



A PREMIUM  
GATED COMMUNITY



**ANANTHA**  
**COUNTY**

— SADASHIVPET MUNICIPAL LIMITS —

**new paradise of prosperity**





# PREMIUM PROJECT

ANANTHA COUNTY is a premium plotted development in Sadashivpet, near NH 65 (Mumbai-Hyderabad Highway) in Sangareddy District. This luxury residential project offers an exclusive and unparalleled living experience. The Vastu-compliant plots are well-laid; and include spectacular views, beautiful landscaping, wide roads, 24/7 electrical, sanitation, and communication network, STP, 24-hour water supply with an overhead tank, and modern infrastructure.

ANANTHA COUNTY is a perfect gated community that combines the joys of living close to nature and the comforts of city living. The DTCP approved plots are affordable and provide effortless connectivity to the city, especially to ORR, International Airport, Gachibowli, HITEC City, Jubilee Hills, and Mehdiapatnam. This project has a locational advantage that edges out other projects in the vicinity with easy accessibility to the proposed 4-lane Regional Ring Road, NIMZ at Zaheerabad and IIT at Sangareddy.

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



A  
**HOME**  
YOU HAVE ALWAYS WANTED

DTCP  
APPROVED

ULTRAMODERN  
FACILITIES

WELL-PLANNED  
LAYOUT

ENVIABLE  
LOCATION

THE  
**LARGEST** RESIDENTIAL PLOTS  
DEVELOPMENT  
in **SADASHIVPET**





# AMENITIES



state-of-the-art amenities for  
a happier tomorrow

- A Premium Residentail Project
- Modern Gated Community
- DTCP Layout With Clear Title
- 100 % Vasthu Compliant
- Entrance Arch With Compound Wall
- Well Demarcated Levelled Plots
- 30, 33, 40 & 60 Ft. Wide Main And Internal Roads
- Cycle & Jogging Track
- Ample Open Spaces
- Avenue Plantation
- Rainwater Harvesting Pits
- Electrical Lines With Street Lamps
- Individual Water Lines With Overhead Tank
- Underground Drainage
- 24x7 Secure Venture
- Modern Clubhouse
- Play Area For Children
- Dedicated Space For Leisure Activities
- Immediate Registration

**INVEST**  
IN WHAT MATTERS THE MOST



**ANANTHA  
COUNTY**

SADASHIVPET MUNICIPAL LIMITS

## CONTEMPORARY AMENITIES



Infrastructure and landscape ensure a sanctuary of welcoming spaces.  
A comfortable home, modern conveniences, and ample lush open space  
to grow and play - what more would you want from life?



**ALEKHYA**  
INFRAA DEVELOPERS



# CLUB HOUSE



## A CLUB LIFE YOU WILL WANT TO CHERISH



Relive life's precious moments while creating new memories.





# CLUBHOUSE

Set amidst a lush, pollution-free environment, the clubhouse at ANANTHA COUNTY will be a complete retreat for your family. The superbly designed club will provide unrivalled entertainment and relaxation. With an aim to provide a holistic urban lifestyle, the premium clubhouse flawlessly balances leisure, social connectivity, and lifestyle-enhancing conveniences.

With the state-of-the-art facilities provided here, you'll be spoilt for a choice of leisure. With something for everyone in the family, ANANTHA COUNTY offers a life of elegance and luxury on par with the very best. So relax and take in all the goodness life has to offer.

- well-equipped clubhouse
- swimming pool
- gymnasium
- yoga/meditation hall
- multipurpose hall
- basketball court
- dedicated children play area
- cycling / jogging track
- badminton
- table tennis
- and many more



## ASTOUNDING FEATURES FOR A FUN-FILLED LEISURE TIME





# ENVIABLE LOCATION

Sadashivpet, a prime locality and a picturesque neighbourhood to live in, is emerging as a business powerhouse thanks to its strategic location. 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.

Only a few kilometres from ANANTHA 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.

ANANTHA COUNTY at Sadashivpet will be your ideal investment opportunity poised for immense growth.

## near the project

- Venture near 16000 Acres NIMZ SEZ
- Adjacent to MRF Mfg.
- Near proposed Regional Ring Road (RRR)

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

### Easy connectivity to

- Sangareddy
- Patancheru
- Chanda Nagar
- Financial District
- BHEL
- Lingampally
- Gachibowli
- HITEC City
- Narsingi Junction

A LOCATION  
PRESENTING AN UNRIVALLED  
**INVESTMENT**  
OPPORTUNITY



## Location Map Not to scale



**WITNESS**  
a Spectacular Transformation  
in your neighbourhood!



# NEIGHBOURHOOD

YOUR FUTURE - READY HOME  
IN AN IMMENSELY DESIRABLE  
LOCATION



IIT - HYDERABAD



NIMZ - ZAHEERABAD



WOXXEN SCHOOL OF BUSINESS



GITAM - HYDERABAD



METRO



**ANANTHA**  
**COUNTY**

SADASHIVPET MUNICIPAL LIMITS



TOSHIBA



OUTER RING ROAD



BHEL



ICRISAT

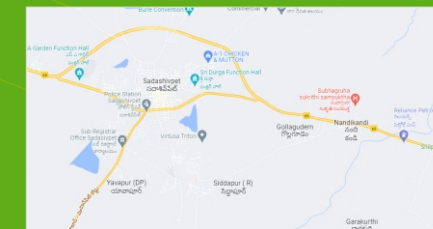


MRF



INTERNATIONAL AIRPORT

## WELL-CONNECTED Locality



**SADASIVPET :**  
GUARANTEED BENEFITS  
& HIGH RETURNS

- Sadasivpet is a rapidly growing community with easy access to Sangareddy and Hyderabad, as well as Vikarabad, Chevella, the Outer Ring Road, and the proposed Regional Ring Road.

Manufacturing zones, special economic zones, educational institutes, corporations, and other residential neighborhoods are all close by.



**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.

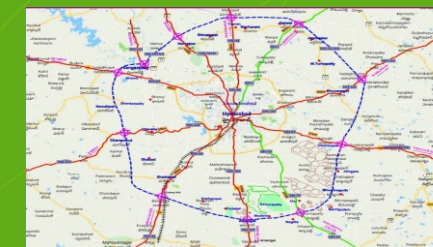
The 4-lane highway provides easy accessibility to the towns of Maharashtra, Karnataka, Telangana and Andhra Pradesh with a well-developed road network.



**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 :**  
THE 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.

**This project is both  
secure and profitable,  
with a high return  
on investment.**





# COMPANY



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 unrivalled 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 PROMISING GROUP with  
**DEDICATED**  
ATTITUDE and  
**UNCOMPROMISING**  
SINCERITY



**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.





# BUY. BUILD. LIVE.



## PARTNERING

WITH THE VERY BEST

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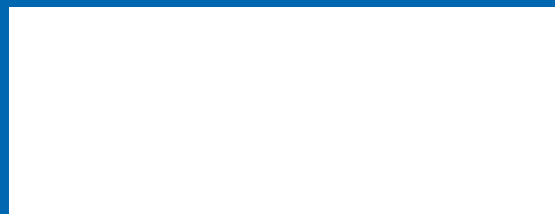


**ALEKHYA**  
INFRAA DEVELOPERS

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