



TIMELESS LUXURY  
BOUNDLESS HAPPINESS

**AT HUNTER ROAD, WARANGAL**

RERA Application. No.: REA00300025862

**FROM**





“

## FOUNDER'S MESSAGE

We don't just build homes, we design them keeping in mind the things that will matter most to people who will live there. And this approach is at the heart of our philosophy of MHB Constructions.

Over two decades since its inception, MHB Constructions has laid a strong foundation in the real estate development sector. Our sheer determination to adopt the best technological and sustainable practices, has put us in the fore front in the real estate market. We strive to aim for perfection, by meeting affordability and luxury to enhance customer satisfaction.

With our experience, principles and innovative architectural approach, we are now presenting Murari Residency an extraordinary residential project at Hunter Road, Warangal.

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**HARI BABU MADHAMSHETTY** ▶▶  
Founder, MHB Constructions





## ENTER THE WORLD OF ELEVATED EXPERIENCES

The elevation is modern, distinctive and a design expression to marvel.

A landmark of architectural ingenuity, unconventional design and dedicated excellence. Murari Residency is a luxury gated community of 150 spacious apartments crafted to deliver the finest that life has to offer to the choicest few. A home that understands you and lives your way of life.

2 acres | G + 5 Floors | 150 flats | Each Flat 1225 SFT



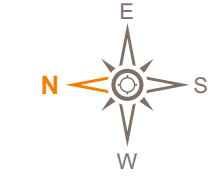
# MASTER PLAN



## LEGEND

- |                         |                          |   |
|-------------------------|--------------------------|---|
| 1 Main Entrance         | 6 Kids Play Area         | 11 South Gate                           |
| 2 Water Fountain        | 7 Basket Ball Half Court | 12 North Gate                           |
| 3 Lord Krishna Statue   | 8 Shuttle Court          | 13 Gathering Place on First Floor Level |
| 4 Club House            | 9 Cricket Practice Pitch |   |
| 5 Lush Green Landscapes | 10 Lifts                 |   |

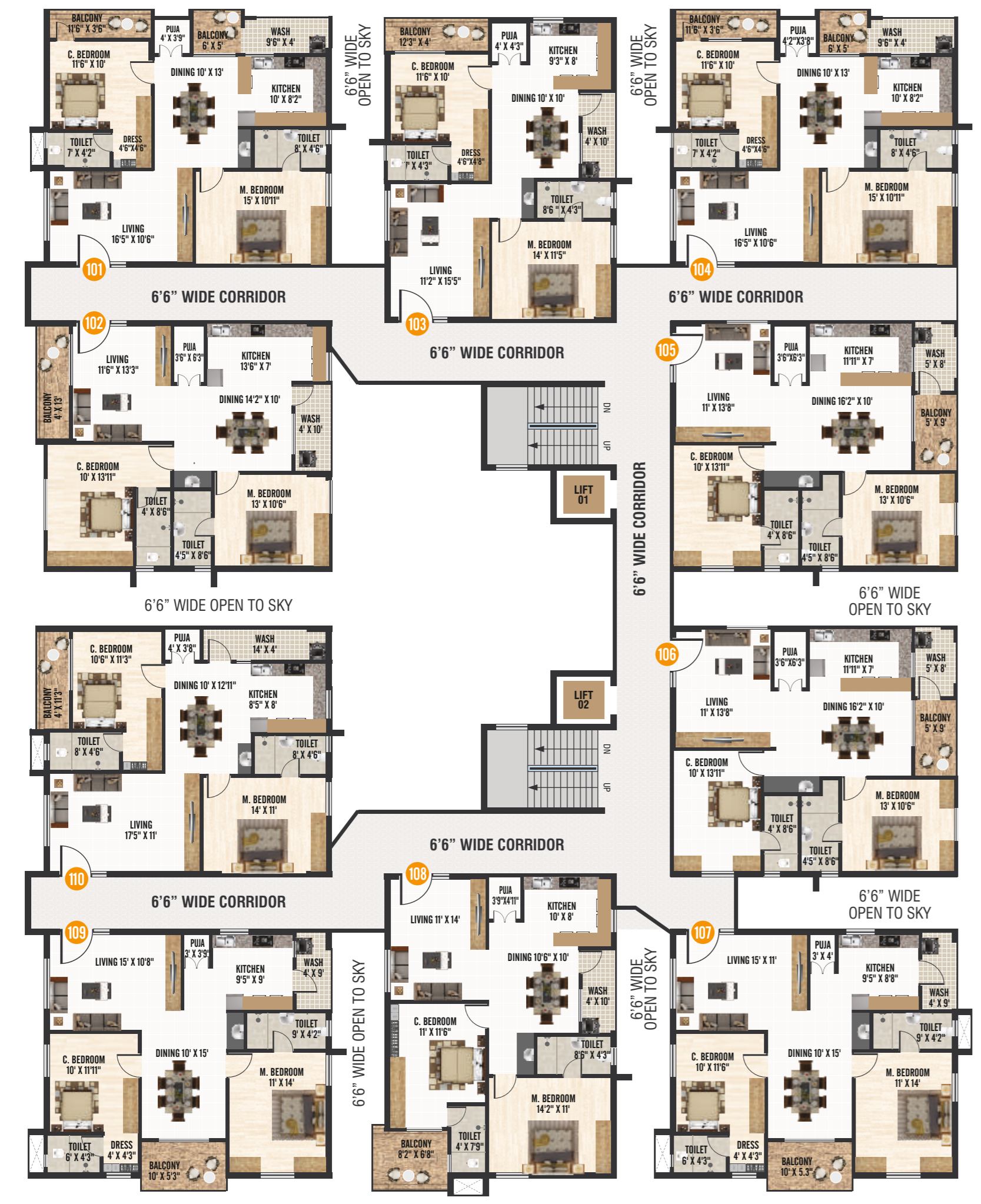




# BLOCK - A1

## TYPICAL FLOOR PLAN

FLAT	101	102	103	104	105	106	107	108	109	110
BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
AREA IN SFT.	1225	1225	1225	1225	1225	1225	1225	1225	1225	1225

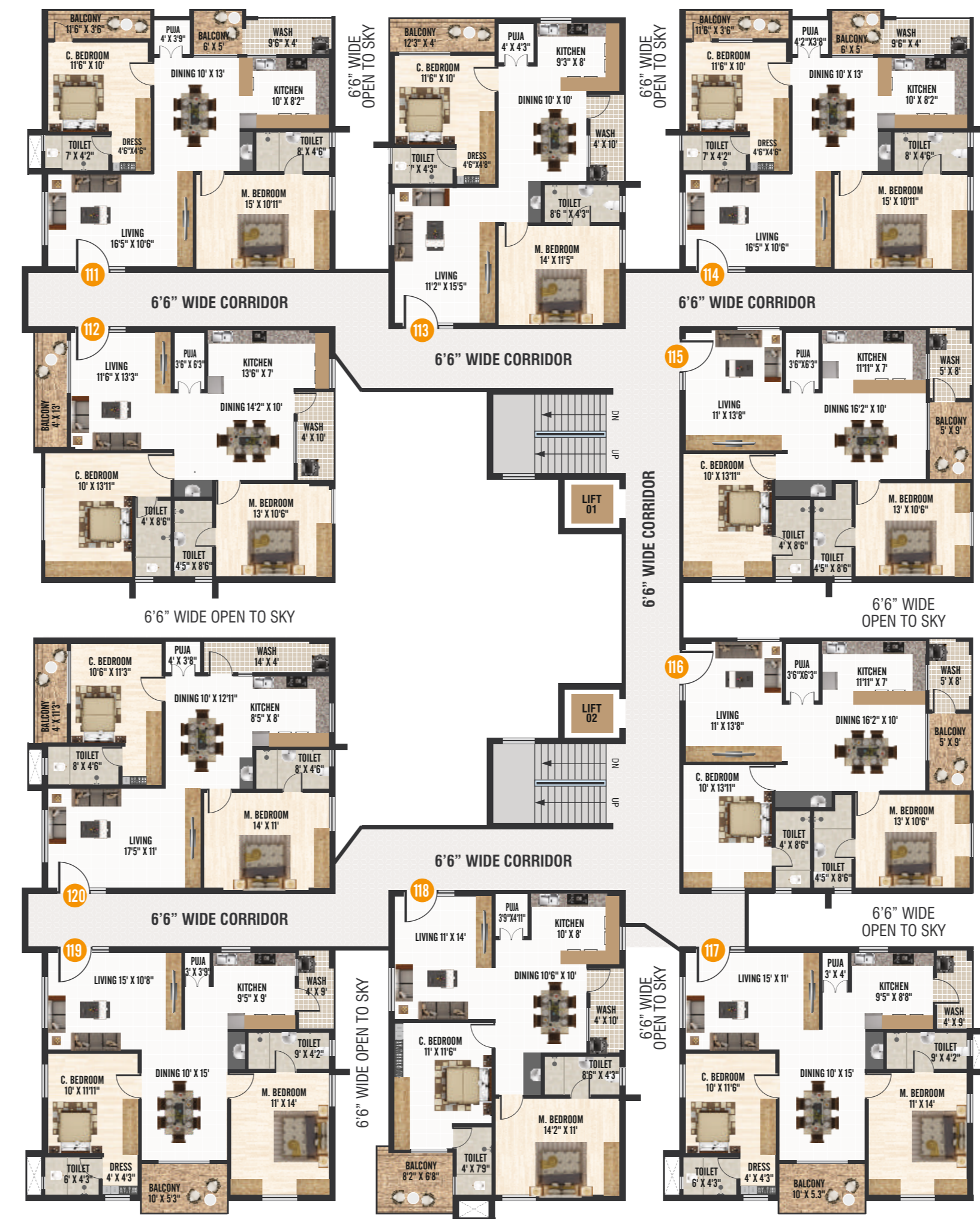


### AREA STATEMENT

FLAT	111	112	113	114	115	116	117	118	119	120
BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
AREA IN SFT.	1225	1225	1225	1225	1225	1225	1225	1225	1225	1225

# BLOCK - A2

## TYPICAL FLOOR PLAN

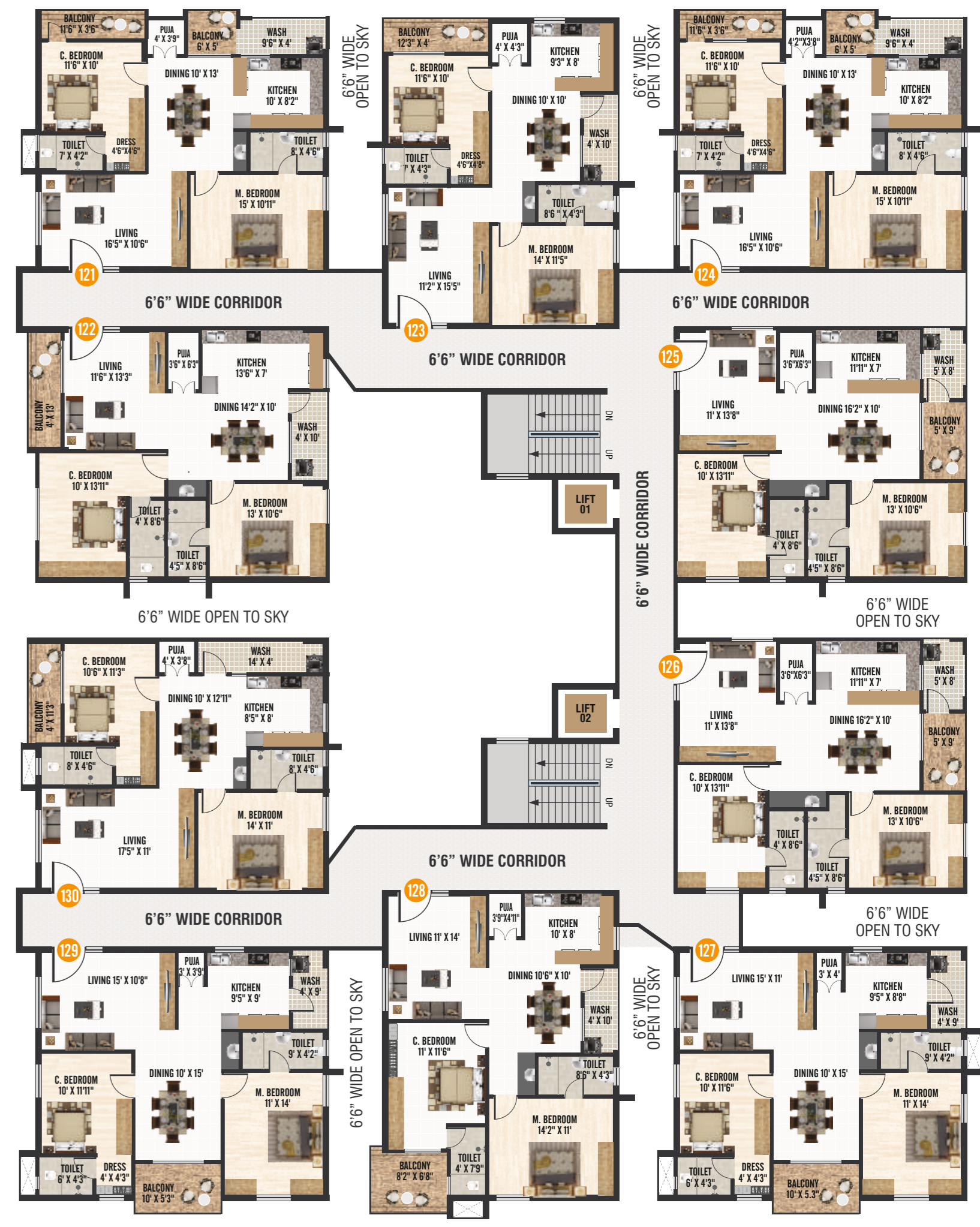


### AREA STATEMENT

FLAT	121	122	123	124	125	126	127	128	129	130
BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
AREA IN SFT.	1225	1225	1225	1225	1225	1225	1225	1225	1225	1225

# BLOCK - A3

## TYPICAL FLOOR PLAN

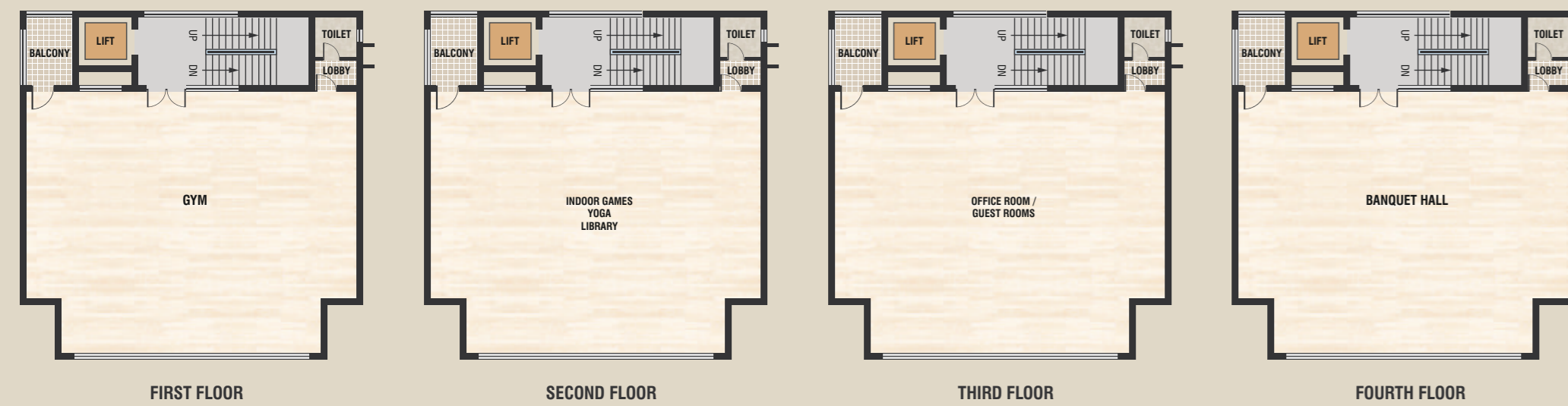


### AREA STATEMENT

## STILT FLOOR PLAN



## CLUBHOUSE FLOOR PLANS



## RELAX REJUVENATE

Refresh your mind with an amenity rich clubhouse. Rejuvenate with a game of badminton or a workout at the gym. The luxurious amenities present the perfect setting for weekends of leisurely relaxation.

## CLUB HOUSE AMENITIES

- Coffee Deck
- Waiting Lounge
- Mini Convention Hall
- Library / Senior Citizen
- Gym
- Yoga / Meditation
- Indoor Games
- Guest Rooms



**MURARI**  
RESIDENCY



BREATHE IN ENERGY,  
BREATHE OUT STRESS.





## NOT JUST AMENITIES BUT EXPERIENCES

### PROJECT HIGHLIGHTS

- Prime Location
- Contemporary Elevation
- Premium Quality Construction
- Elegant Landscaping
- Grand Entrance
- Plenty of Ground Water
- 100% Vaasthu
- Thoughtful planning assures Privacy, Air ventilation & Sunlight
- 4 floors Club-House
- Jogging Track
- Children's Play Area
- Ample Car Parking Space
- 24 x 7 Security
- Generator Backup







## SOAK IN THE NATURE

The landscape is alive with lush green gardens with soft grass brushing in your feet. Soak in the nature's therapy by watching this beauty every morning outside your bright and blessed home.



IT'S THOUGHTFUL.  
IT'S WELL-DESIGNED.  
IT'S MURARI RESIDENCY.

Murari Residency brings together inspiring design and luxury to create a world of convenience. A first glance could very well leave you starry-eyed, and a closer inspection would reveal the meticulous craftsmanship.

The property with an ample open space, includes a lush green landscape, thereby creating the perfect ambience for your evening walks. With uncluttered spaces, exquisite tree-lined avenues, and seating areas around the sidewalks, it's all the space you could ask for.



### STRUCTURE

R.C.C. framed structure to withstand wind & seismic load.

**Super Structure:** Red burn bricks all external wall 9" thick & internal walls 4" thick.

### PAINTING

**Internal walls:** Smooth plastered surface treated with lappam / putti and painted with 1 coat of primer and 2 coats of premium emulsion.

**External walls:** Two coats of cement plastering with two coats of Birla wall putti / Texture, 1 coat damp proof primer & 2 coats Apex emulsion paint.

### FLOORING

**Living & Dining:** 800 x 800 mm vitrified tiles.

**Bed rooms & Kitchen:** 800 x 800 mm vitrified tiles.

**Balcony & Corridor:** 600 x 600 mm vitrified tiles.

**Bathrooms:** Anti-skid ceramic tiles.

**Staircase:** Granite flooring.

### TILE CLADDING

**Bathrooms:** Glazed / Matt ceramic tiles dado up to 7' height.

**Utility Area:** Ceramic tile dado up to 3' height and flooring with matt finish.

### DOORS & WINDOWS

**Main Door:** Teak wood frame finish with melamine spray finish, teak veneered flush shutter with reputed hardware.

**Internal doors:** Teak wood frame with laminate flush shutter & reputed hardware.

**Windows:** UPVC window frame with mosquito mesh and safety grill.

### KITCHEN

Set of bore water & municipal water tap block. Granite platform with steel sink & 2' height tiles above the platform.

### UTILITY / WASH AREA

Provision for washing machine and wet area for washing utensils etc.



## SPECIFICATIONS



### CLUB HOUSE

4 - Floors club-house of 6,000 square feet area.

### ELECTRICAL

- Power outlets for air conditioners in living room, master bed room & children bed room.
- Power outlets for geysers in all bathrooms.
- Power plug for hob, chimney, water purifier, exhaust fan, refrigerator, microwave oven, mixer / grinder in kitchen / washing machine in utility area.
- MCB for each distribution board of reputed make.
- Concealed copper wiring of (Finolex / Havells / Poly Cab).
- Moduler switches of (Havells / Anchor Penta / Legrand).
- Individual meters for each unit.

### SANITARY WARE

- Ceramic wash basin in dining room & attached toilet of (Hindware / Somany / Johnson)
- Single piece Italian model EWC in master bed room toilet of (Hindware / Somany / Johnson).
- INDIAN WC in children bed room toilet of (Hindware / Somany / Johnson).
- CP Fittings of (Hindware / Somany / Johnson).
- Provision of geysers in all bathrooms.

### CABLE TV

Provision for cable connection in living room & master bed room.

### INTERNET

Provision for internet connection in living room.

### GENERATOR

Generator power backup for common area lights, lifts, water pumps in the entire flat  
4 lights + 4 fans + 5 amps socket

### STAIRCASE

Two staircases in each block of 9-feet width (total 6-staircases)

### LIFTS

- Two lifts in each block with 6/8 passengers capacity (total 6-lifts - Johnson / Kone / Schindler / Elev8r)
- Lift cladding - granite cladding

### SECURITY

Sophisticated round-the-clock security CC TV surveillance cameras at entire community.





## PERHAPS THE MOST CHARMING PLACE

Everything is within in your reach, it is an abundance. Spread over 2 acres, Murari Residency located near the Bhadrakali Tank Bund in Warangal to give you easy access to your home.

And also easy connectivity to reputed schools and main areas of the town. Close proximity to market places and shopping malls.

It is situated within the premium area of Warangal and only 2 Kms. away from Bus stop and Railway station.

## LOCATION MAP (Not to scale)



## LOCATION ADVANTAGE

- 2 Km to Warangal Railway Station.
- 2 Km to Warangal Bus Station.
- 500 Meters to New Tank Bund.
- Very near to Hyderabad, Khammam highways.
- Near to Hospitals, Shopping Malls, Business areas and Schools.



A project from



Member :



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ARCHITECT



STRUCTURE



*Note: The brochure is only conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.*