



TRUST. IT'S WHAT WE BUILD.

ISO 9001, 14001 & 18001
Certified Organisation

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The promoters reserve the right to make changes in design, elevations, plans, facilities and specifications as deemed fit.

A Project Of
Sattva Group

MAGNUS

IT'S A GREAT LIFE

Premium 2, 3 and 4 BHK Homes
Near Jubilee Hills, Shaikpet



Your Home in Hyderabad with Hyderabad in your Home. It's a Great Life.

A vision of the future in the views of the royal past. A home with ample space for work and ample time for family. A high class lifestyle in a highly innovative society. An ever-improving life in an ever-improving locale.

Presenting Salarpuria Sattva Magnus – a graceful property that reflects the futuristic ambitions of Hyderabad to give you more than just a great home. *It gifts you a great life.*



Fabulous when you
Walk In.
Futuristic when you
Walk Out.

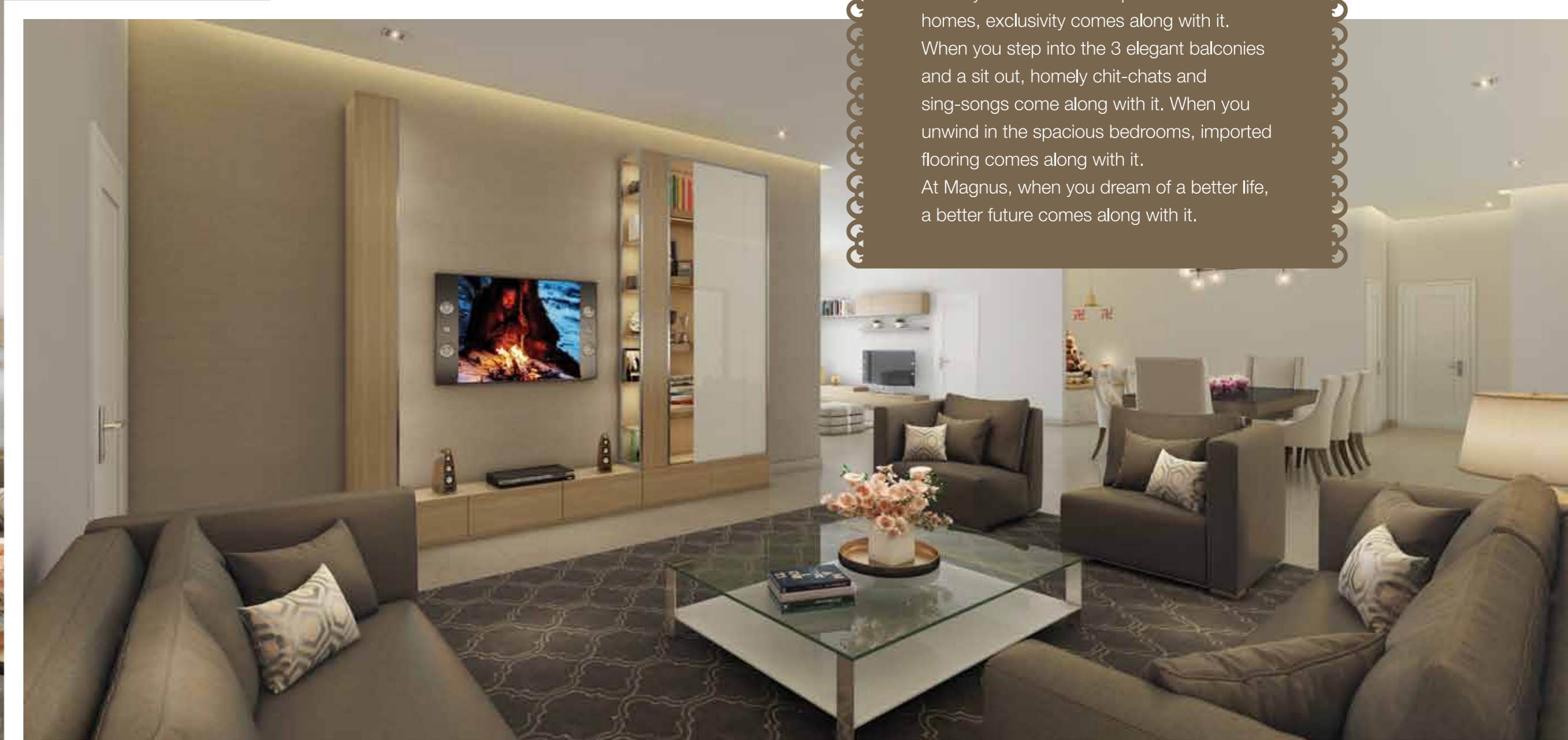
The Property

Life is at its best when it's at Magnus. The cozy comforts of our 2, 3 and 4 BHK homes give you airy spaces, elegant designs and unmatched views. Step outside and you're treated to an ultra-modern clubhouse, a rooftop pool and a locality with quick access to the city's hotspots. In short, when you go home, you go to the future.

A Never-Ending Dream becomes your Future.

Premium 4 BHK Homes

When you move into our premium 4 BHK homes, exclusivity comes along with it. When you step into the 3 elegant balconies and a sit out, homely chit-chats and sing-songs come along with it. When you unwind in the spacious bedrooms, imported flooring comes along with it. At Magnus, when you dream of a better life, a better future comes along with it.





The City is yours to Command.

Location

The charm and innovation of Hyderabad aren't the only things you live with at Magnus. The entire city comes along. From the IT hub to the most affluent neighbourhoods, every hotspot in the city is a step away in this well-connected locality.

Film Nagar	08 min
Jubilee Hills Check Post	10 min
Qutb Shahi Tombs	05 min
Tolichowki	05 min
Apollo Hospital	11 min
HITEC City	18 min
Bharati Vidya Bhavan School	08 min
Golconda Fort	10 min
Delhi Public School	12 min
Phoenix Greens School	14 min
KBR Park	15 min



Style that matches your
Success.
Space that meets your
Expectations.

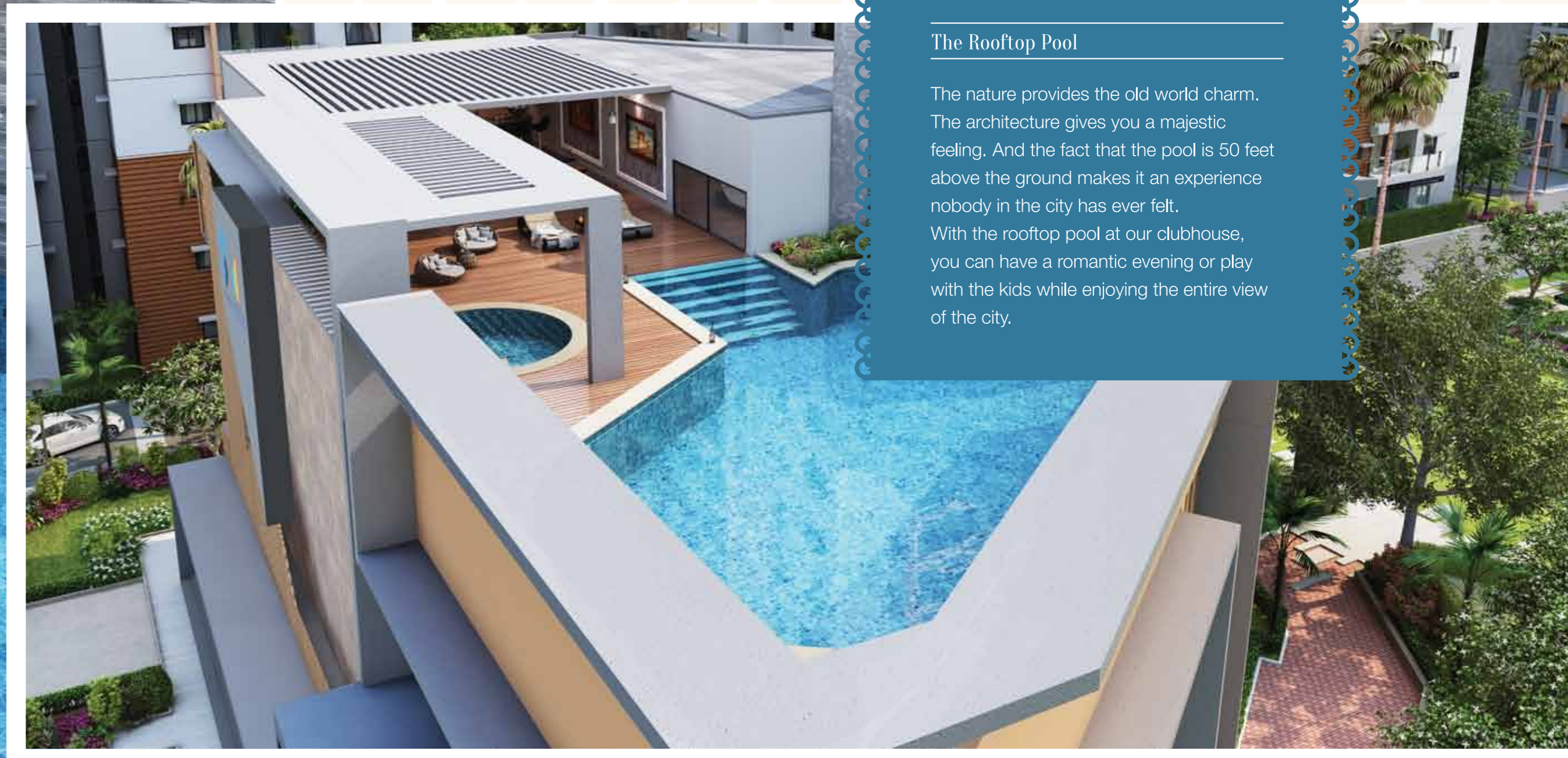
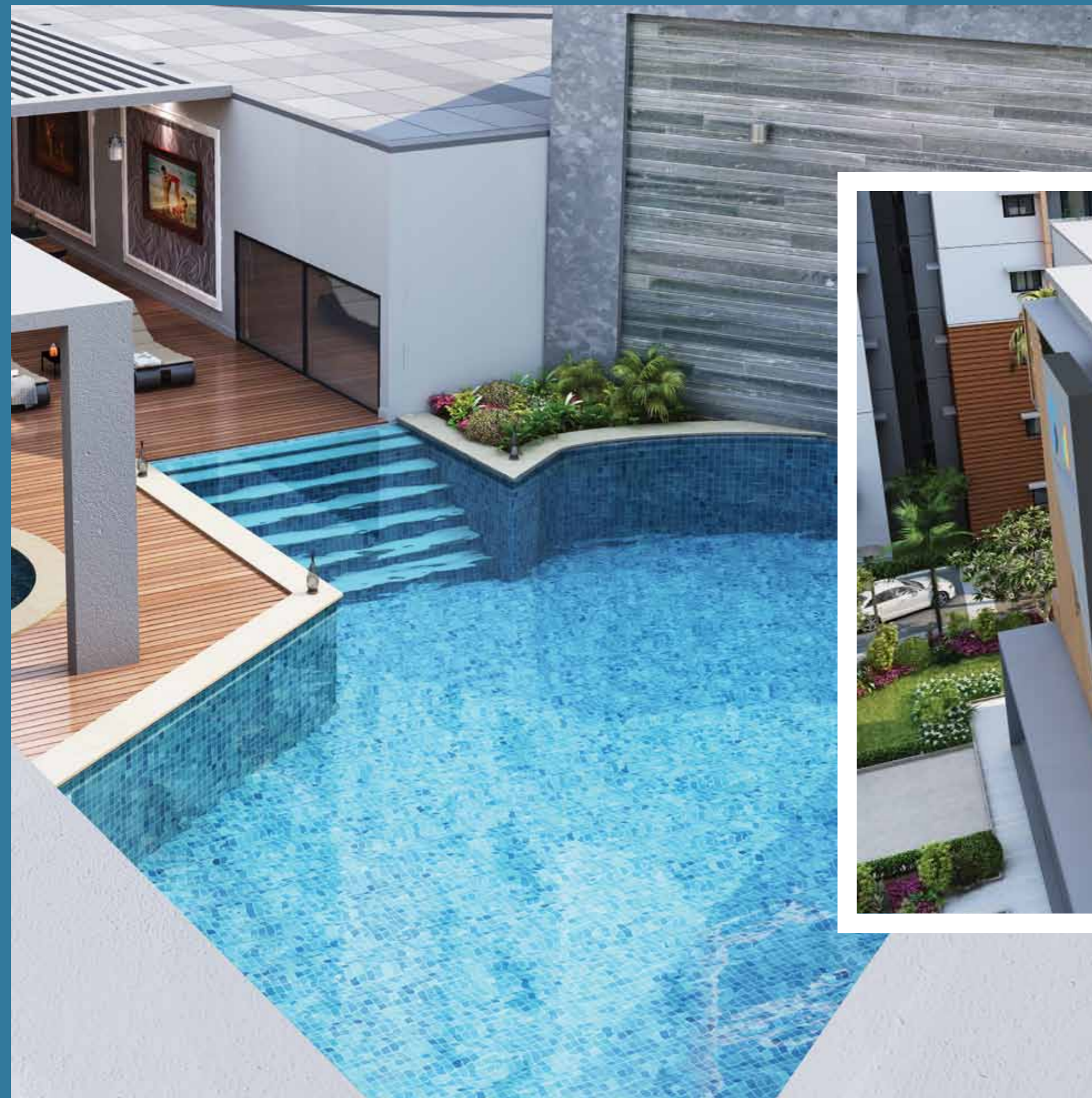
The Architecture

Beauty is best experienced. And our contemporary facade treatment and use of aesthetic colours ensure you experience every bit of it. Built to offer more space, your home comes with 3 sides open to the sky and without a common wall. To further free up space, we offer easy and separate access to each tower and parking area through double height welcome lounges and strategically located parking ramps.

A Swim with the Family
while Flying with birds.
That's everything
the city can offer.

The Rooftop Pool

The nature provides the old world charm. The architecture gives you a majestic feeling. And the fact that the pool is 50 feet above the ground makes it an experience nobody in the city has ever felt. With the rooftop pool at our clubhouse, you can have a romantic evening or play with the kids while enjoying the entire view of the city.





Where Life is a New Game Every Day.

Clubhouse

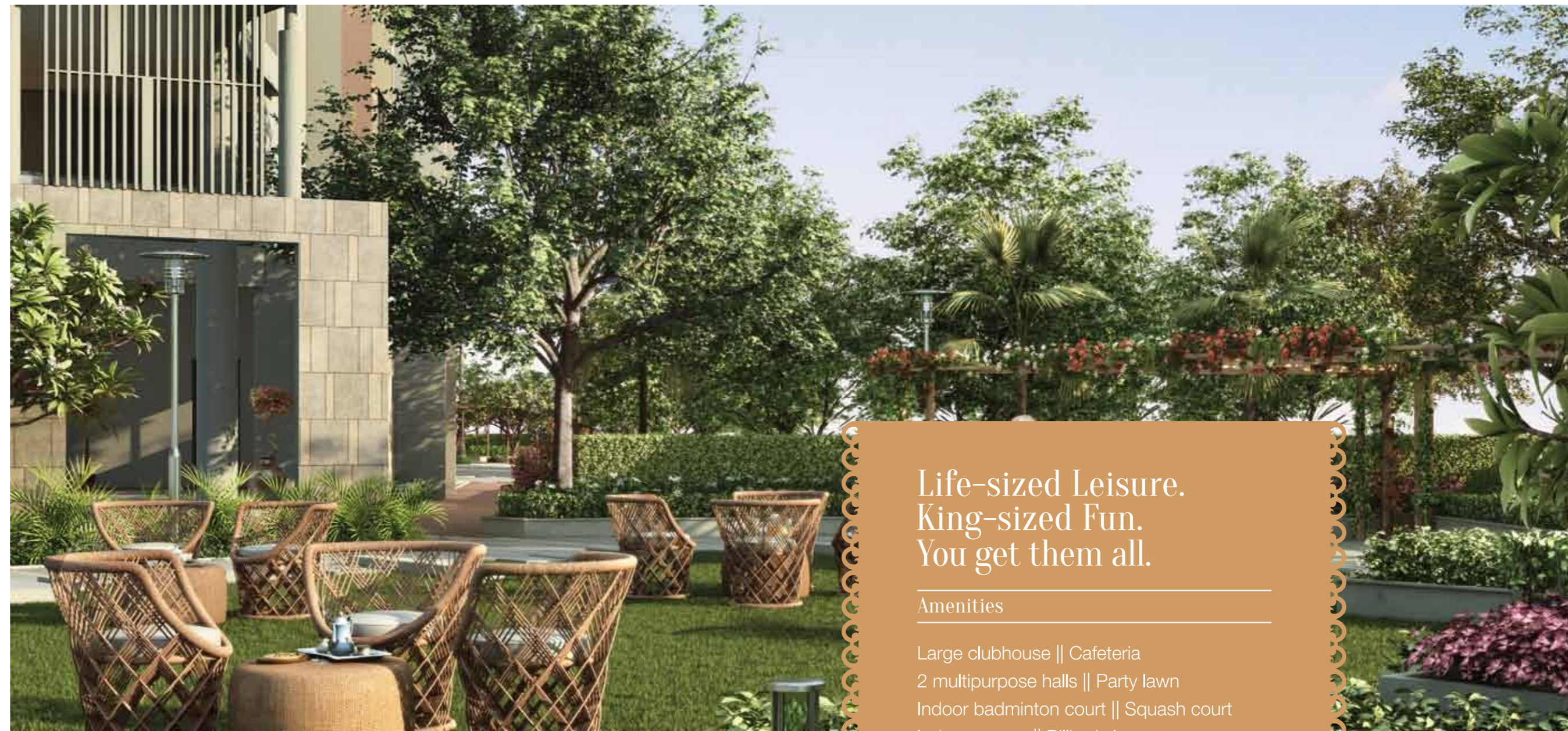
When you have a clubhouse that spreads over 27,000 sq ft, you're bound to get the best of sports. The modern clubhouse at Magnus lets you practice top spin on one day, perfect your smash the next day and pot a ball on another day. Your days of being a sports icon are finally here.



Relax your way to a Fitter Tomorrow.

Health Spa

Every time you get comfortable, you'll feel healthy. Every time you get lazy, you'll feel active. Because at Magnus, every time you set foot into the health spa, you'll embrace a healthier lifestyle. Say goodbye to work stress and hello to soothing massages and relaxing steam baths.



Life-sized Leisure. King-sized Fun. You get them all.

Amenities

Large clubhouse || Cafeteria
2 multipurpose halls || Party lawn
Indoor badminton court || Squash court
Indoor games || Billiards lounge
Gymnasium || Aerobics || Health spa –
gents & ladies || Terrace swimming pool
Kids' pool || Double height entrance
lounge at every block || Hobby rooms
Supermarket || Clinic || Pharmacy
Admin office

A Short Walk to Ever-Lasting Conversations.

Commercial Tower

Be a few steps away from memorable moments at all times. Walk down our landscaped pathways and you'll discover our commercial complex with shopping and leisure destinations. Now, friendly reunions, birthday bashes and family shopping sprees will be as convenient as they are special.



Master Plan

Legend

- 01. Entrance portal with security cabin
- 02. Pedestrian pathway
- 03. Drop off area
- 04. Badminton court
- 05. Seating alcove
- 06. Geometric mound with specimen tree
- 07. Lawn area as gathering space
- 08. Children's play area
- 09. Seating space
- 10. Party lawn
- 11. Water body with bubblers



A - BLOCK



A - BLOCK



FLOORS - 4, 6, 8, 10, 12 & 14



FLOORS - 3, 5, 7, 9, 11, 13, 15 to 21



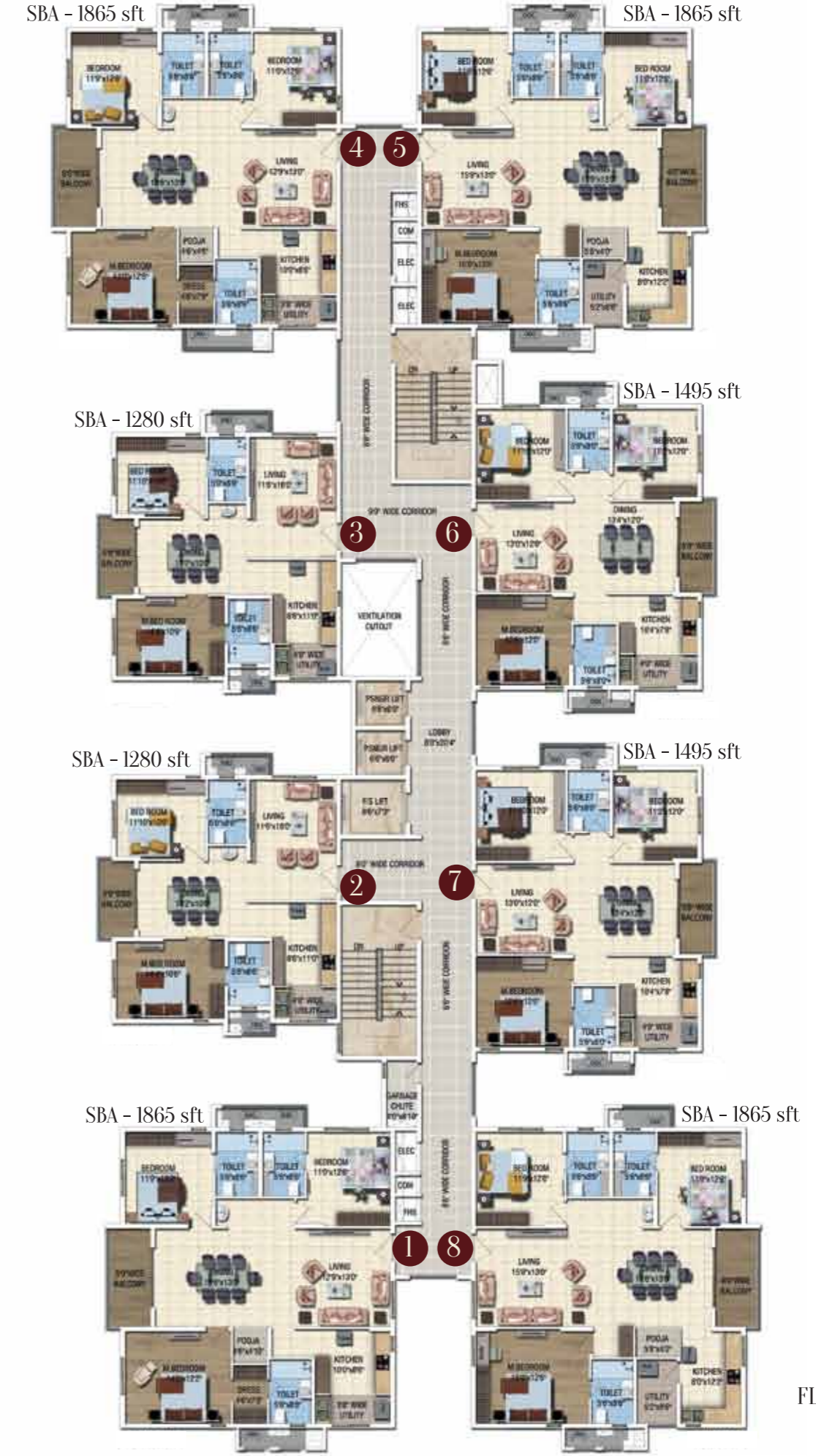
B - BLOCK



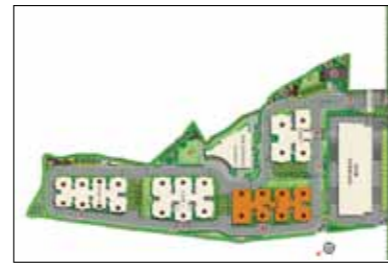
FLOORS - 3, 5, 7 & 9



B - BLOCK



FLOORS - 4, 6, 8, 10 to 18



C - BLOCK



FLOORS - 3, 5, 7 & 9



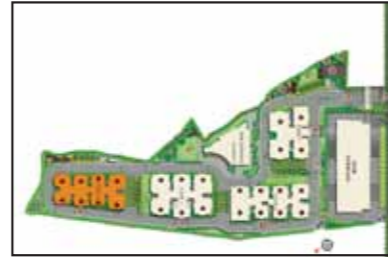
C - BLOCK



FLOORS - 4, 6, 8, 10 to 18



D - BLOCK



FLOORS - 3, 5, 7 & 9





Specifications (Block A)

1. STRUCTURE

- R.C.C. framed structure

2. FLOORING

a. Common Area:

- Lift lobby: Granite flooring / Vitrified flooring
- Staircase: Kota Stone flooring
- Corridors: Vitrified tiles flooring

b. Apartment

- Foyer - imported marble flooring
- Living & Dining - imported marble flooring
- Master Bedroom - wooden flooring
- Kitchen, Balcony & Utility - vitrified / ceramic tiles flooring
- Other Bedrooms - Vitrified Tiles flooring

c. Toilets

- Ceramic tile flooring
- Glazed / ceramic tile dado upto 7' height

3. KITCHEN

- 1 hot & cold wall mixer
- Provisions for water heater & purifier fixing
- Inlet & outlet for washing machine

4. TOILETS

- Chromium plated fittings
- Hot & cold wall mixer for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in master bedroom
- European water closet (EWC)

5. DOORS

- Teakwood door frame for main door
- Main door one side teak veneer shutter with melamine polish
- All other doors made of flush shutters with enamel painting

6. WINDOWS

- Anodized aluminium windows with mosquito mesh
- Ventilators for toilets

7. PAINTING

- Texture finish for exterior walls
- Internal walls with plastic emulsion & ceiling with oil bound

8. ELECTRICALS

- TV connection in all bedrooms and living area
- Fire resistance in electrical wire of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical modular switches of reputed make
- One miniature circuit breaker for each room provided at the main distribution box in every apartment
- Split AC power in all the bedrooms, living & dining rooms
- Lighting arrester for the building

9. CABLE TV

- An exclusive network of cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on monthly basis)

10. TELEPHONE & INTERCOM FACILITY

- Telephone points in the living areas
- Intercom facility from each apartment to the security room, clubhouse & other apartments

11. LIFT

- Automatic passenger lifts

12. POWER BACKUP

- Stand-by generator for lights in common area, lifts & pumps
- Individual apartments to have backup as follows:
 - for 3 BHK / 3.5 BHK: 7 kva EB / 2 kva dg backup
 - for 4 BHK / 4.5 BHK: 8 kva EB / 2 kva dg backup

13. SECURITY SYSTEM

- Round-the-clock security
- Trained security personnel



Specifications (Block B, C & D)

1. STRUCTURE

- R.C.C. framed structure

2. FLOORING

a. Common Area:

- Lift Lobby - granite flooring / vitrified flooring
- Staircase - tandur stone flooring
- Corridors - vitrified tiles flooring

b. Apartment

- Foyer - vitrified tiles flooring
- Living & Dining - vitrified tiles flooring
- Bedrooms & Kitchen - vitrified tiles flooring
- Balcony & Utility

c. Toilets

- Ceramic tile flooring
- Glazed / ceramic tile dado upto 7' height

3. KITCHEN

- 1 hot & cold wall mixer -1 no.
- Provisions for water heater & purifier fixing
- Inlet & outlet for washing machine.

4. TOILETS

- Chromium plated fittings
- Hot & cold wall mixer for all the toilets
- Health faucet for all the toilets
- Granite counter top washbasin in master bedroom
- European water closet (EWC)

5. DOORS

- Teakwood door frame for main door
- Main door one side teak veneer shutter with melamine polish
- All other doors made of flush shutters with enamel painting

6. WINDOWS

- Anodized aluminium windows with mosquito mesh
- Ventilators for toilets

7. PAINTING

- Texture finish for exterior walls
- Internal walls with plastic emulsion & ceiling with oil bound

8. ELECTRICALS

- TV point in all living rooms & master bedroom
- Fire resistance in electrical wire of reputed make
- One earth leakage circuit breaker for each apartment
- Electrical modular switches of reputed make
- One miniature circuit breaker for each room provided at the main distribution box in every apartment
- Split AC power in all the bedrooms, living & dining rooms
- Lighting arrester for the building

9 CABLE TV

- An exclusive network of cable TV will be provided with a centralized control room at a convenient location (users to pay the operator on monthly basis)

10. TELEPHONE & INTERCOM FACILITY

- Telephone points in the living areas
- Intercom facility from each apartment to the security room, clubhouse & other apartments

11. LIFT

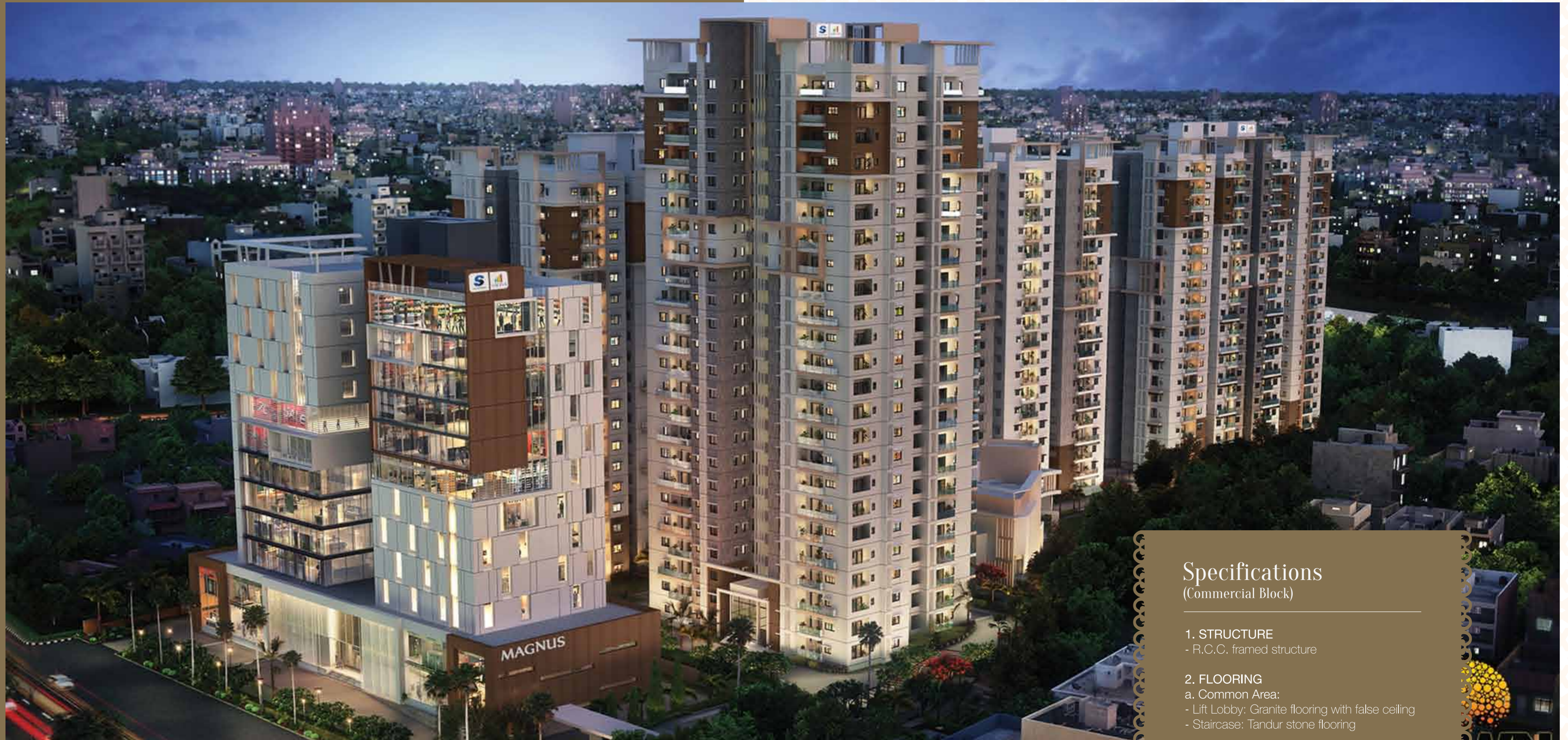
- Automatic passenger lifts

12. POWER BACKUP

- Stand-by generator for lights in common area, lifts & pumps
- Individual apartments to have backup as follows:
 - For 2 BHK: 5 kva EB / 1.2kva dg backup
 - For 3 BHK: 5 kva EB / 1.5kva dg backup

13. SECURITY SYSTEM

- Round-the-clock security
- Trained security personnel



Specifications (Commercial Block)

1. STRUCTURE

- R.C.C. framed structure

2. FLOORING

a. Common Area:

- Lift Lobby: Granite flooring with false ceiling
- Staircase: Tandur stone flooring

Our Projects



NECKLACE PRIDE
Kavadiiguda, Hyderabad



CYBER TECH
Madhapur, Hyderabad



NOVARTIS KNOWLEDGE CITY
HITECH City, Hyderabad



WATER'S EDGE
Sancoale, Goa



NAVARATNA RESIDENCY
Avinashi Road, Coimbatore



H&M ROYAL
Kondhwa(opposite Talab factory), Pune



ALTANA
Magadi Main Road, Bangalore



DIVINITY
Mysore Road, Bangalore



LUXURIA
8th Main Malleshwaram Bangalore



PARK CUBIX
Devanahalli, Bangalore



GREENAGE
Hosur Main Road, Bangalore



ASPIRE
Hennur Main Road, Bangalore



CADENZA
Kudlu Gate Junction, Bangalore



CASA CRESCENT
Benson Town, Bangalore



CASA IRENE
Bannerghatta Main Road, Bangalore



CELESTA
Old Madras Road, Bangalore



EASTCREST
Old Madras Road, Bangalore



GOLD SUMMIT
Hennur Main Road, Bangalore



KINGS DOMAIN
Rahat bagh, Indiranagar, Bangalore



LAUREL HEIGHTS
Hesaraghatta Main Road, Bangalore



MAGNIFICIA
Old Madras Road, Bangalore



MELODY
Mysore Road, Bangalore



NORTHLAND
Hennur Road, Bangalore



PIPAL TREE
Kengeri Tavarekere Road, Bangalore



SENORITA
Sarjapur Main Road, Bangalore

Awards



Winner of the
'CREDAI Care' Award - 2015
Best Innovative
Design - GREENAGE



Winner of the CNBC - CRISIL - CREDAI Award
Real Estate Award
Best Residential Project - Luxury &
Best Commercial Project



Winner of ET NOW
Best Residential Property
of the Year - 2013
GREENAGE



Winner of NDTV
Property Awards - 2014
Best Residential Property - Premium (South)
MAGNIFICIA



Winner of the CNBC AWAZ
Real Estate Award - 2014
Customer Friendly Best Practices
and Outstanding Contribution to the
Real Estate Industry



Winner of NDTV
Property Awards - 2014
Best Premium Property
MAGNIFICIA



Winner of the CNBC - CRISIL
- CREDAI Award
Real Estate Award - 2014
Best Residential Project - GREENAGE



Winner of ABP Award
Real Estate Award - 2014
Best Luxury Project for LUXURIA

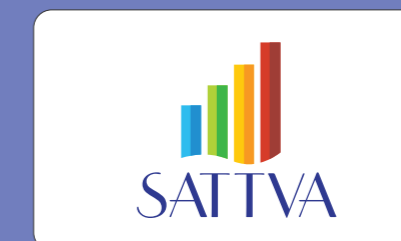


Reputation that's Earned.

That which is not earned is not worth having. It's been the driving philosophy behind the creation of our magnificent structures and more importantly, the smiles of our happy customers. And the result has been the initiation of more verticals in the real estate domain than any other player.

With the accomplishment of over 15 million sq ft of property development, our expertise and excellence in the real estate industry has already been witnessed by cities all over the country, including Hyderabad. A testament to our commitment and innovation is the Novartis Knowledge City, the largest Novartis Global Service Center, which was also built in a record time.

This has only driven us to begin our work for the future, with around 30 million sq ft in development across the country. With a presence in diverse fields like urban development, hospitality, retail, interiors and facilities management, we can proudly say we've earned our reputation.



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