



A LOT MORE THAN JUST A HOME

Maphar Serene has Vastu compliant homes designed with open space on all the four sides of every flat to provide abundant cross ventilation and ample privacy. It offers fresh thinking and insight into various aspects of construction as a result of which you will be the proud owner of a superbly finished with ever appreciating asset.



COME HOME TO A TRULY SERENE LIFESTYE

Maphar Serene's every aspect is thoughtfully designed - be it the ornate lobby, the lush greenery or even the waiting lounge. Your home will be so self-contained with a fully equipped gymnasium, indoor games facility and many more amenities to give you a lifestyle that is truly unmatched.

If you've always believed in high quality living, it's time to put your beliefs into action. Maphar's Serene offers you a lifestyle that is too good to resist at an ideal location.



WAITING LOUNGE



MULTI PURPOSE HALL



TOT LOT



TABLE TENNIS



BILLIARDS TABLE



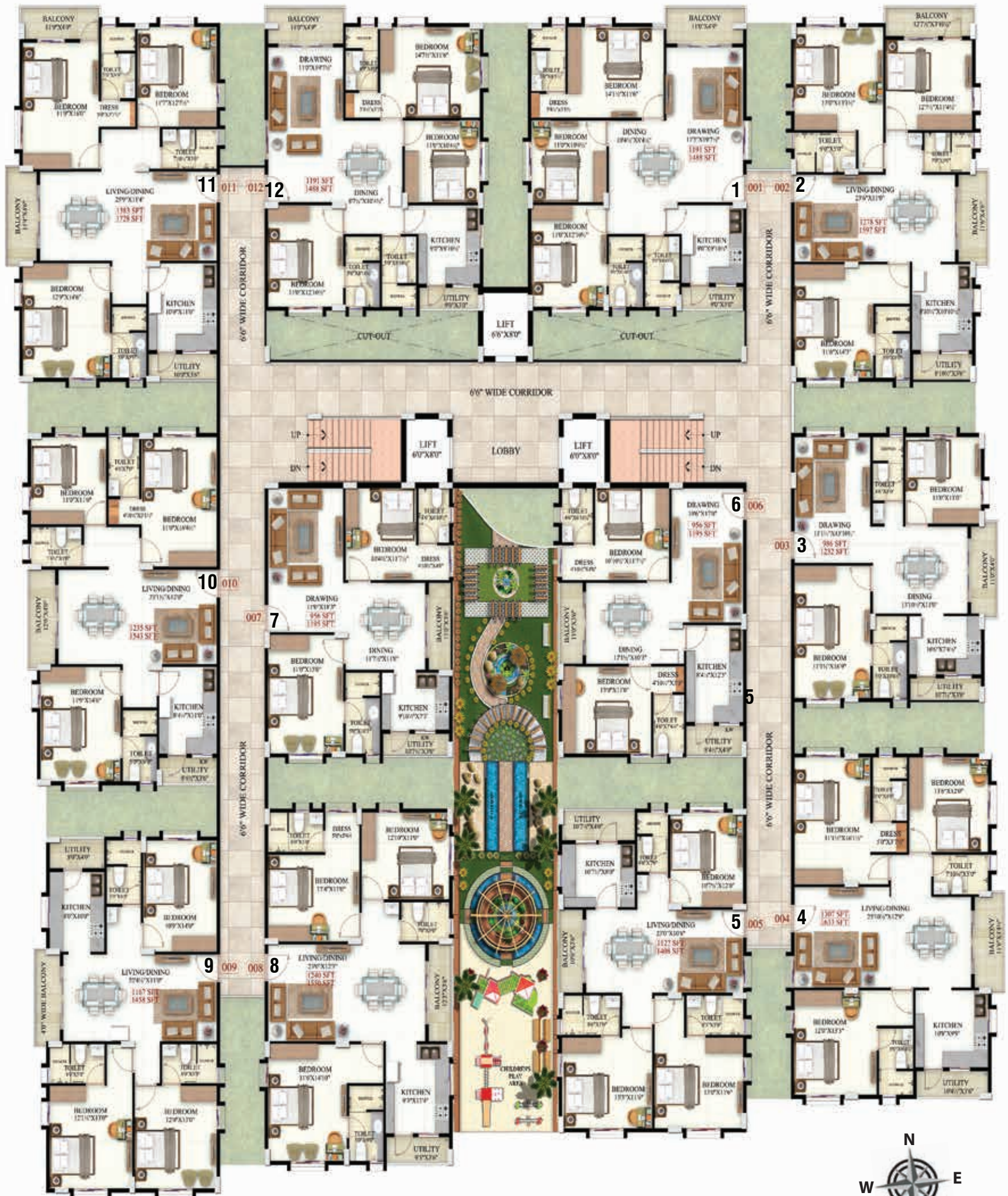
FULLY LOADED GYMNASIUM



BASKETBALL POST

Billiards Room | Table Tennis | Basketball Post | Badminton Court | Outdoor Children's Play Area | Waiting-Lounge for Visitors | Multi Purpose Hall | Fire Protection System in Cellar | Water Features | Landscaped Garden | Well Lit Decorated Entrance | Service Elevator | CCTV System in common areas | Two Level Car Parking

TYPICAL FLOOR PLAN



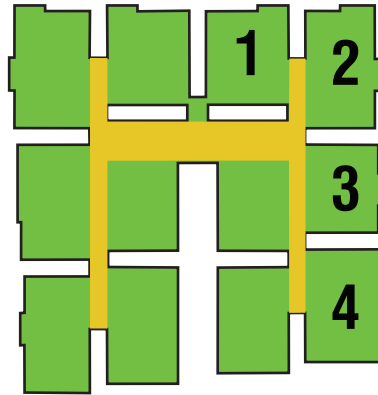
FLAT FLOOR PLAN AND AREA



FLAT TYPE 1 - EAST FACING 3BHK
 SUPER BUILT AREA 1488 SFT
 BUILT UP AREA 1191 SFT



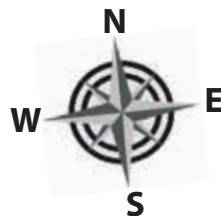
FLAT TYPE 2 - WEST FACING 3BHK
 SUPER BUILT AREA 1597 SFT
 BUILT UP AREA 1278 SFT



FLAT TYPE 3 - WEST FACING 2BHK
 SUPET BUILT AREA 1232 SFT
 BUILT UP AREA 986 SFT



FLAT TYPE 4 - WEST FACING 3BHK
 SUPER BUILT AREA 1633 SFT
 BUILT UP AREA 1307 SFT



FLAT FLOOR PLAN AND AREA

7

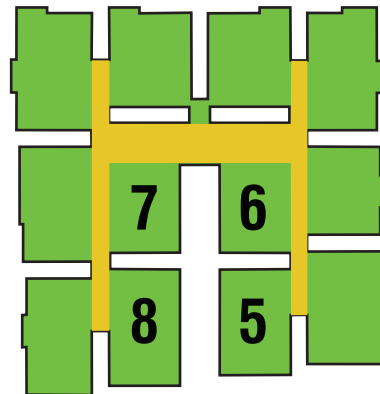


FLAT TYPE 7 - WEST FACING 2BHK
SUPER BUILT AREA 1195 SFT
BUILT UP AREA 956 SFT

6



FLAT TYPE 6 - EAST FACING 2BHK
SUPER BUILT AREA 1195 SFT
BUILT UP AREA 956 SFT



8

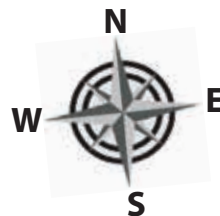


FLAT TYPE 8 - WEST FACING 3BHK
SUPER BUILT AREA 1550 SFT
BUILT UP AREA 1240 SFT

5



FLAT TYPE 5 - EAST FACING 3BHK
SUPER BUILT AREA 1408 SFT
BUILT UP AREA 1127 SFT



FLAT FLOOR PLAN AND AREA



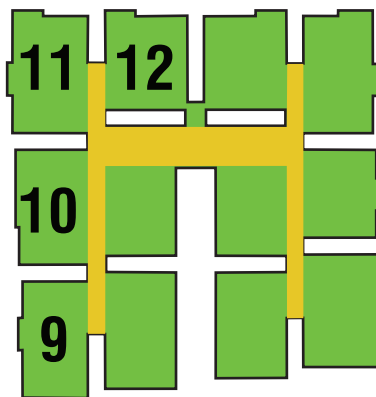
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FLAT TYPE 9 - EAST FACING 3BHK
SUPER BUILT AREA 1458 SFT
BUILT UP AREA 1167 SFT



10

FLAT TYPE 10 - EAST FACING 3BHK
SUPER BUILT AREA 1543 SFT
BUILT UP AREA 1235 SFT



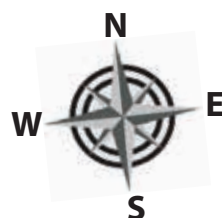
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FLAT TYPE 11 - EAST FACING 3BHK
SUPER BUILT AREA 1728 SFT
BUILT UP AREA 1383 SFT



12

FLAT TYPE 12 - WEST FACING 3BHK
SUPER BUILT AREA 1488 SFT
BUILT UP AREA 1191 SFT



HI-LUXE STANDARDS

SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

Maphar Serene is a gated community of 60 lavish 2 and 3BHK Flats in upmarket Attapur. Serene is a place binding art with architecture, Stunning elevations on all four sides and lush landscaping across the project. It is a place you can have all you desire and feel at home.

URBAN LIFE

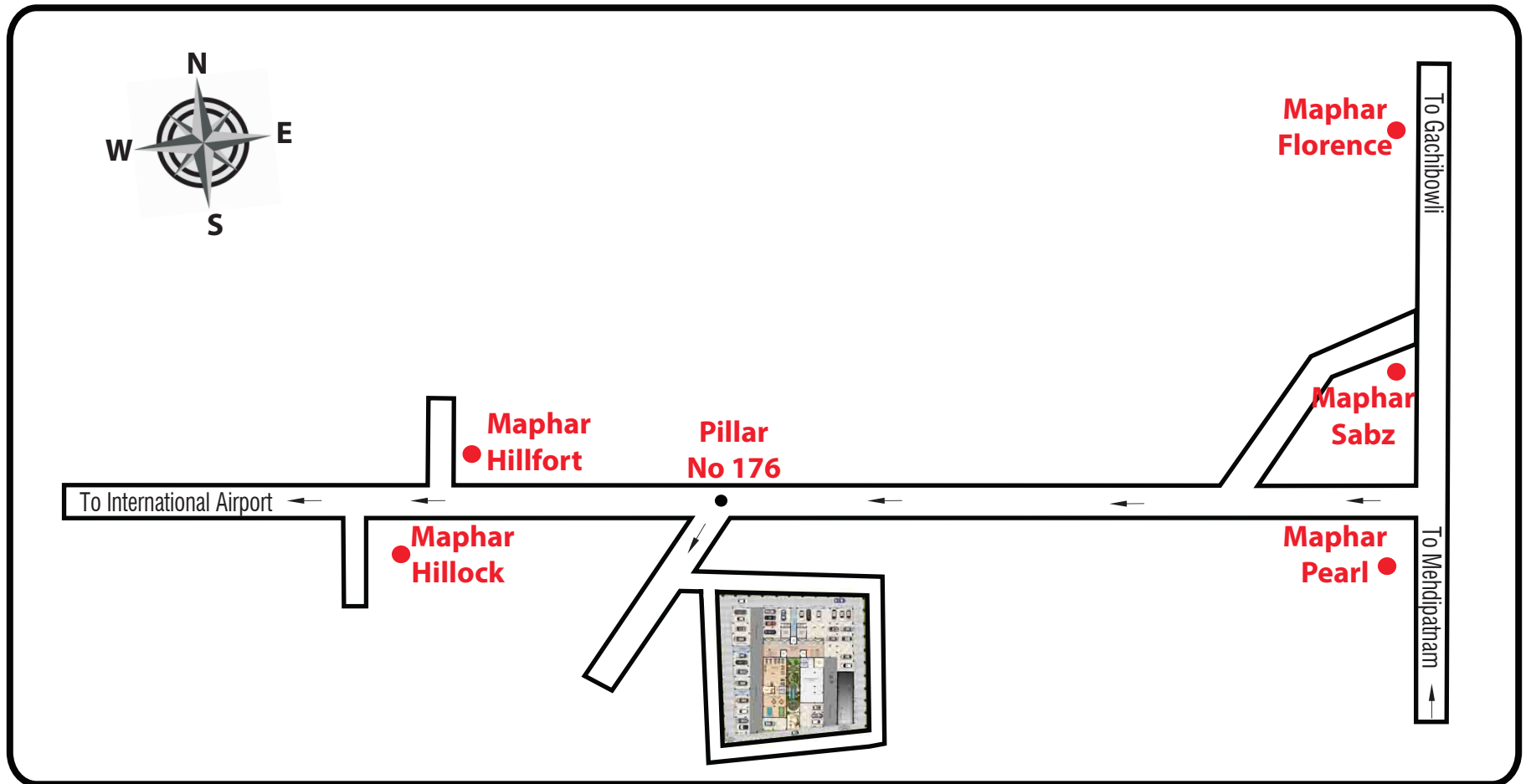


Maphar Serene offers a perfect urban retreat to live with family and hangout with friends within the safe confines of your community. Take a walk in landscaped lawn, ooze out stress from your body at the well equipped Gymnasium, play with your children and return to your innocence. Make everyday exciting and get maximum out of urban Life.

PROJECT SPECIFICATIONS

STRUCTURE	Reinforced Cement Concrete	KITCHEN	Granite platform with stainless steel sink 2'6" feet height Dado with tiles above the counter Provision for exhaust fan and suitable electrical points for kitchen appliances
SUPER STRUCTURE	Red Bricks Outside walls 9 inch thick Internal walls 4.5 inch thick	POWER BACK UP	Six lights and fans points in the Apartments during power failure, Corridor lights shall be operating with the Generator during power.
PLASTERING	Smooth finish to internal walls Sponge finish to external walls	ELEVATORS	Two Elevators of 6 passengers capacity as planned with standby Generator. One Service Elevator for freight and goods.
PAINTING	Plastic emulsion with NCL Altek or Luppam on Internal walls. Cement paint on external facade Front elevation with texture paint	TELEPHONE & TELEVISION:	Telephone points and Cable TV point shall be provided in Living and all bedrooms
DOORS	Main door with teakwood frames and shutters Designer internal flush doors with teak wood frames Top quality fittings on all doors	WATER SUPPLY	Water supply from Borewell in addition to municipal water supply with the help of over head tanks of suitable capacity.
WINDOWS	UPVC Window with glazed sliding shutters	COMMON AREAS	Corridor & Staircase with Granite flooring. 6" Cladding for Corridor walls
ELECTRICAL	Concealed copper wiring with adequate points for TV, Exhaust Fans, Geyser, AC, etc MCB will be provided in all Apartments Standby generator shall be provided Wiring Make: Polycab / Anchor or Equivalent Brand Switches Make: Legrand / Havells / Anchor Equivalent Brand	SECURITY SYSTEM	CC TV System in common area is provided for Security Purpose
FLOORING	Vitrified tiles for drawing, dining & all bedrooms etc. Bathroom: Anti-skid ceramic tiles of reputed make Utilities / Wash: Anti-skid glazed ceramics tiles & dado up to 3ft height.	INTRA COMMUNICATION SYSTEM	Intra communication facility from flat to flat and security desk with in the complex
FALSE CEILING	Designer False Ceiling in Living, Drawing and Bed Rooms with provision for spot lighting.	LAND SCAPING	Ample greenery in the Tot Lot and planters on all sides along the boundry wall.
SANITARY	Latest design tiles up to 7' feet height Concealed Pipeline Suitable Washbasin EWC Standard fittings and provision for Geyser in Toilets		

LOCATION MAP



PROXIMITY TO MAPHAR'S SERENE

9 Kms to Hyderabad Railway Station | 16 Kms to International Airport | 5 Kms to Nehru Expressway | 3.5 Kms to Mehdiapatnam
0.5 Kms to PVNR Expressway

IN THE NEIGHBOURHOOD

Nearby Shopping Centers and Restaurants

South Indian Mall | Walmart | Multiplex/Shopping Mall @189
Spencers Hyper Market | Reliance Digital and Footprints
Yes Mart for Electronics | Pai International | Bajaj Electronics
Subway | Domino's Pizza | KFC | Pizza Hut

Nearby Hospitals

Usha Mohan Hospital | Human Touch Hospital
Premier Hospital | Olive Hospital

Nearby Schools

Glendale Academy | Delhi School of Excellence | Akshara School
Kakatiya Techno School | ICMB School of Business of Excellence
Narayana e-Techno School | Eemaan International School
Janapriya International | Kendriya Vidyalaya

Nearby Educational Institutions

Collage of Veterinary Science | Shadan Institute of Medical Sciences
Mahaveer Institute of Science and Technology | ANGR University

Ongoing projects

MAPHAR Residential at Shanti Nagar

MAPHAR MK Eternal at Madhapur

PODIUM Mall at Tolichowki

Ready-to-move-in projects

MAPHAR VM IMPREZA at Hyderguda

MAPHAR HILLOCK at Attapur

MAPHAR ELEGANZA at Banjara Hills



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