



ADURI GROUP

అమ్మలాంటి నమ్మకం. నాన్నలాంటి భరోసా....

ADURI'S ICONIC-3

INVEST IN TOMORROW
LIVE IN LUXURY

A 50+ Acres

Premium Villa Plots Community @ Kaza, Amaravati




**G+2
Clubhouse**


**50+ Acres
Mega Project**


**Very Near to
Kaza
Toll-Gate**


**Bank Loan
Approved**


**AP CRDA - AP RERA
Approved**



ADURI'S ICONIC-3

Premium Villa Plots Community @ Kaza, Amaravati


SWEET HOME

The gateway arch frames a vision of 50+ acres, where design becomes meditation. Every line is balance, every space an embrace of calm. This is a landscape of refuge, welcoming with warmth and serenity, where architecture dissolves into silence, and life unfolds as a journey toward harmony and peace.





LAYOUT PLAN



ADURI'S ICONIC-3



EVERYDAY ELEGANCE ENDLESS COMFORT

Experience elevated community living with a modern G+2 floors clubhouse designed for leisure, celebrations and fitness.

CLUBHOUSE G+2 FLOORS

- > GUEST ROOMS
- > AC GYMNASIUM
- > MULTI-PURPOSE HALL
- > PARTY LOUNGE



AMENITIES

- SWIMMING POOL
- CAMPFIRE
- BAR COUNTER
- PARTY LAWN WITH OPEN STAGE
- ROAD SIGNBOARDS
- PLOT OWNER NAME BOARDS
- OVERHEAD WATER TANK
- OPEN BADMINTON COURT
- BEACH VOLLEYBALL COURT
- KIDS PLAY AREA
- CRICKET NET
- 24/7 SECURITY
- AVENUE PLANTATION





LAYOUT PLAN



Phase-I: LP No: 1023/0006/LP/MANG/2025
Phase-II: LP No: 1023/0008/LP/MANG/2025



ADURI'S ICONIC-3

Premium Villa Plots Community @ Kaza, Amaravati

CRAFTED HARMONY TIMELESS COMMUNITY

Every feature here is beyond utility, it is intention made visible. Roads, lights, and landscapes converge to create a rhythm of balance. Security and design embrace daily life with quiet assurance. This is a place where infrastructure becomes comfort, and thoughtful planning transforms into a sanctuary of elegance, community, and enduring peace.



PROJECT FEATURES

| | | | | | | |
|---------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  40 & 33 Feet wide CC Roads |  Underground Electricity |  Underground Drainage |  Designer Parks |  Grand Entrance Arch |  Luxury Clubhouse |  Children's Play Area |
|  Avenue Plantation |  24/7 Security Services |  Designer Street Lights |  All-around Compound Wall |  Overhead Tank |  Water Supply to Each Plot |  Water Harvesting Pits |

URBAN RISING CAPITAL ADVANTAGE

Aduri's Iconic 3 stands at Kaza, Amaravati, the rising urban heart of Andhra Pradesh's new capital region. Close to the inner ring road, location becomes an elite advantage to have seamless connectivity to Vijayawada and Guntur, proximity to government and research hubs, and a landscape of rapid growth. This address places you at the center of convenience, opportunity, and enduring value.

ADURI'S ICONIC-3

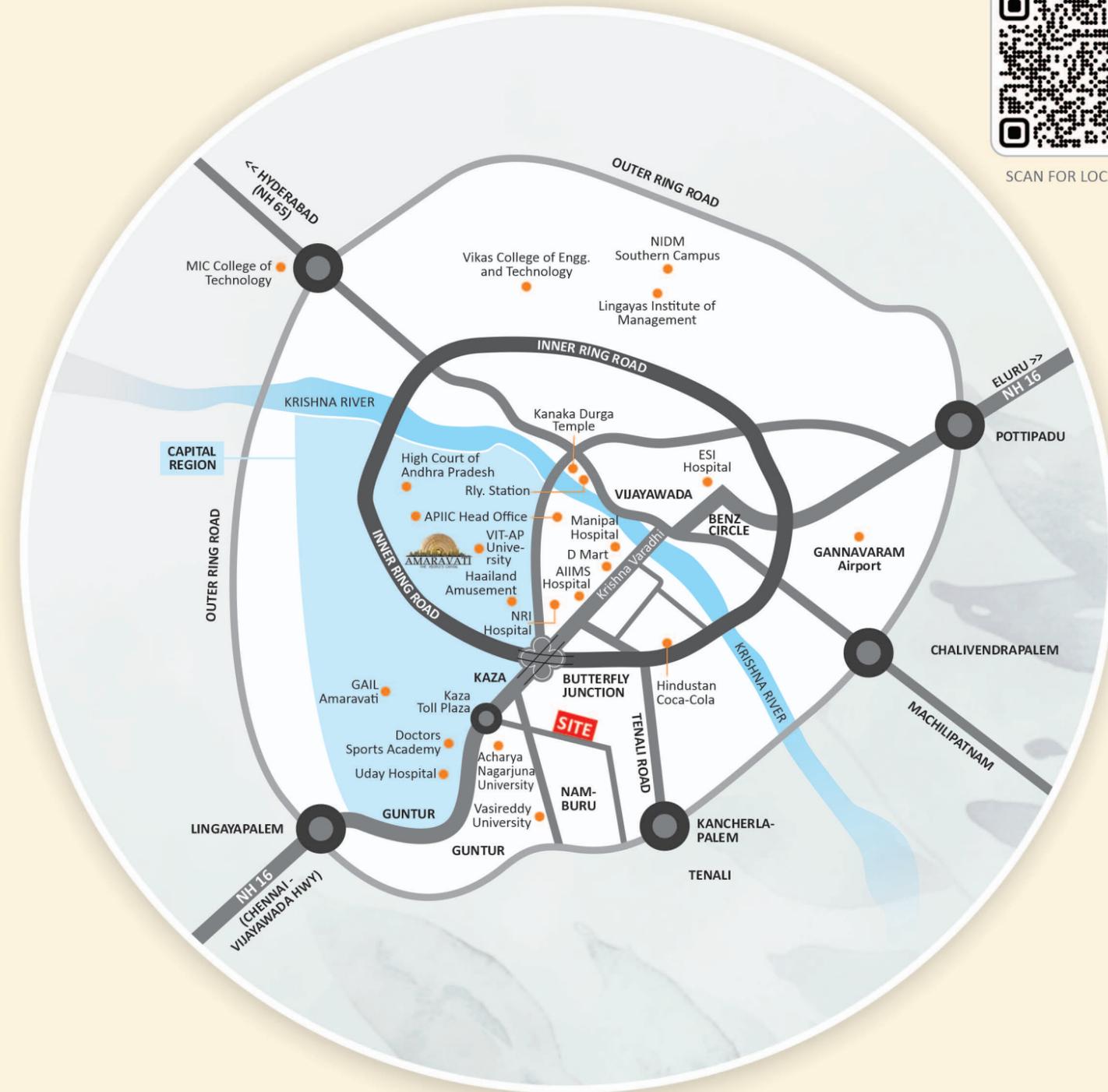
Premium Villa Plots Community @ Kaza, Amaravati

LOCATION HIGHLIGHTS

- | | |
|------------------------------------------------|---------------------------------------------------|
| 0.5 Kms - Nagarjuna University | 05 Kms - NRI Medical College & Hospital |
| 02 Kms - Jain Temple | 07 Kms - ACA International Cricket Stadium |
| 02 Kms - Food Junction | 07 Kms - Sri Narasimha Swamy Temple (Mangalagiri) |
| 02 Kms - NH-16 (Chennai - Vijaywada Highway) | 10 Kms - AIIMS - Hospital |
| 02 Kms - JMJ English Medium School | 17 Kms - Guntur / Amaravati / Vijayawada |
| 2.5 Kms - Nagarjuna Nagar Halt Railway Station | 10 Min - Police Head Qtrs |
| 03 Kms - MSK Prasad International Academy | 10 Min - Uppalapadu Birds Protection Center |
| 03 Kms - CAP Cricket Academy | 15 Min - KLU Eng. College |
| 04 Kms - Hailand Amusement & Theme Park | 15 Min - Amaravati Capital Zone |
| 04 Kms - Amaravathi Butterfly Junction | 15 Min - Mangalagiri Eco Park |
| 04 Kms - VJIT School & Engg. College | 20 Min - AP High Court |
| 4.5 Kms - AP NRT Tech Park | 20 Min - VIT - AP |
| 05 Kms - APIC Head Office | 20 Min - NH-65 (Machilipatnam - Hyd Highway) |
| 05 Kms - Namburu Junction | 25 Min - AP Secretary & CM Office |



SCAN FOR LOCATION





ABOUT - ADURI INFRA PRIVATE LIMITED

(Aduri Group) is a South Indian property development Company founded in the year 2002 which is operating from Hyderabad.

The company develops land and sells open plot ventures in the outer landscapes of metropolitan. The company has taken up restoration of lands in the past few years that have been critically acclaimed.

The company has developed various projects in Hyderabad and has ongoing projects in Amaravati, Visakhapatnam, Araku, Kurnool, Ooty, Bangalore, and Coorg.

Project by



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Corporate Office:

3rd Floor, Plot no.14, Lodha Road, 5th Phase, KPHB, Hyderabad-500 072.

KPHB Branch:

1st, 2nd & 4th Floors, Plot no.14, Lodha Road, 5th Phase, KPHB, Hyderabad-500 072.

Banjara Hills Branch:

Plot no. 77/4, 2nd Floor, MB Towers, Road No.10, Banjara Hills, Hyderabad-500 034.

L.B. Nagar Branch:

Plot no.6, H.no. 3-4-242, Srikari Heights, SBH Colony,
Landmark-L.B. Nagar Metro Station, L.B. Nagar, Hyderabad-500 074.

Visakhapatnam Branch:

1st & 2nd Floor, Double Road, Sector 3, MVP Colony, Visakhapatnam, Andhra Pradesh-530 017.

Vijayawada Branch:

1st Floor, Trendset Mall, Benz Circle, Vijayawada, Andhra Pradesh-520 010.



HYDERABAD | AMARAVATI | VISAKHAPATNAM | BANGALORE | COORG | OOTY | DUBAI
MAHABUBNAGAR | KHAMMAM | VIZIANAGARAM | SRIKAKULAM | PRAKASAM | KURNOOL

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