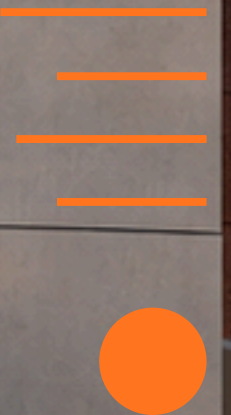


# Adbhutha Villas

 APSE  
design  
Architecture & Interiors

*231 Residential Villa project by Akshita Infra*



## About

**Akshita Infra Projects** stands as a trusted name in the real estate sector, known for its reliability, quality, and commitment to excellence across Telangana. It is one of the leading real estate companies in Hyderabad, they bring over a decade of rich experience and industry expertise.

They are specialized in offering a wide range of properties, including open plots, apartments, and residential villa plots, all strategically located in prime areas in and around Hyderabad. Every project they undertake is thoughtfully planned and meticulously executed, ensuring no compromise on quality, precision, or attention to detail.

Their consistent track record of successfully delivering premium real estate projects reflects our dedication to customer satisfaction and long-term value creation.

At Akshita Infra Projects, we don't just build properties - we build trust, lasting relationships, and better living experiences.

# Project Summary

**Location:** *Isnapur, Hyderabad*

**Total Site Area:** *21.05 acres /101910.71 sq. yds*

**Open Space:** *60% dedicated greenery*

**Total Units:** *231 Villas (4 BHK)*

## Team

Architecture & Design

by



Structural & MEP

by



Landscape Design

by



E-Code Landscape Architects Akshita Infra Projects

Developer/  
Client

Client



**TOTAL LAYOUT AREA:** 9,20,636.56 square ft. (OR) 1,02,292.95 sqyd (OR) 21.13 ACRES

**NALA BUFFER AREA:** 3440.16 sq ft. (OR) 382.24 Sqyd (OR) 0.07 ACRES

LAYOUT NET AREA : 1,02,292.95 Sqyd - 382.24 sqyd = **1,01,910.71 Sqyd OR 21.03**

TOTAL LAY OUT AREA	1,01,910.71 sqyd   21.05 acres				
	REQUIRED		ACHIEVED		
OPEN SPACE	10,191.07 sqyd	10.0%	10,279.73 sqyd	2.12ac	10.08%
ROAD AREA	—	—	37,853.81sqyd	7.82 ac	37.14%
AMENITIES	3,057.32 sqyd	3.00%	3,109.46 sqyd	0.64ac	3.05%
UTILITY AREA	1,019.10 sqyd	1.00%	1,024.63 sqyd	0.21ac	1.00%
PLOTTED AREA	—	—	49,311.06 qyd	10.18ac	48.38%
			<b>TOTAL-99.65%</b>		
			<b>0.35 % WASTAGE DUE TO ODD SHAPE</b>		

RESIDENTIAL PLOTS	PLOT SIZE	NO'S	%
200.00 SQ YD PLOTS	36'-0" x 50'-0"	151 NO'S	65.36%
238.86 SQ YD PLOTS	43'-0" x 50'-0"	80 NO'S	34.63%
TOTAL NO OF PLOTS		<b>231NO'S</b>	

**OVERALL OPEN SPACES**

- UTILITY
- OPEN SPACES
- CLUB HOUSE



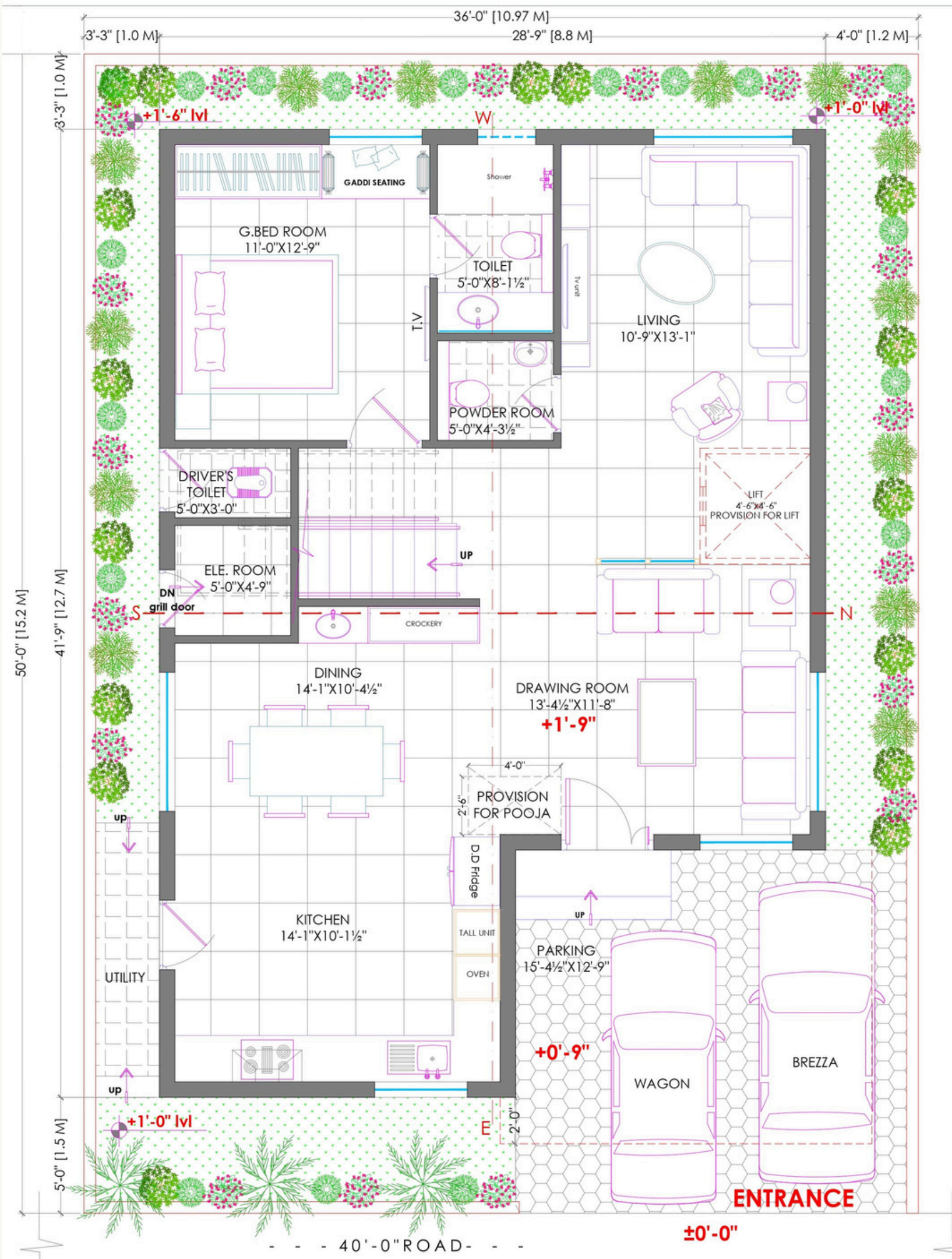
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# East Villas

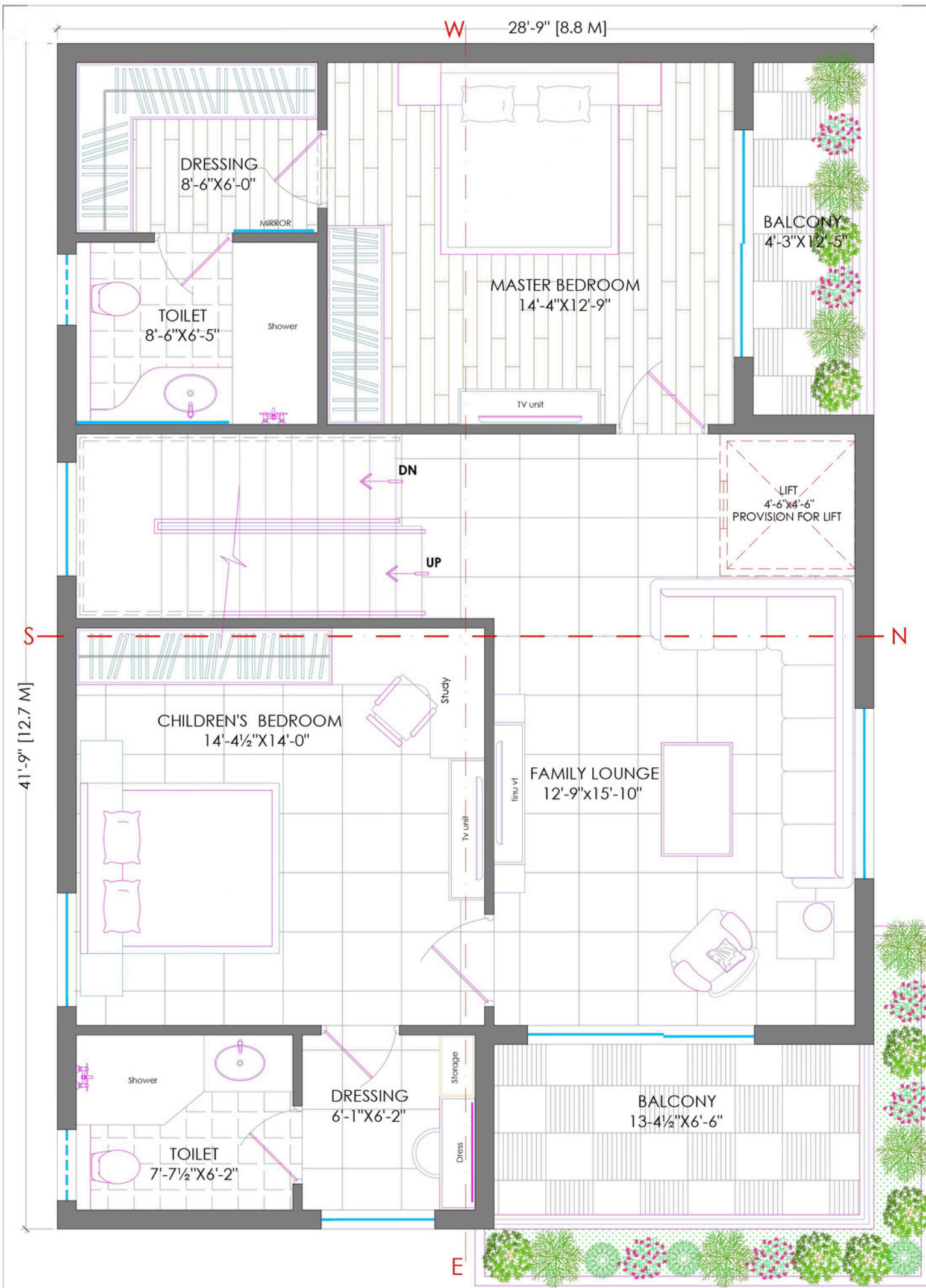


# Ground Floor



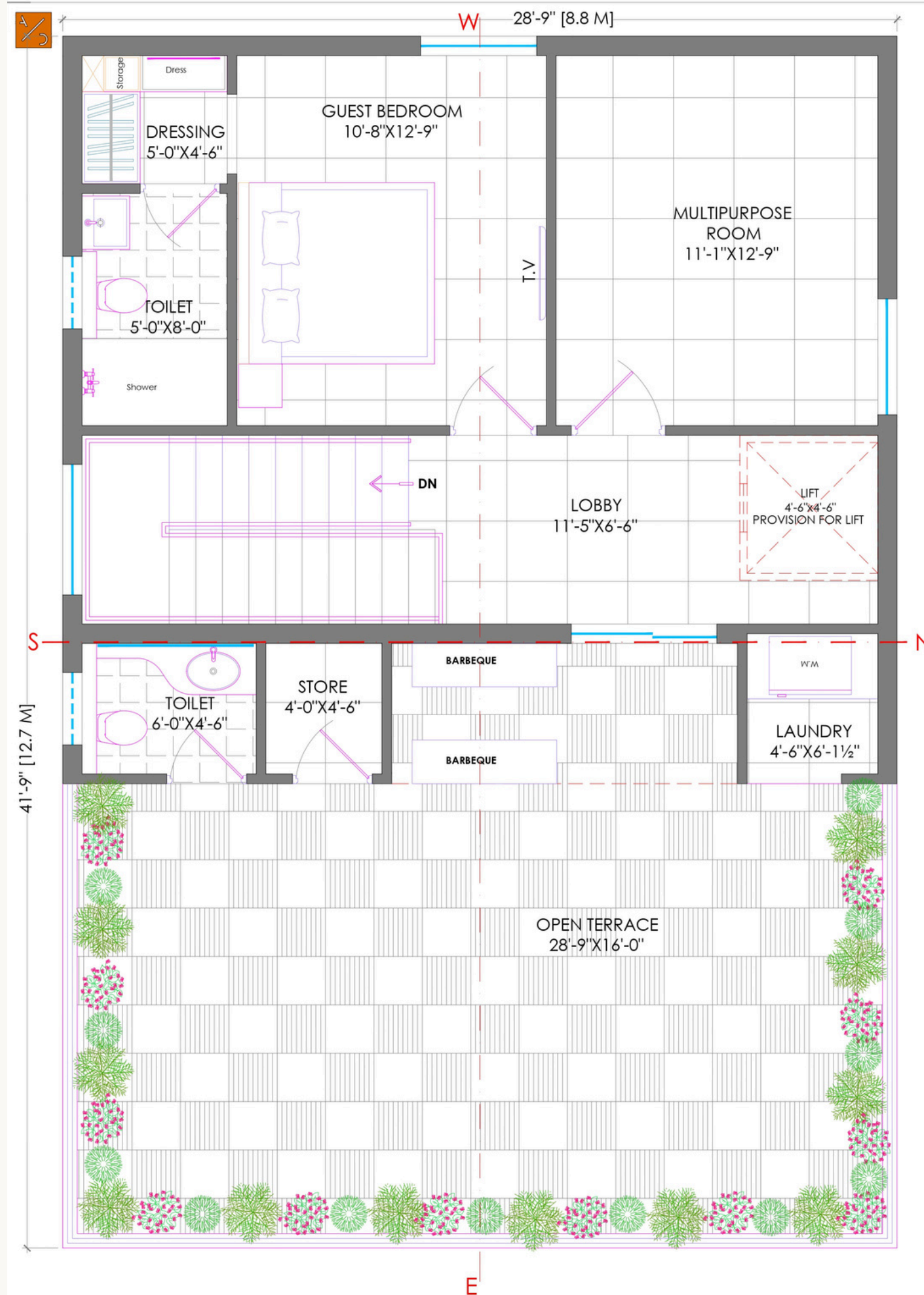
East facing villas - 200 sq. yds.

# First Floor



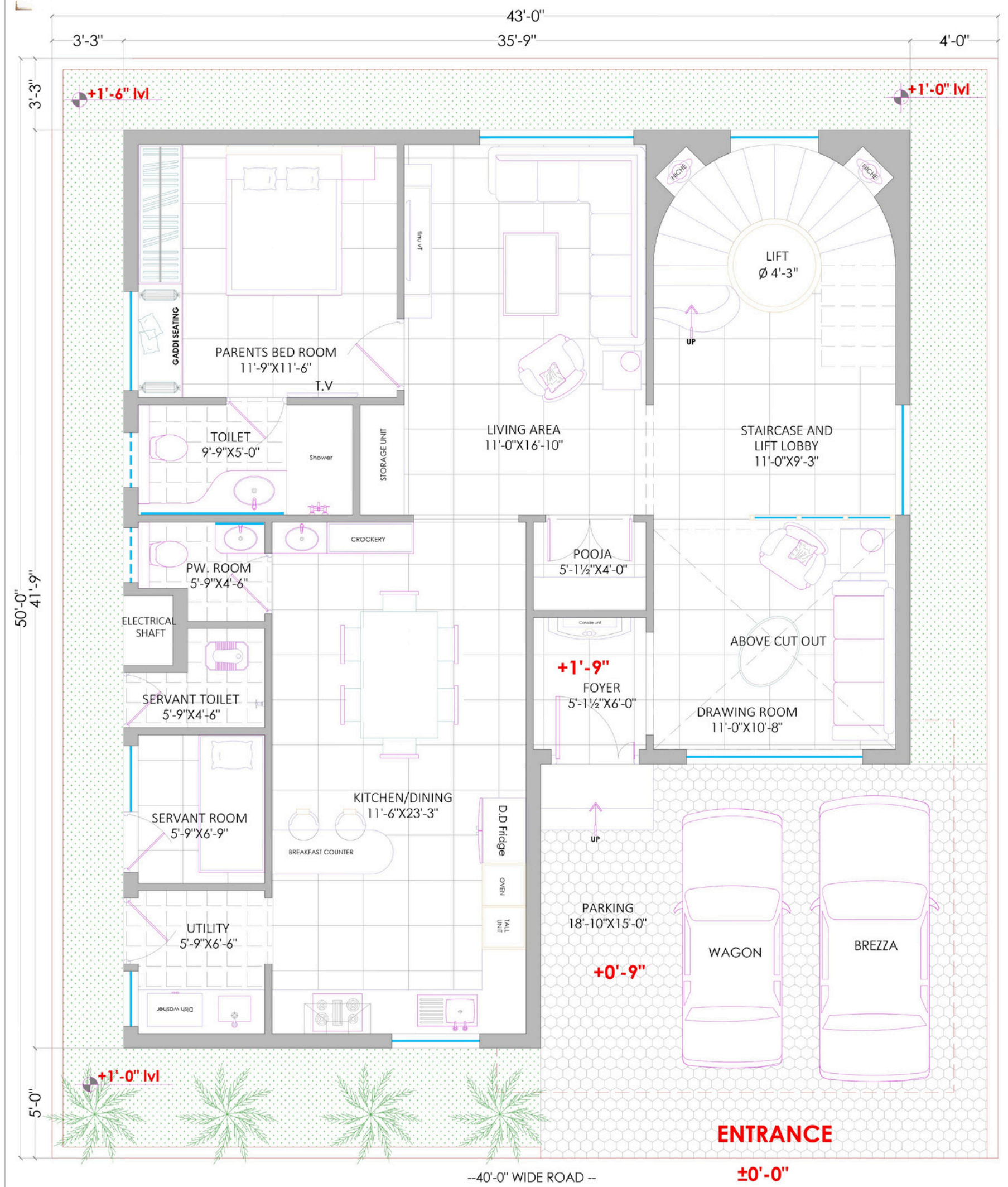
East facing villas - 200 sq. yds.

# Second Floor



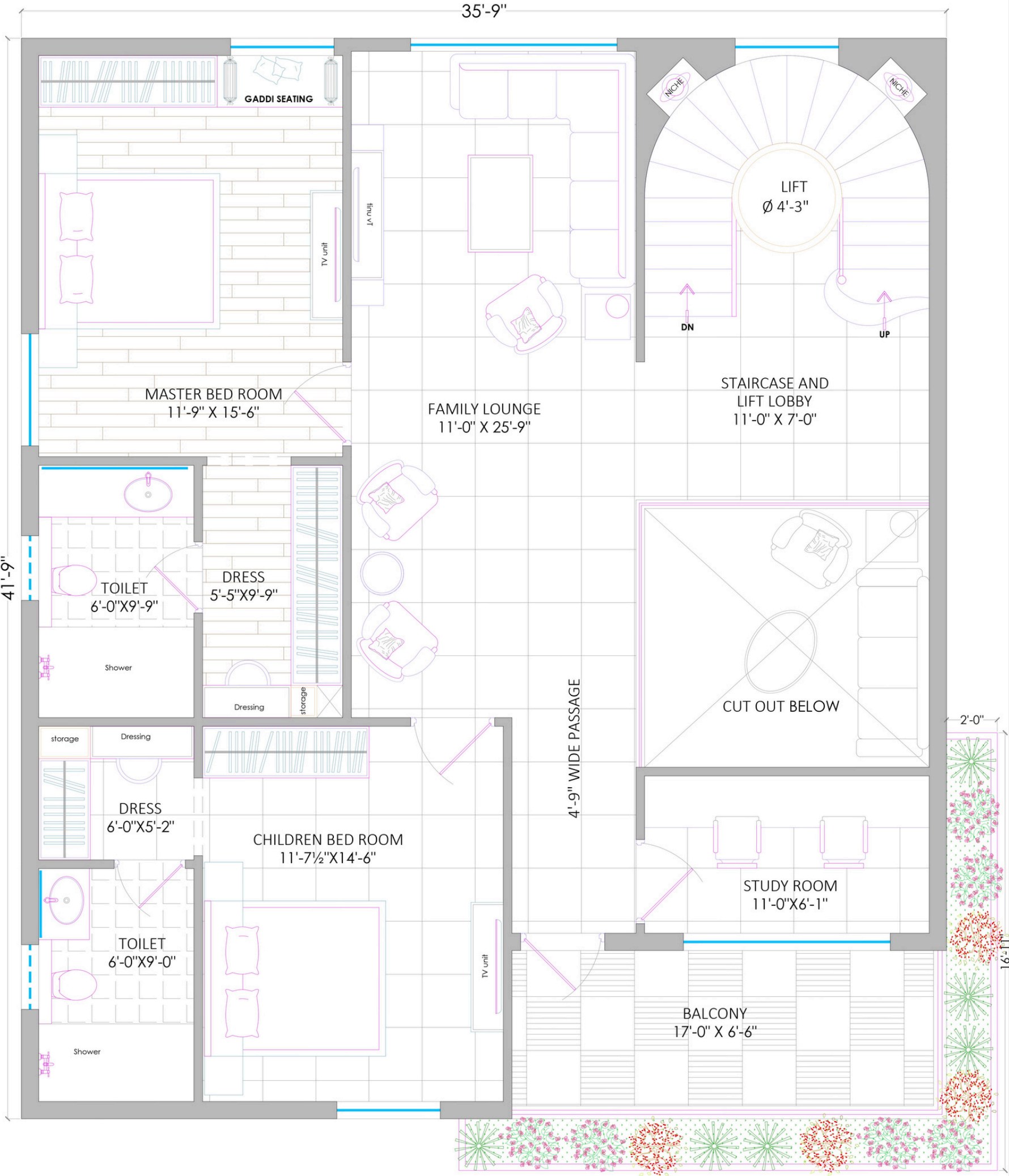
East facing villas - 200 sq. yds.

# Ground Floor



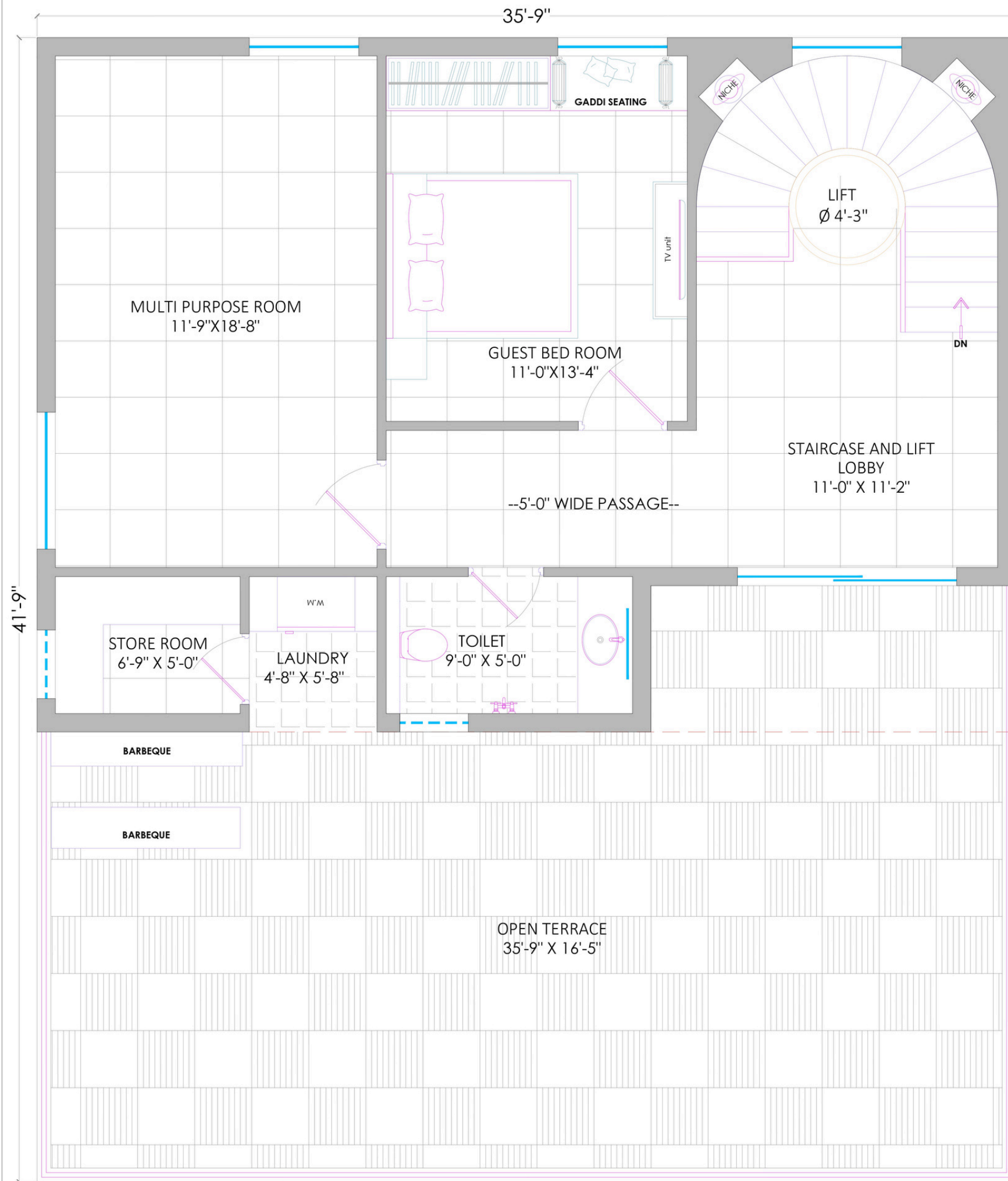
East facing villas - 238 sq. yds.

# First Floor



East facing villas - 238 sq. yds.

# Second Floor



East facing villas - 238 sq. yds.





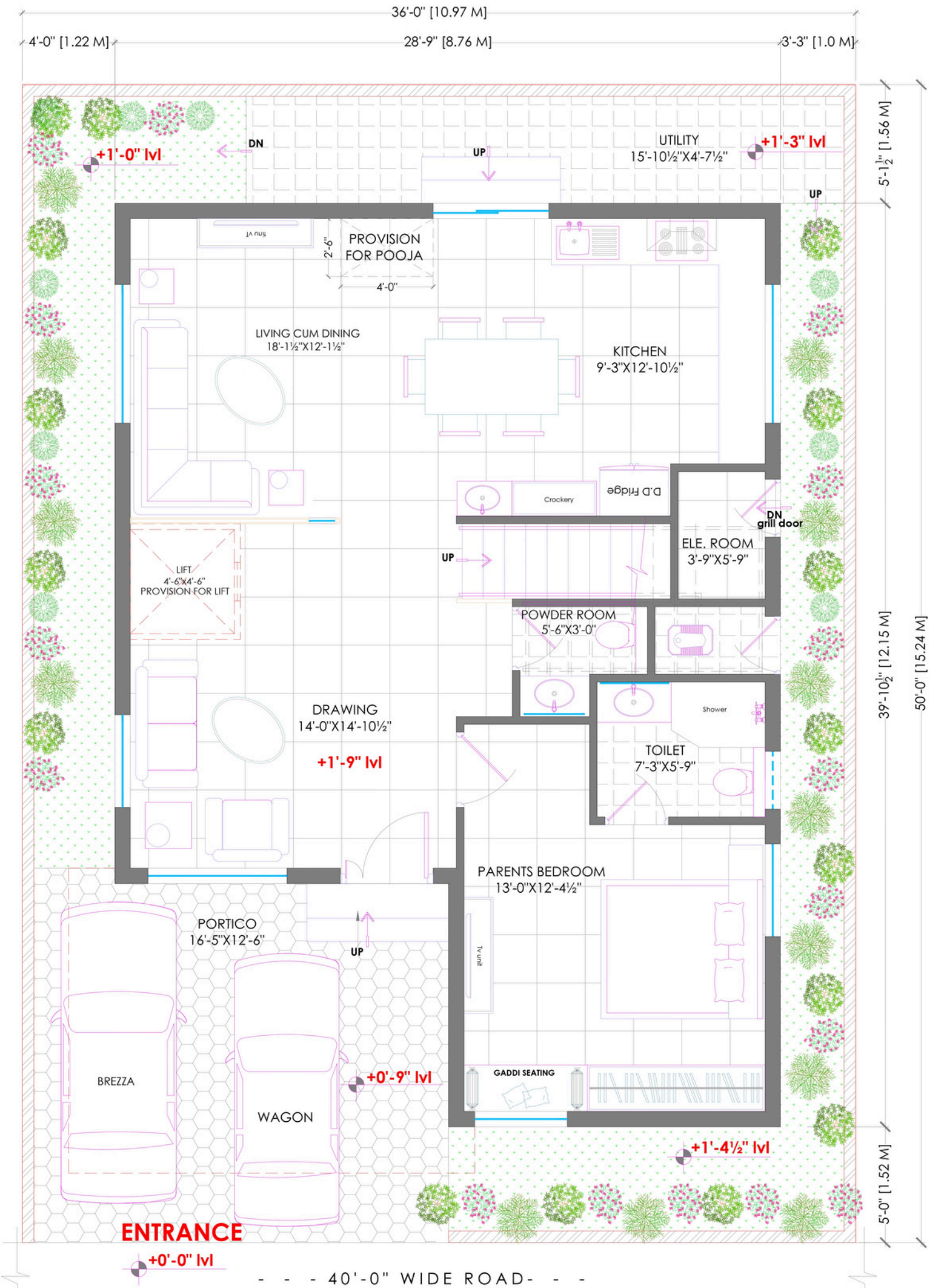




# West Villas

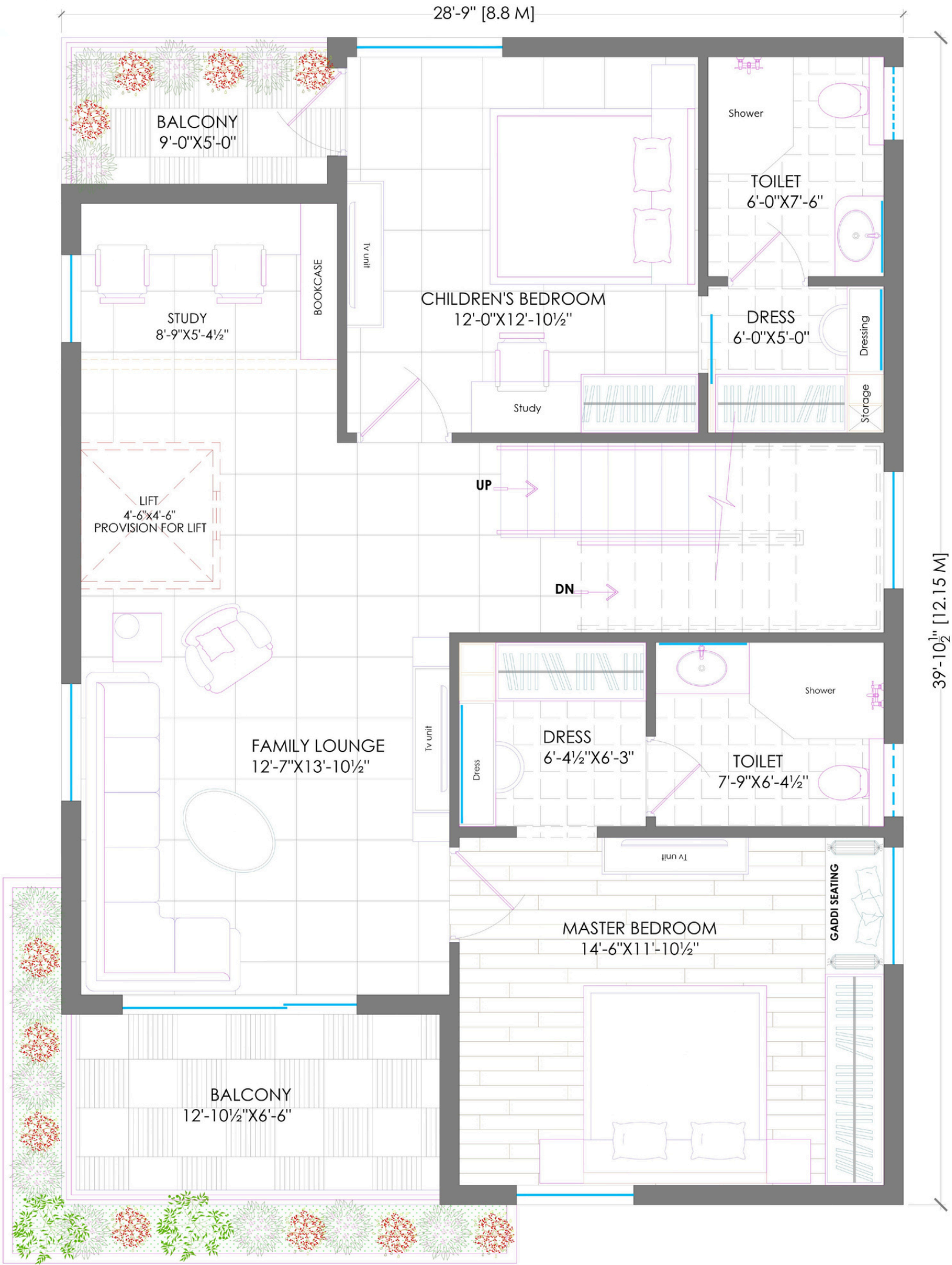


# Ground Floor



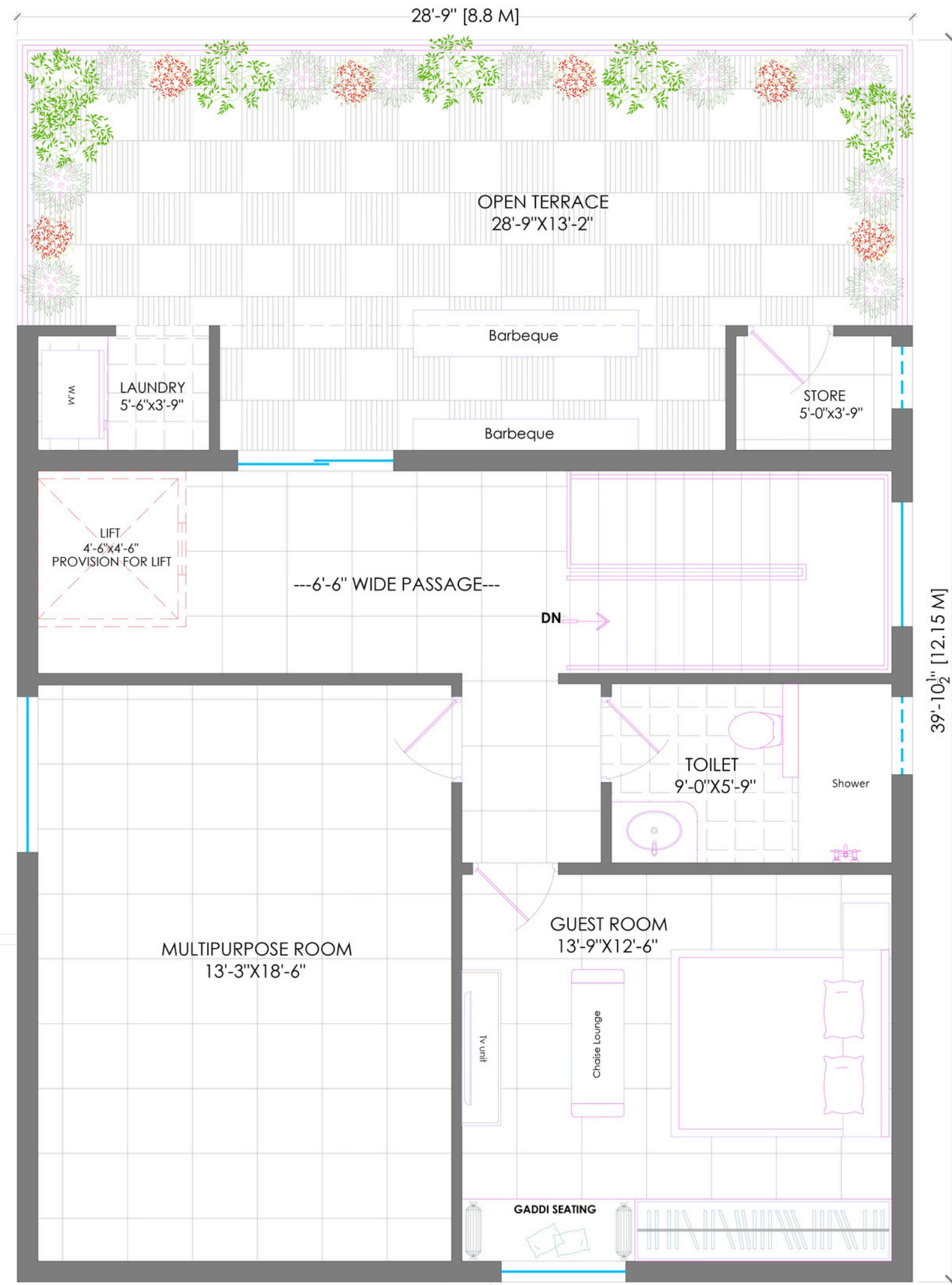
West facing villas - 200 sq. yds.

# First Floor



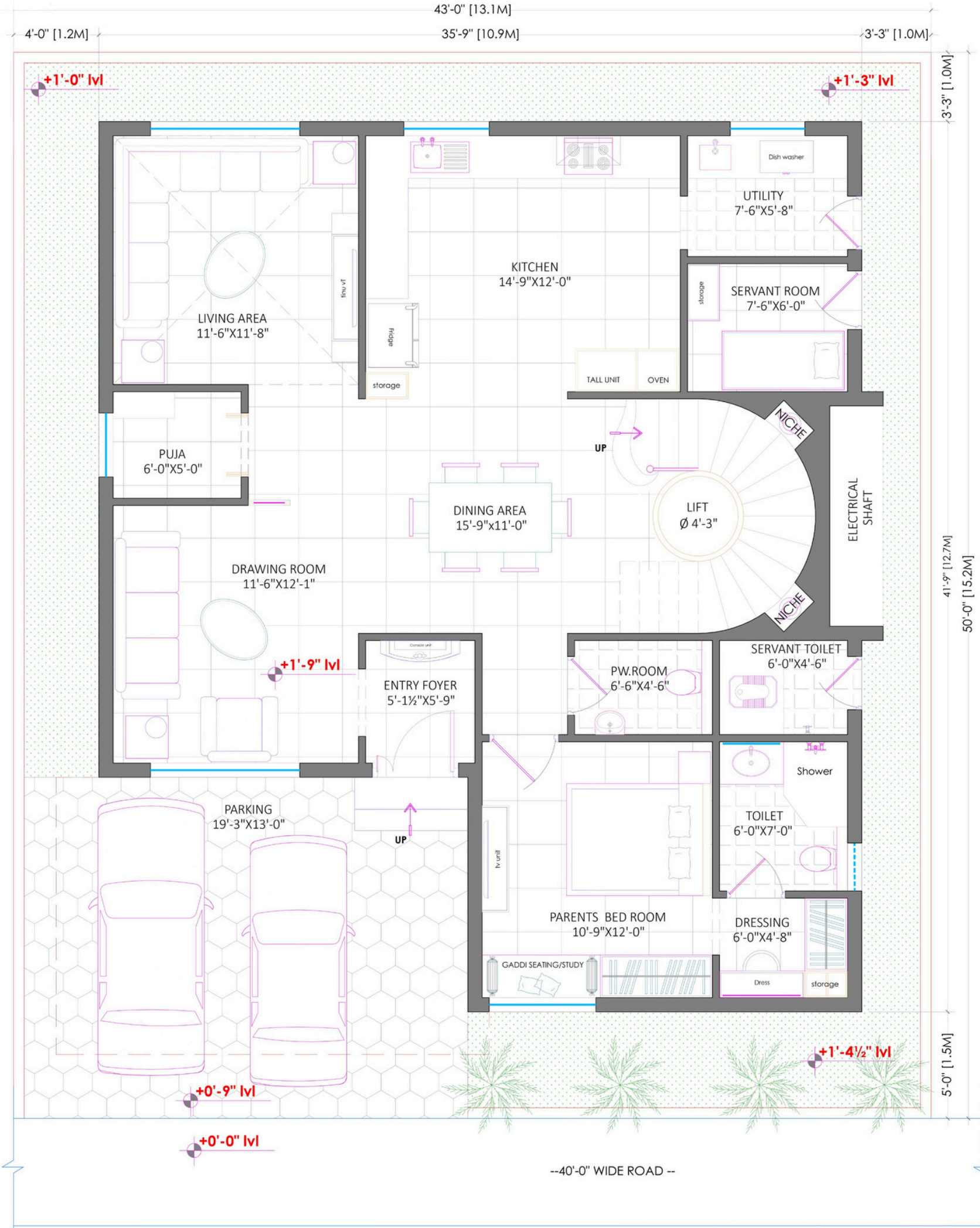
West facing villas - 200 sq. yds.

# Second Floor



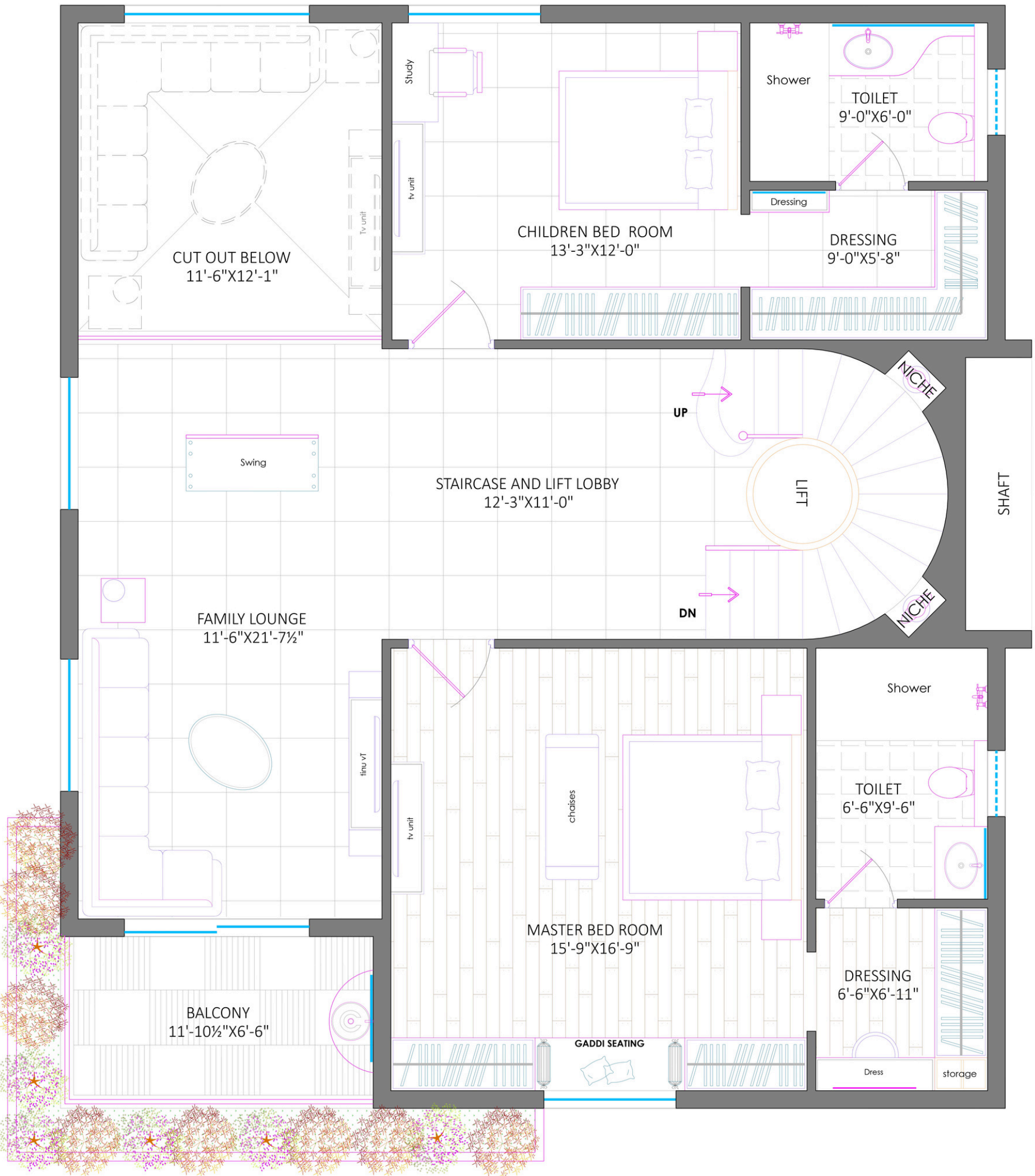
West facing villas - 200 sq. yds.

# Ground Floor



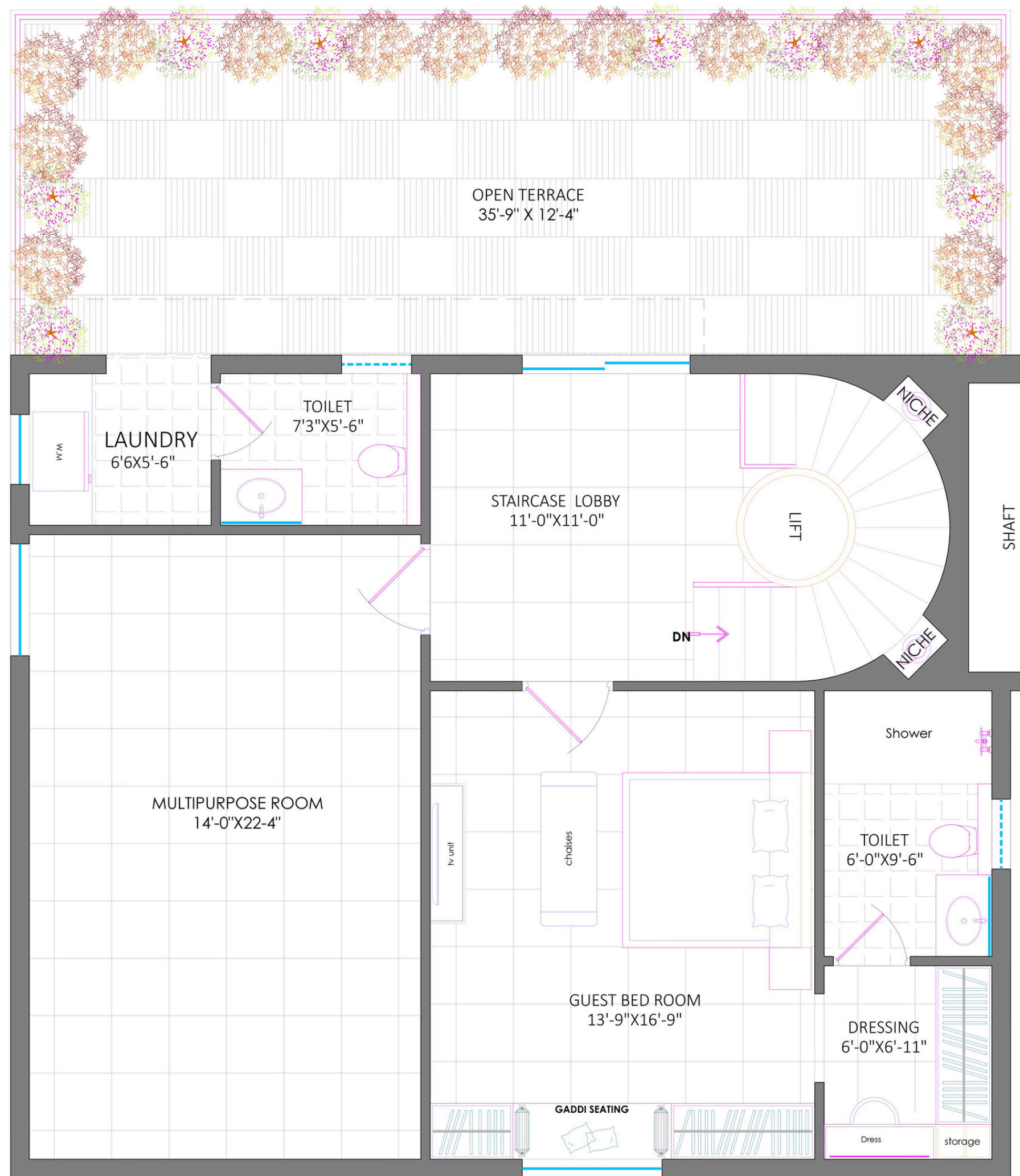
West facing villas - 238 sq. yds.

# First Floor



West facing villas - 238 sq. yds.

# Second Floor



West facing villas - 238 sq. yds.











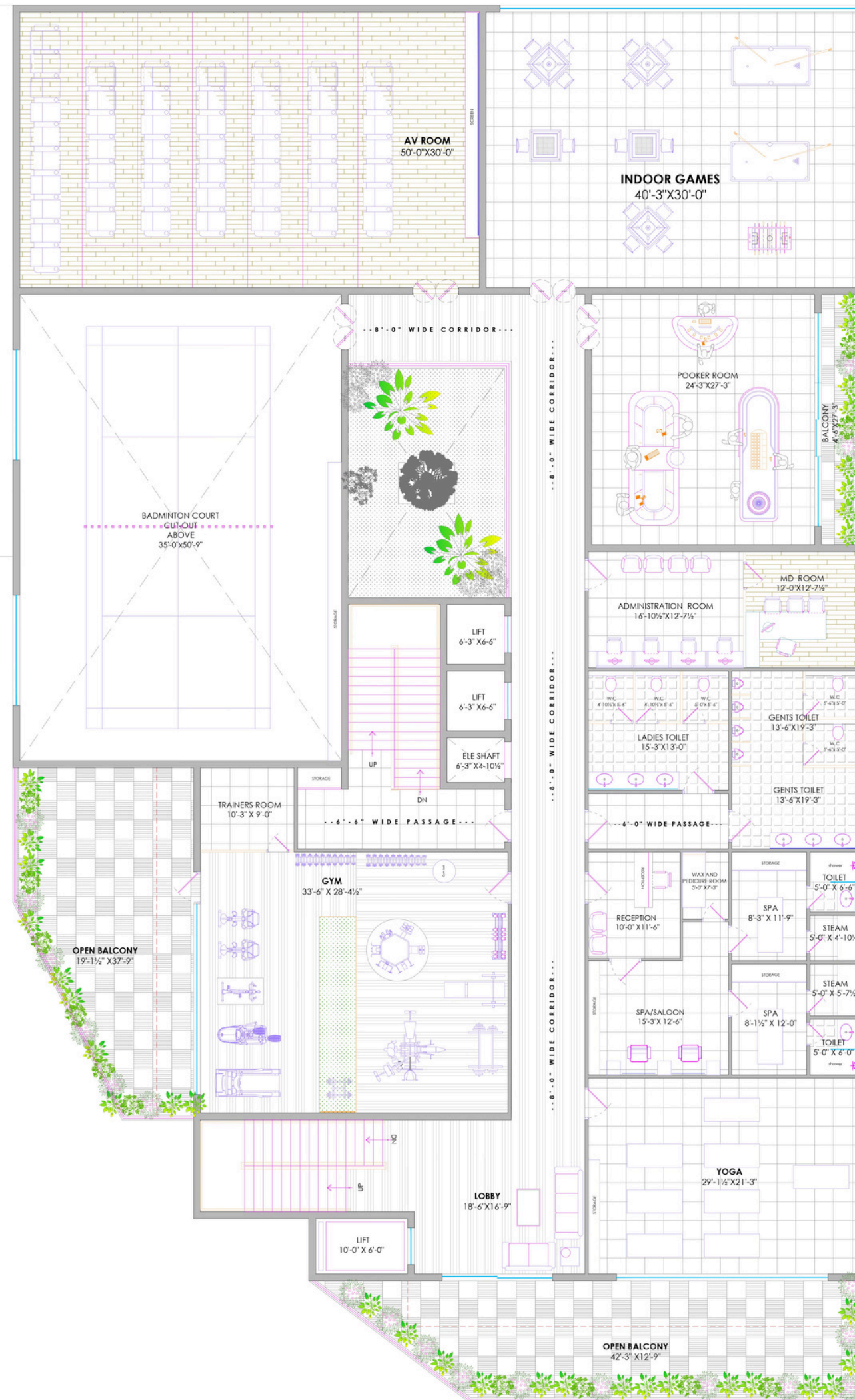
# Clubhouse



# Ground Floor



# First Floor



# Second Floor







301

301



# Our Prestigious Clients

