



M A P H A R
SABA RESIDENCY

The central text is enclosed in a large orange rectangular border. Above the word 'MAPHAR' is a stylized icon of a building with five vertical bars of varying heights, topped with a small 'Y' shape.

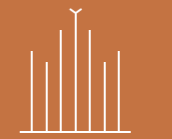
UNSURPASSED LUXURY

2 & 3 BHK PREMIUM APARTMENTS
AT LAKDIKAPUL, HYDERABAD



“
To create such a building
in the heart of one of
India's most dynamic cities
is a true privilege ”

MAPHAR CONSTRUCTIONS



MAPHAR

SABA RESIDENCY



SOARING 5 STOREYS, MAPHAR SABA RESIDENCY,
WILL BE HOME TO AN UNRIVALLED COLLECTION
OF SUPERBLY CRAFTED LUXURY RESIDENCES



MAPHAR
SABA RESIDENCY

DESIGNED
WITHOUT
COMPROMISE



MODERN, VIBRANT,
EXCEPTIONAL.

Maphar proudly presents Maphar SABA RESIDENCY,
a boutique development of beautifully bespoke residences.
Featuring elegant living spaces and exceptional lifestyle
unmatched in the heart of Hyderabad, it will be an architectural
tribute to a truly extraordinary city.

Welcome home to contemporary elegance,
perfectly situated right in the heart of Hyderabad city.




MAPHAR
SABA RESIDENCY

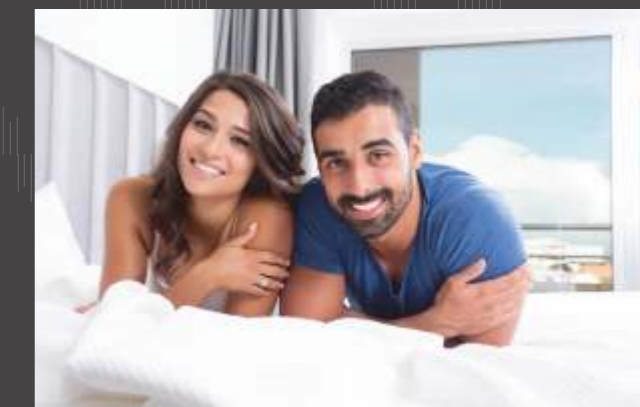
THESE **40**
APARTMENTS ARE GROUPED
HARMONIOUSLY ACROSS
5 STOREYS WITH
SPACIOUS 2 LEVEL
PARKING

STYLE AND
FUNCTION IN
PERFECT
HARMONY

Maphar SABA RESIDENCY has been carefully designed with understated elegance, reflecting the extraordinary history.

It's a selection of beautifully-appointed 2 & 3 bedroom apartments to suit every lifestyle and every stage of life.

Living spaces extend space and maximise perspectives, with open plan layouts and floor to ceiling windows



**SUPERB
LIFESTYLE
AMENITIES**

Much more than a place to live, Residents of Maphar SABA RESIDENCY will be able to enjoy exclusive areas for leisure and active rejuvenation. Its signature facilities will take living well to a new level.



- GYMNASIUM**
- MULTI PURPOSE HALL**
- GAMES ROOM**
- TOT LOT**
- LANDSCAPED GARDEN**
- SITTING AREA**
- 24/7 SECURITY**



**LIVE A
CONNECTED
LIFE**

- 1 Km** Hotel Golkonda Lotus Hospital
- 2 Kms** Reputed Schools Shadan College JNTU
- 5 Kms** Assembly Tank Bund Prasad Imax Railway Station
- 30 MINUTES** Gachibowli Financial Dist. Intl. Airport Hitec City

Boasting an unbeatable location, Maphar SABA RESIDENCY is a place where Modern convenience and relaxed, Luxury living converge. Just minutes away in every direction, Enjoy Hyderabad's at its best With all the city's finest temptations And conveniences close by.



TYPICAL FLOOR PLAN

FLAT 6 1749 sft (Super Area)
1399 sft (Carpet Area)



FLAT 7 1209 sft (Super Area)
967 sft (Carpet Area)



FLAT 8 1510 sft (Super Area)
1208 sft (Carpet Area)



FLAT 1 1788 sft (Super Area)
1430 sft (Carpet Area)



FLAT 5 1895 sft (Super Area)
1516 sft (Carpet Area)



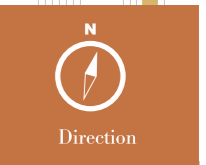
FLAT 4 1248 sft (Super Area)
998 sft (Carpet Area)



FLAT 3 1660 sft (Super Area)
1328 sft (Carpet Area)



FLAT 2 1779 sft (Super Area)
1423 sft (Carpet Area)



SPECIFICATIONS

■ **STRUCTURE** : R.C.C Framed Structure

■ **SUPER STRUCTURE**

6" thick red bricks for external wall & 4" thick red bricks for internal walls

■ **PLASTERING**

Smooth finish for Internal walls
Sponge finish for External walls

■ **PAINTINGS**

External walls : Cement paint
Internal walls : Plastic emulsion with NCL
Altek or Luppam
Front Elevation : Texture paint

■ **DOORS**

Main Door : Teakwood frames and shutters
Internal Doors : Designer flush doors with teakwood frames

■ **WINDOWS**

UPVC window of 2.5 track with glazed sliding shutters with glass panels and safety grill

■ **FLOORING**

Living Room : Italian finish big size vitrified tiles
Master Bedroom : Wooden Flooring
Other Rooms : Vitrified tiles
Bathroom : Anti skid ceramic tiles of reputed make
Utilities / Wash : Anti skid glazed ceramic tiles & dado upto 3ft

height
Corridor & Staircase : Granite flooring

■ **FALSE CEILING**

Designer false ceiling in living, drawing and bedrooms with provision for spot lighting

■ **TELEPHONE & TV**

Telephone points and Cable TV point shall be provided in living and all bedrooms

■ **LIFT**

2 lifts of 6/8 passengers capacity of Schindler/Kone

■ **KITCHEN**

Granite platform with stainless steel sink 3' height with tiles above the counter
Provision for exhaust fan and suitable electrical points for kitchen appliances

■ **SANITARY**

Latest designer tiles upto 8' height 2' x 1' tiles
Dado shower with diverter (CP fittings make Grohe / Jaquar)
Concealed pipeline of CPVC (Astral) for hot & cold water
Suitable washbasin of Hindware
Wall mounted EWC of Hindware

■ **ELECTRICAL**

Concealed copper wiring with adequate points for TV, Exhaust Fans, Geyser, AC, etc. MCB will be provided in all apartments

Wiring make : Polycab / Finolex or equivalent Brand
Switches make : Legrand / Havells / Anchor equivalent brand

■ **POWER BACKUP**

Power backup for all points in the apartment and common areas during power failure expect for AC's and power points

■ **GENERATOR**

DG set backup with acoustic enclosure

■ **WATER SUPPLY**

Municipal water will be provided additionally bore well water will also be supplied with the help overhead tanks of suitable capacity

■ **SECURITY SYSTEM**

CCTV cameras at the main security and entrance

■ **INTERCOM SYSTEM**

Intercom facility would be provided from flat to flat and with security desk within the complex

■ **LANDSCAPING**

Ample greenery in the Tot Lot and landscaping on all sides



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Architects



ASLAM ARCHITECTS

Structural Engineers & Consultants



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