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AKSHITA INFRA | Presents
Today. Tomorrow.. Together..

VISIONARY CITY

Maheshwaram's Landmark of the Future

A Place to Call Home. A Decision That Grows.

90-Acre Gated Layout | Premium Villa Plots | Future-Ready Location | Club V - 33,000 sft club house

RERA Number: P02400009504

Maheshwaram's
Smartest Move Yet

Nestled in the booming corridor of Maheshwaram, 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 33,000 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
181-2447 Sq. Yds. Plot Sizes	2.25 Acres Central Park	
33,000 Sft Club House		

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, Srisailam 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 33k 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
9. Cycling and Jogging Track
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.

Enterance Gate Way

Gazebo

Central Park

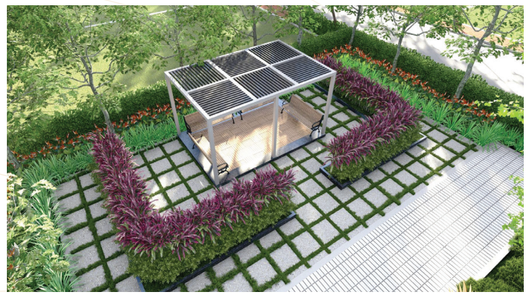
Children Play Area

Park Enterance

Park Enterance

Basket Ball Court

Tennis Court


Semi Covered Seating Erea

Fire-Pit & Barbeque Zone

Pickle Ball Court

Party Lawn

CLUB Unwind in Style

A 33,000 sq. ft. lifestyle clubhouse attracts families, renters, and future homebuyers making your plot a future-ready asset.

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

A Community Designed for Growth

HMDA Master Plan

Land Use Analysis	Sq. Yards	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%

Why Akshita Infra is the Preferred Choice

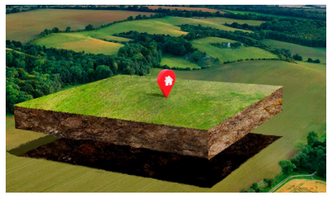
With a legacy of delivering HMDA-approved, future-ready developments across Hyderabad, Akshita Infra stands tall on pillars of trust, transparency, and long-term value. From gated communities to premium plotted layouts, every square yard reflects our commitment to quality, customer delight, and sustainable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

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 Journey

7 Years



5500+ Villa Plots

450+ Acres Developed

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 4 Extension - 4 acres

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

ONGOING PROJECTS

VILLA PLOTS

1, Mekala Akshita Visionary City - Maheshwaram (90 acres premium gated villa plots)
2, 3 Acres High Rise Apartments at Warangal Hunter X Road
3, Nishija Akshita Eastern Meadows - Ghatkesar (90 acres semi-integrated township villa plots)
4, Akshita Golden Breeze Phase -5 - Maheshwaram 18 acres (premium gated villa plots)

UP COMING PROJECTS

RESIDENTIAL

1, 10 acres High Rise Apartments at Kukatpally IDL Lake Road
2, 30 acres Luxury Villa Community in Shamirpet
3, 30 acres Luxury Villa Community in Isnapur
4, Akshita Heights 6 - Malkajgiri (120 flats premium gated apartments)
5, 6 Acres High Rise Apartments at Alwal
6, 4 Acres High Rise Apartments at ECIL Nagaram
7, Mall multiplex in Alwal adjacent to the High Rise Apartments at Alwal.

VILLA PLOTS

1, Nishija Akshita Eastern Meadows Phase 2 - Ghatkesar (80 acres semi-integrated township villa plots)

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 – Regional Ring Road
- 2 Mins – FAB City and Micromax SEZ
- 2 Mins – Akshita E-City Enclave
- 2 Mins – JJ College of Pharmacy
- 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

Outer Ring Road (ORR)

Srisailam Highway

R.G.I Airport

Adibatla TCS,

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****Loans Approved by All Banks**

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