

A 30-Acre Immersive Green Community

Akreya Villas

At Akreya, greenery is the foundation. With 67% of the community dedicated to open spaces and 4 acres of curated landscape, we have designed a living environment where space is the ultimate luxury. Every villa is framed by views that feel unhurried and grounded.





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: *Shamirpet, Hyderabad (Exit 7, ORR)*

Total Site Area: *1,45,356.80 Sq.Yds/ 30.03 Acres*

Open Space: *67% (4 Acres of Dedicated Greenery)*

Total Units: *238 Luxury Triplex Villas (4 BHK)*



Team

Architecture & Design
by



Architecture & Interiors

Structural & MEP
by



Landscape Design
by

E-Code Landscape Architects



Developer/
Client

Akshita Infra Projects



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- | LEGEND | | | |
|-----------------------------|--------------------------|-------------------------------|---------------------|
| 01. ENTRANCE GATE | 11. CHILDREN'S PLAY AREA | 21. SHADED WALK | 31. TRIM TRAIL |
| 02. CHILDREN'S WAITING AREA | 12. SKATING RING | 22. CHESS AND JUMBLED SEATING | 32. FITNESS STATION |
| 03. SWIMMING POOL | 13. HALF BASKET BALL | 23. GREEN DINING | 33. OUTDOOR GYM |
| 04. CHANGING ROOMS | 14. TENNIS COURT | 24. PET PARK | 34. SEATING PLAZA |
| 05. BANQUET LAWN | 15. TEMPLE | 25. NATURE WALK | 35. TABLE TENNIS |
| 06. FOOT OVER BRIDGE | 16. ELEVATED WALK | 26. SENSORY WALK | 36. PAVILION |
| 07. AMPHITHEATRE | 17. MACHAN | 27. YOGA DECK | 37. FLEA MARKET |
| 08. WATER BODY | 18. CROSS - WALK | 28. FOREST WALK | |
| 09. PICKLE BALL COURT | 19. ENTRANCE FEATURE | 29. INFINITY WALK | |
| 10. CRICKET NETS | 20. CLOCK TOWER | 30. HAMMOCK GRADEN | |



Master Level Area Statement

Description	Area (sq.yd)	Area (sq.ft)	Acres	% of Total Area
Total Site Area	1,45,356.80 SQYD	13,08,211 SQFT	30.03 Ac	100%
Road Area / Internal Roads	42,071.63 SQYD	3,78,644.7 SQFT	8.69 Ac	28.95%
Landscape / Green Area	16,741.70 SQYD	1,50,675.3 SQFT	3.45 Ac	11.52%
Clubhouse -01	2,877.91 SQYD	25,901.19 SQFT	0.59 Ac	1.98%
Clubhouse -02	1,445.52 SQYD	13,009.69 SQFT	0.29 Ac	0.99%
Amenities Area	7,516.95 SQYD	67,652.55 SQFT	1.55 Ac	4.18%
Total Plot Area for Villas	74,162.22 SQYD	6,67,460 SQFT	15.32 Ac	51.02%
Others (Transformer, STP, etc.)	1,986.39 SQYD	17,877.51 SQFT	0.41 Ac	1.36%

Villas Built Up Area Statement

Description	Area (sq.yd)	Area (sq.ft)
Total Built-up Area (All Villas)	1,28,028.69 SQYD	11,52,258.19 SQFT
Clubhouse-01 Built-up	3,800.42 SQYD	34,203.84 SQFT
Clubhouse-02 Built-up	1,445.52 SQYD	13,009.69 SQFT
Total Built-up (Project)	1,33,274.63 SQYD	11,99,471.72 SQFT
OPEN TO SKY AREA(67.76%)	98,496.57 SQYD	8,86,469.16 SQFT



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Villa Typewise Area Statement

Villa Type	Villa Type (facing)	No. of Villas	Plot Area per Villa (sq.ft)	Built-up Area per Villa (sq.ft)	Total Built-up Area (sq.ft)
275 SQYD	EAST FACING	40	2,475 SQFT	4,519.28 SQFT	1,80,771.2 SQFT
	WEST FACING	26	2,475 SQFT	4,304.47 SQFT	1,11,916.22 SQFT
300 SQYD	EAST FACING	62	2,700 SQFT	4,839.25 SQFT	3,000,33.5 SQFT
	WEST FACING	76	2,700 SQFT	4,563.58 SQFT	3,46,832.08 SQFT
465 SQYD	EAST FACING	6	4,185 SQFT	6,245.0 SQFT	37,470 SQFT
469 SQYD	EAST FACING	16	4,221 SQFT	6,594.66 SQFT	1,05,514.56 SQFT
	WEST FACING	8	4,221 SQFT	6,314.87 SQFT	50,518.96 SQFT
260 SQYD(55)	EAST FACING	01	2,340 SQFT	4,252.92 SQFT	4,252.92 SQFT
300 SQYD(01)	EAST FACING	01	2,700 SQFT	5,084.27 SQFT	5,084.27 SQFT
336 SQYD(26)	WEST FACING	01	3,024 SQFT	5,310.93 SQFT	5,310.93 SQFT
336 SQYD(84)	WEST FACING	01	3,024 SQFT	5,273.55 SQFT	5,273.55 SQFT
Total		238	34,065 SQFT	57,302.78 SQFT	11,52,258.19 SQFT

Triplex Villas

4 Spacious bedrooms, Dedicated home theatre, Expansive private terrace, Maid's room.

Optimized for Vaastu, seamless indoor-outdoor flow, compact luxury design. Maximum efficiency, modern minimalist facade, perfect for young families.



4BHK Luxury Residences + Home Theater + Maid's Room + Expansive Private Terrace



GROUND FLOOR PLAN
AREA-1583.33 SQFT



FIRST FLOOR PLAN
AREA-1583.33 SQFT



SECOND FLOOR PLAN
AREA-1313.43 SQFT

EAST FACING VILLA-275 SQYDS





GROUND FLOOR PLAN
AREA-1587.58 SQFT

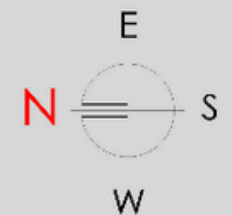


FIRST FLOOR PLAN
AREA-1587.58 SQFT



SECOND FLOOR PLAN
AREA-1076.00 SQFT

WEST FACING VILLA-275 SQYDS





GROUND FLOOR PLAN
AREA-2125.55 SQFT

EAST FACING VILLA
465 SQ.YDS|SBUA 6412.00 SFT



FIRST FLOOR PLAN
AREA-2345.64 SQFT



SECOND FLOOR PLAN
AREA-1940.81 SQFT



WEST FACING VILLA
469 SQ.YDS|SBUA 6476.81 SFT



GROUND FLOOR PLAN
AREA-2255.72 SQFT



FIRST FLOOR PLAN
AREA-2439.29 SQFT



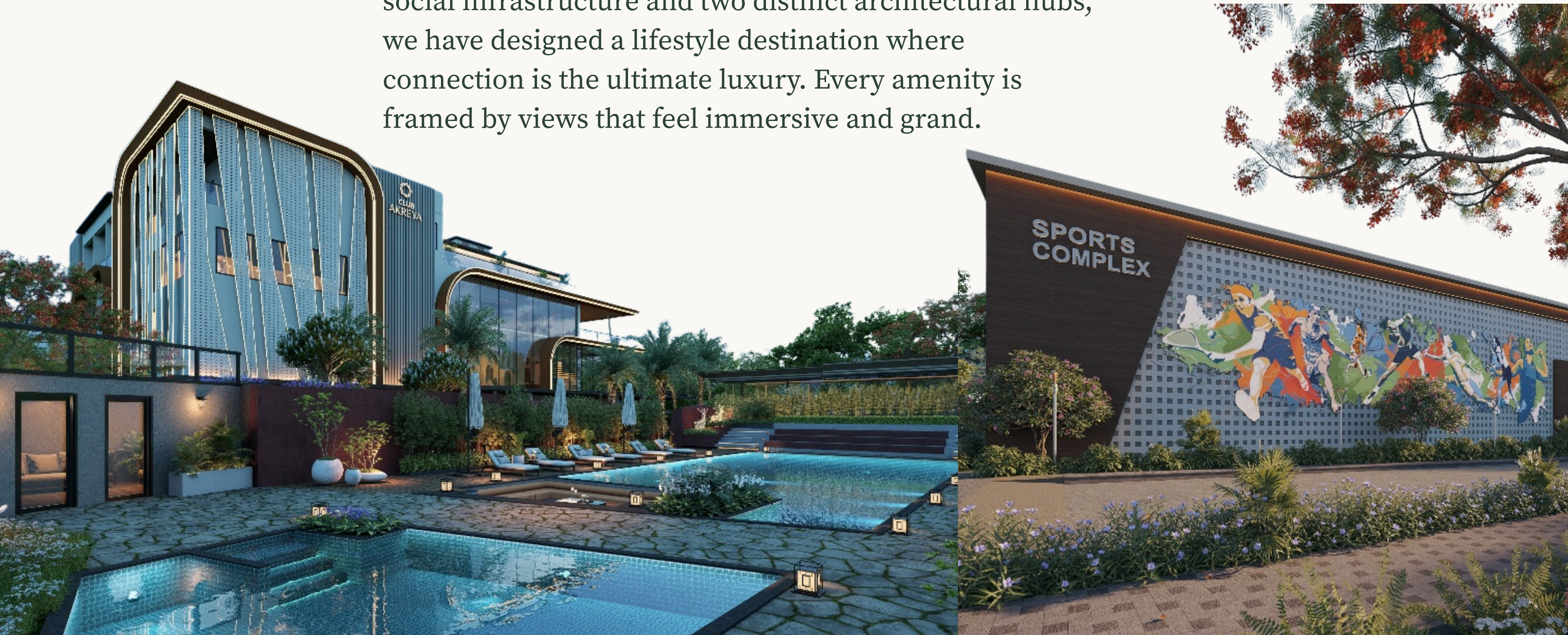
SECOND FLOOR PLAN
AREA-1781.80 SQFT





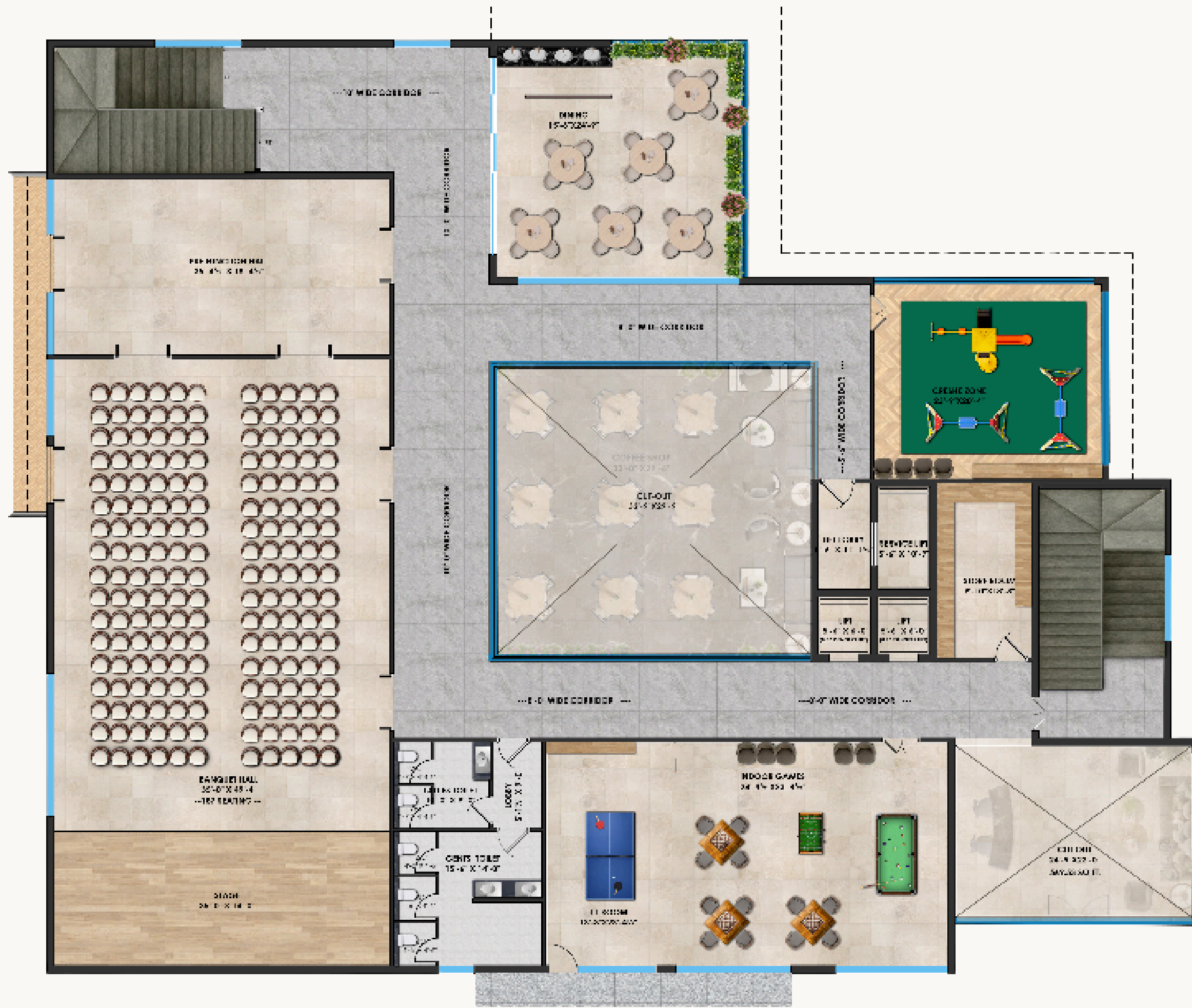
Clubhouses : Twin Hubs of Leisure

At Akreya, leisure is the heartbeat. With 25,901 SQFT of social infrastructure and two distinct architectural hubs, we have designed a lifestyle destination where connection is the ultimate luxury. Every amenity is framed by views that feel immersive and grand.





Ground Floor - 8642.43 Sq. Ft.



First Floor - 8976.24 Sq. Ft.





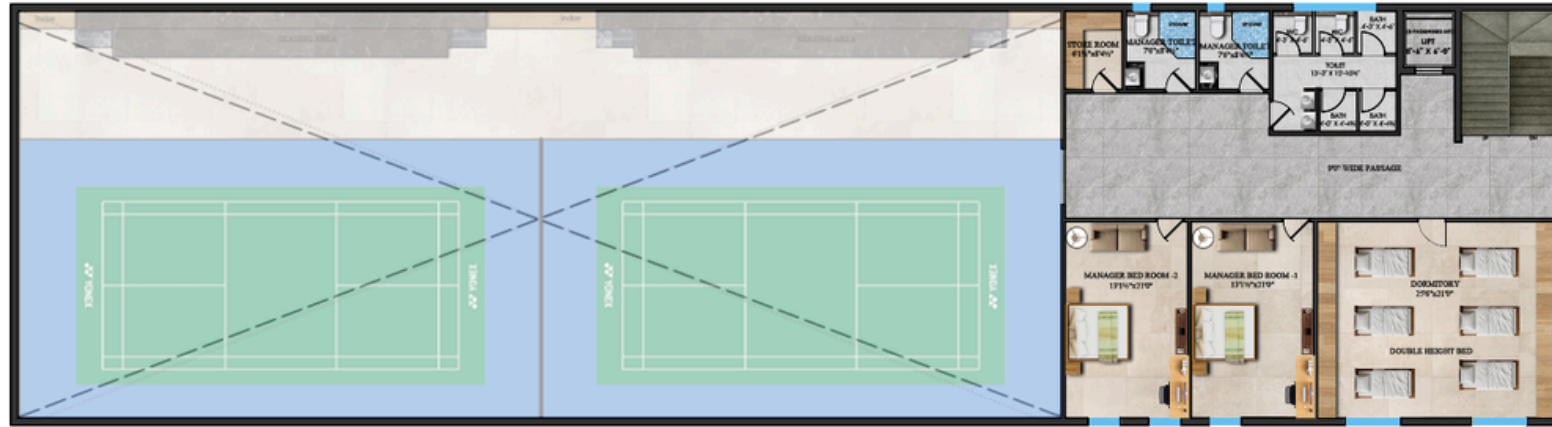
Second Floor - 8437.22 Sq. Ft.



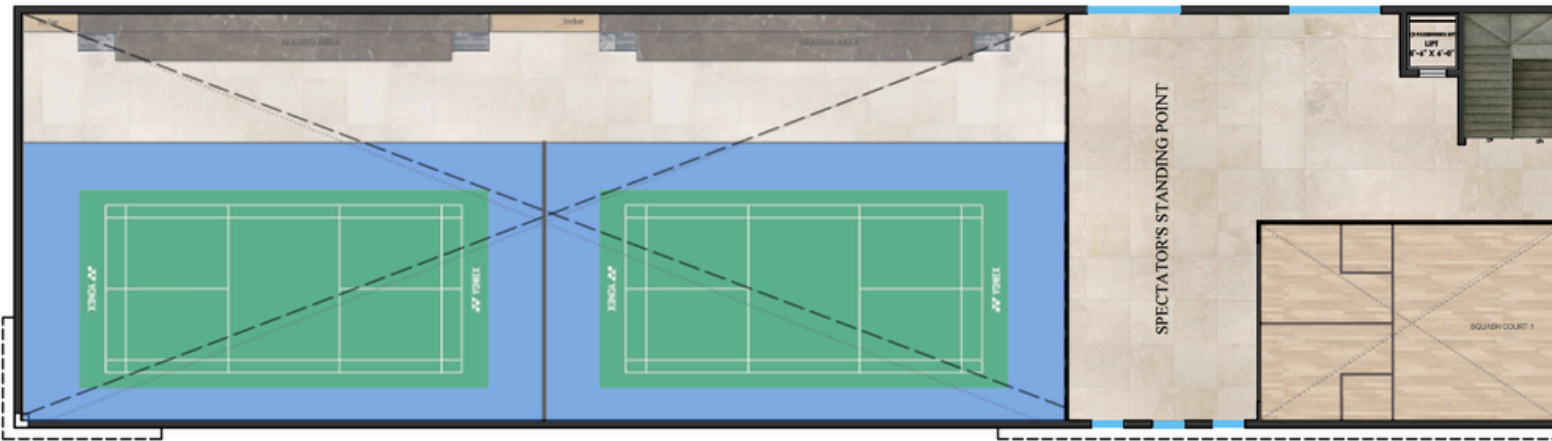
Third Floor - 7307.72 Sq. Ft.

CLUB HOUSE-2

SBUA-7,176.27 SQ.FT



SECOND FLOOR
2,618.20 SQ.FT



FIRST FLOOR
2,618.20 SQ.FT



GROUND FLOOR
1,939.87 SQ.FT



Landscape

Our goal was to naturally reduce the ambient temperature of the community. We strategically placed dense "buffer planting" and native tree canopies to create shaded micro-zones. This choice wasn't just for aesthetics; it was to encourage an outdoor lifestyle, making the pathways comfortable for a walk even during the warmer Hyderabad afternoons.





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Our Prestigious Clients

