



To Experience The Royal Living, Please Call

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Architects



ASLAM ARCHITECTS

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This Presentation is conceptual in nature and not by any means a legal offering. The promoters reserve the right to change, delete or add any specifications or plans mentioned herein.

A Royal Living Like No Other



MAPHAR
**FORT
HERITAGE**





HERITAGE MEETS MODERNITY

Maphar Fort Heritage is the evolution of an exciting story, a graceful pairing of past and present.

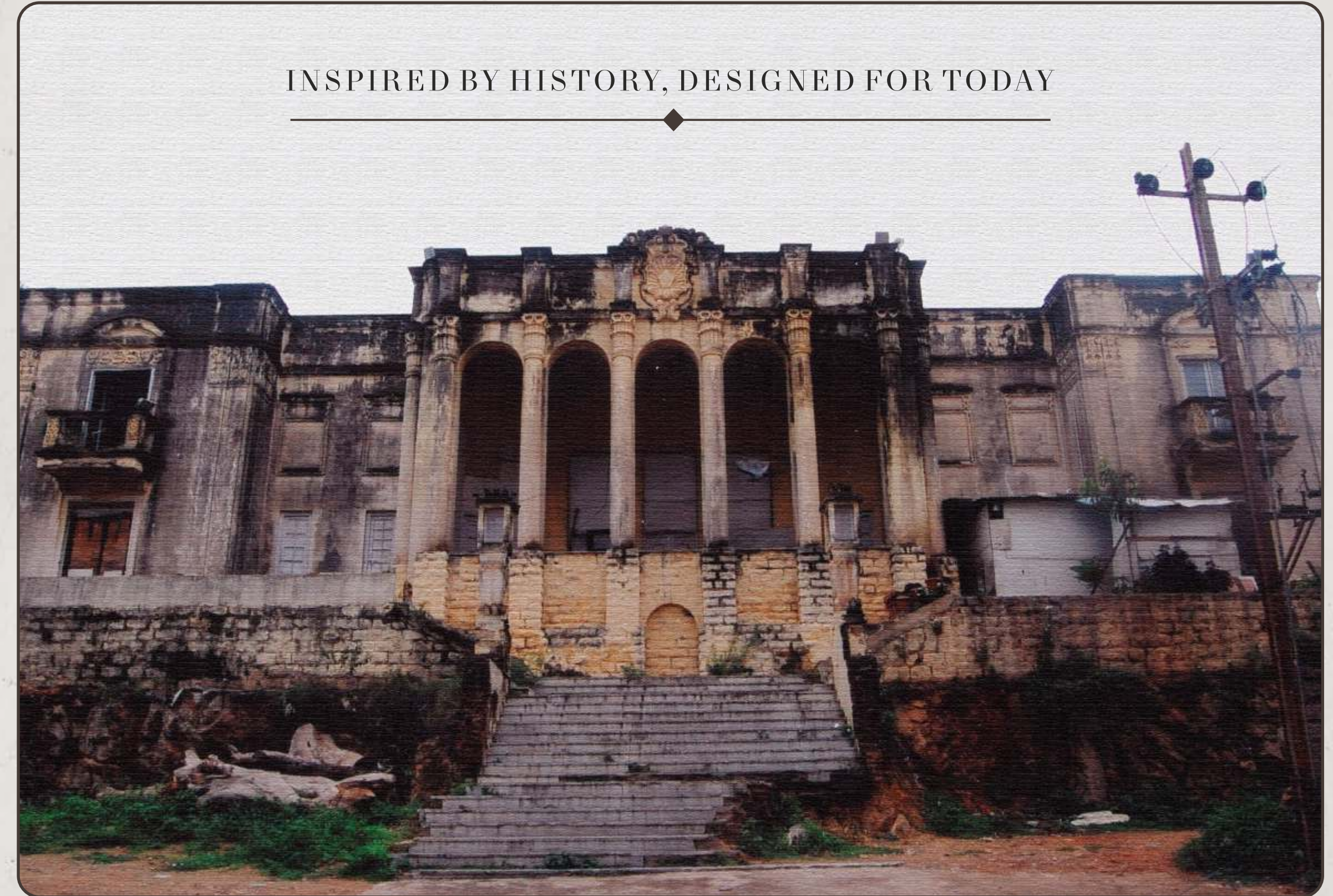
It is an iconic address, one that takes you back to a time when luxury was defined by opulent elegance and fine tradition.

Once the residence of Chief Commanding Officer of the seventh Nizam's forces Khusro Jung Bahadu, today it is set to elevate your lifestyle, unique and exclusive

Come, be a part of the Heritage.



INSPIRED BY HISTORY, DESIGNED FOR TODAY





BE
PREPARED
TO LIVE LIKE
KINGS AND
QUEENS

Maphar Fort Heritage
is a collection of 3 & 4 bedroom
apartments in the peaceful location
of Lakdi-ka-pul, Hyderabad.

It is set to elevate the lifestyle of its
residents; where style, privacy and
timeless design blends with nature,
beauty and freedom.





THE EPITOME OF PRIVILEGED LIFESTYLE

117 Luxury Residences

3 & 4 BHK

RERA & GHMC Approved

1754 - 2460 sft in Sizes

2 Level Car Parking

24 x7 Power Back-up

Modern Specifications

24 x 7 Security System



Artist Impression



Breathtaking
Views of the city
from dawn to Dusk

Elegant open
living area with
superior finishes

Get inspired
by spacious &
functional layout

Quality
Fixtures and
Finishes

9 lifts for
residents

Generous
balconies

THE KIND OF LIFESTYLE YOU'VE ALWAYS PROMISED YOURSELF.

Discover immaculate 3 & 4 bedroom luxury apartments, beautifully appointed and finished, featuring exclusive residents' facilities — in the spectacularly well-connected heart of Hyderabad.

Elevated and refined with carefully curated details, these apartments offer a range of versatile, open plan designs to welcome you home.

Every component has been considered to evolve how each resident will live. Superior quality is evident in every finish and fitting and unique open aspects capture the morning light to envelop each residence in light and warmth.



Artist Impression



A NEW
BENCHMARK
IN URBAN
LIFESTYLE.





PARKING PLAN



1st FLOOR PLAN





TYPICAL FLOOR PLAN





RETREAT EVERYDAY INTO A WORLD OF WELLBEING AND LUXURY

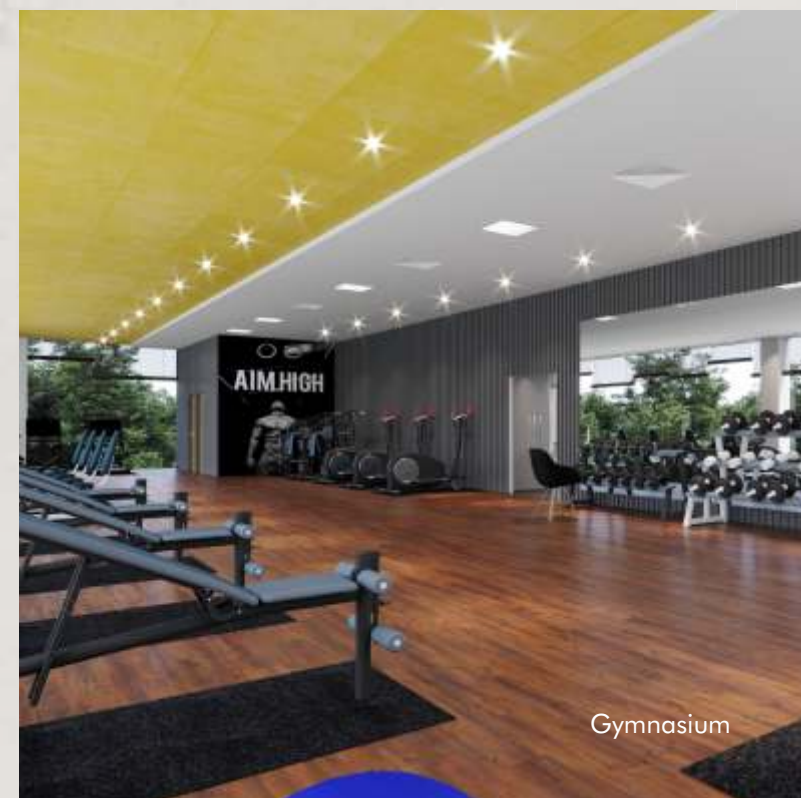
Maphar Fort Heritage is a sanctuary for both body and mind. Our 7000 sft Clubhouse is the place designed for the best version of you – where you can start your day exercising in a state-of-the-art gym, play games, celebrate parties and get together- all without leaving the comfort of your home.

Exclusive resident retreats, recreation & social spaces some of which include:

Banquet Hall
Fitness Club
Swimming Pool
Games Room

Tot Lot Area
Play Area
Creche and more...

Landscaped Lawn
Green Feature Wall
Jogging Track
Sit-out zone



Gymnasium



Kids Play Area



Swimming Pool



Landscaped Lawn



Jogging Track



Sit-out Zone



Banquet Hall



Indoor Games

LUXURY OR CONVENIENCE? WHY NOT BOTH?

At Maphar Fort Heritage, everything you need is conveniently close by. Surround yourself with similar standards of living, lifestyle, education, and wellness.

From schools, to malls and grocery stores, you're always only a stone's throw away. You'll never feel far from the action while simultaneously feeling perfectly at home.



1.5 Kms
Telangana Assembly
Tank Bund
Prasad's IMAX
Railway Station

20 Mins
Gachibowli Area
International Airport
HITEC City

EDUCATION

NASR School
All Saints School
Hyderabad Public School
Kalpa School
Rosary Convent

Shadan College
Pulla Reddy College
Osmania University



HOSPITALS

Care Hospital
Virinchi Hospital
Century Hospital
Star Hospital
Olive Hospital
Nilofuer Hospital



DAILY SHOPPING

Ratnadeep Supermarket
Heritage Fresh
MORE Supermarket



SHOPPING & ENTERTAINMENT

City Centre
GVK Mall
Forum Mall
Hyderabad Central
Prasad's IMAX
Inorbit Mall

30 Mins

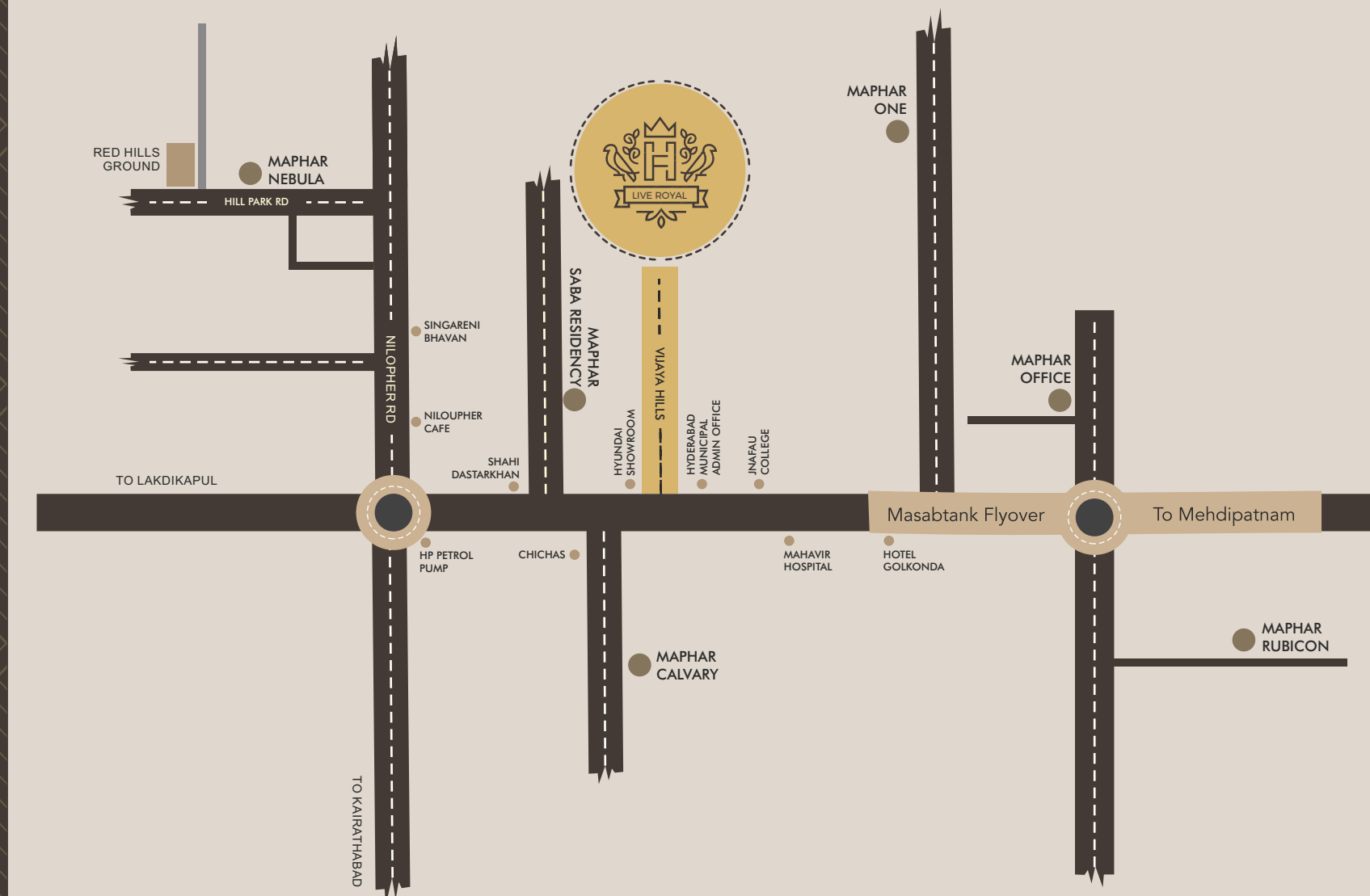
MNC Companies
Top Software Firms
Raheja IT Park
Knowledge City, Madhapur

5 Mins

Govt. Offices
Market Places



LIVE, WORK AND SHOP.



SPECIFICATIONS

Features & Finishes



STRUCTURE

R.C.C Framed Structure

SUPER STRUCTURE

9" thick red bricks for external wall and
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 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

8 passenger lifts of 8 people capacity
of Schindler / Kone make with
standby generator and 1 service lift

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
4' x 2' 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

FIRE AND SAFETY

Fire hydrant and fire sprinkler system
in all floors and basements.
Fire alarm and public address system
in all areas (basement) Control panel
will be kept at the main security

AMENITIES

Longue, Community Hall, Swimming
Pool, Gym & Games Room

PARKING MANAGEMENT

Entire parking is well designed to suit
the number of car parks provided
parking signage and equipment at
the required places to ease of traffic
flow. Automatic barrier at main entry.

SECURITY SYSTEM

CCTV cameras at the main security
and entrance

INTRACOM SYSTEM

Intracom 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.



Excellence through proven expertise

Maphar Constructions is a bespoke residential development company, primarily operating in the Hyderabad. We specialise in the development of new residential medium density projects. With over 30 years of experience in the property development industry, We are deeply committed to working with our customers to provide spaces that engage and inspire, as well as delivering quality, sustainable returns for our investors.

Our Latest Projects



MAPHAR DECENT TOWERS
Mehendipatnam, Hyderabad



MAPHAR IMPERIUM VILLAS
Kismatpur, Hyderabad



MAPHAR ONE
Shantinagar, Hyderabad



MAPHAR BELMONTE
Humayun Nagar, Hyderabad



MAPHAR BAIGS PINNACLE
Red Hills, Hyderabad



MAPHAR ETERNITY
Alkapoor, Hyderabad



MAPHAR ESTELLA
Srinagar Colony, Hyderabad



MAPHAR SABA RESIDENCY
Lakdikapul, Hyderabad



MAPHAR SILVER SPRINGS
Banjara Hills, Hyderabad



MAPHAR MARVELLA
Puppalguda, Hyderabad

30
YEARS OF
EXCELLENCE