



At Miliarium, every space is crafted to match your luxury lifestyle. From grand still-level comforts to a richly designed clubhouse and a rooftop full of leisure, there's more to enjoy every day. With 50+ amenities for fitness, fun, celebrations and calm moments, life feels complete. Here, luxury isn't just inside your home—it's everywhere around it.



Chillout Plaza



Children's Play Area



Half Basketball Court

INDOOR AMENITIES

- Fitness Hub (GYM)
- Co-Working space
- Yoga and Meditation Hall
- Mini Clinic with pharmacy
- Badminton Court
- Fitness Hub (GYM)
- Waiting Lounge
- Cafeteria
- Snookers
- Indoor Games
- Spa & Saloon
- Guest Rooms
- Table Tennis
- Grocery Store
- Crèche
- Library



50+ LIFESTYLE AMENITIES



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



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

A Neo-Classic address crafted for those who appreciate timeless luxury. Located close to Neopolis – Hyderabad's most promising growth corridor, Miliarium blends elegant architecture with ultra-modern conveniences to offer a lifestyle that feels premium, peaceful and beautifully personal.

Every detail reflects quality, vastu-sensitive planning and ethical construction, ensuring a home that is safe, serene and built to last. From grand entrance lobbies to indulgent amenities, from smart living comforts to lush open spaces-Miliarium turns everyday living into an elevated experience.

A home here isn't just about square feet; it's about class, comfort and complete luxury



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

HYDERABAD • COIMBATORE

www.eeshanya.com

10 YEARS OF
EXCELLENCE

10 COMPLETED
PROJECTS

5 ONGOING
PROJECTS

2 UPCOMING
PROJECTS



REDEFINING LUXURY,
THE NEO-CLASSIC WAY



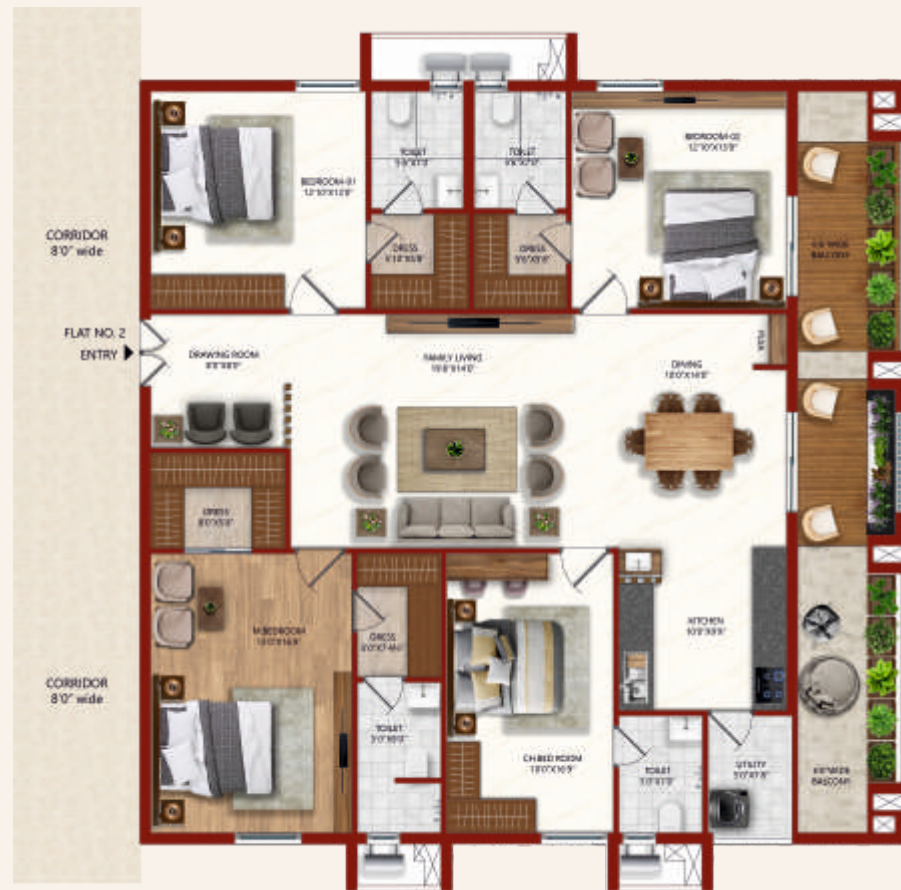


WEST FACING
4 BHK

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: 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: 2725 SFT

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

KEY PLAN

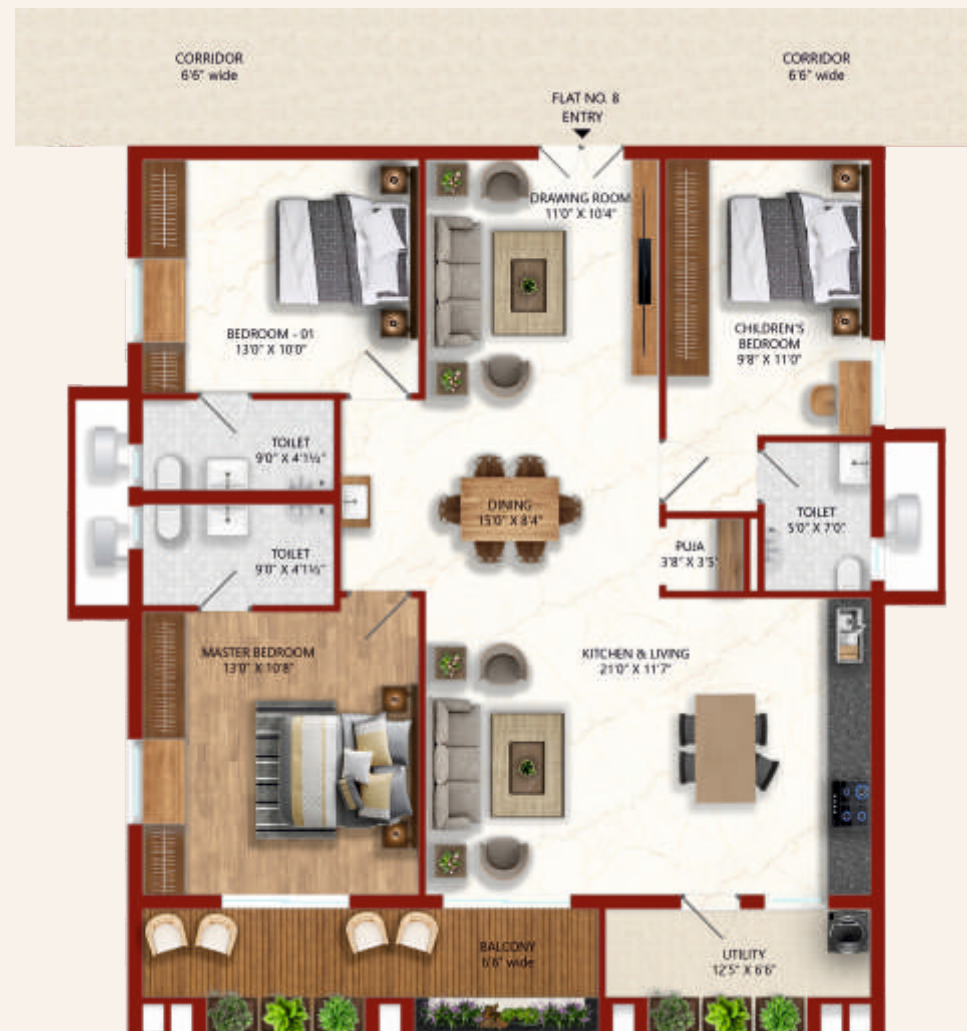
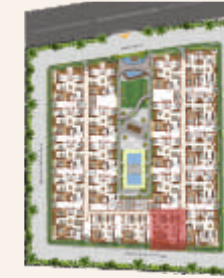


NORTH FACING
3 BHK

SIZE: 1937 SFT

FLAT NO	04
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	05
PLINTH AREA	1356 SFT
COMMON AREA	380 SFT
SALEABLE AREA	1736 SFT
UDS	25.48 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

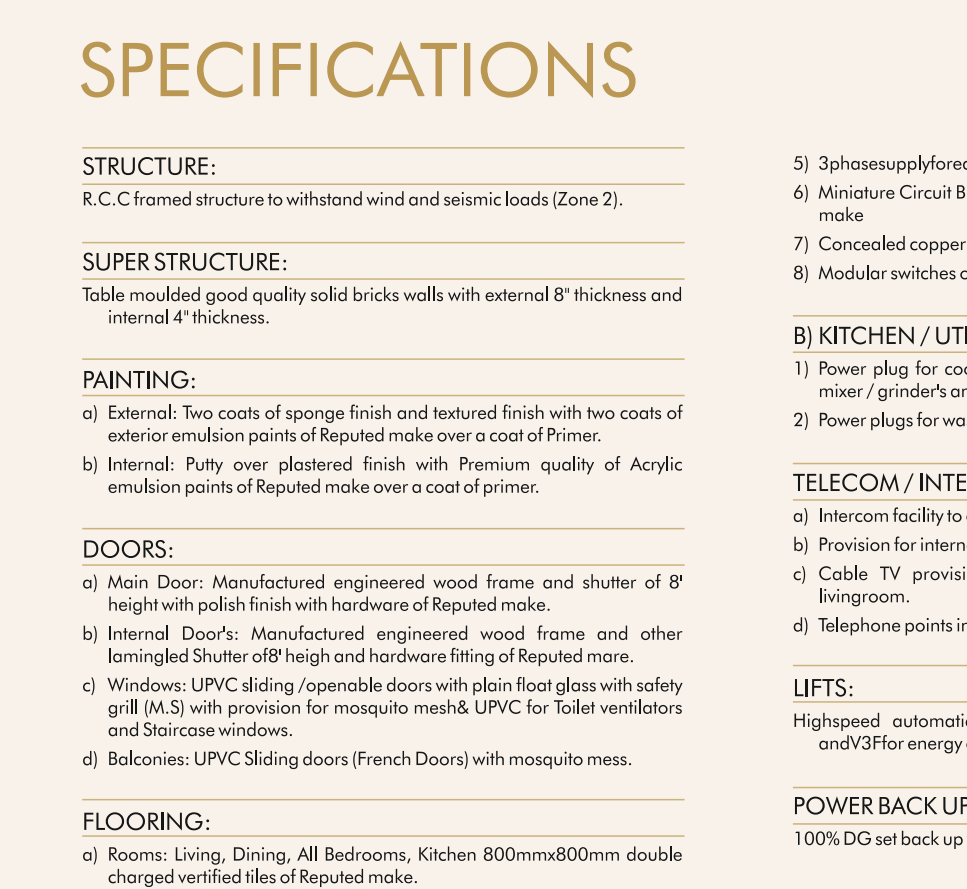


EAST FACING
3 BHK

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

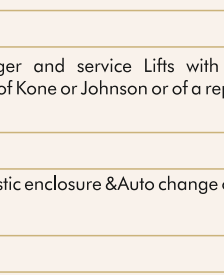


EAST FACING
3 BHK

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



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

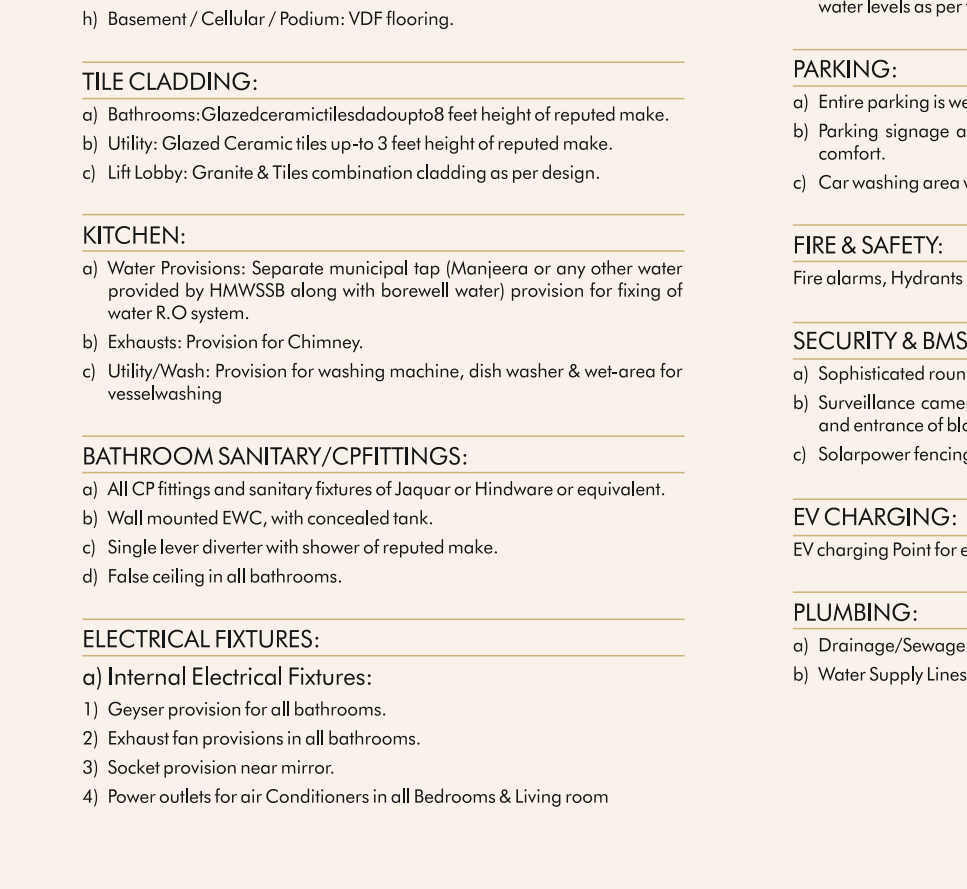


EAST FACING
3 BHK

SIZE: 2512 SFT

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

KEY PLAN

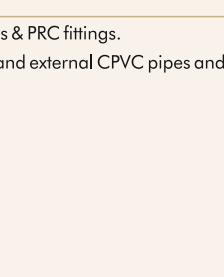


EAST FACING
3 BHK

SIZE: 2512 SFT

FLAT NO	21
PLINTH AREA	1963 SFT
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KEY PLAN



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: Manufactured engineered wood frame and other laminated shutter 48" high and hardware fitting of Reputed make.
c) Windows: UPVC sliding / operable 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 800mmx800mm 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 sill 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 laid up to 8 feet height of reputed make.
b) Toilets: Glazed Ceramic tiles up-to 3 feet height of reputed make.
c) Lift Lobby: Granite & Tiles combination cladding as per design.

KITCHEN:
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.

BATHROOM SANITARY/CPFITTINGS:
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.

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) 3phasesupplyfor eachunitwith 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.

B) 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) Internet 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 andVfor energy efficiency of Kane 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) Solarpower fencing around the compound / boundary.

EV CHARGING:
EV charging Point for every flat.

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