



MAPHAR ONE

YOUR "EXCLUSIVE" ADDRESS

AT SHANTINAGAR, HYDERABAD



WE ARE
PROUD TO UNVEIL
MAPHAR ONE,
FEW EXTRAORDINARY
RESIDENCES FOR THE
PRIVILEGED ONES

Built in the most ideal location to complement the lush local beauty, Maphar One features all the luxury features that makes for the perfect home.

1
ADDRESS

5
STOREYS

15
LUXURIOUS
HOMES



UNIQUELY
DESIGNED
3^{BHK}
APARTMENTS

ENTRANCE
LOUNGE, GYM &
MULTIPURPOSE
HALL

MODERN
SPECIFICATIONS
& CONTEMPORARY
CONSTRUCTION

EXPERIENCE LUXURY LIVING, EVERYDAY

Maphar One pays special attention to all the tiny details which go into providing an elegant and luxurious home. Each space is complete with meticulously selected fittings and finishes that are the very definition of elegance and sophistication.







TYPICAL
FLOOR PLAN

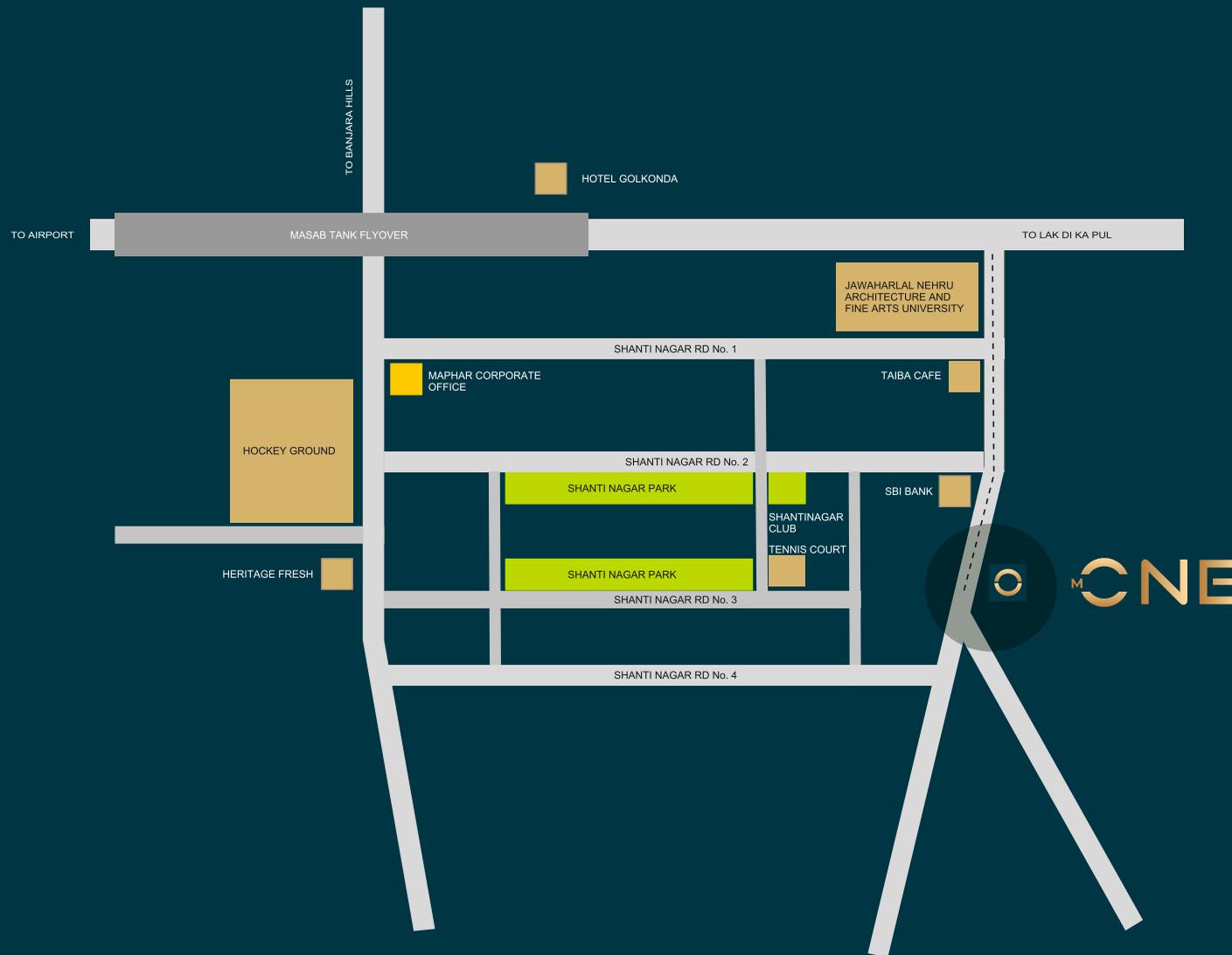
FLAT NO 1
2231 SFT
BUA:1785 sft

FLAT NO 2
2193 SFT
BUA:1755 sft

FLAT NO 3
2125 SFT
BUA:1700 sft



Direction



CITY CENTRE MALL
GVK MALL
CENTRAL MALL
NEXT GALLERIA MALL

VIRINCHI HOSPITAL
CARE HOSPITAL
STAR HOSPITAL
YASHODA HOSPITAL

HOTEL GOLKONDA
TAJ DECCAN
TAJ KRISHNA
TAJ BANJARA
HOTEL RADISSON BLU

AIRPORT : 35 mins
GACHIBOWLI : 30 mins
BANJARA HILLS: 10 mins
ABIDS : 10 mins

A DISTINGUISHED ADDRESS

Maphar One takes pride of place, at a prime location at the heart of Hyderabad at Shantinagar. It 's in the centre of the city's extensive leisure facilities, business hubs, retail and entertainment experiences.



+ 91 98483 44401

+ 91 98660 35786

www.maphar.in

SPECIFICATIONS

STRUCTURE	R.C.C Framed Structure	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	
SUPER STRUCTURE	6" thick red bricks for external wall & 4" thick red bricks for internal walls	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 and cold water Suitable washbasin of Hindware Wall mounted EWC of Hindware	
PLASTERING	Smooth finish for Internal walls. Sponge finish for External walls	ELECTRICAL	Concealed copper wiring with adequate points for TV, Exhaust Fans, Geyser, AC, etc. MCB will be provided in all apartments	
PAINTINGS	External walls : Cement paint Internal walls: Plastic emulsion with NCL Altek or Luppam Front Elevation: Texture paint	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
FLOORING	Living & Drawing 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 ceramic tiles & dado upto 3ft height Corridor & Staircase: Granite flooring	GENERATOR	DG set backup with acoustic enclosure	
DOORS	Main Door: Teakwood frames & shutters Internal Doors: Designer flush doors with teakwood frames	WATER SUPPLY	Municipal water will be provided additionally bore well water will also be supplied with the help overhead tanks of suitable capacity	
WINDOWS	UPVC window of 2.5 track with glazed sliding shutters with glass panels & safety grill	SECURITY SYSTEM	CCTV cameras at the main security and entrance	
FALSE CEILING	Designer false ceiling in living, drawing and bedrooms with provision for spot lighting	INTERCOM SYSTEM	Intercom facility would be provided from flat to flat & with security desk within the complex	
TELEPHONE & TV	Telephone points and Cable TV point shall be provided in living and all bedrooms	LANDSCAPING	Ample greenery in the Tot Lot & Landscaping on all sides along the boundary wall.	
LIFT	Lift of 6/8 passengers capacity of Schindler/Kone make with standby generator			

Architects



ASLAM ARCHITECTS

Structural Engineers & Consultants



ARSHAD AZIZ