



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.



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





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.

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% Vaatsu Complaint 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

Wide Internal Roads

Designer Landscaping

Power Backup

Sewerage Treatment Plant

Play Area & Activity Zone for Kin

LEGEND

- 1. Entrance Gate
- 2. Central Park
- 3. Children Play Area
- 4. Meditation Deck
- 5. Club House
- 6. Swimming Pool
- 7. Par
- 8. Butterfly Park
- 9. Aroma Garae
- 10. Yoga Station11. Fitness Park
- 12. Floral Park
- 13. Children's play area
- 14. Tennis Court
- 15. Cricket Pitch
- 16. Badminton Court
- 18. Amphi Theat

17. Jogging Track

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

master plan

GENEROUS SPACES FOR INSPIRED EVERYDAY LIVING.

There really is no place like home.

t's the heart of all of life's most important moments. Majestic Meadows offers an unsurpassed level of luxury iving. 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.

he carefully considered specification creates a





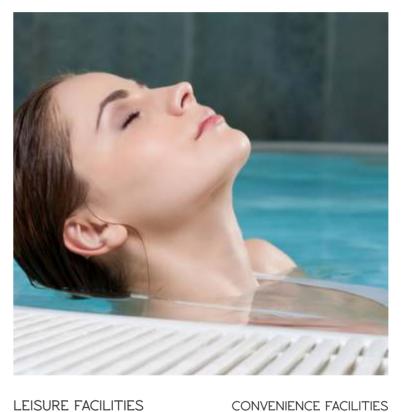




This is an extraordinary space to relax and unwind.

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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



LEISURE FACILITIES

Swimming Pool

Gym

Banquet Hall

Lounge | Cafeteria

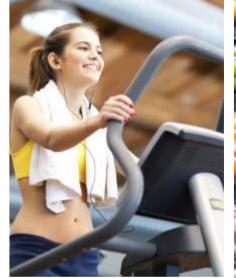
Games Bar

Multipurpose Hall

Meditation / Yoga Hall

Board Room / Meeting Room

Guest Rooms | Cards Room











Club House Entrance

Super Market

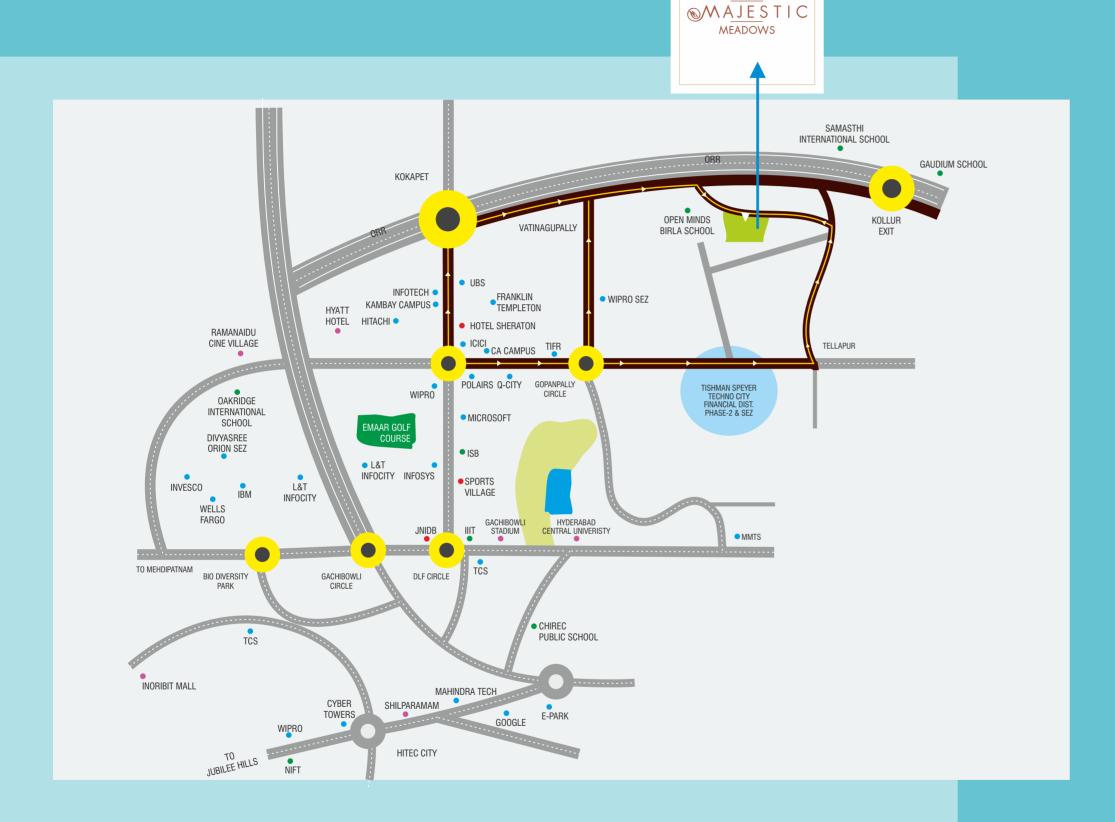
Pharmacy

Salon / Spa

Doctor Clinic

Day Care

ATM



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





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









MINS. DRIVE TO
RESTAURANTS & EATERIES













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



1429 SFT.

à 3

1ST FLOOR

730 SFT. 2ND FLOOR

GROUND FLOOR 1406 SFT.

3565 SFT. TOTAL



3565 SQ. FT.



GROUND FLOOR FIRST FLOOR SECOND FLOOR

EAST SIDE ROAD



267 SQ. YDS
PLOT SIZE 40' X 60'



 1ST FLOOR
 1415 SFT.

 2ND FLOOR
 810 SFT.

 TOTAL
 3632 SFT.

GROUND FLOOR 1407 SFT.



□ 3632 SQ. FT. □ 3



GROUND FLOOR FIRST FLOOR SECOND FLOOR



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









GROUND FLOOR 1633 SFT.

GROUND FLOOR FIRST FLOOR SECOND FLOOR



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



| 1655 SFT. | 2ND FLOOR | 1655 SFT. | 2ND FLOOR | 867 SFT. | 4157 SQ. FT. | 4157 SFT. | 41





GROUND FLOOR 1635 SFT.

GROUND FLOOR FIRST FLOOR SECOND FLOOR

SPECIFICATIONS

Servant Room

Staircase

Toilets

Entrance, Decks and Balconies

WALL DADO Utility And Servant Toilet Toilet Wall Dado

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 Internal Walls	:	All external walls sponge finished with cement mortar All internal walls plastered smooth with cement mortar
PAINTING Internal External	:	Birla Wall Care finish with 2 Coats of Premium royal emulsion paint of Asian, Berger or equivalent over a coat of primer Exteriors with texture finish, weatherproof paints of Asian, Berger or equivalen
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 Master Bedroom Home Theatre Other Bedrooms Utility Floor Kitchen	: : : : : : : : : : : : : : : : : : : :	Imported Marble Wooden Laminated Flooring Wooden Laminated Flooring Double charged vitrified tiles of RAK, Kajaria or equivalent Non slip ceramic / Matt finish Vitrified tiles Double charged vitrified tiles of RAK, Kajaria or equivalent

Ceramic tiles

: Ceramic Tiles up to 3" Height : Designer ceramic tiles/ Vitrified tiles

: Non slip / anti-skid tiles / matt finish Premium Vitrified tiles

Non slip ceramic / vitrified tiles of of RAK, Kajaria or equivalent



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.
French Doors	Toilet doors fo Veneer finish from outside and 1.5 mm thick laminate from inside : 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 renting 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





