



MAPHAR  
DECENT  
TOWER

TS RERA NO  
P02500004838

LUXURY APARTMENTS  
@ MEHDIPATNAM, HYDERABAD



With over 30 years of experience in the property development industry, Maphar's spaces deliver new standard of contemporary living, powered by prime location, world-class innovation and sustainable returns that redefines urban living for the Hyderabad of today and tomorrow.

Our family business is now in its second generation of leadership. That will further our pursuit of creating landmark buildings in extraordinary locations.

# MAPHAR DECENT TOWER

MODERN ELEGANCE AND NATURAL CHARM

**Maphar Decent Tower is a boutique collection of remarkably crafted 3 & 4 bedroom apartments in the heart of Hyderabad**

UNRIVALLED CONTEMPORARY LIVING







MAPHAR  
DECENT  
TOWER

**LIVE**  
*where you love*

Maphar Decent has been designed to provide residents with the highest level of comfort and luxury living in the heart of the city. The contemporary design of each apartment offers a calm, tranquil space to unwind in, whilst still being connected to all that the city has to offer.



# ALL ABOUT THE *details*

Experience an elevated way of life amidst unrivalled elegance. These spacious family homes are ideal for entertaining, exquisitely appointed and artfully designed to provide abundant space.

**MAPHAR**  
**DECENT**  
TOWER

RERA Approved | GHMC Approved

**3&4** BHK apartments

**9** units per floor

**8** unit layout types

**4** lifts





# WELL PLANNED Residencies

1  
SUPER BUILT AREA 1861 sft  
BUILT AREA 1489 sft



2  
SUPER BUILT AREA 1885 sft  
BUILT AREA 1508 sft



3  
SUPER BUILT AREA 1925 sft  
BUILT AREA 1539 sft



9  
SUPER BUILT AREA 1925 sft  
BUILT AREA 1540 sft



4  
SUPER BUILT AREA 1869 sft  
BUILT AREA 1495 sft



8  
SUPER BUILT AREA 2559 sft  
BUILT AREA 2047 sft



5  
SUPER BUILT AREA 1869 sft  
BUILT AREA 1495 sft



7  
SUPER BUILT AREA 1666 sft  
BUILT AREA 1333 sft



6  
SUPER BUILT AREA 2154 sft  
BUILT AREA 1733 sft



ROAD

ROAD

Entrance

OPEN TO SKY





Residents at Maphar Decent will have exclusive use of an exceptional array of lifestyle facilities that combine relaxation, rejuvenation and wellbeing – at a pace that suits you.

**FEATURES** & amenities

- Gymnasium
- Multi Purpose Hall
- Swimming Pool
- Games Room
- Tot Lot Area
- Landscaped Garden
- Sitting Area



**LOVE**  
*where you live*





# AN EXTRA LEVEL OF *difference*

Celebrating milestone moments with family and friends comes easy at Maphar Decent Towers.

Your light and airy living space is made for entertaining with style, flowing seamlessly out onto a spacious balcony. With large picture windows bringing in ample sunlight and fresh air, staying in was never so inviting.

**MAPHAR**  
**DECENT**  
— TOWER —



Planned & Functional Layouts  
Expansive open-plan living spaces  
Premium finishes and fittings  
Excellent Ventilation

Designed Compound Wall  
No Common Walls  
Round the Clock Security

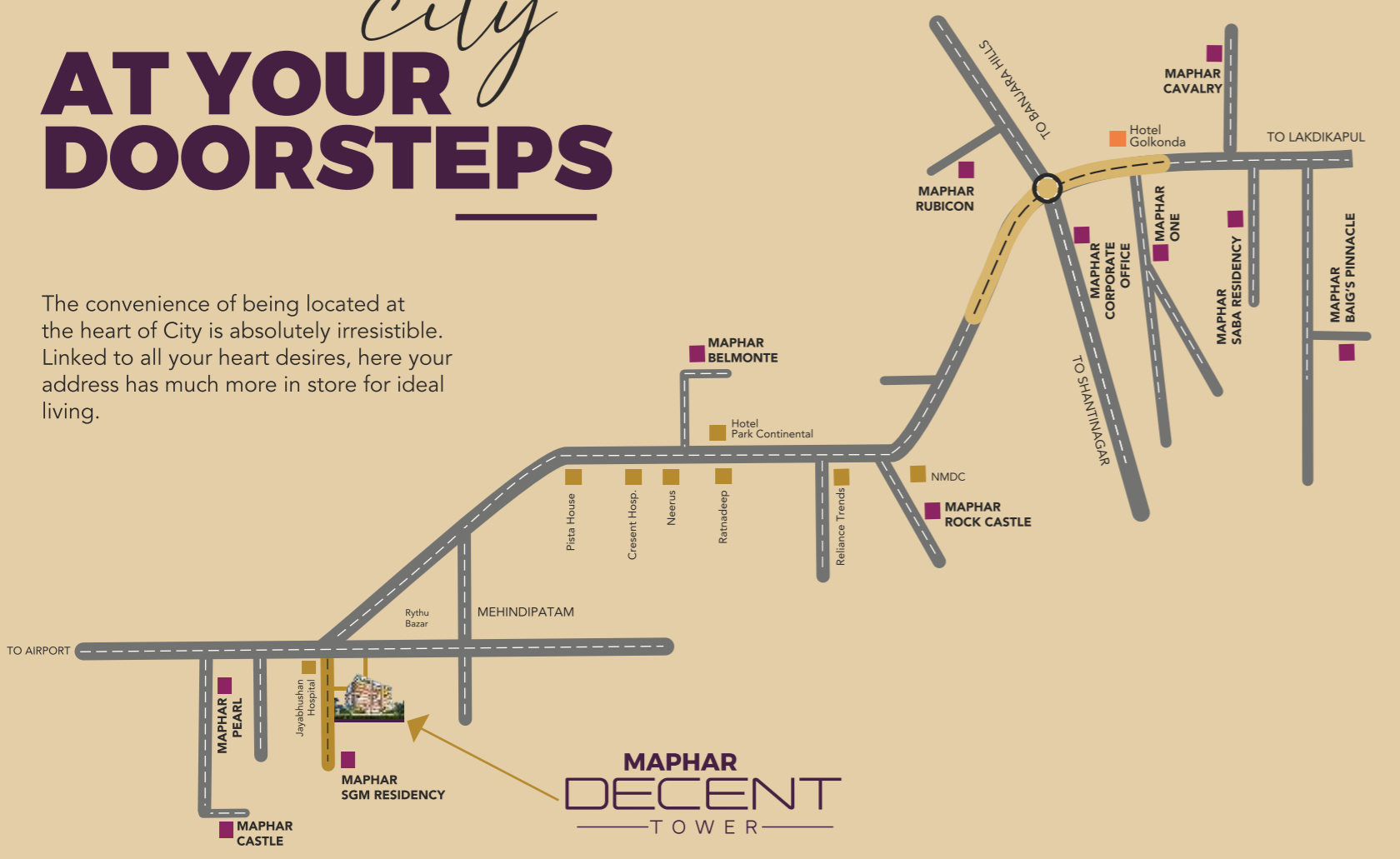






# city AT YOUR DOORSTEPS

The convenience of being located at the heart of City is absolutely irresistible. Linked to all your heart desires, here your address has much more in store for ideal living.

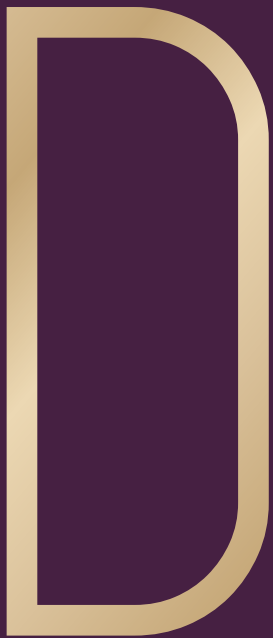


# envious DESIGN & FINISHES

## SPECIFICATIONS

- **STRUCTURE**                    RCC monolithic structure applicable codes Tower area R.C.C Framed Structure to withstand wind and seismic loads.
- **SUPER STRUCTURE**        6" thick red bricks for external wall & 4" thick red bricks for internal walls
- **PLASTERING**                    Smooth finish for Internal walls  
Sponge finish for External walls
- **PAINTINGS**  
Internal                    : Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer  
External                    : Textured finish and 2 coats of weather proof exterior emulsion paint of reputed make
- **DOORS**  
Main Door                    : Teakwood panelled frames and shutters  
Internal Doors                : Designer flush doors with teakwood frames. Top quality fittings on all doors
- **WINDOWS**                    UPVC window of 2.5 track with glass sliding casement with provision for mosquito track and designer hardware with safety MS grills
- **FLOORING**  
Living, Drawing & Kitchen    : Big Size Marble Flooring and Skirting  
Bedrooms                    : Marble tiles  
Bathroom                    : Anti skid ceramic tiles of reputed make  
Utilities / Wash                : Anti skid glazed ceramic tiles & dado upto 3ft height  
Corridor & Staircase        : Granite flooring & skirting
- **FALSE CEILING**                Designer false ceiling in living, drawing and bedrooms with provision for spot lighting
- **TELEPHONE & TV**              Telephone points and Cable TV point shall be provided in living & all bedrooms, internet cable with connection point
- **LIFT**                                3 V3F lifts of 8 people capacity of Schindler / Kone make with standby generator  
1 service lift
- **KITCHEN**                        Granite platform with stainless steel sink 3'ft height with tiles above the counter Provision for exhaust fan and suitable electrical points for kitchen appliances
- **SANITARY**                    Latest designer tiles upto 8' height 4' x 2' tiles  
Dado shower with diverter (CP fittings make Grohe / Jaquar)  
Concealed pipeline of CPVC (Astral) for hot & cold water  
Suitable washbasin of Hindware  
Wall mounted EWC of Hindware
- **ELECTRICAL**                    Concealed copper wiring with adequate points for TV, Exhaust Fans, Geyser, AC, etc.  
MCB will be provided in all apartments  
Polycab / Finolex or equivalent brand  
Legrand / Havells / Anchor or equivalent brand  
Wiring Make  
Switches Make
- **POWER BACKUP & GENERATOR**    All points in the apartment and corridor lights shall be operating with the generator, except AC's and Power points  
DG set backup with acoustic enclosure
- **WATER SUPPLY**                Municipal & Borewell water will be provided with the help overhead tanks of suitable capacity
- **SECURITY SYSTEM**            CCTV cameras in common areas is provided for security purposes.
- **INTERCOM SYSTEM**            Intercom facility would be provided from flat to flat and with security desk within the complex
- **LANDSCAPING**                Ample greenery in the Tot Lot & Landscaping on all sides along the boundary wall.
- **FIRE AND SAFETY**                Fire hydrant and fire sprinkler system in all floors and basements. Fire alarm and public address system in all areas (basement) Control panel will be kept at the main security
- **AMENITIES**                    Longue, Community Hall, Swimming Pool  
Gym & Games Room, Common Gas pipeline
- **PARKING MANAGEMENT**        Entire parking is well designed to suit the number of car parks provided parking signage and equipment at the required places to ease of traffic flow. automatic barrier at main entry.





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Architects



ASLAM ARCHITECTS

Structural Engineers & Consultants



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