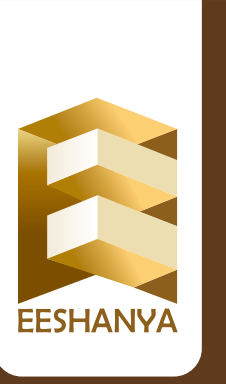


RERA NO: P01100010355



# MILIARIUM

EESHANYA

EESHANYA INFRAA  
2nd Floor, Sri Lakshmi Nagar Colony,  
Plot No: 6B & 7B, Manikonda, Near Marrichettu Junction,  
Hyderabad, Telangana TS-500089

HYDERABAD • COIMBATORE

[www.eeshanya.com](http://www.eeshanya.com)



THAN A HOME.  
A MILESTONE.



DISCLAIMER: This brochure is purely a conceptual presentation and not a legal offering. The promoters reserve the right to make changes in elevation, specifications, and plans as deemed fit. The proposed project mentioned in the brochure will be constructed as per the application to RERA. Artist's impressions and stock images are used to illustrate the products and features of this project. Furnishing, fixtures, fittings, etc., if any, are shown for reference only and are not part of the standard units. All our projects being marketed are in the process of being registered under RERA of Telangana State Government. All Rights Reserved.

P01100010355



MORE  
AMENITIES

MORE  
BALCONY  
SPACE

MORE  
GREENERY

MORE  
COMFORT

MORE  
TIME FOR  
LOVED ONE

MORE  
LUXURY

MORE  
QUALITY

MORE  
SPACE

## LIVE A LIFE CRAFTED FOR **MORE**

Imagine waking up in a world crafted for MORE -  
MORE comfort in every contour,  
MORE elegance in every design,  
MORE serenity woven into your everyday rhythm.  
Here, mornings spill softly into your spaces,  
filling them with light that lingers longer.  
Evenings stretch gracefully,  
giving you MORE time to slow down,  
to reconnect,  
to rediscover the joy of simply being present.  
In this haven, luxury isn't loud.  
It is the quiet confidence of a home  
that gives you MORE room to cherish what truly matters.  
A life where every moment feels richer,  
because here, you live with MORE.

MILIARIUM  
EESHANYA



**MORE SPACE.  
MORE LUXURY.  
MORE LIVING.**

WELCOME TO **MILARIUM**  
*EESHANYA*

A community crafted to elevate everyday life.  
Where every square foot gives you MORE room to breathe,  
MORE natural light and MORE thoughtful planning.

**MORE  
LUXURY,  
EVERYDAY**

Offering MORE space and MORE luxury, the development presents a refined selection of 3 & 4 BHK Luxury Homes, thoughtfully crafted for modern family living. Its prime location near Neopolis, Gachibowli, the Financial District and ORR Exit 2 ensures MORE connectivity and MORE convenience every day. Residents enjoy a well-planned blend of stilt-level amenities, elegant rooftop experiences and a premium clubhouse designed for leisure, fitness and social gatherings - giving you MORE ways to relax, MORE ways to unwind and MORE moments with your loved ones. Every detail is designed to offer MORE comfort, MORE value and MORE lifestyle, making everyday living truly elevated.

**3 & 4 BHK**  
LUXURY APARTMENTS

**299**  
LUXURY  
APARTMENTS

**50+**  
LIFESTYLE  
AMENITIES

**2.5**  
ACRES

1 CELLAR + 3 PODIUM +  
**15 FLOORS**

**80,000+**  
SFT. CLUBHOUSE &  
OUTDOOR AMENITIES

*By Eastman*

# MORE THOUGHT, MORE COMFORT,

Every feature is designed to bring MORE comfort, MORE convenience, and MORE lifestyle to your everyday living. From well-planned common areas to modern essentials, each element adds value, functionality, and enjoyment, ensuring a refined living experience that truly delivers MORE.



## PROJECT HIGHLIGHTS

**100%**  
POWER BACK-UP

**VAASTU**  
COMPLIANT UNITS



Intercom Facility



HMDA & RERA Approved



Grand Entrance Gate

Vastu Compliant



Premium Quality Specifications

No Common Walls



24 Hr Security



Multi-level Car Parking



Entrance Lobby



EV Charging Points



CC Cameras in Strategic Places



Solar Fencing



Rain Water Harvesting

Sewage Treatment Plant





**MORE** NATURE.  
**MORE** FRESHNESS.

Surrounded by 7000+ Acres Greenery, the community brings you closer to nature every single day. Thoughtfully planned open spaces, shaded walkways, and refreshing outdoor pockets create an environment where every breath feels cleaner and every moment feels lighter. With MORE greenery around and MORE natural light flowing into your living spaces, you enjoy a lifestyle filled with freshness, calm, and a sense of balance that enhances your everyday living.

SURROUNDED BY  
**7000+**  
ACRES GREENERY

# MORE HARMONY. MORE HAPPINESS.

Experience luxury homes thoughtfully designed to balance space, comfort and Vaastu principles, creating a harmonious environment for your family. Each flat offers spacious layouts, modern amenities and optimized natural light and ventilation, giving you MORE room to relax, celebrate and connect. With every corner crafted to encourage family bonding, these homes ensure that everyday life is comfortable, convenient and filled with moments that truly matter.



# MORE ROOM TO BREATHE, MORE ROOM TO BE.

MORE space means MORE ways to live.

Our well-planned, oversized balconies give you the freedom to create your own outdoor story — a mini garden, a reading nook, a yoga deck, or even a cozy hangout zone. Designed to bring in MORE light, MORE breeze and MORE good moments, this is a space that grows with your lifestyle.



# MORE SPACES TO RELAX. MORE WAYS TO REJUVENATE.

Life becomes MORE beautiful when you have spaces that let you unwind, breathe and bond. At Eeshanya Millirium, thoughtful amenities offer you MORE room to relax, MORE energy to rejuvenate and MORE opportunities to connect with like-minded neighbours. Whether it's a quiet evening stroll or a cheerful chat in common areas, here you find MORE belonging and MORE togetherness every day.





**MORE** ACTIVITY.  
**MORE** LEISURE.  
**MORE** LIFE.

Step inside to a world of indoor amenities designed for MORE convenience, MORE fun and MORE relaxation. From fully equipped gymnasiums and multipurpose halls to indoor games, community lounges and activity zones, every space is thoughtfully planned to give you MORE ways to stay active, MORE opportunities to socialize and MORE moments to unwind. With every facility tailored to enhance your lifestyle, indoor living here brings MORE joy, MORE comfort and MORE everyday luxury right under your roof.

INDOOR AMENITIES



Co-working space



Gymnasium



Library



Indoor Games



Grocery Store



Yoga



Snookers



Badminton Court



Pharmacy with Clinic



Creche



Salon/Spa



Guest Rooms



Café Lounge



Party Hall



Table Tennis



Foosball



## MORE SPACE TO PLAY, RELAX AND CONNECT

The stilt level is thoughtfully designed to bring MORE lifestyle and MORE convenience to your everyday living. Enjoy a variety of amenities right at your doorstep, including a badminton court, kids' play area, seating zones, water features and a jogging track. Every facility is planned to give you MORE ways to stay active, MORE spaces to connect with family and MORE moments of relaxation—making the stilt area not just functional, but a hub for leisure, fitness and togetherness.



Entrance Lounge



Jogging Track



Chillout Plaza



Pickle Ball Court



Central Lounge



Fitness Studio



Party Lawn



Half Basketball Court



Skating Arena



Green Gallery



Children's Play Area



Dry Water Fountain



High Pergola Element with Floating Deck



Water Cascade



**MORE**  
MEMORIES,  
ABOVE IT ALL

A SPACE FOR LIVING,  
LAUGHING AND  
CONNECTING

Experience MORE luxury, MORE leisure and MORE lifestyle at the rooftop. Every corner-from the modern co-working space to the elegant barbecue zones and serene swimming pool is thoughtfully crafted to give you MORE comfort, MORE convenience and MORE reasons to celebrate everyday moments.

A rooftop infinity pool at sunset. The pool is surrounded by a paved deck with lounge chairs and a cabana. A couple is walking on the left, and a woman is sitting on a lounge chair in the foreground. The sky is a mix of orange, pink, and blue. There are palm trees and other plants around the pool. A large white wicker chair is in the bottom right corner.

## MORE RETREAT, RIGHT BY THE INFINITY POOL

The poolside cabanas offer a perfect retreat to unwind, giving you MORE comfort, MORE shade, and MORE peaceful moments by the water. Sit back, relax, and enjoy resort-style leisure just steps from your home.

# MORE CALM. MORE BALANCE.

The dedicated yoga and meditation area is designed to give you MORE peace, MORE focus, and MORE rejuvenation. Start your day with mindfulness, connect with your inner self, and enjoy MORE wellness and harmony in your everyday life.



YOGA / MEDITATION ZONE

# MORE FLAVOR. MORE FUN.

The barbecue space is designed to give you MORE ways to celebrate, MORE opportunities to bond with family and friends, and MORE moments of joy. Host dinners, weekend gatherings, or special celebrations, and enjoy MORE memorable experiences right at your home.



BARBECUE ZONE



# MORE PRODUCTIVITY. MORE FOCUS.

The thoughtfully designed co-working space gives you MORE room to work, MORE comfort, and MORE flexibility. Whether for meetings, focused work, or collaborative sessions, it offers MORE convenience and MORE ways to stay productive—right within your home.

CO-WORKING SPACE



**WEST FACING  
4 BHK  
SIZE: 3021 SFT**

FLAT NO	01
PLINTH AREA	2360 SFT
COMMON AREA	661 SFT
SALEABLE AREA	3021 SFT
UDS	44.35 SQYDS

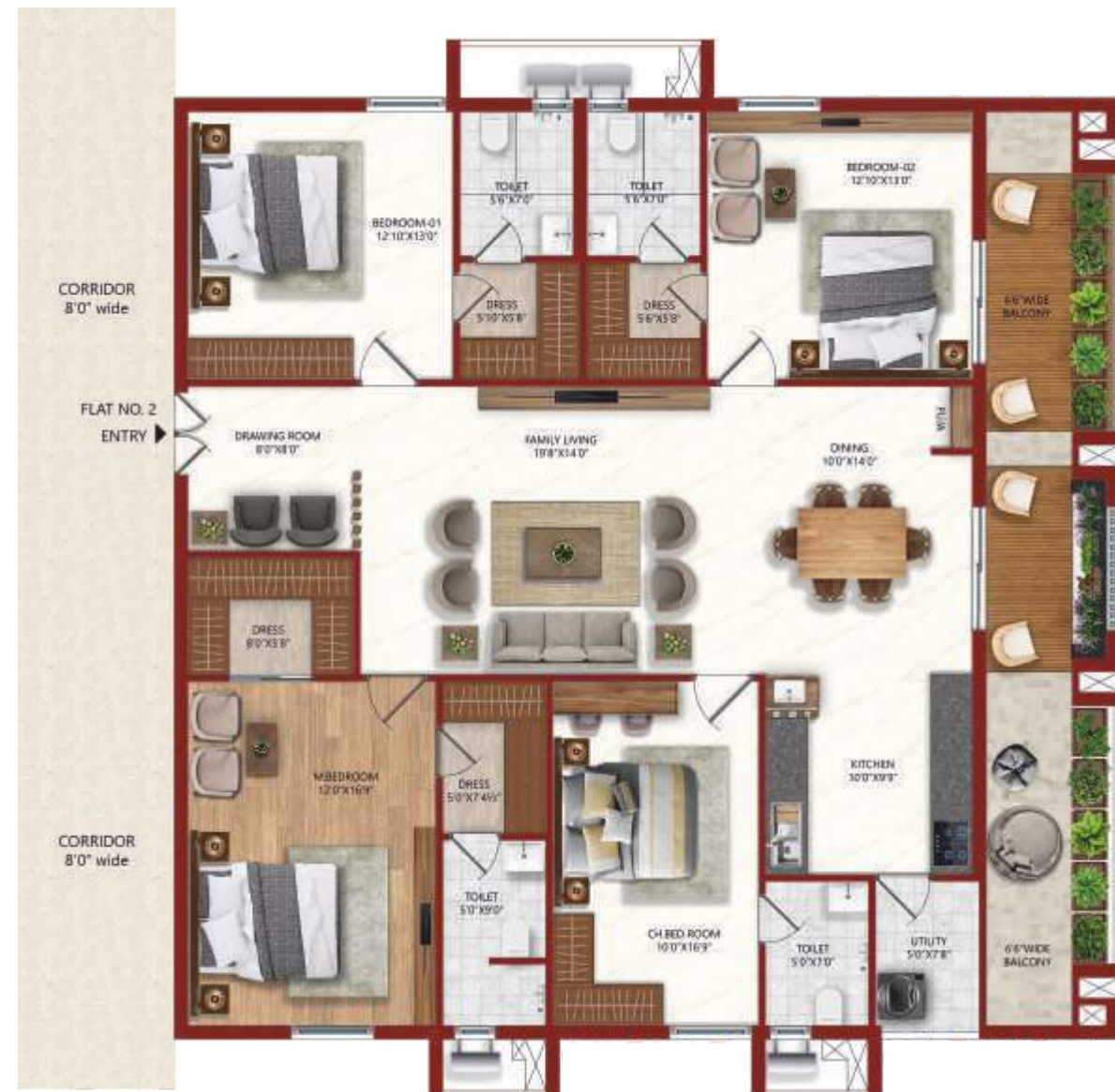
KEY PLAN



**WEST FACING  
4 BHK  
SIZE: 2725 SFT**

FLAT NO	03
PLINTH AREA	2130 SFT
COMMON AREA	596 SFT
SALEABLE AREA	2726 SFT
UDS	40.03 SQYDS

KEY PLAN



**WEST FACING  
4 BHK  
SIZE: 2687 SFT**

FLAT NO	02
PLINTH AREA	2099 SFT
COMMON AREA	588 SFT
SALEABLE AREA	2687 SFT
UDS	39.44 SQYDS

KEY PLAN



**WEST FACING  
4 BHK  
SIZE: 2764 SFT**

FLAT NO	04
PLINTH AREA	1990 SFT
COMMON AREA	774 SFT
SALEABLE AREA	2764 SFT
UDS	40.58 SQYDS

KEY PLAN





**WEST FACING  
4 BHK  
SIZE: 3203 SFT**

FLAT NO	05
PLINTH AREA	2501 SFT
COMMON AREA	701 SFT
SALEABLE AREA	3203 SFT
UDS	47.02 SQYDS

KEY PLAN



**NORTH FACING  
3 BHK  
SIZE: 1839 SFT**

FLAT NO	07
PLINTH AREA	1436 SFT
COMMON AREA	402 SFT
SALEABLE AREA	1839 SFT
UDS	27.00 SQYDS

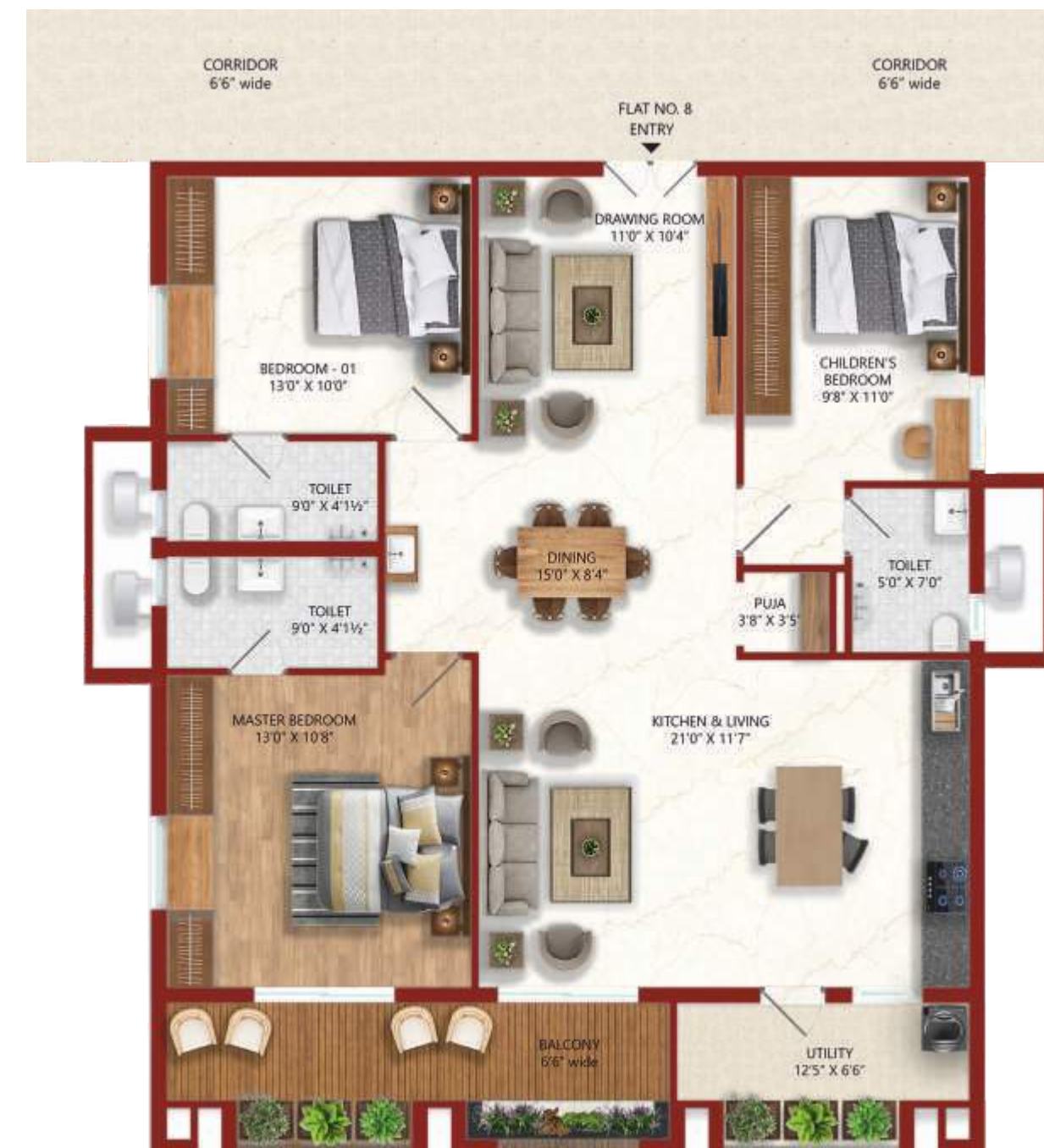
KEY PLAN



**NORTH FACING  
3 BHK  
SIZE: 1937 SFT**

FLAT NO	06
PLINTH AREA	1513 SFT
COMMON AREA	424 SFT
SALEABLE AREA	1937 SFT
UDS	28.44 SQYDS

KEY PLAN



**NORTH FACING  
3 BHK  
SIZE: 1736 SFT**

FLAT NO	08
PLINTH AREA	1356 SFT
COMMON AREA	380 SFT
SALEABLE AREA	1736 SFT
UDS	25.48 SQYDS

KEY PLAN





EAST FACING  
3 BHK  
SIZE: 2567 SFT

FLAT NO	09
PLINTH AREA	2005 SFT
COMMON AREA	562 SFT
SALEABLE AREA	2567 SFT
UDS	37.69 SQYDS

KEY PLAN



EAST FACING  
3 BHK  
SIZE: 2695 SFT

FLAT NO	13
PLINTH AREA	2106 SFT
COMMON AREA	589 SFT
SALEABLE AREA	2695 SFT
UDS	39.04 SQYDS

KEY PLAN



EAST FACING  
3 BHK  
SIZE: 2192 SFT

FLAT NO	10, 11 & 12
PLINTH AREA	1713 SFT
COMMON AREA	479 SFT
SALEABLE AREA	2192 SFT
UDS	32.18 SQYDS

KEY PLAN



WEST FACING  
3 BHK  
SIZE: 2336 SFT

FLAT NO	14
PLINTH AREA	1825 SFT
COMMON AREA	511 SFT
SALEABLE AREA	2336 SFT
UDS	34.29 SQYDS

KEY PLAN





**WEST FACING  
3 BHK**

**SIZE: 1926 SFT**

FLAT NO	15, 16 & 17
PLINTH AREA	1504 SFT
COMMON AREA	422 SFT
SALEABLE AREA	1926 SFT
UDS	28.27 SQYDS

**KEY PLAN**



**EAST FACING  
3 BHK**

**SIZE: 2512 SFT**

FLAT NO	21
PLINTH AREA	1963 SFT
COMMON AREA	549 SFT
SALEABLE AREA	2512 SFT
UDS	36.89 SQYDS

**KEY PLAN**



**EAST FACING  
3 BHK**

**SIZE: 2099 SFT**

FLAT NO	18, 19 & 20
PLINTH AREA	1640 SFT
COMMON AREA	459 SFT
SALEABLE AREA	2099 SFT
UDS	30.82 SQYDS

**KEY PLAN**



**ROOF-TOP LAYOUT**

- LEGEND**
- 01 SWIMMING POOL WITH INFINITY EDGE
  - 02 BAR COUNTER
  - 03 POOL DECK
  - 04 POOL CABANA'S
  - 05 POOL BED'S
  - 06 PARTY ZONE WITH LEISURE OPEN DECK SEATING
  - 07 BARBEQUE COUNTER
  - 08 OUTDOOR OPEN LOUNGE
  - 09 OUTDOOR JUMBO CHESS
  - 10 WALKING TRACK WITH CONNECTING SKY WALK
  - 11 WASH ROOMS / CHANGING ROOMS WITH OPEN SHOWERS
  - 12 CO- WORKING SPACE
  - 13 OPEN THEATER FOR MOVIE SCREENING
  - 14 YOGA ARENA
  - 15 JALI FENS FOR SERVICES
  - 16 DECK WITH HAMMOCK
  - 17 STAR GAZING GALAXY VIEWING DECK WITH TELESCOPE
  - 18 STEPPED GALEERY
  - 19 DECK WITH SWING JULA AREA
  - 20 VERTICAL LIVE COLUMNS
  - 21 FIRE PIT WITH DESIGNER CIRCULAR SEATING



**MORE QUALITY.  
MORE DETAIL.  
MORE EXCELLENCE.**

## SPECIFICATIONS



**STRUCTURE:**  
R.C.C framed structure to withstand wind and seismic loads (Zone 2).



**SUPER STRUCTURE:**  
Table moulded good quality solid bricks walls with external 8" thickness and internal 4" thickness.



**PAINTING:**  
a) External: Two coats of sponge finish and textured finish with two coats of exterior emulsion paints of Reputed make over a coat of Primer.  
b) Internal: Putty over plastered finish with Premium quality of Acrylic emulsion paints of Reputed make over a coat of primer.



**DOORS:**  
a) Main Door: Manufactured engineered wood frame and shutter of 8' height with polish finish with hardware of Reputed make.  
b) Internal Door's: Manufactured engineered wood frame and other laminated Shutter of 8' height and hardware fitting of Reputed make.  
c) Windows: UPVC sliding /openable doors with plain float glass with safety grill (M.S) with provision for mosquito mesh & UPVC for Toilet ventilators and Staircase windows.  
d) Balconies: UPVC Sliding doors (French Doors) with mosquito mesh.



**FLOORING:**  
a) Rooms: Living, Dining, All Bedrooms, Kitchen 800mm x 800mm double charged verified tiles of Reputed make.  
b) Toilets: Acid resistant, anti-skid ceramic tiles of Reputed make.  
c) Utility: Anti-skid ceramic tiles of Reputed make.  
d) Balconies: Rustic ceramic tile of reputed make and granite still at bottom of Railing.  
e) Corridors: Verified tiles of reputed make.  
f) Lift lobby: Verified tiles.  
g) Staircase: Granite flooring.  
h) Basement / Cellular / Podium: VDF flooring.



**TILE CLADDING:**  
a) Bathrooms: Glazed ceramic tiles up to 8 feet height of reputed make.  
b) Utility: Glazed Ceramic tiles up to 3 feet height of reputed make.  
c) Lift Lobby: Granite & Tiles combination cladding as per design.



**KITCHEN:**  
a) Water Provisions: Separate municipal tap (Manjeera or any other water provided by HMWSSB along with borewell water) provision for fixing of water R.O system.  
b) Exhausts: Provision for Chimney.  
c) Utility/Wash: Provision for washing machine, dishwasher & wet-area for vessel washing



**BATHROOM SANITARY/CP FITTINGS:**  
a) All CP fittings and sanitary fixtures of Jaquar or Hindware or equivalent.  
b) Wall mounted EWC, with concealed tank.  
c) Single lever diverter with shower of reputed make.  
d) False ceiling in all bathrooms.



**PLUMBING:**  
a) Drainage/Sewage: PVC pipes & PRC fittings.  
b) Water Supply Lines: Internal and external CPVC pipes and fittings.



**ELECTRICAL FIXTURES:**  
a) Internal Electrical Fixtures:  
1) Geyser provision for all bathrooms.  
2) Exhaust fan provisions in all bathrooms.  
3) Socket provision near mirror.  
4) Power outlets for air Conditioners in all Bedrooms & Living room  
5) 3 phase supply for each unit with Individual meter  
6) Miniature Circuit Breakers (MCB) for each distribution boards of Reputed make  
7) Concealed copper wiring of reputed make  
8) Modular switches of Schneider or Legrand or Reputed make.



**KITCHEN / UTILITY AREA:**  
1) Power plug for cooking range, chimney, refrigerator, microwave oven, mixer / grinder's and water purifier in Kitchen.  
2) Power plugs for washing machine, dishwasher in utility area



**TELECOM / INTERNET / CABLE TV:**  
a) Intercom facility to all units Connecting Security.  
b) Provision for internet Connection.  
c) Cable TV provision for Cable Connection in master bedroom / livingroom.  
d) Telephone points in living/drawing room.



**LIFTS:**  
Highspeed automatic passenger and service Lifts with rescue device and V3F for energy efficiency of Kone or Johnson or of a reputed make.



**POWER BACK UP:**  
100% DG set back up with acoustic enclosure & Auto change over.



**STP & WSP:**  
a) Domestic water made available through an exclusive water Softening plant (Not RO plant).  
b) Sewerage treatment plant of adequate Capacity as per norms will be provided inside the project. Treated sewerage water will be used for Landscaping & flushing purpose.  
c) Rainwater harvesting at regular intervals provided for recharging ground water levels as per the norms.



**PARKING:**  
a) Entire parking is well designed to suit the number of car parks required.  
b) Parking signage and equipment at required places to improved riving comfort.  
c) Car washing area will be provided.



**FIRE & SAFETY:**  
Fire alarms, Hydrants and Sprinklers as per NBC, fire regulations & norms.



**SECURITY & BMS:**  
a) Sophisticated round the clock Security System.  
b) Surveillance cameras at the main security, in open areas as per design and entrance of block, corridors & inside lifts to monitor.  
c) Solar power fencing around the compound / boundary.



**EV CHARGING:**  
EV charging Point for every flat.

## MASTER LAYOUT



# LOCATION MAP

(NOT TO SCALE)



## MORE CONVENIENCE, ALWAYS

At Velimala, every road leads to something MORE - MORE growth, MORE convenience and MORE promise for your future. This is where the city's fastest-rising destinations come together to give you a life perfectly balanced between accessibility and serenity. MORE Access. MORE Advantage.

Here, every commute becomes shorter, every need becomes closer, and every day becomes MORE convenient.

- 
**02 MINS**  
 ORR EXIT 02  
 KOLLUR / TELLAPUR
- 
**07 MINS**  
 NEOPOLIS  
 KOKAPET
- 
**10 MINS**  
 FINANCIAL  
 DISTRICT
- 
**15 MINS**  
 GACHIBOWLI
- 
**15 MINS**  
 LINGAMPALLY
- 
**30 MINS**  
 RGI AIRPORT

*MORE Time. MORE Togetherness.*



# MORE REASONS TO CHOOSE



### Close to ORR, International School & Financial District

Stay seamlessly connected to the city's pulse while enjoying the peace of a private retreat.

### Surrounded by 7000+ acres of greenery

Wake up to endless views of nature - where every breath feels refreshing and every moment, serene.

### Near Neopolis, yet half the price of Neopolis projects

A location of promise and prestige — offering exceptional value where luxury meets wisdom.

**MILIARIUM**  
*By Eeshanya*

### Perfect Vaastu, abundant light & ventilation

Homes designed in harmony with nature, bringing positivity, balance, and brightness into everyday living.

### 50+ Lifestyle Amenities across 80,000 sq. ft. of Stilt & Rooftop Spaces

From ground to sky, luxury unfolds in every dimension - curated for leisure, wellness and celebration.

### Quality construction & superior architecture

Crafted with precision, built to endure — where every detail echoes commitment and class.



# MORE TRUST. MORE TRANSPARENCY. MORE THOUGHTFUL SPACES.

With years of proven expertise, Eeshanya has emerged as a trusted name in real estate development. The company has successfully completed 20 projects, is currently shaping 3 ongoing developments and has 2 exciting upcoming ventures in the pipeline.

Spanning across Hyderabad and Coimbatore, Eeshanya has already delivered homes to over 1000+ happy families, crafting communities that blend quality, design and value. From luxury villas and modern apartments to well-planned open plot developments, every project reflects the brand's commitment to excellence and innovation. At Eeshanya, it's not just about building spaces-it's about creating lifestyles, nurturing communities and delivering lasting trust.

## MADE FOR MORE

Architect



Structure Engineer



MEP Consultant



Media Partner

