

SPECIFICATIONS

STRUCTURE

RCC framed structure
Solid blocks of 9' thick for external walls and 4' thick for internal walls of red bricks

PLASTERING

External Walls : All external walls sponge finished with cement mortar
Internal Walls : All internal walls plastered smooth with cement mortar

PAINTING

Internal : Birla Wall Care finish with 2 Coats of Premium royal emulsion paint of Asian, Berger or equivalent over a coat of primer
External : Exteriors with texture finish, weatherproof paints of Asian, Berger or equivalent solution as per elevation

KITCHEN

Kitchen ready to receive modular unit
Provision for electrical and plumbing points for sink and water purifier
Power plugs for chimney, refrigerator, micro oven / mixer/ grinder and cooking Range / Rice cooker
Designer Wall Tiles above platforms

UTILITY AND WASH : Utility - Tap point for general washing and Provision for Dish washer.
Wash / Laundry - Provision for Washing Machine and Dryer

ELECTRICAL AND COMMUNICATION

ISI mark Concealed Copper Wiring with premium make modular switches
Three phase power supply for each unit with individual meter boards and miniature circuit breakers
Power points for ACs in all Bed Rooms, Home theatre and Living rooms
TV points in all bedrooms, Home theatre and Living / Drawing Room
Telephone & Internet points in Ground Floor, Living Room, Master Bed Room.
DG Power back up of 3 KVA for villa
100% power backup for essential services

FLOORING

Living, Drawing and Dining : Imported Marble
Master Bedroom : Wooden Laminated Flooring
Home Theatre : Wooden Laminated Flooring
Other Bedrooms : Double charged vitrified tiles
Utility Floor : Non slip ceramic / Matt finish Vitrified tiles
Kitchen : Double charged vitrified tiles
Servant Room : Ceramic tiles
Entrance, Decks and Balconies : Non slip / anti-skid tiles / matt finish Premium Vitrified tiles
Staircase : Granite / Amalgamated Marble
Toilets : Non slip ceramic / vitrified tiles of reputed make

ELECTRICAL INSTALLATIONS

Concealed copper wiring with Flame Retardant Low Smoke PVC insulated wires of superior range like Finolex equivalent.
Modular switches of superior brand of Clipsal or equivalent popular brand.
3 Earth leakage circuit breaker (ELCB) for each villa.
Separate Miniature Circuit Breaker (MCB) will be provided for light & power circuit at main distribution box within each villa.

WALL DADO

Utility And Servant Toilet : Ceramic Tiles up to 3' Height
Toilet Wall Dado : Designer ceramic tiles/ Vitrified tiles

DOORS

8 feet Teak wood designer door frame, designer door shutter with melamine polish on both sides.
Brass hardware of superior brands (lever handles, lock sets, door closures, door stoppers)
7 feet Teak wood frame with 32/35 mm flush shutters with moldings for bedrooms with veneer finish.
Toilet doors do Veneer finish from outside and 15 mm thick laminate from inside
French Doors : uPVC Section for frames and shutters with tinted float glass of reputed make with provision for mosquito mesh shutter
Windows : uPVC Section for frames and shutters with glass of reputed make with provision for mosquito mesh shutter

TOILETS

Sanitary fixtures of Kohler / Jaguar or Equivalent EWC with flush valve.
Provision for Geysers in all Toilet CP fittings of Kohler / Jaguar or equivalent.
Single lever wall mixers with shower, Wash basin taps and Health Faucets
Servant Toilet: Standard EWC / IWC from Hindware, Parryware or equivalent

STP

STP to be totally below grade and enclosed with suitable mechanical ventilation system. No open air aeration ponds.

RAIN WATER

Soak wells and borewells along the storm harvesting system drain at regular interval for recharging the ground water table.

WATER TREATMENT

Water treatment plant to provide water & softening plant for soft water supply.

LANDSCAPING

Landscape with a combination of soft and hardscape.
Pump circulation system, street furniture, pergolas, lawns etc.

SIGNAGE

External: Directional & safety signage's for driveways, entrance gate houses & villas.

RCC TRENCH SYSTEM

All services cable routing such as electrical for cable Routing IT & other mechanical services if any will be through RCC trench system only.

EXTERNAL LIGHTING

Lighting post shall be provided keeping in mind proper aesthetics and to ensure sufficient illumination. Some part of the lighting to be on the solar energy as per LEED norms. Peripheral lighting all along compound walls to ensure sufficient illumination for security.

SECURITY

CCTV Cameras and guarded by security persons.
Solar fencing all around the site

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MAJESTIC
MEADOWS

Kollur, Hyderabad

WELCOME TO MAGNA'S MAJESTIC MEADOWS

DISCOVER PARADISE OF STYLISH URBAN LIVING

Paradise is where sophisticated design, idyllic surroundings and natural harmony align to form a home.

Welcome home to Magna's Majestic Meadows. Set in one of Hyderabad's fastest growing residential address, it offers beautiful green surroundings, a convenient and balanced lifestyle for you and your family.

Majestic Meadows is a new contemporary development of 3 & 4 BHK luxury villas set amongst 30 acres of prime real estate. This premium residential gated community of 272 luxury villas features all the indulgences and comforts of a great lifestyle.

Welcome to an exciting new opportunity.
An amazing new home, a remarkable investment.



THE GRANDEUR OF MODERN LIFESTYLE LIVING

It's the heart of all of life's most important moments. Majestic Meadows offers an unsurpassed level of luxury living. Meticulous attention to detail and intelligent use of space combine to create beautiful, livable spaces.

Step into your villa and experience that inspirational sense of expanse, with living spaces bathed in sunlight. Clever open-plan design ensures villas are wonderfully spacious, awash with natural light and enjoy excellent ventilation.



- ### HIGHLIGHTS
- 3 & 4 BHK Luxury Villas
 - 30 Acres project with major part dedicated to creation of Green Zones and Open Spaces.
 - HMDA Approved Project
 - Villas Size of 200, 222, 267, 300 & 400 sq yds
 - 100% Vaatsu Complaint
 - Exclusive neighbourhood of high-value residential projects.
 - Well connected to the city's business districts, educational institutions and shopping areas
 - Compound Wall with Solar Fencing
 - 30,000 SFT Clubhouse with Modern Facilities
 - 24 hrs Security with Intercom & CCTV
 - Wide Internal Roads
 - Designer Landscaping
 - Power Backup
 - Sewerage Treatment Plant
 - Play Area & Activity Zone for Kids



Your home at majestic meadows is made to celebrate life's simple moments.

MASTERFULLY PLANNED INTEGRATED COMMUNITY







Welcome to Majestic Meadows, where the entire community is built with an emphasis on open space and seamless borders, with villas artfully scattered in an inviting, park-like setting. Here each cluster of family home enjoys their privacy yet bonds as a tight community.

LEGEND

1. Entrance Gate
2. Central Park
3. Children Play Area
4. Meditation Deck
5. Club House
6. Swimming Pool
7. Park
8. Butterfly Park
9. Aroma Garden
10. Yoga Station
11. Fitness Park
12. Floral Park
13. Children's play area
14. Tennis Court
15. Cricket Pitch
16. Badminton Court
17. Jogging Track
18. Amphi Theatre
19. Senior Citizen Park



VILLA SIZES

	200 Sq yds Villa		267 Sq yds Villa		220 Sq yds Villa
	300 Sq yds Villa		400 Sq yds Villa		Odd Size Villa





This is an extraordinary space to relax and unwind.

This is an extraordinary space to relax and unwind. 30,000sft Club Majestic offers resort-style amenities that will enrich everyday experiences.

LEISURE FACILITIES

- Swimming Pool
- Gym
- Mini Banquet Hall
- Lounge | Cafeteria
- Games Bar
- Multipurpose Hall
- Meditation / Yoga Hall
- Board Room / Meeting Room
- Guest Rooms | Cards Room

CONVENIENCE FACILITIES

- Super Market
- Pharmacy
- Atm
- Salon / Spa
- Day Care
- Doctor Clinic



HYDERABAD'S BRIGHT NEW FUTURE

Majestic Meadows is perfectly positioned for relaxed, easy living. Being conveniently located next to the ORR and within the growth corridor of the City, allows residents an unprecedented convenience and connectivity to everything that truly matters including world-class offices, Hospitals, leading schools and other lifestyle conveniences.



“WITH SUCH A GREAT LOCATION, IT'S NO WONDER MAJESTIC MEADOWS IS TIPPED AS AN EXCELLENT INVESTMENT OPPORTUNITY.”

LIVE WORK PLAY 24x7

5 MIN. DRIVE TO STAR HOTELS

2 MIN. DRIVE TO CBD CINEMAS ETC.,

5 REPUTED SCHOOLS WITHIN 3 KM RADIUS
CLOSE TO UNIVERSITIES & ENGINEERING COLLEGES

5 MIN. TO GACHIBOWLI, FINANCIAL DIST.

5 MIN. DRIVE TO LOCAL SHOPPING

20 MIN. DRIVE TO AIRPORT

6+ MIN. DRIVE TO HOSPITALS

EAST FACING VILLA
200 SQ. YDS PLOT SIZE **36' X 50'**



GROUND FLOOR

GROUND FLOOR 1189 SFT. 1ST FLOOR 1215 SFT. 2ND FLOOR 625 SFT. TOTAL 3029 SFT.

WEST FACING VILLA
200 SQ. YDS PLOT SIZE **36' X 50'**



GROUND FLOOR

GROUND FLOOR 1186 SFT. 1ST FLOOR 1201 SFT. 2ND FLOOR 716 SFT. TOTAL 3103 SFT.



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLA
222 SQ. YDS PLOT SIZE **40' X 50'**



GROUND FLOOR

GROUND FLOOR 1341 SFT. 1ST FLOOR 1371 SFT. 2ND FLOOR 689 SFT. TOTAL 3401 SFT.

WEST FACING VILLA
222 SQ. YDS PLOT SIZE **40' X 50'**



GROUND FLOOR

GROUND FLOOR 1343 SFT. 1ST FLOOR 1360 SFT. 2ND FLOOR 805 SFT. TOTAL 3508 SFT.



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLA
267 SQ. YDS PLOT SIZE 40' X 60'



GROUND FLOOR

GROUND FLOOR 1ST FLOOR 2ND FLOOR
1406 SFT. 1429 SFT. 730 SFT. TOTAL 3565 SFT.

WEST FACING VILLA
267 SQ. YDS PLOT SIZE 40' X 60'



GROUND FLOOR

GROUND FLOOR 1ST FLOOR 2ND FLOOR
1407 SFT 1415 SFT. 810 SFT. TOTAL 3632 SFT.



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR

EAST FACING VILLA
300 SQ. YDS PLOT SIZE **45' X 60'**



GROUND FLOOR

GROUND FLOOR 1633 SFT. 1ST FLOOR 1664 SFT. 2ND FLOOR 928 SFT. TOTAL 4225 SFT.

WEST FACING VILLA
300 SQ. YDS PLOT SIZE **45' X 60'**



GROUND FLOOR

GROUND FLOOR 1635 SFT. 1ST FLOOR 1655 SFT. 2ND FLOOR 867 SFT. TOTAL 4157 SFT.



FIRST FLOOR



SECOND FLOOR



FIRST FLOOR



SECOND FLOOR