

Mantri Celestia



Manifold growth in a short span of seven years speaks great volumes of our achievement in the real estate industry. Mantri developers follow the simple philosophy of PQRST i.e Punctuality, Quality, Reliability, Speed and Transparency.

Mantri Celestia is for those who are looking for homes that combine elegance with functionality, superior design with quality construction, and luxury with economy. Set in scenic surroundings, this apartment complex is 24 stories high and comprises 2 and 3 BHK flats. From inside a Mantri Celestia home, the view is nothing short of breathtaking. Live here, and you will open your windows each day, To picturesque cloud formations, sprawling greenery below, and a spectacular skyline of the city. Besides, you will leave the crowd, the noise, the heat and dust way beneath. Mantri Celestia welcomes you to homes that touch the sky.

Location USPs

- **IT Corridor (Walk to Work):** Located in the heartland of Software and Financial hub of major Global giants viz., Wipro, Infosys, Microsoft, Polaris, CA, Virtusa, Sierra Atlantic, Kanbay, Info-tech, Honeywell, NVIDIA, Delloite, Amazon, etc. So you can spend less time travelling to work.
- **Educational Institutions:** Hyderabad's Elite Schools like Oakridge, Delhi Public School, ISB, IIT, Central University and Nasr School are located in the vicinity. Which means, your children can go to school and return home on time.
- **Malls & Entertainment:** Internationally designed malls by Lanco, IVRCL, and In-orbit mall are located near the project. So you are spared from the trouble of travelling far & wide for shopping.
- **Connectivity:** Mantri Celestia is just 3 Kms from Outer Ring Road. The first exit at Nanakramguda from Hi-tech city not only connects you to the International airport, but also makes your commuting easier.



Landscape Plan



01. Entrance plaza
02. Security kiosk
03. Entrance waterfall
04. Pick up / Drop off court
05. Lift core
06. Water fountain
07. The promenade
08. Tower entry – Motif
09. Connecting pathways
10. Stepped court / Spill pool
11. Outdoor party area with barbeque deck
12. Waterfall from terrace in S.S. Strings
13. Connecting pool
14. Reflection garden
15. Pavilion with seating
16. Central deck with plaza
17. Water kabanans
18. Fire driveway
19. Jogging track
20. Lawn
21. City walk (0.7m wide)
22. Senior citizens' court
23. Waterbody with planters
24. Driveway
25. Amphitheatre
26. Trellis
27. Kids' play area
28. Mini golf course
29. Service yards
30. Rain curtain in waterbody
31. Water channel with jets
32. Feature fall with reflection waterbody
33. Resting pavillion
34. Maintenance office

Common Amenities



- A well equipped Gymnasium with change room.
- Well equipped health club separate for ladies & gents with steam room, sauna.
- Table Tennis Room
- Pool Table/s
- Chess, Carrom and other indoor games
- Aerobics hall
- Super market

- Ladies & gents Parlour
- T V Room
- Squash court
- Space for Crèche
- Multi purpose hall/Party hall
- Billiards room.



Outdoor Amenities

- Swimming Pool with Toddler's Pool.
- Activity Pool.
- Beautifully Landscaped Garden
- Entrance Plaza
- Pick up /Drop off court
- The Promenade

- Children play area
- Paved garden walk
- Senior citizen's area
- Jogging / Walking Trail
- Tennis courts
- Basket Ball post.
- Badminton Court
- Outdoor Exercise Area
- Toilets at Ground Floor for workers.

Offers you the best in Hyderabad

- 2/3 BHK luxury homes
- 100% Vaastu-compliant homes
- Area range : 735 sq. ft. to 1198 sq. ft.
- Swimming pool and Jacuzzi
- Centrally air-conditioned clubhouse
- 80% open space
- Greenery and waterscapes
- Designated kids' and seniors' areas
- Located in the financial district
- Close to the IT corridor
- Host of other amenities



CABLE T.V

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

Security Systems

Round the clock security. Trained security personnel will do patrolling of the project.



Telephone With Intercom Facility.

A group EPABX/Centrax facility will be provided, with cabling done up to each flat. This will be operated by a BSNL/Airtel authorized franchisee or through the telecom operator for a nominal one-time charge and monthly rental. Intercom facility from each apartment to security room, clubhouse and other apartments. Facilities to receive direct incoming calls, as well as dial outside Local /STD /ISD calls from group EPABX/Centrax.

Cooking Gas

Piped Gas for every apartment

Back-up Generator

Standby generator for lights in common areas lifts and pumps. 750 Watts D.G. power back up for each apartment

Water Treatment Plant

Fully treated water for drinking purpose through an exclusive water purification plant within the Project.

Water Harvesting scheme would be provided for recharging the ground water level re

Specifications:

Structure

- Seismic Zone II compliant structure.
- Concrete block masonry.

Plastering

- All internal walls smoothly plastered.

Painting & Polishing

- Interior: Oil-bound distemper painting.
- Exterior: External emulsion paint.
- Enamel painting for MS grill / door shutters
- Flooring
- Vitrified tiles in living room.
- Ceramic tiles for bedrooms, balconies, kitchen, utility areas & toilets.

Toilet

- Glazed / Ceramic tiles dado up to false ceiling.
- White WHB & EWC in all toilets of Hindware / equivalent make.
- Hot and cold water mixer unit for shower of in all the toilets



Rain



- Health faucet in master bedroom toilet.
- Provision for one geyser in each toilet
- Toilet ventilators in fixed glass with provision for fixing exhaust.

Main Door

- Hard wood doorframe with enamel paint.
- Flush shutters with enamel paint.
- Good quality brass / chrome finish hardware.

Other Doors

- Hardwood doorframe with commercial flush shutters with enamel paint on both sides.
- Toilet and terrace doors are PVI coated flush shutters with enamel paint on both sides.
- Aluminium powder-coated / UPVC sliding doors with plain glass for living room balcony, with one panel for mosquito mesh.
- Aluminium powder coated / UPVC door with plain glass for balcony doors. Good quality hardware for all doors.

Windows

- Aluminum powder-coated / UPVC sliding windows with plain glass, in three tracks, with provision for mosquito mesh shutter
- MS safety grills (from inside) only for ground floor apartments
- Aluminium powder-coated / UPVC ventilators with translucent glass in toilets

Kitchen

- Cladding with glazed tiles 2' above the kitchen platform
- Granite kitchen platform with stainless steel sink will be provided on request, otherwise kitchen will be designed to suit modular kitchen (Only electrical / plumbing points will be provide)

Electrical

- TV point in the living room.
- Branded modular switches.
- Fire-resistant electrical wires of ISI make.
- One Earth Leakage Circuit Breaker (ELCB) for each flat.
- Miniature circuit Breaker (MCB) for each room provided at main distribution box within each flat
- Each apartment is provided with 3 KW power.
- Telephone points provided in living room and master bedroom.
- Internet connectivity through dedicated line to the project.

Plumbing

- All plumbing lines are pressure tested
- Good quality CP fittings, B-class pipes
- All water supply lines are of CPVC / PPR of reputed make
- PVC sewer lines

Lifts

- Automatic Passenger lifts of OTIS make or equivalent.
- Well-decorated interior in passenger lifts.
- Service lift of OTIS make or equivalent.

Note :

- Water & Electricity Charges @ Rs.100 per sft
- Maintenance Charges @ Rs25 per sft
- Infrastructure Development fees @ Rs100 per sft
- Club Membership Fee Rs 100000/-
- Prices are subject to change without prior notice.
- Cheque in favour of " Mantri Developers Pvt Ltd"
- The rates mentioned includes VAT
- This price list dated 18.03.2009 supercedes all price list issued earlier.
- Maintenance Charge is for 1 year maintenance ; Registration Charges & Service Tax @ actuals

In Case of any further clarification, please contact us accordingly.

Visit us at **www.affinityconsultant.com**

Thanks & Regards,

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