

MAREECHI
Aadhya
CRAFTED FOR YOUR COMFORT

Elegantly crafted for
unforgettable living in every moment

2 & 3 BHK Luxury Apartments @ Adibatla, Hyderabad

A project by

MAREECHI
HOMES

5th Floor, Ivy Terrace, Kavuri Hills,
Madhapur, Hyderabad, Telangana State - 500033.

Requests for Information

+91 888 6999 676, 888 6999 679

✉ sales@mareechihomes.com 🌐 www.mareechihomes.com



Craft your Dreams
Refine your Life Style

MAREECHI
HOMES

Mareechi Homes offers the perfect blend of exclusivity and affordability, tailored for families seeking a secure and nurturing space to call home. Nestled in a peaceful environment. Discover your ideal home at Aadhya, your dream of harmonious living.



Aadhya by Mareechi Homes is a distinguished creation that resonates with elegance, precision, and thoughtful design. It is crafted with a deep commitment to quality, blending aesthetics with functionality, and meticulously choosing locations that complement a serene lifestyle. Aadhya offers you a haven of peace and prosperity. Welcome to a sanctuary of unparalleled beauty and tranquillity, where your future is elegantly realized.



Situated in the Southern region of Hyderabad, Aadhya provides an unbeatable blend of connectivity and convenience. Nestled close to major IT hubs like Kokapet IT Hub, Financial District, and Tellopur Techno City, our location ensures you're always close to where the action is. A short drive to the International Airport and proximity to top-tier educational institutions, shopping malls, parks, and entertainment venues means you're never far from what matters most.

A Prime Location for
Your Future

MASTER LAYOUT PLAN

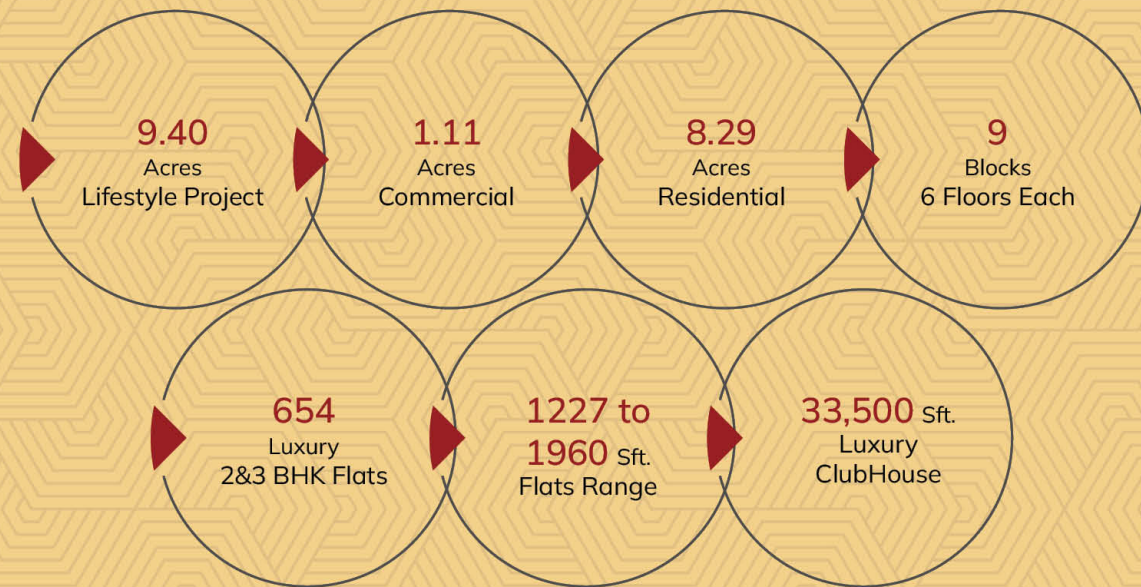


Discover your Dream home
in a Gated Haven

- | | | |
|-----------------------|---------------|-------------------------|
| 1 ENTRY | 10 BLOCK - C | 19 OUTDOOR GYM |
| 2 THEME GARDEN | 11 BLOCK - D | 20 SEATING AREA |
| 3 PALM GARDEN | 12 BLOCK - E | 21 RECREATIONAL ZONE |
| 4 GARDEN POND | 13 BLOCK - F | 22 DRIVE WAYS |
| 5 ARBORETUM | 14 BLOCK - G | 23 CRICKET NET |
| 6 SKATING RINK | 15 BLOCK - H | 24 CHILDREN'S PLAY AREA |
| 7 SR. CITIZEN SEATING | 16 BLOCK - I | 25 EXIT |
| 8 BLOCK - A | 17 CLUBHOUSE | |
| 9 BLOCK - B | 18 PARTY AREA | |



Massive and mesmerizing
So it can be yours for a lifetime.



MAREECHI
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Aadhya, offers a gateway to a serene and luxurious lifestyle, where every detail is crafted for harmony and comfort. More than just a residence, Aadhya is a sanctuary of refined living with thoughtful amenities and exceptional experiences. For the discerning few, it's a chance to embrace a home that elevates everyday life while offering panoramic views of life's beauty. Could there be a greater privilege than calling this place home?



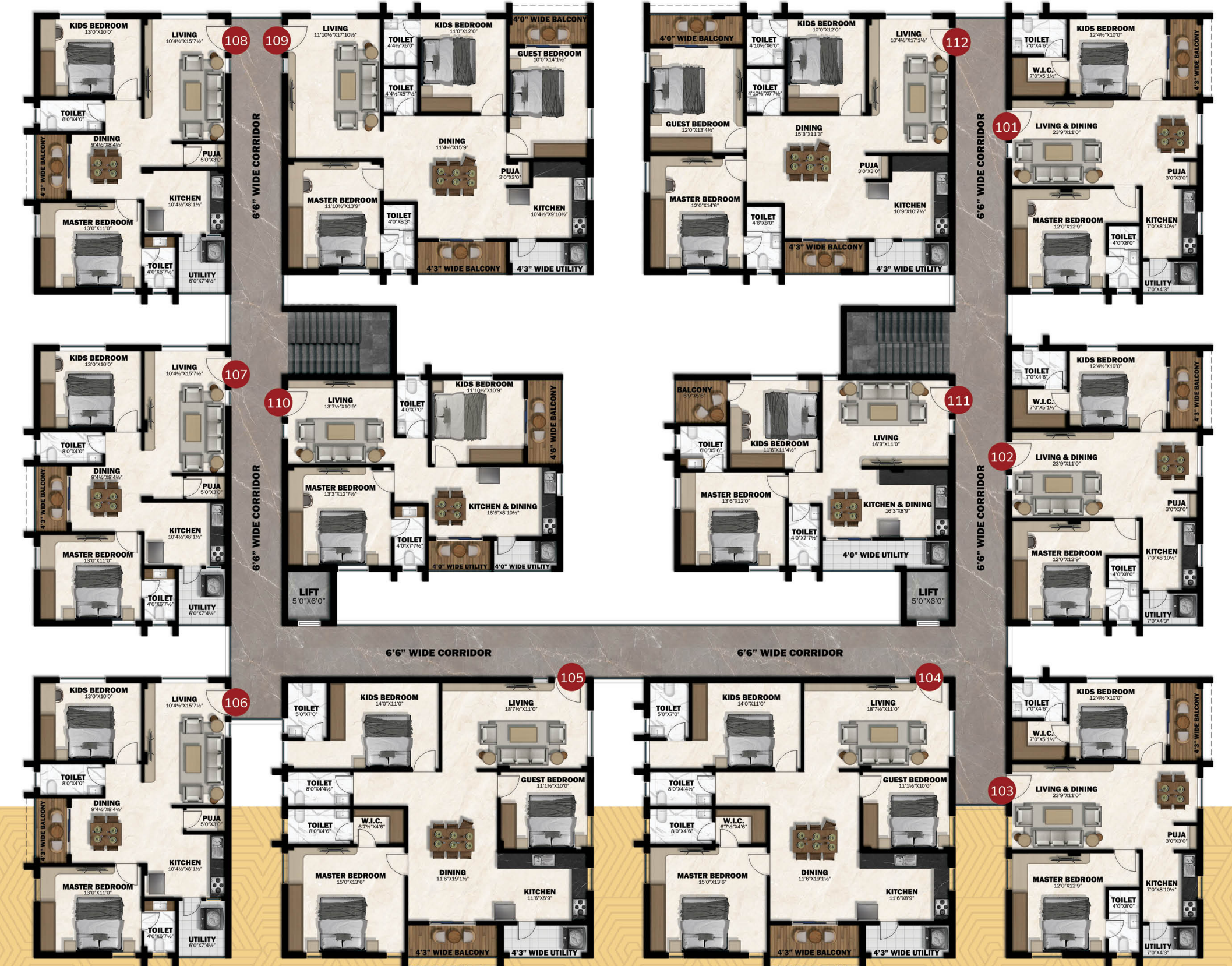
BLOCK - A

TYPICAL FLOOR PLAN



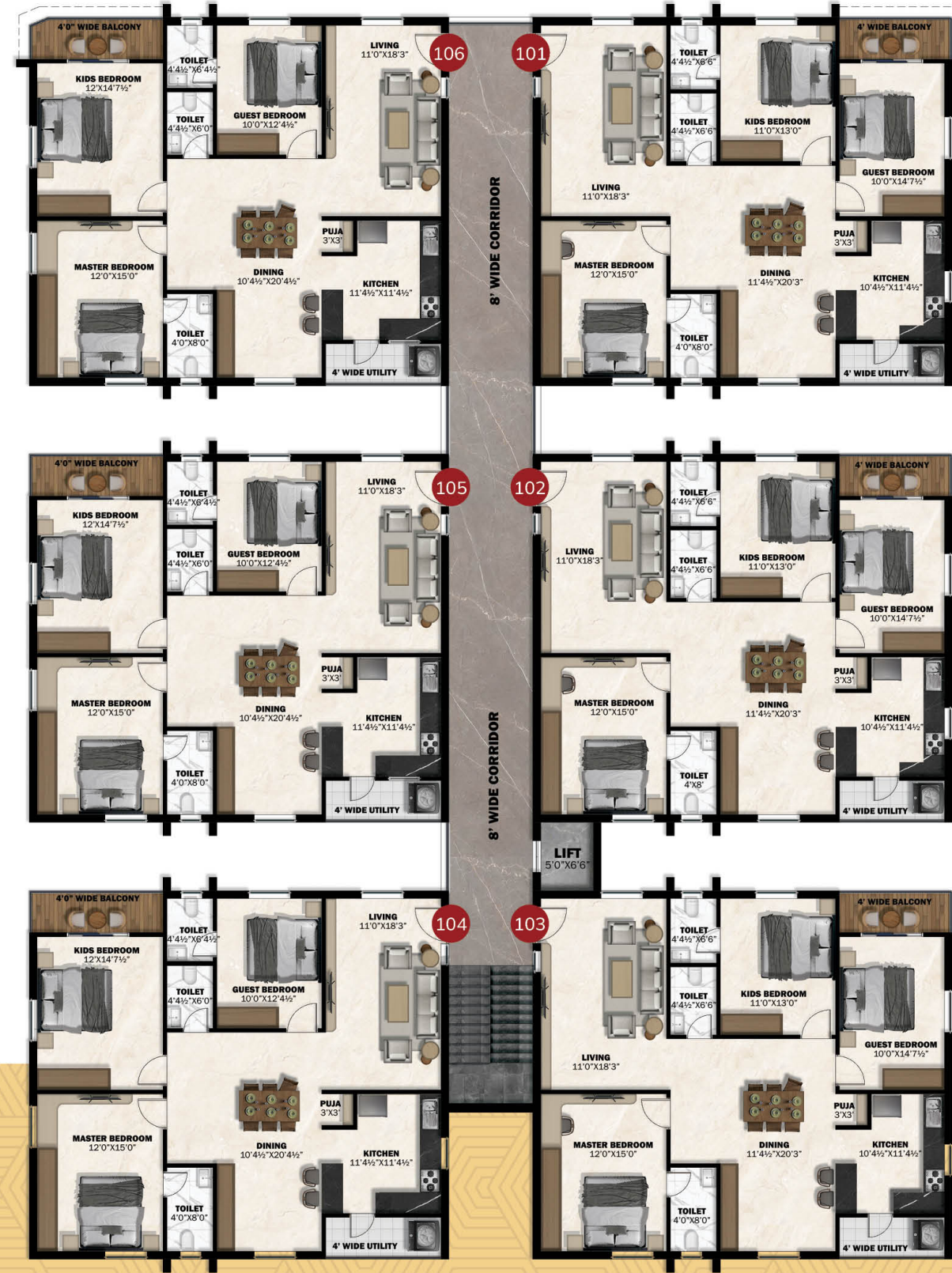
Flat No.	101	102	103	104	105	106	107	108
Unit	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK
Facing	West	West	East	West	East	East	West	East
Area in Sft.	1960	1960	1803	1802	1967	1968	1227	1228

BLOCK - B, C, D, E, F TYPICAL FLOOR PLAN



Flat No.	101	102	103	104	105	106	107	108	109	110	111	112
Unit	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Facing	West	West	West	North	North	East	East	East	West	West	East	East
Area in Sft.	1249	1246	1246	1960	1960	1244	1244	1244	1822	1227	1227	1825

BLOCK - I TYPICAL FLOOR PLAN



Flat No.	101	102	103	104	105	106
Unit	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK
Facing	West	West	West	East	East	East
Area in Sft.	1897	1897	1897	1897	1897	1896

BLOCK - G TYPICAL FLOOR PLAN



Flat No.	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119
Unit	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	3 BHK	3 BHK	2 BHK	2 BHK
Facing	West	West	West	North	North	North	North	North	East	East	East	West	West	East	East	West	West	East	East
Area in Sft.	1240	1240	1240	1227	1227	1990	1227	1227	1243	1243	1243	1227	1227	1801	1801	1801	1801	1227	1227

BLOCK - H TYPICAL FLOOR PLAN



Curating Spaces
for Visionary Living

Flat No.	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117
Unit	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK
Facing	West	West	West	North	North	North	North	North	East	East	East	West	West	East	East	East	East
Area in Sft.	1241	1241	1241	1227	1227	1227	1227	1227	1243	1243	1243	1227	1227	1801	1801	1227	1227

Invest in your Dream
Live in Luxury



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AADHYA, invites you to experience a unique blend of elegance and tranquility.

Designed with a focus on a worry-free, positive lifestyle, our residence offers an array of luxurious amenities tailored to your desires.

Embrace a lifestyle where every moment is cherished and every day is an opportunity to revel in the comfort and sophistication of your new home.

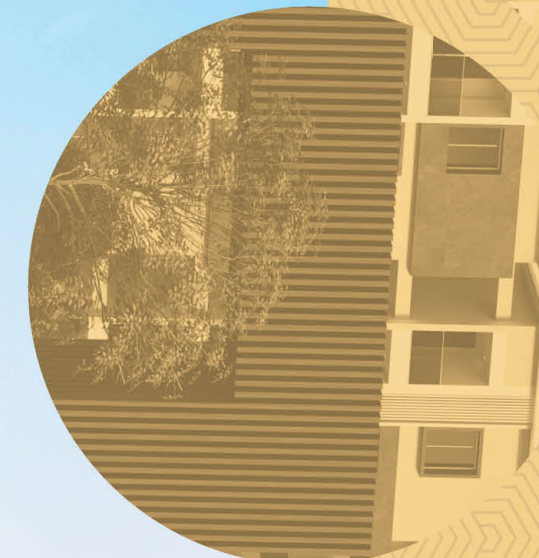


A gated retreat for
Discerning Residents

Aadhya offers a harmonious blend of luxury, privacy, and nature. Each residence is thoughtfully crafted, providing a sanctuary that reflects sophistication and comfort. With state-of-the-art amenities and unparalleled security, Aadhya is more than just a home. Experience the epitome of exclusive living.

Extravagant living
Explore Life!

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CLUB
Aadhya



5 Floors
Clubhouse



Multi Functional
Floor Types



33,500 Sft
Exclusive Clubhouse



Rooftop
Swimming Pool



Multi-type
Fitness Zones



Multi-type
Social Areas

CLUBHOUSE FLOOR PLAN

GROUND FLOOR



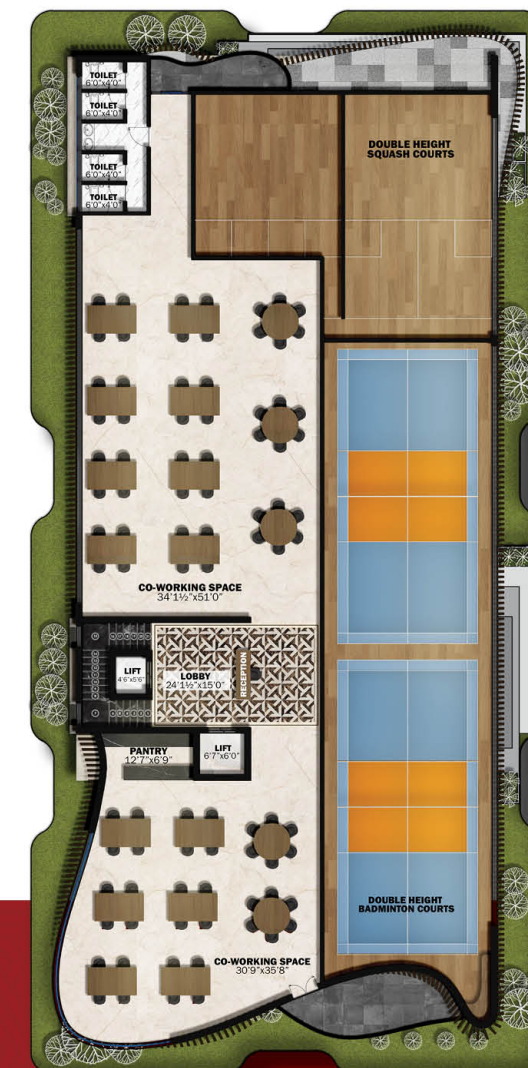
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



TERRACE FLOOR



Discover the essence of modern living at Aadhya Homes, where a range of premium amenities enhances your lifestyle. Our gated community offers a sophisticated clubhouse with a gym and lounge, a refreshing swimming pool, and a vibrant children's play area.

GROUND FLOOR

- Entrance Lobby
- Reception
- Multipurpose Hall
- Dining Area
- Changing Rooms
- C. Toilets
- Store - 1
- Store - 2
- ATM

FIRST FLOOR

- Entrance Lobby
- Reception
- Gym
- Guest Rooms
- C. Toilets
- Library
- Spa/Saloon
- Play School
- Yoga/Aerobics

SECOND FLOOR

- Entrance Lobby
- Indoor Play Area
- Badminton Court - 1
- Badminton Court - 2
- Office Room
- C. Toilets
- Squash Court - 1
- Squash Court - 2
- Emergency Room

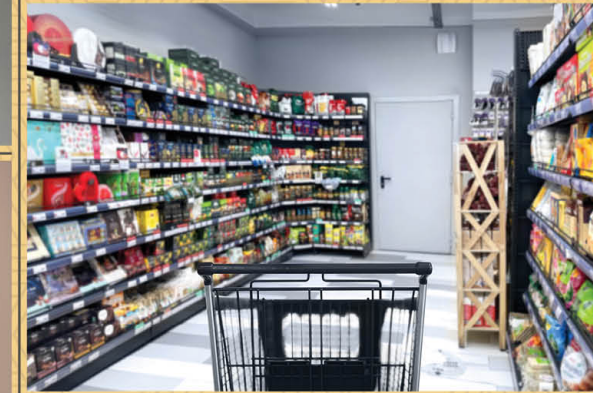
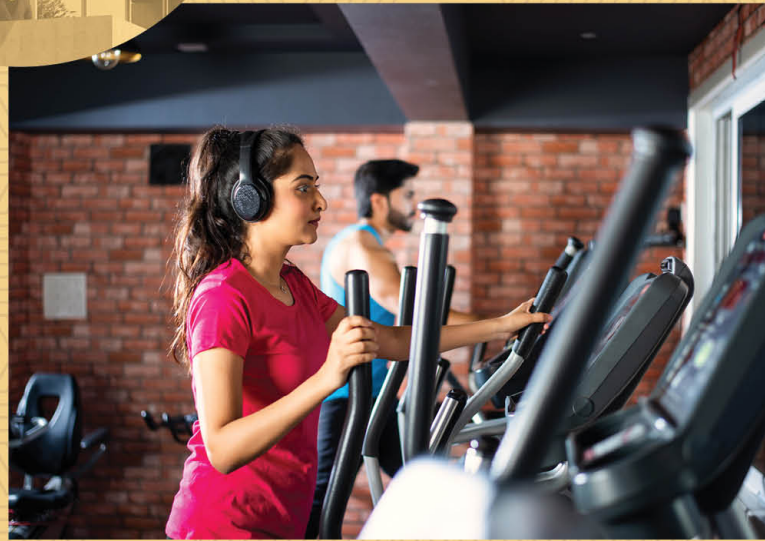
THIRD FLOOR

- Entrance Lobby
- Reception
- Pantry
- Co-Working Space - 1
- Co-Working Space - 2
- C. Toilets
- Double Height Squash Court
- Double Height Badminton Court

TERRACE FLOOR

- Swimming Pool - 1
- Swimming Pool - 2
- Baby Pool
- Terrace OAT
- Sitouts
- C. Toilets
- Gazebo
- Changing Rooms

The convergence where
all aspects blend perfectly



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Aadhya Homes seamlessly combines luxury, convenience, and security in every aspect of daily life. Experience a life where every moment is treasured and every day is a celebration of your new home's beauty. Every detail is designed to meet the highest standards of refined living.

SPECIFICATIONS

Your private retreat
in a World of Exclusivity



STRUCTURE
RCC framed structure

SUPER STRUCTURE
Masonry Cement Blocks/ FlyAsh Bricks of required thickness

PLASTERING
Two Coats plastering with finish

DOORS
Main Door: Teak wood frame with veneered flush shutter with all fittings
Internal Doors: Engineered Hardwood frames with flush shutters

WINDOWS
UPVC windows with required tracks

FLOORING
Living & Dining, Bedrooms, Kitchen:
Vitrified Tiles (1200x600) mm
Balconies, Bathroom & Wash area: Anti-skid tiles
Corridor & Staircase:
Granite Slabs/ Tiles of required thickness

PAINTING (Asian Paints or Equivalent)
Internal: Two coats of putty finish with emulsion paint
External: Two coats of exterior paint over wall care putty/ Premium quality texture paint

KITCHEN PROVISION
Black granite platform with Stainless Steel sink. Glazed ceramic tile dado up to 2' height above counter top with provision for bore and municipal water connection.
CP fittings of Cera/ Parryware or similar make

TOILETS
Anti-skid ceramic tiles for flooring and walls cladding up to door height
Sanitary & CP Fittings: Cera/ Parryware or Similar make

ELECTRICAL
Concealed multi standard copper wiring (Fine cab/ Havells or Equivalent) with 3 phase meters and MCB's
Good quality modular switches, Power plugs for geyser, washing machine, cooking range and refrigerator

COMMUNICATION
Provision for cable connection in M.Bedroom & living room
Internet provision in living area in each apartment
Intercom facility in living area to all the units connecting to Security

STP
Sewage Treatment Plant of adequate capacity as per norms will be provided, part of the treated sewage water will be used for landscaping

POWER BACKUP
100% DG backup for lights and fans I0A load.
100% DG backup for all common areas & lifts.

CCTV & SECURITY MANAGEMENT
Sophisticated round the clock security system
Panic button & intercom is provided in the lifts connected to the security room
CCTV installations/ system as per consultants

FIRE & SAFETY
Fire Sprinkler system in basement as per fire department norms
Fire Alarm and other installations in the buildings as per local authority norms shall be provided

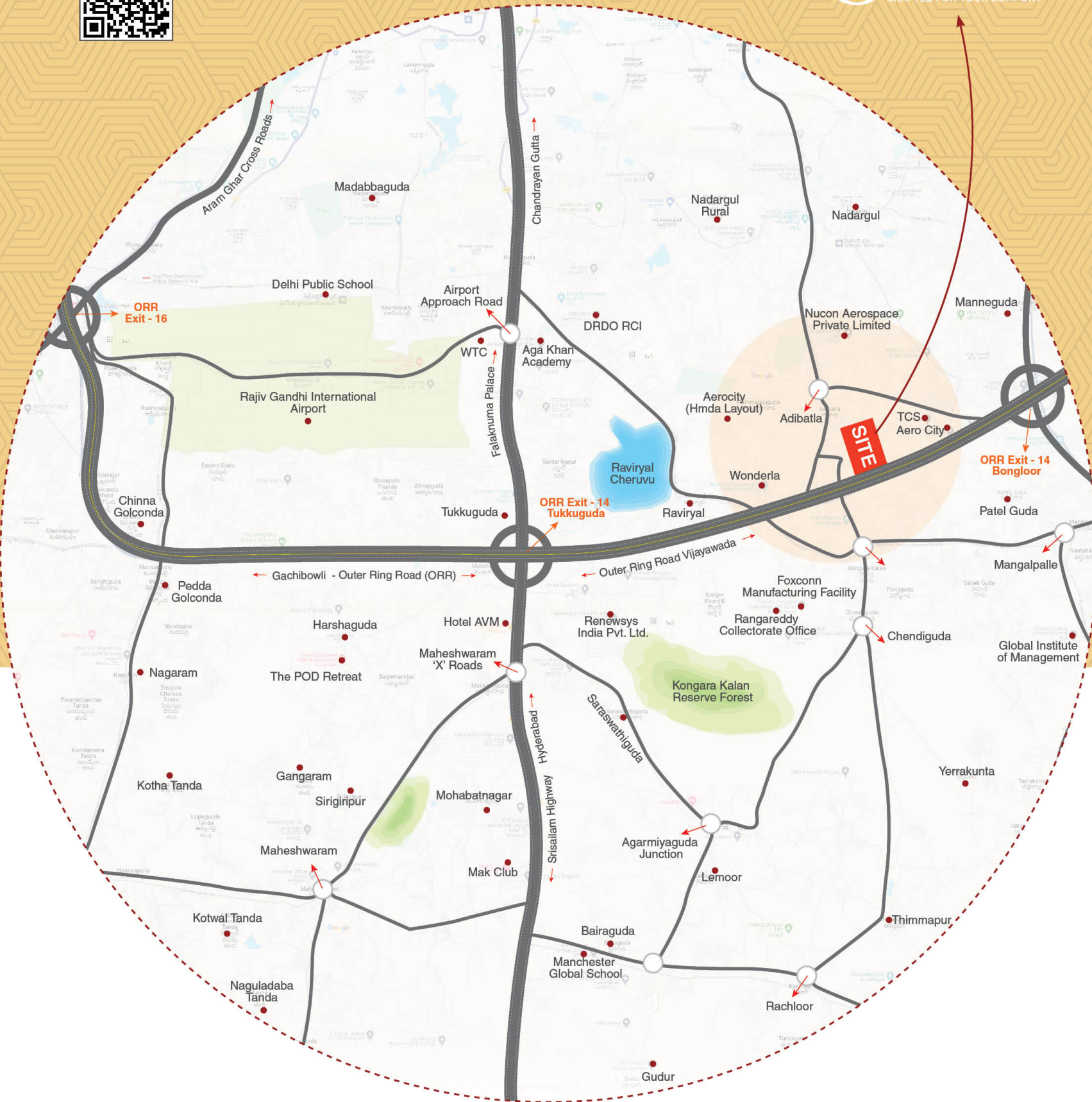
LIFTS (Johnson or Equivalent)
Automatic passenger lifts reputed brands with V3F for energy efficiency

PARKING MANAGEMENT
Entire parking is well designed with parking signages & equipment at strategic locations to ease traffic flow
Basements traffic flow has been designed to ensure smooth flow of vehicles

GAS SUPPLY
Provision for Piped Gas supply to individual flats

NOTE
1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers only
2) People desiring to alter/ modify their flat can do so by prior request and additional payment
3) Flat will be handed over for wood work/ interiors after receiving 100% payment only

Scan QR Code for Direct Location



Outer Ring Road
Srisaialam Highway
TCS
Tata Aerospace
Cognizant
Narayana College
Sri Chaitanya College
Wonderla Amusement Park

Akshara International School
MVSR Engineering College
Devendra Vidyalaya
Hyderabad Intl. Airport
Vanastalipuram
TKR Engineering College
Vijayawada Highway

Financial District
Mind Space
Secunderabad Railway Station
LB Nagar Metro Station
Apollo DRDO Hospital
Sri Lakshmi Super Speciality Hospital,
Major Hospitals in Gachibowli
Golconda Fort
Shilparamam



PROXIMITY

<5 mins
Foxconn
WTC (World Trade Center)
Mahonia Multi Speciality Hospital
Aga Khan Academy
Sloka International School
CVR College Of Engineering
Bharat Institute of Engg & Tech
Harmony Courtyard
The GreenRich Resort

<10 mins
HPS (Ramanthapur)
Statue Of Equality
Ramoji Film City
Bengaluru Highway
AI City
AWARE Gleneagles Global Hospitals
Ozone Hospitals, Dilsukhnagar
OMNI Hospital, Kothapet
Kamineni Hospitals
Rainbow Children's Hospital

- RESIDENTIAL, IT ZONE
- EDUCATIONAL INSTITUTES
- HOSPITALS
- FOOD ZONES
- SHOPPING/ MARKET/ MALL
- HYD INTERNATIONAL AIRPORT
- RECREATION ZONES
- OUTER RING ROAD

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Located in the coveted Adibatla area, Aadhya by Mareechi Homes is the premier choice for discerning buyers. This prime development offers unparalleled convenience, with tech parks, top schools, leading hospitals, shopping hubs, and entertainment options all nearby. Aadhya combines modern living with a strategic location, making it perfect for those seeking a well-rounded and fulfilling lifestyle."

LOCATION MAP
(Google Coordinates: 17.219787, 78.549760)

Site Address:

Beside ORR Service Road,
Adibatla, Hyderabad

Architects & Engineers:

Road No. 14, GS Nagar, Nandi Nagar,
Banjara Hills, Hyderabad.
Email: info.aaira@gmail.com

Design & Branding:

7th Floor, Gowra Fountainhead, Huda
Techno Enclave, Madhapur, Hyd.
Email: hello@thebrandobox.com

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