

Akshita Heights 3

Geetha Nagar @ A.S Rao Nagar

A LIFE AS LIMITLESS AS YOUR IMAGINATION





Our Mission

To perform for our customers the highest level of quality construction services at fair and market competitive prices.

To ensure the longevity of our company through repeat and referral business achieved by customer satisfaction in all areas including timeliness, attention to detail and service-minded attitudes.

To maintain the highest levels of professionalism, integrity, honesty and fairness in our relationships with our suppliers, subcontractors, professional associates and customers.

Our Vision

To assemble and empower exceptional individuals who are committed to excellence, professional growth, and are passionate about winning.

To expand and target to construction of 2.0 lacs sq. ft. built-up area per year by offering dynamic floor plans, acquiring of 100 Acres of land for development with smart options and competitive pricing in locations where people want to live.

To embrace cutting edge technologies, best practices and streamlined processes that set us apart from the competition.



A LIFE AS LIMITLESS AS YOUR IMAGINATION

Akshita
Heights 3



TYPICAL FLOOR
MASTER PLAN

3 BHK
Apartments
5 LEVELS

- apartment
1 bedroom
- apartment
2 bedroom
- apartment
3 bedroom

2 BHK
Apartments
5 LEVELS

- apartment
1 bedroom
- apartment
2 bedroom

LEGEND

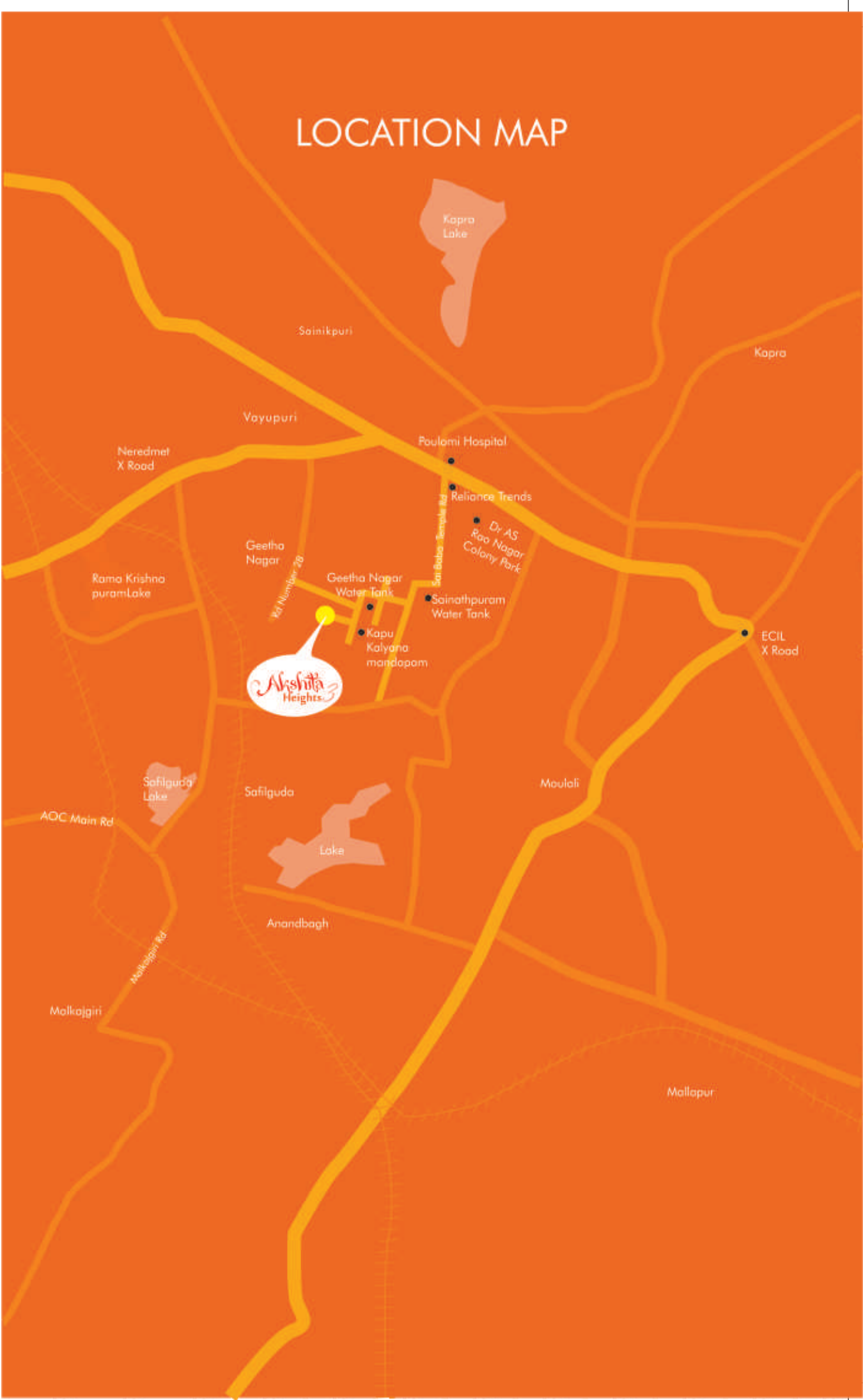
- A. Entrance gate
- B. Featured wall
- C. Lawn
- D. Children play area
- E. Shuttle court
- F. Water body
- G. Outdoor seating



AREA STATEMENT

Flat No.	Type	Total Area
1	3 BHK	1545 Sqfts
2	3 BHK	1505 Sqfts
3	3 BHK	1505 Sqfts
4	3 BHK	1505 Sqfts
5	3 BHK	1505 Sqfts
6	3 BHK	1495 Sqfts
7	2 BHK	1155 Sqfts
8	2 BHK	1155 Sqfts
9	3 BHK	1495 Sqfts
10	2 BHK	1155 Sqfts
11	2 BHK	1155 Sqfts
12	2 BHK	1000 Sqfts
13	2 BHK	1155 Sqfts
14	2 BHK	1155 Sqfts
15	3 BHK	1530 Sqfts
16	3 BHK	1610 Sqfts
17	3 BHK	1605 Sqfts
18	3 BHK	1855 Sqfts

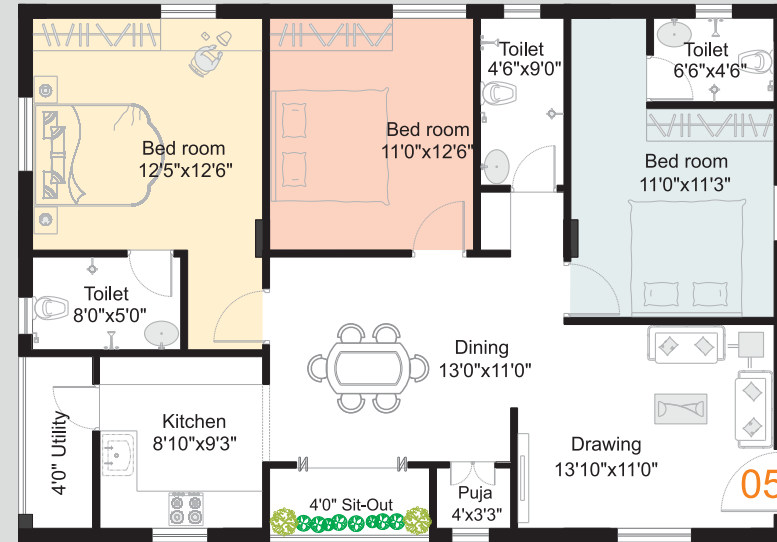
LOCATION MAP





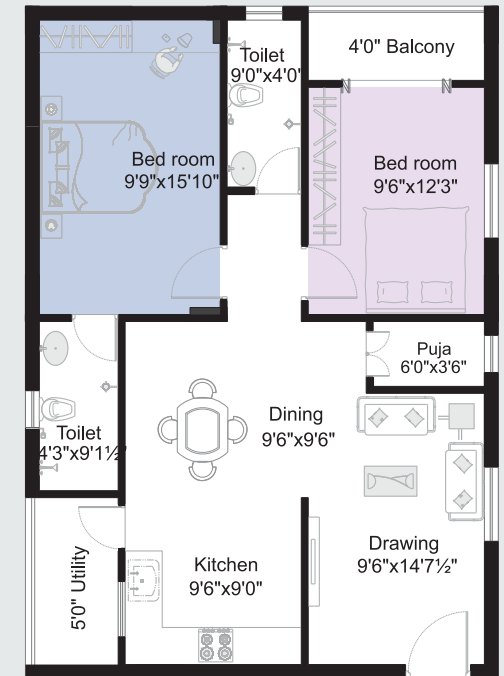
NORTH FACING 3BHK

FLAT 1 - 1545 sft
FLAT 2,3,4,5 - 1505 sft



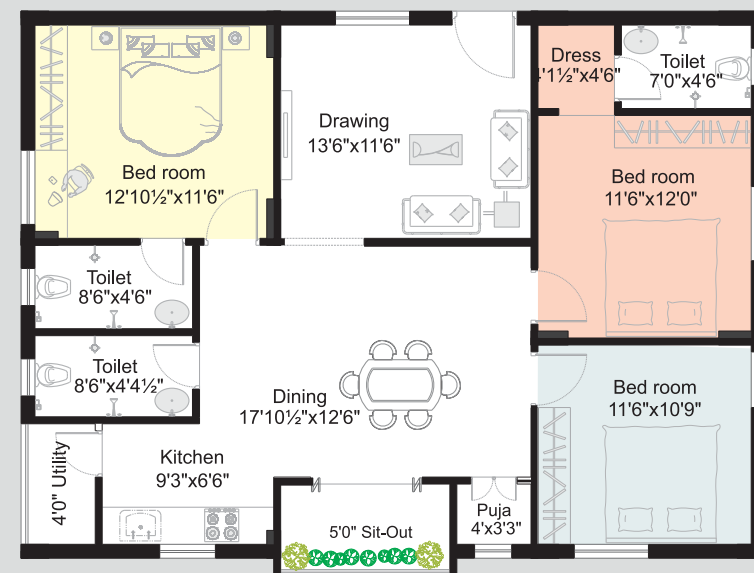
EAST FACING 2BHK

FLAT 7,8,10 - 1155 sft



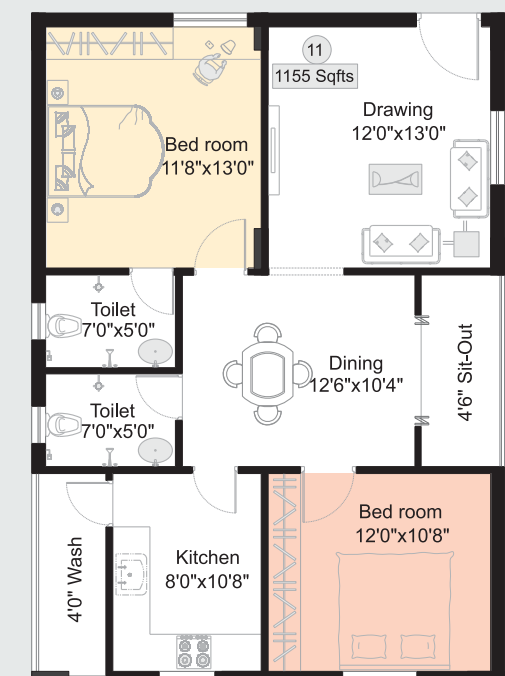
WEST FACING 3BHK

FLAT 6,9 - 1495 sft
FLAT 15 - 1530 sft
FLAT 17 - 1605 sft



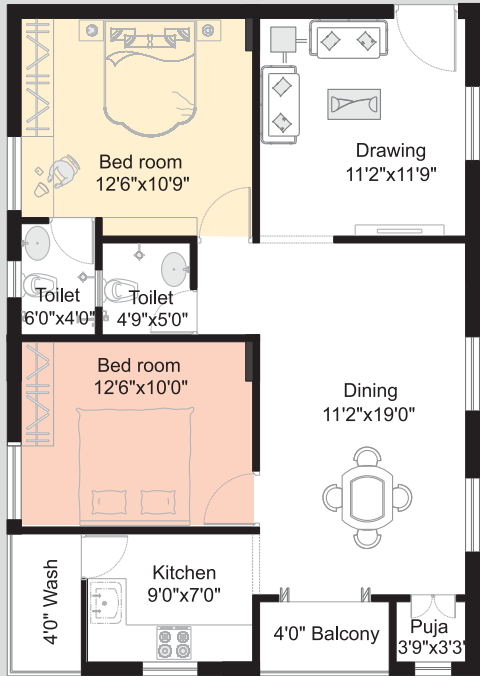
WEST FACING 2BHK

FLAT 11 - 1155 sft

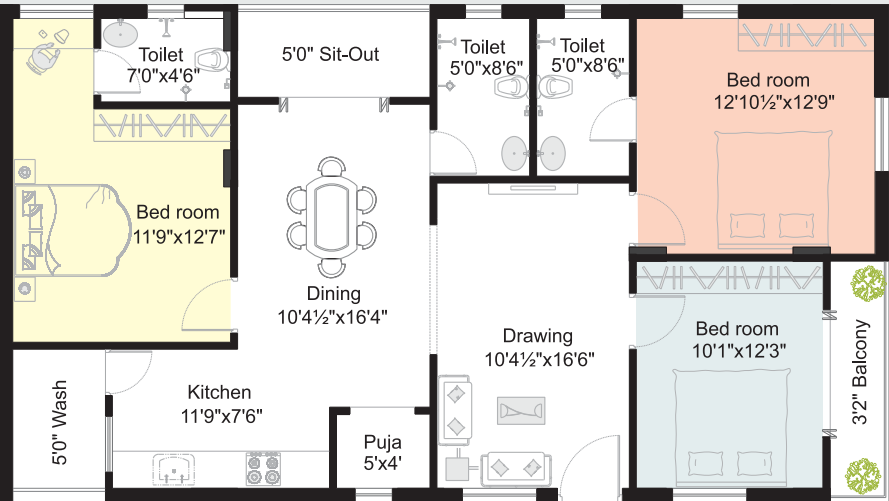




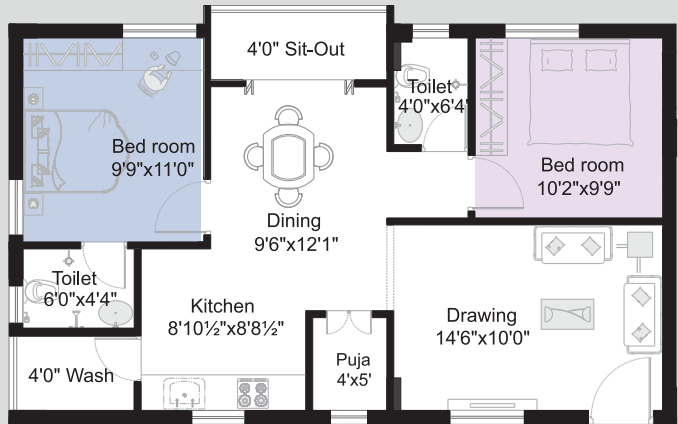
WEST FACING **2BHK**
FLAT 13 - 1155 sft



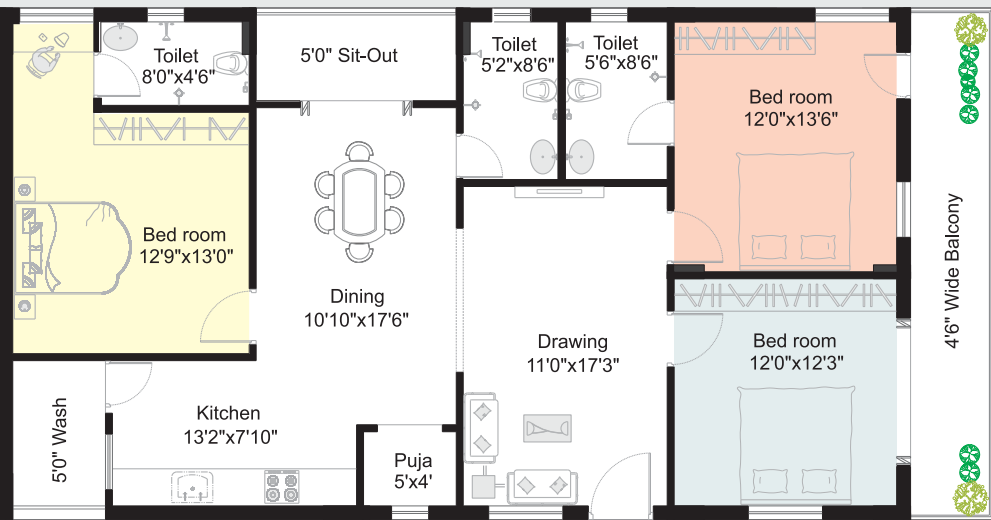
EAST FACING **3BHK**
FLAT 16 - 1610 sft



EAST FACING **2BHK**
FLAT 12 - 1000 sft



EAST FACING **3BHK**
FLAT 18 - 1855 sft



AMENITIES

Gym

Yoga Lounge

Swimming Pool

Multipurpose Hall

Children Play Area

Tot Lot

Amphitheater



SPECIFICATIONS



STRUCTURE

Reinforced Cement Concrete Framed Structure
Walls – Quality brick work in Cement Mortar.
Wall Finish Internal– Smoothly Finished with Putty and plastic emulsion paint.
External – Double coat plaster with OBD of Asian Paints make or equivalent for ceiling and columns in parking area. For remaining surfaces Apex, Texture finish with Apex on elevation side as per design and drawing or Equivalent Make.



DOORS & WINDOWS

Main door frame and Shutter with teak wood/ Veneer door. Internal door with Medium Teak Wood Frame and skin panel / flush doors spray Enamel painted with reputed Hardware. UPVC Frame with Float Glass along with Provision for Mosquito Mesh for Windows and Balconies.



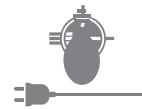
FLOORING

Double Glazed Vitrified 2x2 tiles of RAK, Johnson or NITCO / Somani Tiles, equivalent make in living room, dining room and Bed rooms.
Corridors – Granite flooring or equivalent quality material. Staircase – SS or MS equivalent quality material.



TOILETS- FITTINGS AND ACCESSORIES

Hindware / Kohler / Johnson or equivalent with standard CP fitting for all toilets provided with EWC and Washbasin
(Kohler/ Hindware/ Johnson /ESS or equivalent)
CP Fittings, hot and cold single liver concealed wall diverter, Health Faucet etc. Ceramic tiles dado up to 7 ft height, Anti-Skid tiles flooring.



ELECTRICAL

Concealed copper wiring in PVC conduits, Power outlet for air-conditioners in Master bedrooms. Sufficient number of power point for Cable TV and Internet Cable in hall & master Bedroom, Intercom facility will be provided in living, drawings and all bedrooms.
Overhead Tank and Sump: Sump in the Stilt/drive-way area and overhead tank on the terrace area.



KITCHEN

Black granite top cooking platform with stainless steel sink, Granite tile dado up to 2ft height. Provision provided for kitchen cabinets. Aqua Guard, Chimney Exhaust Fan , both Municipal and Bore Water connections.



PAINTING

Internal : Premium emulsion paint with roller finishing for both walls & ceiling.
External : premium paintings as per elevation design.



AMENITIES

Club House Provision with 100 Seater Capacity air-conditioned Gym with minimum equipments, Swimming with Body Pool and CC Camera at the entrance & children's play area, tree Lined Vistas, Landscaping, Broad Band Connectivity, Round the clock security, Intercom Facility and solar fencing.

BORE WELL

Bore well of adequate depth with pumping facility.

CAR PARKING

Car parking space with adequate Drive-way.

RAILING

Stainless Steel/M.S railing for entire staircase .

LIFT

6 Passenger lift (Johnson/ kone) -3 NOs.

POWER BACKUP

Generator backup for one power point, One Fan point in all rooms, One light point in bathroom and kitchen, 6 Amps Power

FEW OF OUR PROJECTS



Akshita Heights-1 Premium Apartment@Alwal



Akshita Heights-2 Premium Apartment @ Anandbagh



AK Heights Two 84 Flats @ Kondapur

RESIDENTIAL APARTMENTS

1. Ak Heights Two Apartments @ Masjidbanda
2 Cellars+ G+5 floors 84 Flats (Completed)
2. Archana Pearl @ Banjara Hills,
Stilt + 5 floors 15 Flats (Completed)
3. Akshita Arcades Apartments @ Alwal
Cellar + Stilt + 5 floors 35 Flats (Under progress)
4. Akshita Avenues Apartments @ Malkajgiri
Stilt + 5 floors 35 Flats (Under progress)

VENTURE PROJECTS

1. Akshita Golden Breeze - Phase - I @ Maheshwaram 30 Acres (Completed Final Approved)
2. Akshita Golden Breeze - Phase - II @ Pulimamidi 10 Acres (Completed Applied for final approval)
3. Akshita Golden Breeze - Phase - III @ Gangaram 13 Acres (Work in progress)
4. Akshita Golden Breeze - Extension - I @ Maheshwaram 10 Acres (Completed Final Approved).
5. Akshita Heights @ Maheshwaram 18 Acres (Work Under progress)
6. Akshita Golden Pride @ Peddagolkonda 27 Acres Gated Community Villas Plots with Club house.
7. Akshita Golden Ridge @ Gangaram 40 Acres Gated Community Villas Plots with Club house.

Builders & Developers



Sai Teja Apartment, 1st Floor, Sagar Society, Road No:2, Banjara Hills, Hyderabad - 500034
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 Ph: +91 9949321555, 9121299389,
 9963466268, 9848041664

Site Address

Plot Nos: 1,2,3,4 & 5, H.No: 30-265/21/56
 Geetha Nagar, Near Sainath Puram Water Tank, A.S. Rao Nagar, Hyderabad

Architects & Engineers



Flat No: 303, 3rd floor, LSY Estates, Above Karur Vysya Bank Building,
 Yellareddyguda, Ameerpet Hyderabad - 500 073
 Tel: +91 7416331192, 8501823160, E-mail : snr_associates@yahoo.com

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in Elevation, Plans & Specification as deemed to fit.