



TRUST. IT'S WHAT WE BUILD.

ISO 9001, 14001 & 18001  
Certified Organisation

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Bangalore, Kolkata, Hyderabad, Pune, Jaipur, Vizag, Coimbatore & Goa

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The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.

A Project Of  
Salarpuria Sattva Group

# MAGNUS

IT'S A GREAT LIFE

Premium 2, 3 and 4 BHK Homes  
Near Jubilee Hills, Shaikpet





## Your Home in Hyderabad with Hyderabad in your Home. It's a Great Life.

A vision of the future in the views of the royal past. A home with ample space for work and ample time for family. A high class lifestyle in a highly innovative society. An ever-improving life in an ever-improving locale.

Presenting Salarpuria Sattva Magnus – a graceful property that reflects the futuristic ambitions of Hyderabad to give you more than just a great home. *It gifts you a great life.*



Fabulous when you  
Walk In.  
Futuristic when you  
Walk Out.

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#### The Property

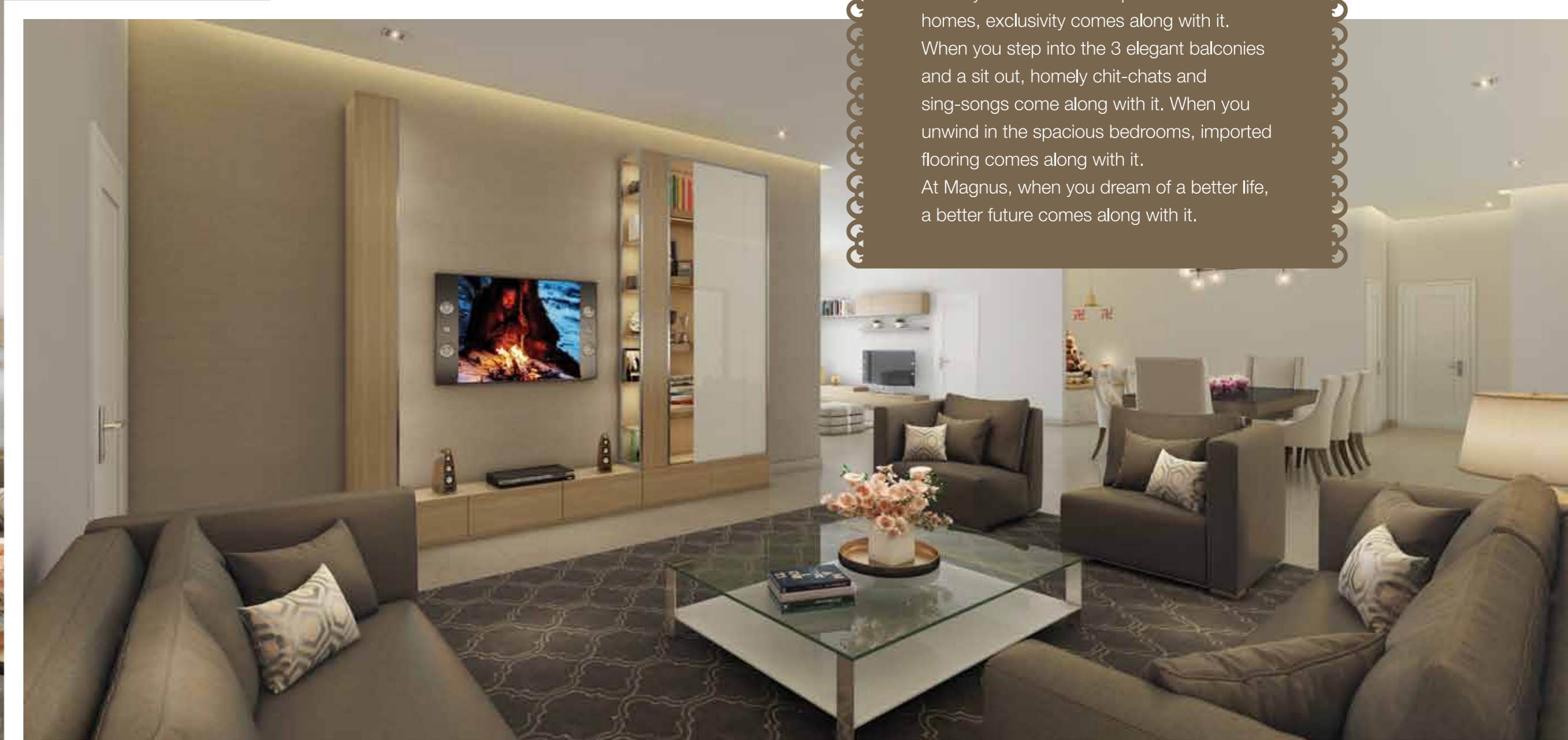
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Life is at its best when it's at Magnus. The cozy comforts of our 2, 3 and 4 BHK homes give you airy spaces, elegant designs and unmatched views. Step outside and you're treated to an ultra-modern clubhouse, a rooftop pool and a locality with quick access to the city's hotspots. In short, when you go home, you go to the future.

## A Never-Ending Dream becomes your Future.

### Premium 4 BHK Homes

When you move into our premium 4 BHK homes, exclusivity comes along with it. When you step into the 3 elegant balconies and a sit out, homely chit-chats and sing-songs come along with it. When you unwind in the spacious bedrooms, imported flooring comes along with it. At Magnus, when you dream of a better life, a better future comes along with it.





## The City is yours to Command.

### Location

The charm and innovation of Hyderabad aren't the only things you live with at Magnus. The entire city comes along. From the IT hub to the most affluent neighbourhoods, every hotspot in the city is a step away in this well-connected locality.

Film Nagar	08 min
Jubilee Hills Check Post	10 min
Qutb Shahi Tombs	05 min
Tolichowki	05 min
Apollo Hospital	11 min
HITEC City	18 min
Bharati Vidya Bhavan School	08 min
Golconda Fort	10 min
Delhi Public School	12 min
Phoenix Greens School	14 min
KBR Park	15 min



Style that matches your  
Success.  
Space that meets your  
Expectations.

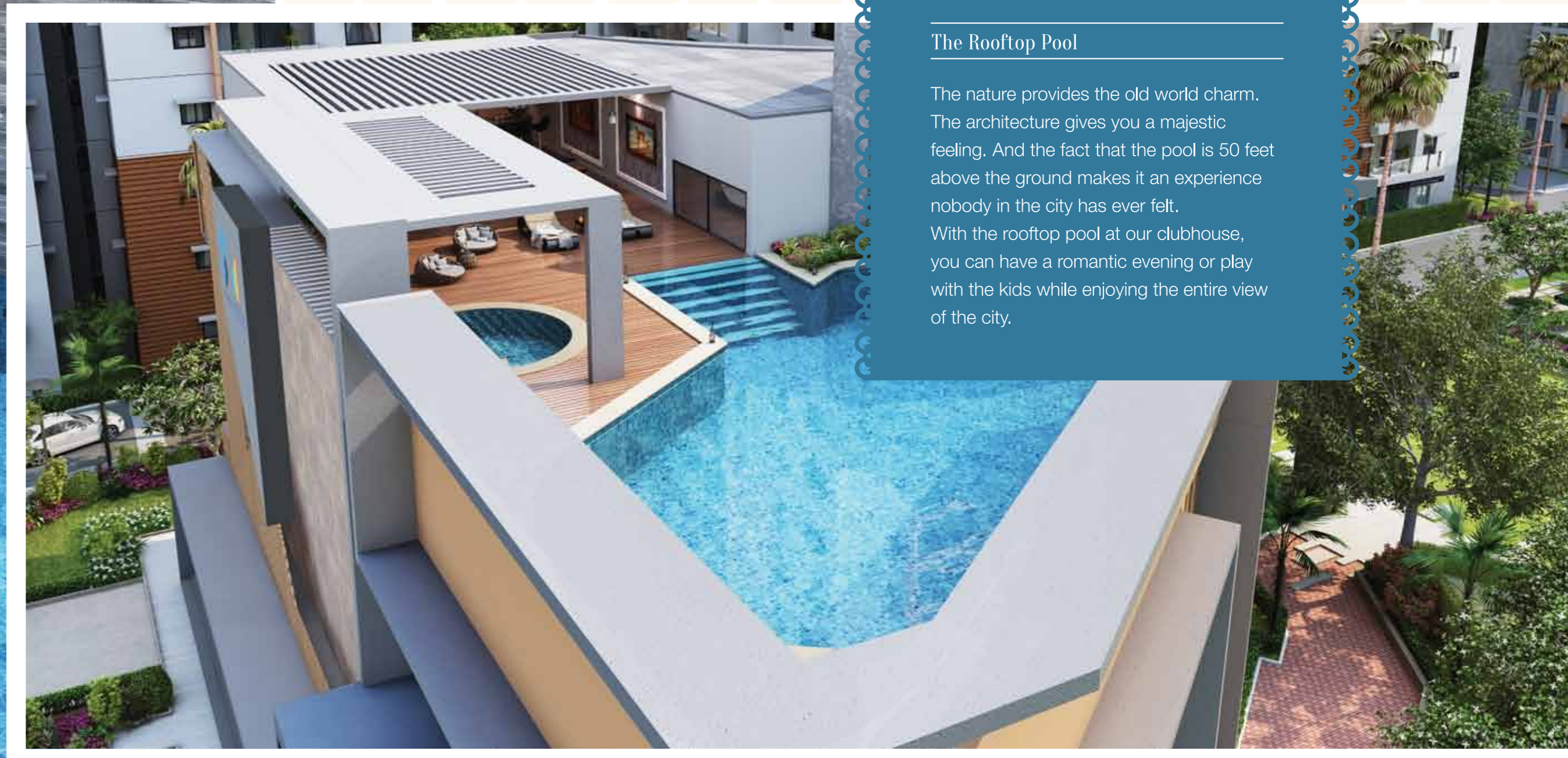
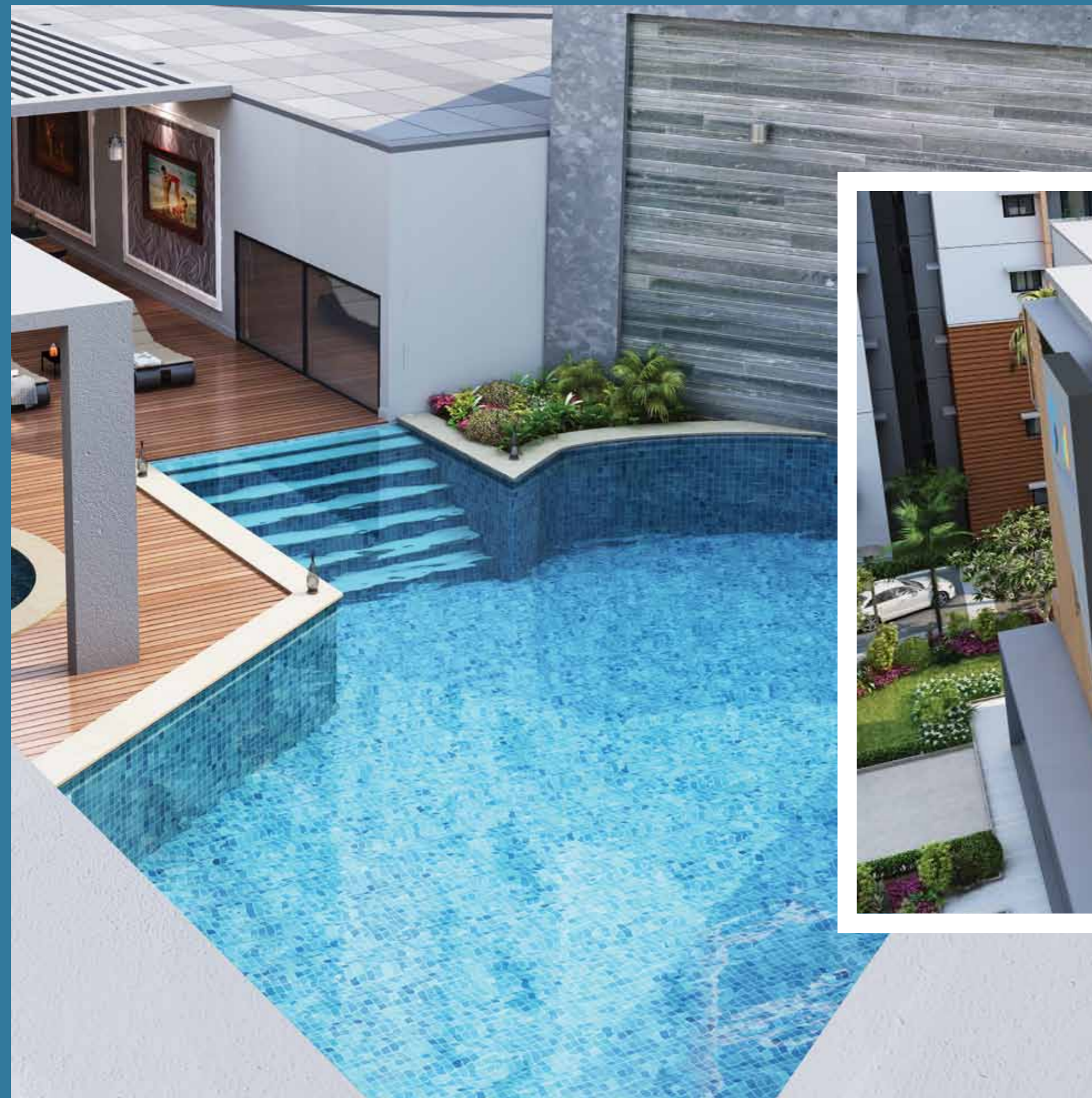
The Architecture

Beauty is best experienced. And our contemporary facade treatment and use of aesthetic colours ensure you experience every bit of it. Built to offer more space, your home comes with 3 sides open to the sky and without a common wall. To further free up space, we offer easy and separate access to each tower and parking area through double height welcome lounges and strategically located parking ramps.

A Swim with the Family  
while Flying with birds.  
That's everything  
the city can offer.

#### The Rooftop Pool

The nature provides the old world charm. The architecture gives you a majestic feeling. And the fact that the pool is 50 feet above the ground makes it an experience nobody in the city has ever felt. With the rooftop pool at our clubhouse, you can have a romantic evening or play with the kids while enjoying the entire view of the city.







## Where Life is a New Game Every Day.

### Clubhouse

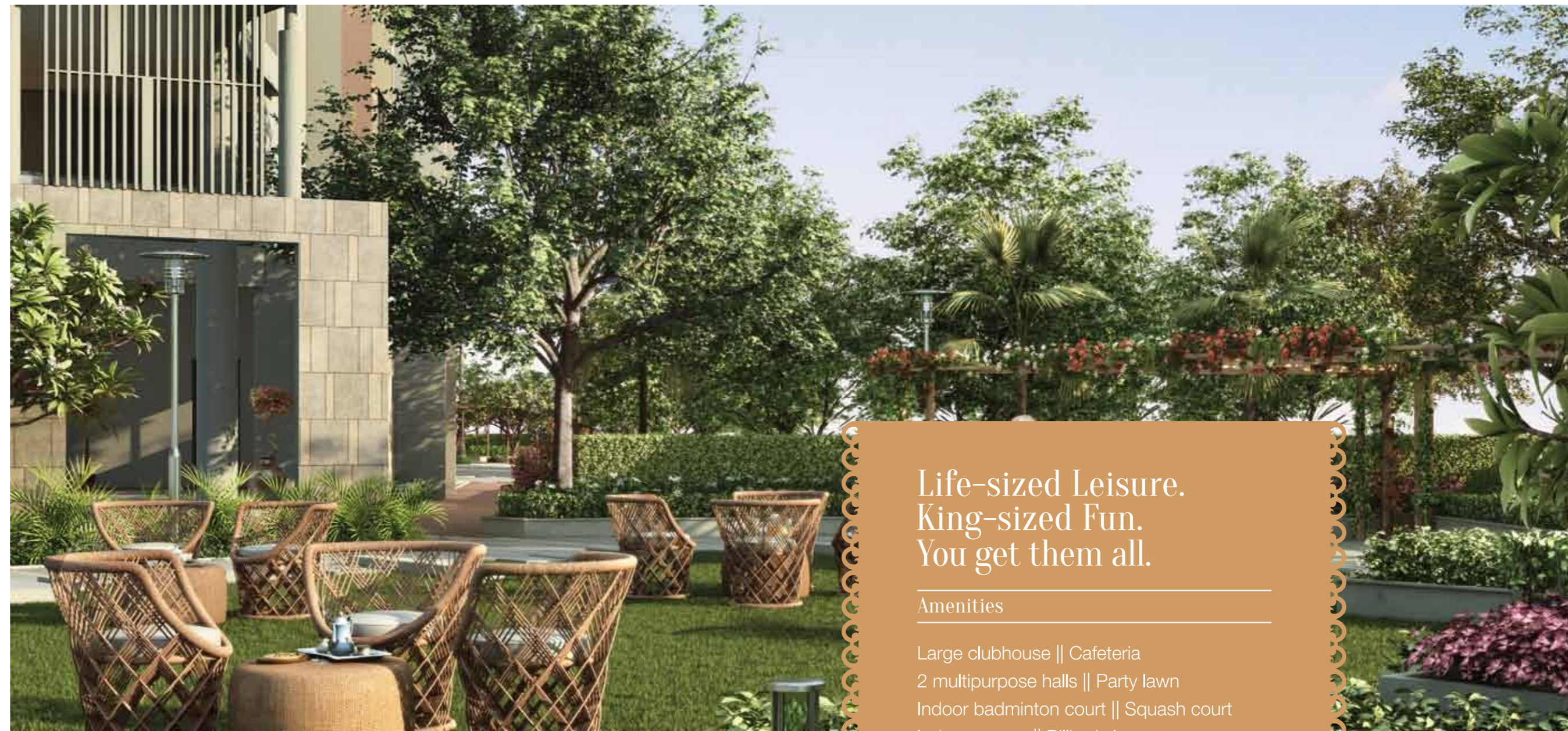
When you have a clubhouse that spreads over 27,000 sq ft, you're bound to get the best of sports. The modern clubhouse at Magnus lets you practice top spin on one day, perfect your smash the next day and pot a ball on another day. Your days of being a sports icon are finally here.



## Relax your way to a Fitter Tomorrow.

### Health Spa

Every time you get comfortable, you'll feel healthy. Every time you get lazy, you'll feel active. Because at Magnus, every time you set foot into the health spa, you'll embrace a healthier lifestyle. Say goodbye to work stress and hello to soothing massages and relaxing steam baths.



## Life-sized Leisure. King-sized Fun. You get them all.

### Amenities

Large clubhouse || Cafeteria  
2 multipurpose halls || Party lawn  
Indoor badminton court || Squash court  
Indoor games || Billiards lounge  
Gymnasium || Aerobics || Health spa –  
gents & ladies || Terrace swimming pool  
Kids' pool || Double height entrance  
lounge at every block || Hobby rooms  
Supermarket || Clinic || Pharmacy  
Admin office



## A Short Walk to Ever-Lasting Conversations.

### Commercial Tower

Be a few steps away from memorable moments at all times. Walk down our landscaped pathways and you'll discover our commercial complex with shopping and leisure destinations. Now, friendly reunions, birthday bashes and family shopping sprees will be as convenient as they are special.

# Master Plan

## Legend

- 01. Entrance portal with security cabin
- 02. Pedestrian pathway
- 03. Drop off area
- 04. Badminton court
- 05. Seating alcove
- 06. Geometric mound with specimen tree
- 07. Lawn area as gathering space
- 08. Children's play area
- 09. Seating space
- 10. Party lawn
- 11. Water body with bubblers



A - BLOCK



A - BLOCK



FLOORS - 4, 6, 8, 10, 12 & 14



FLOORS - 3, 5, 7, 9, 11, 13, 15 to 16



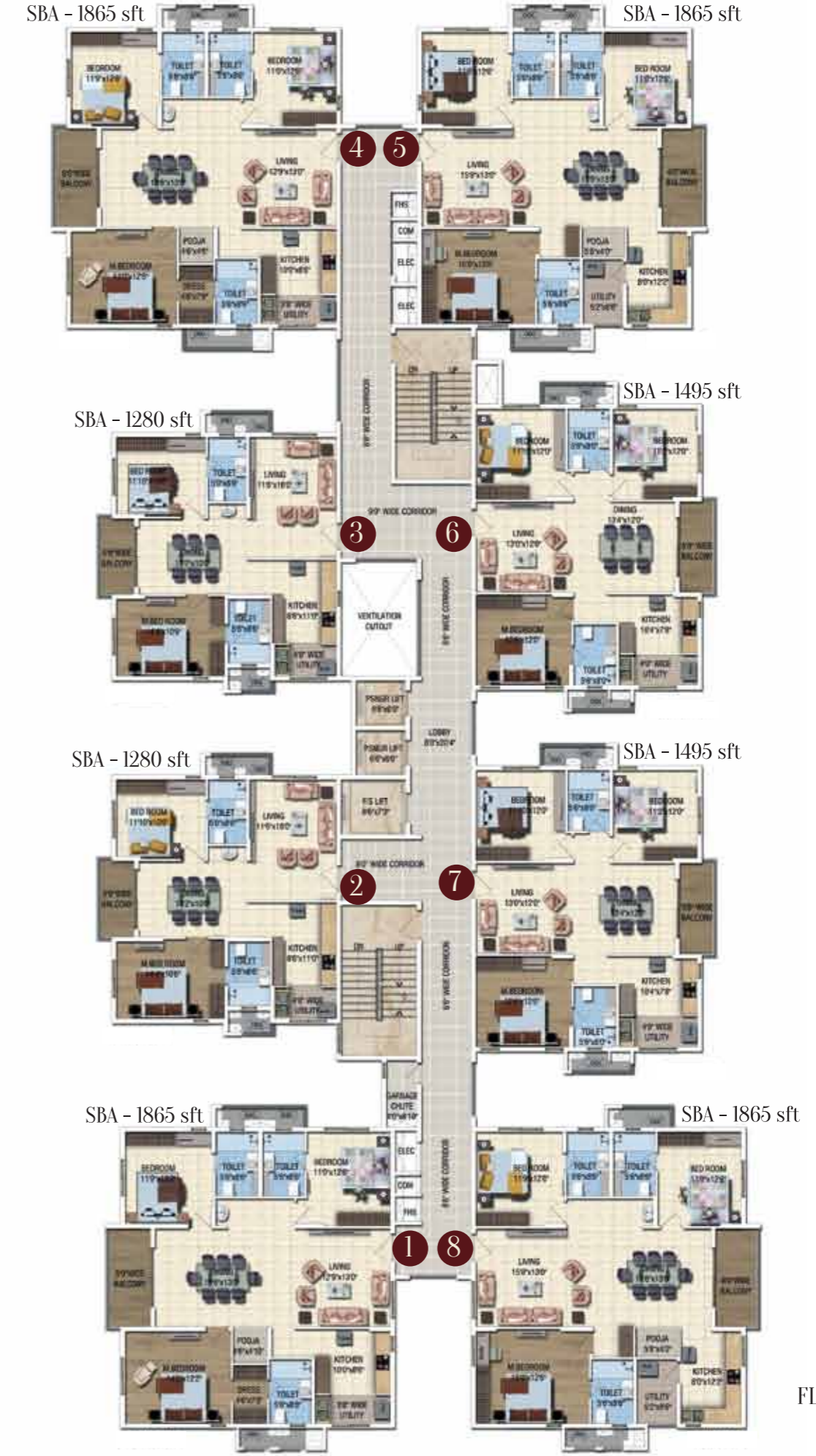
# B - BLOCK



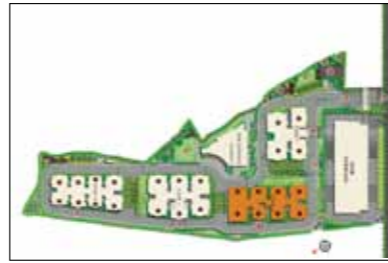
FLOORS - 3, 5, 7 & 9



# B - BLOCK



FLOORS - 4, 6, 8, 10 to 18



C - BLOCK



FLOORS - 3, 5, 7 & 9



C - BLOCK

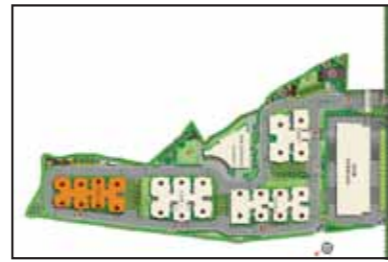


FLOORS - 4, 6, 8, 10 to 18





# D - BLOCK



FLOORS - 3, 5, 7 & 9





# Specifications (Block A)

## 1. STRUCTURE

- R.C.C. framed structure

## 2. FLOORING

### a. Common Area:

- Lift lobby: Granite flooring / Vitrified flooring
- Staircase: Kota Stone flooring
- Corridors: Vitrified tiles flooring

### b. Apartment

- Foyer - imported marble flooring
- Living & Dining - imported marble flooring
- Master Bedroom - wooden flooring
- Kitchen, Balcony & Utility - vitrified / ceramic tiles flooring
- Other Bedrooms - Vitrified Tiles flooring

### c. Toilets

- Ceramic tile flooring
- Glazed / ceramic tile dado upto 7' height

## 3. KITCHEN

- 1 hot & cold wall mixer
- Provisions for water heater & purifier fixing
- Inlet & outlet for washing machine

## 4. TOILETS

- Chromium plated fittings
- Hot & cold wall mixer for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in master bedroom
- European water closet (EWC)

## 5. DOORS

- Teakwood door frame for main door
- Main door one side teak veneer shutter with melamine polish
- All other doors made of flush shutters with enamel painting

## 6. WINDOWS

- Anodized aluminium windows with mosquito mesh
- Ventilators for toilets

## 7. PAINTING

- Texture finish for exterior walls
- Internal walls with plastic emulsion & ceiling with oil bound

## 8. ELECTRICALS

- TV connection in all bedrooms and living area
- Fire resistance in electrical wire of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical modular switches of reputed make
- One miniature circuit breaker for each room provided at the main distribution box in every apartment
- Split AC power in all the bedrooms, living & dining rooms
- Lighting arrester for the building

## 9. CABLE TV

- An exclusive network of cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on monthly basis)

## 10. TELEPHONE & INTERCOM FACILITY

- Telephone points in the living areas
- Intercom facility from each apartment to the security room, clubhouse & other apartments

## 11. LIFT

- Automatic passenger lifts

## 12. POWER BACKUP

- Stand-by generator for lights in common area, lifts & pumps
- Individual apartments to have backup as follows:
  - for 3 BHK / 3.5 BHK: 7 kva EB / 2 kva dg backup
  - for 4 BHK / 4.5 BHK: 8 kva EB / 2 kva dg backup

## 13. SECURITY SYSTEM

- Round-the-clock security
- Trained security personnel



# Specifications (Block B, C & D)

## 1. STRUCTURE

- R.C.C. framed structure

## 2. FLOORING

### a. Common Area:

- Lift Lobby - granite flooring / vitrified flooring
- Staircase - tandur stone flooring
- Corridors - vitrified tiles flooring

### b. Apartment

- Foyer - vitrified tiles flooring
- Living & Dining - vitrified tiles flooring
- Bedrooms & Kitchen - vitrified tiles flooring
- Balcony & Utility

### c. Toilets

- Ceramic tile flooring
- Glazed / ceramic tile dado upto 7' height

## 3. KITCHEN

- 1 hot & cold wall mixer -1 no.
- Provisions for water heater & purifier fixing
- Inlet & outlet for washing machine.

## 4. TOILETS

- Chromium plated fittings
- Hot & cold wall mixer for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in master bedroom
- European water closet (EWC)

## 5. DOORS

- Teakwood door frame for main door
- Main door one side teak veneer shutter with melamine polish
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## 6. WINDOWS

- Anodized aluminium windows with mosquito mesh
- Ventilators for toilets

## 7. PAINTING

- Texture finish for exterior walls
- Internal walls with plastic emulsion & ceiling with oil bound

## 8. ELECTRICALS

- TV point in all living rooms & master bedroom
- Fire resistance in electrical wire of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical modular switches of reputed make
- One miniature circuit breaker for each room provided at the main distribution box in every apartment
- Split AC power in all the bedrooms, living & dining rooms
- Lighting arrester for the building

## 9 CABLE TV

- An exclusive network of cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on monthly basis)

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## 11. LIFT

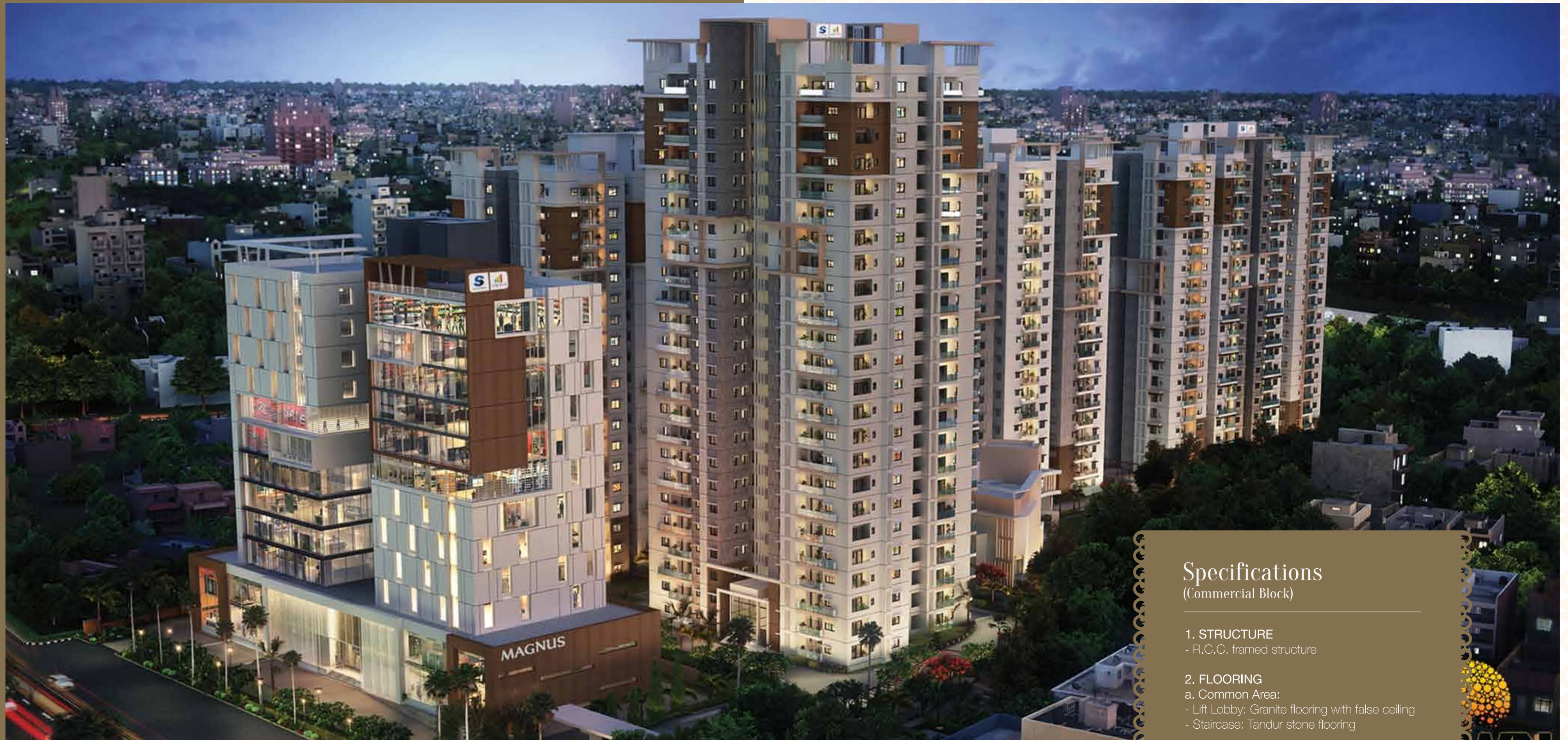
- Automatic passenger lifts

## 12. POWER BACKUP

- Stand-by generator for lights in common area, lifts & pumps
- Individual apartments to have backup as follows:
  - For 2 BHK: 5 kva EB / 1.2kva dg backup
  - For 3 BHK: 5 kva EB / 1.5kva dg backup

## 13. SECURITY SYSTEM

- Round-the-clock security
- Trained security personnel



## Specifications (Commercial Block)

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### 1. STRUCTURE

- R.C.C. framed structure

### 2. FLOORING

a. Common Area:

- Lift Lobby: Granite flooring with false ceiling
- Staircase: Tandur stone flooring

# Our Projects



**NECKLACE PRIDE**  
Kavadiiguda, Hyderabad



**CYBER TECH**  
Madhapur, Hyderabad



**NOVARTIS KNOWLEDGE CITY**  
HITECH City, Hyderabad



**WATER'S EDGE**  
Sancoale, Goa



**NAVARATNA RESIDENCY**  
Avinashi Road, Coimbatore



**H&M ROYAL**  
Kondhwa(opposite Talab factory), Pune



**ALTANA**  
Magadi Main Road, Bangalore



**DIVINITY**  
Mysore Road, Bangalore



**LUXURIA**  
8th Main Malleshwaram Bangalore



**PARK CUBIX**  
Devanahalli, Bangalore



**GREENAGE**  
Hosur Main Road, Bangalore



**ASPIRE**  
Hennur Main Road, Bangalore



**CADENZA**  
Kudlu Gate Junction, Bangalore



**CASA CRESCENT**  
Benson Town, Bangalore



**CASA IRENE**  
Bannerghatta Main Road, Bangalore



**CELESTA**  
Old Madras Road, Bangalore



**EASTCREST**  
Old Madras Road, Bangalore



**GOLD SUMMIT**  
Hennur Main Road, Bangalore



**KINGS DOMAIN**  
Rahat bagh, Indiranagar, Bangalore



**LAUREL HEIGHTS**  
Hesaraghatta Main Road, Bangalore



**MAGNIFICIA**  
Old Madras Road, Bangalore



**MELODY**  
Mysore Road, Bangalore



**NORTHLAND**  
Hennur Road, Bangalore



**PIPAL TREE**  
Kengeri Tavarekere Road, Bangalore



**SENORITA**  
Sarjapur Main Road, Bangalore

# Awards



Winner of the  
'CREDAI Care' Award - 2015  
Best Innovative  
Design - GREENAGE



Winner of the CNBC - CRISIL - CREDAI Award  
Real Estate Award  
Best Residential Project - Luxury &  
Best Commercial Project



Winner of ET NOW  
Best Residential Property  
of the Year - 2013  
GREENAGE



Winner of NDTV  
Property Awards - 2014  
Best Residential Property - Premium (South)  
MAGNIFICIA



Winner of the CNBC AWAZ  
Real Estate Award - 2014  
Customer Friendly Best Practices  
and Outstanding Contribution to the  
Real Estate Industry



Winner of NDTV  
Property Awards - 2014  
Best Premium Property  
MAGNIFICIA



Winner of the CNBC - CRISIL  
- CREDAI Award  
Real Estate Award - 2014  
Best Residential Project - GREENAGE



Winner of ABP Award  
Real Estate Award - 2014  
Best Luxury Project for LUXURIA



## Reputation that's Earned.

That which is not earned is not worth having. It's been the driving philosophy behind the creation of our magnificent structures and more importantly, the smiles of our happy customers. And the result has been the initiation of more verticals in the real estate domain than any other player.

With the accomplishment of over 15 million sq ft of property development, our expertise and excellence in the real estate industry has already been witnessed by cities all over the country, including Hyderabad. A testament to our commitment and innovation is the Novartis Knowledge City, the largest Novartis Global Service Center, which was also built in a record time.

This has only driven us to begin our work for the future, with around 30 million sq ft in development across the country. With a presence in diverse fields like urban development, hospitality, retail, interiors and facilities management, we can proudly say we've earned our reputation.



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