



.....Proudly presenting adjoining **MAYFAIR**
VILLAS

MAYFAIRTM APARTMENTS

THE LUXURY URBAN SANCTUARY
[GACHIBOWLI - TELLAPUR]





An aesthetic synonymous with your “❤️” desire.

If you could treat your eyes to the riveting drama of the sun rising in a flaming golden orb? If every shade of blue spilled out before you, across a limitless sky? If you could spend the whole day decoding bird's call?

Would that then be the place that inhabits your dreams? Your Zen space? A place that presents a thousand beautiful ways in which your day can unfold?

Proudly Presenting Mayfair Apartments

Mayfair Apartments is urban resort living at its finest. A unique botanical retreat where the elements of nature – earth and sky are landscaped in a layered vista of lush greenery, and landscaped gardens. In just one magical instant, dreams of a lifetime are completely fulfilled. Your every wish and desire is brought to life more perfectly than you ever imagined. The perfect answer to a planet that needs more green, more love.

Truly a home after your own heart, your personal living space is in harmony with your personal style. Designed to let life flow, living large comes naturally. A space that speaks volume for a goodnight's rest and interior layout that allows more room for individuality. Within your private sanctuary, cross ventilation architectural design thoughtfully opens up an uninterrupted passage of airiness.





Creating value through Development

Leading Greenmark Developers is a skilled and accomplished management team with years of experience in delivering successful and acclaimed real estate landmarks.

Greenmark Developers

The company has already delivered the multi award winning uber - extravagant villa development, Mayfair Villas at Tellapur, an ultra-luxurious residential flats project, Galaxy Apartments at Kondapur and the highly popular, The Nest in Kukatpally, Hyderabad. MAYFAIR BHEL town ship which is an ongoing project comprising of around 700 villas, completely sold out on the day of launch is truly unique in terms of scale and scope. The pipeline of the company's future projects is rich and varied.

Mayfair Apartments is set on an elevated land and 100% vastu compliant plot, sprawled across 11 acres in Tellapur, which is encompassed with luxury villa communities and low-rise buildings. Rising 10 storeys high and comprising 778 ultra modern residences across 7 blocks. The residences are of extraordinary calibre, status and style comes in 2 & 3 BHK, perfected by matchless views of the nature and beyond.

Residences are uniquely designed with contemporary flair complementing with traditional values to consume optimal energy and the facilities are designed with relaxation and luxurious indulgence in mind. Come, discover the variety of leisure amenities in the lap of open green spaces to enrich your stay.





Close to the hub – far from the hubbub!

The residential commune lies snug in lush green surroundings, a stone's throw away from Hyderabad's fast growing Financial District, Gachibowli and several elite educational, healthcare institutions and corporate houses.

Club House Features

- + Two Indoor Badminton Courts
- + Tennis Court
- + Squash Court
- + Indoor Games: Snooker, Table Tennis, Chess, Caroms
- + Air-Conditioned Gym
- + Health & Fitness Center
- + Yoga/Meditation
- + Aerobics
- + Unisex saloon
- + Multi-Purpose hall
- + Creche
- + Cafeteria with Kitchen



Salient Features

- + Amidst around 100 acres of high quality completed villa projects
- + Generation of an approx. 30 tons of pure oxygen in a year by native wild species of trees planted in the project
- + Zero passenger Vehicular movement on ground level
- + Central Park with natural forest feel plantation and Rachabanda area
- + State of the art Clubhouse with swimming pool
- + Outdoor cricket net practice
- + Two Half basketball courts, Beach Volleyball & Skating rink
- + Centralized LPG connection
- + Play & Grow: Children's play areas
- + Elders Zone with Reflexology path and outdoor gym
- + Walking / Jogging & Bicycle track
- + Designer landscape with Pergolas
- + Herbal Garden
- + Sculpture court
- + Bicycle parking Bays
- + Rock Garden with unique trees
- + 100% Vaastu complaint
- + Watch the neighborhood: Security cameras at appropriate community locations
- + Sewerage treatment plant with reuse networks
- + Rainwater Management and adequate percolation pits



MASTER LAYOUT



Retained natural soil for native wild tree forest plantation ❤️

- Cricket Pitch
- Herbal Garden
- Aromatic Garden
- Swimming Pool
- Beach Volley-Ball Court
- Skating Rink
- Informal Seating Area
- Pargola/Pavilion with seating
- Stepped Entry to Central Park
- Pathway with Granite Flooring
- Bicycle Parking
- Ramp Down from Cellar
- Pavilion With Seat below
- Reflexology Pathway
- Outdoor Gym

- Bamboo Garden
- Rock Garden
- Children's Play Area on EPDM Matt
- Tennis Court
- Giant Chess
- Pergola with Seat below
- Ludo
- Hopscotch
- Block Entrance Zone
- Racchabanda
- Sculpture Court
- Half Basketball Court
- Play Area on EPDM Matt
- Ramp Up from Cellar
- Waiting Bay with Pergola
- Security Cabin



Yield yourself to nature's caress at gorgeous Central Park

With passion we have retained a huge chunk of natural soil at the centre of the project called the Central Park where we intend to recreate a natural forest feel with native wild trees, in sharp contrast to the ornamental lawns on cement podiums.

Refresh your senses with the touch of zen. Meditation pavilions, yoga lawns enable you to unclutter the mind and soothe the soul for quiet contemplation. Let the vibrant colours of nature ignite your senses at "Racchabanda" under the shade of massive African Baobab tree, where inmates come together for socializing or a chit-chat.

Global progression has pushed the man far away from nature. Children in particular, have been missing all the fun that the mother nature had to offer. As Greenmark Developers signature project Mayfair Apartments has brought back the now forgotten joy of playing in the lap of nature.

Homes lavished with care

The HMDA approved and RERA Compliant Mayfair Apartments comes inundated with indulgences that bring you up close and personal with ideal, global living. The building materials, the styling, the accessories, the landscaping, the amenities - they all have only one thing to say about Mayfair Apartments. It is the only way to live!



SAMPLE FLOOR PLANS



EAST FACING → 2 BHK ← WEST FACING



EAST FACING → 3 BHK ← WEST FACING



EAST FACING → 3 BHK ← WEST FACING

Specifications



Structure

- RCC framed structure to withstand wind and seismic loads

Super Structure

- 9" thick Fly ash/CC Blocks for external walls and 4" thick Fly ash/CC Blocks for internal walls

Doors & Windows

- **Main Doors:** Engineered frame & Engineered shutter aesthetically designed and fixed with reputed make hardware.
- **Internal Doors:** Engineered frame & Engineered shutter aesthetically designed and fixed with reputed make hardware.
- **Windows / French Doors:** UPVC sliding windows and French doors with provision for mosquito mesh track

Painting

- **External:** Texture paint with two coats of Acrylic exterior emulsions
- **Internal Walls & Ceiling:** Two coats of Emulsion paint over putty and primer finish

Flooring

- **Living/Dining/Bedrooms & Kitchen:** Vitrified tiles of reputed make
- **Balcony:** Anti-skid Porcelain/ceramic tiles of reputed make.
- **Bath Rooms/Utility:** Acid Resistant ceramic tiles of reputed make

Dado

- **Bath Rooms:** Glazed/Matt finish Ceramic tiles up to door height
- **Utility and Wash Area:** Ceramic tiles dado upto 3'-0" height

C. P & Sanitary Fixtures

- **Toilets:** Premium quality ceramic wash basins of reputed make
- Premium quality wall mounted EWC with concealed flush tank of reputed make
- Premium quality C.P. fittings of reputed makes

Plumbing

- PVC/CPVC/UPVC pipes of reputed make
- Metered water supply for each unit

Electrical

- Concealed copper wires of reputed make
- Power outlet for geyser and exhaust fan in all bathrooms
- Power plug for cooking range, chimney, refrigerator, microwave, mixer / grinder in kitchen
- Plug points for T. V. at appropriate locations.
- Distribution boards and MCBs of premium make
- Modular Electrical Switches of premium make
- Power outlets for air-conditioners in living and all bedrooms

Kitchen

- Provision for supply of treated and sweet water connection
- Provision for fixing of water purifier, exhaust fan / chimney
- Telecom, Internet & Cable TV
- Telephone point in living and Master bedroom
- Intercom facility connecting security
- Provision for Internet connection in each unit
- Provision for cable connection at appropriate locations

Lifts

- High speed automatic elevators with V3F for energy efficiency with Entrance fascia finished with granite / marble / tile cladding.
- One service lift with V3F for energy efficiency for each tower, with Entrance fascia with granite / marble / tile cladding

WTP & STP

- Treated water will be made available through an exclusive water softening plant
- Sewage treatment plant of adequate capacity and treated sewage water will be used for landscaping and flushing purpose.

Generator

- 100% DG backup for common areas and metered select loads for each flat

LPG Connection

- Provision for Supply of Gas from centralized gas banks to all individual flats in kitchen with prepaid gas meters

Security

- Compound wall shall be constructed around the project with solar fencing at required locations.
- Security Surveillance cameras at appropriate locations





LOCATION MAP

(Not to scale)



Corporates

- + ICAI
- + Polaris
- + UBS
- + Wipro
- + ICICI - Financial Dist.
- + TCS
- + Microsoft
- + Amazon
- + Honeywell
- + Infosys
- + Google



Others

- + Financial District Ph 2 (Upcoming)
- + ORR
- + Lingampally MMTS
- + US Consulate (Upcoming)
- + Hyatt Hyderabad (Star Hotel)
- + Regenta One (Star Hotel)
- + Ella Suites (Star Hotel)
- + NIAB,
- + Inorbit Mall
- + Hitech City
- + International Airport



Education

- + The Gaudium School
- + St. Xavier's PG College
- + Sancta Maria School
- + TIFR
- + ISB
- + Kendriya Vidyalaya
- + Oakridge International School
- + Delhi Public School
- + Open Minds Birla School
- + The Future Kids School
- + Hyderabad Central University



Healthcare

- + Hetero Pharmacy
- + CARE Super speciality Hospital
- + Continental Hospital
- + Apollo Hospital
- + Citizen Hospital
- + Asian Institute of Gastroenterology
- + American Oncology Institute



Corporate Office: Plot No. 26, Madhapur, Jubilee Enclave, HITEC City, Hyderabad, Telangana 500081
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TS RERA REG. NO.: P01100000193

To be a proud owner of Mayfair Apartment Call: 955 02 77 444, 955 05 77 444, 955 06 77 444

Email us: sales@greenmarkdevelopers.com



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