



There's life.

And there's life appreciated.





TS RERA No: **P02400001111**







Yes, at Aditya Athena, mundane is an outdated word. Stereotypical layout is a thing of past, small cramped matchbox spaces are thrown out of dictionary, and a splurge of amenities, in a cozy comfort of a gated community, with a proven stamp of Aditya quality takes over. As in each dream of yours, we believe in living it real.





Today's Marvel & Tomorrow's Classic.



Welcome to a brighter, happier world that is being brought to you in Hyderabad's most high-potential area -Khajaguda. Welcome to laughter, forever. Rising as a premium gated residential cluster of six uber stylish towers spread over an intelligently landscaped layout in 6 Acres, 2.71 Guntas, Aditya Athena is not an average home, and not certainly for average folks.





Sunshine comes streaming in through the large windows. Class is built into the triple height balcony. Luxury turns into an everyday experience within and beyond the walls of your Aditya Athena apartment.





It's about a lavish floor space of 2000 sft that lets you live life king size. It's about a range of amenities no standalone project can afford or offer. Right in a green oasis in O.U.Colony, Shaikpet, near DPS School Khajaguda, there is no project to match the stature and sophistication of Aditya Athena.















Project Highlights

GHMC-Approved Project G + 14 & 15 Floor High Rise Apartments All 3-BHK Apartments 1625 Sft to 2435 Sft Areas 100% Vaastu Passenger & Goods Lifts Designer Landscaping 24-hr Treated Water Supply 100% Power Backup with Separate Meters 2/3 Level Car Parking Strategic Location

Security

24-hrs Professional Security Access Controlled Boom Barrier Entry Intercom to Security CC TV Cameras







"With total no of 522 flats the environs are safe and cheerful for congenial community interaction. These apartments overlook the large central courtyard with its sparkling swimming pool and verdant play areas. Enjoy strolling across the boulevards of flowering trees. Or just join the kids for a romp at the tot-lot.















You'll wait for mornings to dawn on Aditya Athena, for there's so much to do here! The day's stress can be washed away in the sparkling blue pool. Knock off the kilos at the gym. Take a shot at central basketball court, table tennis and carroms in outdoor and indoor play areas.





Revel in the pleasures of the clubhouse and amphitheatre. It's the ideal spot to relax, enjoy and make friends! Fley, you have access to the world-class amenities that come rare in the neighbourhood, so make the most of it.





Clubhouse



G+4 Floors Clubhouse with 35,000 Sft Built-up area Entrance Lounge/Reception Swimming pool with Deck Multi-purpose Hall Fully equipped A/C Gymnasium Indoor Games Yoga & Meditation Hall Library Guest Rooms Saloon & Spa Office Room













SITE LAYOUT

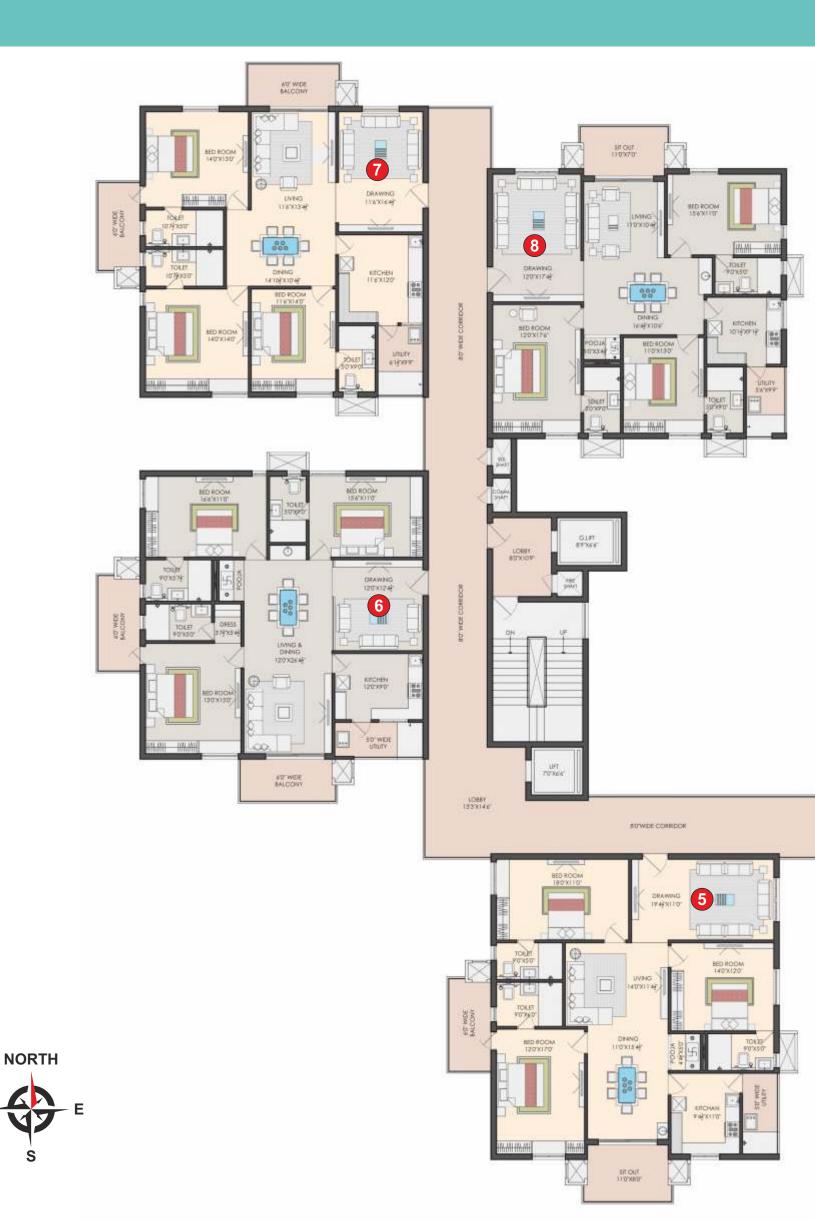
LEGEND:

- 1. Entry & Exit Gate
- **2**. Pedestrian Pathway
- **3**. Sculpture with Plantation
- 4. Car Parking
- 5. Granite with Cobble Paving
- 6. 9.0 M Wide Driveway(V.D.F Flooring)
- 7. Jogging Track
- 8. Screen Wall
- 9. Kid's Pool
- **10**. Main Swimming Pool
- **11**. Pool Deck
- **12**. Lawn
- **13**. Half Basketball Court
- **14**. Seating Deck Under Pergola
- **15**. Fitness Station
- 16. Children's Play Area
- **17**. 7.0 M Wide Fire Driveway
- **18**. Amphi-theater
- 19. Stage
- **20**. Party Lawn
- **21**. Seating Plaza



BLOCK - A TYPICAL FLOOR PLAN

4, 7,10, 13 & 14th Floors



AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA		
1	3BHK (E)	1240.37 SFT	80.75 SFT	61.54 SFT	1875 SFT		
2	3BHK (W)	1477.34 SFT	72.37 SFT	81.62 SFT	2200 SFT		
3	3BHK (W)	1465.59 SFT	83.37 SFT	83.06 SFT	2200 SFT		
4	3BHK (N)	1438.60 SFT	167.87 SFT	52.25 SFT	2235 SFT		
5	3BHK (N)	1438.60 SFT	167.87 SFT	52.25 SFT	2235 SFT		
6	3BHK (E)	1367.82 SFT	156.74 SFT	56.67 SFT	2130 SFT		
7	3BHK (E)	1378.28 SFT	147.74 SFT	58.18 SFT	2135 SFT		
8	3BHK (W)	1323.76 SFT	80.75 SFT	49.00 SFT	1965 SFT		





BLOCK - B TYPICAL FLOOR PLAN 4, 7,10, 13 & 14th Floors



AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA		
1	3BHK (W)	1465.59 SFT	83.37 SFT	81.31 SFT	2200 SFT		
2	3BHK (E)	1405.93 SFT	144.74 SFT	48.68 SFT	2155 SFT		
3	3BHK (E)	1382.73 SFT	80.75 SFT	42.75 SFT	2035 SFT		
4	3BHK (E)	1391.18 SFT	150.74 SFT	62.93 SFT	2160 SFT		
5	3BHK (W)	1477.34 SFT	72.37 SFT	79.87 SFT	2200 SFT		





BLOCK - C TYPICAL FLOOR PLAN 4, 7,10 & 13th Floors



AREA STATEMENT						
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA	
1	3BHK (W)	1465.59 SFT	83.37 SFT	81.31 SFT	2200 SFT	
2	3BHK (E)	1236.67 SFT	135.49 SFT	42.75 SFT	1915 SFT	
3	3BHK (E)	1261.04 SFT	80.75 SFT	35.62 SFT	1870 SFT	
4	3BHK (E)	1200.59 SFT	157.24 SFT	58.50 SFT	1920 SFT	
5	3BHK (W)	1477.34 SFT	72.37 SFT	79.87 SFT	2200 SFT	





BLOCK - D TYPICAL FLOOR PLAN 4, 7,10 & 13th Floors



	AREA STATEMENT						
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA		
1	3BHK (W)	1414.28 SFT	94.37 SFT	62.93 SFT	2125 SFT		
2	3BHK (E)	1362.42 SFT	160.74 SFT	51.92 SFT	2125 SFT		
3	3BHK (E)	1130.54 SFT	77.25 SFT	47.50 SFT	1715 SFT		
4	3BHK (E)	1294.25 SFT	164.24 SFT	66.31 SFT	2055 SFT		
5	3BHK (W)	1359.87 SFT	90.37 SFT	61.50 SFT	2045 SFT		
6	3BHK (W)	1168.79 SFT	52.25 SFT	77.25 SFT	1770 SFT		





BLOCK - E TYPICAL FLOOR PLAN 4, 7,10 & 13th Floors





AREA STATEMENT							
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA		
1	3BHK (W)	1293.95 SFT	156.49 SFT	52.06 SFT	2030 SFT		
2	3BHK (N)	1271.57 SFT	73.75 SFT	51.92 SFT	1895 SFT		
3	3BHK (E)	1293.95 SFT	170.00 SFT	51.92 SFT	2045 SFT		
4	3BHK (E)	1197.37 SFT	152.37 SFT	57.37 SFT	1910 SFT		
5	3BHK (W)	1292.26 SFT	80.75 SFT	58.62 SFT	1945 SFT		







BLOCK - F TYPICAL FLOOR PLAN 4, 7,10 & 13th Floors



AREA STATEMENT						
FLAT NO.	TYPE	CARPET AREA	BALCONY AREA	UTILITY AREA	SALEABLE AREA	
1	3BHK (W)	1355.51 SFT	153.50 SFT	42.75 SFT	2090 SFT	
2	3BHK (N)	1386.39 SFT	80.75 SFT	49.87 SFT	2050 SFT	
3	3BHK (E)	1272.26 SFT	155.74 SFT	57.00 SFT	2005 SFT	
4	3BHK (E)	1360.45 SFT	155.87 SFT	42.70 SFT	2105 SFT	
5	3BHK (W)	1304.85 SFT	153.12 SFT	40.96 SFT	2030 SFT	







STRUCTURE

- RCC FRAMED STRUCTURE: R.C.C framed structure to withstand wind & seismic loads
- SUPER STRUCTURE: 8" Thick solid block work for external walls & 4" thick solid block work of Internal walls

PLASTERING

- INTERNAL: 1 Coat of plastering in CM 1:6 for walls and Ceiling
- EXTERNAL: 2 Coats of plastering in CM 1:6 for external Walls

DOORS & WINDOWS

- MAIN DOOR: M.T wood / Manufactured hard wood door frame & veneered flush door shutter finished with good quality melamine polish & hardware of reputed make
- INTERNAL DOORS: M.T wood / Manufactured hard wood door frame & flush door shutters with good quality melamine polish & hardware of reputed make
- BATHROOM & UTILITY DOORS: M.T wood / Manufactured hard wood door frame & flush door shutters with one side good quality melamine polish and one side enamel paint & hardware of reputed make
- **FRENCH DOORS**: UPVC Door frame with plain glass paneled shutters of reputed make
- WINDOWS: UPVC window frame with plain glass shutter of reputed make with provision for Mosquito net/mesh(Mosquito net/mesh can be provided at extra cost)

PAINTING

- **EXTERNAL**: Combination of textured and luppam finish over a coat of primer and two coats of emulsion paint
- INTERNAL: Two coats of Altek luppam finish over a coat of primer and two coats of plastic emulsion paint

FLOORING

- DRAWING, DINING, POOJA, ALL BEDROOMS & KITCHEN: 800 x 800 mm size Double charged vitrified tiles of reputed make
- BATHROOMS: Anti-skid ceramic tiles of reputed make
- **CORRIDORS**: Marble / Granite flooring
- BALCONIES: Rustic ceramic tiles of reputed make
- UTILITY: Rustic ceramic tiles of reputed make
- STAIRCASE: Tandoor stone
- PARKING & DRIVEWAYS: V.D.F flooring as per design

TILE CLADDING

- **BATHROOMS**: Glazed ceramic tiles dado up to 7'-0" height of reputed make
- UTILITIES: Glazed ceramic tiles dado up to 3'-0" height of reputed make

KITCHEN

- Provision for dishwasher
- Provision for water purifier, hob & chimney
- Provision for Modular Kitchen with Municipal Water (HMWSSB) and Underground water connection
 Please Note: Kitchen Platform, Sink, Taps & Tile Dado are all in Client's Scope as per their Modular Kitchen Design and will not be provided by the Builder

UTILITY / WASH AREA

• Provision for Washing machine & Wet area for washing utensils etc

BATHROOMS

- Medium size washbasin of Kohler / Grohe / Toto or equivalent make
- Hot & Cold Divertor Mixer with overhead shower of reputed make
- Provision for Geysers in all bathrooms
- Concealed flush tank with wall mounted W.C of Kohler / Grohe / Toto or equivalent make
- Chrome plated C.P fittings of Kohler / Grohe / Toto or equivalent make

ELECTRICAL

- Concealed Copper Wiring in conduits for lights, fans, power plugs of Finecab / Havells or equivalent make
- Power Outlets for geysers & exhaust fans
- Power plugs for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders, Dishwasher in Kitchen, Washing Machine in Utility Area
- Plug points for T.V & Audio system in Living & Bedrooms
- 3-Phase supply for each apartment & individual pre-paid Meters
- Modular switches of Anchor Roma / Schneider or equivalent make
- Miniature Circuit Breakers (MCB) for each distribution boards of MDS or equivalent make
- Power Outlets for Air Conditioners in all Bedrooms

COMMUNICATION SYSTEM

- Providing Telephone points in Living & Master bedroom
- Providing T.V points in Living & all Bedrooms
- Intercom facility connecting to the Security
- Internet Provision in Living room /area only

LIFTS

- High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make. Granite / Marble cladding at the lift entrances
- High speed automatic passenger cum service lift with rescue device with V3F for energy efficiency of reputed make. Granite / Marble cladding at the lift entrances

WTP & STP

- Underground water with an exclusive Water Softening Plant and Water Meters for each unit. (Not RO Plant)
- A Sewage Treatment plant of adequate capacity as per norms for the entire project with a feature to use, treated sewage water for the landscaping
- Rain Water Harvesting pits for recharging ground water levels

CAR WASH FACILITY

• Car wash facility

GENERATOR

• D.G Set with 100 % power backup and Acoustic enclosure & A.M.F panel

CAR PARKING

Parking in 3 Levels in A-Block & 2 Levels in the remaining • Blocks

FACILITIES FOR DIFFERENTLY ABLED

Access ramps at all Entrances for differently abled ٠

SECURITY / BMS

- Sophisticated round-the-clock security / Surveillance System •
- BMS for water, electricity & gas consumption (centralised • billing)
- ٠ Panic button, C.C Cameras & Intercom connected to the security room and the lifts
- Power fencing around the compound wall •
- Surveillance cameras at the main security & entrance of each • block

CLUBHOUSE AMENITIES

- Entrance Lobby
- Reception / Waiting Lounge
- Multipurpose Hall •
- Swimming Pool • •
 - Toilets & Change Rooms •
- Gym

•

- Yoga / Meditation Hall •
- Association Office Waiting Lounge
- Library Banquet Hall
 - Guest Room •

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Ladies Saloon

Gents Saloon

Indoor Games

Senior Citizens

Ladies Spa

Gents Spa

Room

- Creche Ladies Hall •

PARKING MANAGEMENT

Ample parking areas. Parking signage at required places to • ease driving

FIRE & SAFETY

- Fire Hydrant & Fire sprinkler system as per NBC (National • Building Code) Norms
- Fire Alarm & Public Address system as per NBC Norms •

LPG

Gas supply from a centralised Gas Bank to all individual • apartments with Pre-paid gas meters

LANDSCAPE

Aesthetically designed Landscape •

Note: We strongly discourage any customization. However, where in exceptional cases and subject to our management approval, any materials are substituted by the customer, the cost of such materials shall solely be borne by the customer and in no case will any credit be issued for such replaced items.





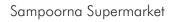
















Oakridge International School

Delhi Public School

When you drive out and hit the 80 feet radial road beyond the imposing main gate, you know that Khajaguda is totally future ready. Around you are swank shopping malls, MNC offices and reputed international schools. You are in close proximity to the posh locale of Gachibowli and Madhapur, while being minutes away from the ORR. Nothing else could make so much sense.



Sri Aditya Homes has built a string of upper crest residences in sought after localities for over 27 years. Their ventures are benchmarked to high quality, symbolize lifestyle and offer supreme value for investment. The Builders are known for on time delivery, excellent pricing, contemporary designs and believe in providing the total gamut of modern, environment-friendly living. Professional to the core and passionate about lifestyles, the company is keeping pace with the future.



ADITYA SUNSHINE

ADITYA SPLENDOR

ADITYA JALA KRISHNA

ADITYA LAGOON

ADITYA HABITAT

ADITYA ROYAL PALMS





ADITYA LE GRANDIOSE

ADITYA CASA GRANDE

ONGOING PROJECTS

Aditya Casa Grande at Gandipet Aditya Lifestyle at Banjara Hills

UPCOMING PROJECTS

Aditya Heritage at Golconda Fort Aditya Le Grandiose at Jubilee Hills



TAKING LIVES **FORWARD**



ADITYA HOUSE

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Site Address

Darga Hussain Shahawali Village, O.U. Colony, Shaikpet, Hyderabad Near DPS School Khajaguda



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