



Outdoors that are engaging, interactive and a lot more fun

A preface to Tuscany: Discover an enchanting nature's retreat.



- More than 40+ Amenities**
- SOFT RECREATION**
- Outdoor Swimming Pool
 - Mini Golf Course
 - Open air Yoga deck
 - Party Deck
 - Indoor Games – Carrom, Chess, Board games And Snooker
 - Amphitheatre
 - Barbeque & Bonfire space
 - Exotic Vegetable orchard
 - Exotic fruit orchard
- ACTIVE RECREATION**
- Squash Court
 - Table Tennis
 - Outdoor Tennis court
 - Outdoor basketball court
 - Volleyball court
 - Cricket Nets & practice nets
 - Kids playing zone
 - Cycling & Jogging track
 - Rope walking and related

- Adventure activities
 - Segway scooters and ATV bike ride
- LOUNGE**
- Multipurpose Hall
 - Feature entrance with lobby and reception
 - Cigar Lounge
- LODGING**
- Business centre
 - 8 Golf facing exclusive guest rooms/Cottages
- ANCILLIARY FACILITIES**
- Administration room
 - BOH
 - Toilets + Changing rooms + Locker rooms
 - Kitchen + Store
 - Sorting, tool shed and materials storage for orchards
 - Staff accommodation

Plantation at Tuscany

Fruit Bearing

- Organically grown fruit bearing trees including Mango, Jack fruit, Custard Apple, Avocado, Chikku, Jamun in each farm plot.



Custard Apple Plantation

Avocado Plantation

Jack fruit Plantation

Mango Plantation

Chikku Plantation

Timber Yielding

- Timber plantations comprising of Sandalwood, Casuarina tree in each Farm Plot



Casuarina Plantation



Sandalwood Plantation

About Promoters: Manjeera Group

We are Manjeera, a 35 years' legacy of detailed expertise, sturdy and intelligent engineering, and unparalleled Project management capability, which helped us deliver performances that rank elite in quality.

35 years

13 million sq ft delivered

5 million sq ft under execution

Our Presence

- HYDERABAD
- ONGOLE
- VIJAYAWADA
- RAJAHMUNDRY
- BENGALURU

Tuscany Project Philosophy

"A memorable weekend getaway and a green oasis amidst the rolling hills of Zaheerabad. Nurtured by forests, nestled in the hilly terrains, experience tranquil trails along water brooks and the luxury of a club house with state of the art amenities. The farmlands are reflective of the neighboring meandering meadows in absolute harmony with nature."



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THE NATURE'S CRADLE OF ECSTASY



ITALIAN THEMED FARM LANDS

Introducing Tuscany!



Tuscany is a carefully crafted farmland Project that combines leisure, agriculture, investment with promising returns. Cutaway from regular, designed for those who aspire for a lifestyle that is a celebration with nature.

Organically grown fruit bearing and timber yielding trees in each farmland plot admeasuring half acre and above, ensuring medium and long term returns. The elegantly designed clubhouse offers luxurious guest cottages with a breath taking Golf course view that only lucky few could dream of.

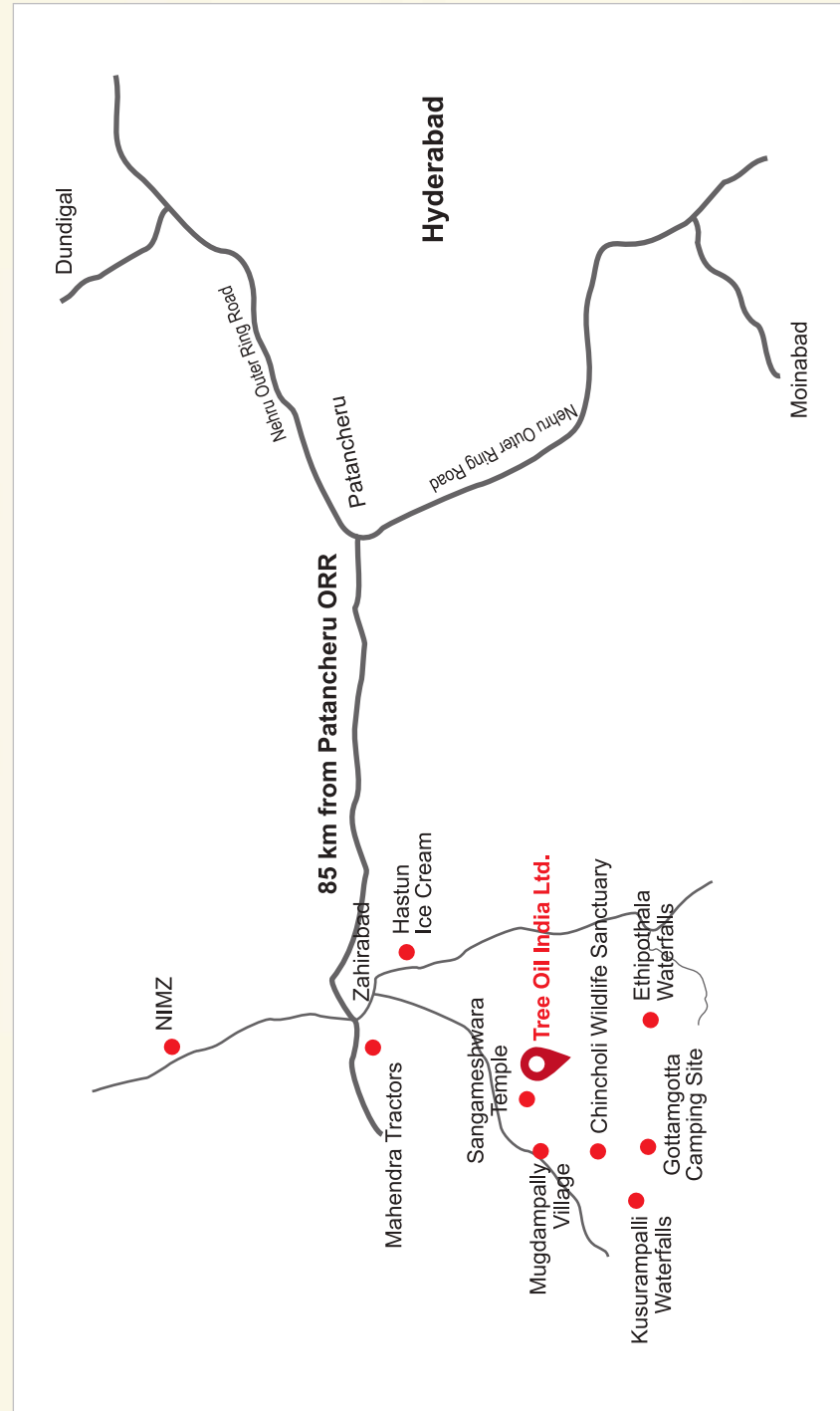
About Architects: An Epitome of Excellence

Tuscany is designed by Morphogenesis – India's acclaimed Architecture and Urban Design firm with a reputation to reinterpret regional architectural roots in over 50 cities across 8 countries.

Location Advantage: About Zaheerabad:

- Zaheerabad the 'hot-spot investment', destination.
- Bullet train connectivity to Mumbai from Hyderabad, Only stop In Telangana after Hyderabad.
- National Investment of Manufacturing Zone (NIMZ), coming up in close proximity.
- Triton electric car manufacturing unit with an investment of Rs. 2000 crores coming up shortly.
- The epicenter of various leisure, recreation, adventure and development activities

Tuscany Location Advantages



- NIMZ 24 Km
- Mahindra Tractors 14 Km
- Ethipothala water falls 11 Km
- Gottamgotta camping site 10 Km
- Sangameshwara temple 4 Km
- Hatsun ice cream 4 Km
- Mogumdampally village 3 Km
- Chincholi wild life sanctuary 10 Km
- Kusurampalli waterfalls 15 Km

Master Plan



Benefits Of Investing in Tuscany Project.

- ➔ Tuscany gets you rich income from Fruit bearing & Timber yielding Trees
- ➔ Attractive land appreciation on your Farmland Plots

Plot Size : 0.5 Acres(2420 Sq yards) & Above

BLOCK	PLOT AREA= 0.5ACRE	PLOT AREA> 0.5ACRE	SUB-TOTAL	PLOT AREA FOR FUTURE DEV.
A	19	10	29	3
B	74	23	97	1
C	63	6	69	2
			TOTAL: 195	TOTAL: 6
TOTAL NO. OF PLOTS = 201NOS.				