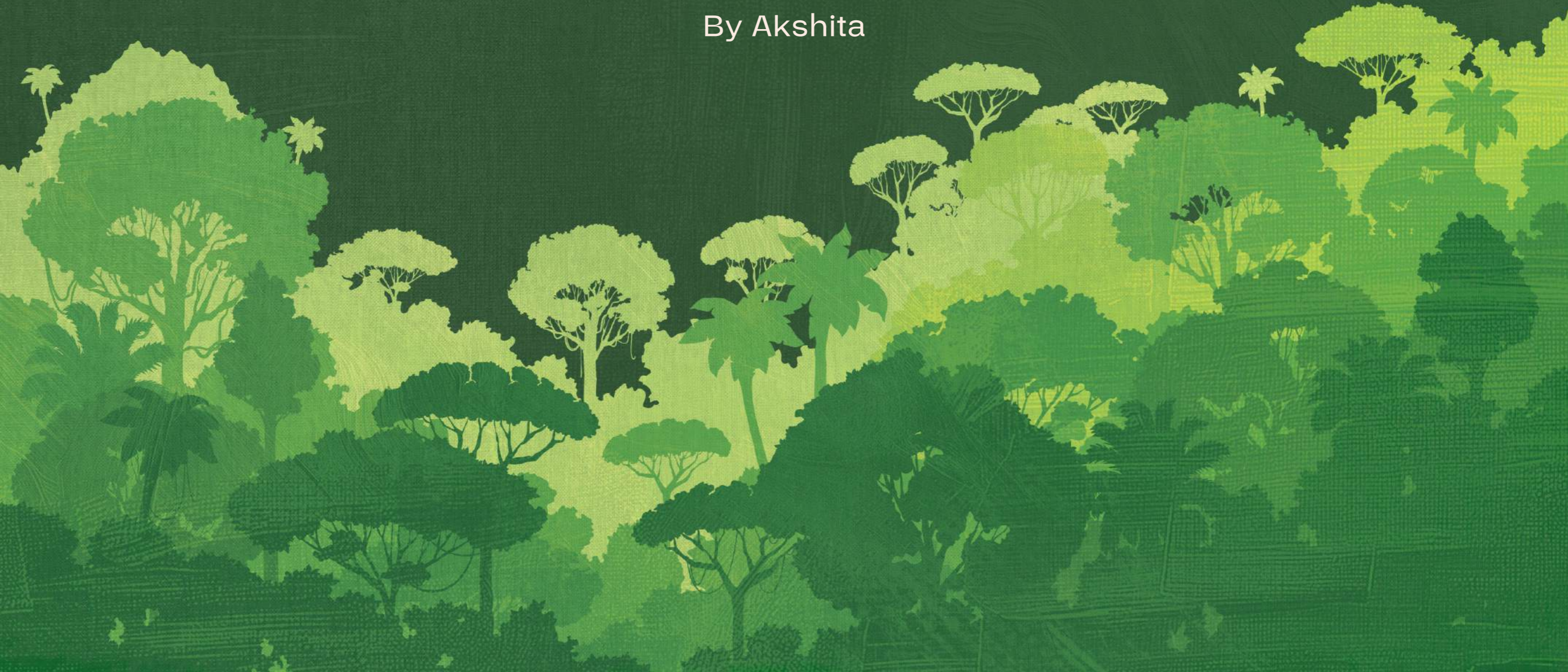





# AKREYA

By Akshita





# The Unpurchasable luxury

Here, wealth is measured in peace. Days unfold at their own rhythm, mornings touched by green, afternoons framed by light, evenings carried by silence.

*When the city looks back at  
how North Hyderabad began,*

**this is where  
the story will start.**

**SHAMIRPET**



# Strategically located, effortlessly connected.



# North Hyderabad: Shaping Hyderabad's Next Growth Chapter

## Hyderabad–Nagpur Industrial Corridor:

A 475 km industrial corridor spanning 28,060 sq. km across 9 districts, anchored by 21 integrated nodes across IT, Life Sciences, Aerospace, Clean Energy, and Agro-industrial sectors. With an investment potential of ₹30,908 crore, it is expected to generate 3+ lakh direct jobs.

## Kandlakoya IT Tower:

A landmark ₹998 crore project by the Telangana State Industrial Infrastructure Corporation (TSIIC), the IT Tower at Kandlakoya near ORR Exit 6 will anchor new-age employment and tech ecosystem growth in North Hyderabad.

## Elevated Corridor - Paradise Junction to Shamirpet:

A new 18.1 km elevated corridor planned by HMDA at a cost of ₹2,232 crore, including elevated, at-grade, and tunnel sections, will reduce travel time by up to 75%.

## Genome Valley 2.0 & 3.0 Expansion:

India's premier life-sciences cluster near Shamirpet is expanding with a ₹2,000 crore investment across 300 acres, attracting leading biotech and pharma companies and positioning North Hyderabad as the country's foremost research and innovation hub.

## Metro Expansion - JBS to Shamirpet (22 km):

Part of Hyderabad Metro Phase II, this corridor is approved with a budget of ₹5,465 crore, extending direct connectivity from the city's core to Medchal and Shamirpet.

## Regional Ring Road (RRR) - Northern Section:

The proposed 100 m-wide Regional Ring Road by HMDA is estimated to cost ₹13,522 crore. It will greatly enhance accessibility to Shamirpet and its neighboring growth corridors.

## Hyderabad-Indore Economic Corridor:

The 96 km Telangana stretch of the expressway connecting Hyderabad to Indore has been completed at a cost of ₹2,926 crore, strengthening interstate connectivity and access for North Hyderabad.

## Medchal-Kandlakoya Industrial Belt:

A rapidly expanding zone for light manufacturing, warehousing, and logistics, strengthening North Hyderabad's position as the city's next industrial powerhouse.

## Future Outlook:

With over ₹20,000 crore in ongoing and proposed infrastructure investments, North Hyderabad is set to become the city's next centre of growth, a thriving convergence of living, innovation, and long-term value creation.

## Godavari Drinking Water Supply Scheme:

The second and third phases of this project, covering a 56 km water pipeline from Ghanpur to Osman Sagar via Shamirpet, are planned at a total cost of ₹7,360 crore, ensuring long-term water supply and sustainability for North Hyderabad.

## Price Growth & Demand:

Property values in North Hyderabad have risen by ~35% since 2019, with residential demand increasing ~180% over the past five years.

# Where Everyday Conveniences Come Together

Niraj  
International School

**14.4 km** (25 min)

NALSAR  
University of Law

**9.5 km** (17 min)

Aranya Resort  
By Mrugavani

**7.6 km** (13 min)

Flipkart India  
Pvt Ltd

**15.8 km** (29 min)

Birla Institute of Technology &  
Science Pilani, Hyderabad Campus

**8.8 km** (19 min)

District Gravity  
The Adventure Park

**2.7 km** (8 min)

Amazon  
Transportation

**14.8 km** (26 min)

Tech  
Mahindra Ltd

**25.5 km** (47 min)

ORCHIDS  
The International School

**15.8 km** (28 min)

Telangana Institute of  
Medical Sciences (TIMS Alwal)

**15.7 km** (25 min)

Genome  
Valley

**15 km** (23 min)

Summer  
Green Resort

**7.7 km** (14 min)

Shamirpet  
Deer Park

**7.1 km** (12 min)

MedOne Hospital,  
Kompally

**21 km** (47 min)

IKP knowledge park  
(Turkapally)

**18 km** (25 min)

Celebrity  
Resort

**4.8 km** (9 min)

Shamirpet  
Lake

**7.7 km** (13 min)

Leonia  
Resorts

**400 mts** (2 min)

Aalankrita Resort  
& Convention

**8.2 km** (14 min)



A lush green landscape featuring a paved path with a small table and chairs, a wooden walkway, and dense foliage. The scene is filled with various trees and plants, creating a vibrant and natural environment. The text '4 ACRES OF LUSH GREEN LANDSCAPE' is overlaid on the image in a large, white, sans-serif font. The number '4' is particularly large and stylized, with the word 'ACRES' written vertically along its right side. The words 'OF LUSH GREEN' are stacked horizontally to the right of the '4', and 'LANDSCAPE' is written horizontally below them.

4 ACRES OF LUSH GREEN LANDSCAPE



67%  
open space

Here, a home is not a numbered address.  
It is a rare retreat; personal, rooted and enduring.

With 4 acres of a dedicated  
green landscape, every moment  
finds room to unfold.

# THE CLUBHOUSE



From cafés, co-working lounges, and conference rooms, to banquets, guest suites, and wellness zones, every detail is curated for both solitude and togetherness.

Here, celebrations find scale  
and silences find space.

# THE PAVILION

*Leisure in Its Purest Form.*

**THE  
PAVILION**

A state-of-the-art lifestyle arena overlooking the central greens blending energy and ease.

# Amenities



Swimming Pool



The Sanctum



The Green Trail



Tennis Court



Pickleball Court



Cricket Nets



Basketball Court



Play Area



Amphitheatre



Skating Rink



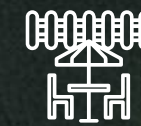
The Healing Walk



The Retreat



Co-working Space



The Meadows



Chess Court



Trim Trail



The Fitness Yard



Exercise Yard



Pawfield



Table Tennis



Flea Market

# MASTERPLAN OVERVIEW



## LEGEND

- |                             |                          |                               |                            |
|-----------------------------|--------------------------|-------------------------------|----------------------------|
| 01. ENTRANCE GATE           | 11. CHILDREN'S PLAY AREA | 21. THE CANOPY                | 31. TRIM TRAIL             |
| 02. CHILDREN'S WAITING AREA | 12. SKATING RINK         | 22. CHESS AND JUMBLED SEATING | 32. FITNESS STATION        |
| 03. SWIMMING POOL           | 13. BASKETBALL COURT     | 23. THE MEADOWS               | 33. THE FITNESS YARD       |
| 04. CHANGING ROOMS          | 14. TENNIS COURT         | 24. PAWFIELD                  | 34. THE LOUNGE             |
| 05. THE GRAND LAWN          | 15. THE SANCTUM          | 25. THE SANCTUARY             | 35. TABLE TENNIS           |
| 06. SKY WALK                | 16. ELEVATED WALK        | 26. THE HEALING WALK          | 36. PAVILION               |
| 07. AMPHITHEATRE            | 17. MACHAN               | 27. YOGA DECK                 | 37. FLEA MARKET            |
| 08. STONE LAGOON            | 18. CROSS - WALK         | 28. THE GREEN TRAIL           | 38. GRAND WALK             |
| 09. PICKLEBALL COURT        | 19. ENTRANCE FEATURE     | 29. INFINITY WALK             | 39. THE CLUBHOUSE          |
| 10. CRICKET NETS            | 20. CLOCK TOWER          | 30. THE RETREAT               | 40. THE PAVILION           |
|                             |                          |                               | 41. LAUGHING EXERCISE LAWN |



# 238 villas

shaped as sanctuaries of stillness,  
not mere addresses.



Villa plots ranging from

**275-469**  
sq. yds.

Built-up areas between

**4251 & 6501**  
sq. ft.

FLOOR PLAN

**EAST FACING VILLA**

275 SQYDS | SBUA 4480.09 SFT



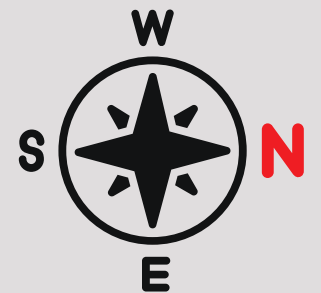
GROUND FLOOR PLAN  
AREA - 1583.33 SQFT



FIRST FLOOR PLAN  
AREA - 1583.33 SQFT



SECOND FLOOR PLAN  
AREA - 1313.43 SQFT



FLOOR PLAN

WEST FACING VILLA

275 SQYDS | SBUA 4251.16 SFT



GROUND FLOOR PLAN  
AREA - 1587.58 SQFT



FIRST FLOOR PLAN  
AREA - 1587.58 SQFT



SECOND FLOOR PLAN  
AREA - 1076.00 SQFT



FLOOR PLAN

**EAST FACING VILLA**

**300 SQYDS | SBUA 4803.08 SFT**



**GROUND FLOOR PLAN**  
AREA - 1635.60 SQFT



**FIRST FLOOR PLAN**  
AREA - 1763.43 SQFT



**SECOND FLOOR PLAN**  
AREA - 1404.05 SQFT



FLOOR PLAN

WEST FACING VILLA

300 SQYDS | SBUA 4510.96 SFT



GROUND FLOOR PLAN  
AREA - 1617.94 SQFT



FIRST FLOOR PLAN  
AREA - 1774.44 SQFT



SECOND FLOOR PLAN  
AREA - 1118.58 SQFT



FLOOR PLAN

**EAST FACING VILLA**

469 SQYDS | SBUA 6501.23 SFT



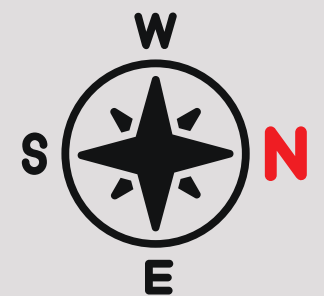
GROUND FLOOR PLAN  
AREA - 2162.96 SQFT



FIRST FLOOR PLAN  
AREA - 2362.84 SQFT



SECOND FLOOR PLAN  
AREA - 1975.43 SQFT



FLOOR PLAN

WEST FACING VILLA

469 SQYDS | SBUA 6476.81 SFT



GROUND FLOOR PLAN  
AREA - 2255.72 SQFT



FIRST FLOOR PLAN  
AREA - 2439.29 SQFT



SECOND FLOOR PLAN  
AREA - 1781.80 SQFT





## STRUCTURE

**Structure:** RCC Framed Structure.

**Super Structure:** CC brick masonry walls.

## WALL FINISHES

**Internal Walls:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of emulsion.

**Exterior Walls:** Exterior faces of the building finished with texture/exterior putty as per the design & weather proof paint.

**Toilets/Bathrooms:** 2' X 4' Vitrified tile up to lintel level. & putty & paint finish from there onwards.

**Kitchen:** All wall cladding shall be in customers scope as per their interior design. The remaining walls shall be finished with putty & paint.

## FLOORING / DADOING / CLADDING

**Liv/Dining/Drawing:** 6' X 4' Vitrified tiles with spacers.

**Master Bed / Home Theatre:** 6' X4' Vitrified tiles / Wooden laminated flooring as per the design.

**Other Bed Rooms:** 2' X 4' Vitrified Flooring with spacers.

**Toilet/Bathrooms:** 2' X 2' Anti-Skid tiles as per design.

**Utilities:** 2' X 2' Anti-Skid ceramic tiles for flooring 2' X 2' ceramic wall tiles up to 3'-6".

**Balconies/ Deck:** Wooden Pattern tiles as per the design.

**Staircase:** Granite flooring as per the design .

**Car Park/ Entry:** Stone flooring as per design.

**Open Terrace:** Proper waterproofing shall be done. Flooring shall be in customer scope.

## RAILING

**Staircase:** MS/ SS / Glass railing as per the design.

## BATHROOM CP FITTING

**CP & Sanitary Fixtures:** American Standard/Grohe/ Kohler

## ELECTRICAL & COMMUNICATION

**Electrical:** Concealed copper wiring of reputed make.

Distribution boards & MCBs of reputed make. Modular switches of reputed make.

## JOINERY – DOOR & WINDOWS

**Main Door:** 4' X 8' size good quality teak wood door frame and good quality shutter with veneer finish on both sides.

**Bedroom Doors:** 3' X 8' size good quality wooden door frame and shutters finished with veneer/laminate on both sides.

**Bathrooms:** 2'9" X 8' size good quality wooden door frames and good quality shutter finished with veneer on outside and laminate on inside.

**Windows:** UPVC windows with sliding shutters and mosquito mesh shutters, plain glass and necessary hardware.

**French Doors:** UPVC sliding door with separate mosquito mesh track for smooth operation.

**Ventilators:** UPVC ventilators with glass grills on one side and nova pan sheet for receiving exhaust fans as per the design.

## LIFT / STORE OTHER PROVISIONS

**Lift:** Provision for lifts with necessary MRL pits/ top head rooms.

**Electrical:** Provision for Panic button to help elders in the house for alerting in emergency at Master Bed rooms/ Parents' bedroom.

**Provision for EV charging stations in the parking:** Provision for 1 car & 1 bike in parking area Power back up: 100% power backup for the villas.

**WTP & STP:** Centralized STP Water softener shall be provided. Water Meters: 2 meters shall be provided for each villa.

**Rain water harvesting pits**

**CCTV Surveillance**

**Security Service**

**Compound Wall**

**Internal Pathways**



TG RERA No: P02200009654

**Contact us**  
For enquiries and visits,

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Banjara Hills, Hyderabad, Telangana-500042.

**Site Address :**

Sy No. 372, 383, ORRGC Village, 397, Shamirpet, Hyderabad,  
Telangana 500078

**Call: 70260 22333 | Email: [info@akshitainfra.com](mailto:info@akshitainfra.com)**

# SEVEN GARDENS,

infinite moments of peace and beauty.

Each garden is thoughtfully designed with its own character, offering serene retreats, vibrant landscapes, and spaces to relax, reflect, and connect with nature.

