

YOUR INNER **SENSE OF STYLE**



PREMIUM RESIDENCES IN STYLE @ MALKAJGIRI

Rera No. : Block - A : P02200004565 | Block - B : P02200004566



WEBSITE



E BROCHURE





CHANGE THE WAY
YOU LOOK AT LIFE,
REFRESH
THE WAY YOU CONNECT
TO NATURE, SPARK UP
THE WAY YOU FEEL LOVE

YOUR
CANVAS
OF LIFE

Welcome to an exquisite mid-rise community of luxury apartments rising on 2 acres of greenery. Akshita Heights 6 is the perfect blend of aesthetics, space planning, leisure amenities and world-class features in Malkajgiri, Secunderabad.



YOUR OASIS OF JOY

The thoughtfully designed gated community offers exquisite apartments, gorgeous facade, passionately crafted outdoors and the freshness of nature under one blue sky. Pamper yourself here!

CELLAR + STILT + **5** UPPER FLOORS
2 ACRES GATED COMMUNITY
120 UNITS
3 BHK - 65
2 BHK - 55

GHMC APPROVED

40% OPEN SPACES
70% HOUSES FACING GREENERY

CLUB HOUSE

TERRACE AMENITIES



AKSHITA HEIGHTS 6

YOUR DOOR TO ENCHANTMENT

The 4000 sft Clubhouse within the premises of Akshita Heights 6 leaves nothing left to be desired. From working out at the gym to splashing in the pool, from reading on the deckside seat to beating a friend at snooker, from physical activity to mental peace - it's all at your fingertips.

15



CLUBHOUSE AMENITIES

GYMNASIUM 31



RECEPTION 30



WAITING LOUNGE 30



27 GAZEBO

32



INDOOR GAMES

MULTIPURPOSE HALL 33



STILT FLOOR PLAN

YOUR ADDRESS OF EXCELLENCE

PROJECT HIGHLIGHTS

- GHMC Approved Project
- Approx. 40 % of Area left open
- 2 and 3 BHK Premium Residences
- Vaastu Complaint Units
- Staggered Balconies for Better Feel
- Huge Cantilever Balconies
- More than 70% houses facing Greenery
- Covered Car Parking's per flat
- Access ramps at all the entrances for disable friendly
- Domestic Water Available through a Water Softening Plant
- Walking and Jogging Areas
- Terrace gardening

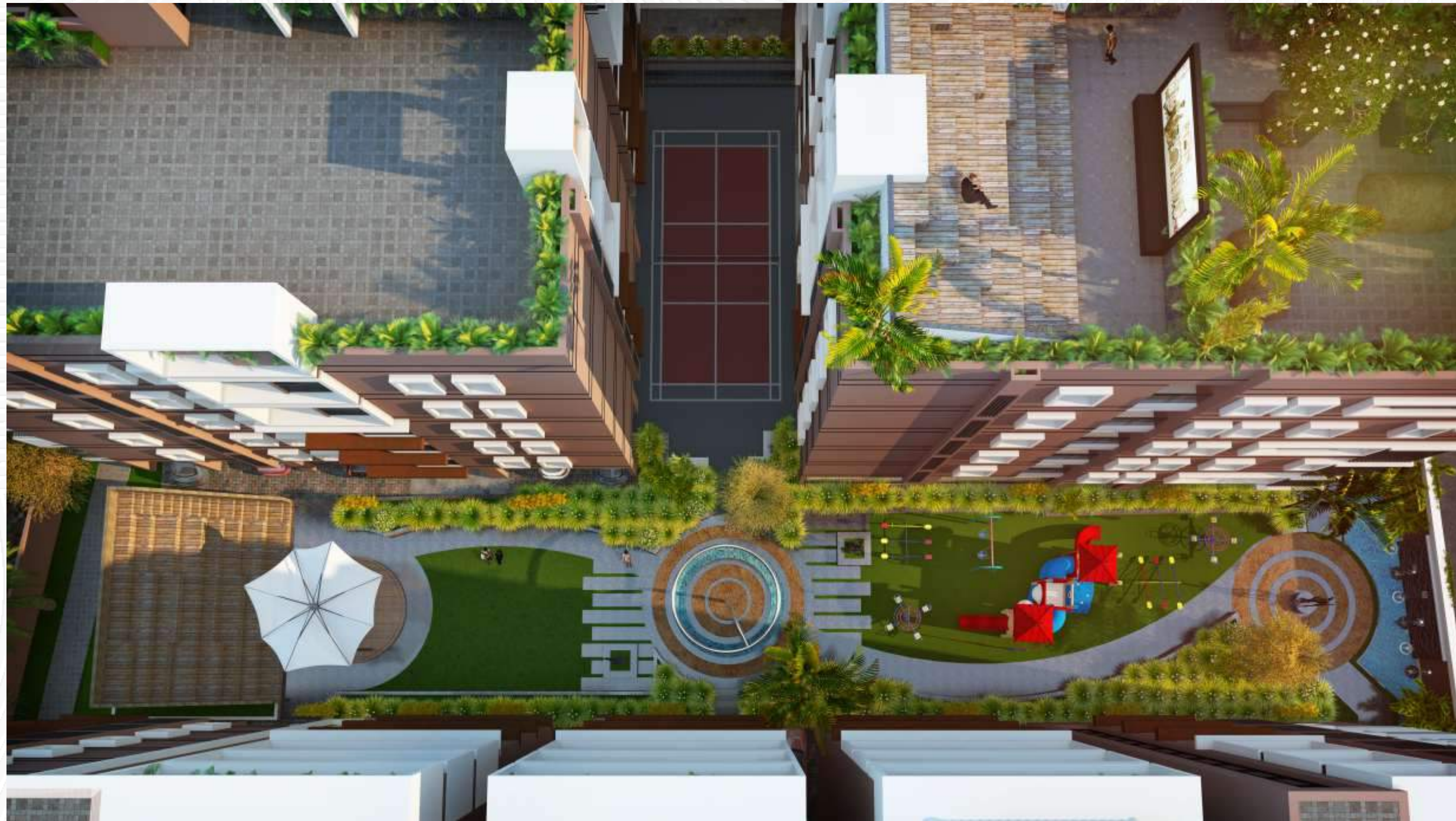
SAFETY & SECURITY

- 24/7 Security Services
- CCTV Surveillance
- Solar Fence
- Automatic Entry & Exit System



AKSHITA
HEIGHTS 6





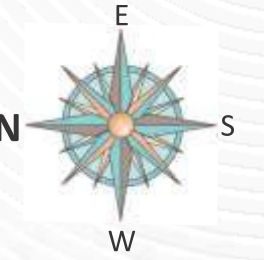
MASTER PLAN FOR LIFE

The entire layout is based on weaving greenery into urban luxury. The biophilic design comes alive in the way vertical gardens bloom in the common areas and lobby space. The cantilever balconies and landscaped terrace are perfect for party times and solitude amidst nature.

LEGEND

- | | | |
|--|-----------------------|------------------------------------|
| 1 Plaza | 12 Open Air Theater | 23 Jogging Track (5'Wide) |
| 2 Pathway | 13 Toddlers Pit | 24 Lotus Pond |
| 3 Children Play Area (EPDM) | 14 Pool Lounge | 25 Feature with Seater (Projected) |
| 4 Stepping Stones (6" Gap Filled with Pebbles) | 15 Swimming Pool | 26 Jaali Walls with Climbers |
| 5 Feature Element (Sculpture) | 16 Baby Pool | 27 Gazebo |
| 6 Central Plaza | 17 Wall 2M Height | 28 Waterbody with Fountains |
| 7 Water Features | 18 Shower Area | 29 Feature Wall with Water Cascade |
| 8 Seater Wall | 19 Toilet | 30 Waiting Lounge |
| 9 Badminton Court | 20 Changing Rooms | 31 Gym |
| 10 Lawn | 21 Elders Seating | 32 Indoor Games |
| 11 Stage (With MS Structure) | 22 Planter/Seater Box | 33 Multipurpose Hall |

STILT FLOOR PLAN



area statement

areas in sft.

BLOCK - A

Flat	Type	SBA
1	3BHK - East	2385sft.
2	3BHK - East	1930sft.
3	3BHK - East	2145sft.
4	3BHK - West	1930sft.
5	2BHK - West	1405sft.
6	2BHK - North-East	1225sft.
7	2BHK - North-East	1225sft.
8	2BHK - North-East	1225sft.
9	2BHK - North-East	1200sft.
10	3BHK - East	1500sft.
11	3BHK - West	1827sft.
12	3BHK - West	2085sft.

BLOCK - B

Flat	Type	SBA
1	3BHK - East	1760sft.
2	2BHK - East	1130sft.
3	3BHK - East	1830sft.
4	3BHK - West	1540sft.
5	2BHK - West	1165sft.
6	2BHK - North-East	1315sft.
7	2BHK - North-East	1315sft.
8	2BHK - North-East	1180sft.
9	3BHK - East	1475sft.
10	3BHK - West	1530sft.
11	2BHK - West	1100sft.
12	3BHK - West	1540sft.



BLOCK-A

BLOCK-B

30' WIDE WEST ROAD



BLOCK - A TERRACE VIEW

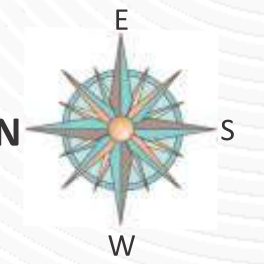
**LIFE AT
TERRACE
OF PLEASURES**

The terrace is much more than just a rooftop. It's designed to be a hang-out area by itself. The aesthetic design provides elegant open air seating and designated fireplace nook for barbeque parties. There is a meditation zone for refreshing the mind, as well as an Open Air theatre for community entertainment. Quite simply, the terrace is your paradise.



**AKSHITA
HEIGHTS 6**

TERRACE FLOOR PLAN



- 34 Multipurpose Lawn
- 35 Pergola
- 36 Seating Deck
- 37 Meditation Deck
- 38 Water Feature
- 39 Gazebo
- 40 Open Theater (Provision)
- 41 Kids Play Area
- 42 Sunken Seating
- 43 Barbeque Area
- 44 Pantry & Storage
- 45 Toilets

BLOCK-A

BLOCK-B



BLOCK - B TERRACE VIEW



36 OPEN AIR SEATING DECKS



OAT 40



MEDITATION ZONE 37



SUNKEN SEATING 42

CHILDREN'S PLAY AREA

3



BADMINTON

9



13

TODDLERS PIT



10

LAWN

PLAY LIFE FOR EVERY AGES

Whether you are 6 years old or 60, we understand that everyone needs activity and sports. The separate Kids' Play Zone is a fun-filled secure place. For the young at heart, we provide a Badminton court, besides shaded walking tracks and cycling paths. So there's something for every age, every personality and every mood.



STILT FLOOR PLAN

COCOON OF LUXURY

The attention to detail is visible in every nook of the spacious apartments. Subtle shades, earthy materials and open space come together to create homes that look out to breathtaking views and open to precious moments of laughter. Give your family the healthy life they deserve.

2 POOJA ROOM



3 KITCHEN



1 DRAWING ROOM



4 MASTER BEDROOM



BLOCK-A
FLAT NO:1 | 3BHK-EAST | 2385 SFT.



6 KIDS BEDROOM

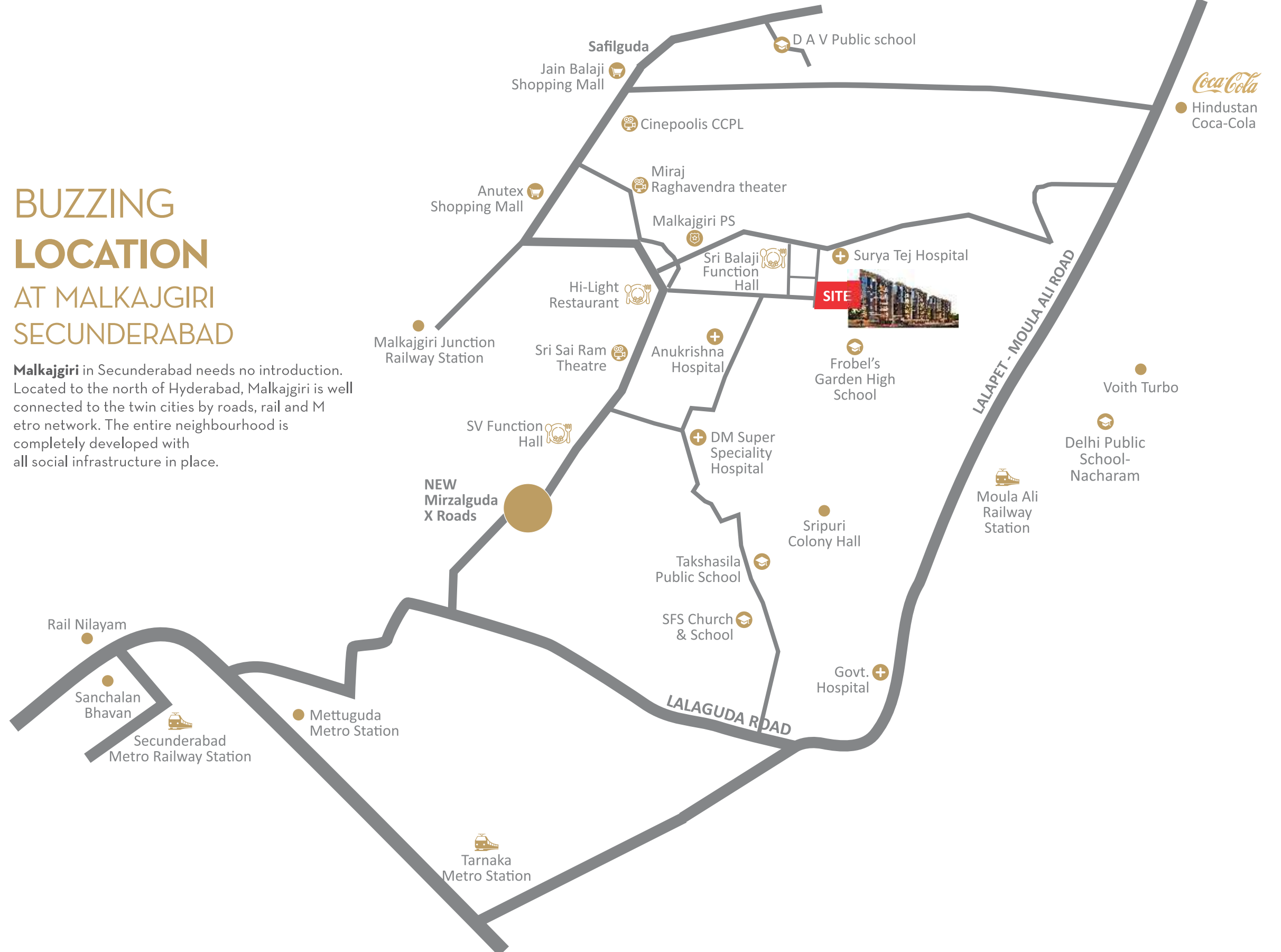


5 LIVING & DINING ROOM



BUZZING LOCATION AT MALKAJGIRI SECUNDERABAD

Malkajgiri in Secunderabad needs no introduction. Located to the north of Hyderabad, Malkajgiri is well connected to the twin cities by roads, rail and Metro network. The entire neighbourhood is completely developed with all social infrastructure in place.



Miraj Raghavendra Theatre
Sri Sai Ram Theatre
Moula Ali Railway Station
Malkajgiri Railway Station
Mettuguda Metro Station
Hindustan Coca-Cola

Frobel's Garden School
Delhi Public School
Takshasila Public School
Govt. Schools

DM Super Speciality Hospital
Govt. Hospital



LOCATION QR CODE

RCC FRAMED STRUCTURE

- RCC framed structure with superior grade of concrete and TMT steel.

SUPER STRUCTURE

- Walls construction with red bricks.

PLASTERING

- INTERNAL WALL PLASTERING** : Plaster with sponge finishing including ceiling

EXTERNAL WALL

- PLASTERING** : Sand faced cement plastering.

DOORS

- Main Door BT framed/ Veneer/Teak wood
- Internal Doors normal Teak wood frame and skin panel /flush Doors spray Enamel painted with reputed Hardware.

WINDOWS/VENTILATOR /FRENCH DOORS

- UPVC Frame with Float Glass along with Mosquito Mesh.

PAINTING

- External: textured finish with 2 coats of Asian paint or equivalent.
- Internal : Putty finishing with 2 coats of Asian paint or equivalent.
- Ceiling : Putty finish with in the flat.
- Parking area : Water proof cement paint and oil paint over a base coat of primer.

FLOORING

- Drawing / Living / Dining /Kitchen /Pooja: Double Glazed Vitrified 2½ x2½ Rak/ Johnson/ Somany/CERA Tiles.
- Corridors: Granite floorings.
- Balconies: Anti skid designed tiles.
- Staircase: Granite as per architect design.

KITCHEN/UTILITY

- Black granite top cooking platform with stainless steel sink, tiles dado up to 2ft height. Provision for kitchen cabinets, Aqua Guard, Chimney Exhaust Fan, both Municipal and bore water connection.

BATHROOM

- CP Fittings: All toilets provided With hot and cold Single liver concealed wall diverted by Jaquar or equivalent.
- Sanitary: EWC and washbasin Hind ware / Jaquar / Somany or equivalent.

- Tiles: Ceramic tiles, dado up to 7 ft. height, Anti-Skid tiles Flooring by Cera/Somany/Kajaria Or equivalent, And Exhaust Fan in all Bathrooms.

ELECTRICAL

- Concealed copper wiring of Havells / Finolex/V-Guard equivalent make.
- Power plugs for cooking range chimney, refrigerator, microwave oven, mixer / grinder and Aqua water in kitchen adequately.
- Power plugs for washing machine and dish washer in utility area.
- Three phase power supply for each unit.
- Miniature circuit breakers (MCB) for each distribution board of best brands.
- Elegant designer modular electrical Switches of reputed make.

MOTION SENSOR

- In bathrooms a motion sensor ceiling light shall be provided.

BIOMETRIC LOCK : Biometric Lock for main door.

- TELECOM** : Telephone points in Master bedroom and drawing room.

INTERCOM : Intercom facility connecting to all the flats, security and reception.

- CABLE TV** : Provision for cable connection in master bedroom and drawing room.

VIDEO DOORPHONE : Video door phone at main door.

- LIFTS** : 8/10 Passenger Lift (Johnson/Kone) or Equivalent.

BORE WATER

- Bore water softening plant will be provided. Water meter will be provided for each flat.

GENERATOR/POWER BACKUP

- Power back for lifts and common areas, One light & Fan point each room. One Light point in Bathroom

FIRE & SAFETY

- Sprinkler system will be provided for cellar only.

- LANDSCAPING** : Landscaping in the setback areas wherever feasible and in tot lot areas with aesthetically designed landscape.

EXTERNAL LIGHTING

- LED Light posts with lamp fittings at set back and landscaping areas and lights in staircase & corridor areas.

COMPOUND WALL

- Compound Wall shall be constructed all around the plot with solar fencing.

SECURITY

- Sophisticated round-the-clock security system.
- Video phone facility at main door.
- Intercom between security and to all flats.
- Solar power fencing around the compound.

CCTV

- CC cameras will be provided at strategic locations entrance gate, parking areas, lifts and common areas.

RAINWATER HARVESTING

- Rainwater harvesting through recharge wells onsite to improve ground water level.

YOUR DREAM SPECIFICATIONS



AKSHITA HEIGHTS 6

STRONG FUNDAMENTALS

A reputed real estate company, AKSHITA INFRA PROJECTS is trusted for reliability & quality in and around Telangana. Our rich experience and expertise over many years cover a spectrum of Open Plots, Apartments, and Residential Villa plots located in prime locations in and around Hyderabad. High-quality standards and adherence to deadlines make them a trusted name in real estate.

COMPLETED PROJECTS



AK HEIGHTS-2
84 FLATS @ KONDAPUR, HYDERABAD



AKSHITA HEIGHTS-1
35 FLATS @ ALWAL, SECUNDERABAD.



AKSHITA HEIGHTS-2
35 FLATS @ ANAND BAGH, MALKAJGIRI



AKSHITA HEIGHTS-3
90 FLATS @ AS RAO NAGAR

AKSHITHA HEIGHTS
13.5 ACRES, GATED VILLA PLOTS @ MAHESWARAM MAIN ROAD.
AKSHITHA GOLDEN PRIDE
27 ACRES, GATED VILLA PLOTS @ PEDDAGOLKONDA, ORR EXIST -15.
AKSHITHA GOLDEN BREEZE. PHASE-1
28 ACRES, GATED VILLA PLOTS @ MAHESWARAM.
AKSHITHA GOLDEN BREEZE. PHASE-1. EXTN.
10 ACRES, GATED VILLA PLOTS @ MAHESWARAM.

AKSHITHA GOLDEN BREEZE. PHASE-2
10 ACRES, GATED VILLA PLOTS @PULIMAMIDI, MAHESWARAM.
AKSHITHA GOLDEN BREEZE. PHASE-3
13 ACRES, GATED VILLA PLOTS @ SIRIGURAPURAM.
AKSHITHA GOLDEN RIDGE
38 ACRES, GATED VILLA PLOTS @ GANGARAM, MAHESWARAM.

ONGOING PROJECTS



AKSHITA HEIGHTS-4
62 FLATS @ KOMPALLY, BOLLARAM

AKSHITHA AK SURYA CITY
30 ACRES, GATED VILLA PLOTS @ SURYAPET.
AKSHITHA GOLDEN BREEZE. PHASE-4
40 ACRES, GATED VILLA PLOTS @ MAHESWARAM.
AKSHITHA GOLDEN BREEZE. PHASE-5
24 ACRES, GATED VILLA PLOTS @ MAHESWARAM.
AKSHITHA INSPIRING EDGE
10.5 ACRES, GATED VILLA PLOTS @ SHAMEERPET.
AKSHITHA NATURE'S HABITAT
18 ACRES, GATED VILLA PLOTS @ SHAMEERPET.

UPCOMING PROJECTS

31 ACRES, 300 VILLAS COMMUNITY @ SHAMEERPET.

170 ACRES HMDA INTEGRATED TOWNSHIP @ GHATKESWAR.

10 ACRES HMDA GATED APARTMENTS COMMUNITY @ SHAMEERPET. NEAR INSPIRING EDGE



Corporate Office Address

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MEP



Landscape Architects



Branding

