



LAPPED WITH **LUXURY**  
CLOAKED IN **SERENITY**

2 & 3 BHK LUXURY APARTMENTS LOCATED  
@ **GAJULARAMARAM, HYDERABAD**

TS RERA NO.  
**P02200006564**

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





Welcome to an untold world of effortless sophistication: AAKRUTHI ARCADIA. A blend of classic, charismatic, and contemporary. With all the imaginative touches of regal elements, it is rising with the singularity of a vision: to create an oasis of high comfort for 235 fortunate families who have a reverence for celestial lifestyle. A high-rise that converses with the sky and the birds and is soon to be a new landmark of Gajularamaram. Come, take a glimpse and know that it's designed for individuals like you. For now and as a legacy.

A REINTERPRETATION OF LAVISH LIVING ECSTASY

- GATED COMMUNITY WITH NO COMMON WALLS
- FINEST ARCHITECTURAL DESIGN
- ADVANCED SAFETY & ROUND-THE-CLOCK-SECURITY
- ICONIC- LUXURY AMENITIES
- CCTV SURVEILLANCE
- HIGH QUALITY CONSTRUCTION & SPEEDY DELIVERY
- ALL FLATS DESIGNED AS PER VASTHU
- EV CHARGING POINT FOR EACH FLAT
- RAINWATER HARVESTING
- COVERED CAR PARKING
- CLEAR TITLE & STRATEGIC LOCATION
- PRIME RESIDENTIAL AREA
- SEWAGE TREATMENT PLANT
- EXCELLENT VENTILATION

PROJECT HIGHLIGHTS







DOTTED WITH LUSH GREENERY,  
OPEN SPACES AND RESIDENTIAL  
SYMMETRY — INSPIRING AWE  
AT EVERY TURN WITH VISUAL IMAGERY

#### MASTER PLAN LEGEND

- |                       |                           |
|-----------------------|---------------------------|
| 01 ENTRY & EXIT - 1   | 07 MULTIPURPOSE COURT     |
| 02 CLUB HOUSE         | 08 CRICKET NET            |
| 03 TERRACE PARTY ZONE | 09 HALF BASKET BALL COURT |
| 04 JOGGING TRACK      | 10 KIDS PLAY AREA         |
| 05 PARTY LAWN         | 11 ENTRY & EXIT - 2       |
| 06 BUDDHA STATUE      |                           |



A LEGACY OF CLASSIC,  
CHARISMATIC, AND  
CONTEMPORARY LUXURY

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CLUB HOUSE

TYPICAL FLOOR PLAN  
AREA STATEMENT IN SFT



BLOCK - 1

F NO	1	2	3	4	5	6	7	8	9	10	11
CA	1012.42	715.29	951.65	951.65	797.19	797.19	787.60	915.58	981.22	1101.95	875.23
BUA	76.48	94.71	94.00	94.00	88.28	88.28	95.24	175.50	81.14	95.91	80.56
WA	115.52	80.00	100.44	100.44	91.90	91.90	101.82	110.19	102.86	112.68	102.88
COM.A	360.58	270.00	343.91	343.91	292.63	292.63	295.34	363.73	349.78	389.46	316.33
SBA	1565	1160	1490	1490	1270	1270	1280	1565	1515	1700	1375
TYPE	3BHK	2BHK	3BHK	3BHK	2BHK	2BHK	2BHK	3BHK	3BHK	3BHK	3BHK
FACING	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST	EAST

BLOCK - 2

F NO	1	2	3	4	5	6	7	8	9	10
CA	792.45	782.40	757.10	839.60	887.90	797.19	771.43	771.43	771.43	771.43
BUA	97.03	88.71	88.71	84.53	84.42	80.13	85.07	85.07	85.07	85.07
WA	89.06	85.30	78.95	104.06	70.14	198.44	89.37	89.37	89.37	89.37
COM.A	301.46	288.59	280.24	306.81	132.54	324.24	289.13	289.13	289.13	289.13
SBA	1280	1245	1205	1335	1175	1400	1235	1235	1235	1235
TYPE	2BHK	2BHK	2BHK	3BHK	2BHK	3BHK	2BHK	2BHK	2BHK	2BHK
FACING	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST	EAST

BLOCK - 3

F NO	1	2	3	4	5	6	7	8
CA	763.09	768.41	768.41	1089.38	1088.02	827.05	822.92	853.12
BUA	104.21	103.68	103.68	128.85	111.80	96.09	86.35	78.29
WA	90.84	82.09	82.09	116.77	115.18	87.13	85.14	101.90
COM.A	291.86	290.82	290.82	400.00	395.00	304.73	300.59	311.69
SBA	1250	1245	1245	1735	1710	1315	1295	1345
TYPE	2BHK	2BHK	2BHK	3BHK	3BHK	2BHK	2BHK	2BHK
FACING	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST

BLOCK - 4

F NO	1	2	3	4	5	6	7	8	9	10
CA	745.93	760.43	760.43	760.43	1011.65	740.10	740.10	740.10	740.10	734.53
BUA	89.09	89.62	89.62	89.62	93.06	86.48	86.48	86.48	86.48	84.51
WA	82.41	72.01	72.01	72.01	97.22	84.60	84.60	84.60	84.60	87.71
COM.A	277.57	277.94	277.94	277.94	363.07	273.82	273.82	273.82	273.82	273.25
SBA	1195	1200	1200	1200	1565	1185	1185	1185	1185	1180
TYPE	2BHK	2BHK	2BHK	2BHK	3BHK	2BHK	2BHK	2BHK	2BHK	2BHK
FACING	WEST	WEST	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST

BLOCK - 5

F NO	1	2	3	4	5	6	7	8
CA	1013.68	746.83	1157.92	1058.90	771.47	771.47	771.47	1001.94
BUA	96.95	74.43	125.87	205.00	85.28	85.28	85.28	93.09
WA	107.11	79.13	106.58	114.02	78.26	78.26	78.26	113.53
COM.A	367.26	269.61	424.63	412.08	279.99	279.99	279.99	366.44
SBA	1585	1170	1815	1790	1215	1215	1215	1575
TYPE	3BHK	2BHK	3BHK	3BHK	2BHK	2BHK	2BHK	3BHK
FACING	WEST	WEST	WEST	EAST	EAST	EAST	EAST	EAST

Note: CA - Carpet Area / BUA - Balcony & Utility Area / WA - Wall Area / Com.A - Common Area / SBA - Super Built-up Area





BLOCK-1 | F NO:6 | 1270 SFT | 2 BHK | EAST



BLOCK-1 | FNO:11 | 1375 SFT | 3 BHK | EAST



BLOCK-4 | FNO:5 | 1565 SFT | 3 BHK | WEST



BLOCK-4 | F NO:6 | 1185 SFT | 2 BHK | EAST

## A DESIGN THAT'S A LOVE LETTER TO SUFFICIENCY

BLOCK-2 | FNO: 2 | 1245 SFT | 2 BHK | WEST



BLOCK-3 | FNO:1 | 1250 SFT | 2 BHK | WEST



BLOCK-5 | FNO: 4 | 1790 SFT | 3 BHK | EAST



BLOCK-5 | FNO: 7 | 1215 SFT | 2 BHK | EAST



## FUEL YOUR CREATIVITY

A wondrous world full of sensory indulgences



MULTI-PURPOSE HALL



WALKING TRACK



MULTIPURPOSE COURT



FITNESS CENTER



10000 SFT.  
CLUB HOUSE



HALF BASKET  
BALL COURT



TERRACE PARTY ZONE  
ON CLUBHOUSE



KIDS PLAY AREA



OUTDOOR LAWN



YOGA DECK



CRICKET PRACTICE NET



INDOOR GAMES

Find your flow within the guarded walls of Aakruthi Arcadia. All you need to do is simply step down from your soothing home into a wondrous world full of sensory indulgences. Lo and behold...the weight of the city chaos evaporates under the relaxing shades of leisure amenities dotted all around. What's more, celebrate any occasion in style at the in-house multipurpose hall.



BADMINTON COURT



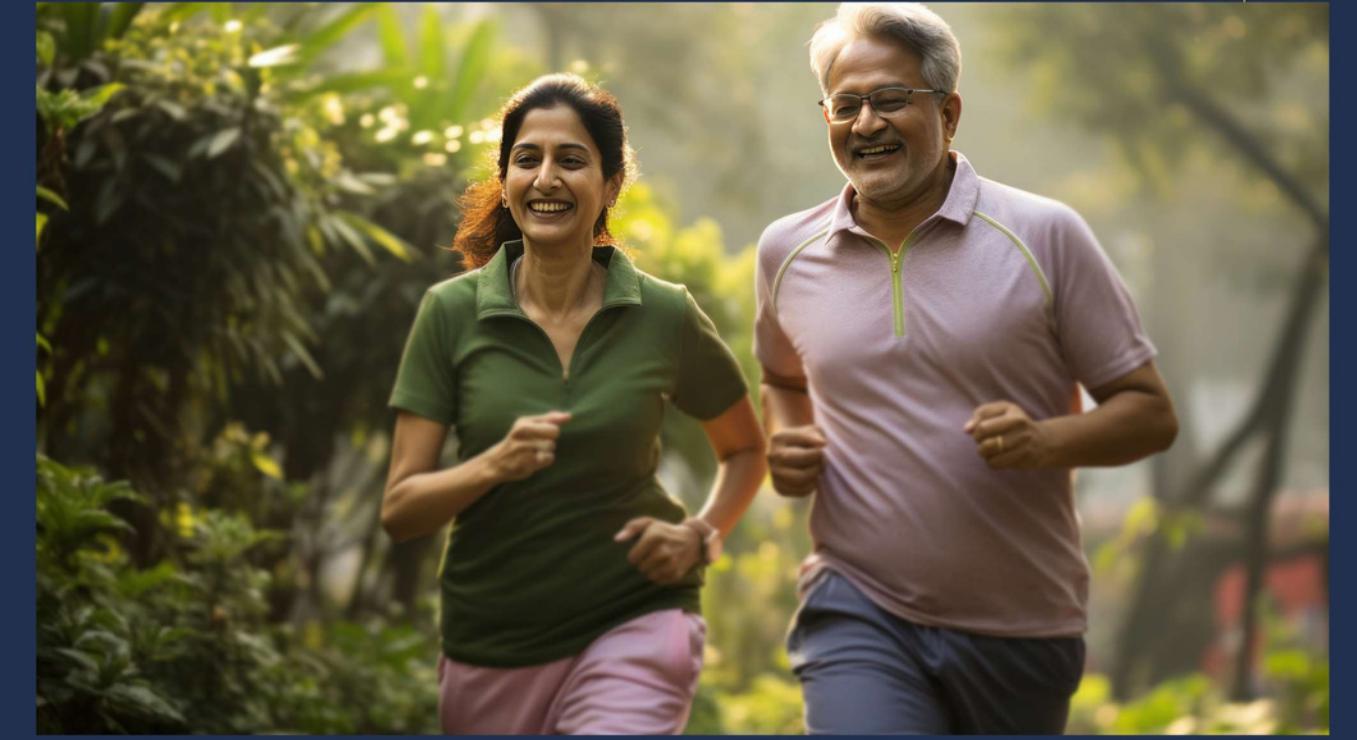
HALF BASKET BALL COURT

KIDS PLAY AREA



**RAISE YOUR ENERGY**  
A restorative oasis for igniting the senses

JOGGING TRACK



CRICKET PRACTICE NET



**BLESSED BY CRAFTSMANSHIP,  
FILLED WITH QUALITY.**  
SPECIFICATIONS



- STRUCTURE**  
R.C.C Framed structure
- WALLS**  
Red clay brick / Aerocon / Cement concrete solid blocks for exterior and interior walls.
- PLASTERING**
  - ♦ Internal: Two coats of Plastering with Lappam finished.
  - ♦ External: Two coats of Plastering.
- DOORS**
  - ♦ Main door: BT wood frame with designer teak wood veneer shutter fixed with good quality hardware.
  - ♦ Internal doors: BT wood frame or WPC frames with flush shutter with standard fittings.
- KITCHEN**  
Granite platform with stainless steel sink.  
Provision for bore and municipal water connection.  
Provision for water purifier, chimney and exhaust fan.
- WINDOWS**  
3 track UPVC frame with glass sliding shutters.  
Provision for mosquito mesh, MS safety grills.
- FLOORING**  
Vitrified tiles for entire flat & Anti-skid tiled flooring for utility.
- PAINTING**
  - ♦ Internal: Two coats of acrylic emulsion paint of standard make.
  - ♦ External: Weather proof painting of standard make.

- TOILETS**
  - ♦ Wash basins in all Toilets and Dining.
  - ♦ EWC for all Toilets.
  - ♦ Hot & Cold water mixer with shower.
- ELECTRICAL WORK**
  - ♦ Concealed copper wiring of standard make.
  - ♦ Power outlets for AC in all bedroom.
  - ♦ Provision for Geyser in all bathrooms.
  - ♦ Power plug outlets for cooking range Chimney, Refrigerator, Micro Oven, Mixer, Grinder in kitchen.
  - ♦ 3 Phase supply for each unit & Individual meter boards.
  - ♦ MCB for each distribution boards.
- CAR PARKING**  
Covered car parking.
- TV & TELEPHONE**  
Provision for Master bedroom & Drawing / Living room.
- POWER BACKUP**  
Generator for lifts and Lights for common area.
- LIFTS**  
Standard make Lifts.



**A RARE JEWEL OF A VICINITY**

An enviable address to call your own, Aakruthi Arcadia is blessed to be in the less discovered Hyderabad gem, Gajularamaram.

**LOCATION HIGHLIGHTS**

- SCHOOLS:**
  - + Geetanjali Concept School
  - + CMR Model High School
  - + Tatva Global School
  - + Montridge School
- COLLEGES:**
  - + Mallareddy Inst. of Tech.
  - + VNRVJIT
  - + GRIET College
  - + Mahindra University
- HOSPITALS:**
  - + Usha Mullapudi Cardiac Centre
  - + Malla Reddy Narayana Hospital
  - + Remedy Hospitals



# A COMPANY WHERE SURPASSING CUSTOMER EXPECTATIONS IS AN EVERYDAY REALITY

The search process for savvy home buyers is more thorough, and they demand the finest standards without sacrificing their necessities. Our aim is to create an ambiance of bliss and serenity for them, which is why we, at Aakruthi, are driven towards building spaces that enunciate these very factors. Our experience and exuberance span many high-rise structures that dot the skyline of not only Hyderabad but also across the country.



## Corporate Office Address:

### **AAKRUTHI REAL HOLDINGS LLP**

NV Plaza, 5 th Floor, H. No-6-3-347/N,  
Sai Baba Temple Road, Punjagutta,  
Hyderabad, Telangana - 500 082.

## For more details:



**+917997992445**  
**+917997992446**

## Site Address

### **AAKRUTHI ARCADIA**

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Medchal-Malkagiri Dist.



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## Architect & Engineers



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ALL MAJOR BANKS  
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INSTITUTIONS



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