



**MANJEERA**  
Life Elevated

**MANJEERA**  
*Casa*  
Gopanapalli, Gachibowli.



# *We are Manjeera.*

Over the last 3 and a half decades, we've established a legacy that has created several long and meaningful relationships. Our detailed expertise, strong engineering and project management capability helped deliver performances that rank high on quality. We build for the future and stand as hallmarks of quality construction, clear titles and value for money.

- HYDERABAD • ONGOLE
- VIJAYAWADA • RAJAHMUNDRY
- BENGALURU • BHUBANESWAR



# *Onwards and upward!*

With a vision to be synonymous with life-enriching spaces and structures, Manjeera has a 35-year long legacy that focuses on providing quality, innovative, cost-effective, eco-conscious spaces. With residential, commercial, hospitality and infrastructure developments, we strive to add value to all our stakeholders.

13 million sft. built    5 million sft. in the making  
Residential | Commercial | Malls | Hotels

*Presenting,  
Manjeera Casa.*

Where life meets luxury.





*An invitation to an  
ultimate living.*

Casa is an alcove of serenity  
set in the most desired location,  
yet a world apart. With homes that  
offer more to life than square feet.  
Live life on your own terms, where  
high living is perfected.

MANJEERA  
*Casa*

# Simply, the ideal location.

The impressive 10-floor intelligent living development occupies a prime position within the main suburban area of Gopanpalli.

Manjeera Casa is accessed through Tellapur Road & Gopanpalli, and is not far from IT hubs and major spots.

## HOSPITALS

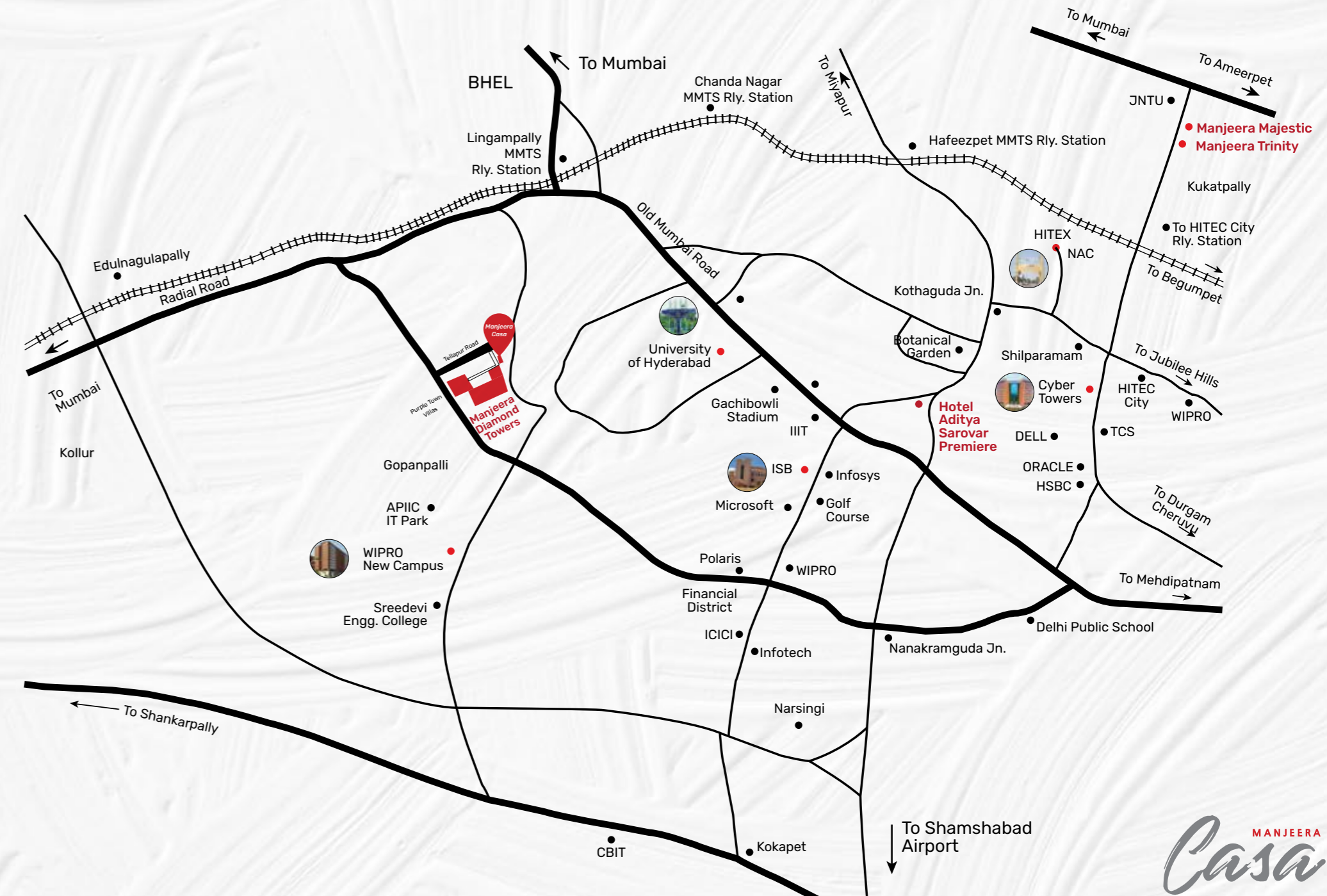
Citizens Speciality Hospital	10 mins away
Continental Hospitals	12 mins away
Pranaam Hospitals	12 mins away
Care Hospitals	21 mins away
AIG Hospitals	23 mins away

## SCHOOLS/COLLEGES

Manthan International School	3 mins away
Birla Open Minds International School	9 mins away
Sancta Maria International School	16 mins away
ISB	15 mins away
Hyderabad Central University	20 mins away

## IT/CORPORATES

Q City	9 mins away
Wipro	10 mins away
Microsoft	12 mins away
Infosys	12 mins away
DLF Towers	19 mins away



# 3 BHK luxurious apartments.

G+10 floors | 1497 sft. to 2019 sft.



Limited units



Spacious homes



Unmatched lifestyle

MANJEERA  
*Casa*





# *Ultimate living. Exceptional luxury.*

The 3 BHK homes in Casa are pampered with delightful amenities.



GYM



TERRACE GARDEN



INDOOR GAMES



AREA YOGA DECK



BASKETBALL



BADMINTON



HERBAL GARDENS



BANQUET HALL



SUNSET DECK



WALKING TRACK



KIDS PLAY AREA

MANJEERA  
*Casa*

# *Intimacy of a home, reimagined.*

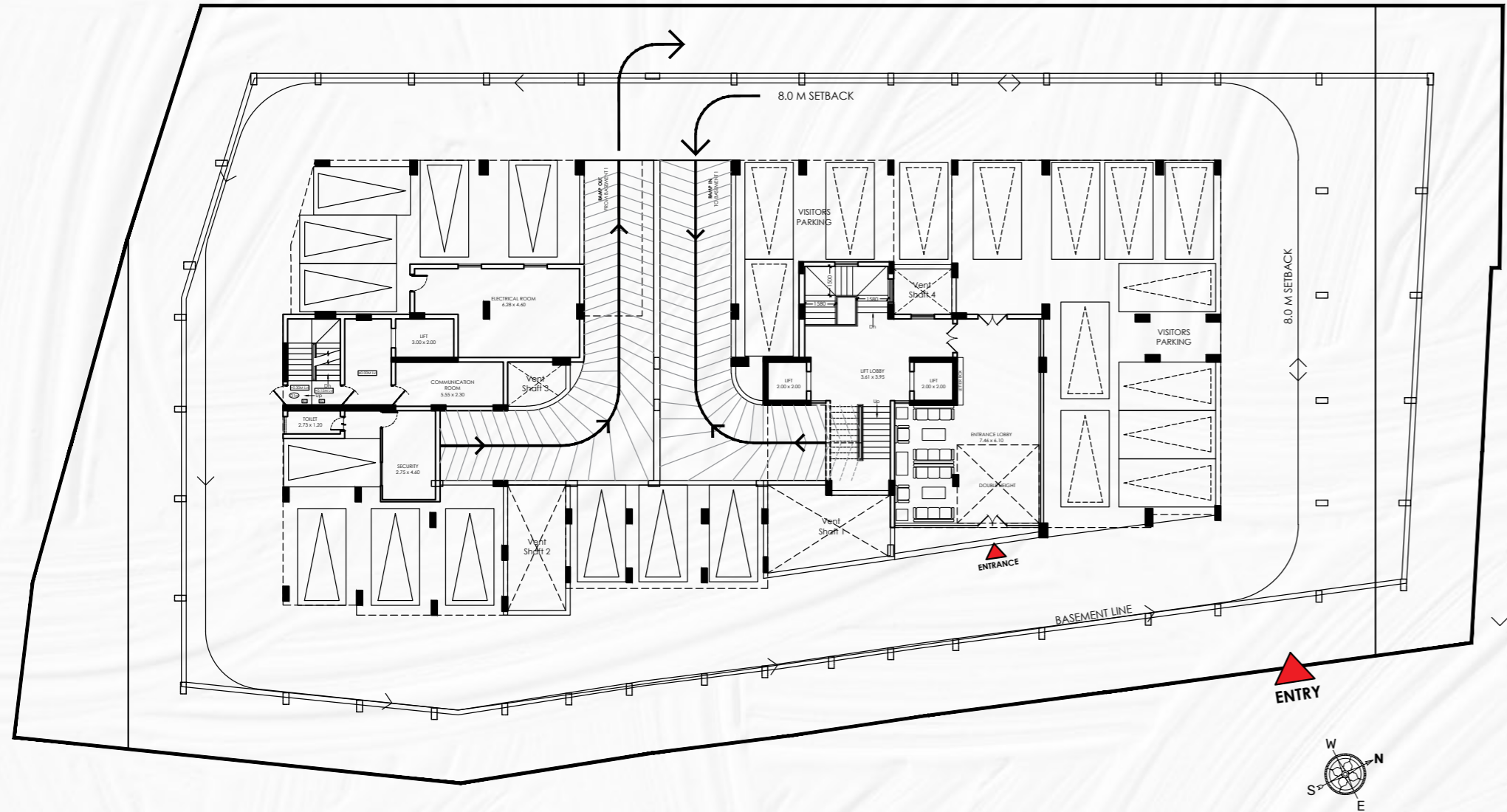
The spacious homes allow you  
to stretch your imagination, and  
define yourself. The rooms allow  
fresh air and ample sunlight.

Come home to relax your senses  
and soothen your mind.

MANJEERA  
*Casa*







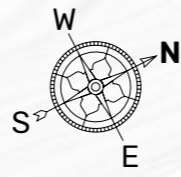
## GROUND FLOOR PLAN

Double Height Entrance Lobby with Grand Entrance & Waterbodies



## FIRST FLOOR PLAN

1721 sft. | 1734 sft. | 1606 sft. | 1497 sft.



## TYPICAL FLOOR PLAN (2<sup>nd</sup> to 10<sup>th</sup>)

2019 sft. | 2009 sft. | 1932 sft. | 1812 sft. | 1942 sft. | 1977 sft.



### FLAT NO. 1 (West-facing 3 BHK)

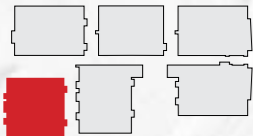
Carpet Area (RERA)	1226.87 sft.
Balcony Area	213.98 sft.
Built-up Area	1519.97 sft.
Saleable Area	2019 sft.





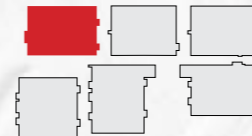
**FLAT NO. 2** (West-facing 3 BHK)

Carpet Area (RERA)	1206.41 sft.
Balcony Area	227.87 sft.
Built-up Area	1512.11 sft.
Saleable Area	2009 sft.



**FLAT NO. 3** (East-facing 3 BHK)

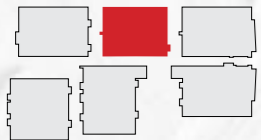
Carpet Area (RERA)	1095.76 sft.
Balcony Area	279.86 sft.
Built-up Area	1453.99 sft.
Saleable Area	1932 sft.





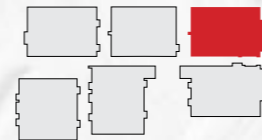
**FLAT NO. 4** (East-facing 3 BHK)

Carpet Area (RERA)	1012.45 sft.
Balcony Area	272.65 sft.
Built-up Area	1363.90 sft.
Saleable Area	1812 sft.



**FLAT NO. 5** (East-facing 3 BHK)

Carpet Area (RERA)	1102.12 sft.
Balcony Area	281.91 sft.
Built-up Area	1461.52 sft.
Saleable Area	1942 sft.





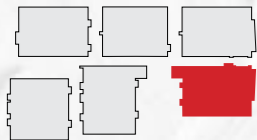
**FLAT NO. 6** (West-facing 3 BHK)

Carpet Area (RERA) 1182.85 sft.

Balcony Area 225.29 sft.

Built-up Area 1487.79 sft.

Saleable Area 1977 sft.





*The terrace garden at Casa.  
Find your escape.*

Walk into this sun-kissed garden and be surrounded by bliss. Enveloped in the serenity and quietude of nature, this open terrace garden brings you a breath of fresh air. Towering trees, vertical gardens, mesmerising flora, and a seating for you and your cup of coffee in the midst of this. Here's a sanctuary that can fill your heart, mind and soul with joy. A sanctuary that could be yours.

# SPECIFICATIONS OF **MANJEERA CASA**

## **RCC FRAMED STRUCTURE**

- RCC structure designed for gravity, wind and seismic load conditions.

## **SUPER STRUCTURE**

- Autoclaved Aerated Concrete (AAC) for all walls/clay bricks for washrooms and kitchen utility areas.

## **PLASTERING**

- Internal plastering: 12 mm cement plaster for walls and ceiling.
- External plastering: Smooth/Rough 18 mm rough cement plaster in 2 coats for external walls as per façade design.

## **PAINTING**

### **EXTERNAL**

- Combination of textured and non-textured surfaces with two coats exterior weatherproof acrylic emulsion paint.

### **INTERNAL**

- Plastic emulsion paint of reputed make for all internal walls and ceiling.

## **FLOORING**

### **MASTER BEDROOM**

- Double glazed vitrified tiles of size 600 mm x 600 mm

### **OTHER BEDROOMS**

- 600 mm x 600 mm size double glazed vitrified tiles for bedrooms

### **LIVING & DINING**

- 800 mm x 800 mm size double glazed vitrified tiles.

### **ALL BALCONIES**

- Wood finish deck tiles/anti-skid ceramic tiles.

### **UTILITY/WASH AREA**

- Anti-skid ceramic tiles.

### **KITCHEN**

- 600 mm X 600 mm double glazed vitrified tiles.

### **BATHROOMS**

- Acid-resistant, anti-skid ceramic tiles.

### **CORRIDORS**

- Granite slabs.

### **STAIRCASE**

- Granite flooring.

## **DADOING**

### **KITCHEN**

- Ceramic tiles for dadoing up to 2 ft. height above the counter.

### **BATHROOMS**

- Glazed ceramic tiles dado up to false ceiling.

### **WASH AREA**

- Glazed ceramic tile dado up to 4 ft. height.

### **LIFT WALL FASCIA**

- Granite cladding as per design.

### **KITCHEN**

- Polished granite platform with stainless steel sink.

## **PARKING AREAS**

- VDF flooring for drive ways and parking columns with corner trims.

## **DOORS**

### **MAIN ENTRANCE DOOR**

- Main door shall be of teak wood frame with premium flush shutter with Veneer/polished of 8 ft. height.

### **INTERNAL DOORS**

- Teak wood frame with premium flush door with laminate.

## **DINING/LIVING DOORS/ FRENCH WINDOWS IF ANY**

- uPVC door frame of reputed profile sections with clear toughened glass panelled shutters and designer hardware of reputed make with provision for mosquito mesh track (mesh & fixing has to be at the cost of the client).

### **TOILET DOOR**

- Teak wood frame & flush door with laminates.

## **WINDOWS**

- Sliding uPVC windows of 2.5 track with all necessary gaskets & mosquito mesh with clear glass.
- uPVC for toilets.

## **RAILING & GRILLS**

### **UPPER FLOOR BALCONIES**

- SS railing with glass.

### **STAIRCASES**

- MS railing with SS top rail.

### **KITCHEN & GROUND FLOOR BALCONY, ALL CORRIDORS**

- Wall with SS railing.

## **PLUMBING AND SANITARY**

### **BATHROOMS**

- Vanity types wash basin/granite counter top (refer the plans).
- Wall mounted white colour EWC with flush tank of reputed make in all toilets.
- Hot & cold mixer with concealed diverter for shower.
- Provision for geysers in all bathrooms.
- All C.P. fittings are of reputed make.
- Treated water supply through overhead tank.
- Shower cubicle in master bathroom.

### **KITCHEN**

- Provision for fixing water purifier.

### **UTILITY :**

- Provision for washing machine and wet area for washing utensils.

## **ELECTRICAL**

- PVC insulated wires of reputed make.
- Power outlets for air conditioners in all bedrooms, living & dining.
- Power outlets for geysers in all bathrooms.

- Points for chimney, exhaust, RO/water purifier, cooking range, refrigerator, microwave ovens, mixer/grinders in kitchen.
- Plug points for T.V., audio systems, etc., in bedrooms & living rooms.
- Miniature Circuit Breakers (MCB) for each distribution board of reputed make.
- Modular electrical switches of reputed make.
- Lightening protection system.
- Power supply of 6 KW for 3 BHK.

## **UTILITIES/WASH AREA**

- Provision for washing machine & wet area for washing utensils etc.

## **TELECOM**

- Provision for telephone in master bedroom & living room.
- Intercom connection facility from all the flats connecting security.

## **CABLE TV**

- Provision for DTH in master bedroom & living room only.

#### Wi-Fi

- Provision for Wi-Fi point in living near main DB.

#### LIFTS

- Automatic lifts of reputed make for passengers and separate lift for goods, of reputed make.
- Lift wall cladding up to 7 ft. height.

#### WSP

- Domestic water made available through an exclusive Water Softening Plant (not RO Plant).
- Rainwater harvesting at regular intervals provided for recharging groundwater levels.

#### CAR WASH FACILITY

- Water point at identified location for car wash facility will be provided.

#### GENERATOR

- D.G power back-up for common areas and flats.

#### FACILITIES FOR DIFFERENTLY ABLED

- Access ramps at block entrance shall be provided for the differently abled.

#### SECURITY/BMS

- Panic button and intercom is provided in the lifts and is connected to the security room.
- Solar power fencing on the compound.
- Surveillance cameras at the main security, entrance of floors and entrance of the lifts.

#### AIR CONDITIONING

- Provision for split AC in living, dining and bedrooms.

MANJEERA  
*Casa*

# Our iconic projects.

Being one of the big game changers in the real estate world, we are proud to showcase some of our iconic projects.

## TELANGANA & ANDHRA PRADESH

Aditya  
Enclave



MANJEERA  
smarthomes  
APARTMENTS



MANJEERA  
smarthomes  
VILLAS



MANJEERA  
DIAMOND  
TOWERS  
Gopanpally-Gachibowli



MANJEERA  
HEIGHTS-I  
LB NAGAR



MANJEERA  
majestic  
HOMES



MANJEERA  
TRINITY  
HOMES



Purple  
town



MANJEERA  
TRINITY  
SKY VILLAS



MANJEERA  
MONARCH  
LIVE LIKE A KING  
2,3&4BHK FLATS



RESIDENTIAL

THE PLATINA  
we mean business



MANJEERA  
majestic  
COMMERCIAL



ATC  
Aditya Trade Center



MANJEERA  
TRINITY  
CORPORATE



MANJEERA  
MALL



Radisson  
HOTELS & RESORTS



Home1



ADITYA PARK  
hyderabad  
A SAROVAR FORTICO HOTEL



MANJEERA  
INTERNATIONAL  
CONVENTION CENTRE



SAROVAR  
HOTELS & RESORTS



COMMERCIAL  
& HOSPITALITY





# MANJEERA

## Life Elevated

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**Corporate Office:** #711, Manjeera Trinity Corporate,  
JNTU to HITEC City Road, KPHB, Hyderabad – 500 072.

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**Project Address:** Next to Manjeera Diamond Towers,  
Tellapur Road, Gopanpalli, Hyderabad – 500 019.

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**Phone** : 040 6647 9600

**Project Enquiries** : +91 9966176617

**Other Enquiries** : 040-6647 9647

**Email** : [sales@manjeera.com](mailto:sales@manjeera.com)

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