



MAPHAR BAIG'S PINNACLE

Where Style And Lifestyle Connect

2 & 3 BHK RESIDENCES
— REDHILLS —



MAPHAR
BAIG'S PINNACLE

Maphar Baig's Pinnacle is an exclusive luxury development of 35 homes that brings a combination of luxury living and lifestyle to one of Hyderabad's most sought-after addresses of Red Hills.

Living At Its Finest



“
A Masterpiece
of Superb Lifestyle
and Living
”



We've created spectacular living spaces, allowing movement freely throughout your home and inviting sunlight and breezes deep within.

This is luxury apartment living at its very finest with premium quality finishes and sophisticated design creating the perfect space to live, entertain or simply unwind.



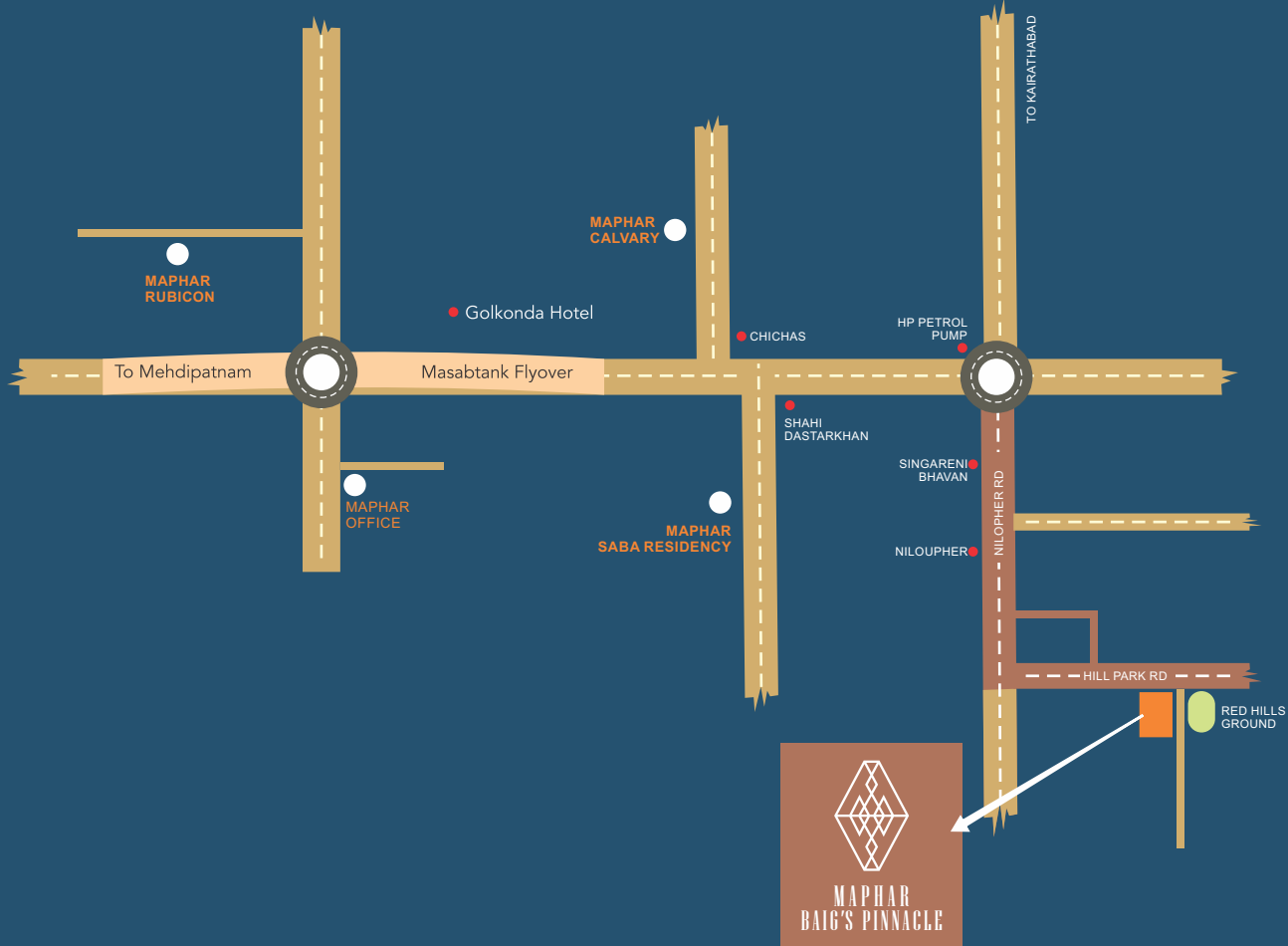
Highlights

- Stilt + 5 Floors
- 35 Luxury Residences
- Modern 2 & 3 BHK
- Central Location
- Planned & Functional Layouts
- Modern Fixtures & Fittings
- Dedicated Parking Spaces
- CCTV Surveillance



Right in the Heart of the City

Built in a central location that minutes away from major schools, shopping, offices, Maphar Baig's Pinnacle is perfectly placed for you and your family.



Hotel Golkonda
Niloufer Hospital
Mahavir Hospital
Lotus Hospital

2 Km



Assembly
Tank Bund
Prasad Imax
Railway Station

5 Km



Cachibowli
Financial Dist.
Intl. Airport
HITEC City
30 Mins

Typical Floor Plan



ROAD



Direction

Specifications

- **STRUCTURE** R.C.C Framed Structure
- **SUPER STRUCTURE** 6" thick red bricks for external wall & 4" thick red bricks for internal walls
- **PLASTERING** Smooth finish for Internal walls
Sponge finish for External walls
- **PAINTINGS**
External walls : Cement paint
Internal walls : Plastic emulsion with NCL Altek or Luppam
Front Elevation : Texture paint
- **DOORS**
Main Door : Teakwood frames and shutters
Internal Doors : Designer flush doors with teakwood frames
- **WINDOWS** UPVC window of 2.5 track with glazed sliding shutters with glass panels and safety grill
- **FLOORING**
Living & Drawing Room : Italian finish big size vitrified tiles
Master Bedroom : Vitrified tiles
Other Rooms : Vitrified tiles
Bathroom : Anti skid ceramic tiles of reputed make
Utilities / Wash : Anti skid glazed ceramic 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
- **LIFT** Lift of 6/8 passengers capacity of Schindler/Kone make with standby generator
- **KITCHEN** Granite platform with stainless steel sink 3' ft height with tiles above the counter
Provision for exhaust fan and suitable electrical points for kitchen appliances
- **SANITARY** Latest designer tiles upto 8' 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, Geyser, 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 BACKUP** Power backup for all points in the apartment and common areas during power failure except for AC's and power points
- **GENERATOR** DG set backup with acoustic enclosure
- **WATER SUPPLY** Municipal water will be provided additionally bore well water will also be supplied with the help overhead tanks of suitable capacity
- **SECURITY SYSTEM** CCTV cameras at the main security and entrance
- **INTERCOM SYSTEM** Intercom facility would be provided from flat to flat and with security desk within the complex
- **LANDSCAPING** Ample greenery in the Tot Lot & Landscaping on all sides along the boundary wall.



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Architects



ASLAM ARCHITECTS

Structural Engineers & Consultants



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