

Licensed & Approved by Prayagraj Development Authority



**READY FOR POSSESSION**

# NEW SUNCITY

Prayagraj's first, fully approved  
INTEGRATED TOWNSHIP

NAGAR NIGAM JHUNSI AREA NEAR ANDAWA RAILWAY CROSSING,  
PRAYAGRAJ-VARANASI MARG, ANDAWA, JHUNSI, PRAYAGRAJ



UPRERAPRJ16286  
[www.up-rera.in](http://www.up-rera.in)

Looking for  
**The Home** of  
your  
dreams?



Step into the radiant embrace of **New Suncity**, where modern living meets timeless charm in a vibrant township designed to illuminate your every moment with warmth and the promise of a brighter tomorrow.

# NEW SUNCITY

## A NEW WAY OF LIVING

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The project development is underway for a gated complex situated in proximity to a bird sanctuary (to be developed as proposed City Lake Forest by Prayagraj Development Authority) and a 259-acre revenue lake in Jhunsi.

### PROXIMITY



Prayagraj Junction Railway Station 12.5 km



Near Prayagraj-Varanasi Highway



Jhunsi Railway Station 2 km



Holy Banks of Sangam 5 km

The project presents seamlessly integrated living spaces complemented by unparalleled amenities. We invite you to explore our site and witness the exceptional progress of the development first hand.





SHOPS AVAILABLE  
FOR SALE AT  
ENTRANCE PLAZA  
IN NEW SUN CITY

## Future-Forward Investments: Flourish with Our Prime Township Development

Embark on a journey of growth with **New Suncity**, a strategic and prime location that embodies the promise of prosperity. Boasting meticulous planning, robust infrastructure, and a future-ready vision, our development stands as a beacon for smart investors. With proximity to key amenities, proposed government initiatives, and a wealth of modern conveniences, this is more than an investment—it's an opportunity to be part of a thriving, well-designed community poised for sustained growth. Secure your future with us, where every investment adds value to a vibrant and flourishing landscape.





ACTUAL PHOTO OF ENTRANCE PLAZA

## WHY INVEST?



- Strategically located in Nagar Nigam Jhunsi Area, Prayagraj with integrated facilities.
- Positioned in a rapidly growing area, ensuring long-term value appreciation, 20 minutes leisurely drive from the City Center.
- Developed by a trusted name with a proven track record in the industry.
- Pollution Free area with vast green & open spaces, along with 1000 new trees planted within the township.
- Designed as a secure and gated community for resident safety.
- Best-in-class amenities and robust infrastructure.

### INVEST WITH CONFIDENCE :

Explore endless possibilities and secure your future with a property that promises enduring value and returns.

 Call us at 9696123123 to know more.



**EWS LIG HOUSING SCHEME (within the township)**



**SENIOR CITIZEN PARK**



**FIT INDIA SPORTS CENTER**

**Amenities  
Beyond  
Imagination:  
Where Every  
Detail  
Exceeds  
Expectations.**

# WORLD CLASS AMENITIES



CRICKET GROUND WITHIN FIT INDIA SPORTS CENTER



24 Hour-Security



Senior Secondary  
School



Restaurant,  
Convenience and  
Commercial Spaces



Underground  
Sewer, STP & 24  
hour water supply



Community Hall



Nursing Home



Gym



Sports Center with  
Swimming Pool



ACTUAL PHOTO OF DURGA MATA MANDIR AT NEW SUNCITY

## Explore Prime Residential Living

Discover a world where each day begins and ends with breathtaking views and tranquility. Our prime plots offer a harmonious blend of nature and modern living, providing a serene escape from the hustle and bustle. Choose from a variety of size options that cater to you unique needs and preferences, ensuring the perfect fit for every lifestyle. With construction nearing completion, your dream home is closer than ever to becoming a reality. Enjoy the convenience of 24-hour water supply, underground services, urban power supply and experience the beauty of quality landscaping that surrounds you at every turn. Our commitment to community services ensures a vibrant and inclusive neighborhood. Embrace a life of comfort, convenience, and connection at our extraordinary township.





# MAJOR ATTRACTIONS



- Near Andawa tiraha in Jhunsi adjacent Prayagraj-Varanasi Highway
- Elevated water tank and urban power supply
- Two-Tier security with CCTV
- Best connectivity - 24 hours private conveyance facility along with city bus service
- Well-equipped and great option for living in a pollution free environment.
- Underground sewer connections with STP, no open drains

- Fully developed commercial shops & plaza
- Adjacent to proposed government development of city lake forest, Kanihaar and proposed Light Metro station, among others.

**HOME LOAN AVAILABLE  
FROM LEADING BANKS**





MULTIPURPOSE HALL & GYM

## A Blend of Commercial and Residential Excellence

Renowned investment analysts propose that the fusion of commercial and residential developments have the potential to establish a pioneering trend in the real estate sector. In line with this, the Uttar Pradesh Government has advocated for a mixed-use land approach in suburban regions, introducing an innovative 'one-stop shop showroom' "मकान के साथ दुकान" concept for residents. This groundbreaking initiative has been successfully implemented in Trivenipuram, Jhansi, through the establishment of the 'Prime Plot' Enclave, presenting a unique 'shop with house' concept tailored for approximately 1000 resident families. The program offers a limited number of mixed land-use plots measuring 200 square yards each, complemented by convenient bank financing options. Positioned at an attractive price point, these plots are available for purchase with immediate possession and conveyance sale deed.



**Revolutionizing Urban Living**



ACTUAL IMAGE OF THE RESTAURANT BUILDING AT THE ENTRANCE PLAZA

## **An ideal business haven, crafted for success.**

As per the estimation, over the next 3-5 years, the township is set to build residences for over 1000 families, accommodating thousands of citizens. Additionally, there is a government proposal to introduce a metro station near the planned site under the Prayagraj Light Metro Rail Program.



- Building material shops
- Mobile Shop
- Tiles Showroom
- Salon (Men's)
- Grocery shops
- Beauty Parlour
- Pharmacy/Medicine
- ATM
- Ice Cream Parlour & much more



**CONSTRUCTION OF HOUSES IN FULL-SWING BY HOME OWNERS**



**APPROACH ROAD OF PROJECT**

**Investing in  
Plots :**  
A lucrative  
venture for  
future returns



**FULLY DEVELOPED SECTORS WITH WIDE ROADS AND UNDERGROUND SERVICES**



ILLUSTRATION OF A MODERN HOUSE BUILT OVER A 100 SQ. YARD PLOT (900 SQ.FT.)



CRICKET GROUND WITH PAVILLION AND SEATING AREA



FOOTBALL FIELD



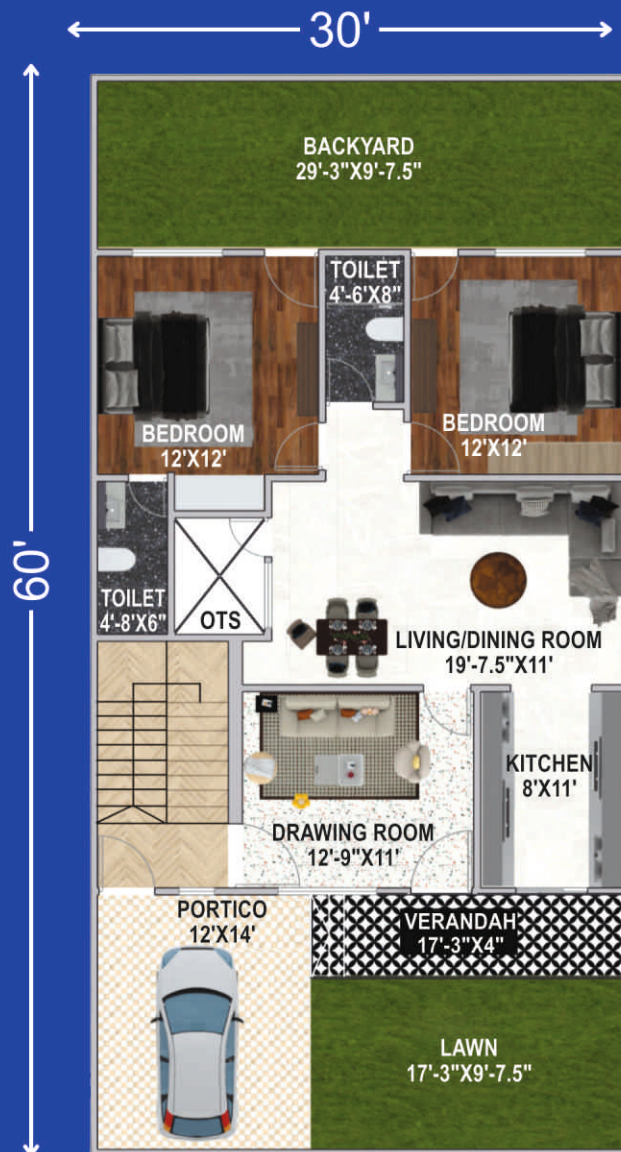
BASKETBALL COURT

New Suncity  
Lake View:  
An Oasis of  
Abundance; a  
Palette of  
Possibilities

# 200 SQ. YARD

## PRIME PLOTS

### Sample Floor Plan



Ground Floor



First Floor

**NOTE :-** Explore additional choices, including residences with commercial spaces and spacious three-storey houses, by visiting our office to find your *Dream Home*.

# Great Investment measured in square yards

**Hotline- + (91) 9696123123**



## CONTACT US TODAY

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