



MYAKALA & AKSHITA'S

VISIONARY CITY

90-Acre Layout

Maheshwaram's
Landmark of the Future

A Place to Call Home. A Decision That Grows.

Premium Villa Plots | Future-Ready Location | Club V - 35,000 sft club house
RERA Number: P02400009504

Maheshwaram's Smartest Move Yet

Nestled in the booming corridor of Maheshwaram, Myakala & Akshita's Visionary City spans 90 acres of premium villa plots tailored for future-focused living and high-return investments. Strategically located with effortless access to the Outer Ring Road and the International Airport, this address stands just minutes from Hyderabad's fast-growing tech powerhouses—Fab City, E City, Future City and EMC City.

Whether you're planning to build your dream villa or invest in appreciating land, Visionary City delivers unmatched potential. The community is enriched with over 40 lifestyle-enhancing amenities, including a grand 35,000 square foot clubhouse designed for leisure, wellness, and community living.

With rapidly rising land values, well-laid infrastructure, and a master-planned layout, Visionary City isn't just a plot—it's your gateway to a smarter tomorrow.

90 Acres	1029 Plots	14 Theme Parks
150-2447 Sq. Yds. Plot Sizes		2.25 Acres Central Park
35,000 Sft Club House		



*Images shown are for visual representation only and may not reflect the actual product.

Discover the Potential of Maheshwaram



Once a promising suburb, Maheshwaram has now arrived as one of Hyderabad's most strategic growth corridors. Today, it stands at the intersection of infrastructure, industry, and investment—making it the perfect ground for long-term value creation.

Unmatched Connectivity

Located near NH 44, NH 765, the Outer Ring Road, Srisailem Highway, and the Bangalore Highway, and just minutes from RGIA (Shamshabad Airport), Maheshwaram offers seamless access to Hyderabad's IT zones, financial districts, and emerging employment hubs.

Industrial & Economic Uplift

With global giants like TCS, HCL, Tata Advanced Systems, and Boeing setting up base, and large-scale government initiatives like Future City, Regional Ring Road, and the Aerospace SEZ gaining momentum—Maheshwaram is fast emerging as Telangana's next growth hub. Adding to its prominence is E-City, a landmark development in the area. With Wipro's personal care unit and Malabar Gold's manufacturing facility already operational and just a short walk away, the region offers unmatched connectivity to thriving industrial and commercial centers.

Real Estate Appreciation That's Hard to Ignore

Land values in Maheshwaram have been increasing by 25% annually, and the momentum continues. With HMDA-approved layouts and ready infrastructure, it offers strong returns and future-proof value.

The population in Maheshwaram is rising rapidly, driven by growing connectivity, infrastructure, and demand for residential plots in this emerging suburb of Hyderabad.

A Lifestyle That Grows With You

From reputed educational institutions like Manchester Global School and multi-specialty hospitals to shopping centers and recreational options—Maheshwaram has evolved into a complete living ecosystem that supports families, professionals, and investors alike.

Planned, Green, Sustainable

Unlike overcrowded city zones, Maheshwaram offers well-planned layouts, open green spaces, and sustainable living—without compromising on urban advantages. We also provide complete amenities, including a reliable water supply and well-developed road infrastructure.

Project Highlights

A plotted development that ticks every box for ROI-focused investors.

- 1. Club V - A Massive 35000 Sq. Ft. Luxurious Clubhouse
- 2. 14 Themed Parks, Including A 2.25 Acre Central Park
- 3. HMDA-Approved 90 Acre Premium Plotted Development
- 4. 60 Ft. Wide Grand Entrance Road
- 5. Strategic Location In South Hyderabad’s Growth Corridor
- 6. A 150 Ft. Road Runs Through The Layout, And Once Completed, It Will Significantly Enhance The Venture's Value.
- 7. Demarcated Plots
- 8. Internal CC Roads



Entrance Gate Way



Gazebo



Park Entrance



Park Entrance



Central Park



Children Play Area



Basket Ball Court



Tennis Court

- 10. 150ft. Road Connectivity To SEZ
- 11. Landscaped Gardens And Roads
- 12. Powered Footpaths And Streetlights
- 13. Compound Wall
- 14. Maintenance For 5 Years
- 15. Complete Water Connectivity And Seamless Drainage Systems
- 16. Power Availability
- 17. 24/7 Reliable Electricity Supply
- 18. State-Of-The-Art Security Systems And Well-Maintained Common Areas.
- 19. Residential Zoning With Vaastu-Compliant Plots.

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A 35,000 sq. ft. lifestyle clubhouse attracts families, renters, and future homebuyers making your plot a future-ready asset.

10 YEARS CLUBHOUSE MEMBERSHIP

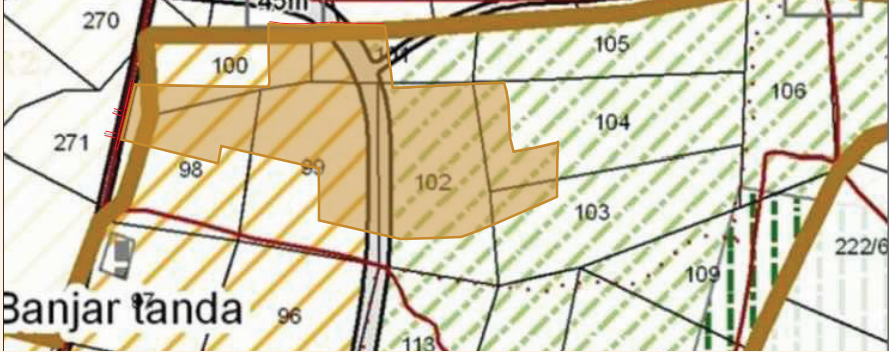
CLUB Unwind in Style



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|---------------------------------|-----------------------------|------------------|
| 1. Grand Banquet Hall (300 pax) | 8. Crèche / Daycare Center | 15. Cafeteria |
| 2. Swimming Pool | 9. Library & Reading Lounge | 16. Super Market |
| 3. Guest Rooms | 10. Yoga & Meditation Rooms | 17. Pharmacy |
| 4. Senior Citizen Lounge Area | 11. Terrace Party Deck | 18. ATM |
| 5. Landscaped Open Spaces | 12. Indoor Lounge Areas | 19. Lobby |
| 6. Fully Equipped Gym | 13. Co working space | 20. Mini Theatre |
| 7. Indoor Games | 14. Badminton Court | |

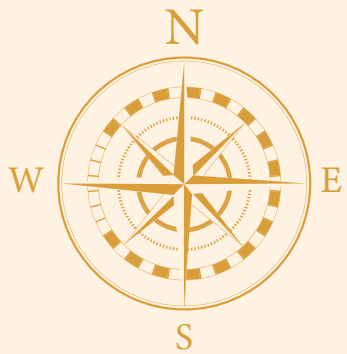




A Community Designed for Growth

Land Use Analysis	Sq. Yds	Percentage
Plotted Area	266928.54	56.88%
Roads Area	153609.98	32.73%
Park Area	35206.39	07.50%
Social Infra Area	11735.22	02.50%
Utility Area	1835.09	00.39%
Total Area	469315.22	100.00%

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	Parks
	Mortgage Plots
	Social Infrastructure
	Utility Area

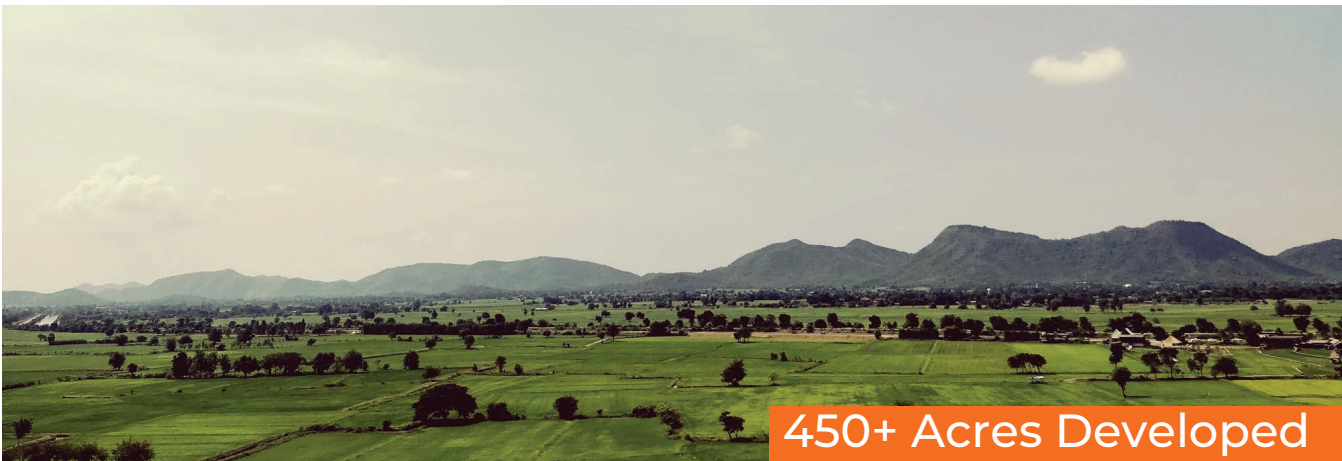
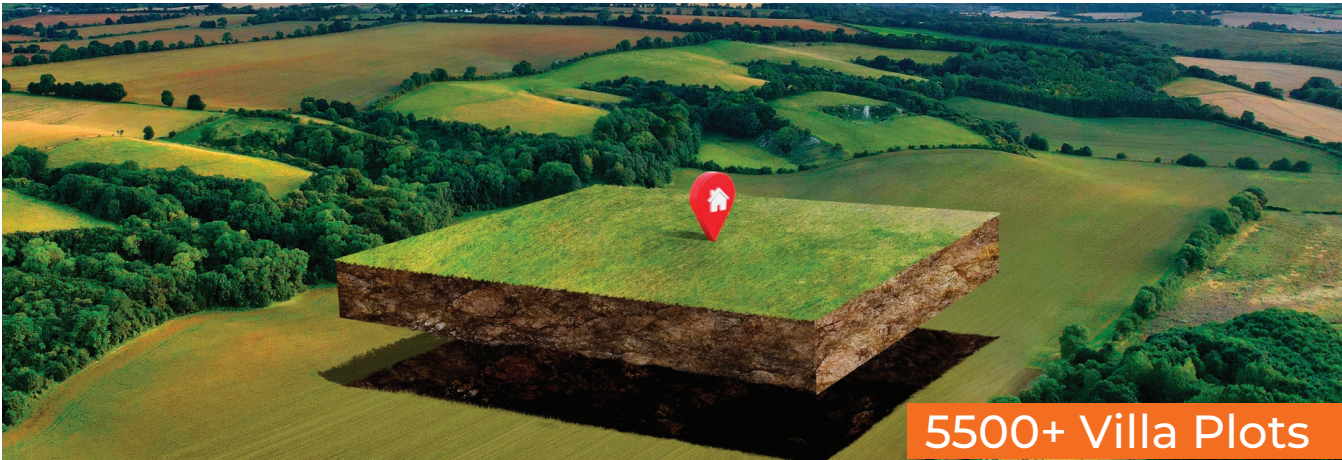


LAYOUT PERMISSION NUMBER
012687/LO/HMDA/3414/SMD/2024

Why Akshita Infra is the Preferred Choice

With a legacy of delivering HMDA-approved, future-ready developments across Hyderabad, Akshita Infra stands tall on pillars of trust, transparency, and long-term value. From gated communities to premium plotted layouts, every square yard reflects our commitment to quality, customer delight, and sustainable growth; making us the go-to brand for thousands of discerning homebuyers and investors.

Our Journey



What Sets Us Apart:



On-Time
Delivery Within
1.5 Years



Government
-Approved
Land Title



Bank-Loan
Approved



5-Year
Post-Sale
Maintenance



Resale
Assistance
Guaranteed



Sustainable
Planning



Customer-
Centric
Approach



Future-
Focused
Developments

Our Projects

COMPLETED PROJECTS

VILLA PLOTS

Maheshwaram

1. Akshita Golden Breeze Phase 1
- 28 Acres
2. Akshita Heights
- 13.5 Acres
3. Akshita Golden Breeze Phase 1
Extn - 10 Acres
4. Akshita Golden Breeze Phase 2
- 10 Acres
5. Akshita Golden Breeze Phase 3
- 13 Acres
6. Akshita Golden Pride
- 27 Acres
7. Akshita Golden Ridge
- 38 Acres
8. Akshita Golden Breeze Phase 4
- 40 Acres
9. Akshita E City Enclave
- 12.8 Acres
10. Akshita Golden Breeze
Phase -5 24 Acres Premium
Gated Villa Plots

Shamirpet

1. Akshita Inspiring Edge
- 10.5 Acres
2. Akshita Natures Habitat
- 18 Acres

Suryapeta

1. Akshita AK Surya City
- 26.5 Acres

RESIDENTIAL

1. Ak Heights 2
- Gachibowli
2. Akshita Heights 1
- Alwal
3. Akshita Heights 2
- Malkajgiri
4. Akshita Heights 3
- Malkajgiri
5. Akshita Heights 4
- Kompally
6. Akshita Heights 6
- Malkajgiri
20 Flats Premium
Gated Apartments

ONGOING PROJECTS

VILLA PLOTS

1. Mykala's Akshita
Visionary City
- Maheshwaram
90 Acres Premium
Gated Villa Plots
2. Nishija Akshita
Eastern Meadows
- Ghatkesar
97 Acres Semi-Integrated
Township Villa Plots
3. Akshita Golden
Breeze Phase 4
Extension - 4 Acres
- Maheshwaram

RESIDENTIAL

1. Akshita Akreya
Luxury Villa Project
30 Acres, 240 Villas
- Shamirpet
Near Leonia Resorts
2. Akshita Hights
Premium Gated Community
3.5 Acres 190 Flats
- Warangal Hunter X Road

UP COMING PROJECTS

VILLA PLOTS

1. Nishija Akshita
Eastern Meadows Phase 2
- Ghatkesar
75 Acres Semi-Integrated
Township Villa Plots
2. 14 Acres Villa Polts
- Maheshwaram Town
Tummaluru Road

RESIDENTIAL

1. 10 Acres
High Rise Apartments
- Kukatpally IDL Lake Road
2. 30 Acres Luxury Villa
Community
- Isnapur
4. 6 Acres High Rise
Apartments
- Alwal
6. 4 Acres High Rise
Apartments
- ECIL Nagaram
7. Mall Multiplex
in Alwal Adjacent to the
High Rise Apartments
- Alwal.



Invest Where Infrastructure is Booming.

A plotted development that ticks every box for ROI-focused investors.

- 1 Min – Akshita Golden Breeze Phase - 2
- 2 Mins – Electronic City
- 2 Mins – Wipro
- 2 Mins – Akshita E-City Enclave
- 2 Mins – JJ College of Pharmacy
- 5 Mins – FAB City and Micromax SEZ
- 10 Mins – HCL and TATA SEZ
- 10 Mins – Wonderla
- 10 Mins – Manchester Global School
- 10 Mins – Adibatla TCS, Aerospace & Hardware Park
- 10 Mins – Outer Ring Road (ORR)
- 15 Mins – R.G.I Airport
- 15 Mins – Future City
- 15 Mins – Regional Ring Road





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CITY**

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