

www.mantri.in



manTRI

*The Bali renaissance.
In Hyderabad*

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manTRI
EUPHORIA

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manTRI

EUPHORIA

off. Narsingi Junction

ZRICKS.COM

Bali. The very sound of its relaxes your mind and soothes your senses. And whisks you away on a dreamlike journey. Mantri Developers now brings you this feeling through Mantri Euphoria, off Narsingi Junction, at Hyderabad. Nestled against a forest reserve, this impressive new offering remains loyal to its name, evoking a euphoric feeling deep inside you when you walk in. With villas that take more than a leaf out of Balinese architecture, we've captured the tranquility and divine sensations that Bali exudes. Come, revel in a world of your own at Mantri Euphoria, and discover the unsaid secrets.

Where architectural lines narrate Balinese anecdotes



Nostalgic edifices from Bali have sprung up off Narsingi Junction to give you the experience of a lifetime. Each villa here is an impressive landmark of its own, accompanied by a private swimming pool, making your stay here all the more exclusive. Be it designs or structures or the roof, every home grown element of Bali has been elegantly captured by our architects. Move in, for words alone cannot describe the experience that awaits you at Mantri Euphoria.





*Wooden carvings that
echo mythical tales.*



The East is a place full of vivacious folklores and music and dance. Mythologies with characters so deep rooted in each country's unique culture. Bali has its fair share of mythical tales too. And we have strived to narrate those tales through the wooden carvings that adorn your Mantri Euphoria home. Every creation brings alive the sights and sounds of the country that beckons you in your dreams.





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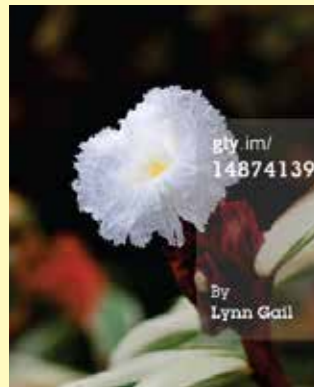
By
Richard I'Anson

*Take a stroll through
a corner of history.*



Mantri Euphoria, with its beautifully designed gardens, studded with carefully chosen foliage and flowers, recreates the history of Bali. To know about the place and its past, you can either choose to pick a book and learn from it. Or simply take a dreamy walk through the gardens of Mantri Euphoria and get a first hand experience.

corbis

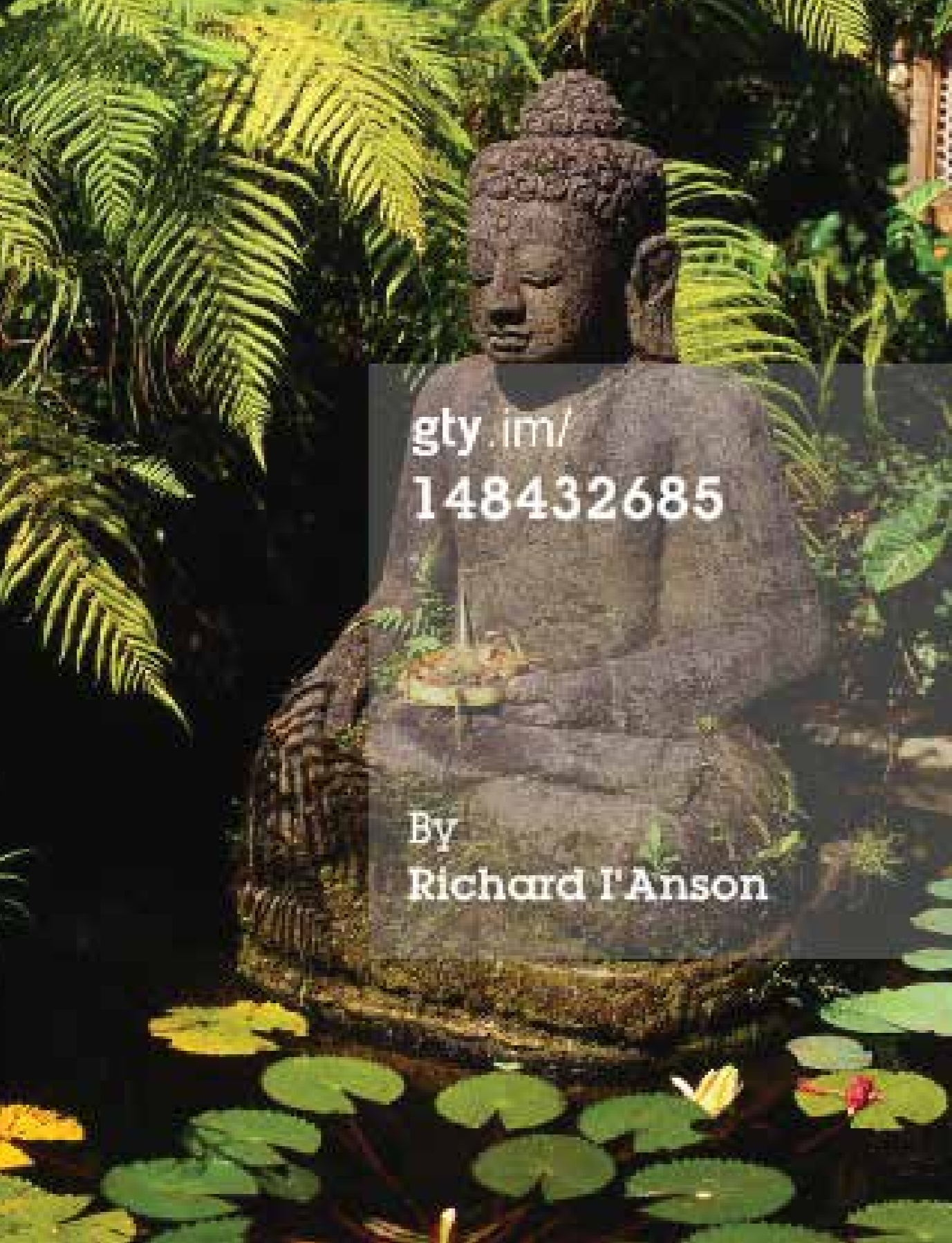




*A slice of Bali to let
you discover yourself.*



A journey to the core of your soul begins here. Mantri Euphoria brings alive Bali not just through it's architecture and surrounds, but by filling the space with ample amount of Bali-like atmosphere. The serenity. The calm. And a perfect place to sink in those hard-found pleasures of modern day. Simply, lower those eyelids of yours and take off towards the zone where you'll find yourself. And discover more.



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By
Richard I'Anson

Welcome to a new world of Balinese Architecture



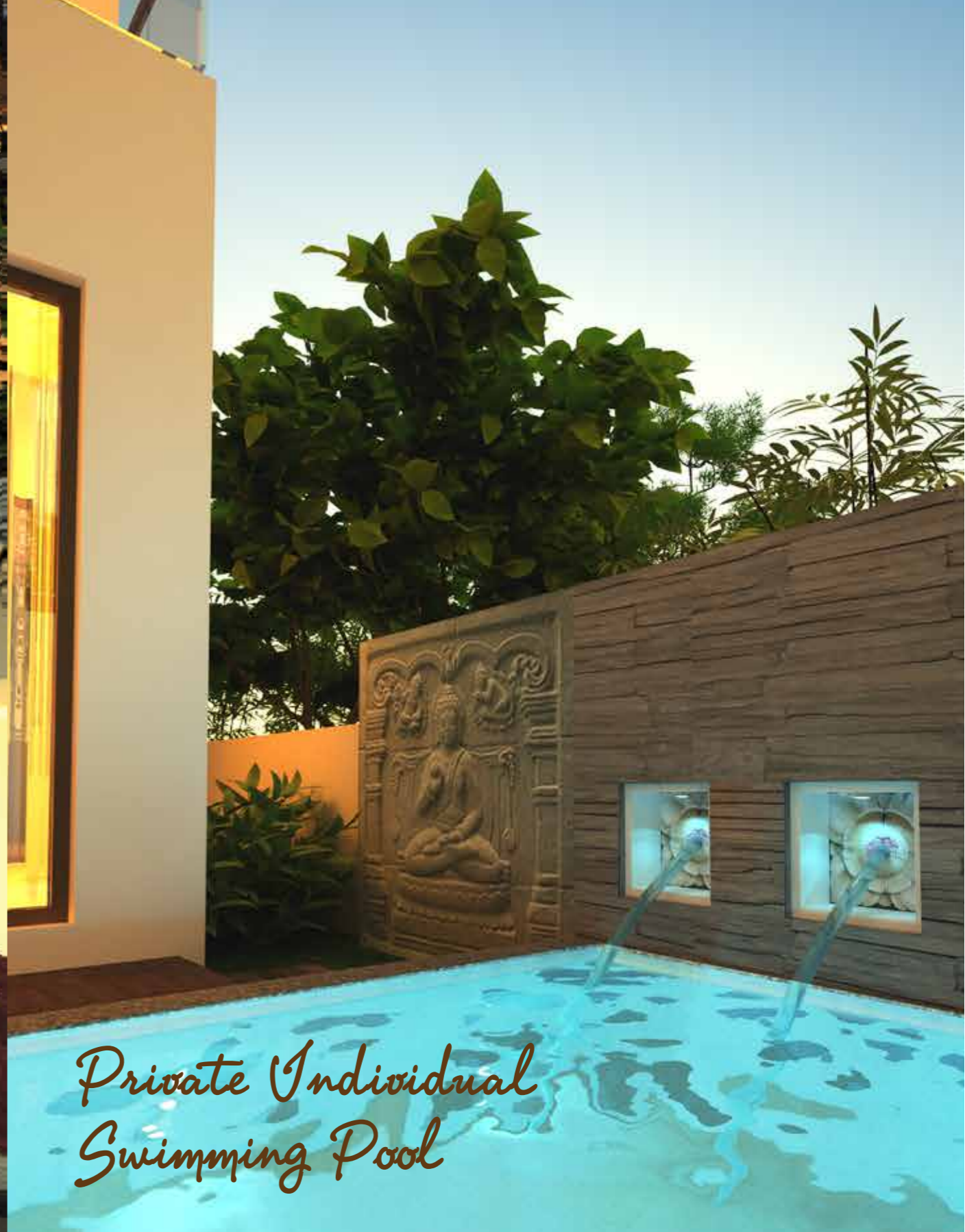
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Presenting Balinese architecture inspired villas

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*Private Individual
Swimming Pool*



Landscape Plan

LEGEND

- 01. Entrance-Exit
- 02. Club House drop off
- 03. Swimming pool
- 04. Eco-pool
- 05. Deck
- 06. Pebble beach
- 07. Meditation court
- 08. Palm Grove
- 09. Party Lawns
- 10. Butterfly park
- 11. Transformer Yard
- 12. Multipurpose court
- 13. Amphitheatre
- 14. Children's play area
- 15. Informal seating and play space
- 16. Passive recreation lawn
- 17. Reflective pool
- 18. Badminton court / STP below
- 19. Jogging track
- 20. Services



Aerial view





Butterfly Park



Lavish Landscape Garden with Reflexology Pool

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Basketball Court with Amphitheatre

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Meditation Court and Pebble Beach

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The charm of Bali summed up in The Clubhouse



Clubhouse Amenities

- Swimming pool with separate toddler pool and Biopool
- A well equipped Gymnasium
- Steam and Sauna room
(separate for ladies and gents)
- Massage room
(separate for ladies and gents)
- Squash court
- Table Tennis table
- Pool / Billiards Table
- Carom, Chess and Cards room
- Multipurpose hall / Banquet Hall
- Mini Theatre
- Aerobics
- Yoga / Meditation Hall
- Unisex parlor
- Convenience Store
- ATMs of leading Banks
- Crèche
- Telemedicine Room
- Laundry / Dry Cleaners
- Admin Room/Propcare Office
- Business Centre Conference Room and Discussion Room
- Cafe / Coffee Bar

Biopool



Swimming Pool





Clubhouse Lounge

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Banquet Hall

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Amenities & Specifications

COMMON AMENITIES

- Swimming pool with separate toddler pool at clubhouse
- Biopool
- Outdoor Exercise Area with equipments
- Outdoor Party Area with Barbeque Pits
- Open Amphitheatre
- Children's play area
- Badminton court
- Multipurpose court

LANDSCAPED FEATURES

- Beautiful thematic landscaped gardens with water bodies
- Jogging/Walking Trail
- Paved garden

CLUB HOUSE

HEALTH CLUB

- A well equipped Gymnasium
- Steam room (separate for ladies and gents)
- Sauna room (separate for ladies and gents)
- Massage room (separate for ladies and gents)

INDOOR GAMES

- Squash court
- Table Tennis table
- Pool /Billiards Table
- Carom, Chess and Cards room



Gymnasium
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Amenities & Specifications

OTHER COMMON AMENITIES

Multipurpose hall/Banquet Hall
Mini theatre
Aerobics
Yoga/ Meditation Hall
Unisex Parlor
Convenience Store
ATMs of leading Banks
Crèche
Telemedicine Room
Laundry/Dry Cleaners
Admin Room/Propcare Office
Business Center and Discussion Room
Café / Coffee Bar

CABLE TV

An exclusive network of cable TV will be provided with centralized control room (users to pay monthly charges)

TELEPHONE WITH INTERCOM FACILITY

A group Centrex facility will be provided with cabling done up to each villa. This will be operated by a Telecom Service provider for a nominal one-time charge and monthly rental.

Intercom facility (within Centrex) from each villa to security room, clubhouse and other villas

Facilities to receive direct incoming calls, as well as dialing Local /STD /ISD calls from group Centrex

BACK UP GENERATOR

Power back-up up to 100% can be provided at extra cost
100% D.G back up for common areas



Living Room

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Amenities & Specifications

SECURITY SYSTEMS

- Digitized smart home at extra cost
- Round the clock security would be provided
- Trained security personnel will do patrolling of the project
- Surveillance camera with CCTV around the site boundary
- Vehicle Entry /exit - Entry of Vehicles to the project will be controlled through Access control Cards Security system/boom barriers

WATER TREATMENT PLANT

- Fully treated water through an exclusive water purification plant within the project

RAIN WATER HARVESTING SCHEME

- Rain Water Harvesting scheme would be provided for recharging the ground water level

SEWAGE TREATMENT PLANT

- A treatment plant of adequate capacity as per norms would be provided inside the project. Sewage effluent shall be treated and the treated effluent shall be used for flushing and landscaping.

AMENITIES IN VILLA

- Excellent ventilation and Natural light to each villa as per Architect's design
- Private swimming pool in all the Villas at extra cost
- Landscaped gardens
- Servants quarters - separate dwelling facility for servant, within each villa

LIFTS

- One passenger lift of reputed make in each villa at extra cost
- Well decorated interiors in the passenger lifts



Dining

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Amenities & Specifications

AC PROVISIONS

Provision for VRV system in all rooms

VILLA SPECIFICATION

STRUCTURE

Seismic Zone II compliant RCC framed structure.

Solid concrete block Masonry.

Staircase- Folded plate RCC staircase with marble, MS railing

PLASTERING

All internal walls are smoothly plastered

PAINTING

Interior: Acrylic emulsion paint with roller finish

Exterior: Maintenance free texture paint or other equivalent solution as per Façade

FLOORING TILES

Vitrified tile flooring in living, dining and family areas

Master Bedroom - Laminated Wooden flooring in master bedrooms

Other bed room - Laminated Wooden flooring/ appropriate flooring

Kitchen & pantry -Granite flooring

Utility ,Balcony & Terrace -Antiskid ceramic flooring

Master Bedroom Toilet - Granite/Marble/appropriate flooring and cladding with Granite and ceramic tiles, up to ceiling.

Other Bedroom Toilets - Granite/Marble/appropriate flooring and cladding with Granite and ceramic tiles, up to ceiling.

TOILETS

White European Water Closet in all toilets of Villeroy & Bosche make or equivalent



Home Office

www.Zricks.com

Amenities & Specifications

Counter top wash basin with Villeroy & Bosche make or equivalent white wash basin and mirror in all the toilets

Single lever hot and cold water mixer unit for shower of Villeroy & Bosche make or equivalent in all the toilets

Acrylic bathtub in Master bedroom toilet and shower enclosure will be provided in all toilets
Health Faucet in all toilets

Concealed master control cock (Ball valve) in each toilet, from inside, for easier maintenance
Provision for geyser in all the toilets

Each villa shall be provided with solar water heating system, at extra cost.

Large sized toilet ventilators made of UPVC

PLUMBING

All plumbing lines are pressure tested

All water supply lines are of CPVC and GI of reputed make

PVC sewer lines

DOORS AND WINDOWS

MAIN DOOR-8ft high Solid wood/Engineered door frame to the full width of the jamb

Both side veneer pre engineered door shutter finished with melamine polish/PU coating

Good quality imported brass/chrome finish hardware

OTHER ROOM DOORS

8ft High Pre engineered wood door frame with veneer

Both side veneer pre engineered door shutter finished with melamine polish/PU coating

Good quality imported brass/chrome finish hardware

TOILET DOORS

One side veneer pre engineered door shutter with PU coating and lamination on the other

Good quality imported brass/chrome finish hardware



Master Bedroom

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Amenities & Specifications

BALCONY DOORS

Living room and Bedrooms will be provided with UPVC sliding doors with clear glass, designer finish and mosquito mesh

WINDOWS AND VENTILATORS

All windows will be provided with UPVC sliding windows with clear glass, designer finish and mosquito mesh

MILD STEEL GRILL

Grills for windows

KITCHEN/UTILITY

Provision for electrical & plumbing points for modular kitchen

Granite platform with stainless steel sink will be provided at extra cost

Provision for water purifier in kitchen.

Provision for washing machine or dishwasher & ironing in utility.

ELECTRICAL

One TV point in the living room and in all bedrooms

Fire resistant electrical wires of Finolex/Anchor make

Branded modular switches

Miniature circuit Breaker(MCB) for each room provided at the main distribution box within each villa

For safety, one Earth Leakage circuit Breaker (ELCB) for the villas

Telephone points in all bedrooms, living rooms, family rooms and kitchen with provision for installing your own mini EPABX.

POWER PROVISIONS

A portion of the common lights shall be powered by Solar energy

Villa Interior View



Children's Bedroom

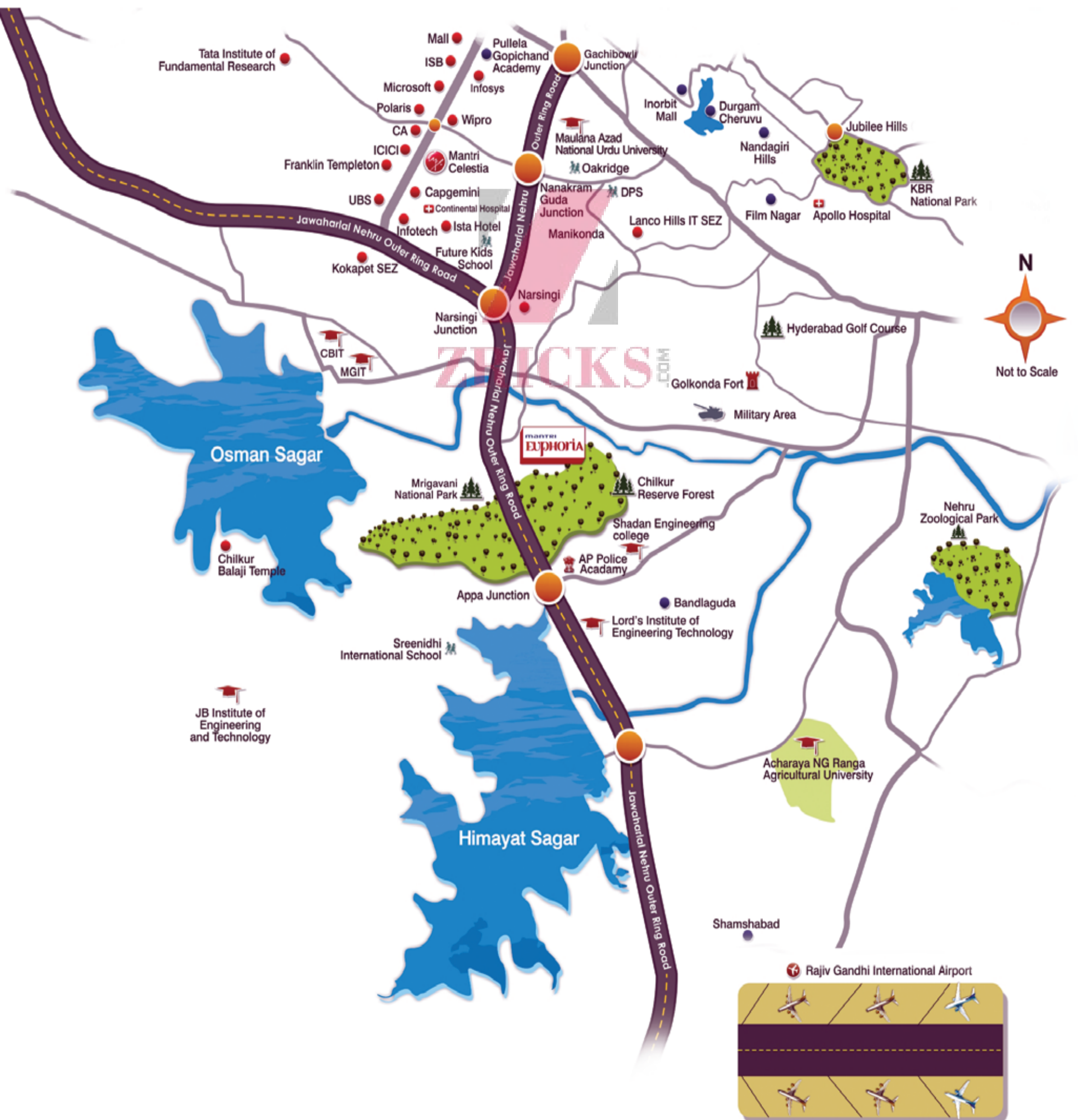
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The Address

-  Highlights
-  Landmarks
-  Hospitals
-  Main Junction
-  Schools
-  Universities
-  Parks
-  Military Area
-  Fort
-  Airports
-  Outer Ring Road

Distance from Mantri Euphoria

- To Oakridge - 6 Km
- To Gachbowli IT Hub - 9.5 Km
- To Madhapur - 9.5 Km
- To Inorbit Mall - 11.5 Km
- To Jubilee Hills Checkpost - 15 Km
- To Airport - 23 Km



Scheme Credits

Architect

Fountainhead Architects Pvt Ltd.,

Landscape Architects

Fountainhead Architects Pvt Ltd.,

Structural consultants

Anagha Engineering

PHE / Fire Safety Consultants

D & L Consulting Services

Electrical Consultants

Poorna Engineering Consultants

Location USP's

Mantri Euphoria is located adjacent to the outer ring road

Strategically located with a mere distance of 9 kms from the financial district (includes: Microsoft, ISB, Wipro, Infosys, CA, ICICI Bank, etc.,)

Well connected to the cities business districts, educational institutions and commercial establishments.

Landmarks viz., Gandipet lake, Mrugavani National Park are in close vicinity.

Schools and colleges of international repute are in close proximity

Financial District: 9 kms

Hyderabad Railways Station: 17 kms

Shadan Medical College & Hospital: 4 Kms

The Mantri Legacy

Mantri Developers was the brainchild of Mr. Sushil Mantri. He laid the foundations of the group with a big dream in the year 1999. For more than a decade now, today Mantri Developers has been one of the most respected names in South India's realty market. This rapid success is the domino effect of the goodwill that the group has created with timely delivery of projects, high quality products and services, and ethical practices. This trust among the customers is further re-strengthened by Mantri's new corporate identity, which highlights the personal re-assurance given by Mr. Sushil Mantri.

The pioneering spirit of the group has seen many milestones in its success saga. For instance, Mantri Developers was the first in India to come up with concepts like highest carpet area, home concierge and telemedicine. Also, the group forayed into the retail sector by creating the largest mall of India, Mantri Square, at Malleswaram in Bangalore. Not only that, Mantri Altius, a residential project, was awarded the 'Best Residential Project in India' by CNBC Crisil. Besides our other hallmark projects are Mantri Pinnacle - South India's tallest residential tower and Mantri Espana - A true tribute to Spanish lifestyle.

EDUCATION



OFFICE



RESIDENTIAL



RETAIL



HOSPITALITY



TOWNSHIP



Mantri Advantage

MANTRI PROMISES

- ▶ Punctuality
- ▶ Quality
- ▶ Reliability
- ▶ Speed
- ▶ Transparency

PROPCARE

- ▶ Project maintenance
- ▶ Rentals & resales

mantri insignia

- ▶ An exclusive loyalty program
- ▶ Points on every successful referral or repurchase
- ▶ Redemption of points from a wide range of brands & luxuries
- ▶ Exclusive programs & activities for all age groups

spacethetics

Adding élan to your space

- ▶ One-stop shop for home interiors
- ▶ Premium, top of the line accessories



Awards and Accolades



Mr. Sushil Mantri receiving the prestigious CII Sustainability award from honourable President of India - Mr. Pranab Mukherjee on 14th Jan 2013.



Mantri Developers was adjudged as one of India's Top 10 builders at the "Construction World Architect & Builders awards, 2011."



Mantri Developers was awarded the CNBC Awaaz CRISIL Real Estate Award for India's best Residential Building.



Mr. Sushil Mantri was bestowed with the "Young Visionary Award in Real Estate Infrastructure" by CSI.



Mr. Sushil Mantri was awarded 'Entrepreneur of the Year' by Big Brands Research.

World Class Management System



At Mantri Developers, we are committed to providing eco-friendly commercial and residential dwellings in a safe and healthy environment. We abide by our commitment to prevent pollution and meet, legal and other requirements. And continually improve the effectiveness of our management systems.

We will work towards minimizing occupational risks and hazards at our work stations. And we respect the principle of social accountability and meet its requirements.

Ace Projects

Homes @ Bangalore



mantri
ALTIUS



mantri | DSK
pinnacle



mantri
España



manTRI

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Mantri Developers

First developer in India to be certified on "World Class Management Systems ISO 9001:2008 ISO 14001:2004, OHSAS 18001:2007 & SA 8000:2008".

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