AP RERA No: P08440153085

MANJEERA
Life Elevated

MANJEERA blue

ONGOLE

A new wave of

Blissful Living

27 ACRES OF LAND

246 VILLAS

73 VILLAS (PHASE - 1)

VILLA TYPE - G+1, G+2

18,500 SQ. FT.
CLUB HOUSE

Club House

Outdoor Amenities

- Skating Rink
- Jogging Track
- Outdoor Gym
- Snack Bar
- Flowering Trees
- Beach Volleyball
- Amphitheatre
- Pergolas
- Children's Tot Lot
- Chess Board
- Party Lawn
- Multipurpose Court
- Toddler Park

Indoor Amenities

- Library
- Crèche
- Clinical Facility
- Gym
- Guest Rooms
- Café
- Terrace
- Swimming Pool
- Banquet Hall
- Games Room
- Spa/Salon

Perfectly located to add to your convenience

- NH 5 - 1 km
- RIMS Hospital - 2 km
- Ongole Railway Station - 4.4 km
- APSRTC Bus Stand - 4.7 km
- KML Shopping Mall - 4.7 km
- Kothapatnam Beach - 21.7 km

MANJEERA
Life Elevated

35 YEARS OF SMART SPACE SOLUTIONS

13 million sft. built | 5 million sft. in the making

Residential | Commercial | Malls | Hotels

Corporate Office: #711, Manjeera, Trinity Corporate, JNTU - HITEC City Road, KPHB, Hyderabad - 500 072.

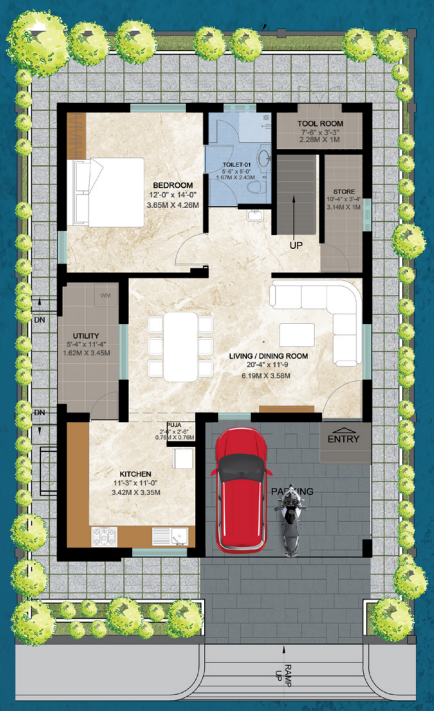
Project Address: Beside road of Sai ITA Convention. Near Summer storage tank - 2. Cheruvukommupalem, Ongole, 523001

Project Enquiries: +91 99661 76617/040 6647 9600

Other Enquiries: 040-6647 9647
Email: sales@manjeera.com
Website: www.manjeera.com

• Ongole • Hyderabad • Vijayawada • Bengaluru • Rajahmundry • Bhubaneswar

Disclaimer : This brochure with plans, specifications, images, and any other details are purely conceptual, indicative, and representative and meant for promotional purposes, and do not form part of the legal offering. Refer to "TS RERA WEBSITE" in detail about the Project.



Ground Floor

First Floor

Coral East Floor Plans

Plot Area	Plot Area(Gadi)	Carpet Area	Balcony/Verandah Area	Total BUA	Parking Area
200(sq. yds.)	25.013	1537(sq. ft.)	177(sq. ft.)	2088(sq. ft.)	170(sq. ft.)

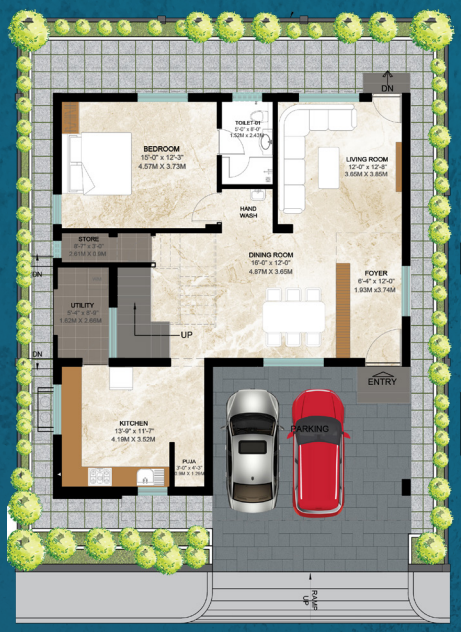
Coral West Floor Plans

Ground Floor

First Floor

Plot Area	Plot Area(Gadi)	Carpet Area	Balcony/Verandah Area	Total BUA	Parking Area
200(sq. yds.)	25.013	1474(sq. ft.)	189(sq. ft.)	2033(sq. ft.)	182(sq. ft.)

Pearl East Floor Plans



Ground Floor

First Floor

Plot Area	Plot Area(Gadi)	Carpet Area	Balcony/Verandah Area	Total BUA	Parking Area
241(sq. yds.)	30.180	1895(sq. ft.)	207(sq. ft.)	2553(sq. ft.)	234(sq. ft.)

Pearl West Floor Plans

Ground Floor

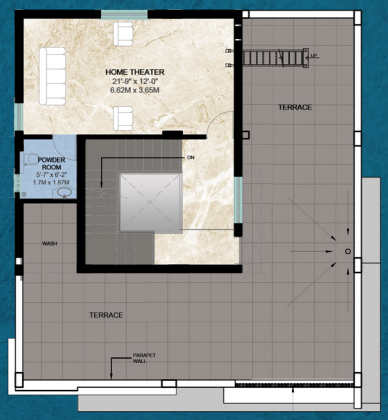
First Floor

Plot Area	Plot Area(Gadi)	Carpet Area	Balcony/Verandah Area	Total BUA	Parking Area
241(sq. yds.)	30.180	1866(sq. ft.)	237(sq. ft.)	2541(sq. ft.)	234(sq. ft.)

Crystal East Floor Plans

Ground Floor

First Floor



Second Floor

Plot Area	Plot Area(Gadi)	Carpet Area	Balcony/Verandah Area	Total BUA	Parking Area
270(sq. yds.)	33.802	2425(sq. ft.)	274(sq. ft.)	3214(sq. ft.)	223(sq. ft.)

Crystal West Floor Plans

Ground Floor

First Floor

Second Floor

Plot Area	Plot Area(Gadi)	Carpet Area	Balcony/Verandah Area	Total BUA	Parking Area
270(sq. yds.)	33.802	2325(sq. ft.)	271(sq. ft.)	3150(sq. ft.)	247(sq. ft.)

Specifications

Structure

- RCC framed structure

Super Structure

- 230 mm thick brick work for external walls
- 115 mm thick brick block work for internal walls
- Anti-termite treatment carried out as per IS standards

Wall & Ceiling Finishes

- **Internal Plastering:** Double coat plaster for all walls
- **External Plastering:** Double coat plaster for all external walls

Paint

- **Internal:** Plastic emulsion paint of reputed make for all walls & ceilings
- **External:** Combination of texture & non-texture surfaces with two coats. Exterior textured weatherproof acrylic emulsion paint form Asian/ICI or equivalent makes

Doors

- **Main Doors:** Teakwood frame & paneled shutter, melamine polished. Ironmongery of reputed make
- **Internal Doors:** Hardwood frame & flush shutters of reputed make, painted. Ironmongery of reputed make

Windows

- Sliding UPVC windows with glass and mosquito shutters, with all necessary gaskets

Ventilators

- UPVC ventilators with adjustable louvres and mosquito mesh for all toilets

Electrical & Communication System

- 3 Phase supply for each unit and individual meter board
- Concealed copper wiring of **finolex, RR cable, polycab** or equivalent make in PV conduits
- 100% power backup through generator
- Power outlets for air conditioners in all bedrooms, drawing, hall and multi purpose room, along with copper conduiting at defined locations as per architectural drawing
- All MCB's of **MDS** make or equivalent
- All electrical switches and sockets of anchor, legrand or equivalen
- Panic switches in master bedroom and ground floor bedroom
- Provision for dish antenna
- Intercom

Railings

- **Staircase:** SS and glass railing for internal staircase. Spiral staircase will be provided internal
- **Sit-out, Utility & Terrace:** MS railing with enamel paint
- **Ground Floor:** Enamel painted safety M.S grill for windows

Flooring & Skirting

- **Vitrified tiles 800x800 mm size** for drawing, living, dining rooms
- **Vitrified tiles 800x800 mm size** flooring for master bedroom of type 1 & 2 villas
- **Vitrified tiles 600x600 mm size** flooring for all orther rooms
- **Granite** flooring for staircase
- CNL flooring for home theatre and master bedroom in type 3 villas
- **Antiskid ceramic tiles of 300x300 size** for all toilets & Balconies
- Dadooing in toilets up to 7' height with glazed/cerami tiles.
- Dadooing 4' height in kitchen utility area with glazed/ ceramic tiles
- **Granite** flooring for portico and surrounding paved areas as per architectural drawing
- 100-150mm skirting in rooms as per flooring

Kitchen

- Polished granite-top cooking platform on MS base framing, scratch-proof SS sink and provision for mixer and instant geyser points
- Provision for aquaguard

Plumbing/Sanitary

- Wall-hung EWC with concealed flush tank for all toilets
- 10 mm thick glass partitions in shower area
- Counter wash basin for master bedroom. Standalone wash basins in other toilets
- All attached bathrooms hot & cold water wall mixer
- ISI mark CPVC piping
- ISI mark of PVC/SWG sanitary piping
- Hindware Italian/American or equivalent standard sanitary fittings
- Grab bars in ground floor toilet
- Solar hot water supply system
- Overhead tank for each unit
- Primary treatment of domestic water

Home Automation/Communication

- Telephone points in living in ground floor and hall in first floor
- Intercom facility within the project
- TV points in all bed rooms, living, multi purpose hall, drawing room and in the first floor hall
- Video door phone system with LED monitor in living room and master bedroom