

Maheshwaram's Smartest Move Yet

Nested in the booming corridor of Maheshwaram, Makala's 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
150-2447 Sq. Yds. Plot Sizes	2.25 Acres Central Park	33,000 Sft Club House



*Images shown are for visual representation only and may not reflect the actual product.

Discover the Potential of Maheshwaram

Once a promising suburb, Maheshwaram has now arrived as one of Hyderabad's most strategic growth corridors, and investment—making it the intersection of infrastructure, industry, and long-term value creation. perfect ground for long-term value creation.

Unmatched Connectivity
Located near NH 44, NH 765, the Outer Ring Road, Srisaiah Highway, and the Bangalore Highway, and just minutes from RCI/A (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 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 amenities, including a reliable water supply and well-developed road infrastructure.



Invest Where Infrastructure is Booming.

A plotted development that ticks every box for ROI-focused investors.

1 Min – Akshita Golden Breeze Phase - 2	10 Mins – HCL and TATA SEZ
2 Mins – Electronic City	10 Mins – Wonderla
2 Mins – Wipro	10 Mins – Manchester Global School
2 Mins – Regional Ring Road	10 Mins – Adibatla TCS, Aerospace & Hardware Park
2 Mins – FAB City and Micromax SEZ	10 Mins – Outer Ring Road (ORR)
2 Mins – Akshita E-City Enclave	15 Mins – R.G.I Airport
2 Mins – JJ College of Pharmacy	15 Mins – Future City



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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

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

*10 years clubhouse membership only

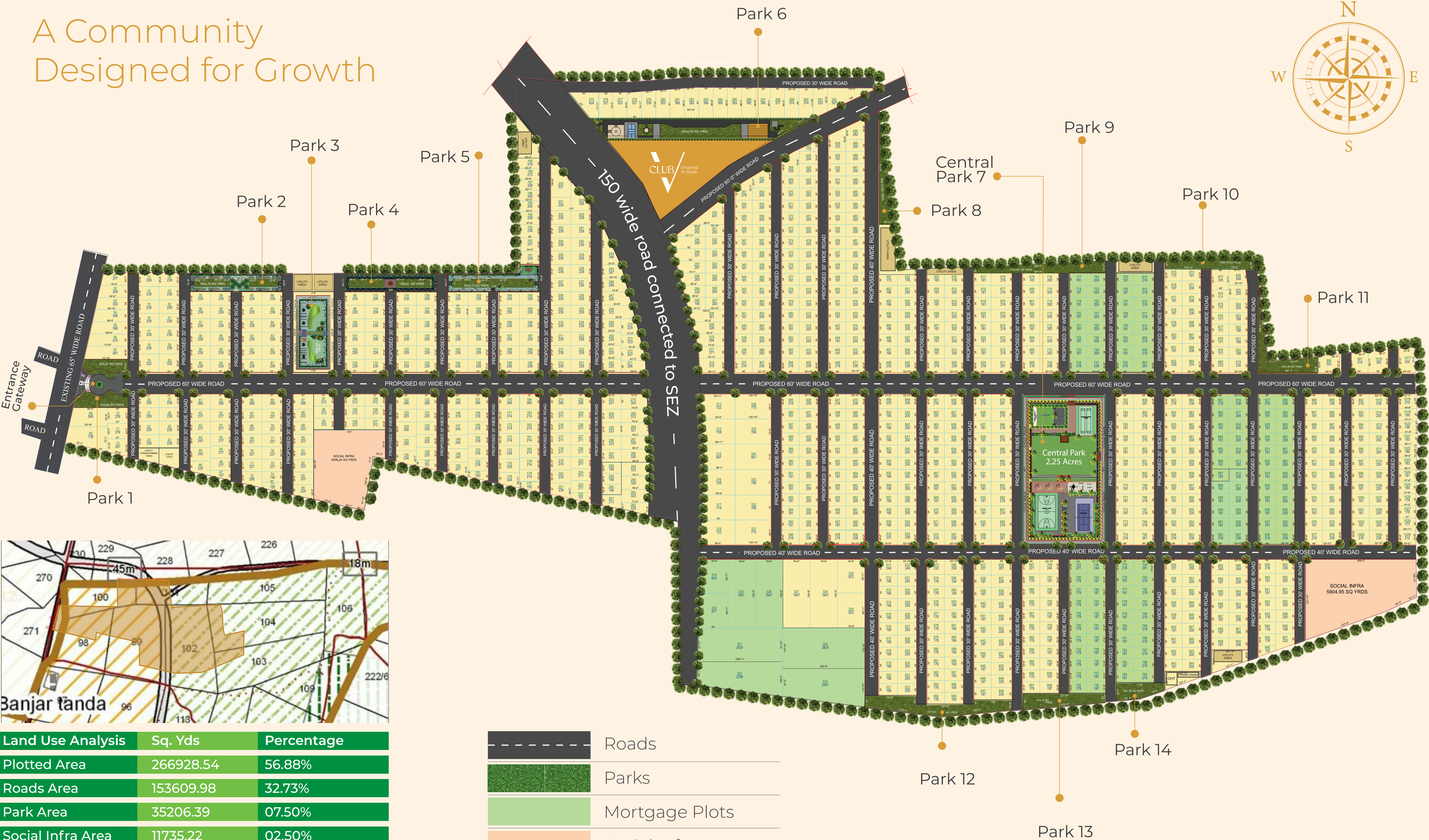


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|---------------------------------|-----------------------------|------------------|
| 1, Grand Banquet Hall (300 pax) | 8, Crèche / Daycare Center | 14, Cafeteria |
| 2, Swimming Pool | 9, Library & Reading Lounge | 15, Super Market |
| 3, Guest Rooms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



A Community
Designed for Growth



Land Use Analysis	Sq. Yds	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%

	Roads
	Parks
	Mortgage Plots
	Social Infrastructure
	UTILITY AREA

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

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.

Entrance Gate Way

Gazebo

Central Park

Children Play Area

Park Entrance

Park Entrance

Basket Ball Court

Tennis Court

Our Projects

COMPLETED PROJECTS

VILLA PLOTS

Maheshwaram

1. Akshita Golden Breeze Phase 1 - 28 acres
2. Akshita Heights - 15.5 acres
3. Akshita Golden Breeze Phase 1 Extn - 10 acres
4. Akshita Golden Breeze Phase 2 - 10 acres
5. Akshita Golden Breeze Phase 3 - 18 acres
6. Akshita Golden Pride - 27 acres
7. Akshita Golden Ridge - 38 acres
8. Akshita Golden Breeze Phase 4 - 38 acres
9. Akshita City Enclave - 12.8 acres
10. Akshita Golden Breeze Phase 5 - 24 acres (premium gated villa plots)

ONGOING PROJECTS

VILLA PLOTS

1. Mekala's Akshita Visionary City - Maheshwaram (80 acres semi-integrated township villa plots)
2. Nishija Akshita Eastern Meadows - Chaitanya (97 acres semi-integrated township villa plots)
3. Akshita Golden Breeze Phase 4 Extension - 4 acres

RESIDENTIAL

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
6. Akshita Heights 6 - Malkajgiri (120/180 premium gated apartments)

UP COMING PROJECTS

VILLA PLOTS

1. Nishija Akshita Eastern Meadows Phase 2 - 80 acres
2. 16 Acres Villa Plots at Maheshwaram Town Tummaluru Road

RESIDENTIAL

1. 10 acres High Rise Apartments at Kukatpally IDL Lake Road
2. 30 acres Luxury Villa Community in lanapur
3. 4 Acres High Rise Apartments at Alwal
4. 4 Acres High Rise Apartments at ECIL Nagarlam
5. 7.5 Acres multiplex in Alwal adjacent to the High Rise Apartments at Alwal.