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www.maphar.in

MAPHAR
CONSTRUCTIONS PVT LTD

1st Floor, Maphar Exotica , Opp. Hockey Ground
Shanti Nagar, Masabtank, Hyderabad - 500 028

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MAPHAR
CONSTRUCTIONS

# MAPHAR IMPERIUM

LUXURY VILLAS AT KISMATPUR

LIVE Grand

# WELCOME TO A SANCTUARY OF SOPHISTICATED URBAN LUXURY

MAPHAR
IMPERIUM
LUXURY VILLAS AT KISMATPUR

With nearly 3 decades of experience in building landmark residences in Hyderabad and accentuating our customer's lifestyle. We now bring to you our most luxurious offering till date.

“

# DISCOVER A TRULY EXTRAORDINARY LIFESTYLE WITH OUTSTANDING LUXURY

”

## INTRODUCING MAPHAR IMPERIUM

A collection of 35 exclusive residences tailored for those who love life without compromise. Intelligently designed and brilliantly realised, these superb villas are luxurious, spacious and superior in every aspect. Every sightline, every finish, every surface speaks of attention to detail and uncompromising quality.

Perfectly positioned at Kismatpur - the most happening residential hub of Hyderabad, Imperium is yours to enjoy.

*yours to own.*

East Facing Villa

### VILLA FEATURES

EXCLUSIVELY DESIGNED
PREMIUM SPECIFICATIONS
VAASTU COMPLIANT
2 COVERED PARKING
SPACIOUS TERRACE
HOME THEATRE
PROVISION FOR LIFT

## THIS IS THE HOME *youve been waiting for*

Maphar Imperium residences are touched with bespoke elements to create an unrivaled standard of livability.

Whether you're working from home or entertaining family and friends on the weekend or going about your daily routine through the week, space has been masterfully planned to ensure every square metre is usable and augmented

### DESIGNED FOR WORK FROM HOME

OPTIC FIBRE CONNECTIVITY TO EACH VILLA
CALMING & MODERN COLORS THROUGHOUT
SPACIOUS AND WELL VENTILATED ROOMS
LARGE GLASS WINDOWS FOR NATURAL LIGHT
POWER BACK-UP | BALCONIES TO RELAX

North Facing Street View

# BEYOND *expectations*

RERA Approved Gated Community
Vaastu Compliant
35 - Four BHK Villas
Villas with Water Body
East, West & North Facing Villas
Strategic Location
Designer Landscaping
Wide Internal Roads
Exclusive 3 Level Clubhouse
Power Backup
24 hr Security with Vedio Door Phone & CCTV
Solar Fencing
Underground Cabling
Water Treatment Plant
Piped Gas Connection

Bird's Eye View

MAPHAR
IMPERIUM
LUXURY VILLAS

## AT A GLANCE

- GRAND ENTRANCE
- VILLAS WITH WATER BODY
- TRIPLEX LIVING
- 2 SHADED CAR PARKS
- 24 X 7 SECURITY
- WIDE INTERNAL ROADS
- 3 LEVEL CLUBHOUSE
- SWIMMING POOL
- CENTRAL PARK
- KIDS PLAYZONE
- BASKETBALL COURT
- BADMINTON COURT

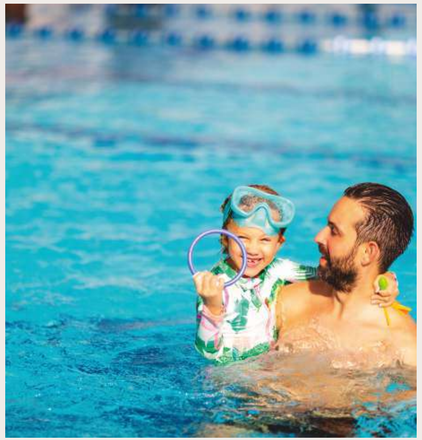
The Clubhouse

# PLAY, SOCIALISE, RELAX
*choice is yours*

No matter what's your choice, Maphar Imperium provides all the amenities you expect from a luxury landmark villa community. It has refined spaces for your entertainment, relaxation, leisure and fitness.

## CLUB AMENITIES

ENTRANCE LOBBY
SWIMMING POOL
GYMNASIUM
BANQUET HALL
MULTI PURPOSE HALL
INDOOR GAMES
YOGA & AEROBICS ROOM
OPEN AIR COFFEE SHOP



### SWIMMING POOL

Dive into the swimming pool. Enjoy the precious moment over a sip of tangy juice.

## OUTDOOR AMENITIES

BADMINTON COURT
HALF BASKETBALL COURT
JOGGING TRACK
CHILDREN PLAY AREA
DESIGNER LANDSCAPING
SPACIOUS CENTRAL PARK
AVENUE PLANTATION
SOLAR STREET LIGHTING

### CENTRAL PARK

Abundance of shaded and green spaces for time with family and friends or just for you, when a break is needed.

### MODERN GYM

De-stress, kick start that fitness regime, or just get your day moving with the convenience of fully equipped gym right on your doorstep

# EVERYTHING *you want* AT YOUR DOORSTEPS

Maphar Imperium is at the heart of one of Hyderabad's most happening residential hub of Kismatpur, It is perfectly positioned to enjoy enviable connectivity and a multitude of local retail, recreation offerings ensuring a lifestyle of ease and urban sophistication.

MAPHAR
IMPERIUM
LUXURY VILLAS

World Class
## HOSPITALS
in the vicinity

Continental Hospital
Olive Hospital
LV Prasad Eye Institute
Reputed Clinics

Premier
## EDUCATION
Situated within an outstanding array of educational opportunities.

Glendale Academy
Times School
Rockwell School
Sreenidhi Intl. School
Oakridge School
Shadan College
Lords Engg. College

Plenty of
## SHOPPING
If you are looking to shop for daily needs, fashion lifestyle essentials, then look no further.

Reliance Fresh
MORE Departmental
D Mart
Ratnadeep
Inorbit Mall
IKEA

Minutes to
## WORK

Gachibowli Financial District
Raheja IT Park
Close to proposed Budvel IT Hub
Madhapur
Kondapur

INTERNATIONAL
**25** AIRPORT MINS

**2** KMS ORR

**20** MINS
to Gachibowli Financial District

Love for
## ENTERTAINMENT
Relax, play, discover, dine, meet, explore or be entertained.

Mrugavani National Park
Dream Valley Resorts
Plenty of Restaurants Around
Wonder La Amusement Park

MAPHAR
IMPERIUM
LUXURY VILLAS

# EAST FACING VILLA

| | |
|---|---|
| Ground Floor | 1509 sft |
| First Floor | 1364 sft |
| Second Floor | 970 sft |
| **TOTAL AREA** | **3843 SFT** |

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

N

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LUXURY VILLAS

# WEST FACING VILLA

| | |
|---|---|
| Ground Floor | 1513 sft |
| First Floor | 1365 sft |
| Second Floor | 971 sft |
| TOTAL AREA | 3849 SFT |

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

N

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LUXURY VILLAS

# NORTH FACING VILLA

| | |
|---|---|
| Ground Floor | 1613 sft |
| First Floor | 1470 sft |
| Second Floor | 973 sft |
| TOTAL AREA | 4056 SFT |

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

N

# OUR standards

| | |
|---|---|
| **STRUCTURE** | RCC framed structure designed to withstand wind and seismic loads<br>6" thick external walls and internal walls built with table moulded bricks |
| **WALL FINISHING** | |
| Internal | 1 coat of plastering in CM 1:6 for internal walls and ceilings with smooth sponge finish |
| External | 2 coats of plastering in CM 1:6 for external walls and appropriate water proofing treatment |
| **DOORS** | |
| Main Door | Designer teakwood frame with flush shutter of melamine matt polish fixed with reputed make hardware of SS of Hafele, Hettich, Godrej or equivalent make |
| Internal Doors | Designer teak wood frame with veneered teak wood shutter fixed with reputed make hardware of SS of Hafele, Hettich, Godrej or equivalent make |
| French Doors | UPVC sliding doors with float glass panelled shutters and designer hardware of reputed make. |
| Windows | UPVC Window 2 ½ track with glazed sliding shutters with glass panels and safety grills |
| Ventilators | Aluminium ventilator including provision for exhaust fan |
| Grills | Aesthetically designed, mild steel (M.S) grills with duco paint finish |
| **PAINTING** | |
| External | Textured finish and two coats of weather proof exterior emulsion paint of reputed make with a combination of stone cladding |
| Internal | Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer |
| **FLOORING** | |
| Living, Dining, Foyer & Puja | Double Charged 80 X 80 Vitrified Tiles |
| Bedrooms | Wooden Laminated Flooring / Double Charged Vitrified Tiles |
| Study/office | 60 X 60 Double Charged Vitrified Tiles |
| Kitchen, Dress | 60 X 60 Double Charged Vitrified Tiles |
| Home Theatre | Wooden Laminated Flooring |
| Bathrooms | Premium Ceramic Tiles |
| Balcony, Deck | Wooden Finish Premium Vitrified Tiles |
| Staircase | Granite Flooring |
| Parking | Paved In Natural Stone |
| Utility, Store Room | Premium Ceramic Tiles |

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LUXURY VILLAS

| | |
|---|---|
| **KITCHEN** | Imported granite platform with superior stainless steel sink<br>Dish washer and washing machine provision in the utility area |
| **BATHROOMS** | Vanity type wash basin / readymade counter top in Italian marble<br>Wall mounted WC with concealed flush tank /valve of reputed make<br>Shower cubicle with single lever fixtures, wall mixer cum shower<br>Provision for geysers in all bathrooms<br>All C.P. fittings are chrome plated of Grohe /Roca / Queo or equivalent make<br>All sanitaryware of Duravit or equivalent make |
| **DADOING** | |
| Kitchen | Glazed ceramic tiles dado up to 600mm height above kitchen platform |
| Toilets | Well-designed concept with combination of marble & designer tiles for walls and floor. Dadoing up to lintel height |
| Utility | Glazed ceramic tiles up to 900mm near the wash area |
| **PLUMBING** | Plumbing lines will be with cPVC pipes /as specified by PHE Consultants<br>All C.P. fittings are chrome plated of Grohe / Roca / Queo or equivalent make<br>All sanitaryware of Duravit / Queo or equivalent make |
| **ELECTRICAL** | Concealed copper wiring of reputed make<br>Power outlets for air conditioners in all rooms<br>Power outlets for geysers in all bathrooms<br>Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in Utility Area<br>Plug points for T.V. & Audio Systems etc.<br>3 phase supply for each unit and individual meter boards Residual Circuit Breakers (RCB) for each distribution boards of reputed make<br>Elegant designer modular electrical switches of Legrand or equivalent make<br>Telephone points in master bedroom and living room<br>Broadband - Optical fibre to each villa |
| **OTHERS** | Intercom facility to all the units connecting security, clubhouse & villas<br>Provision for a lift rainwater harvesting pits at strategic locations |
| **POWER BACKUP** | 100% DG backup for Clubhouse and all common areas/facilities |
| **STP** | A sewage treatment plant of adequate capacity as per norms will be provided. Treated sewage water will be used for the landscaping & flushing purpose |
| **SECURITY** | Solar Powered Security Fence<br>Boom Barrier near entry<br>CC Cameras around the campus for surveillance during night<br>Complete premises shall be provided with building management system |