



PRICE-LESS LUXURY

# AFFORDABLE LUXURY FOR GRAND LIVING

## DESIGNED TO ENTHRAL

The project is designed in such a way that it breaks down the monotony between each floor and units creating a private yet unified space for every occupant and ensures a personalised Grand living experience at every stage.



Muppa Projects India Pvt. Ltd. (MPIPL), a Muppa Group Company, is focused on premium residential housing projects. The group started operations in 1999. Driven by strong determination and clear focus, it soon emerged as a name known for projects of outstanding quality, reliability, affordability and efficient post-sales support. Its commitment to deliver great value for money to its valued customers, reflects in each of the several completed projects that dot the landscape of the great city of Hyderabad.

Come join us and discover your New Home in the well developed environs of the beautiful city of Hyderabad. Inspired living is ensured – no matter what is your age or occupation.

**VIVID** HUES OF  
ETERNAL TRUST

Muppa's   
**ARADHYA**

In the lap of nature, amidst daisy dews, the gentle touch of cool breeze gives eternal joy. Initiated to cherish this feeling, 'Muppa's Aaradhya' is strategically located in Gachibowli extension (Narsingi) close to ORR & Financial District. Well-designed floor plans, best of amenities, high-end specifications are few of those remarkable attributes which exemplify the magnificence and ensures definite bliss.

- ▶ HMDA approved project in a fully developed area in the growth corridor close to ORR
- ▶ Well designed 2 and 3 BHK units
- ▶ Vastu Compliant
- ▶ Efficient Floor Plans with well designed balconies
- ▶ Premium specifications with branded fixtures
- ▶ Project finance and home loan tie up with SBI and others

# THE RADIANCE OF MUPPA'S AARADHYA

## CRAFTED TO CHARM

360 degree freedom - Each unit is designed for best lighting and ventilation; the units overlook greenery from all the windows and balconies.



Besides carefully designed structure, Muppa's Aaradhya is adorned with best of class amenities which would surely captivate your interest. These amenities are tailor-made to be in sync with your contemporary lifestyle and offer you a charmed living. At Muppa's Aaradhya you would find an array of such well thought amenities for your entire family. All the facilities have been incorporated with a sole objective of making your life as comfortable as it can get.

#### Club Facilities

- ▶ Well-designed swimming pool with kids pool area
- ▶ Gazebos & Landscaped gardens
- ▶ Air Conditioned Gym
- ▶ Multipurpose party area opening in to garden
- ▶ TT and Indoor Games
- ▶ Crèche space, Children's Play Area and tot lots at two levels

#### Security Arrangements

- ▶ Solar Perimeter Fencing
- ▶ 24 Hrs Security Controlled Access Gate
- ▶ CCTV Cameras at Gates, Cellar, Stilt and Club-House

#### Other Amenities

- ▶ 360 degree freedom with large balconies
- ▶ Access to 3 elevators
- ▶ 3 No.s stair cases
- ▶ Piped Gas
- ▶ Power back up

# LIVELY ZEST OF LUXURIOUS AMENITIES

## AMENITIES TO ENCHANT

Utmost care has been taken to provide Perfect ambience and amenities to enchant the most discerning home seeker buying the first home. The central landscape at the Podium level is planned in such a way that small gatherings or parties could take place every day without any formal planning.



Be it for the work or recreational facilities, at Muppa's Aaradhya you are closer than ever for everything you need. There are several reputed companies, schools, colleges, universities and research centres of excellence within vicinity, adding to the emerging importance of the location.

Important Places	Approximate Distance
▶ Financial District: CapGemini, Computer Associates, Franklin Templeton, ISB, Infosys, Microsoft, Wipro	5.0 Km
▶ Gachibowli Junction	5.0 Km
▶ Hitech City, Madhapur	8.0 Km
▶ Sports Stadium, Gachibowli	7.0 Km
▶ Apollo Hospital	9.0 Km
▶ Nampally / Abids	15.0 Km
▶ International Airport (direct ORR)	25.0 Km

#### WORK PLACES

- ▶ Hi-Tech city, Divya Sree SEZ
- ▶ Financial district: TCS, Accenture, Honeywell, Wipro, ICICI hub, Infosys, Oracle, Deloitte
- ▶ DLF, TCS

#### INSTITUTIONAL

- ▶ Delhi Public School
- ▶ Oakridge Int. school
- ▶ Future Kids School
- ▶ Phoenix Int. School
- ▶ CBIT, IIIT, ISB

#### RECREATIONAL AND OTHERS

- ▶ Ramanaidu Cine Village
- ▶ Taramati Baradari
- ▶ Hotel Hyatt & Radison
- ▶ Gandipet Ocean Park
- ▶ Continental, Himagiri, Apollo Hospital

# SPARKLING COMFORT OF EASY CONNECTIVITY

## LOCATED TO APPRECIATE

The project is strategically located in established residential hub on ORR at Gachibowli extension (Narsingi) in fast developing environs. Being closer to financial district and IT Corridor, investment in this location is bound to appreciate significantly.



## PLANNED TO PERFECTION

Entire project area has been thoroughly planned and integrated to bring-in perfect harmony between nature, luxury and comfort.

# VITALITY OF METICULOUS MASTER PLAN



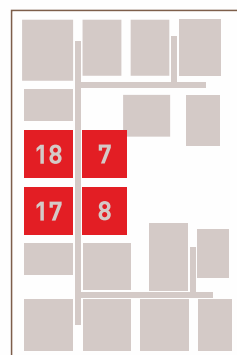
LEGEND FOR FLOORS  
4<sup>th</sup> & 5<sup>th</sup>  
1<sup>st</sup> 2<sup>nd</sup> & 3<sup>rd</sup>





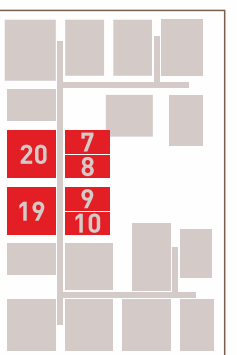
**PHASE-II**  
**TYPICAL FLOOR PLAN 1st, 2nd & 3rd**  
 (Sale area includes 20% Common Area)

Flat Nos. for  
 1st, 2nd & 3rd Floors



**PHASE-II**  
**TYPICAL FLOOR PLAN 4th & 5th**  
 (Sale area includes 20% Common Area)

Flat Nos. for  
 4th & 5th Floors

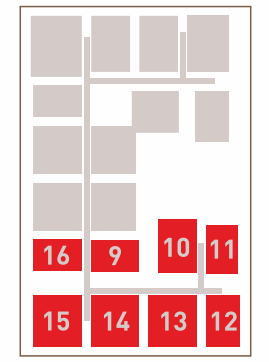




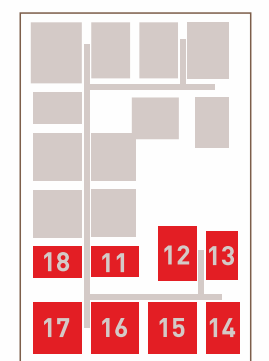
**PHASE-I**  
**TYPICAL FLOOR PLAN**  
 (Sale area includes 20% Common Area)



Flat Nos. for  
 1st, 2nd & 3rd Floors



Flat Nos. for  
 4th & 5th Floors



# SPECIFICATIONS

## Foundation and Structure

Earthquake resistant RCC structure  
Basement + Stilt Floor + 5 Upper Floors

## Super Structure

Masonry Work : 8" thick solid block work for external walls and 4" & 6" thick solid block work for internal walls  
External Plastering : Sponge finished cement plastering with luppam putty  
Internal Plastering : Cement plastering with luppam putty

## Wall Finishes

External Walls : Texture and water resistant paints  
Internal walls and ceiling : Two coats of plastic emulsion paints over a base coat of primer with roller finishing

## Flooring and wall cladding

Living & Dining : Vitrified Flooring of standard make  
Bedroom : Vitrified Flooring of standard make  
Kitchen : Vitrified Flooring and Glazed tiles up to 2'0" above the counter  
Balconies : Non-slip ceramic / vitrified tile flooring  
Toilets : Designer ceramic tiles dado-ing up to door height and flooring with Non-slip ceramic tiles  
Utility : Non-slip ceramic / vitrified tile flooring with 3 feet high dado

## Kitchen Counter

: Optional (Granite counter and SS sink as a provision for Modular Kitchen)

## Toilets

CP Fixtures : CP Fittings of ESS, Jaquar or equivalent. Singlelever Hot and cold wall mixtures with shower in every toilet.

Sanitary Fixtures : Sanitary fixtures of Hindware / Parryware / Cira or Equivalent

## Doors & Windows

Main Door : Teak wood frame with designer beading on outer frame, aesthetically designed, veneered and melamine polished door shutters with hardware of reputed make.

Other Doors : Wood frame / Machine made frame with moulded paneled shutters with painting and standard hardware

Windows & French doors : UPVC / Powder coated Aluminum sliding windows with provision for mosquito proof shutters

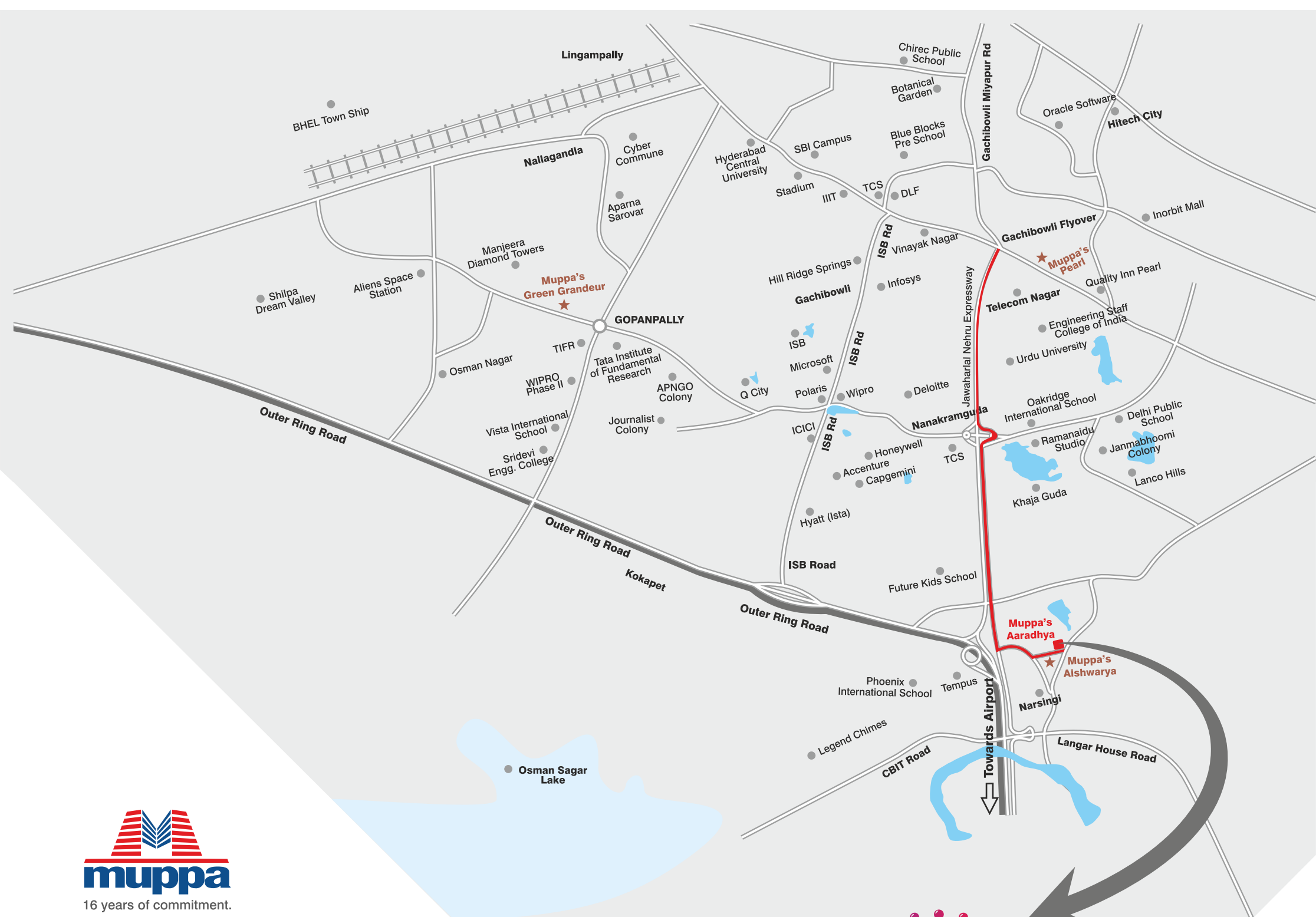
## Electrical

- ▶ Concealed copper electrical wiring of standard make
- ▶ Power connection points for geysers in all toilets
- ▶ Power connection points for chimney / exhaust, refrigerator, microwave oven / mixer / grinder and water purifier in kitchen
- ▶ Power outlets for Air Conditioners at fixed locations in all Bedrooms
- ▶ 1 KW backup power for every apartment
- ▶ 100% power backup for essential services
- ▶ Cable TV points and Telephone points for MBR and living / dining
- ▶ High speed internet point – one point for each flat
- ▶ Washing machine point in utility

## Lifts and Common Areas

- ▶ 3 No. - 8 Passenger lifts of reputed brand with auto rescue device
- ▶ Lobby and common areas with marble / granite / vitrified flooring





16 years of commitment.

Muppa Projects India Pvt. Ltd.

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Ensuring energy efficiency,  
water conservation,  
purity of air and  
quality of life.



Member



Member



*Disclaimer: This brochure is only a conceptual presentation of the project and not a legal offering.  
The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.*

# Muppa's AARADHYA

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