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— MAPHAR —
I M P E R I U M
— LUXURY VILLAS AT KISMATPUR —

LIVE
Grand



WELCOME
TO A SANCTUARY
OF SOPHISTICATED
URBAN LUXURY



MAPHAR
IMPERIUM
LUXURY VILLAS AT KISMATPUR

With nearly 3 decades of experience in building landmark residences in Hyderabad and accentuating our customer's lifestyle. We now bring to you our most luxurious offering till date.

“
DISCOVER A TRULY EXTRAORDINARY
LIFESTYLE WITH OUTSTANDING LUXURY
”

INTRODUCING MAPHAR IMPERIUM

A collection of 35 exclusive residences tailored for those who love life without compromise. Intelligently designed and brilliantly realised, these superb villas are luxurious, spacious and superior in every aspect. Every sightline, every finish, every surface speaks of attention to detail and uncompromising quality.

Perfectly positioned at Kismatpur - the most happening residential hub of Hyderabad, Imperium is yours to enjoy.

yours to own.



East Facing Villa



VILLA FEATURES

EXCLUSIVELY DESIGNED
PREMIUM SPECIFICATIONS
VAASTU COMPLIANT
2 COVERED PARKING
SPACIOUS TERRACE
HOME THEATRE
PROVISION FOR LIFT

THIS IS THE HOME
*you've been
waiting for*

Maphar Imperium residences are touched with bespoke elements to create an unrivaled standard of livability.

Whether you're working from home or entertaining family and friends on the weekend or going about your daily routine through the week, space has been masterfully planned to ensure every square metre is usable and augmented



DESIGNED FOR WORK FROM HOME

OPTIC FIBRE CONNECTIVITY TO EACH VILLA
CALMING & MODERN COLORS THROUGHOUT
SPACIOUS AND WELL VENTILATED ROOMS
LARGE GLASS WINDOWS FOR NATURAL LIGHT
POWER BACK-UP | BALCONIES TO RELAX





North Facing Street View

BEYOND *expectations*

- RERA Approved Gated Community
- Vaastu Compliant
- 35 - Four BHK Villas
- Villas with Water Body
- East, West & North Facing Villas
- Strategic Location
- Designer Landscaping
- Wide Internal Roads
- Exclusive 3 Level Clubhouse
- Power Backup
- 24 hr Security with Vedio Door Phone & CCTV
- Solar Fencing
- Underground Cabling
- Water Treatment Plant
- Piped Gas Connection



Bird's Eye View

— MAPHAR —
IMPERIUM
 — LUXURY VILLAS —

AT A GLANCE



GRAND
ENTRANCE



VILLAS WITH
WATER BODY



TRIPLEX
LIVING



2 SHADED
CAR PARKS



24 X 7
SECURITY



WIDE
INTERNAL ROADS



3 LEVEL
CLUBHOUSE



SWIMMING
POOL



CENTRAL
PARK



KIDS
PLAYZONE



BASKETBALL
COURT



BADMINTON
COURT



The Clubhouse

PLAY, SOCIALISE, RELAX *choice is yours*

No matter what's your choice, Maphar Imperium provides all the amenities you expect from a luxury landmark villa community. It has refined spaces for your entertainment, relaxation, leisure and fitness.

CLUB AMENITIES

- ENTRANCE LOBBY
- SWIMMING POOL
- GYMNASIUM
- BANQUET HALL
- MULTI PURPOSE HALL
- INDOOR GAMES
- YOGA & AEROBICS ROOM
- OPEN AIR COFFEE SHOP

MODERN GYM

De-stress, kick start that fitness regime, or just get your day moving with the convenience of fully equipped gym right on your doorstep



SWIMMING POOL

Dive into the swimming pool. Enjoy the precious moment over a sip of tangy juice.

OUTDOOR AMENITIES

- BADMINTON COURT
- HALF BASKETBALL COURT
- JOGGING TRACK
- CHILDREN PLAY AREA
- DESIGNER LANDSCAPING
- SPACIOUS CENTRAL PARK
- AVENUE PLANTATION
- SOLAR STREET LIGHTING



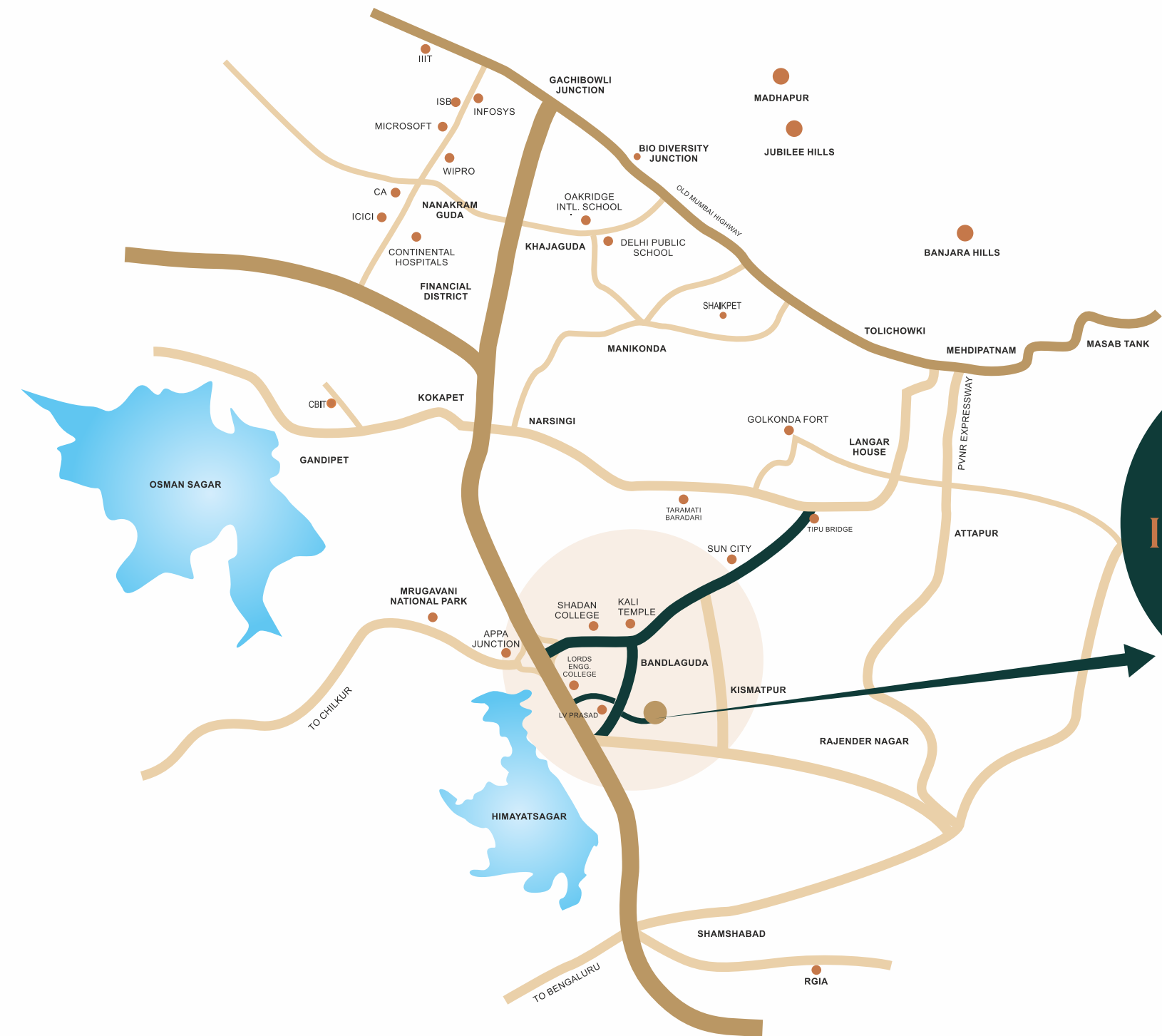
CENTRAL PARK

Abundance of shaded and green spaces for time with family and friends or just for you, when a break is needed.



EVERYTHING
you want
AT YOUR DOORSTEPS

Maphar Imperium is at the heart of one of Hyderabad's most happening residential hub of Kismatpur. It is perfectly positioned to enjoy enviable connectivity and a multitude of local retail, recreation offerings ensuring a lifestyle of ease and urban sophistication.



World Class
HOSPITALS
in the vicinity

Continental Hospital
Olive Hospital
LV Prasad Eye Institute
Reputed Clinics



Plenty of
SHOPPING

If you are looking to shop for daily needs, fashion lifestyle essentials, then look no further.

Reliance Fresh
MORE Departmental
D Mart
Ratnadeep
Inorbit Mall
IKEA



Premier
EDUCATION

Situated within an outstanding array of educational opportunities,

Glendale Academy
Times School
Rockwell School
Sreenidhi Intl. School
Oakridge School
Shadan College
Lords Engg. College



Minutes to
WORK

Gachibowli Financial District
Raheja IT Park
Close to proposed Budvel IT Hub
Madhapur
Kondapur

INTERNATIONAL
25 AIRPORT MINS

20 MINS
to Gachibowli
Financial District

2 KMS ORR



Love for
ENTERTAINMENT

Relax, play, discover, dine, meet, explore or be entertained.

Mrugavani National Park
Dream Valley Resorts
Plenty of Restaurants Around
Wonder La Amusement Park

EAST FACING VILLA

Ground Floor	1509 sft
First Floor	1364 sft
Second Floor	970 sft
TOTAL AREA	3843 SFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WEST FACING VILLA

Ground Floor	1513 sft
First Floor	1365 sft
Second Floor	971 sft
TOTAL AREA	3849 SFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



NORTH FACING VILLA

Ground Floor	1613 sft
First Floor	1470 sft
Second Floor	973 sft
TOTAL AREA	4056 SFT



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

OUR standards



STRUCTURE	RCC framed structure designed to withstand wind and seismic loads 6" thick external walls and internal walls built with table moulded bricks
WALL FINISHING	
Internal	1 coat of plastering in CM 1:6 for internal walls and ceilings with smooth sponge finish
External	2 coats of plastering in CM 1:6 for external walls and appropriate water proofing treatment
DOORS	
Main Door	Designer teakwood frame with flush shutter of melamine matt polish fixed with reputed make hardware of SS of Hafele, Hettich, Godrej or equivalent make
Internal Doors	Designer teak wood frame with veneered teak wood shutter fixed with reputed make hardware of SS of Hafele, Hettich, Godrej or equivalent make
French Doors	UPVC sliding doors with float glass panelled shutters and designer hardware of reputed make.
Windows	UPVC Window 2 ½ track with glazed sliding shutters with glass panels and safety grills
Ventilators	Aluminium ventilator including provision for exhaust fan
Grills	Aesthetically designed, mild steel (M.S) grills with duco paint finish
PAINTING	
External	Textured finish and two coats of weather proof exterior emulsion paint of reputed make with a combination of stone cladding
Internal	Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer
FLOORING	
Living, Dining, Foyer & Puja	Double Charged 80 X 80 Vitrified Tiles
Bedrooms	Wooden Laminated Flooring / Double Charged Vitrified Tiles
Study/office	60 X 60 Double Charged Vitrified Tiles
Kitchen, Dress	60 X 60 Double Charged Vitrified Tiles
Home Theatre	Wooden Laminated Flooring
Bathrooms	Premium Ceramic Tiles
Balcony, Deck	Wooden Finish Premium Vitrified Tiles
Staircase	Granite Flooring
Parking	Paved In Natural Stone
Utility, Store Room	Premium Ceramic Tiles

KITCHEN	Imported granite platform with superior stainless steel sink Dish washer and washing machine provision in the utility area
BATHROOMS	Vanity type wash basin / readymade counter top in Italian marble Wall mounted WC with concealed flush tank /valve of reputed make Shower cubicle with single lever fixtures, wall mixer cum shower Provision for geysers in all bathrooms All C.P. fittings are chrome plated of Grohe /Roca / Queo or equivalent make All sanitaryware of Duravit or equivalent make
DADOING	
Kitchen	Glazed ceramic tiles dado up to 600mm height above kitchen platform
Toilets	Well-designed concept with combination of marble & designer tiles for walls and floor. Dadoing up to lintel height
Utility	Glazed ceramic tiles up to 900mm near the wash area
PLUMBING	Plumbing lines will be with cPVC pipes /as specified by PHE Consultants All C.P. fittings are chrome plated of Grohe / Roca / Queo or equivalent make All sanitaryware of Duravit / Queo or equivalent make
ELECTRICAL	Concealed copper wiring of reputed make Power outlets for air conditioners in all rooms Power outlets for geysers in all bathrooms Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in Utility Area Plug points for T.V. & Audio Systems etc. 3 phase supply for each unit and individual meter boards Residual Circuit Breakers (RCB) for each distribution boards of reputed make Elegant designer modular electrical switches of Legrand or equivalent make Telephone points in master bedroom and living room Broadband - Optical fibre to each villa
OTHERS	Intercom facility to all the units connecting security, clubhouse & villas Provision for a lift rainwater harvesting pits at strategic locations
POWER BACKUP	100% DG backup for Clubhouse and all common areas/facilities
STP	A sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for the landscaping & flushing purpose
SECURITY	Solar Powered Security Fence Boom Barrier near entry CC Cameras around the campus for surveillance during night Complete premises shall be provided with building management system

