

About APSE Design

Architecture. Experience. Vision.



PEOPLE
SPACES
BETTER LIVING



Mr. Asha Kiran
Founder & Design Principal

25+ YEARS
OF ARCHITECTURAL
EXPERIENCE

With over 25 years of experience in Architecture, Interior Design, Design Development, Construction Documentation and Construction Administration, Mr. Asha Kiran leads APSE Design with a strong team of talented architects, designers and technical professionals. Together, we translate our clients' vision into contemporary, functional and distinctive spaces.

His experience spans large-scale master planning, commercial developments, hospitality, interiors and bespoke residential architecture. As part of the founding team of Fountainhead Design Pvt. Ltd., he played a key leadership role in major projects, guiding teams, driving design excellence and contributing significantly to their successful execution and delivery. This experience laid the foundation for his approach to creating distinguished architectural and interior environments.

Mr. Asha Kiran's experience also includes major projects such as TV5 Corporate Building, Akreya Villas and Adbhutha Villas by Akshita Infra, Ecoscape Heights and Evolve by E11 Homes, Luxora Convention Centre, SRK Vistas and RR Elite Villas, along with other luxury residential projects. His portfolio reflects a diverse understanding of architecture, from large-scale developments and commercial spaces to carefully crafted private residences.

APSE Design works alongside its trusted co-consultants, Naveen Associates for Landscape Design and Zaki & Associates for Structural and MEP services, bringing together specialized expertise to create seamlessly integrated and well-coordinated design solutions.

Our approach is simple; understand the vision, develop the right design strategy and deliver with clarity, creativity and commitment. Today, APSE Design is ready to partner with forward-thinking builders and developers to create distinctive projects that combine strong design, functionality and lasting value.

“
*Designing
spaces for a
better tomorrow.*”



25+ YEARS
Architectural
Experience



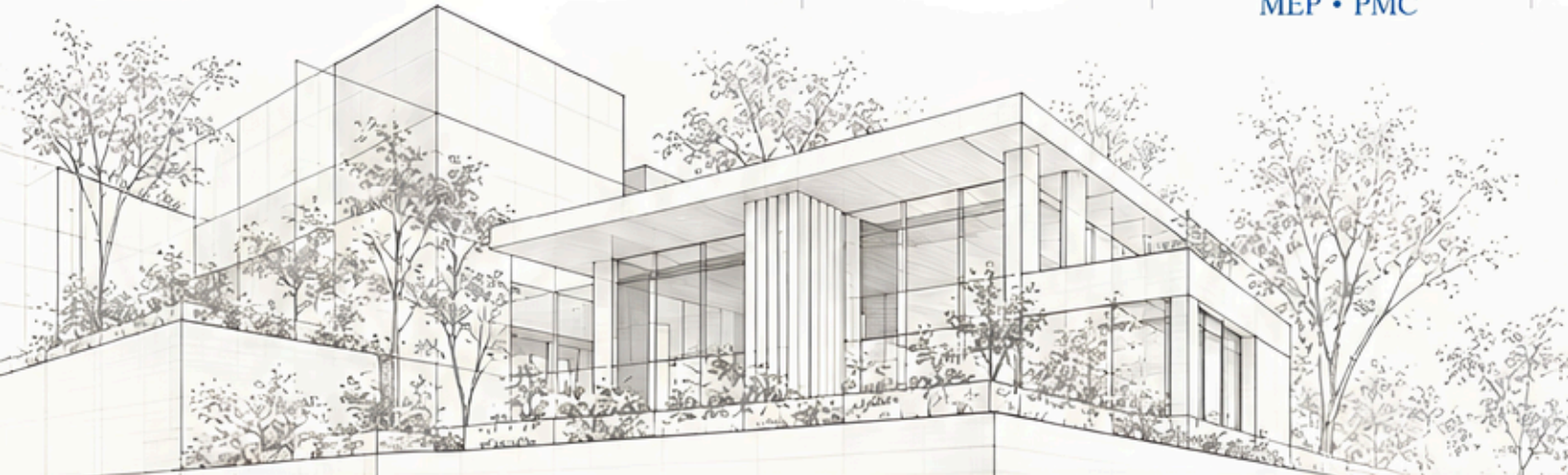
STRONG TEAM
Multidisciplinary
Professionals



END-TO-END
Architecture • Interiors
Landscape • Structural
MEP • PMC



DIVERSE EXPERTISE
Residential • Commercial
Hospitality • Master Planning



BUILDING
MEANINGFUL
SPACES
TOGETHER

Selected Projects

SPACES THAT INSPIRE,
LIVES THAT EVOLVE

APSE
design

Architecture & Interiors

PEOPLE
SPACES
BETTER LIVING



01 | Akreya Villas
Client/Developer: Akshita Infra
📍 Shamirpet, Hyderabad
Type: Luxury Villas



02 | Adbhutha Villas
Client/Developer: Akshita Infra
📍 Isnapur, Hyderabad
Type: Luxury Villas



03 | Ecoscape Heights
Client/Developer: E11 Homes
📍 Kokapet, Hyderabad
Type: Residential Apartments



04 | Evolve
Client/Developer: E11 Homes
📍 Gundlapochampally, Hyderabad
Type: Premium Apartment Development



05 | Luxora Convention Centre
Client/Developer: Mr. Vijay Vardhan Reddy
📍 Shamirpet, Hyderabad
Type: Luxury Convention Centre



06 | Sattva Canalfront Plotting
Client/Developer: Sattva Group
📍 Peddapur, Sangareddy
Type: Premium Plotted Development



07 | SRK Vistas
Client/Developer: Sri Radha Krishna Infra Developers
📍 Vijayawada
Type: Premium Residential Villa Community



08 | RR Elite Villas
Client/Developer: RR Elite Group
📍 Kandlakoya, Hyderabad
Type: Luxury Villa Community



09 | Residential Building
Client: Mr. Adarsh Reddy
📍 Ramachandrapuram, Hyderabad
Type: Luxury Private Residence



10 | Residential Building
Client: Mr. Harish Gupta
📍 Begumpet, Hyderabad
Type: Luxury Private Residence



11 | Residential Building
Client: Mr. Srithin (BalReddy)
📍 Bollaram, Hyderabad
Type: Luxury Private Residence



12 | Residential Building
Client: Mr. Tirupathi Reddy
📍 Darsi, Ongole
Type: Luxury Private Residence

AKREYA VILLAS

by Akshita Infra

A 30-Acre Immersive Green Community

Shamirpet, Hyderabad



30.03 ACRES



Total Site Area

238 VILLAS



Total Units

4 BHK



Villa Configuration

67%



Open Space

4 ACRES



Dedicated Greenery

11,52,258.19 SQ.FT



Total Villa Built-Up Area

MASTER PLAN



AREA STATEMENT

Description	Area	% of Total
Total Site Area	30.03 Ac	100%
Road Area / Internal Roads	8.69 Ac	28.95%
Landscape / Green Area	3.45 Ac	11.52%
Amenities Area	1.55 Ac	4.18%
Total Plot Area for Villas	15.32 Ac	51.02%
Total Villa Built-up Area	11,52,258.19 Sq.ft	-
Total Project Built-up Area	11,99,471.72 Sq.ft	-
Open to Sky Area	8,86,469.16 Sq.ft	67.76%

PROJECT SUMMARY

Designed as an immersive green residential community, Akreya Villas brings together thoughtfully planned homes, generous open spaces and a landscape-led environment. With 67% of the development dedicated to open-to-sky areas and approximately 4 acres of curated greenery, the master plan creates a calm, grounded setting for contemporary villa living.

Adbhutha Villas

by Akshita Infra

A Contemporary Residential Villa Community

Isnapur, Hyderabad



21.05 ACRES	231 VILLAS	4 BHK	60%	4 BHK VILLAS
				
Total Site Area	Total Units	Villa Configuration	Dedicated Greenery	Residential Villas

MASTER PLAN



AREA STATEMENT

Description	Required	Achieved
Total Layout Area	1,01,910.71 sq.yd (21.05 acres)	1,01,910.71 sq.yd (21.05 acres)
Open Space	10,191.07 sq.yd 10.00%	10,279.73 sq.yd 10.08%
Road Area	—	37,853.81 sq.yd 37.14%
Amenities	3,057.32 sq.yd 3.00%	3,109.46 sq.yd 3.05%
Utility Area	1,019.10 sq.yd 1.00%	1,024.63 sq.yd 1.00%
Plotted Area	—	49,311.06 sq.yd 48.38%
TOTAL	—	99.65%

Plot Size	No's	%
200.00 SQ YD PLOTS	151	65.36%
238.86 SQ YD PLOTS	80	34.63%
TOTAL NO OF PLOTS	231	100%

PROJECT SUMMARY

Adbhutha Villas is a thoughtfully planned residential villa community in Isnapur, Hyderabad, comprising 231 four-bedroom villas within a 21.05-acre development. With 60% dedicated to open spaces and greenery, the project is planned around a balanced relationship between homes, landscape and internal community spaces.

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#1-98/9/3/47, Plot No 15 & 16, Triveni Building, 4th Floor,
Capital Park Road, Silicon Valley, Madhapur, Hyderabad, Telangana 500081



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VIEW COMPLETE INFO →

ECOSCAPE HEIGHTS

by E11 Homes

A 46-Floor Vertical Wellness Landmark

Gundlapochampally, Hyderabad

Where nature rises with you.

Sky gardens.
Cleaner air.
A healthier, brighter tomorrow.

PEOPLE
NATURE
COMMUNITY
A BRIGHTER
TOMORROW

A HEALTHIER
TOMORROW
BEGINS HERE



3.91 ACRES
Total Site Area



46 FLOORS
Tower Height



SKY GARDENS
Wellness Living



ERV SYSTEM
Fresh Air

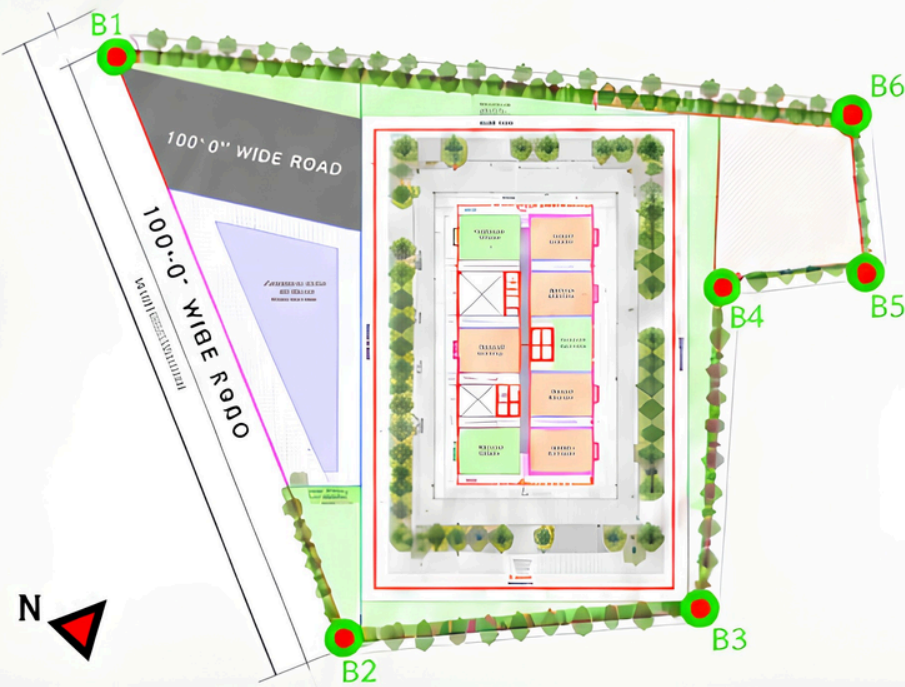


ALKALINE WATER
Healthy Living



8,06,868.05 SQ.FT
Total Built-Up Area

SITE LAYOUT



PROJECT STATEMENT

Description	Details
Location	Gundlapochampally, Hyderabad
Total Site Area	170,391 Sq.ft / 18,932 Sq.yds / 15,829 Sq.m / 3.91 Acres
No. of Floors	46 Floors
Configuration	1 Cellar + Stilt + 1 Floor (Club House) + 39 Floors (Residential)
Built-Up Area for 39 Floors	6,18,119.97 Sq.ft
Cellar + Stilt Floor	1,65,521.6 Sq.ft
Club House	23,226.48 Sq.ft
Total Built-Up Area	8,06,868.05 Sq.ft

PROJECT SUMMARY

At Ecoscape, wellness is the cornerstone where vertical sophistication meets curated sky gardens to shape a landmark residential address. Designed as a future-ready high-rise, the project blends restorative design, fresh-air engineering and contemporary urban living. With its 46-floor profile, landscaped sky gardens, ERV fresh-air system and alkaline water readiness, Ecoscape Heights offers a refined lifestyle experience in Gundlapochampally, Hyderabad.

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Evolve

Crafting A New Standard In Living

APSE
design
Architecture & Interiors

E11
HOMES

At Evolve, modern living is the main idea. We've combined strong construction with great design to build a quiet, private space that feels truly high-end. Every home offers a great view and uses smart layouts and simple shapes to make sure your daily life feels special, not just a routine.

Gundlapochampalli, Hyderabad

MODERN
SPACES
BETTER
LIVING



0.99 ACRES
Total Site Area



86 UNITS
(2, 2.5 and 3 BHK)



2C + G + 8
Building Configuration



PREMIUM LIVING
Thoughtful Design



VIBRANT COMMUNITY
A Better Tomorrow

MASTER LAYOUT



PROJECT SUMMARY

Location	Gundlapochampalli, Hyderabad
Total Site Area	43,362sq.ft / 4818 sq.yds / 4,028.46 sq.m / 0.99 acres
No. of Floors	2C + G + 8
No. of Units	86 units (2, 2.5 and 3 BHK)



Landscaped
Open Spaces



Lifestyle
Amenities



Secure
Community



Spacious
Parking



Thoughtful
Design



Modern
Urban Living

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9.36 ACRES	2 HALLS	900 SEATS	2.04 ACRES	7.31 ACRES
Total Site Area	Banquet Halls	Seating Capacity / Hall	Built-Up Area	Landscape Area

MASTER PLAN



AREA STATEMENT
SITE AREA : 9.36 ACRES (or) 407771.38 SQ.FT (or) 45,307.93 SQ.YD
BUILT UP AREA: 68995.10 SQ.FT (or) 2.04 ACRES (or) 9,888.34 SQ.YD
LANDSCAPE, PATHWAYS LAWN, PARKING : 3,18,776.27 SQ.FT (or) 7.31 ACRES (or) 35,419.58 SQ.YD

AREA STATEMENT
BLOCK-A : 31164.10 SQ.FT (or) 0.71 ACRES (or)3,462.67 SQ.YD
BLOCK-A (MEZZANINE FLOOR): 6650.04 SQ.FT (or) 0.15 ACRES(or)739.79 SQ.YD
BLOCK-B: 32725.00 SQ.FT (or)0.75 ACRES (or)3,656.11 SQ.YD
BLOCK-B (MEZZANINE FLOOR): 5783.33 SQ.FT (or) 0.13 ACRES(or)637.99 SQ.YD
BLOCK-C: 29985.10 SQ.FT (or) 0.55 ACRES (or)2,665.01 SQ.YD

BLOCK-C BUILT UP AREA STATEMENT
1ST SLAB - 23985.10 SQFT
2ND SLAB - 23985.10 SQFT
3RD SLAB - 23985.10 SQFT
4TH SLAB - 17343.19 SQFT
TOTAL - 89,298.49 SQFT



PROJECT SUMMARY

Location	: Shamirpet, Hyderabad
Total Site Area	: 9.36 Acres / 45,307.93 Sq.Yds
Specifications	: Two Banquet Halls, each with a seating capacity of 900.

Luxora is a contemporary convention centre designed as a premium destination for large-scale celebrations, gatherings and events. The development spans 9.36 acres and brings together two banquet halls, each accommodating up to 900 guests, within a carefully planned landscape and arrival experience.

SATTVA CANALFRONT PLOTTING

Concept Master Planning & Landscape Vision



Living Along Nature's Edge

Peddapur, Sangareddy, Telangana

More
Green Spaces.
Brighter
Tomorrows.

A plotted community
for a better way of life.

NATURE
PEOPLE
COMMUNITY
A BRIGHTER
TOMORROW



105.72 ACRES
Total Layout Area



2,83,036.29 SQ.YD
Achieved Plotted Area



57.20%
Plot + Commercial Area



60 FT
Main Road



40 FT
Internal Roads



NH-65
Highway Frontage

MASTER LAYOUT



PROJECT OVERVIEW

Parameter	Details
Location	Peddapur, Sangareddy, Telangana
Concept	Nature-integrated plotted villa community
Total Layout Area	105.72 Acres
Achieved Plotted Area	2,83,036.29 Sq.yd
Main Road	60 ft
Internal Roads	40 ft
Plot Axis Road	30 ft (one-side plot axis road)
Highway Access	Direct access to NH-65 (Hyderabad-Mumbai Highway)
Commercial Edge	Commercial connected with NH Highway
Planning Note	Club house directly connected to the 60 ft main road

PROJECT SUMMARY

Sattva Canalfront Plotting is envisioned as a serene, nature-integrated plotted community where families enjoy a balanced lifestyle amidst landscaped open spaces, water features, and pedestrian-friendly environments. The masterplan prioritizes green corridors, canalfront experiences, and a clear road hierarchy, while leveraging direct NH-65 access, surrounding agricultural character, existing vegetation, and scenic waterfront views to shape a premium villa community in Peddapur, Sangareddy.



Nature Living



Canalfront Experience



Premium Villa Community



Schools Nearby



Rail Connectivity



Airport Access

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SRK VISTAS

by Sri Radha Krishna Infra Developers



A 2-Acre Residential Villa Community

Vijayawada



2.10 ACRES
Total Site Area



10,169.67 SQ.YDS
Site Extent



29 VILLAS
Total Units



4 BHK
Villa Configuration



40% GREENERY
Open Space



EAST & WEST
Facing Villas

MASTER LAYOUT



PROJECT SUMMARY

Location	Vijayawada
Total Site Area	2.10 Acres / 10,169.67 Sq.Yds
Open Space	40% Dedicated Greenery
Total Units	29 Villas
Villa Configuration	4 BHK
Facing Options	East & West Facing Villas
Developer / Client	Sri Radha Krishna Infra Developers

PROJECT DESCRIPTION

SRK Vistas is a thoughtfully planned residential villa community in Vijayawada, designed to combine modern family living with open green spaces and contemporary architecture. Spread across 2.10 acres with 29 premium 4 BHK villas, the project offers a balanced neighborhood setting with 40% dedicated greenery, east and west facing villas, and a carefully organized master layout. Developed by SRK Radha Krishna Infra Developers, SRK Vistas presents an elegant, future-ready lifestyle experience.

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RESIDENTIAL BUILDING

A Residence by Adarsh Reddy

Ramachandrapuran, Hyderabad

A HOME
FOR GENERATIONS



10,946 SQ.FT



Plot Area

12,869 SQ.FT



Total Slab Area

G + 3



Residential Configuration

10,000 L



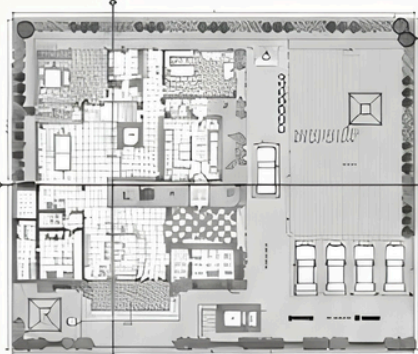
Water Capacity

3 GENERATIONS



Family Residence

ARCHITECTURAL DRAWINGS



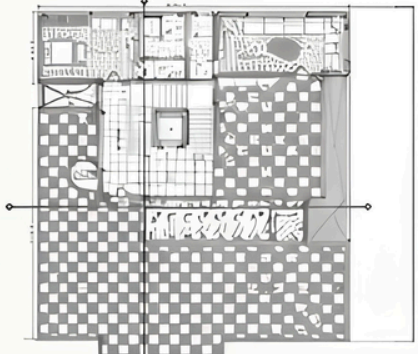
GROUND FLOOR



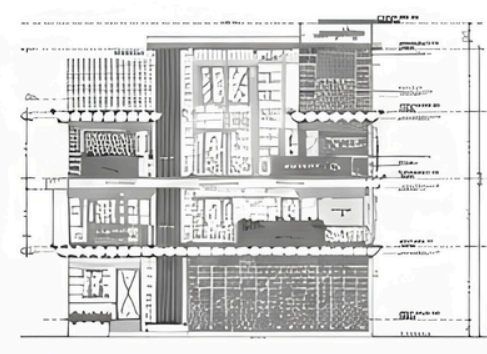
FIRST FLOOR



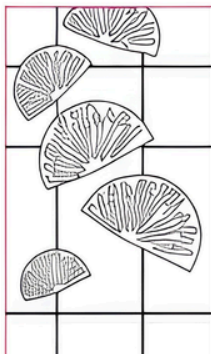
SECOND FLOOR



THIRD FLOOR



FRONT ELEVATION



FACADE DETAIL

PROJECT SUMMARY

Location	: Ramachandrapuran, Hyderabad
Client	: Adarsh Reddy
Plot Area	: 10,946.19 Sq.Ft (1,016.934 Sq.Mts / 1,216.24 Sq.Yds)
Total Slab Area	: 12,869 Sq.Ft
Configuration	: G+3 Storied Residence
Water Capacity	: 10,000 Litres (Domestic Use – 7,100 L Drinking Water – 2,900 L)

A contemporary family residence designed for three generations, with each floor thoughtfully planned around the individual needs and design preferences of the family. The residence combines generous living spaces, private family zones, landscaped terraces and a modern architectural expression to create a cohesive home that balances individuality with togetherness.

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RESIDENTIAL BUILDING

A Residence by Harish Gupta

Begumpet, Hyderabad



5,000 SQ.FT



Plot Area

G + 3



Residential Configuration

5 FLOORS



(Incl. Terrace)



Vastu Compliant Design

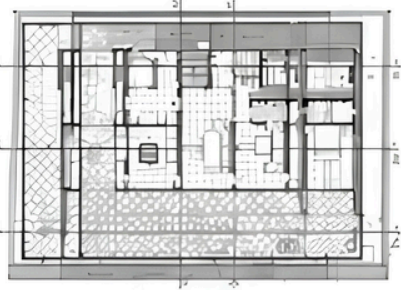


Complete Design
(Architecture, Landscape,
Structural & MEP)

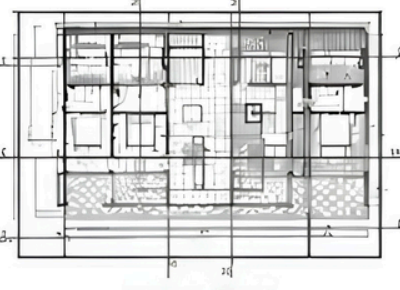
ARCHITECTURAL DRAWINGS



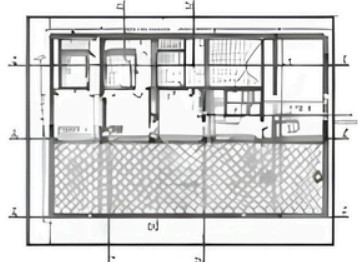
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR



FRONT ELEVATION



SIDE ELEVATION

PROJECT SUMMARY

Location	: Begumpet, Hyderabad
Client	: Harish Gupta
Plot Area	: 5,000 Sq.Ft
Configuration	: G+3 Storied Residence
Floors	: 5 Floors (Incl. Terrace)
Design Scope	: Architecture, Landscape, Structural & MEP

A 5,000 sq.ft. G+3 residence in Begumpet, Hyderabad, designed as a seamless fusion of classical elegance and contemporary living. The project integrates Vastu principles across the architecture and interiors, with thoughtful spatial planning, refined detailing and a cohesive material palette.

APSE Design delivered architectural, landscape, structural and MEP design, complemented by interiors that balance timeless character with modern comfort.



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RESIDENTIAL BUILDING

A Residence by Srithin (BalReddy)

Bollaram, Hyderabad



16,976 SQ.FT



Total Built-Up Area

G + 3



Residential Configuration

4 FLOORS



Built Floors



Vastu
Compliant Design

30M



Road Width

ARCHITECTURAL DRAWINGS



GROUND FLOOR



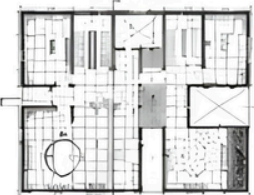
FIRST FLOOR



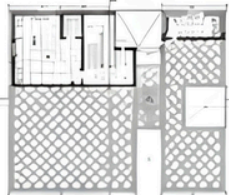
SECOND FLOOR



SITE / LANDSCAPE PLAN



THIRD FLOOR



TERRACE FLOOR



FRONT ELEVATION



SIDE ELEVATION

AS PER GO: 162	PLANNED NO OF FLOORS:
ROAD WIDTH: 30M	15M (4 FLOORS)
NO. OF FLOORS:	PROVIDED SETBACKS:
STILT + 2 CELLAR FLOOR	FRONT (SOUTH) : 3.05 M
SETBACKS:	REAR (NORTH) : 5.01 M
FRONT : 6.0 M	SIDE 1 (EAST) : 29.96 M
REAR : 5.0 M	SIDE 2 (WEST) : 3.05 M
SIDE 1 : 5.0 M	
SIDE 2 : 5.0 M	
GROUND FLOOR BUILT UP AREA : 5,178.00 SQ.FT	
FIRST FLOOR BUILT UP AREA : 4,166.00 SQ.FT	
SECOND FLOOR BUILT UP AREA : 4,068.00 SQ.FT	
THIRD FLOOR BUILT UP AREA : 3,364.00 SQ.FT	
TOTAL BUILT UP AREA : 16,976.00 SQ.FT	
PORTICO AREA : 1,023.00 SQ.FT	
SOUTH SIDE BALCONY AREA : 980.00 SQ.FT	
TOTAL AREA : 11,121.00 SQ.FT	

PROJECT SUMMARY

Location	: Bollaram, Hyderabad
Client	: Srithin (BalReddy)
Plot Area	: 16,976 Sq.Ft
Configuration	: G+3 Storied Residence
Floors	: 4 Floors
Design Scope	: Architecture, Landscape, Structural & MEP

A contemporary G+3 residence in Bollaram, Hyderabad, designed around modern family living with generous spaces for everyday comfort, entertaining and professional work. The brief called for a modern home with comprehensive amenities, a dedicated individual office space, and a large open area in front of the residence for small gatherings.

A key design requirement was strict adherence to Vastu principles, incorporated into the planning and architectural design while maintaining a contemporary visual identity. The residence combines clean white volumes, warm exposed-brick surfaces, expansive glazing, terraces and landscaped outdoor spaces, while the interiors continue the same refined modern language through spacious living areas, layered lighting and elegant detailing.

APSE Design was initially engaged for architectural services and subsequently delivered architectural, structural, landscaping and MEP design.



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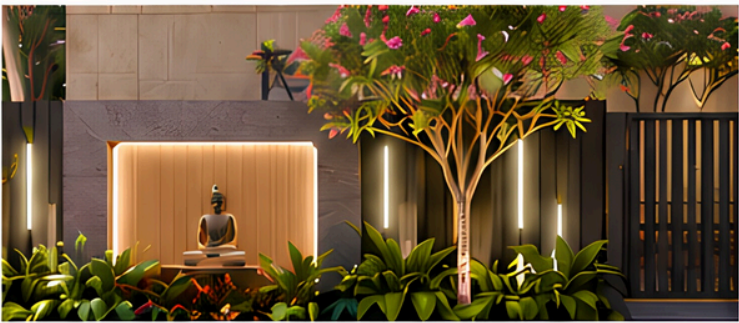
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RESIDENTIAL BUILDING

A Residence by Tirupathi Reddy

Darsi, Ongole



6,600 SQ.FT



Plot Area

7,886 SQ.FT



Total Slab Area

STILT + 3



Residential Configuration

3 FLOORS



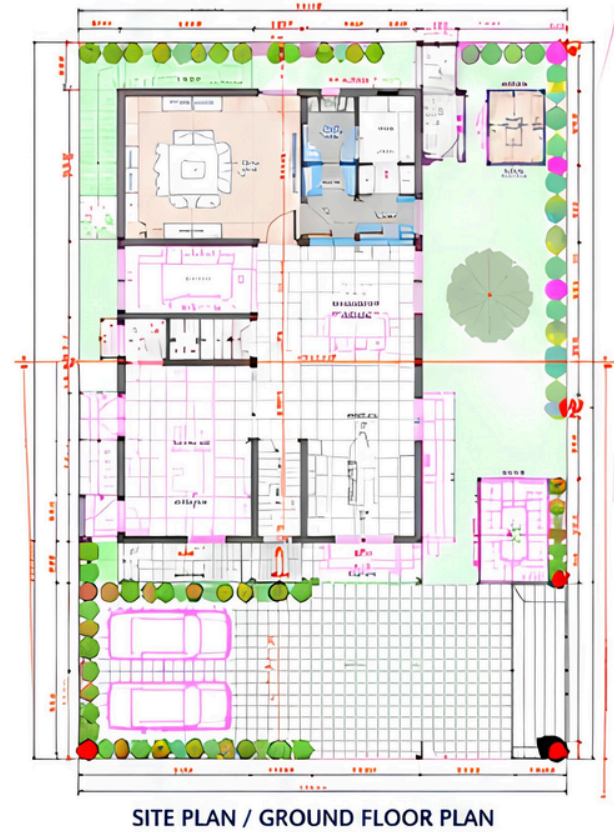
Built Floors

10M



Road Width

ARCHITECTURAL DRAWINGS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

AS PER GC: 119
ROAD WIDTH: 10M
NO OF FLOORS:
STILT+15M PERMISSIBLE
SETBACKS:
FRONT : 3.0 M
REAR : 3.5 M
SIDE 1 : 3.5 M
SIDE 2 : 3.5 M

PLANNED NO OF FLOORS:
STILT+15M (3 FLOORS)
PROVIDED SETBACKS:
FRONT (EAST) : 8.67 M
REAR (WEST) : 1.83 M
SIDE 1 (NORTH) : 3.71 M
SIDE 2 (SOUTH) : 1.83 M

AREA STATEMENT:

PLOT AREA: 6600.00 SQ.FT (OR) 733.33 SQ.YD (OR) 613.38 SQ.MTS

SLAB AREAS

GROUND FLOOR SLAB AREA : 3,055.54 Sq.ft
FIRST FLOOR SLAB AREA : 3,359.16 Sq.ft
SECOND FLOOR SLAB AREA : 1,498.92 Sq.ft
TOTAL SLAB AREA : 7,886.13 Sq.ft

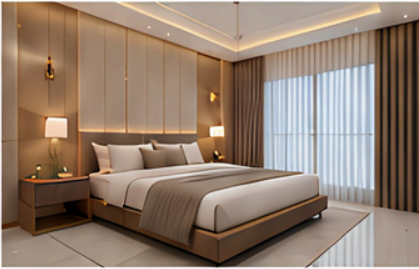
PROJECT SUMMARY

A contemporary residential building in Darsi, Ongole, designed for Mr. Tirupathi Reddy, with a focus on elegant modern living, functional spaces and a harmonious connection with nature.

The residence is planned on a 6,600 sq.ft. plot with a Stilt + 3 floor configuration, offering a total slab area of 7,886.13 sq.ft. The design features clean architectural lines, warm material palettes, spacious terraces and thoughtfully landscaped outdoor areas, creating a serene and sophisticated living environment.

Careful attention has been given to site planning, natural light, ventilation and privacy, resulting in a home that is both contemporary and timeless.

APSE Design delivered architectural design services for this project, bringing together aesthetics, functionality and detail in every element.



APSE Design

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PARTNERSHIPS
THAT BUILD
A BRIGHTER TOMORROW

Our Prestigious Clients

TRUSTED BY VISIONARIES
BUILT ON RELATIONSHIPS



PEOPLE
SPACES
BETTER LIVING



COLLABORATING
FOR STRONGER
SPACES