

KARNI  
AKOYA  
VILLAS

LUXE VILLAS  
AT ATTAPUR

BY  
KARNI  
ESTATES

“KARNI AKOYA VILLAS  
A WORLD OF  
RARE ELEGANCE  
AND UNMATCHED  
GRANDEUR. STEP INTO  
SCULPTED LUXURY,  
WHERE EVERY  
DETAIL WHISPERS  
SOPHISTICATED AND  
EVERY MOMENT FEELS  
EXTRAORDINARY.  
THIS IS NOT JUST  
A RESIDENCE IT  
IS YOUR PRIVATE  
MASTERPIECE.”

- AMIT SARDA  
MANAGING DIRECTOR,  
KARNI ESTATES IND PVT LTD

KARNI  
**A K O Y A**  
VILLAS

PROJECT AT GLANCE

**37**  
VILLAS

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**4-5**  
BHK

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LUXE  
AMENITIES

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GHMC & RERA  
APPROVED

KARNI  
AKOYA  
VILLAS



‘THE  
MOST



Karni Akoya Villas commands an address reserved for those who value both prestige and privacy. Nestled in an elite enclave, it offers the rare luxury of serene surroundings with unmatched access to the city's finest from premier educational institutions and world-class healthcare to upscale business, retail, and leisure hubs. Here, every destination is effortlessly within reach, yet comfortably removed from the ordinary. A location that not only elevates your lifestyle, but defines it.

EXCLUSIVE  
COMMUNITY IN THE  
VERY HEART OF

HYDERABAD -  
ATTAPUR



An aerial night-time rendering of the KARNI AKOYA VILLAS development. The image shows a long, linear arrangement of modern, multi-story villas with flat roofs and light-colored facades. The buildings are illuminated from within, and the surrounding area is lush with greenery, including trees and a basketball court. In the background, taller apartment buildings are visible. The overall scene is set against a dark night sky, with streetlights and car lights adding to the urban atmosphere.

KARNI  
AKOYA  
VILLAS

A PICTURE PERFECT SETTING  
FOR A LIFETIME OF LUXURY



GRAND GATED COMMUNITY  
WITH UNMATCHED BEAUTY,  
ELAN AND VERDURE

KARNI  
**AKOYA**  
VILLAS



ARRIVE AT THE RITZIEST VILLAS

KARNI  
**AKOYA**  
VILLAS

QUINTESSENTIAL  
ARCHITECTURE.

KARNI  
AKOYA  
VILLAS



EAST FACING



CHIC EXTERIORS ADD AN  
ELEGANT TOUCH

KARNI  
AKOYA  
VILLAS



WEST FACING

KARNI  
**AKOYA**  
VILLAS



A TRUE COCOON  
OF LUXURY





# NOTHING

# COMES CLOSE

DESIGNED TO INSPIRE.  
VERY LUXURIOUS,  
VERY TRENDY AND VERY DIFFERENT.

Karni Akoya Villas draws its inspiration from the timeless elegance of the Akoya pearl celebrated worldwide for its flawless beauty, natural radiance, and rare purity. Like the Akoya pearl, each villa is crafted with meticulous detail, shimmering sophistication, and a quiet sense of luxury that never fades. Here, architectural brilliance meets serene living, forming a sanctuary where refinement becomes a way of life. Karni Akoya Villas is not just a residence it is an heirloom of luxury, class, and elevated living.

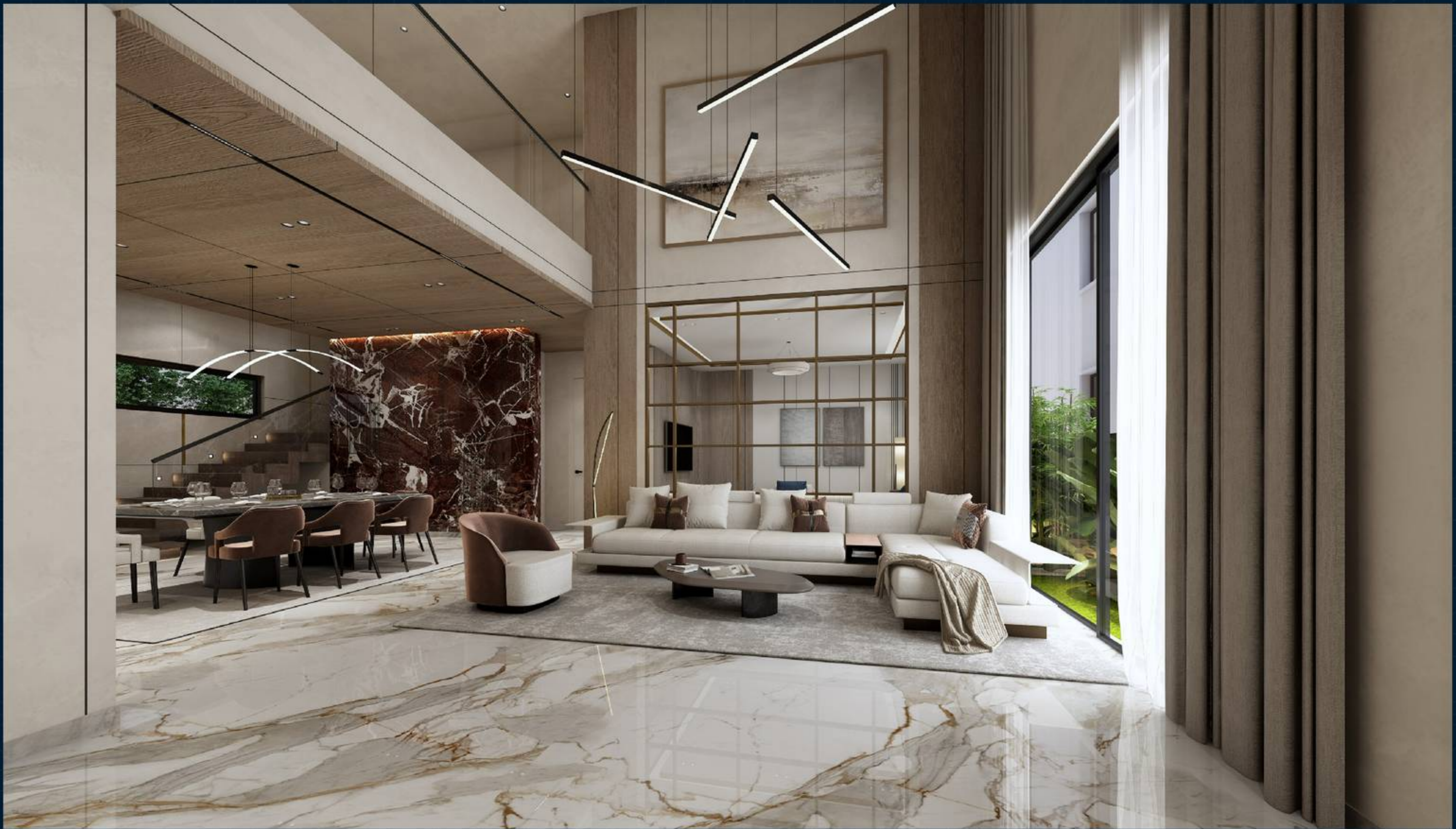
# TO THE

# ALLURE OF

# ‘AKOYA’ HIGH LIVING.

THE 37 LUXURY  
VILLAS AT KARNI  
AKOYA OFFER  
A TREMENDOUS  
SPACE FOR GRAND  
ENTERTAINING  
AND GRACEFUL  
LIVING





THE SHEER SPACIOUSNESS THAT  
IMBUES A SENSE OF UTTER RELAXATION

KARNI  
**AKOYA**  
VILLAS



THE CAPACIOUS DINNING AREA ADDS  
TO THE DELIGHTFUL ATMOSPHERE

KARNI  
**AKOYA**  
VILLAS



FAMILY LOUNGE IS CONDUCTIVE  
TO INTIMATE GATHERING AND  
FAMILIAL BONDING

KARNI  
**AKOYA**  
VILLAS



ULTRA STYLISH AND SPACIOUS  
KITCHEN PORTRAYS THE  
PICTURE OF SLEEKNESS

KARNI  
**AKOYA**  
VILLAS



SELF CONTAINED IN EVERY  
MANNER TO MAKE LIFE  
MORE THRILLING

KARNI  
**AKOYA**  
VILLAS



BEDROOMS OOZE CHARACTERISTIC  
CHARM AND WARMTH

KARNI  
**AKOYA**  
VILLAS



SENSUAL SURPRISES AWAIT  
THE RESIDENTS IN THE  
SPACIOUS BATHROOMS

KARNI  
**AKOYA**  
VILLAS

‘AKOYA’

IS YOUR  
EXCLUSIVE

URBAN  
ESCAPE

Enter world of comfort and discreet luxury, where sophistication is standard and fineness is the yardstick. The magnificent community has an air of exquisite and splendid style. Pleasing to the eye and refined to the senses yet purposefully functional, consummate duality palpable at every nook.

WHERE  
SOPHISTICATED

THE THOUGHTFUL AMENITIES  
INTENSIFY THE SUPERLATIVE  
SENSE OF SCALE THROUGHOUT

MEETS  
SERENITY.

# TOP NOTCH AMENITIES

KARNI  
**AKOYA**  
VILLAS



Grand Entrance  
Gateway



A.C  
Multipurpose  
Hall



Premium  
Fitness Studio



24x7 CCTV  
Surveillance



Automatic  
Boom Barrier



100% Power  
Backup



Indoor Recreation  
Lounge



Serene Yoga  
Pavilion



Children's Play  
Zone



Hydropneumatic  
Water System



Treated Water  
Supply



Solar  
Fencing



Artistic  
Feature Wall



Spiritual  
Mandir



Multi-Sport  
Arena



Municipal Drinking  
Water



Sewage  
Treatment  
Plant



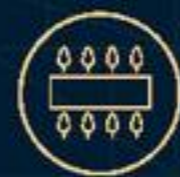
Aesthetically  
Designed  
Compound Wall



Celebration  
Lawn



Elegant  
Gazebos



Jogging &  
Walking Trail



Designer  
LED Street  
Lighting



Bollards



Interlocking  
Paved  
Driveways

# TOP NOTCH SPECIFICATIONS

## SUPER STRUCTURE

### WALLS

- RCC framed structure with 8" External wall & 4" Internal wall with Blocks/Bricks Masonary.

### EXTERNAL WALL

- Double Coat plastering.

### INTERNAL WALLS

- Single coat plastering with Rough finish for internal walls.

### CEILINGS

- Single coat plastering.

### DOORS

#### MAIN DOOR

- Polished Teak wood frame with Veneer Flush Shutters with Melamine Polish & reputed Hardware.

#### INTERNAL DOORS

- Painted Teak wood frame with both side Laminated Flush Shutter with reputed Hardware.

#### WINDOWS & FRENCH DOORS

##### WINDOWS

- UPVC window system with clear float glass as per design, with provision for mosquito mesh (**Note: Mesh & fixing will be provided at extra cost**).

##### FRENCH DOORS

- UPVC door frames with clear float glass panelled sliding shutters, and hardware of reputed make.

##### VENTILATORS

- Aluminium / UPVC ventilators with tinted float glass as per design.

### FLOORING

#### DRAWING, DINING, LIVING

- 600 X 1200 vitrified tiles of reputed make.

#### BEDROOMS & ALL OTHER INDOOR AREAS

- 600 X 1200 vitrified tiles of reputed make.

#### BALCONY/BATHROOM

- Anti-skid Tiles of reputed make.

#### STAIRCASE & PARKING

- Premium Granite with Leather finish.

#### BATHROOM DADOING

- Glazed ceramic Tiles / Vitrified Tiles upto door height of reputed make.

### PAINTING

#### EXTERNAL

- Textured/ Smooth finish as per design with two coats of Exterior Emulsion paint of reputed make.

#### INTERNAL

- Smooth Putty finish with two coats of Acrylic Emulsion paint of reputed make, over a coat of Primer.

## SANITARYWARE & PLUMBING

- Wash basin and EWC with concealed Flush Tank and Health Faucet of reputed make.
- Faucet and Shower in all Bathrooms of reputed make.

## RAILING

- Aesthetically designed Glass or M.S Railing for Staircase, Cutout and Balcony.

## KITCHEN & UTILITY

- Granite top, stainless steel sink and dadoing is **optional and will be provided at extra cost**.
- Provision for Separate municipal water tap along with borewell water tap will be provided.
- Provision for RO Plant, Chimney, and suitable electrical points for kitchen appliances.

## ELECTRICAL

- Elegant Designer Modular Switches of reputed make.
- Concealed FRLS Copper Wiring of reputed make.
- Provision for Geyser & Exhaust fan in all bathrooms.

## COMMUNICATION NETWORK

- Communication Box Provided in each Villas.
- Wired FTTH ( Internet , Phone & wifi ) using optic fibre to all Villas.

## POWER BACK UP

- 100% DG set backup with enclosure & AMF panel for Every Villa.

## AIR-CONDITIONING

- Designated space is provided for outdoor units in each Villas ( Same cannot be allowed to change).

## WTP & STP

- Water Treatment Plant for borewell water.
- Sewage Treatment Plant of adequate capacity as per norms will be provided inside the project.

## RAINWATER HARVESTING

- Rainwater harvesting through recharge wells onsite to improve ground water level.

## WATER SUPPLY

- Pneumatic Pumps for supply of Municipal Water for Drinking purpose to kitchen in all Villas.
- Pneumatic Pumps will be used for supply of Domestic Water to all Villas.

## SECURITY

- Surveillance cameras at appropriate location for Monitoring.
- Solar power fencing for all sides of the Compound Wall.
- Boom barriers at Project Entrance for Seamless entry of residents vehicles.

## COMPOUND WALL

- Aesthetically Designed Compound Wall shall be constructed all around the Project .



VERDANT GREENERY CREATES  
A NOURISHING SETTING FOR  
OUTDOOR RELAXATION

KARNI  
**AKOYA**  
VILLAS



WHERE STORIES LIVE.

KARNI  
**A KO YA**  
VILLAS



JOY IS IN YOUR COURT



YOUR SPACE TO COME  
OUT AND PLAY

KARNI  
**AKOYA**  
VILLAS

# TEMPLE

Discover a peaceful lifestyle inspired by spirituality and nature. It combines premium gated community features with the calming presence of a temple, creating a harmonious environment perfect for families seeking comfort, safety, and divine energy.



KARNI  
**AKOYA**  
VILLAS

# CLUB AKOYA

MAKE LUXURY  
A NEW CHAPTER  
IN YOUR LIFE

An architectural rendering of the Club Akoya building facade. The building is a modern, multi-story structure with a mix of materials, including light-colored stone or concrete panels and dark, perforated metal screens. The words "CLUB AKOYA" are prominently displayed in large, illuminated letters on the upper left portion of the facade. The building features several balconies with glass railings and flower boxes filled with red flowers. A person is visible on one of the balconies. The ground floor has large glass windows and a wooden door, with a person walking towards the entrance. The scene is set against a clear blue sky with some light clouds, and there are lush green trees and a white wall in the foreground. The overall atmosphere is one of modern luxury and sophisticated design.

**CLUB AKOYA**



BANQUET HALL

ELEGANCE THAT ILLUMINATES  
EVERY OCCASION

KARNI  
**AKOYA**  
VILLAS



GYM

OPEN, LIGHT-FILLED, AND  
THOUGHTFULLY EQUIPPED THE GYM  
SUPPORTS A LIFESTYLE IN BALANCE.

KARNI  
**AKOYA**  
VILLAS



INDOOR GAMES

INDOOR GAMES FACILITIES  
THAT ARE REVITALIZING AND  
INCOMPARABLE

KARNI  
**AKOYA**  
VILLAS



RECREATION AREA

THE LOUNGE WHERE  
LEISURE LIVES

KARNI  
**AKOYA**  
VILLAS



GUEST ROOMS

IMPRESS THE GUESTS WHILE  
MAKING THEM FEEL AT HOME

KARNI  
**AKOYA**  
VILLAS

THOUGHTFULLY PLANNED.  
EXCEPTIONALLY CRAFTED.

THE DEFINITIVE ADDRESS IN LUXURY AND UTMOST IN PRIVACY,  
WITH 37 EXCLUSIVE VILLAS, AN ARRAY OF THOUGHTFUL AMENITIES AND A  
PRIME LOCATION, AKOYA OFFERS AN EXCEPTIONAL LIVING EXPERIENCE.

"IT'S SIMPLY MAGNIFICENT"



LEGEND

- 1. GRAND ENTRANCE GATEWAY
- 2. BOOM BARRIER
- 3. ARTISTIC FEATURE WALL
- 4. WELL - DESIGNED STREET'S

- 5. TROPICAL - THEMED LAWN ENTRY
- 6. MEDITATION LAWN
- 7. SIT - OUT LAWN
- 8. ELEGANT GAZEBOS

- 9. MULTI - SPORT COURT
- 10. CHILDREN'S PLAY ZONE
- 11. CELEBRATION LAWN
- 12. JOGGING AND WALKING TRACK

- 13. ELDERS SIT - OUT
- 14. CLUB AKOYA
- 15. SPIRITUAL MANDIR
- 16. SEWAGE TREATMENT PLANT (STP)

KARNI  
**AKOYA**  
VILLAS

EAST VILLA UNIT

VILLA NO	37
FACING	EAST
PLOT AREA (in sq.yds.)	331 sq.yds.
SALEABLE AREA (in sft)	4585 sft

**GROUND FLOOR**

- DRAWING ROOM
- LIVING ROOM
- DINING AREA
- POOJA ROOM
- KITCHEN
- GUEST BEDROOM
- POWDER ROOM
- MAID ROOM

**FIRST FLOOR**

- MASTER BEDROOM
- CHILDREN BEDROOM
- FAMILY LOUNGE
- STUDY ROOM
- BALCONY

**SECOND FLOOR**

- MASTER BEDROOM
- HOME THEATRE
- OPEN TERRACE

TYPICAL VILLA FLOOR  
EAST FACING - GROUND FLOOR

PLAN



TYPICAL VILLA FLOOR  
EAST FACING - FIRST FLOOR

PLAN

TYPICAL VILLA FLOOR  
EAST FACING - SECOND FLOOR

PLAN



KARNI  
**AKOYA**  
VILLAS

WEST VILLA UNIT

VILLA NO	07
FACING	WEST
PLOT AREA (in sq.yds.)	340 sq.yds.
SALEABLE AREA (in sft)	5738 sft

GROUND  
FLOOR

- DRAWING ROOM
- LIVING ROOM
- DINING AREA
- POOJA ROOM
- KITCHEN
- STORE ROOM
- GUEST BEDROOM
- POWDER ROOM
- MAID ROOM

FIRST  
FLOOR

- MASTER BEDROOM
- CHILDREN BEDROOM
- FAMILY LOUNGE
- STUDY ROOM
- BALCONY

SECOND  
FLOOR

- MASTER BEDROOM
- BEDROOM
- HOME THEATRE
- LUGGAGE ROOM
- OPEN TERRACE

TYPICAL VILLA FLOOR  
WEST FACING - GROUND FLOOR

PLAN



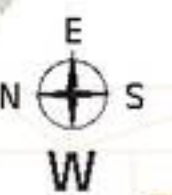
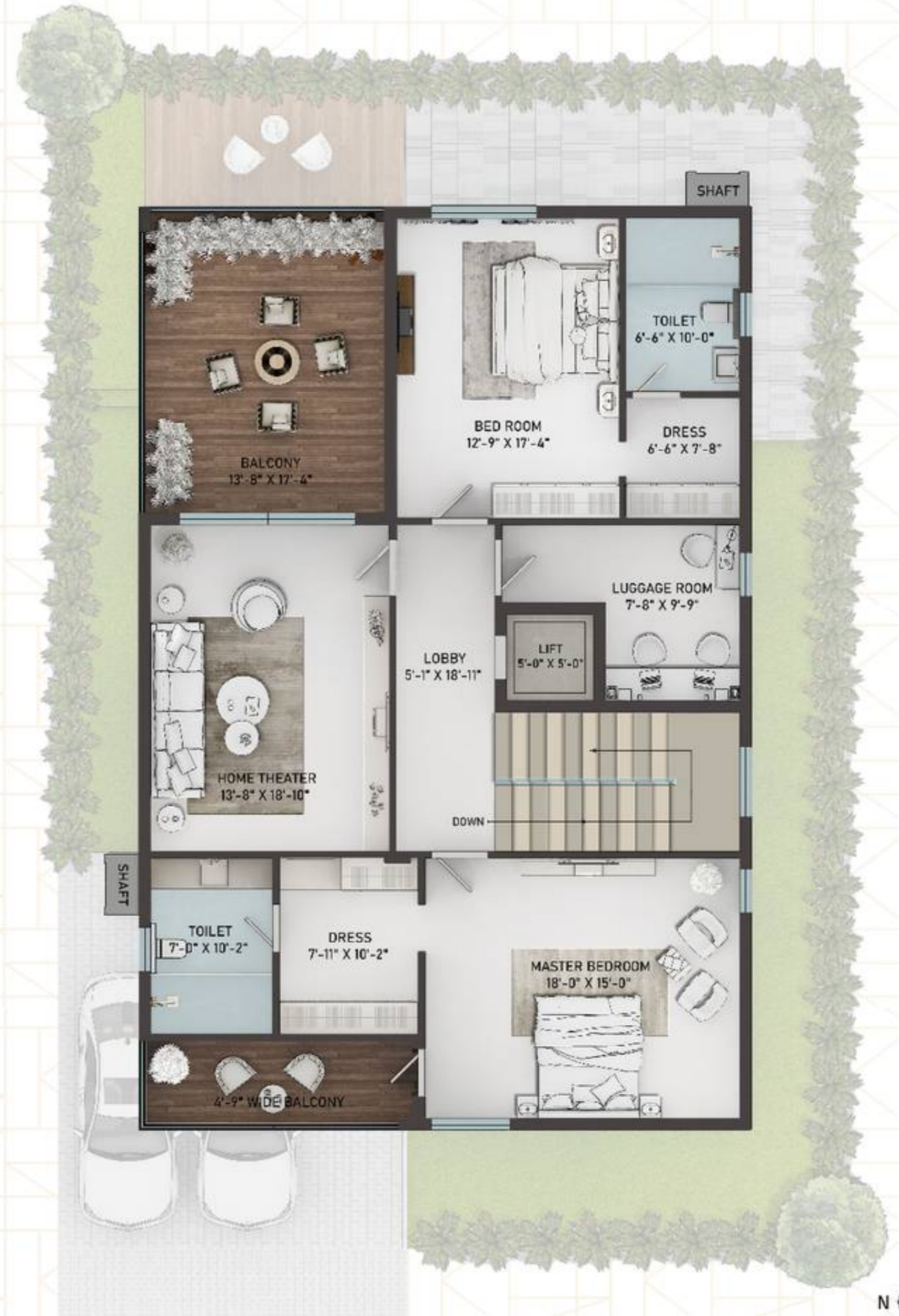
TYPICAL VILLA FLOOR  
WEST FACING - FIRST FLOOR

PLAN



TYPICAL VILLA FLOOR  
WEST FACING - SECOND FLOOR

PLAN



KARNI  
**A K O Y A**  
VILLAS

OUR PROJECTS  
ARE AS UNIQUE AS  
THEY COME.



KARNI AKOYA VILLAS  
ATTAPUR

KARNI OPUS  
ATTAPUR

KARNI TAMARA  
ATTAPUR

KARNI TESORO VILLAS  
ATTAPUR

KARNI AURUM  
ATTAPUR

KARNI FLORENZA  
ATTAPUR

CONSULTANTS

Architect



Structure



MEP



Landscape



Design



“KARNI ESTATES  
IS COMMITTED TO  
PROVIDING THE FINEST  
STANDARDS OF LUXURY  
RESIDENCES AND  
LEAVING A LASTING  
IMPRESSION IN THE  
MINDS OF A ESTEEMED  
CLIENTELE, WITH  
OUR IMMACULATE  
CRAFTSMANSHIP  
AND METICULOUS  
FINISHING”



A PROJECT BY  
**KARNI**  
ESTATES

**Karni AKOYA**

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