

A PEACEFUL LIFE AWAITING FOR YOU

AT POCHARAM, MUTHANGI JUNCTION, PATANCHERU HYDERABAD

Open plots & Affordable Villas





50 ACRES OF PURE BLISS.

Mahidhara Luxuria is a thoughtful township designed to provide the most suitable life style at Hyderabad's most serene location. The community promises the residents a lifestyle, never experienced. Mahidhara Luxuria is spread across 50 acres and divided into 727 plots with quality infrastructure, flourishing amenities and a club house for your leisure filled needs at very affordable investment.

AND ADVANTAGE.

Located in Pocharam, and situated very close to Muthangi, Mahidhara Luxuria is a connecting point for the ORR exit no. 3 and the Mumbai Highway road, with just 0.5 km drive through the service road. Pocharam, is situated just adjacent to it and at the end of the GHMC limits. This is the prime address in this locale and along with being a very affordable investment. The blooming upcoming Residential developments and the close proximity to the Financial District and IT Corridor guarantees the future growth to an investor.

PROPOSED ODF COLONY IS WITH IN THE COMMUNITY

Mahidhara Luxuria community is going to have ordinance factory employees going to live as residents in the community



			
50+ ACRES	727 PLOTS	4 UNIQUE PARKS	46% OPEN SPACES





PERFECT COMMUNITY

for today's upbeat families,

A well planned community followed by modern living standards with roads and landscape executed by the industry's best experienced teams, flawlessly is how design works at Mahidhara Luxuria.

Project Features

- Grand entrance archway
- Complete compound wall with security system
- 120', 50', 40' & 30' wide black top roads
- Footpath with kerb stone
- Electricity provision
- Street lighting
- Rain water harvesting pits
- Centralized overhead water tank with water connection to each plot
- Underground drainage and sewage system (S T P)
- Designed Landscape parks
- Visitors parking bay
- Jogging track
- cycling track
- Sports area with court yard
- Party lawn
- Club House With Swimming pool
- Vastu Compliant

mahidhara
LUXURIA
A PARADISE ON EARTH



DISCOVER A NEW LIFE OF FINE CLUB LIVING

crafted for relaxation at every turn

At Mahidhara Luxuria, is designed to provide a well-balanced, healthy lifestyle with a strong focus on well being and time spent outdoors. An opulent pool area, well designed party area and open lawns will provide residents with places to relax, exercise or entertain against a spectacular backdrop.

CLUB HOUSE FEATURES



Swimming Pool
Toddler Pool with changing rooms



Gym



Banquet Hall



Indoor Games



Creche



Super Market



Pantry



Lounge (visitors)



Library



OUT DOOR SPORTS

Mahidhara is where there's something for everyone to experience. Indulge in the sportive you with the multi purpose court to play according to your need and with basketball hoop.



PARTY LAWN

This well landscape party lawn is made to accommodate and celebrate weddings and **festivals along with your holi and birthday parties**. It's also attached to the clubhouse to facilitate kitchen services and has enough room to accommodate a Dias/stage.

CHILDREN PARK

We've designed this recreational area solely for kids, giving them a clean and spacious environment to explore and challenge themselves. At every nook and corner, there's an opportunity for adventure and new memories to be made. So while the adults are away, let the kids play!



HERBAL GARDEN

Along with providing other experiences to breathe healthy, Creating community with herbal gardens is one such step to bring back medicinal herbs and to benefit each one tangibly



TRADITIONAL PARK

This is one of the most thought full ideas by the developer regularly facing difficulties in the present communities during the celebrators days.

The park is adorned with Neem, Mango, Amla, Coconut, Banana, Curryleaf and Sacred many relevant plants. Now celebrating festivals at Mahidhara Luxuria is what provides pure bliss.





DUPLEX VILLA - 3BHK EAST FACING

GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR	- 959 Sq.ft
FIRST FLOOR	- 958 Sq.ft
HEAD ROOM	- 119 Sq.ft
TOTAL	- 2036 Sq.ft
PLOT AREA	- 167Sq.Yds

*as per customer request model villas will be constructed with given specifications



DUPLEX VILLA - 3BHK WEST FACING

GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR	- 956 Sq.ft
FIRST FLOOR	- 955 Sq.ft
HEAD ROOM	- 117 Sq.ft
TOTAL	- 2029 Sq.ft
PLOT AREA	- 167 Sq.Yds

*as per customer request model villas will be constructed with given specifications



SIMPLEX VILLA
EAST FACING_2BHK
167SQ.YDS

TOTAL - **1020**Sq.ft.

SIMPLEX VILLA
WEST FACING_2BHK
167SQ.YDS

TOTAL - **1020**Sq.ft.



QUALITY IN DETAIL

SPECIFICATIONS

	STRUCTURE	: RCC Framed Structure conforming to Seismic Zone		DADOING/CLADDING	
	SUPER STRUCTURE	: 9" external & 4" internal walls with cement blocks in cement Mortar		Elevation	: Texture Putty finish.
	PLASTERING			Kitchen	: Glazed ceramic tiles up to 2' ht. above platform
	Internal	: Single Coat plastering in cement mortar for walls & Ceiling		Toilets	: Glazed ceramic tiles up to 7' height
	External	: Double Coat plastering in cement mortar for external walls		Utility/wash	: Glazed ceramic tiles up to 3' height
	DOORS			KITCHEN	: Granite Platform with stainless steel sinks of Single bowl of Nirali and equivalent make. Provision for fixing of R.O System Provision for exhaust fan/ chimney
	Main Door	: Seasoned Medium teak wood frame and door shutter with melamine polishing with Dorset or equivalent hardware fittings.		Balcony Railing	: MS Railing
	Internal Doors	: Seasoned Sal wood frame with masonite door shutter with standard hardware fittings.		ELECTRICAL WORKS	
	Windows & Ventilators			Wiring	: Concealed copper wiring of ISI Standard.
	Windows	: UPVC power coating sliding windows		DBs	: Distribution Boards (DB) of ISI Standard
	Ventilators	: UPVC with powder coating louver ventilator		Switches & Fittings	: Modular switches of Anchor Roma or Equivalent make. MCB & ELCB of good quality and 3 phase supply for each house. Power outlets for AC's in all bed rooms, provision for geyser points in all toilets.
	Safety Grills	: MS Safety grills for windows with enamel paint finish		PLUMBING & SANITARY	: Internal concealed CPVC pipelines and external of UPVC pipe lines. All bath rooms consist of Essco-Jaguar /Equivalent make CP fittings. All sanitary fixtures in white color of Hind ware/Parry ware/ equivalent make. Water supply through overhead tank.
	PAINTING			TELECOM	: Provision for telephone in ground floor hall.
	Internal	: Smooth putty finish with Asian/equivalent make acrylic emulsion paint over one coat of primer.		CABLE TV	: Provision for Television in ground floor hall.
	External	: 2 Coats of external ACE water proof paint of Asian/equivalent make.		INTERNET	: Provision for internet in Ground floor.
	FLOORING		COMPOUND WALL	: 4' height and 4" thickness brick wall with M.S gate in enamel paint finish.	
	Entrance ramp	: Cement concrete flooring			
	Parking & passage	: Designed Natural stone (Tandur /Cuddapah black stone)			
	Entrance steps	: Granite			
	Living/Dining/Kitchen/				
	All bed rooms/Toilets/	: 2'x2' size Vitrified tiles			
	utility/wash/Deck	: Anti-skid ceramic tiles			
	Stair case				
	Simplex	: External Flooring Tandur			
	Duplex	: Internal Flooring Granite			



WISER TODAY, HAPPIER TOMORROW !

Mahidhara Luxuria is located in a very close proximity to the Financial District, IT Corridor International Educational Institutions, Hospitals and other Public Utilities. The Project is placed at an excellent locale and is well connected to the rest of the City. Pocharam is the growing suburb of Hyderabad. Mahidhara Luxuria, in Pocharam, is situated just adjacent to the Outer Ring Road and National Highway Mumbai (NH-65). The added advantage of the neighbourhood are the upcoming Residential Colonies.

Reputed Landmarks/Location Advantages:

Education Institutions - 15 to 30mins.

Oakdale International School
Samashti International School
Birla Open Mind International School
Green Gables International School
PIMS (Padmavathi Institute of Medical Sciences)
RRS College of Engineering & Technology
Amaltas Green School
Sri Chattanya High School
Krishnaveni High School
Narayana IIT Academy
Ellenki College of Engineering and Technology
Manjeera junior College
St. Mary's College of Engineering and Technology

Hospitals

SVS Hospital - 10mins.
Sai Krishna Multi Specialty Hospital-10mins.
Sai Ganesh Multi Speciality Hospital-10mins.
Peoples Hospital-15mins.
Continental Hospital - 20mins.

Strategic Areas

Outer Ring Road-05 mins
NH 65 - Mumbai Highway -05 mins
Gachibowli Cross Road -30 mins
Financial District (ORR) -20 mins



VALUE ENHANCED BY COMMITMENT & TRUST

Mahidhara Project Private Limited was established in 2006 and with decades of construction experience, the company has built lifestyle townships, luxury villas and layouts in Chennai, Bengaluru and Hyderabad. All Mahidhara projects assure sustainability, eco-friendliness and long-term Asset and Investment appreciation. The company is a customer driven one delivering value with high ROI and transparent business practices. It's trust and compliance norms define every project of Mahidhara.

ONGOING PROJECTS



COMPLETED PROJECTS



TEAM

Architects



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Architects



Landscape Architects



MEP Consultants



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