

@ ALMASGUDA



Live life in a home
that resonates with your true desires.

A home should be more than just a place to live - it should create a
sense of belonging.

It should ofA home should be more than just a place to live - it should
create a sense of belonging.

It should offer comfort, connection, and the quality of life you deserve.
It should become the base of your life and lifestyle.

Just like Arkala Courtyard, a Lifestyle Centered Around You!



Live life in a home that
brings you complete living pleasure.

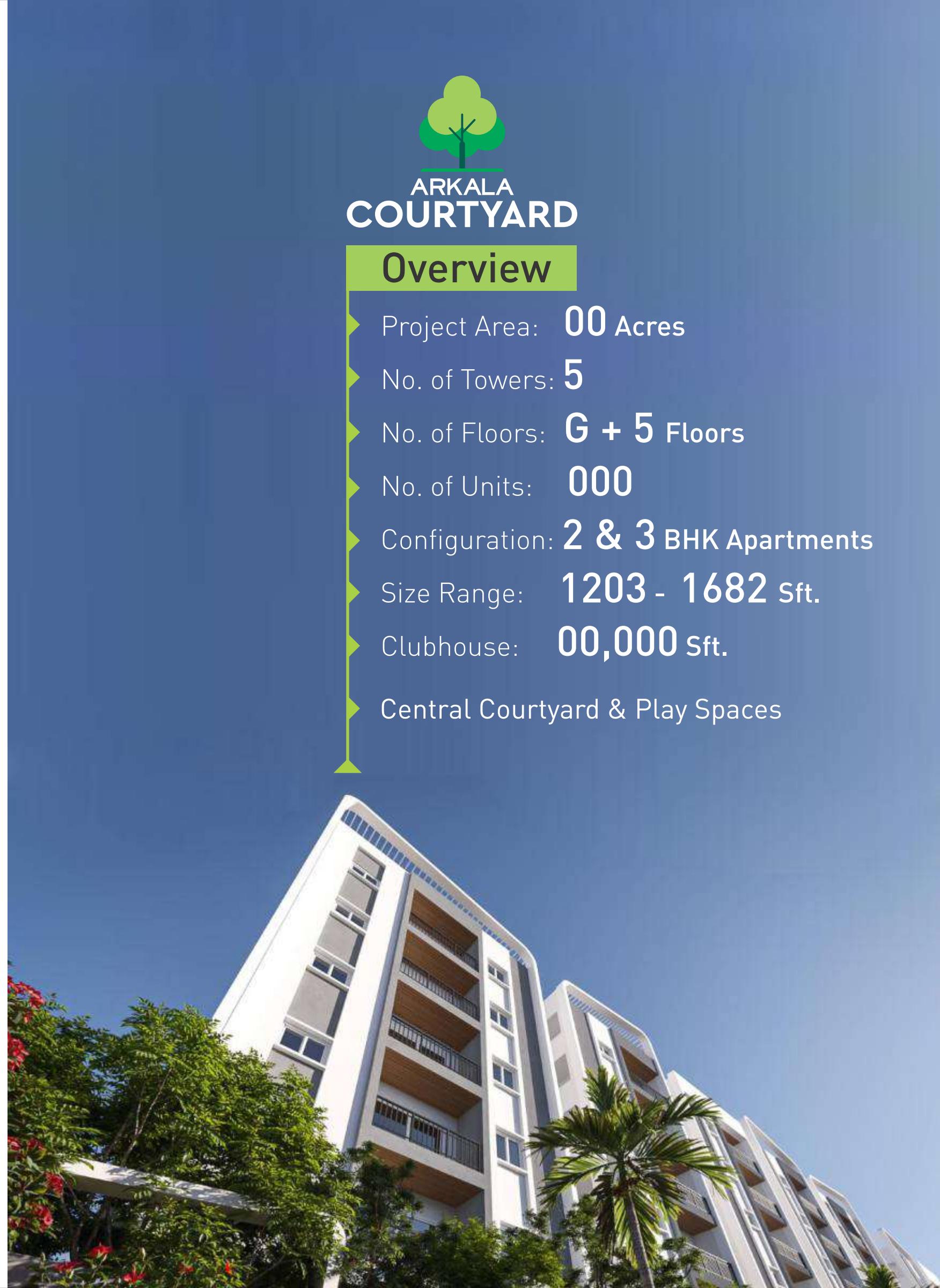
Experience the convenience of gated-community living at its finest. Designed to foster a true sense of belonging, Arkala Courtyard offers thoughtfully designed apartments and a collection of amenities that bring comfort, connection, and community to everyday life.



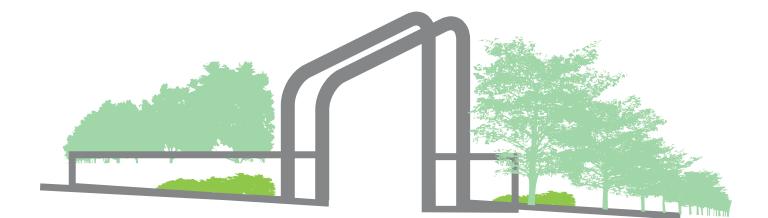


ARKALA
COURTYARD





ENTRANCE



Live life where arrival
becomes an experience.

Drive through a community where every road is designed with purpose. The entrance at Arkala Courtyards isn't just a gate... it's a transition, from the ordinary to the elevated, and the internal roads are pathways to connect.



DRIVE WAY

JOGGING TRACK



Live life where each stride becomes a wellness journey

Enjoy a leisurely walk, a gentle run in the outdoors, without leaving the community. The jogging track, set within a sanctuary of green, invites you to move freely, breathe deeply, and reconnect - with nature, with yourself, and with others.

LAWN



Live life where joy blossoms,
and growth flourishes.

Discover a green haven that invites you to pause, play, and celebrate gatherings. Whether it's barefoot mornings, playful afternoons, or tranquil evenings under stars, this lush green sanctuary invites you to slow down, breathe deep, and embrace nature.



PERGOLA



Live life where aspiration finds its atmosphere

Step into the pergola at Arkala Courtyard, creating a perfect interplay of shade and serenity. With its graceful structure and open light, it becomes a quiet haven for mindful moments and meaningful conversations



SEATING SPACES



Live life
where nature and nurture meet

Embrace calm or enjoy the flowing conversations, surrounded by nature's tranquility. The seating spaces, spread across the community, invite stillness, reflection, and connection - whether after a morning walk or a quiet evening with yourself.

OUTDOOR GYM



Live life where
wellness becomes a lifestyle

Elevate your fitness routine in the open air, where every breath fuels your ambition. The outdoor gym at Arkala Courtyard is more than fitness - it's your daily invitation to uplift body and mind amidst fresh air and natural energy

CHILDREN PLAY AREA



Live life
where every moment feels alive.

Give your kids a nurturing space where they can grow, bond, and build memories that last a lifetime. The Kids Play Area at Arkala Courtyard is designed for play activities tailored to all age groups, from kids to kids at heart.

OUTDOOR SPORTS



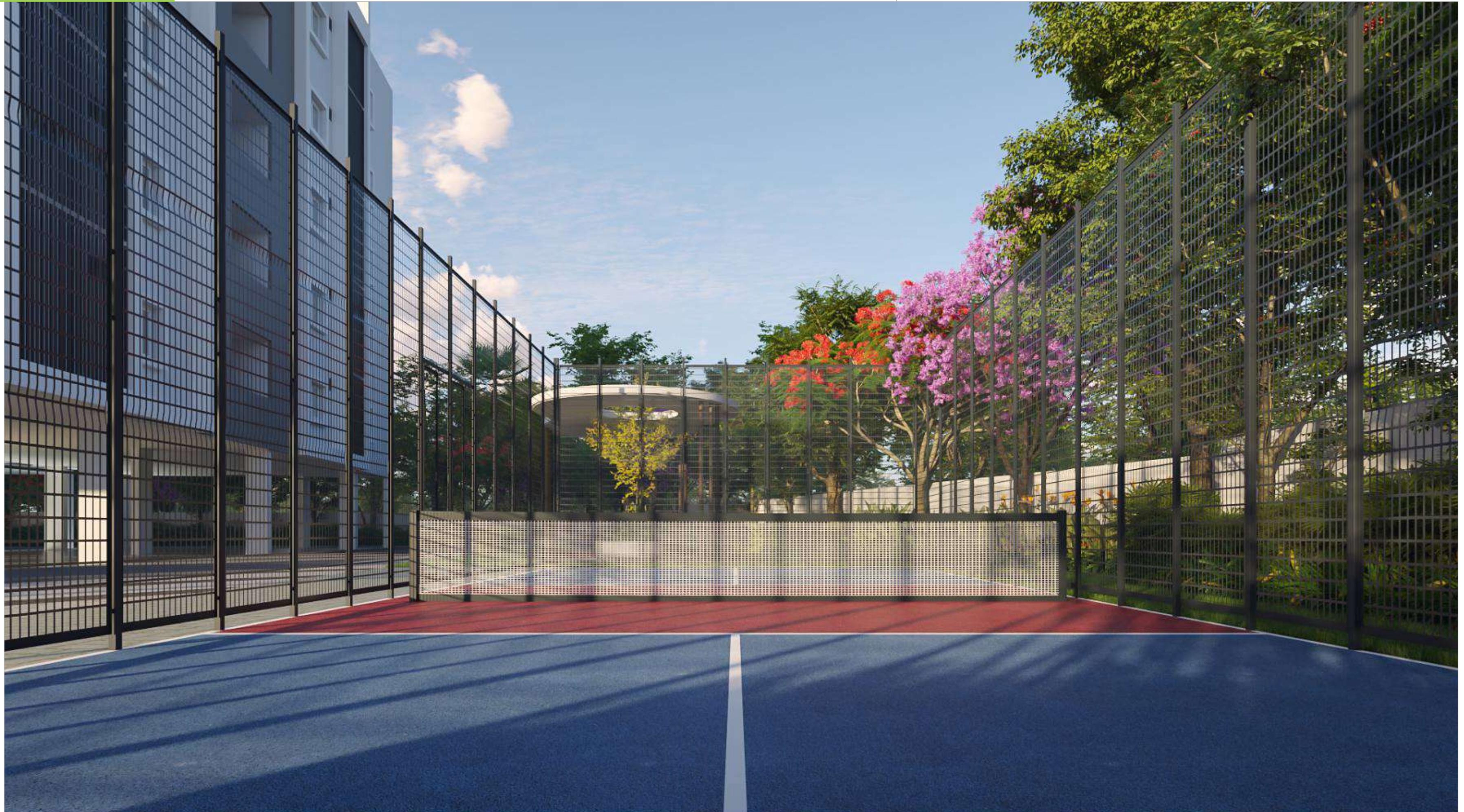
Live life
where you indulge in timeless play.

Enjoy facilities that encourage both performance and play - creating a vibrant rhythm of activity within a calm, residential setting. Our outdoor sports zones include a dedicated basketball court and a badminton court, offering a chance to unplug, move, and connect.



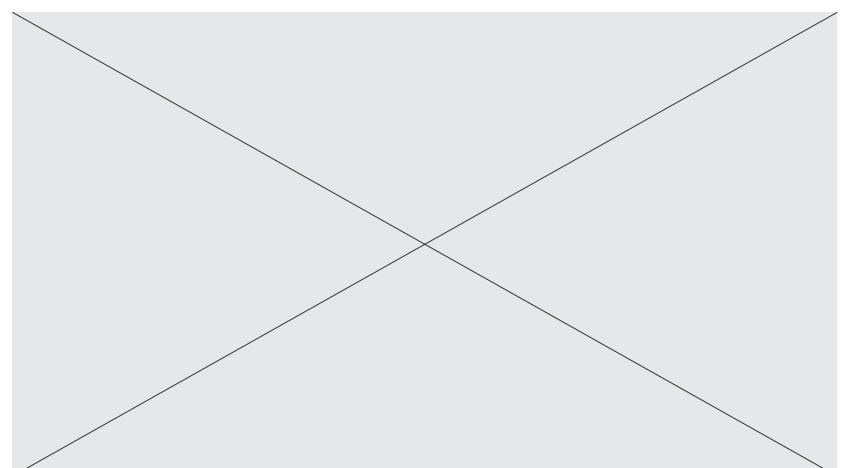
HALF BASKETBALL COURT

PICKLE BALL COURT



Live life
where fitness meets fun

Serve up excitement and rally toward your best self at Arkala Courtyard's pickleball court. It's a space where energy flows, friendships strengthen, and every point is a step closer to your aspirational lifestyle.



BADMINTON COURT

DRAWING ROOM



Live life where you experience style and solitude.

Step into a home that harmoniously integrates the finest living spaces with stunning interiors. The living room and drawing room of your home are more than just spaces- they are sanctuaries designed to offer both style and serenity. Whether hosting intimate gatherings or enjoying peaceful solitude, these spaces promise an elevated experience.



LIVING AREA

DINING AREA



Live life
where design meets delight.

Make every meal a moment to savor with spaces that blend effortless functionality with aesthetics. Giving you an experience of comfort, style, and warmth, the Kitchen and Dining spaces of your home are designed to inspire both creativity and connection.



KITCHEN

MASTER BED ROOM



Live life in a home that gives you the opulence you desire.

Embrace living spaces that offer an intimate environment where you can unwind completely, surrounded by refined finishes and subtle elegance. Thoughtfully designed to balance sophisticated opulence with personal comfort, the bedrooms promise restful nights and rejuvenated mornings

CHILDREN ROOM



GUEST ROOM



BLOCK - A **TYPICAL FLOOR PLAN**

**3 BHK
1605 Sft.**



**3 BHK
1605 Sft.**

**2 BHK
1253 Sft.**



**2 BHK
1253 Sft.**

**2 BHK
1203 Sft.**



**2 BHK
1245 Sft.**



BLOCK - B TYPICAL FLOOR PLAN



3 BHK - 1570 Sft.



2 BHK - 1253 Sft.



2 BHK - 1253 Sft.



2 BHK - 1253 Sft.



3 BHK - 1605 Sft.



3 BHK - 1604 Sft.

2 BHK - 1253 Sft.

2 BHK - 1253 Sft.

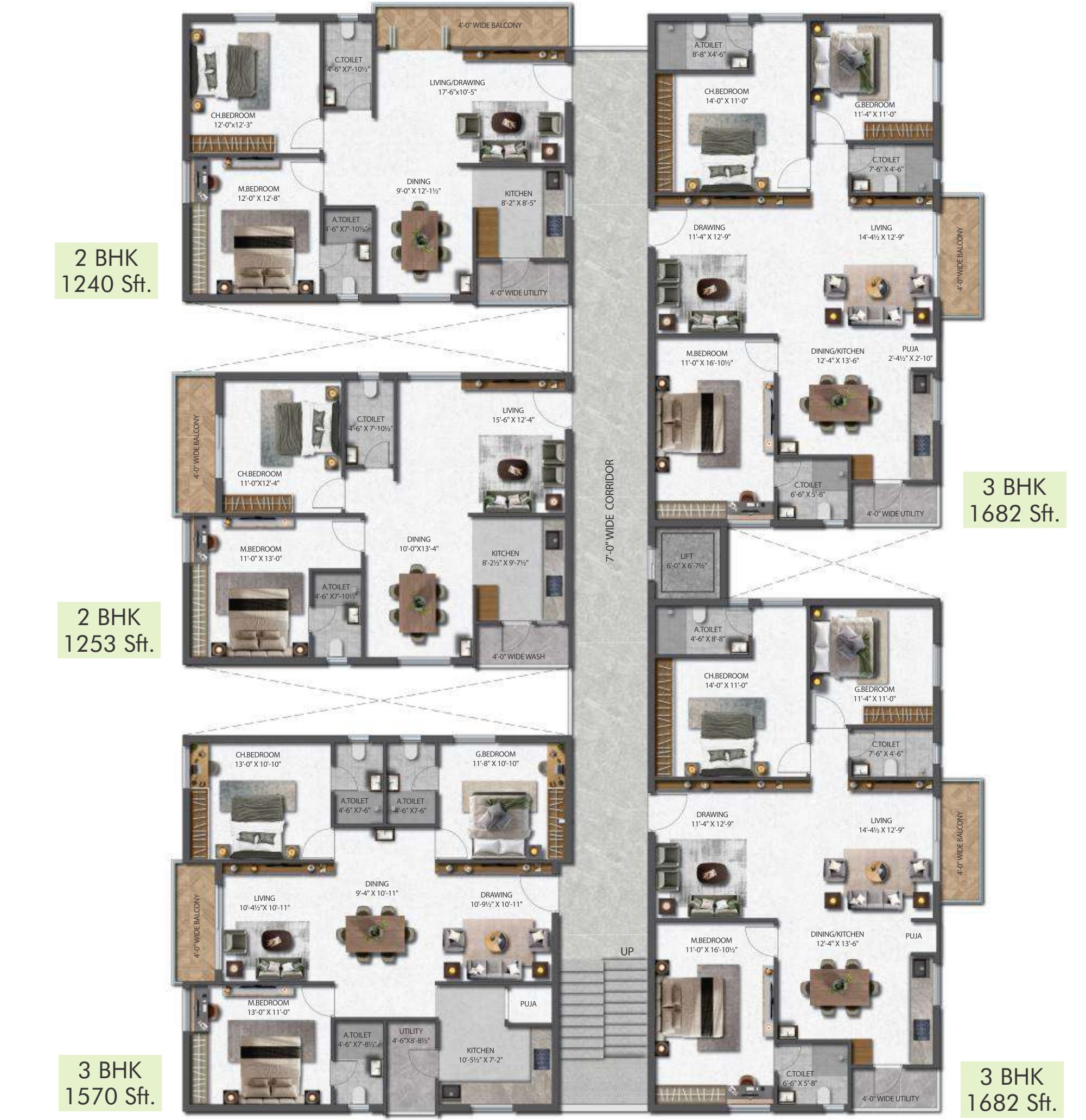
2 BHK - 1253 Sft.

2 BHK - 1214 Sft.

BLOCK - C TYPICAL FLOOR PLAN



BLOCK - D TYPICAL FLOOR PLAN



BLOCK - E TYPICAL FLOOR PLAN



2 BHK - 1214 Sft.



3 BHK - 1605 Sft.



2 BHK - 1253 Sft.



2 BHK - 1253 Sft.



3 BHK - 1605 Sft.



3 BHK - 1605 Sft.



3 BHK - 1615 Sft.



3 BHK - 1605 Sft.

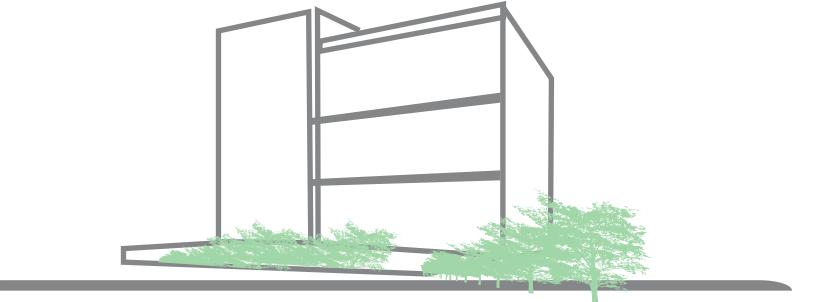


3 BHK - 1605 Sft.



3 BHK - 1605 Sft.

CLUBHOUSE

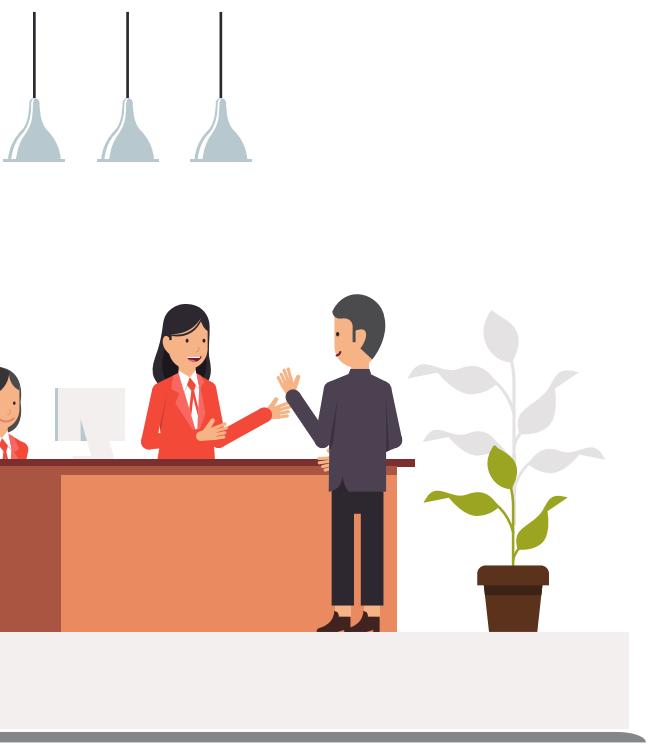
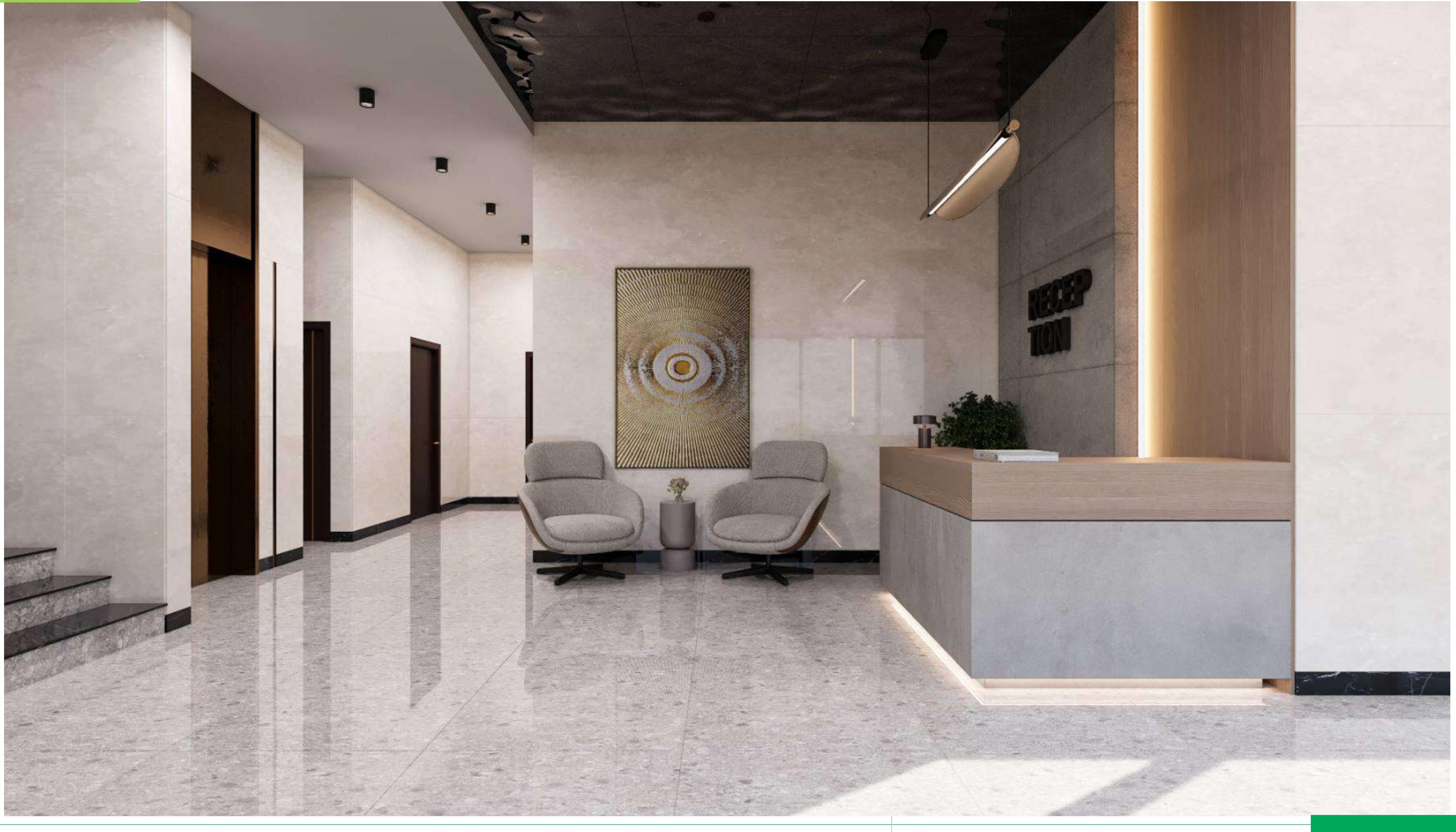


Live life where
happiness is not limited to 'home'.

Step into a world where happiness extends beyond your doorstep. The Arkala Courtyard Clubhouse is more than a facility - it's your personal retreat to recharge, connect, and celebrate life. Whether you want to socialize with neighbors, unwind after a long day, or find your moment of calm, clubhouse is the choice.



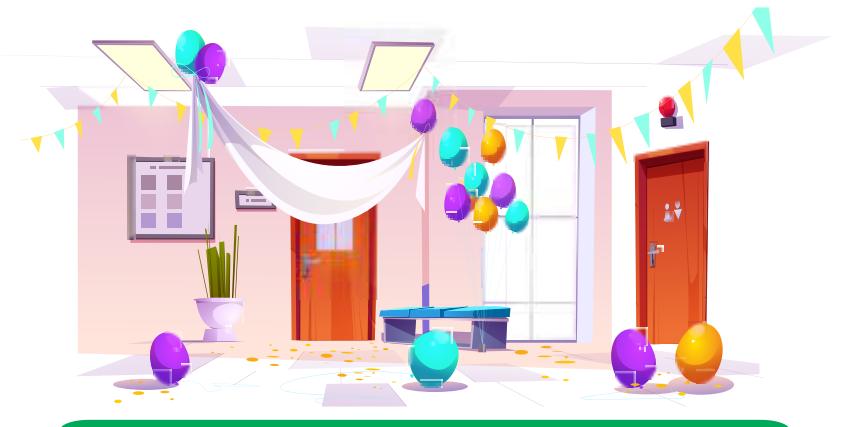
RECEPTION



Live life where
every moment feels special.

Make every moment of your new lifestyle feel special from the very start with an elegant and welcoming space. The Clubhouse Reception at Arkala Courtyard sets the tone, whether you're here to relax, socialize, or rejuvenate

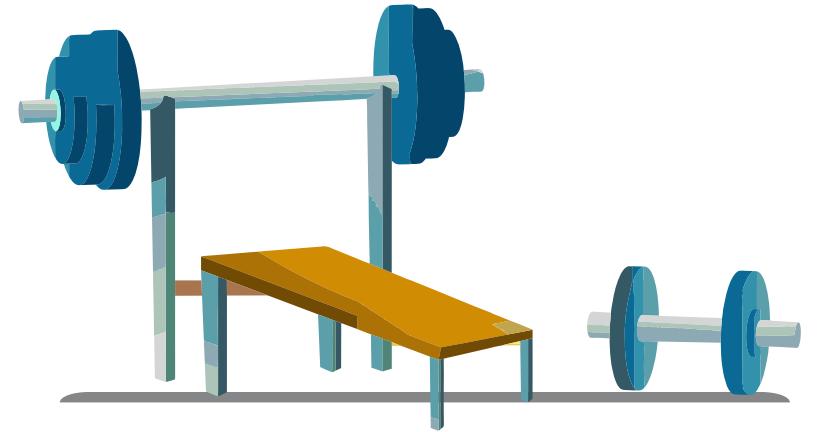
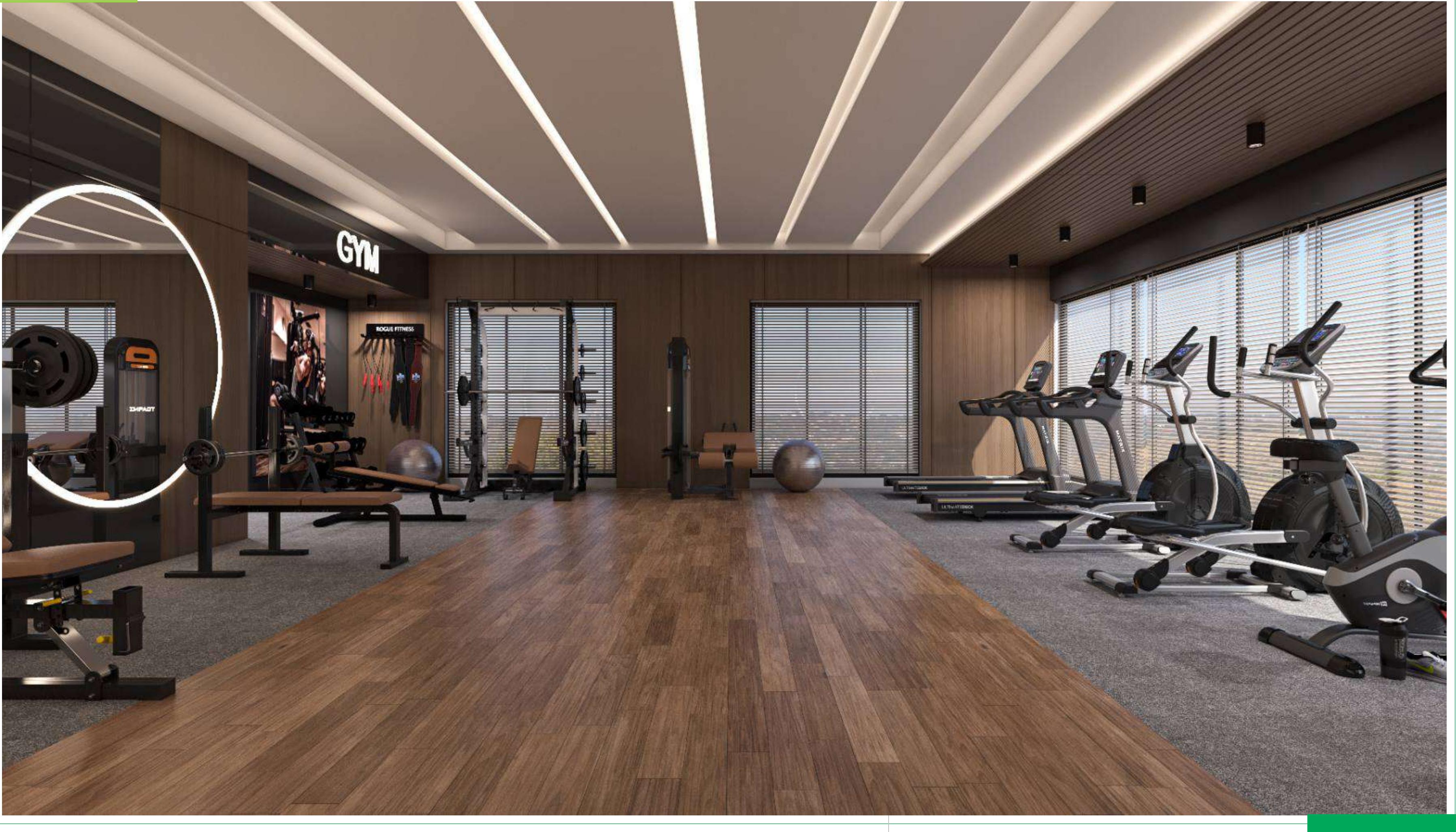
MULTIPURPOSE HALL



Live life where every occasion becomes a celebration.

Make every moment of your new lifestyle feel special from the very start with an elegant and welcoming space. The Clubhouse Reception at Arkala Courtyard sets the tone, whether you're here to relax, socialize, or rejuvenate

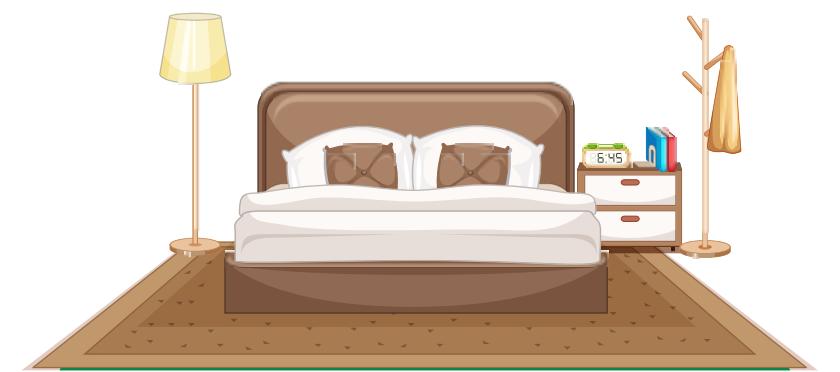
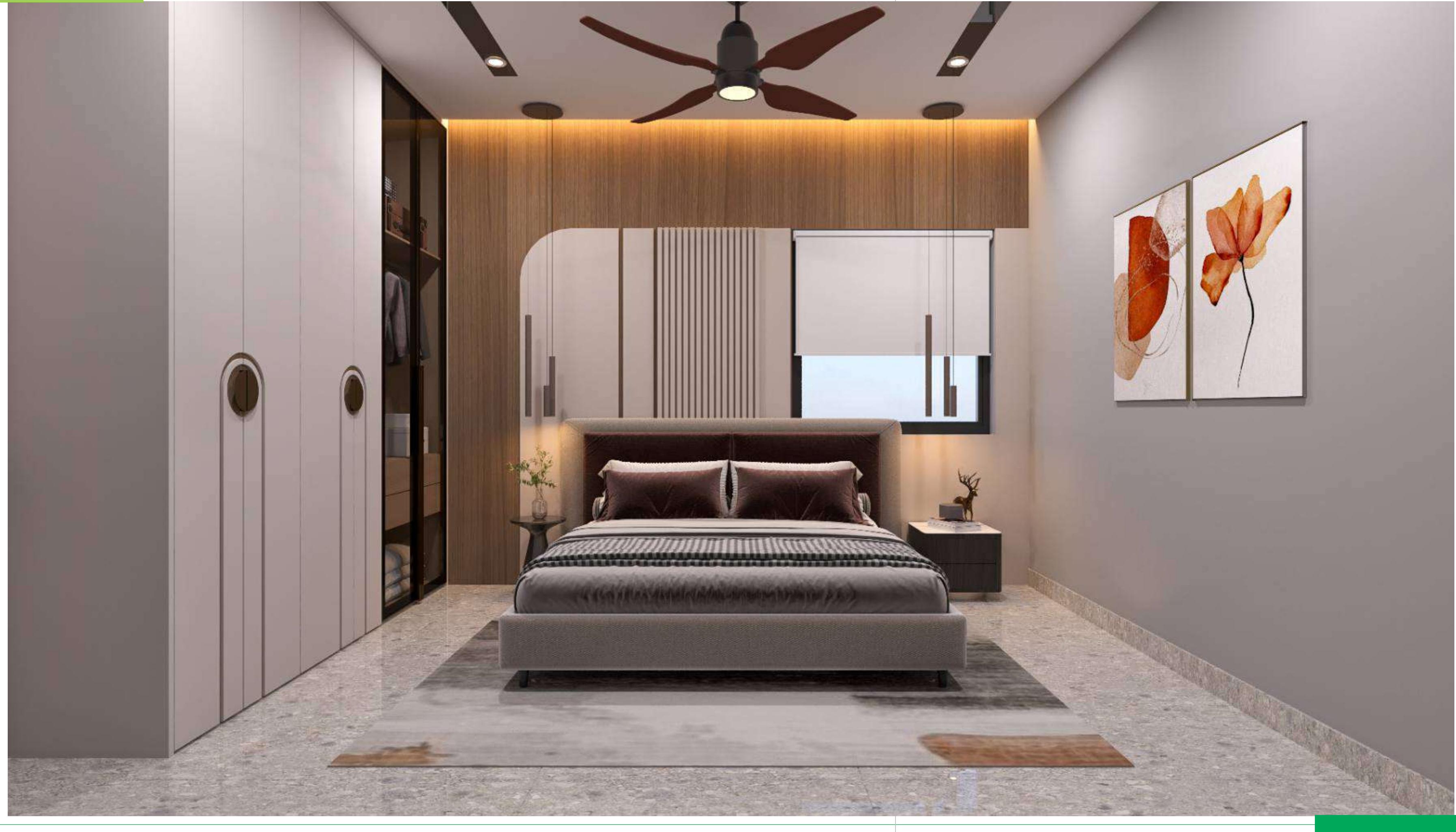
GYMNASIUM



Live life where
fitness becomes inspiration.

Stay active, balanced, and energized without ever leaving 'home'. Featuring cutting-edge equipment and a design that inspires movement, the gymnasium caters to every fitness level and routine, supporting your wellness journey every step of the way.

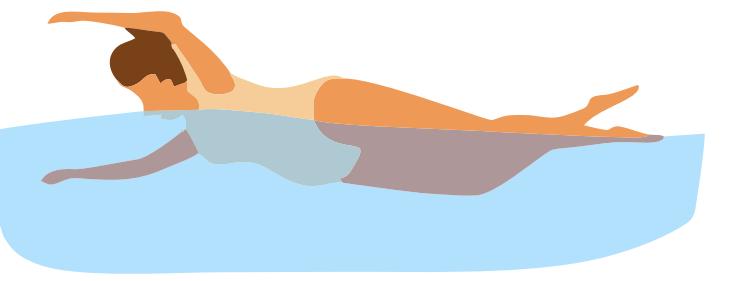
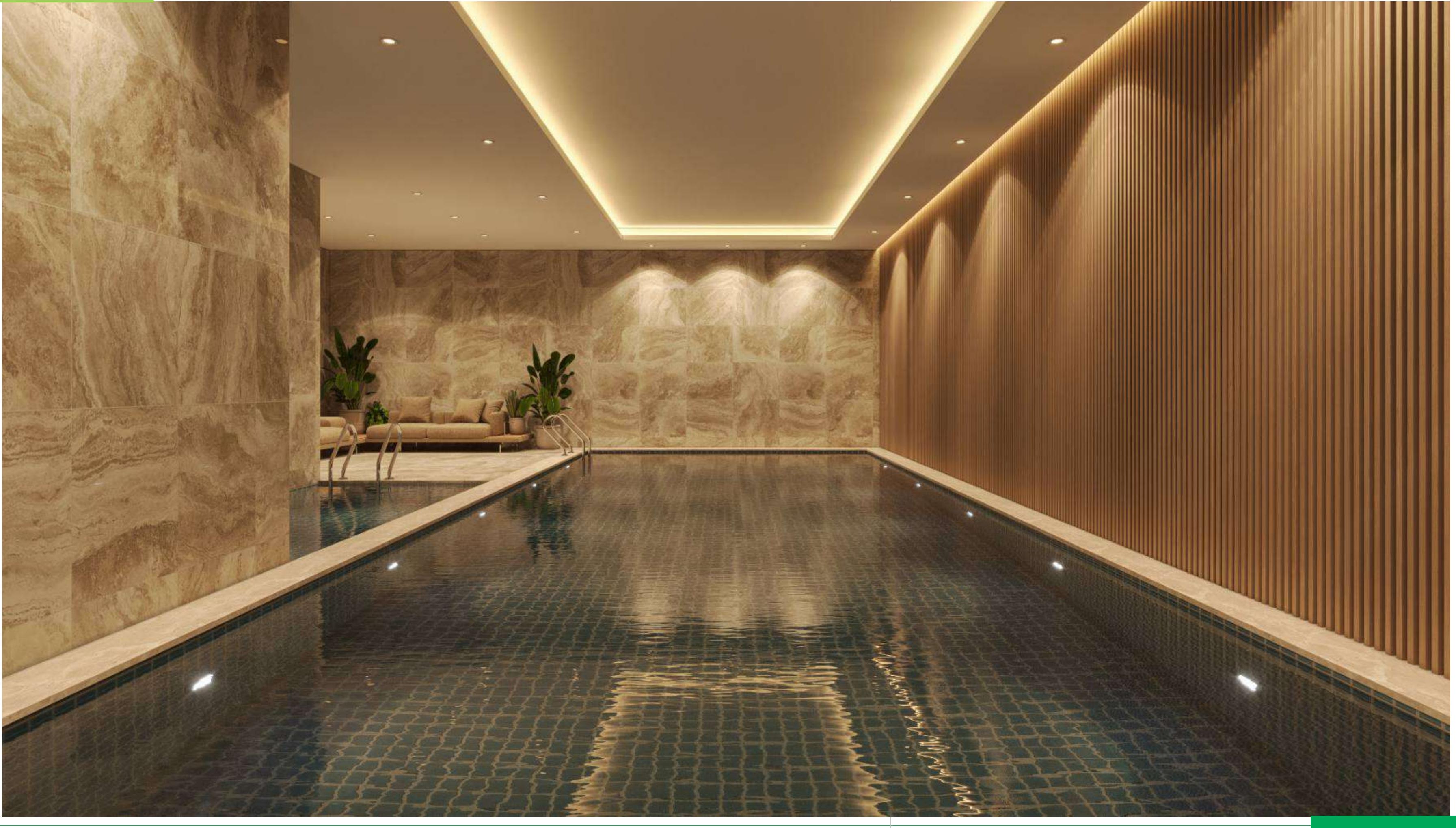
GUEST ROOM



Live life where you feel
truly valued and cared for.

Treat your guests to a welcoming space where they can relax, recharge, and enjoy their stay with ease. Whether they are for a short visit or an extended stay, the guest suite at Arkala Courtyard ensures an exceptional experience.

SWIMMING POOL



Live life where
every day feels like a getaway.

Unwind after a long day, or simply enjoy peaceful moments surrounded by elegant design and soft lighting. Designed for relaxation, fitness, and rejuvenation, the indoor pool at Arkala Courtyard offers a serene, wellness getaway at home.



ARKALA COURTYARD SPECIFICATIONS



STRUCTURE

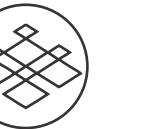
RCC Framed Structure with CC Block Masonry



WALL FINISHES

Internal: Two Coats of Putty, One Coat of Primer and two coats of Primer Emulsion

External: Texture/Two Coats of Putty, One Coat of Primer and two coats of Exterior Emulsion



FLOORING

Drawing, Dining, Living, Bedrooms, Kitchen: 800X800 mm sized double charged Vitrified tiles of Reputed Brand

Balcony / Utility / Bathroom: Antiskid Vitrified/ Ceramic Tiles

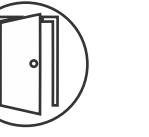
Corridors: Vitrified Tiles

Staircase: Natural Stone/Granite



WINDOWS / GRILLS

All windows are of UPVC glazed sliding windows with MS safety Grills and mosquito mesh shutter.



DOORS

Main Door: Hardwood frame and teak finished Vineer flush shutter with melamine spray polish with reputed hardware

Internal / Toilet/Utility Doors: Hardwood frame with both sided laminated flush shutter with reputed hardware

Balconies: UPVC glazed French sliding doors with mosquito mesh shutter



BATHROOMS

Sanitary Fittings: Hind ware/ Cera or equivalent make Wall mounted EWC and wash basins in all bathrooms

CP Fittings: Jaguar or equivalent make Single Lever bath and shower mixers

Ceramic tile cladding up to 7' height

Provision for geysers and exhaust fans in all bathrooms

Grid Ceiling in all bathrooms



KITCHEN

Granite Platform with single bowl stainless steel sink, 2 feet tile cladding and provision for water purifier

Separate connections for municipal and bore well water



ELECTRICAL

Cables: Concealed Copper wiring of Polycot/ RR Cables or Equivalent

Modular Switches: Legrand or Anchor or equivalent

Power Outlets : for Air Conditioners in all bedrooms and living for Geysers in all bathrooms

for chimney, Refrigerator, microwave, Mixer, RO in Kitchen

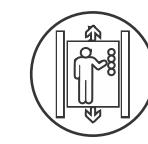
for Washing Machine in utility area



COMMUNICATIONS

Intercom Facility to all units connecting security and neighbourhood.

Fiber cable Provision for internet and DTH



LIFTS

Stainless steel body Lifts of Johnson / Kone or equivalent make



POWER BACK-UP

100% power back up except for AC's and Geysers



SECURITY / BMS

Round the clock security

Surveillance cameras in appropriate locations with control room

Solar Power Fencing around the compound



PARKING MANAGEMENT

Well-designed parking spaces with drive way markings, parking signage's

Dedicated Commercial provision for charging 5 electrical vehicles

Car Washing Space



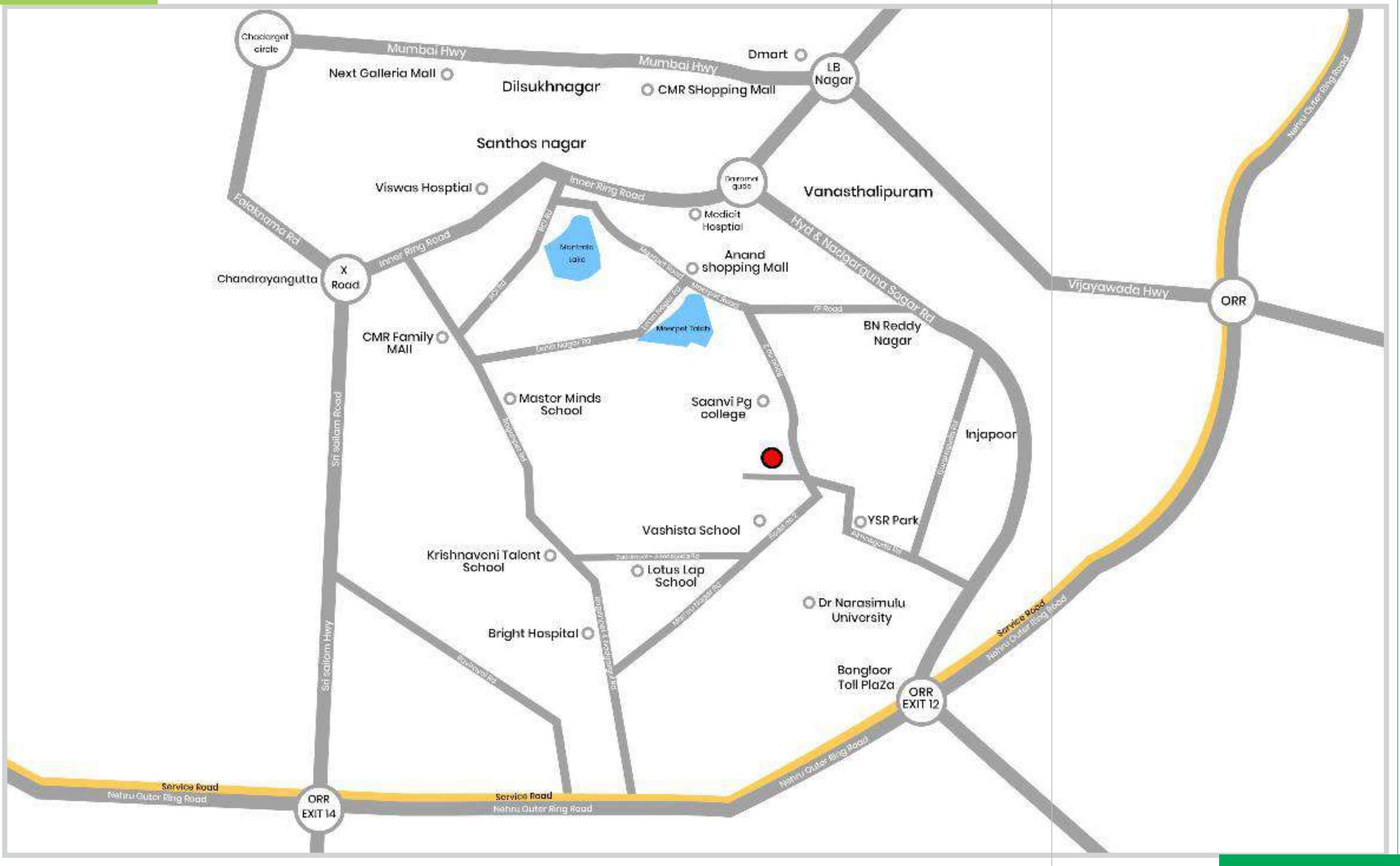
WATER / SEWAGE TREATMENT PLANTS

Water Treatment / Softening plant for ground water

Sewage Treatment plant of adequate capacity as per norms will be provided inside the project

Treated Sewage water will be used for the landscaping

LOCATION MAP



Live life
where you feel belonged.

Enjoy a well-connected and peaceful lifestyle at Arkala Courtyard. Located in the fast-growing suburb of Almasguda, it offers a perfect blend of comfort, style, and convenience. With excellent connectivity to key city hubs, daily essentials, and social infrastructure, Almasguda makes for a comfortable and convenient choice



Master Minds School



Saanvi P.G. College



YSR Park



ORR



CMR Family Mall



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DISCLAIMER: All dimensions are in Square Feet, and measured from finish to finish excluding construction tolerances. All materials, dimensions, and drawings are approximate only. Information is subject to change without notice, at developer's absolute discretion. Actual area may vary from the stated area. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. The developer reserves the right to make revisions / alterations, at it's absolute discretion, without any liability whatsoever.