



MANJEERA  
**DIAMOND**  
TOWERS

*As precious as you!*

**Precious living spaces for the discerning**

- 12 towers of 10 levels each
- Premium 2 BHK Apartments: 940 - 1230 sft.
- Premium 3 BHK Apartments: 1100 - 1780 sft.



Manjeera is working from two and half decades relentlessly, is a construction, real estate, hospitality and infrastructure conglomerate, with a strong lineage focusing on quality, innovation, cost-effectiveness, eco-consciousness, customer delight and adding value to stakeholders' interests.

#### COMPLETED VENTURES:

##### **Residential:**

Manjeera Heights I & II, LB Nagar  
Manjeera Residency, Jubilee Hills  
Manjeera Square, Ameerpet  
Manjeera Next, West Marredpally  
Manjeera Plaza, Ameerpet

##### **Commercial:**

Aditya Trade Centre, Ameerpet  
Aditya Enclave, Ameerpet  
VC Commercial Complex, Ameerpet

##### **Hospitality:**

Aditya Park (3 Star), Ameerpet  
Aditya Homotel (3 Star), Ameerpet

#### ONGOING VENTURES:

##### **Residential:**

Manjeera Diamond Towers Phase I & II, Gopanpally-Gachibowli  
Manjeera Diamond Villas, Gopanpally-Gachibowli  
Manjeera Smart Homes Apartments, Qutbullapur  
Manjeera Smart Homes Villas, Qutbullapur  
Manjeera Majestic Homes, JNTU-Hitech City Road  
Manjeera Trinity Homes, JNTU-Hitech City Road

##### **Commercial:**

Manjeera Majestic Commercial, JNTU-Hitech City Road  
Manjeera Trinity Corporate, JNTU-Hitech City Road  
Manjeera Trinity Mall, JNTU-Hitech City Road

##### **Hospitality:**

Hotel Sarovar Premiere, Gachibowli

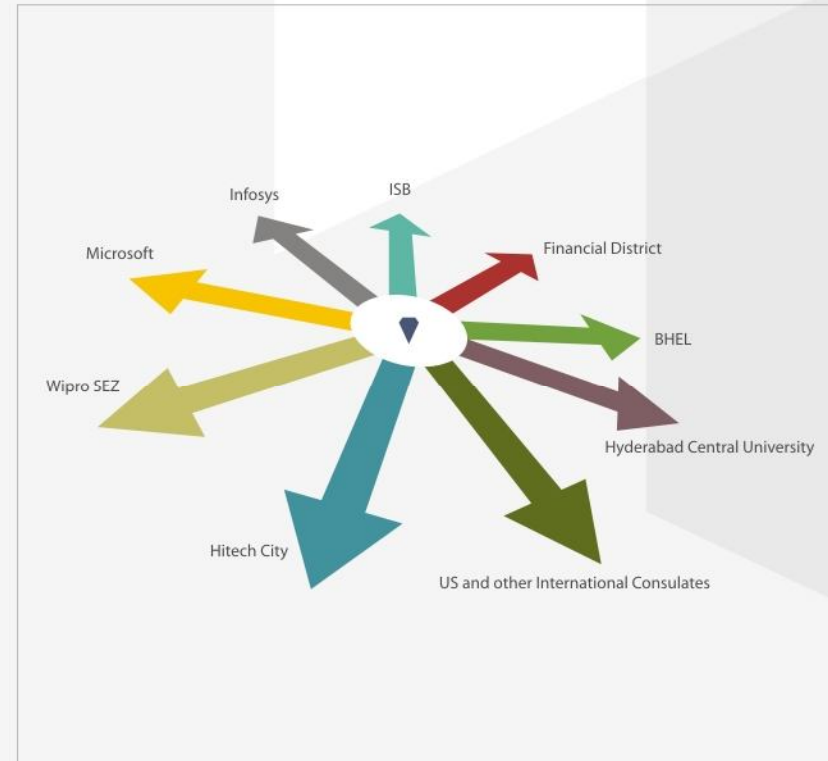


## AN ENVIABLE ADDRESS - A BRILLIANT PROFILE

Its uber cool location and the surrounding landscape's distinctly green feel makes Manjeera Diamond Towers an ideal home for those who want to stay close to the City and yet inhale the sweet fragrance of Nature without traveling an inch. Manjeera Diamond Towers has the dual advantage of being just a drive away from the IT Hub and Financial District while being ensconced in a peaceful, noise-free green belt that offers serenity, peace of mind, clean air and birds' songs as all-season bonuses.

The Project is coming up right next to one of Hyderabad's fastest growing financial districts and IT hubs - **Gachibowli**. It enjoys close proximity to IT giants including Wipro, Infosys, Microsoft, Polaris, CA, Capgemini, the UBS, and to the Financial District, Tishman Speyer Satellite Town, ILS Park, Hitech City, BHEL, Wipro SEZ, ICICI Towers and educational institutions such as Hyderabad Central University, ISB and IIIT. Also proposed to take off in the neighbourhood, are the Technocity, the US and other international Consulates and TIFR. Its nearness to the Lingampally MMTS Station elevates Manjeera Diamond Towers' accessibility quotient considerably.

Growth statistics and analyses show that the IT Hub and Financial District are likely to generate half a million jobs in the near future. The scenario calls for a fast track augmentation of existing residential infrastructure by the construction of as many homes in the area. Naturally then, Manjeera Diamond Towers' value is poised for tremendous appreciation.



# SITE PLAN



[CLICK HERE FOR FLOOR PLANS](#)

## SPECIFICATIONS - PHASE I

- ▶ Structure: RCC framed structure with concrete from Ultratech / ACC and Fe 500-grade Therme / Turbo TMT steel bars
- ▶ Superstructure: AAC (Aerated Autoclave Technology) blocks from Aerocon, Chennai / Siporex, Pune
- ▶ Doors: Painted medium teak frames with flush shutters for all internal doors and moulded polished main doors from Masonite, USA
- ▶ Windows: UPVC windows from Fenesta / Sintex
- ▶ Flooring: Vitrified tiles in halls and bedrooms
- ▶ Toilets: Ceramic tile flooring, tiles dado up to door height, premium quality sanitaryware from Hindware, and PVC for sewerage lines; water supplylines of CPVC / GI from TATA / Jindal, and CP fittings from Jaguar Continental
- ▶ Kitchen: Granite platform, stainless steel sink and 2' height ceramic glazed tiles dado above cooking platform
- ▶ Electrification: Hall, Bedroom, Kitchen and Toilets to be provided with adequate number of lights, fans and power points; DB / MCB from HPL; switches from Siemens; switchgear from Legrand
- ▶ Paints: Internal walls finished with plastic emulsion paint over smooth finish and external walls with acrylic paint with a combination of textures, paints from Asian Paints

\* Products used will be brands mentioned or of equivalent make.



## SPECIFICATIONS - PHASE II

<b>Framed Structure</b>	: RCC framed to withstand wind & seismic loads
<b>Superstructure</b>	: Clay bricks/Fly ash bricks for internal & external walls
<b>Main Door</b>	: Teakwood/Engineered wooden frames with moulded panelled door shutter with polish and hardware of a reputed make
<b>Internal Doors</b>	: Teakwood/Engineered wooden frames with moulded panelled door shutter with paint finish & hardware of reputed make
<b>Windows</b>	: UPVC window system with float glass with suitable finishes as per design
<b>Painting</b>	: <i>External:</i> Two coats exterior acrylic emulsion paint of Asian/ICI or equivalent make over one coat of primer <i>Internal:</i> Smooth finish with acrylic emulsion paint of Asian/ICI or equivalent paints over a coat of primer
<b>Flooring</b>	: <i>Living, Dining, Bedroom &amp; Kitchen:</i> Vitrified tiles of 24"x24"; <i>Bathroom:</i> Antiskid ceramic tiles of 24"x24"; <i>Corridors &amp; Staircase:</i> Combination of elegantly designed white & green marble
<b>Dadoing</b>	: <i>Kitchen:</i> Glazed ceramic tiles dado up to 2' height above kitchen platform; <i>Wash:</i> 8"x12" glazed ceramic tile dado up to 3' height; <i>Bathrooms:</i> 10"x16" Glazed ceramic tiles dado up to 7' height
<b>Kitchen</b>	: Granite platform with stainless steel sink and provision for fixing of Aquaguard; Provision for cabinets, exhaust fan and chimney
<b>Wash Area</b>	: Provision for washing machine & wet area for washing utensils etc.
<b>Toilets</b>	: 1. EWC with flush tank of Hindustan/Parry or equivalent make; 2. Hot & Cold water mixture with showers; 3. Provision for geysers in all toilets; 4. Chrome -plated CP fittings of Jaquar/Mark/Plumber or equivalent make
<b>Electrical</b>	: Concealed copper wiring of Lapp/Finolex/Polycab or equivalent make; 1. Power outlets for air conditioning in all bedrooms; 2. Power outlets for geysers in all bathrooms; 3. Power plug for cooking range, chimney, refrigerator, microwave, mixer-grinders in kitchen; 4. Plug points for TV & audio systems etc.; 5. Three phase supply for each flat and individual metre boards; 6. Miniature circuit breakers for each of the distribution boards; 7. Modular switches for all controls
<b>Telecom</b>	: Telephone points in living/dining areas & master bedroom; Intercom facility for all flats, connecting to Security
<b>Cable TV</b>	: Provision for cable connection in master bedroom and living room
<b>Internet</b>	: One internet provision in each flat through Wi-Fi connectivity
<b>Lifts</b>	: 2 nos. automatic passenger lifts with rescue device featuring V3F for energy efficiency; Johnson/KONE/OTIS or equivalent make; 1 no. goods elevator for each block
<b>Generator</b>	: DG set backup (with acoustic enclosure & AMF) for common areas and six light points in each apartment
<b>Piped Gas</b>	: Provision for piped gas system



## SPARKLING AMENITIES

- Swimming pool • Gym • Health club • Indoor games
- Clinic • Snack bar • Banquet hall • Library • Creche • Totlot
- Childrens' play area

## OTHER AMENITIES

- Two-level fully covered basement parking • Piped Gas System
- 100% Power Backup • Centralised Laundry System • Car Wash Facility • DTH • WiFi Enabled • Intercom • Service Elevators
- Sewage Treatment Plant • Rainwater Harvesting • Water Treatment Plant • Security System • Fire Fighting Systems





MANJEERA  
**DIAMOND**  
**TOWERS**  
*As precious as you!*

---

**INDIA:** +91 40 6617 6617 / 4417 4417 / [marketing@manjeera.com](mailto:marketing@manjeera.com)

**India Office:** Manjeera Constructions Ltd. #304 Aditya Trade Centre Aditya Enclave Road  
Ameerpet Hyderabad - 500 038 AP India

**US Enquiry: Vivekanand** - 201 850 3785 / [vivekanand@manjeera.com](mailto:vivekanand@manjeera.com)

[www.manjeera.com](http://www.manjeera.com)