

A Project by



BPCR  
**Landmark**  
Good Investment. Great Living.

Lady Luck is knocking at your door.  
**Are you listening?**  
*Affordable. Accessible. Available.*



Luxury Villa Homes near Hyderabad International Airport



Everyday is a Vacation, **here.**  
**Tranquil. Serene. Peaceful.**

BPCR Landmark is not just a residential gated community, but a perfect blend of a health resort, a holiday retreat and a rejuvenating natural rehabilitation, all in one. It is not just an accommodation, but the natural settings make it an ideal home, a paradise on earth. It brings the family together, binds them together and helps retain and rejoice in the family values.



Scan this QR code to view the site  
Google Coordinates

Location Highlights

Walkable distance from Maheshwaram town.

5  
Minutes

- Outer Ring Road
- CBSE schools
- e-City
- Maheshwaram SEZ

10  
Minutes

- International Airport
- Adibatla SEZ
- TCS
- N.H 7
- Hardware Park,
- RCI
- Novotel Hotel
- Wonderla

15  
Minutes

- Shamshabad Town & Railway station
- Timapur Railway station
- Falaknuma MMTS
- Mucherla Pharma City

30  
Minutes

- DRDO
- Apollo Hospital,
- Mehdipatnam
- LB Nagar Ring Road

40  
Minutes

- Gachibowli
- Financial District,
- Jubilee Hills
- Dilsuknagar.
- Hitech City
- Uppal Ring Road







Best of amenities  
experience your best life now

- Well planned layout on sprawling 22 Acres of land.
- Layout approved by HMDA.
- Secured villas gated community.
- 180+ Luxury 3 and 4 BHK duplex villas.
- 3 BHK - 2238 Sft in 240 Sq.yds.
- 4 BHK - 3100 Sft in 348 Sq.yds.
- Superior specifications with premium quality construction.
- Planned and designed as per Vastu.
- Spacious floor plans and big windows for ventilation.

- All around greenery and large sit-out areas for each villa.
- Fully equipped children's play area and park.
- Designer street lighting.
- All-round compound wall with solar fencing.
- All 40ft wide black top roads with both side footpaths.
- Avenue plantation.
- 24 hours water supply provision from overhead tank / sump.
- Round-the-clock security with CC cameras.

- Outdoor sports activities in around 1 Acre of land.
- Central landscaping park with jogging track, Sit-outs and children's play area. in 1.5 Acres of land.
- An exclusive well equipped clubhouse with swimming pool.
- Rain water harvesting pits.
- Majestic entrance gate with security post.
- Low maintenance charges.
- Pollution and traffic-free environment.

The Transformation is evidently  
**accentuated.**  
Prominent. Prevalent. Predominant.

As you step into the gated community, you will find the glaring difference. It is like heading into the eden on earth. Right from the entrance arch, to the avenue plantation and well-planned rows of villas flanking the wide roads, landscape with alluring flower beds; everything about the project is endearing. just step in and experience the difference.

Grand Entry

MANASVY





Imaginatively designed for a  
lifetime luxury.

Impressive. Imperial. Inspiring.

The well spread layout has everything celestial about it. The plot demarcations are as per vastu. The layout is interspersed with landscapes and flower beds. There are green patches that provide lung spaces and there is adequate spaces between two villas providing a green perimeter, making it a green and natural settings a landmark in imaginative housing.



Legend

1. Entry / Exit

2. Water tank

3. Amphitheater

4. Jogging track

5. Party lawn

6. Office

7. Water pond

8. Sand pit

9. Children's play area
10. Senior citizen sitting area

11. Half Basket ball court

12. Badminton court

13. Volleyball court

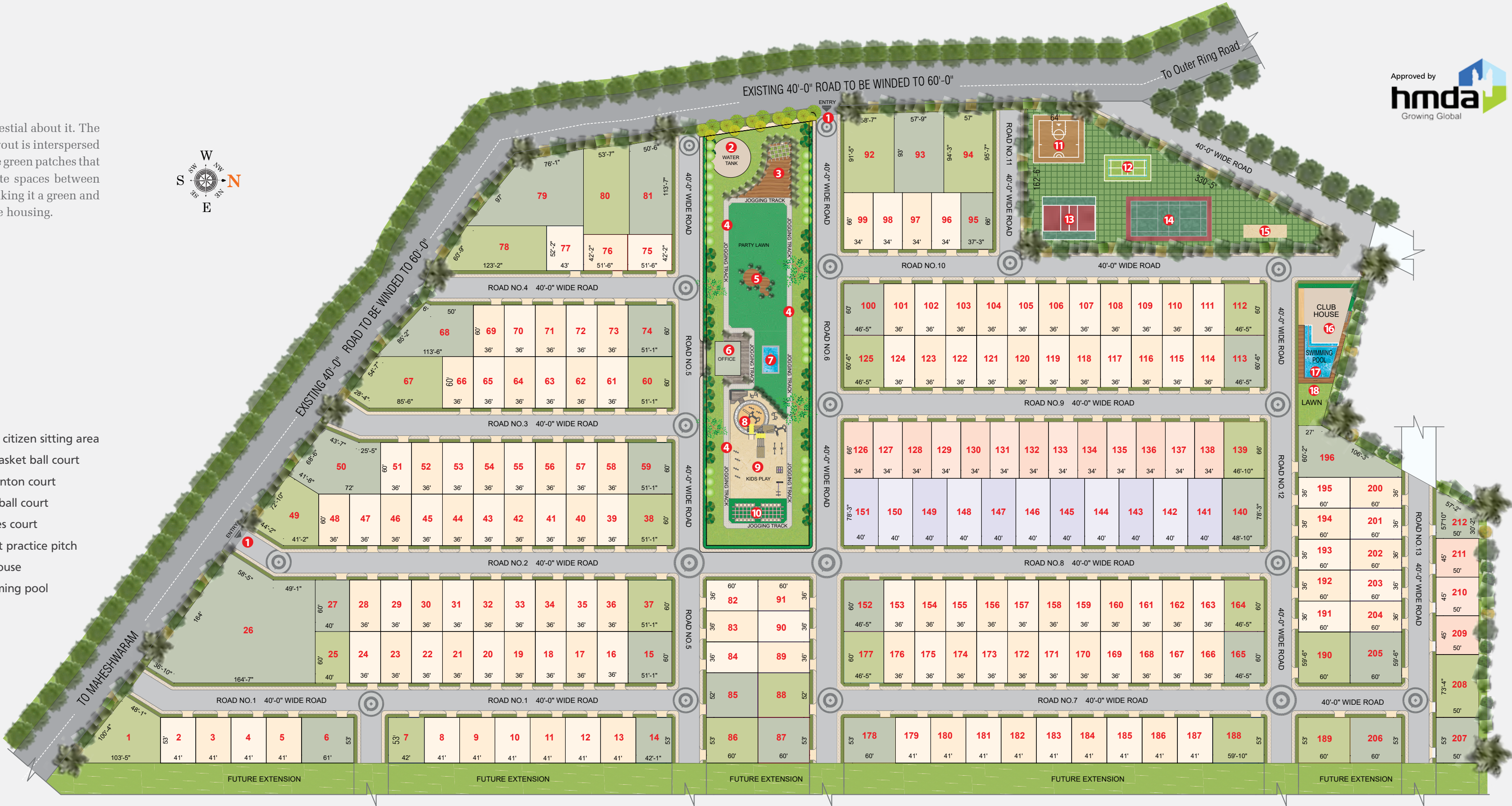
14. Tennies court

15. Cricket practice pitch

16. Clubhouse

17. Swimming pool

18. Lawn





Soak in the nature and its beauty.  
Sweat. Exudate. Emulate.

A water body makes a natural retreat complete. An aesthetically designed swimming pool and a toddler pool with fresh and clean water is not just a place, where you relax and swim a few laps, but the clubhouse attached to it provides for an ideal location for socializing and evening get-togethers. The reading room and the fully air-conditioned gymnasium provide an ambience for the health freaks to shed sweat and weight in a healthy way.

Clubhouse

### Clubhouse Facilities



Air-Conditioned  
Multi-Purpose Hall



Air-Conditioned  
Gym



Swimming pool with  
Toddlers pool



Library and  
Reading Hall



Meditation  
/ Yoga



Provision for  
Saloon



Office  
Room



Party  
Lawn Area



Entrance  
Lounge





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Shape your body.  
**Shape your life.**  
Relax. Restore. Regain.

Landmark is a comprehensive and well-planned gated community that is self-sufficient and self-sustaining residential community. It has provision for outdoor and indoor sports that ensure profound physical activities for the young and old. The basketball and badminton courts as well as the billiards and table-tennis tables provided indoors keep the residents agile and active and help them lead a healthy and quality life.



### Outdoor Games



Tennis  
Court



Valley Ball  
Court



Badminton  
Court



Half Basket  
Ball Court



Cricket Net  
Practice



Jogging  
Track



Children's  
Play Area



Sand Pit



Senior citizen  
sitting area



### Indoor Games



Caroms



Table  
Tennis



Chess



Billiards  
/ Snooker







West Villa View



Ground Floor Plan



First Floor Plan

West facing Villa

Area  
Statement

Plot Area  
240 Sq.Yds

Ground Floor  
1119.00 Sft.

First Floor  
1119.00 Sft.

Total Built-up Area  
2238.00 Sft.





An architectural rendering of a modern residential street at night. The scene features a row of multi-story houses with light-colored stone or concrete facades and large, illuminated windows. A prominent house in the foreground has a white balcony and a large glass-enclosed upper floor. The street is paved and lined with young trees and landscaped areas with plants. Several cars are parked or driving on the street, including a red Volkswagen in the foreground. Pedestrians, including a woman in a red coat and a child, are walking on the sidewalks. A white dog is also visible on the sidewalk. The overall atmosphere is warm and inviting, with interior and exterior lighting creating a cozy feel.

Be surrounded by **Nature!**

Breathe. Eat. Sleep nature.

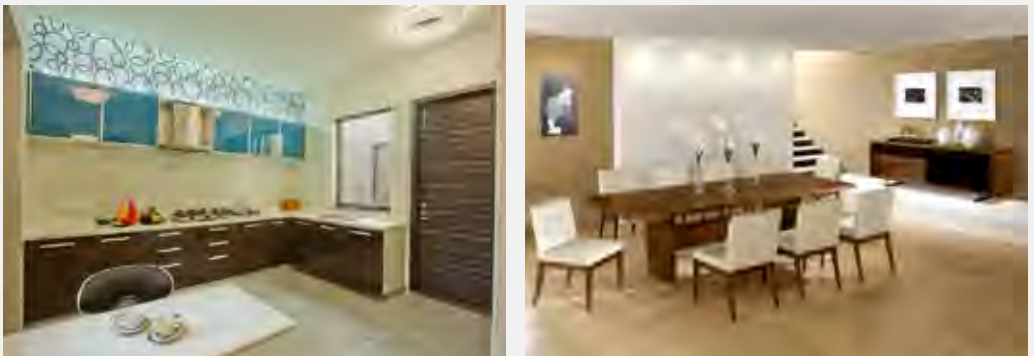
Nothing can replace the luxury of living in the lap of nature. The blanket of twinkling stars that covers the night skies, the gentle swaying cool evening breeze, the warm and scintillating fragrance of the flowers, and the chirping sounds of the insects like a symphony... the list is endless and the magic leaves you speechless.

West Villa Street View





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VILLA CONFIGURATION

3 Bedrooms + Drawing + Living + kitchen +  
Dining + Family Lounge + Puja Room

Elegant Exteriors. **Royal Interiors.**  
*Captivating. Invigorating. Revitalizing.*

Every inch of the built up area has been aesthetically designed and elegantly executed. The focus has been to ensure not just optimum utility of the space but also to accentuate the beauty of the interiors by giving it a spacious look. Every unit is being designed in a customized way to reflect the personality of the owner and elaborate care has been taken to ensure minimum infringement on the local topography.





East Villa View



Ground Floor Plan



First Floor Plan

East facing Villa

Area  
Statement

Plot Area  
240 Sq.Yds

Ground Floor  
1119.00 Sft.

First Floor  
1119.00 Sft.

Total Built-up Area  
2238.00 Sft.





Pleasure of Privacy.

## Luxury of Company!

Cohabitate. Co-operate. Collaborate.

Spread over a well-planned layout, the villas are independent with a well-demarcated boundary wall, well-planned duplexes with aesthetically designed sit-outs, adequate parking and shaded trees providing a canopy to every villa. The neatly structured row houses provide the security and safety of a community living and the luxury of a premium lifestyle.

East Villa Street View







A heavenly Abode in  
celestial company.

Dream. Desire. Dwell.

Landmark is everything that one would look for in a luxury residential venture. It brings together people with similar tastes, likes and dislikes. It is a classic example of co-habitation in the most serene and natural settings. It is ideal in location, within the city limits, yet far away from the chaotic city life. Landmark is set to be a benchmark in quality lifestyle.

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**FOUNDATION & STRUCTURE :**

RCC Framed Structure with RCC slabs & beams.

**SUPER STRUCTURE :**

9"Thick external walls and 4 1/2" Thick internal walls with solid cement blocks / Clay bricks in cement mortar.

**PLASTERING :**

INTERNAL : 1 coat of plastering in CM 1:6 for Walls & Ceilings.

EXTERNAL : 2 coats of plastering in CM 1:6 for External walls.

**INTERNAL DOORS :**

Teak wood frames with moulded flush doors with paint finish.

**HARDWARE :**

Best quality locking system for all doors (DORSET or equivalent make) Designer hardware of reputed make.

**FRENCH DOORS :**

UPVC sliding shutter with floated glass panels of NCL (wintech)/Aparna make or equivalent with 5mm thick clear glass.

**GRILLS :**

M.S. safety grills for windows aesthetically designed with enamel paint finish.

**PAINTING :**

INTERNAL : Smooth putty finish with two coats of acrylic emulsion paint of Asian paints or equivalent make over a coat of primer.

EXTERNAL : Textured finish & two coats of exterior emulsion paint of Asian paints or equivalent make over a coat of primer.

**CLADDING & DADOING :**

- a) KITCHEN : Glazed ceramic tiles dado up to 2'-0" height above kitchen platform.
- b) BATHROOMS : Glazed ceramic tiles dado up to 7'0" height.
- c) UTILITY/WASH : Glazed ceramic tiles dado up to 3'0" height.

**TOILETS :**

All the toilets consist of

- a) Wash basin of hindware / cera or equivalent make.
- b) EWC with concealed flush tank of hindware/ cera or equivalent make
- c) Hot and cold wall mixer with shower.
- d) Provision for geyser & exhaust fan
- e) All CP fittings of JAQUAR or equivalent make.

**ELECTRICAL :**

Concealed copper wiring in conduits for lights, fans and power plug points wherever necessary of FINOLEX / FINECAB or equivalent make.

- a) Power outlets for Air conditioners in all bedrooms, living and family lounge.
- b) Power outlets for geyser & exhaust fans in all bathrooms.
- c) Power plug points for cooking range chimney, refrigerator, microwave oven, mixer & grinder in kitchen.
- d) Plug points for TV & Audio systems ect. Wherever necessary.
- e) 3-phase supply for each villa and individual meter boards.
- f) Miniature circuit breakers (MCB) & ELCB for each distribution board of LEGRAND or equivalent make.
- g) Modular switches and sockets of LEGRAND or equivalent make.

**WATER PROOFING :**

Water proofing treatment for areas exposed to water such as toilets, balconies and terrace areas.

**CEILING HEIGHT :**

Ceiling height will be maintained at 10 feet slab to slab.

**DOORS & WINDOWS :**

**MAIN DOOR :** Teak wood frame and shutter, aesthetically designed and finished with melamine polish.



Specifications

**WINDOWS :**

UPVC sliding window with floated glass panels of NCL (wintech)/Aparna make or equivalent with 5mm thick clear glass and provision for mosquito mesh track.

**VENTILATORS :**

UPVC ventilators with provision for exhaust fan and louvers.

**FLOORING :**

- a) LIVING, DRAWING, DINING & LOUNGE : 800×800mm size vitrified tiles with 4" height skirting of RAK /ASIAN or equivalent make.
- b) BEDROOMS & KITCHEN : 600×600mm size vitrified tiles with 4" height skirting of RAK / ASIAN or equivalent make.
- c) BATHROOMS & UTILITY : Anti-skid ceramic tiles of RAK/ASIAN or equivalent make.
- d) ENTRY FOYER & STAIRCASE : Granite with 4" height skirting.
- e) BALCONIES: Anti-skid vitrified tiles with 4" height skirting of RAK/ASIAN or equivalent make.
- f) PARKING : Interlocking paving blocks.

**KITCHEN :**

- a) Granite platform with stainless steel sink of NIRALI or equivalent make.
- b) Separate municipal water tap along with bore well water tap.
- c) Provision for fixing of water purifier, exhaust fan & chimney.

**UTILITY /WASH :**

Provision for washing machine & wet area for washing utensils etc.

**RAILINGS :**

EXTERNAL : External railings and spiral staircase in mild steel (M.S) with enamel paint finish.  
INTERNAL: Internal staircase railings in stainless steel.

**COMMUNICATION :**

- a) Provision for cable TV connection in all bedrooms, living & family lounge.
- b) Telephone points in living and master bedroom.
- c) Internet connection provision in each villa.
- d) Intercom facility to all the villas connecting to security.

**SAFETY & SECURITY :**

- a) Round the clock security system.
- b) CCTV surveillance in main entrance, club house entrance & children's play area.
- c) Solar fencing around the community.

**POWER BACKUP :**

Generator power backup for common amenities lighting, water pumps & club house.

Additional Specifications

**LANDSCAPING :**

The set back areas the villa shall have

- a) Eco-friendly planters as per designed lawn, green and flowering plants.
- b) Garden lights provision.
- c) Power & water supply points.

**INVERTER WIRING :**

Inverter wiring for one light and fan point in all the rooms.

**WATER PURIFIER :**

R/O Water purifier for each villa.  
(KENT or equivalent make)

**SOLAR GEYSER :**

Provision for solar geyser in terrace area.

**WATER METER :**

Separate water meter for individual villa to track water usage.

**WI-FI:** Wi-Fi enabled club house.



We build your **dreams!**

Manasvy developers have a vision to create wonderful dwellings for people to reside and regenerate. The focus is on creating houses that are functional, utilitarian and enchanting.

Manasvy developers is a professional firm comprising a dynamic and professionally trained team with adequate experience in construction, particularly adhering to high quality standards. The team, at all times, ensures that the highest aesthetics as well as benefits beyond value that translates into customer delight prevails in every aspect of a Manasvy projects.



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