AAKRUTHI ARCADIA



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

2 & 3 BHK LUXURY APARTMENTS LOCATED
@ GAJULARAMARAM, HYDERABAD

TS RERA NO
P02200006564

www.aakruthiarcadia.com





A LEGACY OF CLASSIC, CHARISMATIC, AND CONTEMPORARY LUXURY

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.

MASTER PLAN



MASTER PLAN LEGEND

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

PROJECT HIGHLIGHTS

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

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

Note: **CA** - Carpet Area / **WA** - Wall Area / **COM.A** - Common Area / **SBA** - Super Built-up Area



KEY PLAN N



TYPICAL FLOOR PLAN
AREA STATEMENT IN SFT

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

Note: **CA** - Carpet Area / **WA** - Wall Area / **COM.A** - Common Area / **SBA** - Super Built-up Area

A DESIGN THAT'S
A LOVE LETTER TO
SUFFICIENCY

TYPICAL FLOOR PLAN
AREA STATEMENT IN SFT

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

Note: **CA** - Carpet Area / **WA** - Wall Area / **COM.A** - Common Area / **SBA** - Super Built-up Area





KEY PLAN N



TYPICAL FLOOR PLAN
AREA STATEMENT IN SFT

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

Note: **CA** - Carpet Area / **WA** - Wall Area / **COM.A** - Common Area / **SBA** - Super Built-up Area

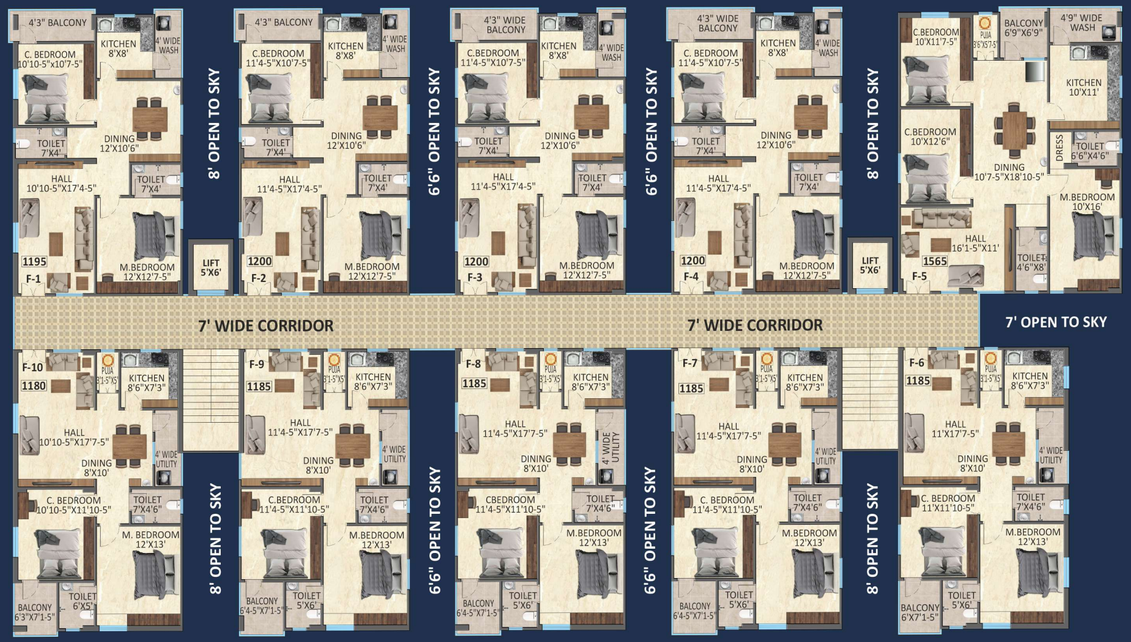
The immaculately styled apartments at Aakruthi Arcadia up the design quotient to a new level. The first thing that catches one's attention is the seamless movement inside. Each 2/3 bedroom apartment is a homage to the spirit of connectedness, which is a must for family bonding.

TYPICAL FLOOR PLAN
AREA STATEMENT IN SFT

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	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 / **WA** - Wall Area / **COM.A** - Common Area / **SBA** - Super Built-up Area





LUXURY AMENITIES



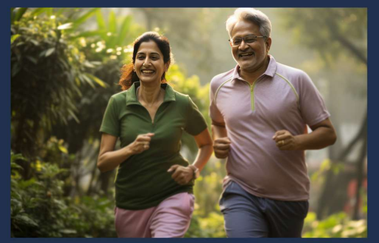




- MULTI-PURPOSE HALL
- WALKING TRACK
- MULTIPURPOSE COURT
- FITNESS CENTER
- 10000 SFT. CLUB HOUSE
- HALF BASKET BALL COURT
- TERRACE PARTY ZONE ON CLUBHOUSE
- KIDS PLAY AREA
- OUTDOOR LAWN
- YOGA DECK
- CRICKET PRACTICE NET
- INDOOR GAMES







BLESSED BY CRAFTSMANSHIP, FILLED WITH QUALITY.

SPECIFICATIONS

AAKRUTHI ARCADIA

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.

LOCATION MAP
(NOT TO SCALE)





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
+ Tatva Global School
+ CMR Model High School
+ Montridge School

COLLEGES
+ Mallareddy Inst. of Tech.
+ GRIET College
+ VNRVJIET
+ Mahindra University

HOSPITALS
+ Usha Mullapudi Cardiac Centre
+ Remedy Hospitals
+ Malla Reddy Narayana Hospital

AAKRUTHI

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.

Site Address

AAKRUTHI ARCADIA

Survey No 160, Mettukanigudem, Gajularamaram (V), Quthbullapur (M), Medchal-Malkagiri Dist.

For more details:

+91 9666 44 8222
+91 9666 55 8222

arcadia.aakruthi@gmail.com

www.aakruthiarcadia.com

Architect & Engineers

Sai Aditya
ARCHITECTS & ENGINEERS

#501, Vijaya Sai Residency, Nizampet, Hyderabad - 500 085.

LOANS APPROVED BY ALL MAJOR BANKS AND OTHER FINANCIAL INSTITUTIONS

TS RERA

GHMC

Brand Design CREATIVE ETHICS.COM
Consultant HYDERABAD - +91 90 329 329 53

This brochure is conceptual and has been prepared based on the inputs given by the project architect, this may vary during execution. The promoter reserves the right to change, alter add or delete ay of the specifications mentioned herein based on the site conditions and construction exigencies without prior permission or notice. Project specifications, as in the final agreement, shall be considered binding for the buyer as well as the promoter. External colour schemes and landscape detailing may vary from the illustrations considering site conditions. Interior images and views of the surrounding neighborhood may not represent the actual as these could be digitally enhanced. altered. Furniture shown in the plans s only for the purpose of illustrating a possible layout and does not form a part of the offering or specifications. All interior views do not depict the standard wall and ceiling colours, finishes and also are or part of the offering. Dimensions mentioned in the brochure.