



MOGHAL
MAGNUS
THE ICONIC ADDRESS

PURE
LIFE IN XL SIZE



4 & 3 BHK Majestic Apartments @ Shantinagar Colony, Masab Tank, Hyd.





MOGHAL
MAGNUS
THE ICONIC ADDRESS

It's Time
to start living
the life your
imagine



Every inch of the space has been imaginatively and impeccably designed to help you unwind, relieve yourself from the stress and tension of your professional life. You can spend some quality time with your family and enjoy the privacy and comfort of your family life while being enveloped in the safety and security of community living.




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The marvelous and contemporary interiors make the living room very impressive. It is at once welcoming and has a signature style with a class of its own! The semi-partitioned living and dining space gives room to multiple space area along with providing a private corner at dining time ; solving a dual fold purpose. The long French windows add that tinge of royal charm to the room, making it palatial. It gives the space a majestic dimension, adding grace and gorgeousness.

3&4 BHK
UNITS

TYPICAL FLOOR PLAN





FLAT NO.1
EAST
FACING VIEW

4 BHK
3D VIEW
UNIT

- | | |
|--------------------|-----------------------|
| 1) Drawing | 8) Master Bed Room |
| 2) Living / Dining | 9) Sit-Out |
| 3) Bed Room | 10) Master Toilet |
| 4) Attach Toilet | 11) Bed Room |
| 5) Common Toilet | 12) Attach Toilet |
| 6) Kitchen | 13) Sit-Out |
| 7) Utility | 14) Children Bed Room |

Entrance



Cultivating
dream
of a
lifetime

FLAT NO.2
NORTH
FACING VIEW

3 BHK
3D VIEW
UNIT

- | | |
|--------------------|--------------------|
| 1) Drawing | 7) Sit-Out |
| 2) Living / Dining | 8) Master Bed Room |
| 3) Attach Toilet | 9) Master Toilet |
| 4) Bed Room | 10) Attach Toilet |
| 5) Kitchen | 11) Bed Room |
| 6) Utility | |



Entrance



FLAT NO.3
WEST
FACING VIEW

4 BHK
3D VIEW
UNIT

- | | |
|----------------------|---------------------|
| 1) Drawing | 8) Utility |
| 2) Children Bed Room | 9) Sit-Out |
| 3) Bed Room | 10) Balcony |
| 4) Attach Toilet | 11) Master Bed Room |
| 5) Attach Toilet | 12) Master Toilet |
| 6) Bed Room | 13) Living / Dining |
| 7) Kitchen | 14) Common Toilet |

Entrance



										
Total Units 17		Gym room	Security System CCTV CCTV surveillance for common areas		Landscaping Aesthetically designed Landscaping.		Intercom Each unit will be connected to security through intercom.		Walls Independent flats with no common walls	
		Elevator Six passenger lift of Premium make.	Power Backup Backup Power for Lift Corridor and parking.		Games room		Units Type 3&4 BHK		Children Playing area	

SPECIFICATIONS



FOUNDATION

The building shall have an RCC structure foundation design.



SUPER STRUCTURE

The structure of the building shall be in reinforced cement concrete.



WALL

Premium quality traditional red bricks for all walls



SURFACE FINISH

- Internal: Smooth cement based white putty finish for interior walls.
- External: Surfaces shall be of two-coat sponge finish.



PAINT

- Internal: Plastic emulsion paint for internal walls.
- External: Two coats of exterior emulsion paint (APEX paint).



WINDOWS

UPVC windows of 2 1/2 track sliding with glass panel and safety grills.



FLOORING

- Living & dining: Italian marble (Dyna).
- Master bed room: Wooden flooring (or) Marble flooring.
- Other rooms: Vitrified tiles or Marble tiles.
- Corridor and staircase: Granite flooring.
- Lift cladding: Lift wall of granite cladding.
- Utility / wash: Anti-skid ceramic tiles and dado upto 3 ft height.
- Parking: Designer parking tiles.



DOORS

- Main door: Teak wood frame, teak wood door with hardware of standard quality.
- Other door: Teak wood frame, designer flush door with hardware of standard quality.



KITCHEN

- Granite platform with stainless steel sink.
- 2'6" glazed tiles dado above kitchen platform.
- Provision for exhaust fan and suitable electrical points for kitchen appliances.



AIR CONDITIONING

A.C points for living area and all bedrooms.



ELECTRICAL

- Wiring: Concealed copper wiring of standard Finolex / Havells or Equivalent make.
- Gadgets/Switches: Modular switches and sockets of Legrand / Havells / Anchor or Equivalent make.



TOILETS

- Porcelain items: All porcelain items of Jaguar / American standard / HINDWARE or equivalent make in all toilets.
- C.P fittings: All of Grohe / Jaguar or equivalent make in all toilets.
- Plumbing: Concealed piping of CPVC for hot and cold water in all toilets.
- Glazed tile dadoing: Latest designer tiles up to roof height of standard makes in all toilets.
- Flooring: Anti-skid ceramic tiles in all toilets.



FALSE CEILING

Designer false ceiling in the living, drawing, bedrooms with provision of spot light.



SECURITY SYSTEM

CCTV cameras at the main security and entrance



TELEPHONE AND TV

Telephone and TV points in master bedroom and living area.



LIFT

6 Passengers capacity lift of Standard make.



INTERCOM SYSTEM

Intercom facility will be provided for communication between flats to flat and also security desk within the complex.



POWER BACKUP

Power backup for Lift, Parking and Common area in the apartment during power failure.



WATER SUPPLY

Water supply from borewell in addition to municipal water supply will be provided with the help of overhead tanks of suitable capacity.



The place that you call 'Home' comes after many years of rigorous hard work and planning. A lot of dreams are attached to it.

Live in the luxurious & lavish abode of contentment and satisfaction ; ride high at Moghal Magnus in the enamoring aura of splendid dwelling places which will fulfill your innermost desires holistically.

The building has an extraordinary appearance and creates an impressive eminence of its own. The spaciousness and lavish make of the building gives it a grandiose impact, positioning the façade in the elite bracket, giving it an edge above the rest.

A lifestyle
to embrace
for now
forever

LOCATED MAP

Not to scale



LOCATED NEAR-BY

- Income Tax Towers
- City Centre Mall
- JNTU college masab tank
- A C Guard s Hockey Ground
- Chacha Nehru park
- GVK Mall
- P. V. Narasimha Rao Expressway



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Our Ongoing Projects



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@ Rajendra Nagar, Hyderabad.



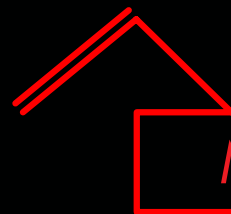
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