

SRIADITYA
MIKAA
SUPER-LUXE VILLAS
Kokapet

COME, IMMERSE
YOURSELF
IN THE MELODY
of luxury!



A Masterpiece of Magnificence

In the realm of luxury possessions, rarity is a defining characteristic that elevates an item from a mere commodity to a coveted treasure. Aikaa epitomizes rarity in every sense, making them the perfect choice for affluent individuals seeking a truly exceptional living experience.

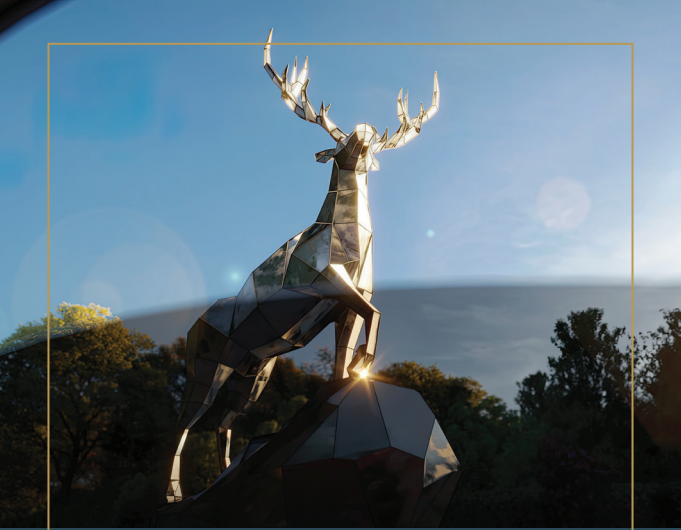
In a world where luxury has become commonplace, AIKAA stands apart, redefining exclusivity and sophistication. Nestled in the serene environs of Gandipet, Hyderabad, AIKAA offers a lifestyle of unparalleled opulence and tranquility. Here, amidst lush forests and picturesque lakes, luxury transcends the ordinary, embracing the extraordinary. AIKAA is not just a residence; it is a statement of prestige, a testament to refined taste, and a celebration of the finer things in life.



Sri Aditya Group, in Association with Etania and League, have come up with this elite possession that's all set to sit as the crown jewel of Hyderabad's Luxuryscape, at the coveted locale of Kokapet. A testament to refined craftsmanship, meticulous detailing, and unmatched luxury at Kokapet.

Etania, with 25+ years of expertise and a founding team that has built 10 million square feet across South of India, is all set to redefine luxury living through unmatched precision and a human-centric approach. With a commitment to innovation, Etania Ventures is poised to shape the future of sophisticated living.

LEAGUE group has been a trendsetter in the Real Estate industry since its inception back in 2005, they've developed various Commercial, residentials and Retails projects across South India and has a solid land bank of over 1500 acres



A GLIMPSE OF EMINENT *Craftsmanship!*

Unveiling an exclusive collection of 146 Villas, each a composition of architectural brilliance, AIKAA is a composition of meticulously crafted luxury residences, blending grandeur with intimate refinement, embodying the rarity in every way - location, architecture, community, and the experience. Here, every element is an ode to luxurious living, where elegance and comfort waltz in perfect harmony.

Villas
MADE FOR
EVERY
MOMENT.





TOTAL No. of Villas: 146

**Total No. Of
East Facing Villas- 70**

600 Sq.Yds - 8432 Sft.

**Total No.of
West Facing Villas- 76**

600 Sq.Yds - 8220 Sft.

100% Vastu Compliance | Exclusive Clubhouse

Awaken each day to a sunrise of serenity and unparalleled luxury.

EAST FACING

600 SQ. YDS.

Bathed in the gentle embrace of the morning sun, the East Facing Villas at AIKAA radiate warmth and serenity. These 8432 sq.ft. havens blend elegant design with expansive luxury, offering breathtaking views and a harmonious living experience that celebrates every dawn with unmatched tranquility and sophistication.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

42'-7" [12980]

65'-9" [200400]



Embrace twilight elegance where every sunset paints a masterpiece of opulence.

WEST FACING 600 SQ. YDS.

The West Facing Villas at AIKAA, sprawling over 8220 sq.ft., exude timeless elegance and grandeur. Embracing the golden hues of twilight, these villas offer a perfect blend of luxurious comfort and majestic views. Designed for those who cherish opulence, each detail is a testament to refined living and evening tranquility.



GROUND FLOOR

64'-9" [19735]



84'-5" [25715]

12'-5" [3770]

10'-5" [3200]

18'-11" [5755]

12'-5" [3770]

46'-3" [14095]

12'-5" [3770]

8'-8" [2665]

19'-3" [5885]

PARKING HALL

OPEN DECK
21'3" X 18'0"

LAWN AREA

18'-11" [5755]

47' [14325]

5'-5" [1640]

LIVING
19'9" X 13'8"

KITCHEN
18'3" X 14'0"

UTILITY
5'0" X 7'6"

STORE
5'0" X 6'0"

P.W.A.
5'6" X 5'3"

LIFT
5'9" X 6'9"

SERVANT'S ROOM
8'0" X 8'0"

DRAWING
17'8" X 13'0"

ENTRANCE FOYER
8'8" X 13'9"

POWDER ROOM
8'9" X 4'3"

GUEST TOILET
10'3" X 4'8"

GUEST BEDROOM
17'0" X 12'0"

FG
1'8" X 1'4"5"

MAIN ENTRANCE

5'-5" [1640]

9' [230]

9'-9" [2870]

OPEN LAWN
22'3" X 6'0"

9' [2745]

1ST FLOOR



2ND FLOOR

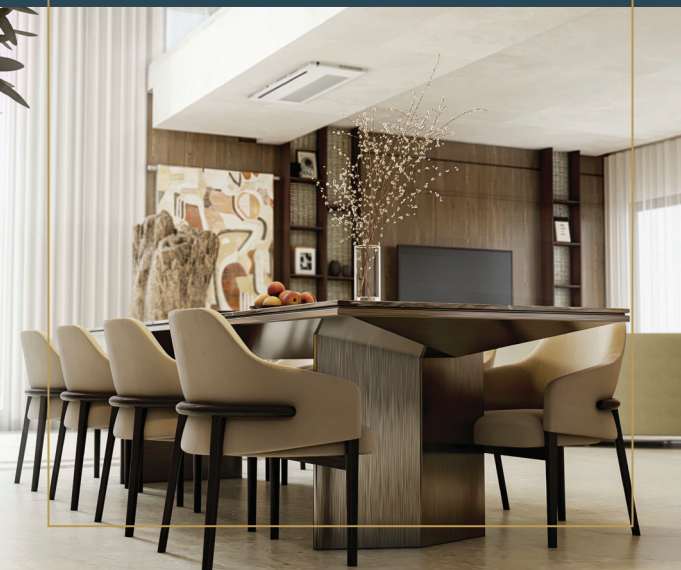


INTERIORS

Indulge in an exquisite living experience where every moment is enveloped in sophistication and unparalleled luxury.

EXPERIENCE SOPHISTICATION

Elevate your dining experience in a space that blends sophistication and comfort. The dining area, adorned with chic lighting and refined furnishings, offers a perfect setting for intimate meals and grand gatherings. Each meal becomes a celebration, surrounded by an ambiance of tasteful elegance and unparalleled luxury.





Retreat to a sanctuary of tranquility in the bedroom, where plush furnishings and elegant décor create an atmosphere of serene luxury. Expansive windows invite natural light, enhancing the sophisticated ambiance. Every detail, from the exquisite bedding to the tasteful accents, is designed to offer a restful and indulgent escape.



Embrace the outdoors in a setting that exudes natural beauty and refined luxury. Manicured gardens, tranquil water features, and inviting pathways create a picturesque environment. Whether for leisurely strolls or vibrant gatherings, the outdoor spaces offer a perfect blend of elegance and relaxation, enhancing your connection with nature.



Experience cinematic grandeur in the home theater, a haven of plush seating and state-of-the-art technology. Designed for the ultimate in comfort and entertainment, this space transforms movie nights into luxurious events. Every detail, from the acoustics to the ambience, is crafted to provide an immersive and opulent viewing experience.



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AMENITIES

A New Era of Extravagance

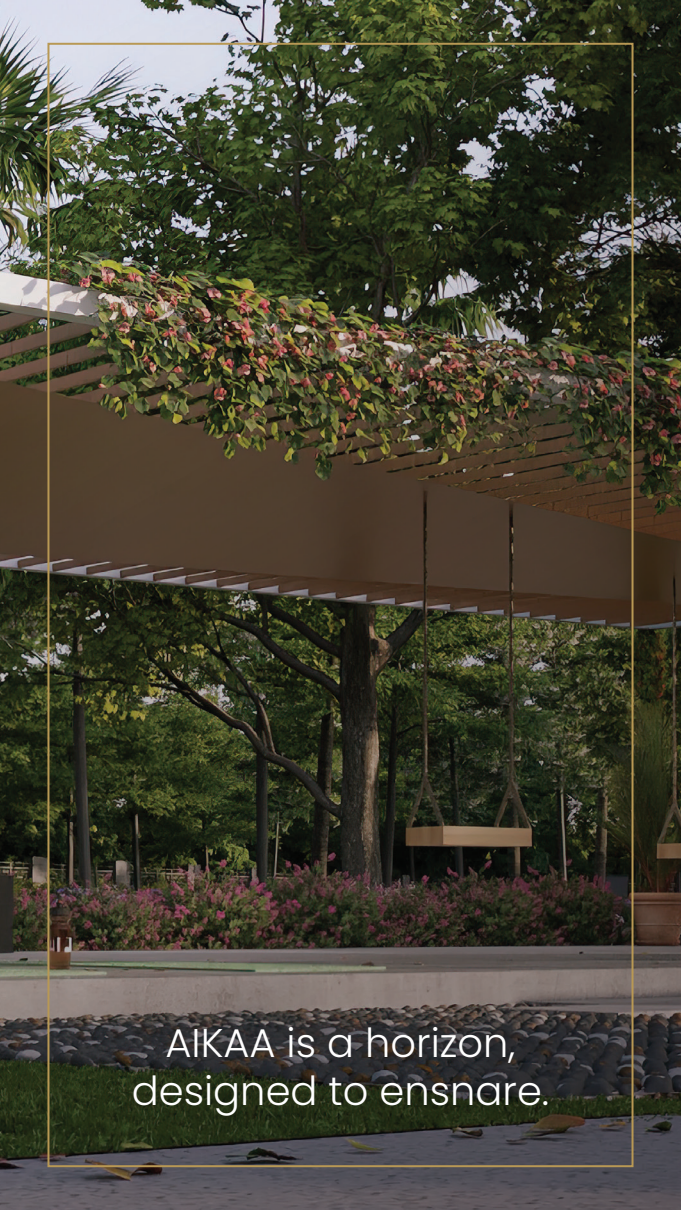
LANDSCAPE AMENITIES

1. Jogging Track
2. Open area Yoga deck
3. Meditation Zone
4. Tennis Court
5. Basketball Court
6. Cricket Nets
7. Interactive Kids Play zone
8. Sand play area
9. Swing connecting trampoline
10. Hand out space
11. Senior citizen corner
12. Kinetic Sculpture
13. Amphi Seating
14. Louts Pond
15. Poolside Party area
16. Pergolas





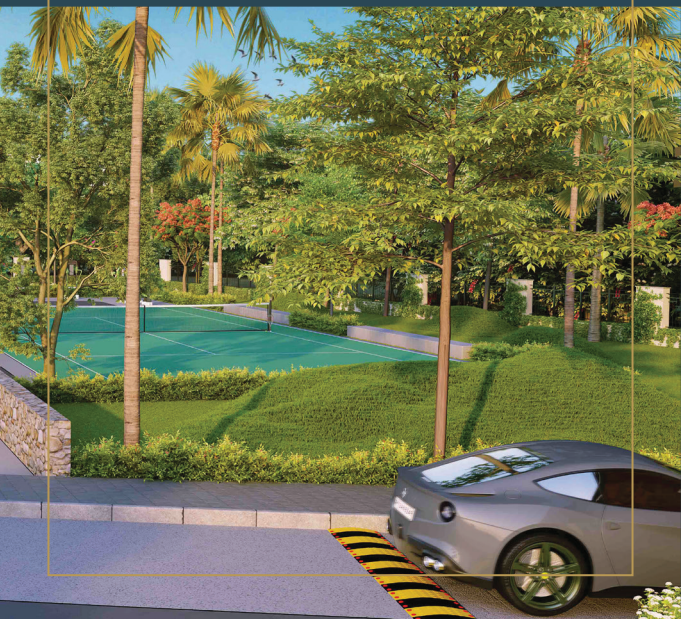
Courted in passion
and wonder.

A photograph of a modern architectural structure, possibly a playground or park area. The structure features a pergola with a wooden slat roof and a swing set with wooden seats. The scene is surrounded by lush greenery, including large trees and flowering bushes. The overall atmosphere is serene and natural.

AIKAA is a horizon,
designed to ensnare.

A JOURNEY IN A WORLD WITHIN

Stroll through elegantly designed walkways that wind through verdant landscapes and serene vistas. These pathways are more than just a means to navigate the property; they are crafted to provide a sensory journey. Adorned with exquisite flora and ambient lighting, every step offers a blend of nature and luxury, encouraging mindful relaxation.





RISE ABOVE THE ORDINARY!

Awaken to the dawn of a new day at AIKAA, where each sunrise paints the sky with a symphony of colors, reflecting the promise of unparalleled luxury. Nestled in serene landscapes, our community offers a tranquil escape from the ordinary, where every morning is a reminder of the refined elegance and exclusivity that defines AIKAA. Here, luxury is not just a lifestyle—it's a way of embracing the extraordinary, from the very first light of day.



OUTDOOR OPULENCE

Discover a haven of tranquility with our meticulously designed landscaped amenities. Lush gardens, serene water features, and thoughtfully placed sculptures create a harmonious blend of nature and artistry. Each element is crafted to enhance your living experience, offering peaceful retreats and scenic beauty that invite relaxation and rejuvenation in an opulent outdoor setting.

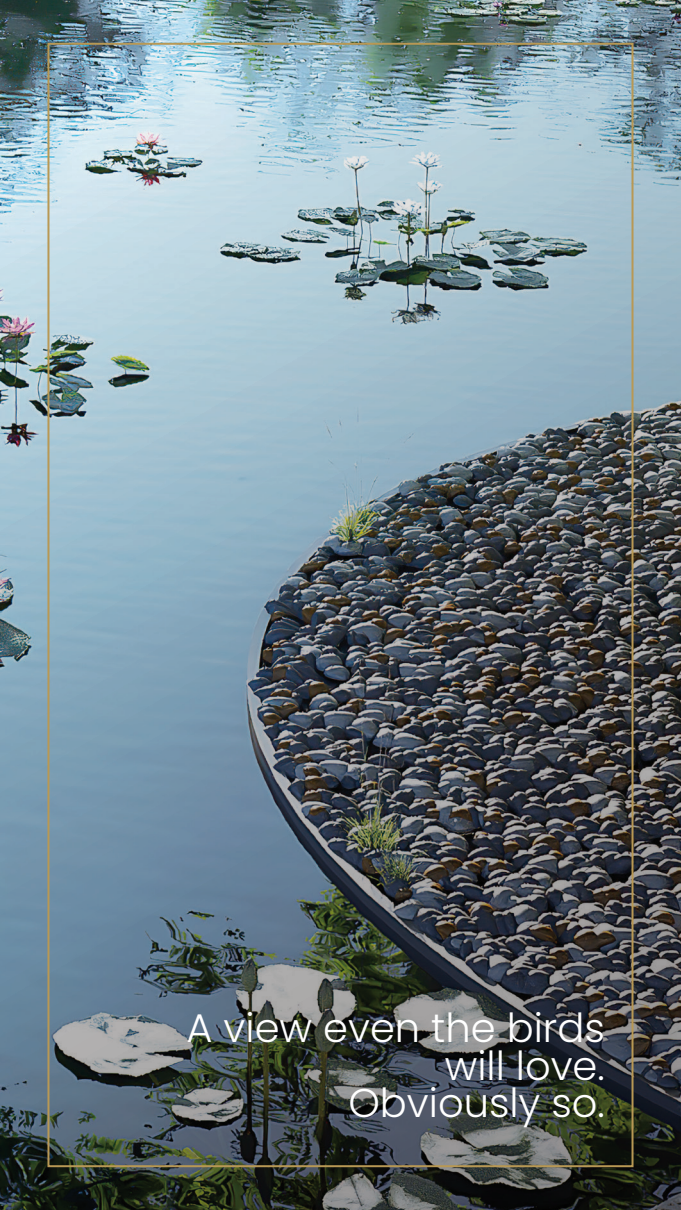








Enveloped in acres
of lavish greens.



A view even the birds
will love.
Obviously so.



It's prolific, plentiful,
providence laced in lush,
lavish & extravagance.



CLUBHOUSE

Step into the clubhouse, an epitome of opulence and refinement. Spanning 50,000+ sq.ft., it boasts a poolside cabana, a lavish bar, and indulgent amenities. Crafted for ultimate relaxation and elite gatherings, this exquisite sanctuary redefines luxury, offering an unparalleled blend of grandeur and sophisticated elegance for a truly memorable experience.



CLUB HOUSE

GROUND FLOOR

1. Grand Central Courtyard
2. Granduer Lounge
3. Banquet Hall
4. Swimming Pool
5. Cafeteria
6. Badminton Courts
7. Spa / Saloon
8. Party Area
9. Meeting Lounge
10. Party Lawn
11. Board Room
12. Administration office

1ST FLOOR

1. Gym
2. Yoga & Aerobics
3. Squash Court
4. Indoor Games
5. Mini Theatre
6. Library
7. Music Room
8. Cards Room
9. Hobby/Makers Room

2ND FLOOR

1. Guest Suites
2. Terrace Party Area











AESTHETICS.
ARCHITECTURE.
ARTISTRY.



All begins
at AIKAA.



Raise a toast to
refined living.

PROJECT SPECIFICATIONS

AIKAA's specifications are a step above in quality, designed to exceed international standards. From exceptionally fine finishes that showcase aesthetic brilliance to robust construction that ensures strength and durability, these specifications set a new standard, elevating luxury in every detail.

SPECIFICATIONS



STRUCTURE

- R.C.C. framed structure with AAC masonry walls (9",6",4" Thk).
- One coat of internal plastering & two coats of external plastering.
- Anti-termite treatment & water proofing as per standard.



DOORS

- Main Door Frame & Shutter First Class Teak Wood
Designer main door frame & shutters with premium hardware fittings – 8 feet height.
- Internal Door Frame & Shutter
Designer internal door frame & shutters with premium designer hardware fittings – 8 feet height.
- Windows & French Door Frame & Shutter
Anodized aluminium window system by SCHUCO, with double glazing glass from SAINT GOBAIN, with provision for mosquito mesh.
- Lock
Biometric lock for main door.



FLOORING

- Foyer / Drawing / Living / Dining / All Bedrooms / Walk-in Closets / Pooja / Lounge Italian marble with 3" skirting.
- Home Theatre
Engineered wooden flooring.
- All Balconies
Premium quality anti-skid vitrified tiles.
- Store / Wash Area / Wet Kitchen / Utilities / Servant Room & Toilet Premium quality tiles.
- Outdoor Deck Area Premium quality tiles



PAINTING

- External
Textured finish with 2 coats of exterior.
- Internal
2 Coats of Royal emulsion paint of reputed make over a smooth putty finish.
POP gypsum punning excluding walk-in-closet, balconies, utilities, servant room.



ELECTRICALS

- Concealed copper wiring fire retardant low smoke wires of HAVELLS / FINOLEX / POLYCAB or equivalent make.
- Power outlets for geysers & exhaust fan in all bathrooms.
- Three-phase power supply for each unit.
- Miniature circuit breakers (MCB) for each distribution board of the best brands.
- Elegant modular electrical switches of LEGRAND or equivalent make.
- Plug pins for TV in living, drawing, all bedrooms & home theatre.
- Provision for heat pump.
- Provision for EV power outlet will be provided in the car park area.



KITCHEN / UTILITY / WASH

- Separate connections for municipal water & treated water through WTP.
- Provision for dish washer, washing machine etc.

SPECIFICATIONS



TOILETS

- Sanitaryware
TOTO or equivalent make wash basin and wall hung EWC with concealed flush tank in all toilets except servant's toilet.
- Faucets
TOTO or equivalent make.
- Shower Partition
Toughened glass partition of superior quality.



ELECTRO-DOMESTIC EQUIPMENT

- Provision for Internal home elevator.



INTERNET

- Provision in living, drawing, all bedrooms & home theatre.



CABLE TV

- Provision for TV in all bedrooms and living area with DTH connectivity.



UTILITIES & SERVICES

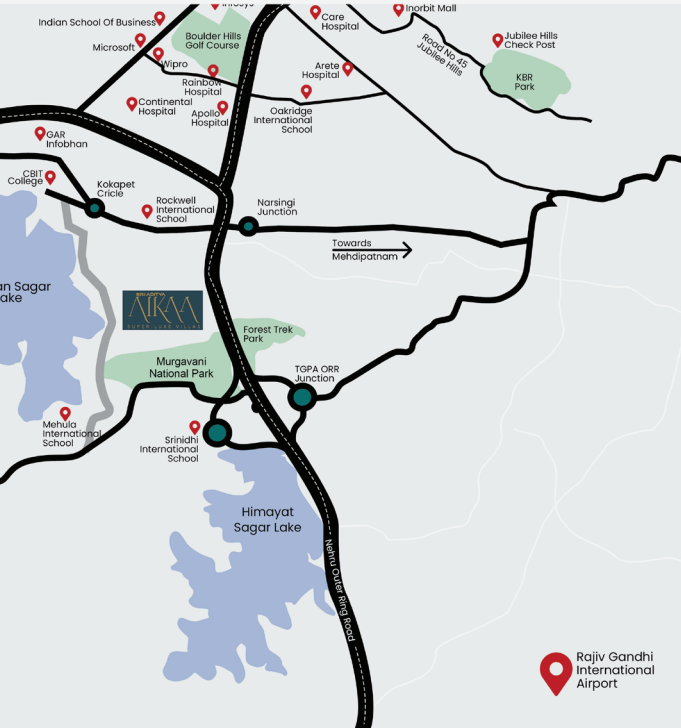
- 100% DG power backup.
- Dual meter for billing of back-up power consumption.
- Hydro pneumatic water supply for the entire project.
- Rainwater harvesting facilities.
- CCTV cameras in common areas.
- Transformers with surge suppressors.



WTP & STP

- Treated borewell water through water softening & purification plant.
- Sewage treatment plant. Treated water for usage in landscape / gardens.

LOCATION



Nearest Schools:

Sreenidhi International School - 05 mins

Rockwell International School - 05 mins

Oakridge International School - 10 mins

Nearest Hospitals:

Star Hospital - 10 mins

Rainbow Hospital - 10 mins

Continental Hospitals - 10 mins

Apollo Hospital - 10 mins

Nearest Entertainment Spots:

Inorbit Mall - 20 mins

Sarath City Capital Mall - 20 mins

Nearest Transportation Hubs:

Raidurg Metro Station - 15 mins

Secundrabad Railway Station - 40 mins

RGIA Airport - 20 mins

PROJECT BY SRI ADITYA

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www.aikaa.villas

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SRI ADITYA
AIKAA
SUPER-LUXE VILLAS

An initiative of

 ETANIA
VENTURES

 SRI ADITYA
Building the future

 LEAGUE
leading the change

League Etania Villas LLP

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