



MAPHAR

EST ELLA

LIMITED EDITION APARTMENTS @ SRINAGAR COLONY

EXPERIENCE  
**UNCOMPROMISED**  
LUXURY

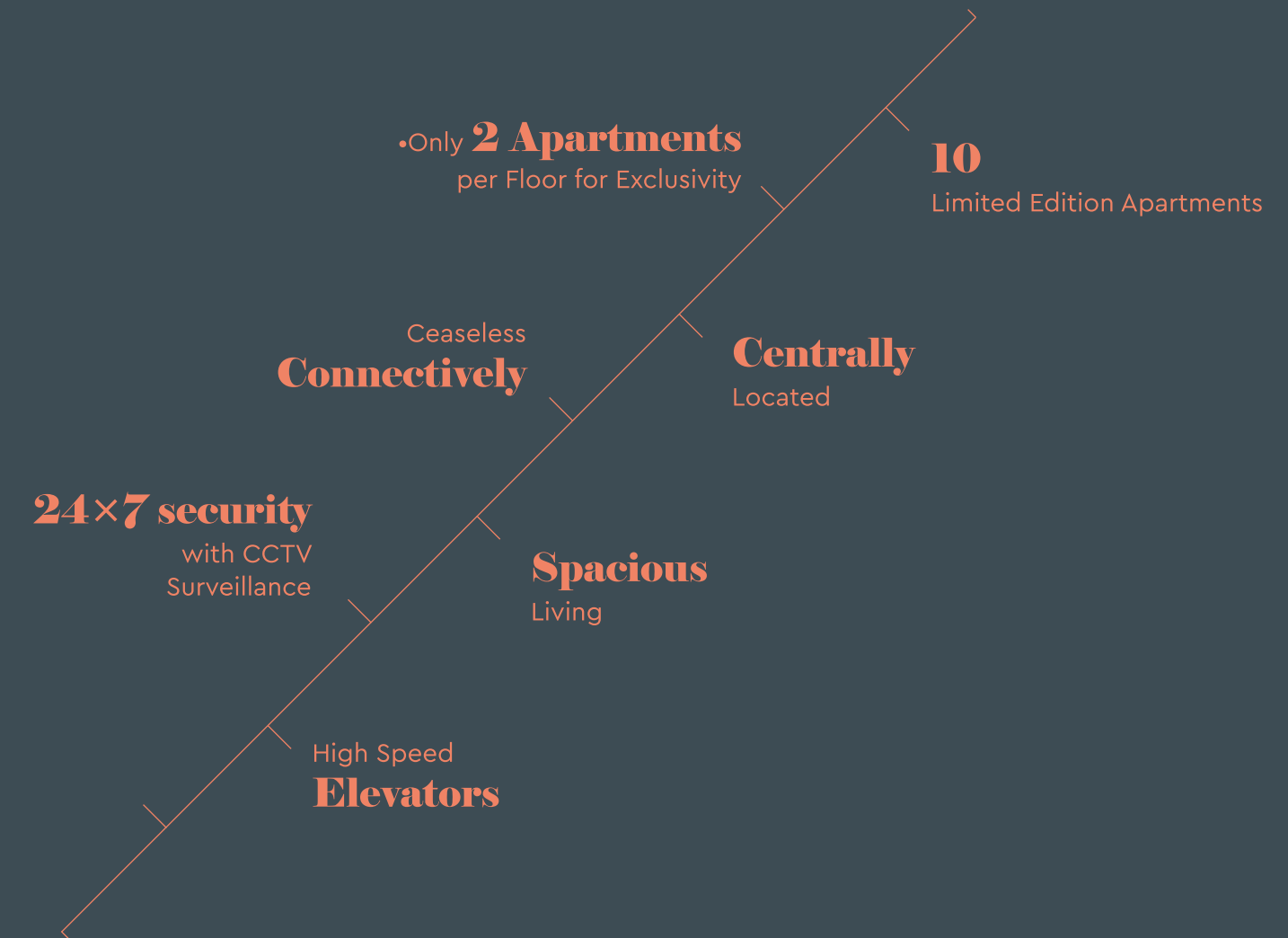




## LIVE LIFE AT THE TOP

In a prominent position at the centre of upscale Srinagar Colony, the iconic **Maphar Estella** promises to offer nothing less than a regal lifestyle. It's the pinnacle of luxury waiting to be owned by a select few. These super luxurious, spacious and ultra-modern limited collection of ten 3 bedroom apartments are designed to exceed expectations in function and beauty.

# MAPHAR ESTELLA





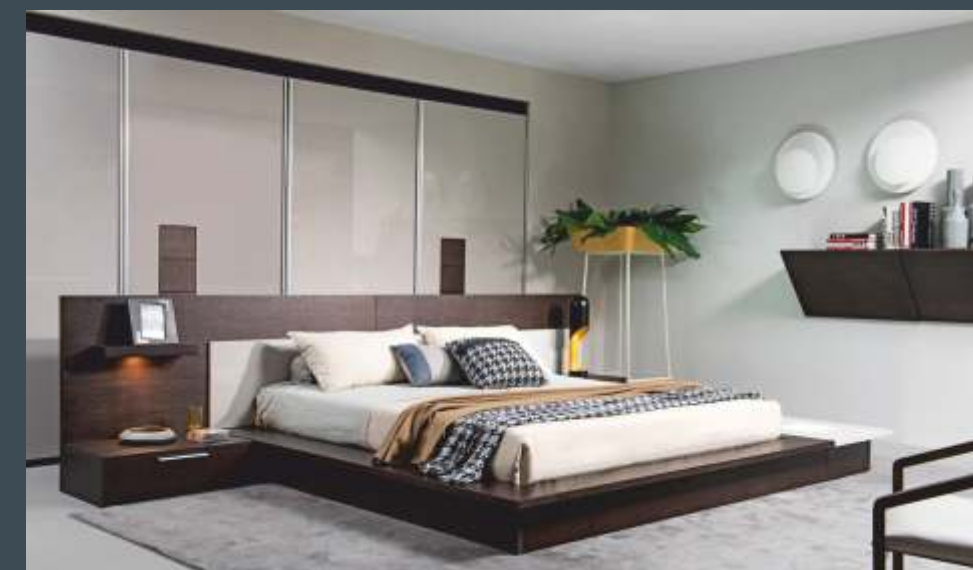
YOUR HOME

MAPHAR  
ESTELLA



A SMART  
DESIGN  
AN ELEGANT  
HOME

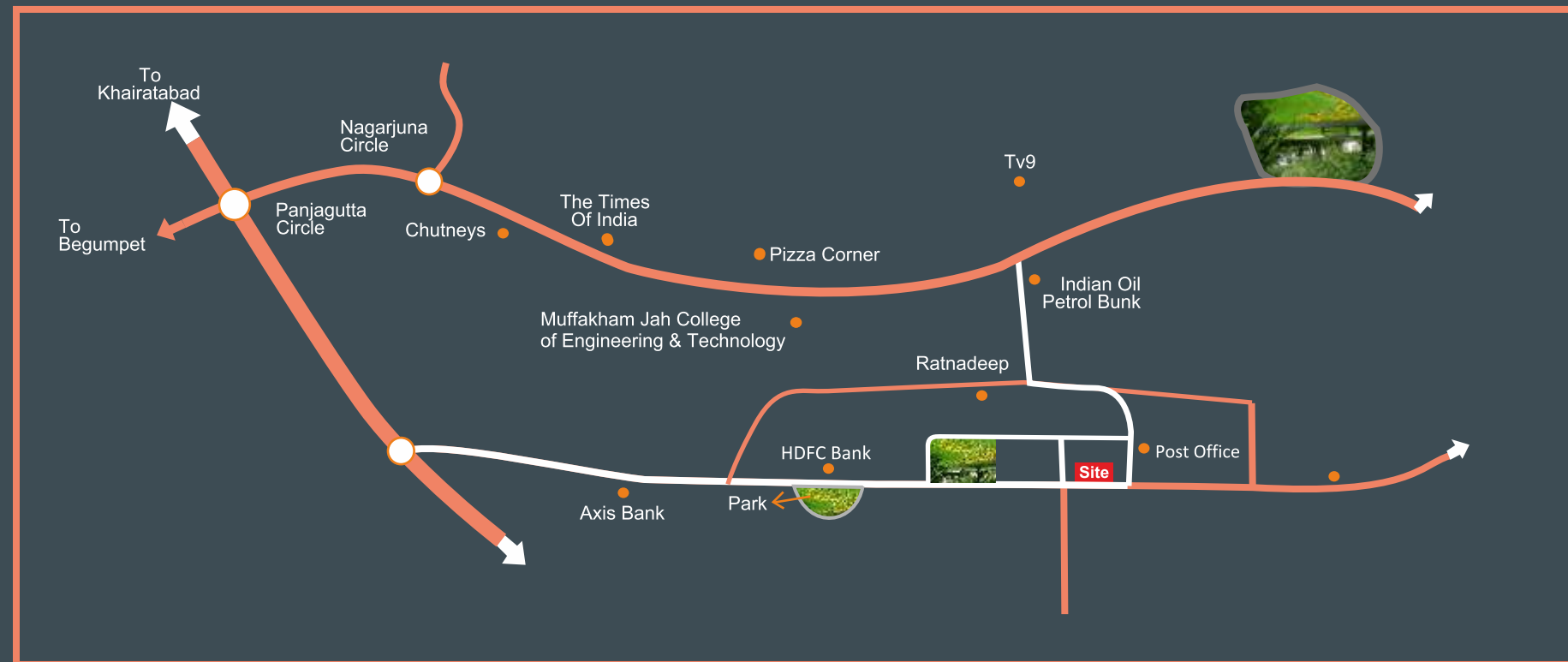
These beautiful light-filled apartments set a new benchmark for inspired design. Generous proportions allow you to arrange your space to suit your lifestyle, while seamless living areas open out to the natural light during the day and stars by the night. Inside, high quality materials and polished finishes meet the most impeccable standards – adding a heightened sense of style to your new home.



**Spacious**  
LIVING ROOM

**Functional**  
PRACTICAL LAYOUT

**Quality Fixtures**  
AND FINISHES



## IT'S ALL AT YOUR DOORSTEP

At Maphar Estella everything is just a short, refreshing walk from your door. You have an excellent access to all amenities including a multitude of shopping, dining and entertainment options.



**Very Close from**  
RETAIL, SHOPPING AND ENTERTAINMENT HUBS LIKE  
L & T MALL, GVK MALL & CENTRAL MALL

**Near to**  
5 STAR HOTELS LIKE PARK HYATT,  
TAJ KRISHNA, TAJ BANJARA & ITC KAKATIYA

**45 Mins.**  
TO INTERNATIONAL AIRPORT

**Nest to**  
BANJARA HILLS AND CLOSE TO  
MADHAPUR & GACHIBOWLI

# AT YOUR FINGERTIPS



Flat # 1  
1616 Sft.



Flat # 2  
1616 Sft.

TYPICAL  
FLOOR PLAN



HIGHLIGHTS

1616 Sft. Each Flat	2 Flats per Floor
3 Bedrooms	2 Car Parks
5 Floors	Direction

STILT  
FLOOR PLAN

# SPECIFICATIONS

- **STRUCTURE** : R.C.C Framed Structure
- **SUPERSTRUCTURE**  
6 inch thick Red Bricks for external walls and 4.5 inch thick Red Bricks for internal walls
- **PLASTERING**  
Smooth Finish to Internal walls  
Sponge Finish to External walls
- **PAINTINGS**  
Internal Walls : Plastic emulsion with NCL Altek or Luppam  
External Walls : Cement paint  
Front Elevation : Texture paint
- **DOORS**  
Main Door : Teakwood frames and shutters  
Internal Doors : Designer flush doors with teakwood frames  
: Top quality fittings on all doors
- **WINDOWS**  
UPVC Window of 2 ½ track with glazed sliding shutters with glass panels and safety grills.
- **FLOORING**  
Living Room : Italian Finish Big Size Vitrified Tiles  
Master Bedroom : Wooden Flooring  
Other Rooms : Vitrified Tiles  
Bathroom : Anti-skid ceramic tiles of reputed make  
Utilities / Wash : Anti-skid glazed ceramics tiles & Dado upto 3ft height.  
Corridor & Staircase : Granite flooring
- **FALSE CEILING**  
Designer False Ceiling in Living, Drawing and Bedrooms with provision for spot lighting.
- **TELEPHONE & TV** :  
Telephone points and Cable TV point shall be provided in Living and all bedrooms
- **KITCHEN**  
Granite platform with stainless steel sink 3' feet height Dado with tiles above the counter  
Provision for exhaust fan and suitable electrical points for kitchen appliances  
Standard Kitchen Cabinets are Provided
- **SANITARY**  
Latest designer tiles up to 8' feet height 2' x 1' tiles  
Dado shower with diverter (CP fittings make Grohe / Jaquar)  
Concealed Pipeline of CPVC (Astral) for Hot & Cold Water  
Suitable Washbasin of Hindware  
Wall mounted EWC of Hindware
- **ELECTRICAL**  
Concealed copper wiring with adequate points for TV, Exhaust Fans, Geysers, AC etc  
MCB will be provided in all Apartments  
Wiring Make : Polycab / Finolex or equivalent brand  
Switches Make : Legrand / Havells / Anchor or equivalent brand
- **POWER BACK UP**  
Power backup for all points in the Apartments and common areas during power failure except for ACs and power points.
- **GENERATOR**  
D.G set backup with Acoustic enclosure
- **LIFT**  
8 passengers capacity lift of Schindler / Kone make with stand by generator
- **WATER SUPPLY**  
Water supply from Bore well in addition to municipal water supply will be provided with the help of overhead tanks of suitable capacity.
- **LANDSCAPING**  
Ample greenery in the Tot Lot and landscaping on all sides along the boundary wall.
- **SECURITY SYSTEM**  
CCTV cameras at the Main security and Entrance
- **INTERCOM SYSTEM**  
Intercom facility will be provided from flat to flat and security desk within the complex



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