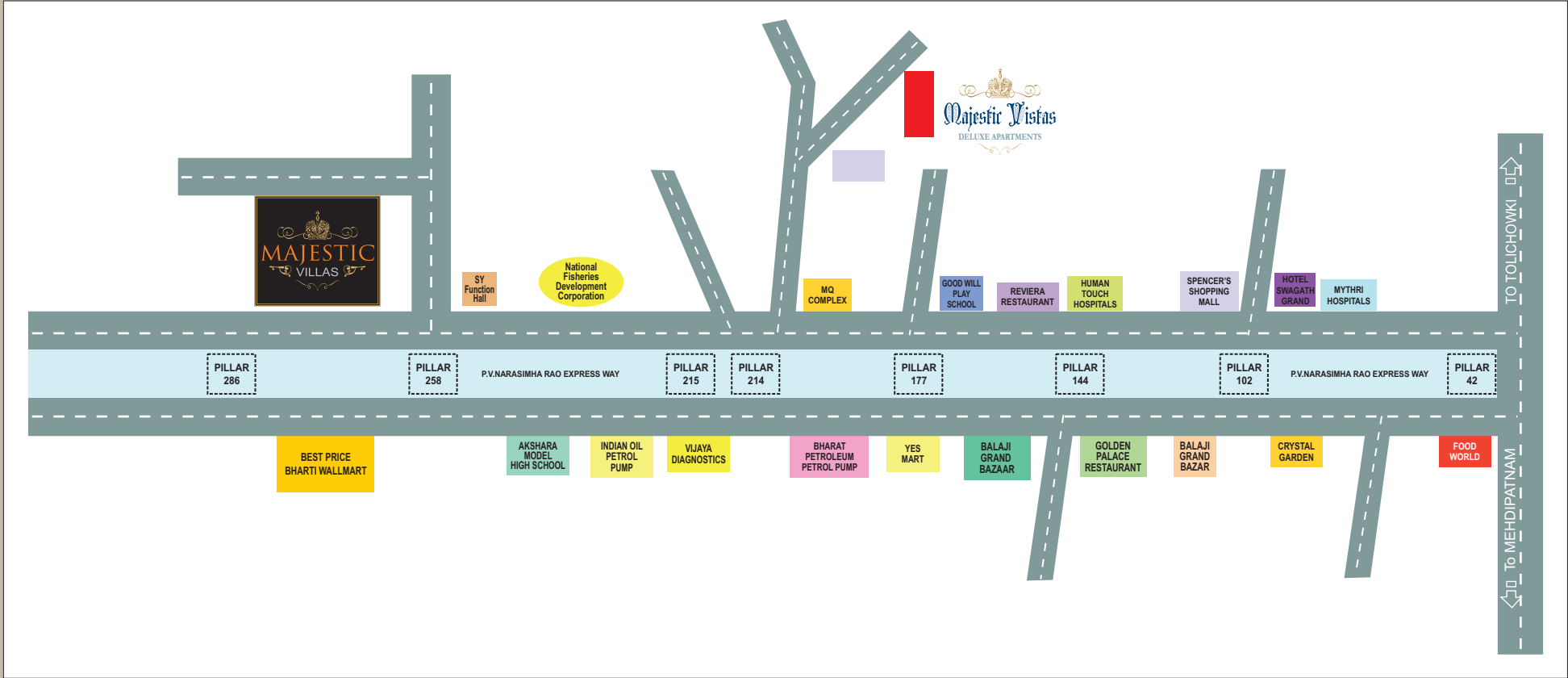


LOCATION MAP



Office: 6-2-28, near Lotus Children Hospital, Lakdi-Ka-Pul,
Downtown - The Mall, 4th Floor, Unit No. 15; Hyderabad. Ph: 040 2330 0077
E-mail: anu@rooshnaconstructions.com www.rooshnaconstructions.com



For bookings call: **+91 9603292929, 9392984905**

NOTE: This brochure is only a conceptual presentation of the project and not a legal offering. This promoters reserve the right to alter and make changes in elevations, amenities and features as deemed fit.

ZONEADD : 9246297020





Rooshna Constructions is one of the most reputed construction company promoted by Mir Nasir Ali Khan, a post Graduate in Business Management with more than two decades of experience in construction industry promises to transform the landscape of Hyderabad.

Rooshna Constructions is poised to enter the big league with top-of-the-line expertise, technology and professionals. Every structure built by Rooshna – residential, commercial, shopping complex or hotel is a landmark.

The company was awarded the prestigious award for the “Outstanding Concrete Structure of Andhra Pradesh for the Year 2010” for Building The Park Hotel, a 282 room luxurious 5 Star Hotel on Raj Bhavan Road, Somajiguda, Hyderabad.

Rooshna Constructions believes in delivering Homes that Enliven Lives, Structures that Strengthen Bonds, Designs that Enrich Imagination, Vision that Inspires Ambition, Locations that Redefine Lifestyles.

Creations beyond Concrete...



MAK Club & Resort



A luxurious destination for relaxation and entertainment, it is spread over a sprawling 50,000 sq.ft., and is world class in every aspect. It has state-of-the-art facilities for accommodation, conferences, parties and indoor/outdoor games.

Royal Residency



Luxury Apartments in the city's most prime locality Ameerpet, marvel at the opulent ambience that'll be the pride of every resident. The apartment project is excellently designed and crafted to make living a pleasure with

Built-up area from 2000 Sft., Modular Kitchen, Italian marble flooring, Power Back-up, Security System etc...

The Park Hotel



A 285 room hotel, it takes its design inspiration both from Hyderabad's tradition as a centre of design, and its history of producing precious stones and distinctive textiles. A major feature is a “three dimensional” horizon pool. It has won numerous awards for its innovative architecture. The Park was awarded ‘Most Outstanding Concrete Structure of AP 2010’.



Our Other Prestigious Projects

Rooshna Constructions, a construction company that promises to transform the landscape of Hyderabad. A major player in the domain with its expertise, technology and professionalism



Banyan Tree Retreat



A world class gated and guarded community spread over 150 acres on the Srisailem Highway in the heart of Hyderabad's emerging knowledge city - just 5 minutes drive from outer ring road and

less than 15 minutes drive from the Hyderabad International Airport. The elegant villas are created with finest facilities with utmost care for living comfort. Landscaped gardens, trees lined avenues and soothing vistas add to the pleasures of living here.

Down Town Shopping Mall



Located in the prime locality of Lakdi-ka-pul, Hyderabad, the Mall offers two basements for parking, shops on the ground, first and second floors

and office space on the third and fourth floors.

Nafees Residency



Located in one of the finest locations in Hyderabad, it set the standards for design, planning and elegance. Indeed, the residential complex still remains among

the most coveted addresses in the twin cities.

Majestic Vistas



3 Bedroom Deluxe Apartments centrally located, adjacent to pillar No. 213, proximity to prime localities, shopping, entertainment, education. Independent flats with no common walls, Gym, Terrace Garden, Kids Play Area, Multi

Function Hall, Vaastu compliant



About the project

Majestic Villa is a luxury 2500 sft 4 Bed Room Row Villa consisting of ground plus 2 upper floors with provision for the Gym / Home Theater. The Project is located in the fastest developing area of Hyderabad opposite to Bharti Wall Mart at Rajendra Nagar.

The Project is centrally located and enjoys proximity to prime locations with easy access to Shopping Malls, Prestigious Schools and Colleges, Hospitals, Hotels, Public Transport and many more.

The Project has a panoramic view of the city and excellent view of the sprawling greenery of NG Ranga Agricultural University.

Majestic Villas captures the spirit of independent living space with a blend of community living. It puts the good life within your easy reach, providing the conveniences & offering the finest address.

Each villa is crafted to make living a pleasure - maximised space, beautiful layout, excellent finish with top-of-the-line fittings.

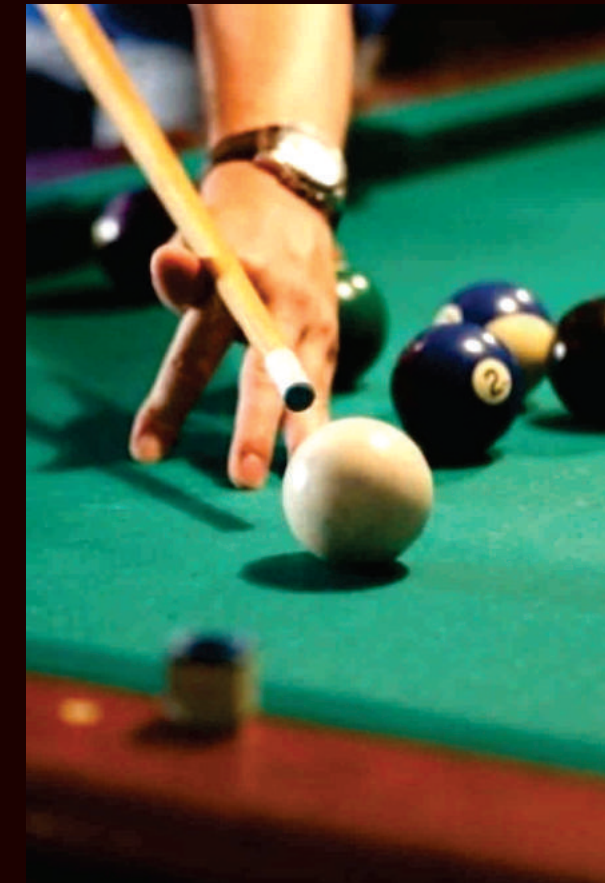
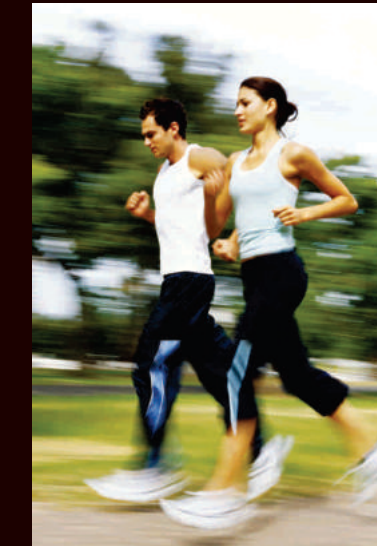
Majestic Villa is all set to redefine value-for-money for modern, luxurious and convenient living.

Layout Plan



Project Highlights

- ☞ Gated Community
- ☞ Reputed Promoters
- ☞ Excellent Location Rajendranagar Opp. Bharati Walmart
- ☞ Proximity to prime localities, shopping, entertainment, Educational Institutions
- ☞ Each villa built on 150 sq. yds with 2500 sft. Built-up area
- ☞ Ground + 2 Floors with 4 Bedroom, Gym/A.V. Room
- ☞ Vitrified flooring
- ☞ Exclusive Club House with Party Hall and Pantry, Mini Theatre, Gym, Swimming Pool, Children Play Area
- ☞ Solar Fencing
- ☞ Closed Circuit Television (CCTV)
- ☞ Vastu compliant



Specifications

FOUNDATION & STRUCTURE

RCC frame work Structure, Earthquake resistant

SUPER STRUCTURE

All External wall 9” and internal wall of 4½” thick with brick masonry in cement mortar.

PLASTERING

Internal: Double coat of cement plastering with smooth finish.
External: Double coat of cement plastering with weather proof paint.

FLOORING

Vitrified Flooring

SANITARY FITTINGS

- ☞ Walls shall be glazed ceramic tiles up to 7'-0” ht
- ☞ All Toilets shall have wall mounting European Commode with matching wash basins.
- ☞ Taps of standard fittings
- ☞ Provision for Geyser in Toilet
- ☞ Provision for Exhaust fan

DOORS & WINDOWS

Main door: Teak wood door frame with designer door shutter.
Internal doors: Teak wood door frame with flush door shutters.
Top quality Brass Fittings on all Doors & Windows
UPVC Windows / Aluminum sliding windows & Ventilators.

ELECTRICAL

Concealed copper wiring with adequate points for TV, exhaust, fans, geyser, A/C etc. Standby Generator shall be provided.

KITCHEN

Granite Platform with steel sink
2’ ht wall dado with tiles above the counter
Provision for Exhaust Fan, Hot & Cold water lines and Aqua guard point for drinking water

PAINTING

Plastic Emulsion with Altek or Luppam on internal walls
Cement paint on External walls;
Front Elevation with Texture Finish

GENERATOR/BACKUP POWER

Lights and Fans points shall be provided with Generator back up except for Refrigerator, A/C, Geyser, etc.

Availability List

S.NO.	VILLA NO.	AREA IN SFT.
1	A - 01	2529
2	A - 02	2529
3	A – 03	2529
4	A – 04	2472
5	A – 05	2472
6	A – 06	2472
7	A - 07	2472
8	A - 08	2472
9	B – 01	2529
10	B – 02	2529
11	B – 03	2529
12	B – 04	2529
13	B - 05	2529
14	B - 06	2472
15	B - 07	2472
16	B - 08	2472

- North East Corner Villa : 15% Premium
- Corner Villa : 10% Premium
- East Facing Villa : 5% Premium

S.NO.	VILLA NO.	AREA IN SFT.
17	C - 01	2529
18	C - 02	2529
19	C – 03	2529
20	C – 04	2529
21	C – 05	2529
22	C – 06	2529
23	C - 07	2472
24	C - 08	2472
25	C - 09	2472
26	C - 10	2472
27	D – 01	2472
28	D – 02	2472
29	D – 03	2472
30	D – 04	2472
31	D - 05	2472
32	D - 06	2472

Floor Plan (West Facing) Villa

2472 Sq.ft



Floor Plan (East Facing) Villa

2529 Sq.ft

