## A PEACEFUL LIFE AWAITING FOR YOU

AT POCHARAM, MUTHANGI JUNCTION, PATANCHERU HYDERABAD

Open plots & Affordable Villas





A PARADISE ON EARTH





# **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





## 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 (STP) Designed Landscape parks Visitors parking bay Jogging track cycling track Sports area with court yard Party lawn Club House With Swimming pool Vastu Compliant



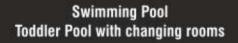
## **OF FINE CLUB LIVING**

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**







Gym



Banquet Hall



Indoor Games



Creche



Super Market



Pantry



Lounge (visitors)



Library



#### OUT DOOR SPORTS

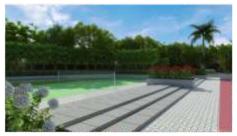
Mahidhara is where there's something for everyone to experience. Indulge in the sportive you with the multi purpose court to play according to your need and with basketball hoop.

#### 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.

#### THILDREN 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.



N







- 958 Sq.ft FIRST FLOOR

HEAD ROOM

- 119 Sq.ft - 2036 Sq.ft

TOTAL PLOT AREA

- 167Sq.Yds

GROUND FLOOR PLAN







GROUND FLOOR PLAN



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

W-377









SIMPLEX VILLA
EAST FACING\_2BHK
167sq.yds

TOTAL - 1020 Sq.ft.





SIMPLEX VILLA
WEST FACING\_2BHK
167sq.yds

TOTAL - 1020sq.ft.



## QUALITY IN DETAIL

#### **SPECIFICATIONS**

**STRUCTURE** : RCC Framed Structure conforming to

Seismic Zone

SUPER STRUCTURE : 9" external & 4" internal walls with cement blocks in cement Mortar

PLASTERING

Internal : Single Coat plastering in cement mortar

for walls & Ceiling

: Double Coat plastering in cement External mortar for external walls

**DOORS** 

Main Door : Seasoned Medium teak wood frame

> and door shutter with polishing with Dorset or equivalent

hardware fittings.

Internal Doors Seasoned Sal wood frame with

masonite door shutter with standard

hardware fittings.

Windows & Ventilators

Windows : UPVC power coating sliding windows

Ventilators : UPVC with powder coating louver

Safety Grills : MS Safety grills for windows with

enamel paint finish

PAINTING Internal

: Smooth putty finish with

Asian/equivalent make acrylic emulsion paint over one coat of primer.

: 2 Coats of external ACE water proof paint of Asian/equivalent make.

FLOORING

External

Entrance ramp : Cement concrete flooring

Parking & passage : Designed Natural stone (Tandur /Cuddapah black stone)

Entrance steps

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

Kitchen

DADOING/CLADDING

Elevation : Texture Putty finish.

: Glazed ceramic tiles up to 2' ht. above

: Glazed ceramic tiles up to 7' height Toilets Utility/wash : Glazed ceramic tiles up to 3' height

KITCHEN

: Granite Platform with stainless steel sinks of Single bowl of Nirali and equivalent

Provision for fixing of R.O System Provision for exhaust fan/ chimney

: MS Railing Balcony Railing

**ELECTRICAL WORKS** 

Wiring : Concealed copper wiring of ISI Standard. DBs : Distribution Boards (DB) of ISI Standard

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.

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.

TELECOM : Provision for telephone in ground floor

: Provision for Television in ground floor CABLE TV

: Provision for internet in Ground floor.

COMPOUND WALL: 4' height and 4" thickness brick wall with

M.S gate in enamel paint finish.





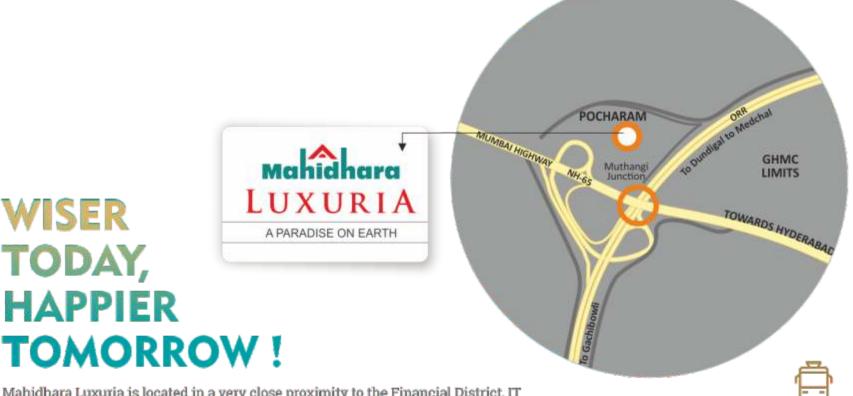












Mahidhara Luxuria is located in a very close proximity to the Financial District, IT Corridor International Educational Institutions, Hospitals and other Public Utilities. The Project is placed at an excellent locale and is well connected to the rest of the City. Pocharam is the growing suburb of Hyderabad. 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.

WISER

TODAY,

**HAPPIER** 

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 Chaitanya 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











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#### **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

Architects

Landscape Architects

MEP Consultants

Branding



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stű'de-ő architects





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