



ALEKHYA
INFRAA DEVELOPERS

**DTCP
Premium
Villa Plots**

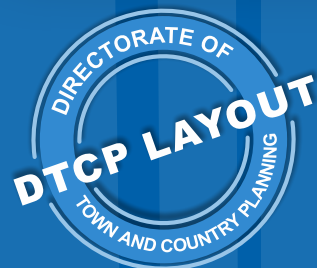


AMARA COUNTY

@ MUMBAI HIGHWAY, SADASHIVPET

Discover tranquil living
with urban conveniences

**HIGHWAY
FACING
PROJECT**



STATE-OF-THE-ART FACILITIES

WELL-PLANNED LAYOUT

DEVELOPED LOCALITY



AMARA COUNTY

@ MUMBAI HIGHWAY, SADASHIVPET

Amara County, located in Sadashivpet, is a premium plotted development of 40 acres. This extensive residential project offers a perfect escape from the enclosed concrete jungle.

Amara County features well-laid Vastu-compliant plots; lush landscaping; wide roads; 24/7 electrical, sanitation, and communication network; 24-hour water supply with an overhead tank; and contemporary amenities. This well-planned, gated enclave not only offers infrastructure-ready plots closer to nature but also provides a higher return on investment. The plots are DTCP-approved, affordable and provide effortless connectivity to the city. Amara County is strategically located with good transportation facilities. Premium schools, colleges, hospitals, entertainment zones, shopping centers and offices are all within easy reach.

Amara County offers a fantastic high-return investment opportunity in a great location with the latest facilities and complete security.

DISCOVER
AN ULTRA-MODERN PROJECT
enveloped in nature's tranquillity
& breathtaking views

AN OUTSTANDING VENTURE
for an Exclusive, Elegant & Exquisite living

HIGHWAY FACING PROJECT



**DTCP
Premium
Villa Plots**

DISCOVER A WELL-PLANNED ENCLAVE

with clear title, top-notch amenities,
and hard-to-resist features

A beautifully executed project, Amara County has many attractive features. Each well-demarcated plot is Vasthu-compliant and comes with a clear title that can be registered immediately. Amara County has all the amenities and features that an ultra-modern gated community should have.

With ample open space and verdant avenue plantations, this unique project can be accessed through a magnificent entrance archway. The DTCP approved layout comprises well-laid internal roads, street lights, cycle and jogging tracks, rainwater harvesting pits, individual water lines with an overhead tank, and underground electricity and drainage pipes. The grand clubhouse at Amara County offers you a higher quality of life with dedicated zones for recreation, relaxation, and rejuvenation. The exclusive play area for your little ones will keep them entertained and healthy. With a 24-hour security system, life in Amara County will be peaceful and prosperous.



STATE-OF-THE-ART INFRASTRUCTURE

Entrance Gate With Compound Wall	Electrical Lines With Street Lamps
40 and 33 Ft. Wide Main & Internal Roads	Individual Water Lines With Overhead Tank
Rainwater Harvesting Pits	Underground Drainage
Avenue Plantation	Dedicated Space For Leisure Activities

EXCLUSIVE FEATURES

A Premium Residential Project	100 % Vasthu Compliant
Modern Gated Community	Well Demarcated Levelled Plots
Ample Open Spaces	Immediate Registration
DTCP Layout With Clear Title	24x7 Secure Venture
Cycle & Jogging Track	Play Area For Children



STATE-OF-THE-ART INFRASTRUCTURE

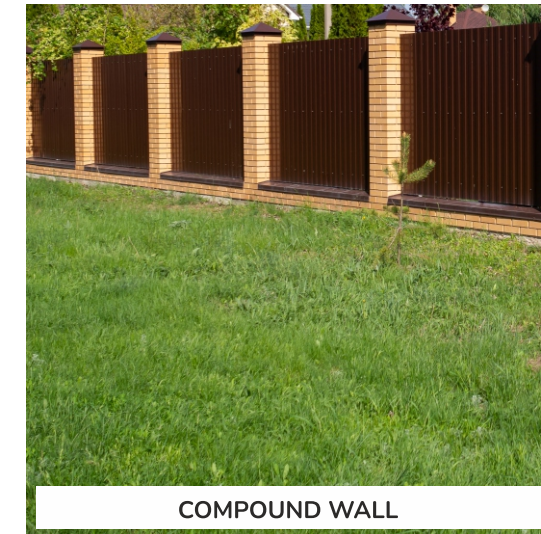
DTCP Premium Villa Plots



POLLUTION-FREE SPACE



UNDERGROUND ELECTRICITY



COMPOUND WALL

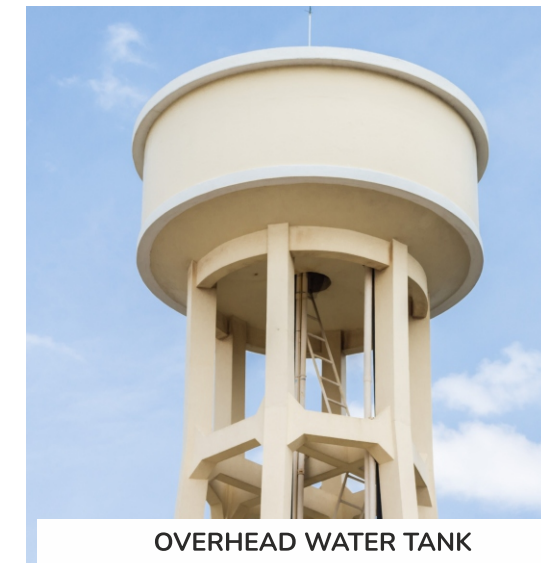


WATER HARVESTING PIT



BLACK-TOP ROADS

A DTCP-APPROVED HIGHWAY FACING PROJECT



OVERHEAD WATER TANK



UNDERGROUND DRAINAGE



PATHWAYS



STREET LIGHTS

a top-notch project
that doesn't compromise
on the contemporary facilities,
location, connectivity,
or other crucial elements
required for the ultimate
living experience.

**AMARA
COUNTY**
@ MUMBAI HIGHWAY, SADASHIVPET

DTCP
Premium
Villa Plots

**AMARA
COUNTY**

@ MUMBAI HIGHWAY, SADASHIVPET

**HIGHWAY FACING
PROJECT**

**SURROUND YOURSELF
AND YOUR FAMILY WITH
THE BOUNTIFUL
FLOW OF LIGHT, AIR,
AND THE COMFORT
OF YOUR DREAM HOME.**

**INVEST
IN A PIECE OF PARADISE**
and enjoy a life filled with
Prosperity, Peace & Plenty



**AN ICONIC GATED
DEVELOPMENT**

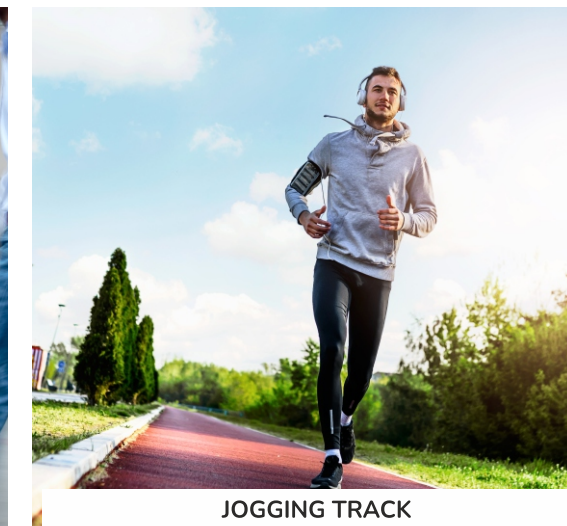
Contemporary, Convenient & Accessible



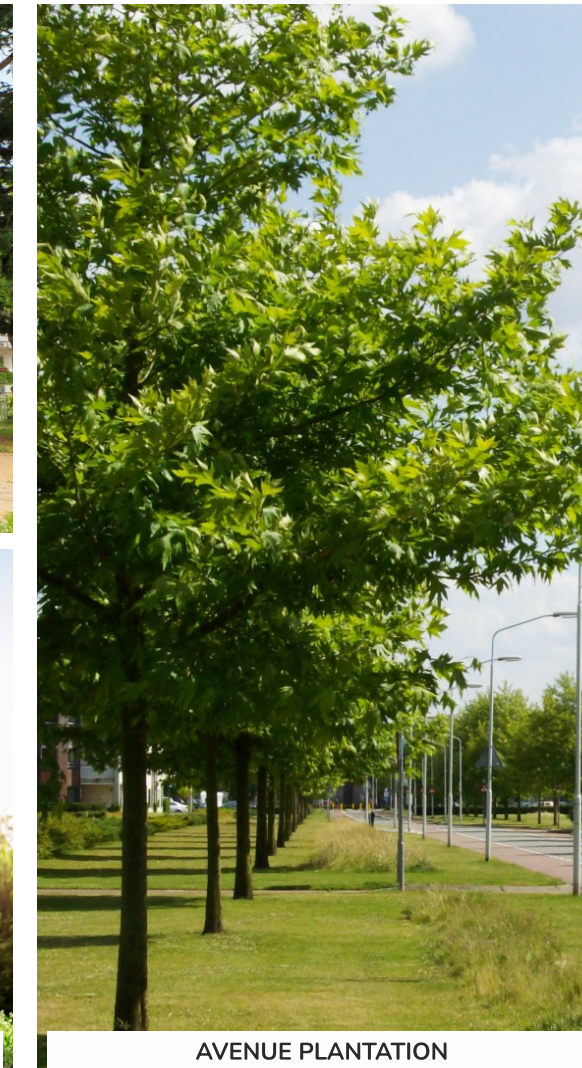
CHILDREN PLAY AREA



24-HOUR SECURITY



JOGGING TRACK



AVENUE PLANTATION



LANDSCAPED PARKS



OUTER RING ROAD



IIT, HYDERABAD



MRF, SADASHIVPET



A STRATEGIC LOCATION

Smart & Effortless connectivity

INVEST

IN A PIECE OF PARADISE

and enjoy a life filled with
Prosperity, Peace & Plenty



Landmarks Near The Project

- Venture near 16000 Acres NIMZ SEZ
- Near proposed Regional Ring Road (RRR)
- Project facing Mumbai NH-65 Highway
- Adjacent to MRF Manufacturing Unit
- 5 Min - Woxen University Hyderabad
- 10 Min - Mahindra Tractors
- 20 Min - United & Carlsberg Breweries
- 20 Min - IIT Hyderabad Campus
- 20 Min - Sangareddy
- 20 Min - Toshiba Transmission
- 25 Min - GITAM University
- 25 Min - Aurobindo Pharma

Sadashivpet is truly an example of ascending urban development. It is a prime locality and a picturesque neighbourhood to live in. Just 65 kilometres from Hyderabad, Sadashivpet is a promising real estate asset that has experienced sustained and rising economic growth. Industries are emerging, and investments are streaming in. It is emerging as a business powerhouse thanks to its strategic location.

Only a few kilometres from Amara County are IIT, Woxsen Business School, the NIMZ, etc. The project is a 5-minute drive from the upcoming Regional Ring Road. This locality is home to reputable schools, colleges, hospitals, banks, petrol bunks, supermarkets, and other essential civic amenities, enabling residents to live a secure and convenient life. All these conveniences are within easy reach with adequate transport facilities.

Amara County at Sadashivpet will be your ideal investment opportunity poised for immense growth.

AMARA COUNTY

@ MUMBAI HIGHWAY, SADASHIVPET

HIGHWAY FACING PROJECT

AMARA COUNTY

@ MUMBAI HIGHWAY, SADASHIVPET

NIMZ
MRF
COMPANY
SITE



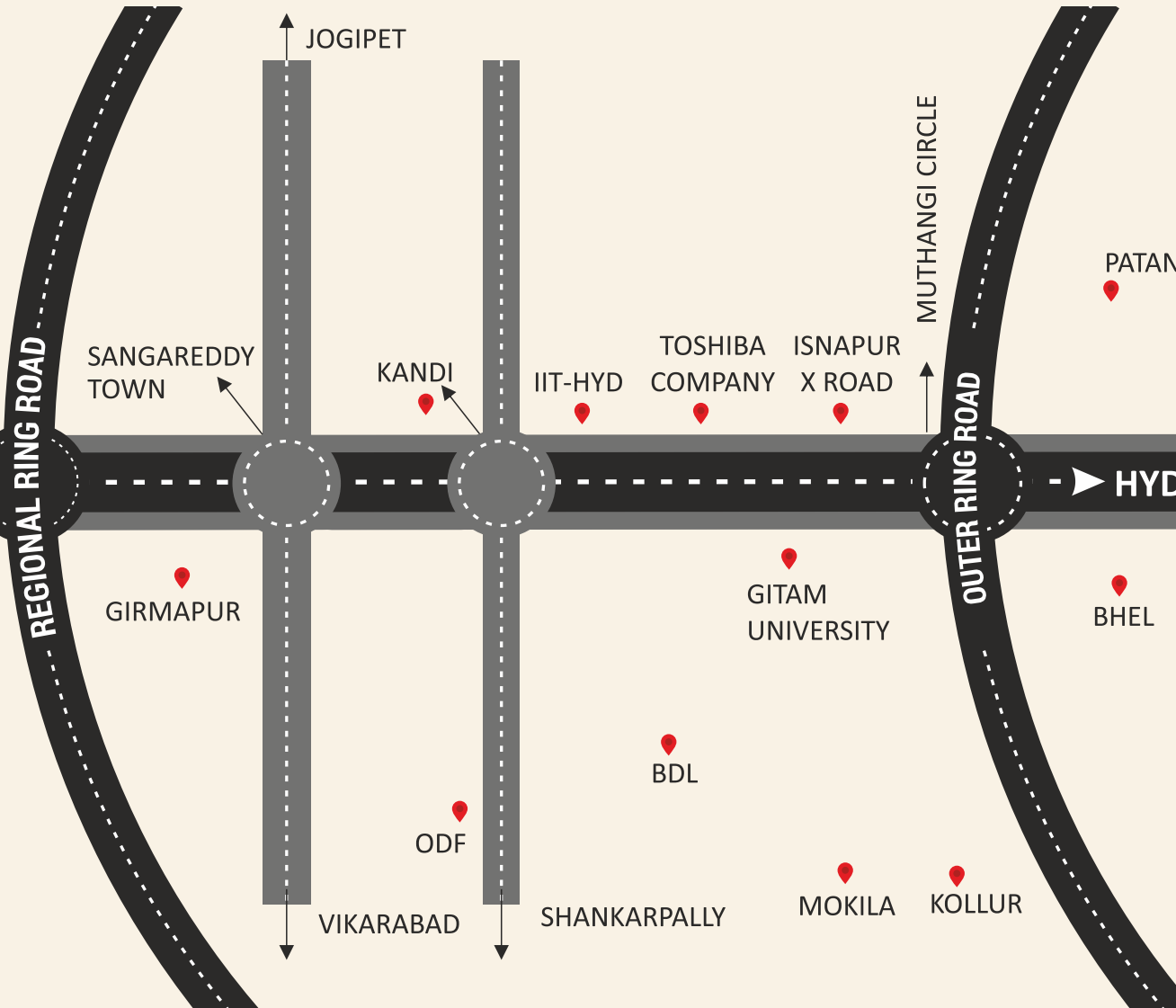
ANANTHA
COUNTY
SADASHIVPET MUNICIPAL LIMITS



NSR
COUNTY
@ MUMBAI HIGHWAY, SANGAREDDY
PHASE -I & II



PEDDAPUR



Location Map
Not to scale

AMARA COUNTY

@ MUMBAI HIGHWAY, SADASHIVPET

DISCOVER

A PERFECT NEIGHBOURHOOD

– experience stress-free commute,
with necessary conveniences nearby

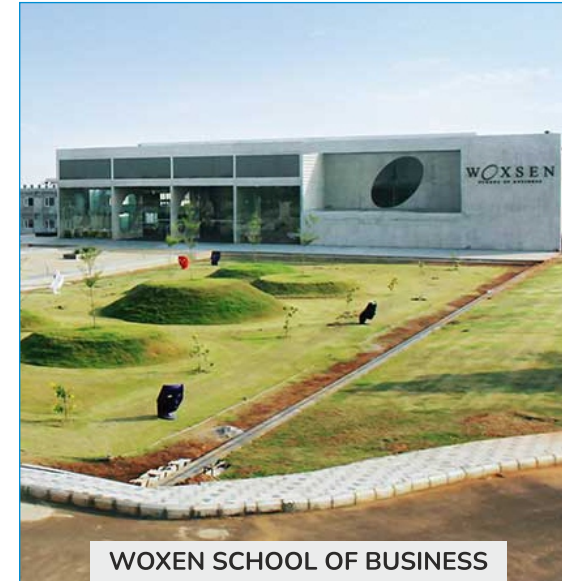
With new projects coming in and around Sadashivpet, the land value in this prosperous area is rapidly increasing and boosting the real estate sector in the area. So, when you purchase a plot in Amara County, you are assured of greater returns on your investment.

Real estate in and around Sadashivpet has changed dramatically, with new projects luring property investors and those seeking a tranquil neighbourhood. Sadashivpet is an ideal place to purchase land for those who want to live a peaceful life now and after retirement. The combination of rural areas with urban facilities; the pleasant and pollution-free environment with the exquisite landscape; easy connectivity by road, air and rail; and many parks and projects in the vicinity.

DTCP
Premium
Villa Plots



GITAM, HYDERABAD



WOXSSEN SCHOOL OF BUSINESS

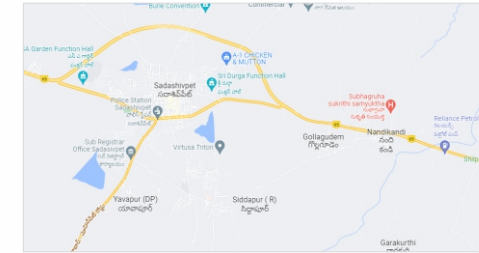


ICRISAT



TOSHIBA

SADASIVPET : GUARANTEED BENEFITS & HIGH RETURNS



The project is located near Sadashivpet. Located on the Mumbai national highway (NH65), Sadashivpet is home to a number of projects, including Pepsi Co., Aurobindo Pharma, Kirby, Toshiba, PebsPennar, MRF tyres, NIMZ, and the WOXSSEN School of Business, among others. It is also the fastest-growing investor's hub.

Sadashivpet- a safe, secure & promising Investment destination.

NATIONAL HIGHWAY 65 : EFFORTLESS CONNECTIVITY & ACCESSIBILITY



NH 65 is the major access line connecting the region. The highway stretches from the venture to the ORR (about 45 km), joining near the Narsingi junction.

The 4-lane highway provides easy accessibility to the towns of Maharashtra, Karnataka, Telangana and Andhra Pradesh with a well-developed road network.

ZAHEERABAD : THE NEW COMMERCIAL CENTER



The NIMZ at Zaheerabad will feature a world-class ecosystem with state-of-the-art infrastructure facilities for manufacturing industries. This proposed 13,000-acre project will attract multi-fold investment opportunities.

Projected as the hub of a new industrial revolution, it will provide beneficial returns for people from all walks of life.

REGIONAL RING ROAD : NEW CONNECTIVITY & ACCESSIBILITY



340 km Regional Ring Road (RRR) project by NHAI is a proposed 4-lane expressway connecting Sangareddy, Toopran, Choutuppal, Amangal, and Shankarpally. The RRR's alignment will run roughly 30 km from the ORR. It will connect national and state highways such as NH-44, NH-164, NH-65, NH-765, NH-63, SH-1, and SH-19.

A DTCP-APPROVED HIGHWAY FACING PROJECT

NIMZ



MRF

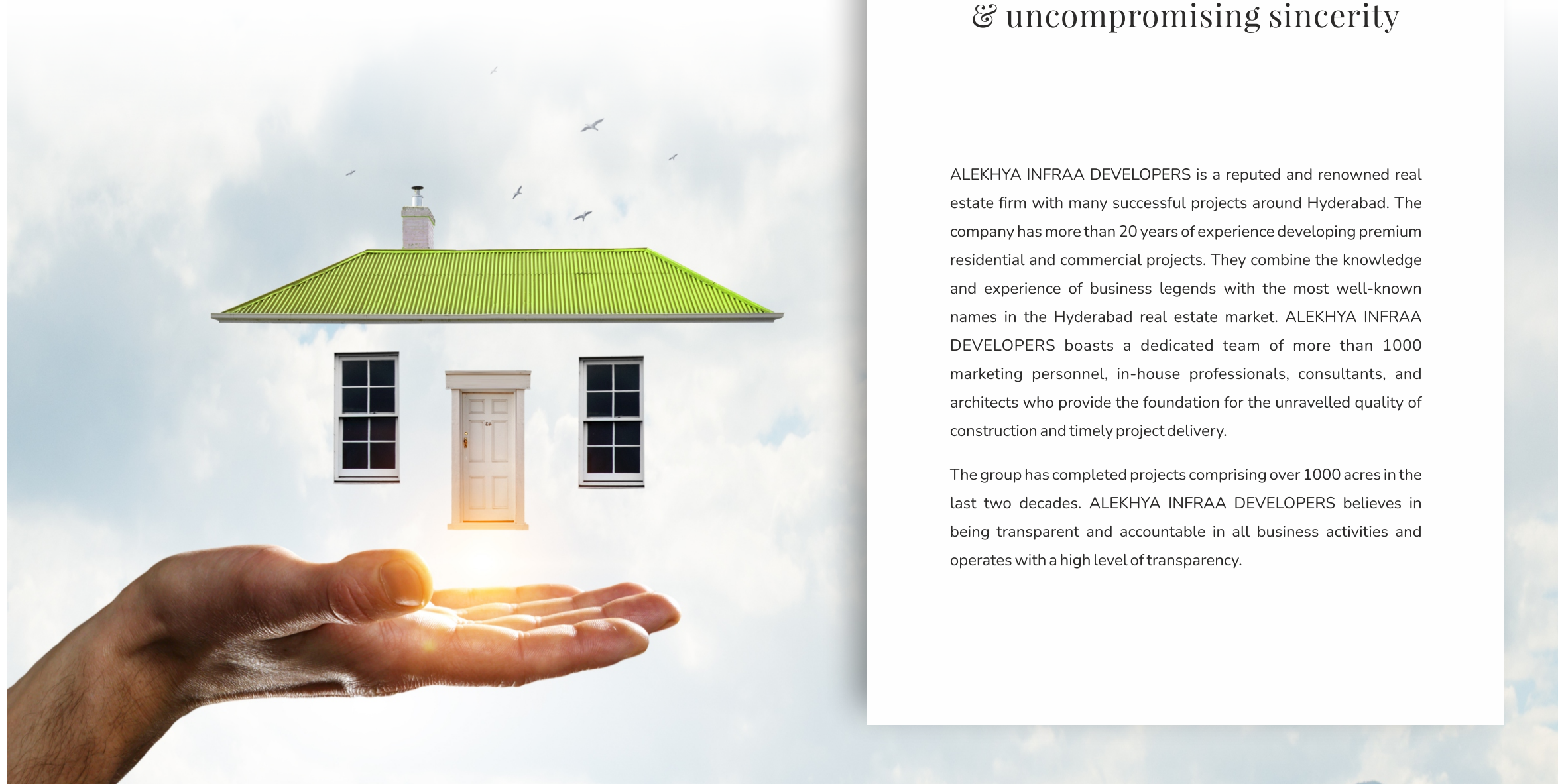
SADASHIVPET TOWN

MUMBAI NATIONAL HIGHWAY 65

← TO ZAHEERABAD

TO HYDERABAD →

MUMBAI NATIONAL HIGHWAY 65



WE ARE
A PROMISING GROUP
with a dedicated attitude
& uncompromising sincerity

ALEKHYA INFRAA DEVELOPERS is a reputed and renowned real estate firm with many successful projects around Hyderabad. The company has more than 20 years of experience developing premium residential and commercial projects. They combine the knowledge and experience of business legends with the most well-known names in the Hyderabad real estate market. ALEKHYA INFRAA DEVELOPERS boasts a dedicated team of more than 1000 marketing personnel, in-house professionals, consultants, and architects who provide the foundation for the unravelled quality of construction and timely project delivery.

The group has completed projects comprising over 1000 acres in the last two decades. ALEKHYA INFRAA DEVELOPERS believes in being transparent and accountable in all business activities and operates with a high level of transparency.

A RELIABLE COMPANY
– Innovation & Commitment in every day life



VISION

Our company strives to be efficient and creative and to provide prompt solutions for our trusted and esteemed customers.

MISSION

It is our mission to make land investment easy for everyone, thus ensuring the security of their future. We aim to provide premier residential plots and open plots and also provide superior, customized services that exceed customer expectations.

POLICY

Our company identifies top-class properties and commercial plots. We offer housing and commercial solutions through superior construction expertise. We invest in extensive lands and convert them into smaller investment opportunities for our many trusted customers.



DISCOVER THE IMMEASURABLE JOY of living in a home envisioned by you

Plot investments are an ideal financial choice because you get greater value for your money, and land appreciates more than built homes. However, there are several important factors to consider when buying a plot: the type of land, clear title, the location's safety and security, the ideal geographic conditions, and the latest infrastructure. And our most recent project, AMARA COUNTY, checks all the correct boxes.

The mission of ALEKHYA INFRAA DEVELOPERS has always been to complete projects that significantly improve the quality of life for clients who put their faith in their experience, skills, and professionalism. AMARA COUNTY is one more addition to that legacy.

ALEKHYA INFRAA DEVELOPERS strength has been to locate their projects in areas that are not only desirable addresses but also simple to find and reach. Every project is envisioned with the intention of succeeding, and we think the results speak for themselves.

OUR PROJECTS

COMPLETED



PROJECT DETAILS

- Gated community
- Vasthu compliant with clear title
- Modern amenities
- **LOCATION : NANDIGAMA**
- 6 km - NH 65 (Hyderabad-Mumbai Highway)
- 6 km - Outer Ring Road
- 10 km - Sankarpally
- 20 km - Financial District & Gachibowli



ELITE COUNTY is a well-planned gated community in Sangareddy District. Spread across pollution-free lands, ELITE COUNTY is an urban enclave of DTCP-approved residential plots.

Set amidst a quiet neighbourhood that offers picturesque views and carefully planned infrastructure, this vastu compliant layout is a perfect investment for a relaxed and secure future.

PROJECT DETAILS

RESIDENTIAL LAYOUT



LOCATION : SANGAREDDY

- Near NH 65 (Hyderabad-Mumbai Hwy)
- 6 km to Sadashivpet
- 10 min - IIT, Hyderabad
- 10 min - Regional Ring Road
- 15 min - Gitam University
- 15 min - Woxen School of Business
- 20 min - ORR



PHASE-I

NSR COUNTY is one of the most luxurious gated communities of Sangareddy District. Spread across 100 acres, NSR COUNTY - I is an urban enclave of DTCP approved residential plots.

Set amidst a quiet neighbourhood that offers picturesque views and carefully planned infrastructure, this vastu compliant layout is a perfect investment for a relaxed and secure future.

PROJECT DETAILS

100 ACRES LAYOUT



LOCATION : SANGAREDDY

- Facing NH 65 (Hyderabad-Mumbai Hwy)
- 6 km to Sadashivpet
- 10 min - IIT, Hyderabad
- 10 min - Regional Ring Road
- 15 min - Gitam University
- 15 min - Woxen School of Business
- 20 min - ORR



PHASE-II

NSR COUNTY is one of the most luxurious gated communities of Sangareddy District. NSR COUNTY - II is an urban enclave of DTCP approved residential plots.

Set amidst a quiet neighbourhood that offers picturesque views and carefully planned infrastructure, this vastu compliant layout is a perfect investment for a relaxed and secure future.

PROJECT DETAILS

RESIDENTIAL LAYOUT



LOCATION : SANGAREDDY

- Facing NH 65 (Hyderabad-Mumbai Hwy)
- 6 km to Sadashivpet
- 10 min - IIT, Hyderabad
- 10 min - Regional Ring Road
- 15 min - Gitam University
- 15 min - Woxen School of Business
- 20 min - ORR



ANANTHA COUNTY offers an excellent, high-return opportunity to invest in and enjoy life at a premium location with modern infrastructure and specifications.

ANANTHA COUNTY is located near 16000 Acres NIMZ SEZ, adjacent to MRF Mfg. and near the approved Regional Ring Road providing unmatched connectivity

PROJECT DETAILS

THE LARGEST RESIDENTIAL DEVELOPMENT IN SADASHIVPET



LOCATION : SADASHIVPET

- 05 min - Woxsen Business School
- 05 min - Regional Ring Road (RRR)
- 10 min - Pepsico
- 15 min - IIT Hyderabad
- 20 min - Toshiba
- 25 min - Outer Ring Road
- 25 min - Gitam University