



# NARWAR PRIDE

Ujjain's Last Frontier for Exponential  
Real Estate Growth



Location: Near Industrial Belt,  
Ujjain (2 km from Ujjain International Airport)

Presented by:

**RISEONIC ESTATES**

# THE CITY IS SHIFTING BE WHERE THE FUTURE BEGINS

## Vision Overview:

### The Next Big Leap in Ujjain's Expansion

Ujjain, one of India's fastest-growing tier-3 smart cities, is now reaching a saturation point in its core. But just as cities evolve, new frontiers emerge. Welcome to Narwar Pride – the only integrated residential zone located strategically at the intersection of two major growth engines:

- National Highway frontage (Garoth Highway)
- State Highway linkage directly into Ujjain core

With the upcoming Industrial Corridor, Ujjain International Airport just 2 km away, and zero residential competition in the immediate vicinity, Narwar Pride is positioned as the nucleus of the next real estate wave.



This isn't just land.  
This is timing. This is trajectory.  
**This is your chance.**





# 360° ACCESSIBILITY

## THE NARWAR ADVANTAGE

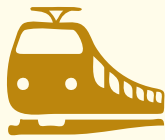
Narwar Pride is the only residential township in Ujjain with dual highway exposure:

- National Highway Front (Garoth NH) – seamless intercity travel
- State Highway access – smooth internal connectivity to Ujjain city

### Key Proximities:



2 km from Ujjain International Airport



1 km from proposed metro/light rail point (future planned)



Immediate adjacency to 300,000-worker industrial belt



12–15 minutes from Mahakal Lok and central Ujjain

This location is not “outside” Ujjain. It’s the new center of expansion. Where industries meet infrastructure, housing becomes inevitable—and profitable.



# LAKH JOBS. ZERO NEARBY HOUSING. ONE OPPORTUNITY.

The upcoming industrial corridor near Narwar is expected to employ over 300,000 people in the next 3–5 years. But here's the gap:

- No other plotted residential project exists in proximity
- Existing colonies in Ujjain are saturated or overpriced
- Rental housing demand is projected to skyrocket

Narwar Pride is built not just for families, but for investors:

- Ideal for rental income: flats, villas, co-living
- Ready-to-build plots with clear titles
- Premium zoning with wide roads and infrastructure pre-planned

## **Investor Insight:**

This is like owning land next to an IT park in 2004. Rentals will fund your EMIs. Capital appreciation is bonus.



# A COLONY BUILT TO APPRECIATE

Narwar Pride is a fully-planned, investor-first plotted development, backed by Riseonic Estates.

## Key Features:



Double Highway  
Connectivity  
(National & State)



Airport-Proximity  
Zone – 2 km from  
Ujjain International



Industrial Demand  
Corridor: 3 lakh+  
jobs incoming



100% Legal – RERA  
Compliant & Patwari  
Naksha Approved



30 to 60 ft wide  
internal roads



Drainage, Electricity  
and Water infra pre-  
approved



High resale liquidity  
and investor interest

## Phases:

- Phase 1: 200 plots (open now, 60% booked)
- Phase 2: Launching soon with premium corner & park-facing plots

**The earlier you enter,**  
the better your position  
literally and financially.