



THE
ARKAA

A Luxury Four-Star Destination

Service and Branding



Where Heritage Value Meets Modern Commercial Excellence

THE ARKAA is a premium four-star hotel in Tirupati, offering refined luxury, modern comfort, and world-class hospitality.

Strategically positioned in the city's thriving pilgrimage and tourism market, and supported by **Cygnett Hotels & Resorts** under the **Wyndham Hotels & Resorts** global network, it is set to become one of the region's most distinguished hospitality destinations.



A divine
location, an
incredible
investment

450 Sq. Ft.
DELUXE ROOMS

500 Sq. Ft.
SUITE ROOM

1000 Sq. Ft.
PREMIUM SUITE

1500 Sq. Ft.
ULTRA PREMIUM SUITE



Exclusive VIP Investor Privileges



7 Days Free Stay
Annually

Enjoy 7 complementary days of luxury stay at the hotel every year.



Seamless Travel
Support

Free airport or railway station pick-up and drop-off included during your 7-day stay.



Professionally
Managed by
International Brands

Operated through a trusted hospitality partnership ensuring seamless four-star experiences.



Grand Event
Hosting Privilege

Once during your lease term, book the entire facility, including 30 rooms, banquet hall, coffee shop, restaurant, and full amenities, for your family function.*



*Food & beverage charges applicable

Simple and Structured Payment Schedule

Investing is easy with a milestone-based payment plan aligned with construction progress

Suite Room (500 sft)	₹60 laksh
Booking Amount	₹5,00,000
Within 30 Days from the date of booking	₹20,00,000
On Casting of Basement Slab B1 to 2 nd Floor	₹3,00,000 (Each Floor)
On Casting of 3 rd to 10 th Floor	₹2,00,000 (Each Floor)
On Finishing Stage and Handover	₹4,00,000

Deluxe Room (450 sft)	₹54 laksh
Booking Amount	₹5,00,000
Within 30 Days from the date of booking	₹17,00,000
On Casting of Basement Slab B1 to 10 th Floor	₹2,00,000 (Each Floor)
On Finishing Stage and Handover	₹6,00,000

Pay 100% today.
Start earning rent tomorrow.

1. TDS payment is the responsibility of the buyer as per Income Tax Law. T.D.S. @ 1% on every instalment shall be deducted and paid directly to the IT department through online process on builder's account with every instalment.
2. Applicable GST is to be paid with every instalment.
3. Stamp Duty, Mutation Fees & Other Statutory Fees/Taxes to be paid as applicable 15 days ahead of Registration.
4. The GST, Stamp Duty, etc., is subject to change from time to time based on government norms without any prior notifications.
5. Prices are subject to change without any prior notice.

Return on Investment

	Suite Room (500 Sq. Ft.)	Deluxe Room (450 Sq. Ft.)
Initial Investment (2026)	₹60 lakhs	₹54 lakhs
Monthly Rental Income	₹30,000	₹25,000
Per Annum	₹3.6 lakhs	₹3 lakhs
Every two years retanal growth	5%	5%
Lease Term	20 Years	20 Years
UDS (33% SBUA)	165 Sq. Ft.	149 Sq. Ft.

“Secure your suite today
and build guaranteed
wealth in the sacred city”





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SITE ADDRESS

Survey NOS. 536/1 & 536/2 Perumalla Palli Village,
Cherlopalli to Srinivasa Mangapuram Road, Thirupati,
Andhra Pradesh - 517505.

Promoted by



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