



MAGNA 
SOLITAIRE

Gem of a
Life

MAGNA
SOLITAIRE

Live

Life

SOLITAIRE

Now you can have it all – at once – in one place. You can live in the heart of the city amidst everything that's going on, with a luxury lifestyle and high-end amenities. Meanwhile, the city's biggest and best attractions are all close by, day and night, for action and relaxation alike.

There's a new life about to begin, and it starts at Magna Solitaire, Kismatpur.

Live Life

in COMFORT
and LUXURY

Designed to live harmoniously in nature,
Magna Solitaire brings together great exclusivity, convenience and
comfort for the urban community complemented by the matured
infrastructure, amenities and the luxury of accessibility.

With 450 modern residences waiting for you to choose from, finding
your place to belong and thrive is easy at Magna Solitaire.





Live Life
in ABUNDANCE



GATED AND
GUARDED
COMMUNITY



WELL-CONNECTED
TO IMPORTANT
LOCATIONS



PRACTICAL UNIT
LAYOUTS



LANDSCAPED
GARDENS



FAR-REACHING
PANORAMIC VIEWS



LIFESTYLE
AMENITIES



MULTI-TIER
SECURITY

4 ACRES

OF LAND IN PRISTINE SURROUNDING

4 TOWERS

OVERLOOKING LAKE AND GREENSCAPE

450 APARTMENTS

2 & 3 BHK UNITS

20850 SFT

OF RESIDENTS ONLY CLUBHOUSE

Live Life

where you get more of everything

Here, you don't just come home to an apartment, you come home to a community. Masterplanned with an equal focus between stylish residences and social spaces, the concept of home has been reimagined.

LEGEND

- | | |
|--------------------|-------------------------|
| ① Entry /Exit Gate | ⑦ Kids Play Area |
| ② Drive Way | ⑧ Cricket Pitch |
| ③ Totlot Area | ⑨ Visitors Car Parking |
| ④ Gazebo | ⑩ Senior Citizen Sitout |
| ⑤ Swimming Pool | ⑪ Central Landscaping |
| ⑥ Club House | ⑫ Walkway |



CLUBHOUSE FACILITIES

- | | |
|--------------------------|--------------------|
| ① Guest Lounge | ⑦ Indoor Games |
| ② Entry Lounge | ⑧ Gym |
| ③ Supermarket | ⑨ Day Care |
| ④ Guest Rooms | ⑩ Doctor Clinic |
| ⑤ Banquet Hall | ⑪ Co Working Space |
| ⑥ Indoor Badminton Court | |



Live life

in FULL BLOOM

Magna Solitaire embraces its park frontage and leafy surrounds, offering a rare opportunity to live in a beautiful residence inspired by nature and breathtaking views.





LIVING ROOM

LUXURIATE IN STYLE AND GRACIOUSNESS AT EVERY MOMENT. A STYLISH WORLD AWAITS YOU BEYOND YOUR DOOR.

Magna Solitaire's quality interior finishes create a beautifully crafted atmosphere that sets a high standard for living in Hyderabad.

Designs are streamlined to invite the outdoors in, so you always feel connected to your beautiful surroundings. Most homes benefit from good cross-ventilation, creating fresh, bright and airy interiors.







BALCONY



BEDROOM



DINING HALL

-  Quality materials & finishes
-  Integrated living
-  Generous, flexible floor plans
-  Light, bright homes

Live life

with GOOD TIMES

WELCOME TO YOUR 20850 SFT PRIVATE,
COSY ENCLAVE, WITH FACILITIES THAT
TOUCH YOUR EVERY SENSES.

Create new life experiences at Magna Solitaire surrounded by
the natural elements that exude a refreshing experience every day.
Rejuvenate and unwind as gentle ripples serenade you into
relaxation and bliss.





SWIMMING POOL

SPA & SALOON



AMENITIES
SO GOOD YOU
WON'T FEEL
LIKE LEAVING
HOME.



INDOOR BADMINTON COURT

YOGA/MEDITATION ROOM



MAGNA SOLITAIRE HAS AN ARRAY OF
INDOOR AND OUTDOOR AMENITIES THAT
CATER TO ALL WALKS OF LIFE.

Fully Equipped Gym

Yoga / Meditation / Aerobics

Meeting Room & Business Lounge
Co-working Space Provision

Swimming Pool

Multipurpose / Banquet Hall

Guest Rooms

Clinic, Spa & Saloon

Snooker / Billiards Table

Table Tennis, Chess, Carom

Grocery / Retail Area/ Cafeteria

Creche / Kids Play Area

ATM, Association Room



FULLY EQUIPPED GYM

MULTIPURPOSE HALL



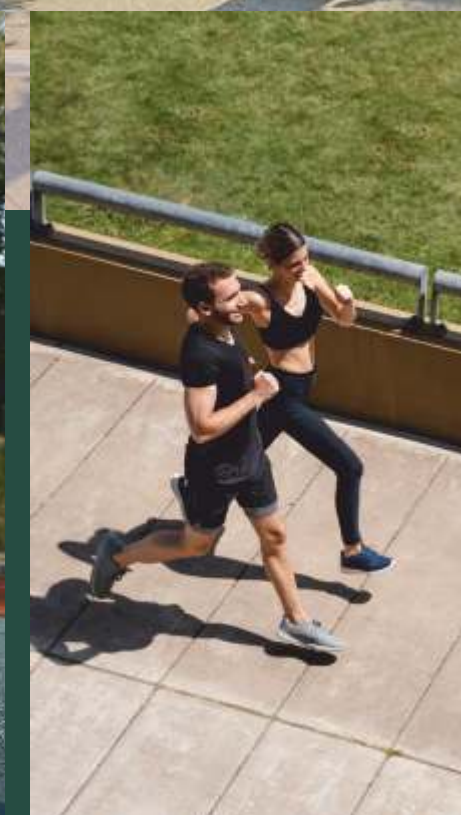


Live Life

by GREEN SPACES

REAL QUALITY OF LIFE MEANS BEING ABLE TO SPEND
PLENTY OF TIME RELAXING OUTDOORS.

Enjoy coming home to nature, to a community which is modern yet with strong elements of neighbourhood camaraderie. Savour a quality lifestyle which promotes health and happiness within its gorgeous surroundings.





LIVE IN MATURED NEIGHBOURHOOD WITH FACILITIES FOR A QUALITY LIFESTYLE THAT PROMOTES HEALTH AND WELL-BEING FOR RESIDENTS OF ALL AGES.

The landscaped areas feature abundant spaces to socialise through amenities that await you at any time of day. Get the little ones to explore, create and stimulate their creative curiosity in a controlled environment.



Pocket spaces
For all ages



Jogging track to
Increase endurance



Multicourt to
Socialise healthily



Badminton Court | Box Cricket



Seating Zone | Multipurpose Lawn
Seating Under Pergola



Jogging Track | Walking Trails
Childrens Play Area





TYPICAL
FLOOR PLAN
BLOCK A

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

	1	2	3	4	5	6	7
Facing	East	East	East	East	West	West	West
Carpet Area	772	772	772	1086	1201	808	807
Balcony & Utility Area	161	161	161	269	315	124	123
Plinth Area	998	998	998	1435	1590	998	998
Saleable Area	1295 sft	1295 sft	1295 sft	1865 sft	2070 sft	1295 sft	1295 sft





TYPICAL
FLOOR PLAN
BLOCK B

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

SalableArea

1

East
1483
268
1840

2390 sft

2

East
1484
260
1840

2390 sft

3

West
787
190
1039

1355 sft

4

West
789
95
943

1225 sft

5

North
1222
188
1481

1925 sft

6

North
1348
208
1636

2130 sft

7

East
772
85
918

1195 sft

8

East
771
84
998

1300 sft

9

East
1339
176
1599

2080 sft



TYPICAL
FLOOR PLAN
BLOCK C



Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

1	2	3
East	East	East
1225	1215	828
214	249	174
1512	1537	1063
1965 sft	2000 sft	1380 sft

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

4	5	6
East	East	West
1214	1085	847
248	239	116
1537	1400	1031
2000 sft	1820 sft	1340 sft

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

7	8	9
West	West	North
845	849	849
118	118	113
1031	1031	1023
1340 sft	1340 sft	1330 sft

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

10	11	12
North	East	East
1150	1235	1235
133	109	108
1362	1424	1424
1770 sft	1850 sft	1850 sft

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

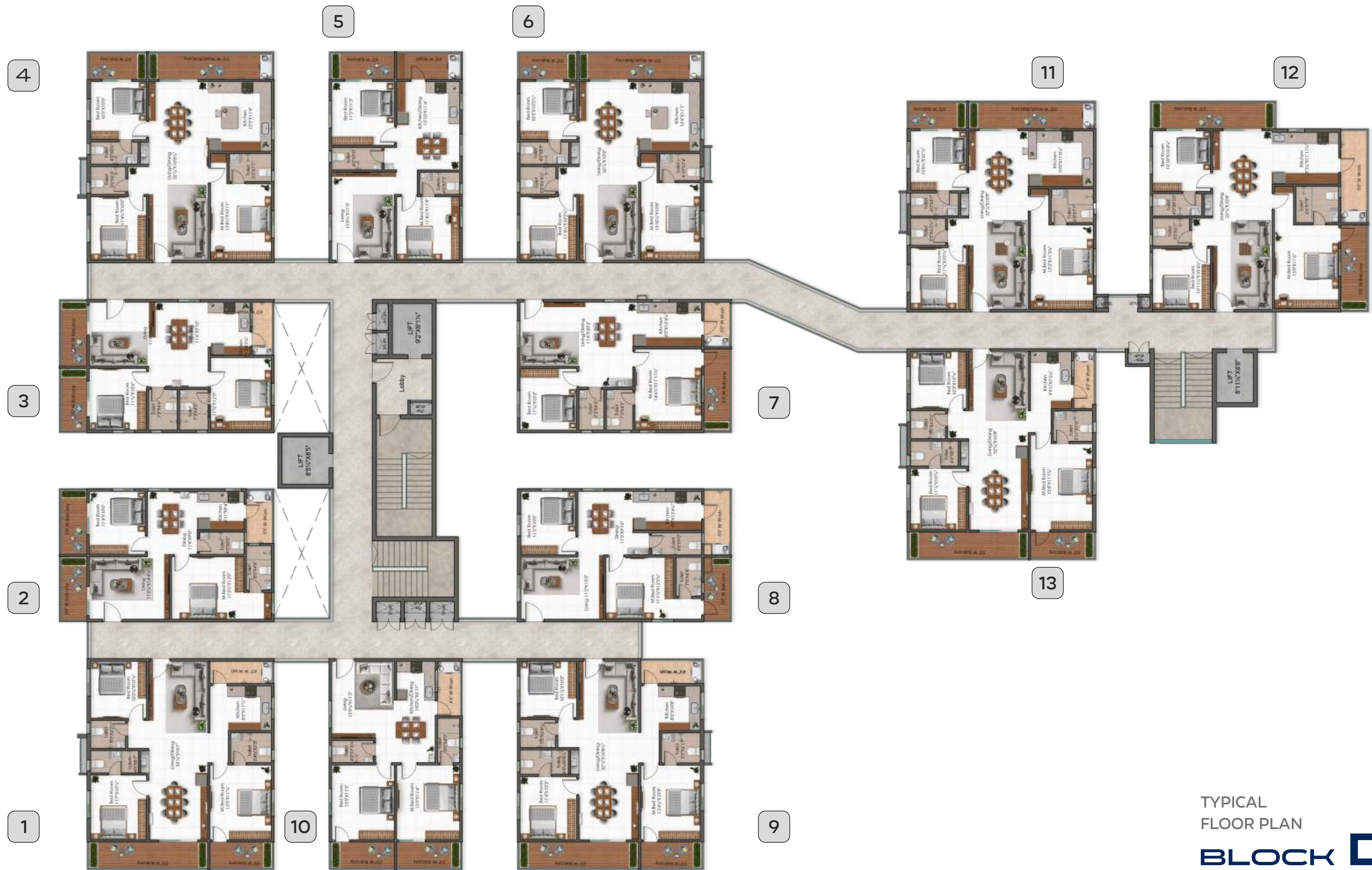
13	14	15
East	West	West
1230	990	851
109	273	138
1424	1340	1061
1850 sft	1740 sft	1380 sft

Facing
Carpet Area
Balcony & Utility Area
Plinth Area

Saleable Area

16
West
1161
192
1433
1860 sft





TYPICAL
FLOOR PLAN
BLOCK D

	1	2	3	4	5	6	7	8	9	10	11	12	13
Facing	East	West	East	West	West	West	East	West	East	East	West	West	East
Carpet Area	991	704	714	1042	738	1038	750	746	989	693	1053	1065	1008
Balcony & Utility Area	212	167	155	166	118	165	114	117	216	162	168	276	208
Plinth Area	1277	926	926	1277	911	1273	924	924	1273	911	1290	1408	1291
Saleable Area	1660 sft	1205 sft	1205 sft	1655 sft	1185 sft	1655 sft	1200 sft	1200 sft	1655 sft	1185 sft	1680 sft	1830 sft	1680 sft



FEATURES & FINISHES

STRUCTURE

Earthquake resistant RCC framed structure,
Structurally sound and designed with adequate safety
measures to withstand wind and seismic load for zone 2

SUPER STRUCTURE

Internal Walls: 4 inch thick ACC block brick walls .
External Walls: 8 inch thick ACC block brick walls.

PAINTING

Internal : Smoothly finished surface treated with putty,
primer and emulsion paint of Asian / Berger / Dulex or
equivalent .

External: Texture /luppam with external emulsion /
weather proof paint of reputed make as per elevation
design .

DOORS

Main Door : Seasoned hard wood frame and shutter
aesthetically designed with melamine polish, fitted with
reputed hardware.

Internal Doors : Hard wood frame with both sides
laminated flush shutter with reputed hardware.

Bathrooms/Utility Doors : Hard wood frame with both
sides laminated

Flush shutter with reputed hardware.

WINDOWS

All windows are of upvc glazed sliding with mosquito mesh
Shutter.

FLOORING

Drawing, Dining, Living, Bedrooms, Kitchen:
800 x 800 mm double charged vitrified tiles of best
brand with spacer joint of Somany / Qutone / RAK /
Kajaria or equivalent.

Bathrooms - Walls : 1’x2’ ceramic tiles upto door
height of Somany / Qutone / RAK or equivalent.
flooring : 1’x1’ anti skid ceramic tiles.

Balcony / Utility: 1’x1’ anti-skid vitrified ceramic tiles.

Corridors: Natural stone/granite /vitrified tiles with
spacer joint.

ELECTRICAL FIXTURES

Concealed copper wiring of isi make and modular
switches of reputed make off anchor/abb/siemens or
equivalent.

Power outlets for air-conditioners in all bedrooms and
living. Power outlets for geysers in all bathrooms.

Power outlets for chimney, hob, refrigerator, microwave
oven, mixer /grinder in kitchen.

Washing machine point in utility area.

Power supply of three phase supply for each unit and
individual prepaid meters.

Miniature circuit breakers (MCB) for each distribution

SANITARY FIXTURES:

Floor mounted EWC and wash basin of Jaguar/ Cera/
Johnson or equivalent single lever cp chrome plated fittings
of reputed make.

Provision for geyser in all bathrooms.

COMMUNICATIONS

Intercom points in living and master bedroom
connected to security and servicing units.

Television points & internet in master bedroom
and living.

WSP & STP

Softening plant for bore-well water and water meter for
each unit.

A sewage treatment plant of adequate capacity as per
norms will be provided inside the project.

LIFTS

V3F drive high speed lifts of reputed make.

Lift lobby cladding with vitrified tiles/granite.

LANDSCAPING

Landscaping with combination of soft and hardscape,street
furniture, pergolas etc will be provided in open areas
around the community for relaxation.

SIGNAGE

Directions and safety signage’s for driveways and
where ever required.

CAR WASHING FACILITY

Car Wash facility will be provided in the parking floor level at
designated area.

SECURITY/ BMS

Security guards round the clock.

Solar powered security fence for total community.

Boom barriers for effective traffic management.

CCTVs at main gate and entrance of each block and
where ever required.

POWER BACKUP

Metered DG backup of 100 % for all units.

CENTRALIZED BILLING

Automated billing system for water, power, DG power

FIRE & SAFETY

Fire alarm, automatic sprinklers and wet risers as per
fire authority regulations will be provided.

PARKING:

Adequate car/ bike parking is available.

Power outlet for EV car/bike charging will be provided
at additional cost.

a great
LOCATION
for *Life*

Easily accessible via ORR, Magna Solitaire keeps you connected to life's many pursuits. Whether its office, shopping or learning institutions, you are surrounded by the finest establishments and amenities.

LEARN

- 5 MINS Birla open Minds
- 5 MINS T.I.M.E School
- 5 MINS Glendale Academy
- 15 MINS Sreenidhi International School
- 15 MINS Oakridge International School
- 15 MINS Indian School of Business

INDULGE

- BY WALK Daily Essentials
- 15 MINS Inorbit Mall
- 20 MINS Sharath City Mall
- 25 MINS GVK Mall
- 25 MINS City Center



WELLNESS

- 15 MINS Continental Hospital
- 15 MINS Care Hospital
- 15 MINS Omega Hospital
- 20 MINS AIG Hospital
- 30 MINS Apollo Hospital

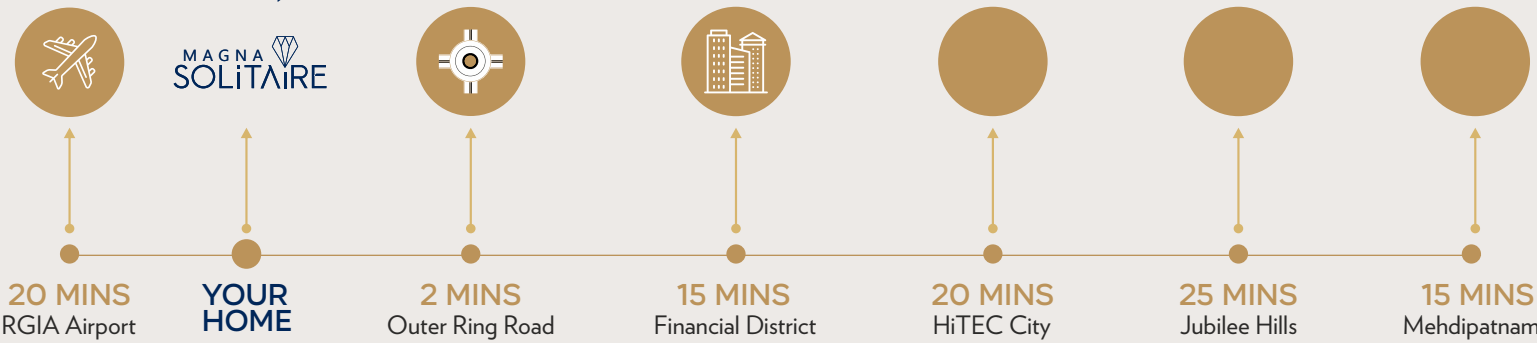
WORK & COMMUTE

- 2 MINS Outer Ring Road
- 15 MINS Neopolis
- 15 MINS Gachibowli Financial District
- 20 MINS RGIA Airport
- 20 MINS HiTEC City



ALL THE RIGHT CONNECTIONS

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