (Length = 164.090km)

-- Proposed Regional Ring Road (RRR)





A Perfect

Weekend

GET AWAY

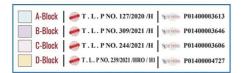
Lifestyle



-







DTCP LAYOUT PLAN from the Survey Numbers of Sy.No. 177, 180/P, 181/P, 182, 182/P, 190/P, 191/P, 192/P, & 195/P OF CHENNANGULA GADDA THANDA GRAMPANCHAYAT, Sy.No. 76 OF PEDDAIPALLY GRAMPANCHAYAT, BALANAGAR MANDAL, MAHABUBNAGAR DISTRICT.



**IC** 

LUXURY. LEISURE. LIFESTYLE



# OUR PROJECTS



BALANAGAR, NEAR SHADNAGAR



KOMIREDDYPALLY



**TGPA JUNCTION, ORR EXIT 18** 



**DIVITIPALLY, NEAR JADCHERLA** 



NANDIPET



BYPASS ROAD, MAHABUBNAGAR TOWN



GUDUR / CHEGUR, NEAR SHAMSHABAD



PALASAMUDRAM, ANANTAPUR



PEDDA AMBERPET @ HYDERABAD

www.myelegantgroup.com

