

TO OWN YOUR DREAM HOME,
Call: 9396530008 | 9652299488



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Gachibowli, Hyderabad, Telangana

www.magnahomes.in



MAGNAS

MAJESTIC MEADOWS

Live in perfect harmony
Kollur, Hyderabad

A PRESTIGIOUS PROJECT BY



MAGNAS
MAJESTIC
MEADOWS

A NEW BENCHMARK
FOR LUXURY LIVING IN HYDERABAD'S
SOUGHT-AFTER RESIDENTIAL HUB.

India's most liveable city deserves a precinct to match its international reputation. Introducing Magna's Majestic Meadows, a vibrant, sophisticated new Villa Gated Community where the very best, the city has to offer will be yours for the taking.



Main Entrance - Gated & Guarded

WELCOME TO MAGNA'S MAJESTIC MEADOWS

DISCOVER PARADISE OF STYLISH URBAN LIVING

Paradise is where sophisticated design, idyllic surroundings and natural harmony align to form a home.

Welcome home to Magna's Majestic Meadows. Set in one of Hyderabad's fastest growing residential address, it offers beautiful green surroundings, a convenient and balanced lifestyle for you and your family.

This new contemporary development of 3 & 4 BHK luxury villas is set amongst 30 acres of prime real estate. This premium residential gated community of 272 luxury villas features all the indulgences and comforts of a great lifestyle.

Welcome to an exciting new opportunity.
An amazing new home, a remarkable investment.

THE GRANDEUR OF MODERN LIFESTYLE LIVING



EAST FACING 267 SQ.YDS VILLA



EAST FACING 300 SQ.YDS VILLA

Grand. That is what life at Majestic Meadows is all about. From wide- open spaces on the outside to a fully open plan concept on the inside, These modern contemporarily designed villas are carefully conceived to blend harmoniously with nature. Meanwhile on the inside, the 2,480 - 3680 sq ft homes give you ample space to get creative with your decor.



MASTERFULLY PLANNED INTEGRATED COMMUNITY

Welcome to Majestic Meadows, where the entire community is built with an emphasis on open space and seamless borders, with villas artfully scattered in an inviting, park-like setting. Here each cluster of family home enjoys their privacy yet bonds as a tight community.

master plan

HIGHLIGHTS

3 & 4 BHK Luxury Villas

30 Acres project with major part dedicated to creation of Green Zones and Open Spaces.

HMDA Approved Project

Villas Size of 200, 222, 267, 300 & 400 sq yds

100% Vaastu Compliant

Exclusive neighbourhood of high-value residential projects.

Well connected to the city's business districts, educational institutions and shopping areas

Compound Wall with Solar Fencing

30,000 SFT Clubhouse with Modern Facilities

24 hrs Security with Intercom & CCTV

Wide Internal Roads

Designer Landscaping

Power Backup







Sewerage Treatment Plant

Play Area & Activity Zone for Kids

LEGEND

1. Entrance Gate
2. Central Park
3. Children Play Area
4. Meditation Deck
5. Club House
6. Swimming Pool
7. Park
8. Butterfly Park
9. Aroma Garden
10. Yoga Station
11. Fitness Park
12. Floral Park
13. Children's play area
14. Tennis Court
15. Cricket Pitch
16. Badminton Court
17. Jogging Track
18. Amphi Theatre
19. Senior Citizen Park

VILLA SIZES

	200 Sq yds Villa		222 Sq yds Villa		267 Sq yds Villa
	300 Sq yds Villa		400 Sq yds Villa		Odd Size Villa





GENEROUS SPACES FOR INSPIRED EVERYDAY LIVING.

There really is no place like home.

It's the heart of all of life's most important moments. Majestic Meadows offers an unsurpassed level of luxury living. Meticulous attention to detail and intelligent use of space combine to create beautiful, livable spaces.

Step into your villa and experience that inspirational sense of expanse, with living spaces bathed in sunlight. Clever open-plan design ensures villas are wonderfully spacious, awash with natural light and enjoy excellent ventilation.

The carefully considered specification creates a

YOUR HOME
AT MAJESTIC MEADOWS
IS MADE TO CELEBRATE
LIFE'S SIMPLE MOMENTS.



Street View - 300 East Facing

A GREEN SPACE TO UNWIND

IT'S THE ENVIRONMENT AROUND YOU THAT PLAYS A KEY ROLE IN DEFINING YOUR ATTITUDE TOWARDS EACH DAY. FOR THIS REASON WE HAVE METICULOUSLY CRAFTED OPEN SPACES TO ACT AS A NATURAL EXTENSION OF YOUR HOME.

Beautifully landscaped parks and lawns that not only provides a stunning outlook for homes, but also encourages residents to gather together and enjoy the outdoors. Take an early morning jog along the calming, tree lined path or just a quiet, twilight stroll while the kids run around the playground. Finding a place to relax and unwind in nature's lap couldn't be easier, and it's always

THE MOMENT YOU STEP INSIDE YOU'RE GREETED BY A SENSE OF TRANQUILITY.



- Open Lawns
- Jogging Track
- Children's Play Area
- Tennis Court
- Open Party Spaces
- Walking Track
- Themed Gardens
- Fitness Park
- Herbal Park
- Fragrance Park
- Butterfly Park
- Indore Badminton
- AC Synthetic Courts



INDULGE. SAVOUR.
DELIGHT. ENTERTAIN.



Modern & facility loaded Club House



This is an extraordinary space to relax and unwind. 30,000sft Club Majestic offers resort-style amenities that will enrich everyday experiences.

This is an extraordinary space to relax and unwind.

Feel active. Keep in shape with the state-of-the-art gym facilities and private yoga space. Ease the tension in the spa and sauna or take a refreshing dip in the pool. A resident's boardroom will offer a welcome refuge for a quiet business meeting.



LEISURE FACILITIES

- Swimming Pool
- Gym
- Banquet Hall
- Lounge | Cafeteria
- Games Bar
- Multipurpose Hall
- Meditation / Yoga Hall
- Board Room / Meeting Room
- Guest Rooms | Cards Room

CONVENIENCE FACILITIES

- Super Market
- Pharmacy
- ATM
- Salon / Spa
- Day Care
- Doctor Clinic



Club House Entrance



HYDERABAD'S BRIGHT NEW FUTURE

Majestic Meadows is perfectly positioned for relaxed, easy living. Being conveniently located next to the ORR and within the growth corridor of the City, allows residents an unprecedented convenience and connectivity to everything that truly matters including world-class offices, Hospitals, leading schools and other lifestyle conveniences



EVERYTHING YOU NEED IS ALREADY HERE

LIVE WORK PLAY

5 MINS. TO GACHIBOWLI, FINANCIAL DISTRICT.

5 REPUTED SCHOOLS WITHIN 3 KM RADIUS

CLOSE TO UNIVERSITIES & ENGINEERING COLLEGES

“WITH SUCH A GREAT LOCATION, IT'S NO WONDER MAJESTIC MEADOWS IS TIPPED AS AN EXCELLENT INVESTMENT OPPORTUNITY.”

5 MINS. DRIVE TO STAR HOTELS

5 MINS. DRIVE TO RESTAURANTS & EATERIES

20 MINS. DRIVE TO AIRPORT

6 MINS. DRIVE TO LEADING HOSPITALS

5 KMS TO LOCAL SHOPPING

15 MINS. DRIVE TO RESORTS & AMUSEMENT PARKS



EAST FACING VILLA
267 SQ. YDS
 PLOT SIZE **40' X 60'**

GROUND FLOOR	1406 SFT.
1ST FLOOR	1429 SFT.
2ND FLOOR	730 SFT.
TOTAL	3565 SFT.

3565 SQ. FT.
3
3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WEST FACING VILLA
267 SQ. YDS
 PLOT SIZE **40' X 60'**

GROUND FLOOR **1407 SFT.**
 1ST FLOOR **1415 SFT.**
 2ND FLOOR **810 SFT.**
 TOTAL **3632 SFT.**

3632 SQ. FT.
3
3



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



EAST FACING VILLA
300 SQ. YDS
 PLOT SIZE **45' X 60'**

GROUND FLOOR **1633 SFT.**
 1ST FLOOR **1664 SFT.**
 2ND FLOOR **928 SFT.**
 TOTAL **4225 SFT.**

4225 SQ. FT.
4
4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



WEST FACING VILLA
300 SQ. YDS
 PLOT SIZE **45' X 60'**

GROUND FLOOR **1635 SFT.**
 1ST FLOOR **1655 SFT.**
 2ND FLOOR **867 SFT.**
 TOTAL **4157 SFT.**

4157 SQ. FT.
4
4



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS

STRUCTURE : RCC framed structure
: Solid blocks of 9 inch thick for external walls and 4 inch thick for internal walls of red bricks

PLASTERING
External Walls : All external walls sponge finished with cement mortar
Internal Walls : All internal walls plastered smooth with cement mortar

PAINTING
Internal : Birla Wall Care finish with 2 Coats of Premium royal emulsion paint of Asian, Berger or equivalent over a coat of primer
External : Exteriors with texture finish, weatherproof paints of Asian, Berger or equivalent solution as per elevation

KITCHEN : Provision for electrical and plumbing points for sink and water purifier
Power plugs for chimney, refrigerator, micro oven/ mixer/ grinder and cooking Range / Rice cooker
Granite platform with stainless steel sink
Designer Wall Tiles above platforms

UTILITY AND WASH : Utility – Tap point for general washing and Provision for Dish washer
Wash / Laundry – Provision for Washing Machine and Dryer

ELECTRICAL AND COMMUNICATION : ISI mark Concealed Copper Wiring with premium make modular switches
Three phase power supply for each unit with individual meter boards and miniature circuit breakers
Power points for ACs in all Bed Rooms, Home theatre and Living rooms
TV points in all bedrooms, Home theatre and Living / Drawing Room
Telephone and Internet points in GF-Living Room, Master Bed Room.
DG Power back up of 3 KVA for entire villa (except ACs)
100% power backup for essential services

FLOORING
Living, Drawing and Dining : Imported Marble
Master Bedroom : Wooden Laminated Flooring
Home Theatre : Wooden Laminated Flooring
Other Bedrooms : Double charged vitrified tiles of RAK, Kajaria or equivalent
Utility Floor : Non slip ceramic / Matt finish Vitrified tiles
Kitchen : Double charged vitrified tiles of RAK, Kajaria or equivalent
Servant Room : Ceramic tiles
Entrance, Decks and Balconies : Non slip / anti-skid tiles / matt finish Premium Vitrified tiles
Staircase : Granite
Toilets : Non slip ceramic / vitrified tiles of of RAK, Kajaria or equivalent

WALL DADO
Utility And Servant Toilet : Ceramic Tiles up to 3" Height
Toilet Wall Dado : Designer ceramic tiles/ Vitrified tiles



ELECTRICAL INSTALLATIONS : Concealed copper wiring with Flame Retardant Low Smoke (FRLS), PVC insulated wires of superior range like Finolex or equivalent.
Modular switches of superior brand of Clipsal or equivalent popular brand.
3 Earth leakage circuit breaker (ELCB) for each villa.
Separate Miniature Circuit Breaker (MCB) will be provided for light & power circuit at main distribution box within each villa.

DOORS
Main Door : 8 feet Teak wood designer door frame, designer door shutter with melamine polish on both sides.
Brass hardware of superior brands (lever handles, lock sets, door closures, door stoppers)
Internal Door : 7 feet Teak wood frame with 32/35 mm flush shutters with moldings for bedrooms with veneer finish.
Toilet doors fo Veneer finish from outside and 1.5 mm thick laminate from inside
French Doors : uPVC Section for frames and shutters with float glass of reputed make with provision for mosquito mesh shutter
Windows : uPVC Section for frames and shutters with glass of reputed make with provision for mosquito mesh shutter

TOILETS : Sanitary fixtures of Kohler / Jaguar or equivalent
EWC with flush valve, Provision for Geysers in all Toilet
CP fittings of Kohler / Jaguar or equivalent
Single lever wall mixers with shower, Wash basin taps and Health Faucets
Servant Toilet: Standard EWC / IWC from Hindware, Parryware or equivalent

STP : STP to be totally below grade and enclosed with suitable mechanical ventilation system. No open air aeration ponds.

RAIN WATER : Soak wells and bore wells along the storm harvesting system drain at regular interval for recharging the ground water table.

WATER TREATMENT : Water treatment plant to provide water & softening plant for soft water supply.

LANDSCAPING : Landscape with a combination of soft and hardscape.
Pump circulation system, street furniture, pergolas, lawns etc.

SIGNAGE : Directional & safety signage's for driveways, entrance gate houses & villas.

RCC TRENCH SYSTEM : All services cable routing such as electrical for cable Routing IT & other mechanical services if any will be through RCC trench system only.

EXTERNAL LIGHTING : Lighting post shall be provided keeping in mind proper aesthetics and to ensure sufficient illumination. Some part of the lighting to be on the solar energy as per LEED norms. Peripheral lighting all along compound walls to ensure sufficient illumination for security.

SECURITY : CCTV Cameras and guarded by security persons.
Solar fencing all around the site

