



# Gem of a life



A large, flowing cursive text "live life" is written in a gold-colored ink. The text is split into two lines: "live" on the left and "life" on the right. The "i" in "live" and the "l" in "life" are particularly prominent. The "e" in "life" is followed by the word "SOLITAIRE" in a smaller, white, sans-serif font.

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

MAGNA  
SOLITAIRE

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

**450 APARTMENTS**

2 & 3 BHK UNITS

**4 TOWERS**

OVERLOOKING LAKE AND GREENSCAPE

**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



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

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

SPA & SALOON



INDOOR BADMINTON COURT

MULTIPURPOSE HALL

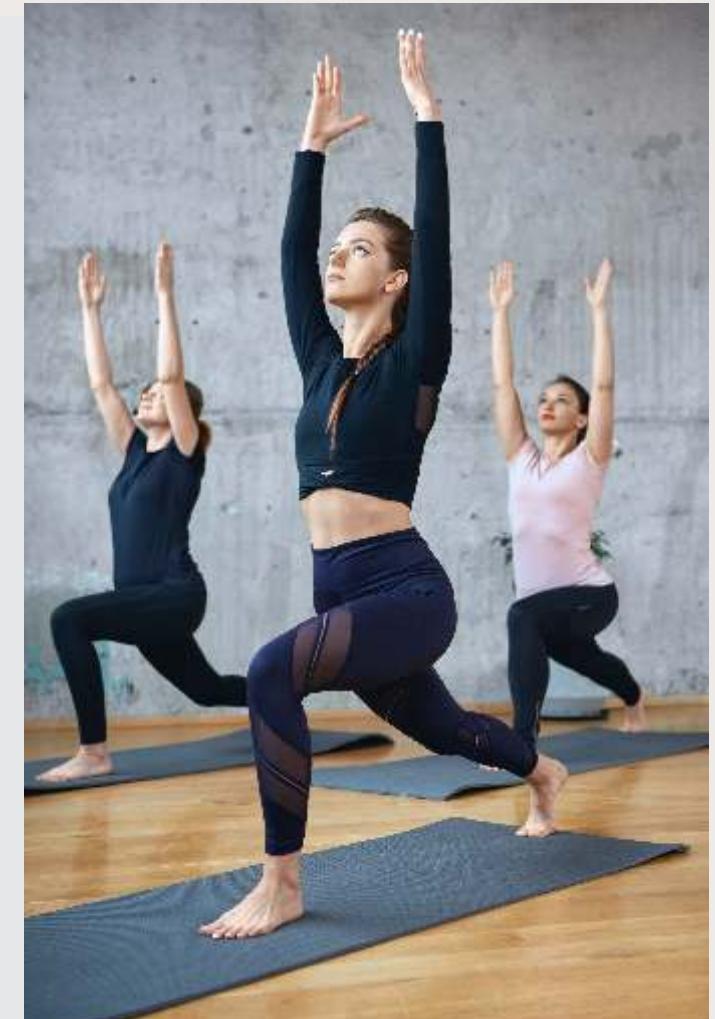


MAGNA SOLITAIRE HAS AN ARRAY OF  
INDOOR AND OUTDOOR AMENITIES THAT  
CATER TO ALL WALKS OF LIFE.

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

YOGA/MEDITATION ROOM



FULLY EQUIPPED GYM



*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



5



6



7



4



3



2



1



**TYPICAL FLOOR PLAN**  
**BLOCK A**

Facing  
Carpet Area  
Balcony & Utility Area  
Plinth Area  
Saleable Area

**1**  
East  
772  
161  
998  
1295 sft

**2**  
East  
772  
161  
998  
1295 sft

**3**  
East  
772  
161  
998  
1295 sft

**4**  
East  
1086  
269  
1435  
1865 sft

**5**  
West  
1201  
315  
1590  
2070 sft

**6**  
West  
808  
124  
998  
1295 sft

**7**  
West  
807  
123  
998  
1295 sft





**TYPICAL  
FLOOR PLAN**  
**BLOCK B**

Facing  
Carpet Area  
Balcony & Utility Area  
Plinth Area  
SalableArea

1	2
East	East
1483	1484
268	260
1840	1840
2390 sft	2390 sft

3	4	5	6	7	8	9
West	West	North	North	East	East	East
787	789	1222	1348	772	771	1339
190	95	188	208	83	84	176
1039	943	1481	1636	918	998	1599
1355 sft	1225 sft	1925 sft	2130 sft	1195 sft	1300 sft	2080 sft

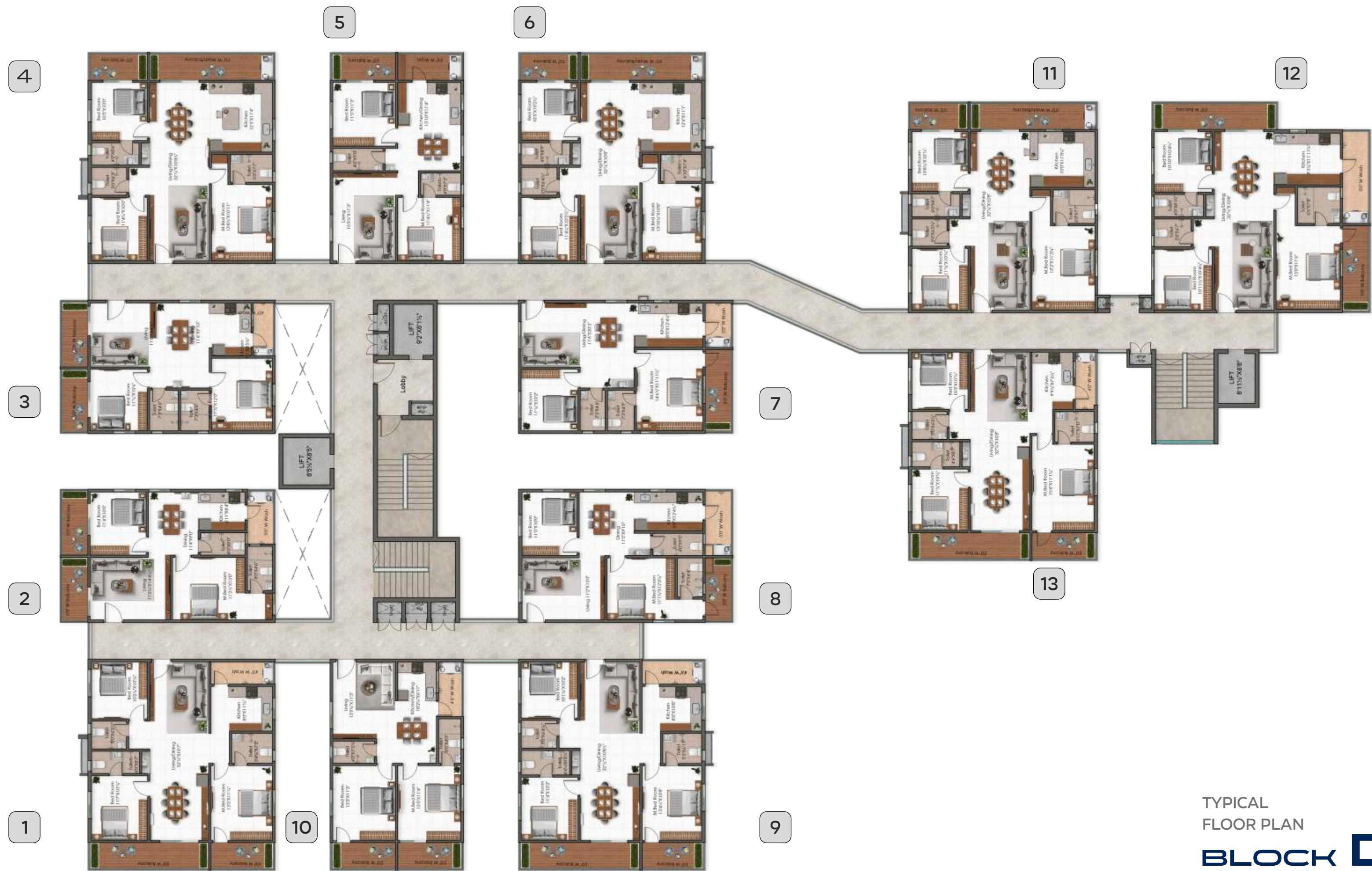


**TYPICAL  
FLOOR PLAN**  
**BLOCK C**



1	2	3
Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area
East 1225 214 1512  1965 sft	East 1215 249 1537  2000 sft	East 828 174 1063  1380 sft
Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area
East 1214 248 1537  2000 sft	East 1085 239 1400  1820 sft	West 847 116 1031  1340 sft
Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing West 845 118 1031  1340 sft
West 849 118 1031  1340 sft	West 849 118 1031  1340 sft	North 849 113 1023  1330 sft
Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing North 1150 133 1362  1770 sft
North 1150 133 1362  1770 sft	East 1235 109 1424  1850 sft	East 1235 108 1424  1850 sft
Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing West 990 273 1340  1850 sft
East 1230 109 1424  1850 sft	West 851 138 1061  1740 sft	West 851 138 1061  1380 sft
Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing Carpet Area Balcony & Utility Area Plinth Area  Saleable Area	Facing West 1161 192 1433  1860 sft
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	East	West	East	East	West	West	East
Carpet Area	991	704	714	1042	738	1038	750	746	989	693	1053	1065
Balcony & Utility Area	212	167	155	166	118	165	114	117	216	162	168	276
Plinth Area	1277	926	926	1277	911	1273	924	924	1273	911	1290	1408
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

# FEATURES & FINISHES

## 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.

## 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 /lappam with external emulsion / weather proof paint of reputed make as per elevation design .

## 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

Getting to the places you love is a breeze with seamless connectivity.





Start Living Your New Life Now  
Call: 9966012555



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