



Gem of a
Life

MAGNA  SOLITAIRE

Live Life SOLITAIRE

Now you can have it all – at once – in one place. You can live in the heart of the city amidst everything that's going on, with a luxury lifestyle and high-end amenities. Meanwhile, the city's biggest and best attractions are all close by, day and night, for action and relaxation alike.

There's a new life about to begin,
And it starts at Magna Solitaire
at Kismatpur.

Live life

in COMFORT
and LUXURY

Designed to live harmoniously in nature,
Magna Solitaire brings together great exclusivity, convenience
and comfort for the urban community complemented by the
matured infrastructure, amenities and the luxury of accessibility.

With 450 modern residences waiting for you to choose from,
finding your place to belong and thrive is easy at Magna Solitaire.





Live Life
in ABUNDANCE



GATED AND GUARDED COMMUNITY



WELL-CONNECTED TO IMPORTANT LOCATIONS



PRACTICAL UNIT LAYOUTS



LANDSCAPED GARDENS



FAR-REACHING PANORAMIC VIEWS



LIFESTYLE AMENITIES



MULTI-TIER SECURITY

4 ACRES

OF LAND IN PRISTINE SURROUNDING

4 TOWERS

OVERLOOKING LAKE AND GREENSCAPE

450 APARTMENTS

2 & 3 BHK UNITS

20850 SFT

OF RESIDENTS ONLY CLUBHOUSE

Live Life

where you get more of everything

Here, you don't just come home to an apartment, you come home to a community. Masterplanned with an equal focus between stylish residences and social spaces, the concept of home has been reimagined.

LEGEND

- | | |
|--------------------|-------------------------|
| ① Entry /Exit Gate | ⑦ Kids Play Area |
| ② Drive Way | ⑧ Cricket Pitch |
| ③ Totlot Area | ⑨ Visitors Car Parking |
| ④ Gazebo | ⑩ Senior Citizen Sitout |
| ⑤ Swimming Pool | ⑪ Central Landscaping |
| ⑥ Club House | ⑫ Walkway |



CLUBHOUSE FACILITIES

- | | |
|--------------------------|--------------------|
| ① Guest Lounge | ⑦ Indoor Games |
| ② Entry Lounge | ⑧ Gym |
| ③ Supermarket | ⑨ Day Care |
| ④ Guest Rooms | ⑩ Doctor Clinic |
| ⑤ Banquet Hall | ⑪ Co Working Space |
| ⑥ Indoor Badminton Court | |



Live life

inFULL BLOOM

Magna Solitaire embraces its unending green frontage and leafy surrounds, offering a rare opportunity to live in a beautiful residence inspired by nature and breathtaking views.





LIVING ROOM

LUXURIATE IN STYLE AND GRACIOUSNESS AT EVERY MOMENT. A STYLISH WORLD AWAITS YOU BEYOND YOUR DOOR.

Magna Solitaire's quality interior finishes create a beautifully crafted atmosphere that sets a high standard for living in Hyderabad.




Designs are streamlined to invite the outdoors in, so you always feel connected to your beautiful surroundings. Most homes benefit from good cross-ventilation, creating fresh, bright and airy interiors.



BEDROOM



DINING HALL

-  Quality materials & finishes
-  Integrated living
-  Generous, flexible floor plans
-  Light, bright homes

Live life

with GOOD TIMES

WELCOME TO YOUR 20850 SFT PRIVATE,
COSY ENCLAVE, WITH FACILITIES THAT
TOUCH YOUR EVERY SENSES.

Create new life experiences at Magna Solitaire surrounded by
the natural elements that exude a refreshing experience every day.
Rejuvenate and unwind as gentle ripples serenade you into
relaxation and bliss.





SWIMMING POOL

SPA & SALOON



INDOOR BADMINTON COURT

AMENITIES
SO GOOD YOU
WON'T FEEL
LIKE LEAVING
HOME.

YOGA/MEDITATION ROOM



MAGNA SOLITAIRE HAS AN ARRAY OF
INDOOR AND OUTDOOR AMENITIES THAT
CATER TO ALL WALKS OF LIFE.

Fully Equipped Gym

Yoga / Meditation / Aerobics

Meeting Room & Business Lounge
Co-working Space Provision

Swimming Pool

Multipurpose / Banquet Hall

Guest Rooms

Clinic, Spa & Saloon

Snooker / Billiards Table

Table Tennis, Chess, Carom

Grocery / Retail Area/ Cafeteria

Creche / Kids Play Area

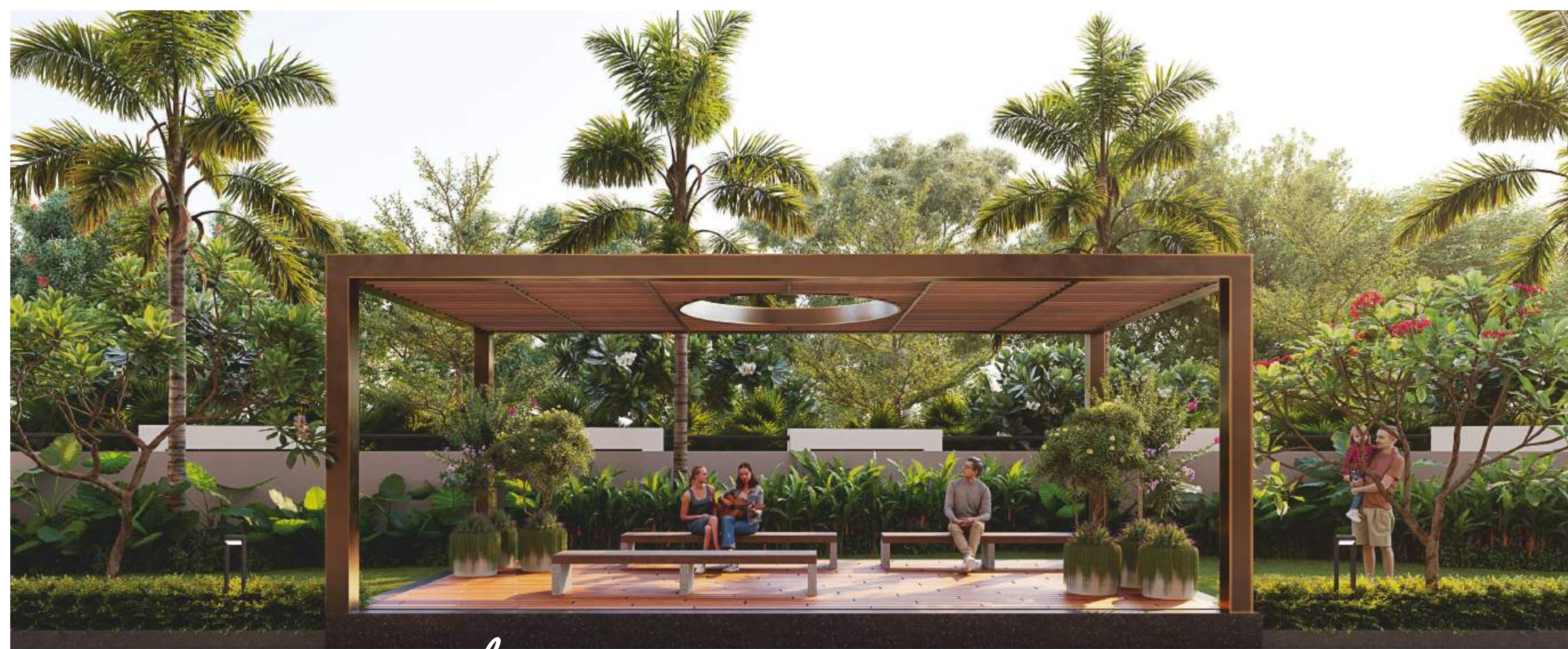
ATM, Association Room



FULLY EQUIPPED GYM

MULTIPURPOSE HALL



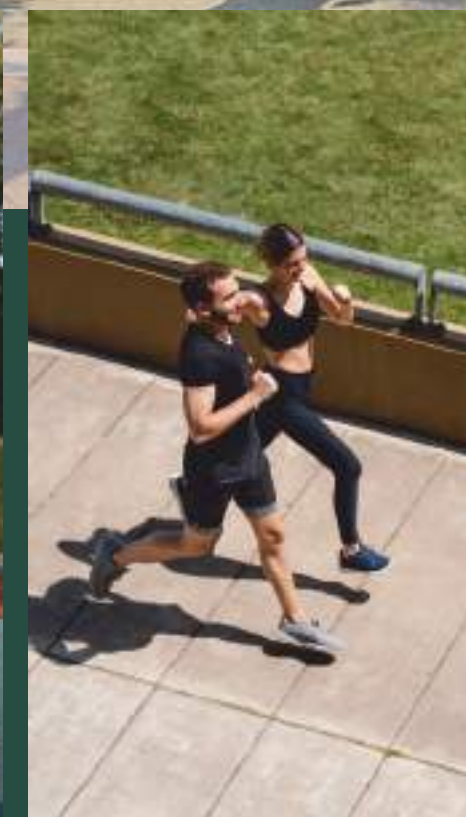


Live Life

by GREEN SPACES

REAL QUALITY OF LIFE MEANS BEING ABLE TO SPEND
PLENTY OF TIME RELAXING OUTDOORS.

Enjoy coming home to nature, to a community which is modern yet with strong elements of neighbourhood camaraderie. Savour a quality lifestyle which promotes health and happiness within its gorgeous surroundings.








LIVE IN MATURED NEIGHBOURHOOD WITH FACILITIES FOR A QUALITY LIFESTYLE THAT PROMOTES HEALTH AND WELL-BEING FOR RESIDENTS OF ALL AGES.

The landscaped areas feature abundant spaces to socialise through amenities that await you at any time of day. Get the little ones to explore, create and stimulate their creative curiosity in a controlled environment.

-  Pocket spaces
For all ages
-  Jogging track to
Increase endurance
-  Multicourt to
Socialise healthily



-  Badminton Court | Box Cricket
-  Seating Zone | Multipurpose Lawn
Seating Under Pergola
-  Jogging Track | Walking Trails
Childrens Play Area





TYPICAL FLOOR PLAN

BLOCK A

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

	1	2	3	4	5	6	7
Facing	East	East	East	East	West	West	West
Carpet Area	772	772	772	1086	1201	808	807
Balcony & Utility Area	161	161	161	269	315	124	123
Plinth Area	998	998	998	1435	1590	998	998
Saleable Area	1295 sft	1295 sft	1295 sft	1865 sft	2070 sft	1295 sft	1295 sft





TYPICAL FLOOR PLAN
BLOCK B

	1	2	3	4	5	6	7	8	9
Facing	East	East	West	West	North	North	East	East	East
Carpet Area	1483	1484	787	789	1222	1348	772	771	1339
Balcony & Utility Area	268	260	190	95	188	208	83	84	176
Plinth Area	1840	1840	1039	943	1481	1636	918	998	1599
Salable Area	2390 sft	2390 sft	1355 sft	1225 sft	1925 sft	2130 sft	1195 sft	1300 sft	2080 sft



TYPICAL
FLOOR PLAN
BLOCK C



	1	2	3
Facing	East	East	East
Carpet Area	1225	1215	828
Balcony & Utility Area	214	249	174
Plinth Area	1512	1537	1063
Saleable Area	1965 sft	2000 sft	1380 sft
	4	5	6
Facing	East	East	West
Carpet Area	1214	1085	847
Balcony & Utility Area	248	239	116
Plinth Area	1537	1400	1031
Saleable Area	2000 sft	1820 sft	1340 sft
	7	8	9
Facing	West	West	North
Carpet Area	845	849	849
Balcony & Utility Area	118	118	113
Plinth Area	1031	1031	1023
Saleable Area	1340 sft	1340 sft	1330 sft
	10	11	12
Facing	North	East	East
Carpet Area	1150	1235	1235
Balcony & Utility Area	133	109	108
Plinth Area	1362	1424	1424
Saleable Area	1770 sft	1850 sft	1850 sft
	13	14	15
Facing	East	West	West
Carpet Area	1230	990	851
Balcony & Utility Area	109	273	138
Plinth Area	1424	1340	1061
Saleable Area	1850 sft	1740 sft	1380 sft
	16		
Facing	West		
Carpet Area	1161		
Balcony & Utility Area	192		
Plinth Area	1433		
Saleable Area	1860 sft		





TYPICAL FLOOR PLAN
BLOCK D

	1	2	3	4	5	6	7	8	9	10	11	12	13
Facing	East	West	East	West	West	West	East	West	East	East	West	West	East
Carpet Area	991	704	714	1042	738	1038	750	746	989	693	1053	1065	1008
Balcony & Utility Area	212	167	155	166	118	165	114	117	216	162	168	276	208
Plinth Area	1277	926	926	1277	911	1273	924	924	1273	911	1290	1408	1291
Saleable Area	1660 sft	1205 sft	1205 sft	1655 sft	1185 sft	1655 sft	1200 sft	1200 sft	1655 sft	1185 sft	1680 sft	1830 sft	1680 sft



FEATURES & FINISHES

STRUCTURE

Earthquake resistant RCC framed structure, Structurally sound and designed with adequate safety measures to withstand wind and seismic load for zone 2

SUPER STRUCTURE

Internal Walls: 4 inch thick ACC block brick walls .
External Walls: 8 inch thick ACC block brick walls.

PAINTING

Internal : Smoothly finished surface treated with putty, primer and emulsion paint of Asian / Berger / Dulux or equivalent .

External: Texture /luppam with external emulsion / weather proof paint of reputed make as per elevation design .

DOORS

Main Door : Seasoned hard wood frame and shutter aesthetically designed with melamine polish, fitted with reputed hardware.

Internal Doors : Hard wood frame with both sides laminated flush shutter with reputed hardware.

Bathrooms/Utility Doors : Hard wood frame with both sides laminated

Flush shutter with reputed hardware.

WINDOWS

All windows are of upvc glazed sliding with mosquito mesh Shutter.

FLOORING

Drawing, Dining, Living, Bedrooms, Kitchen: 800 x 800 mm double charged vitrified tiles of best brand with spacer joint of Somany / Qutone / RAK / Kajaria or equivalent.

Bathrooms - Walls : 1'x2' ceramic tiles upto door height of Somany / Qutone / RAK or equivalent.
flooring : 1'x1' anti skid ceramic tiles.

Balcony / Utility: 1'x1' anti-skid vitrified ceramic tiles.

Corridors: Natural stone/granite /vitrified tiles with spacer joint.

ELECTRICAL FIXTURES

Concealed copper wiring of isi make and modular switches of reputed make off anchor/abb/siemens or equivalent.

Power outlets for air-conditioners in all bedrooms and living. Power outlets for geysers in all bathrooms.

Power outlets for chimney, hob, refrigerator, microwave oven, mixer /grinder in kitchen.

Washing machine point in utility area.

Power supply of three phase supply for each unit and individual prepaid meters.

Miniature circuit breakers (MCB) for each distribution

SANITARY FIXTURES:

Floor mounted EWC and wash basin of Jaguar/ Cera/ Johnson or equivalent single lever cp chrome plated fittings of reputed make.

Provision for geyser in all bathrooms.

COMMUNICATIONS

Intercom points in living and master bedroom connected to security and servicing units.

Television points & internet in master bedroom and living.

WSP & STP

Softening plant for bore-well water and water meter for each unit.

A sewage treatment plant of adequate capacity as per norms will be provided inside the project.

LIFTS

V3F drive high speed lifts of reputed make.

Lift lobby cladding with vitrified tiles/granite.

LANDSCAPING

Landscaping with combination of soft and hardscape,street furniture, pergolas etc will be provided in open areas around the community for relaxation.

SIGNAGE

Directions and safety signage's for driveways and where ever required.

CAR WASHING FACILITY

Car Wash facility will be provided in the parking floor level at designated area.

SECURITY/ BMS

Security guards round the clock.

Solar powered security fence for total community.

Boom barriers for effective traffic management.

CCTVs at main gate and entrance of each block and

POWER BACKUP

Metered DG backup of 100 % for all units.

CENTRALIZED BILLING

Automated billing system for water, power, DG power

FIRE & SAFETY

Fire alarm, automatic sprinklers and wet risers as per fire authority regulations will be provided.

PARKING:

Adequate car/ bike parking is available.

Power outlet for EV car/bike charging will be provided at additional cost.

a great LOCATION for *Life*

Easily accessible via ORR, Magna Solitaire keeps you connected to life's many pursuits. Whether its office, shopping or learning institutions, you are surrounded by the finest establishments and amenities.

LEARN

- 5 MINS Birla Open Minds
- 5 MINS T.I.M.E School
- 5 MINS Glendale Academy
- 15 MINS Sreenidhi International School
- 15 MINS Oakridge International School
- 15 MINS Indian School of Business

INDULGE

- BY WALK Daily Essentials
- 15 MINS Inorbit Mall
- 20 MINS Sharath City Mall
- 25 MINS GVK Mall
- 25 MINS City Center

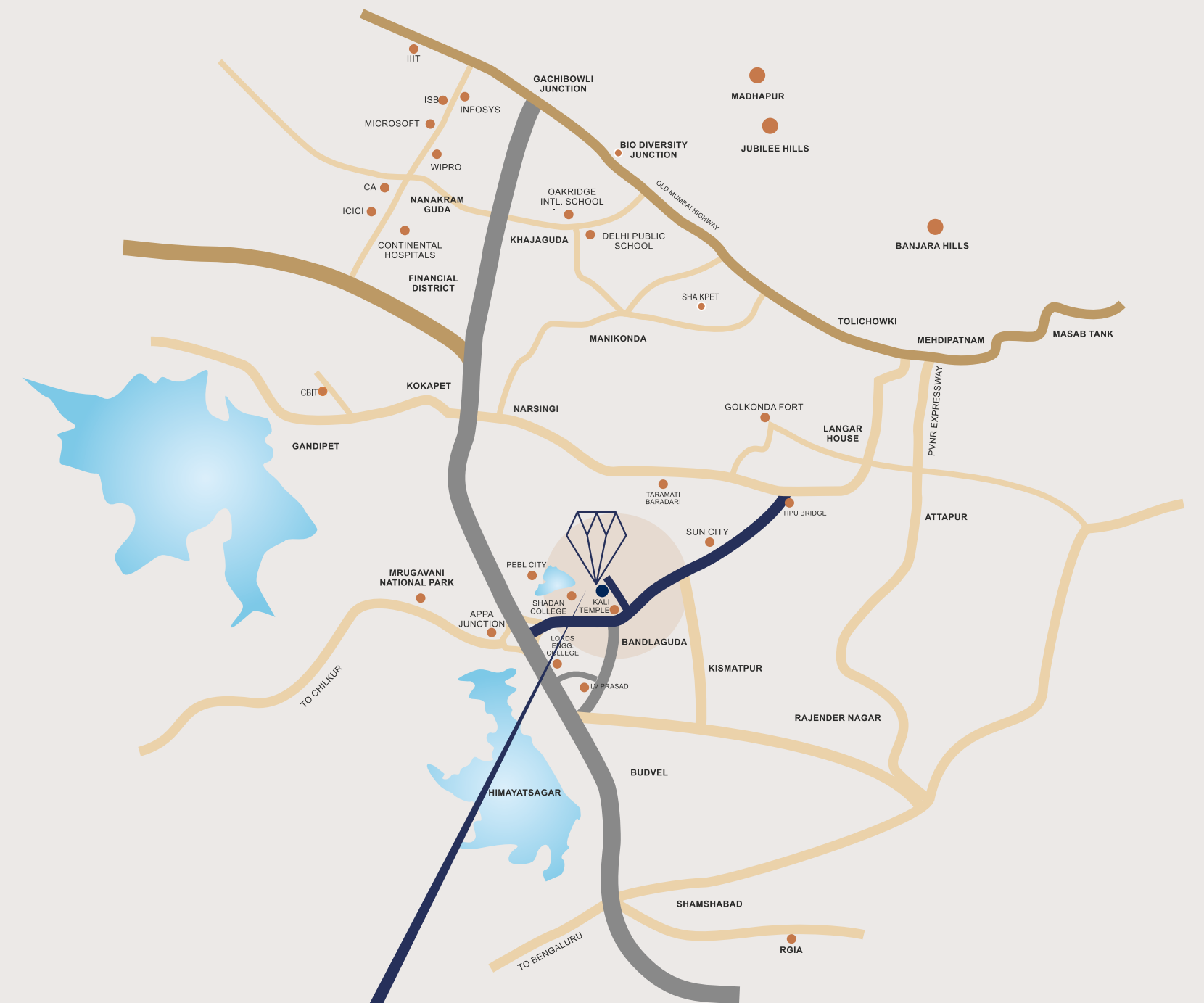


WELLNESS

- 15 MINS Continental Hospital
- 15 MINS Care Hospital
- 15 MINS Omega Hospital
- 20 MINS AIG Hospital
- 30 MINS Apollo Hospital

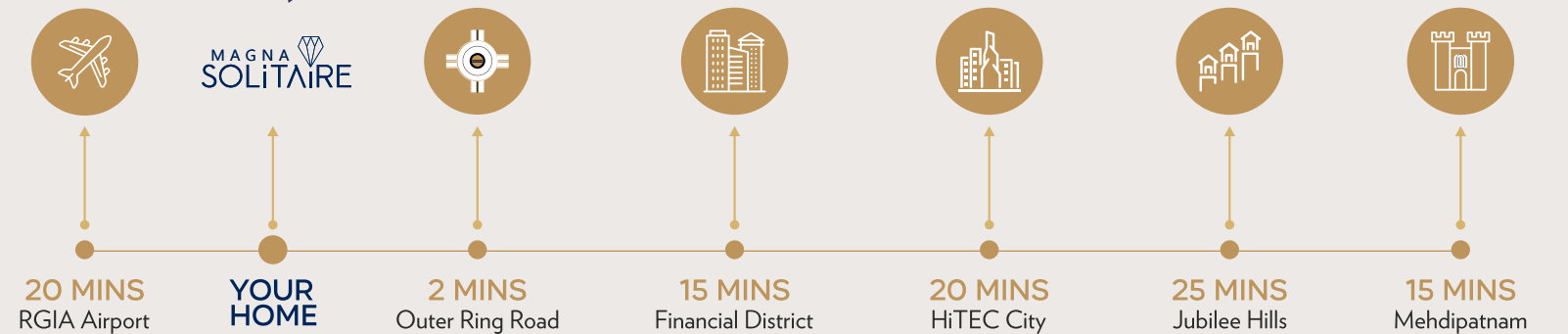
WORK & COMMUTE

- 2 MINS Outer Ring Road
- 15 MINS Neopolis
- 15 MINS Gachibowli Financial District
- 20 MINS RGIA Airport
- 20 MINS HiTEC City



ALL THE RIGHT CONNECTIONS

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