35 YEARS OF SMART SPACE SOLUTIONS

MANJEERA
Life Elevated

Tuscany

ITALIAN THEMED FARM LANDS @ ZAHEERABAD
BY **MANJEERA**

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THE NATURE'S CRADLE OF ECSTACY

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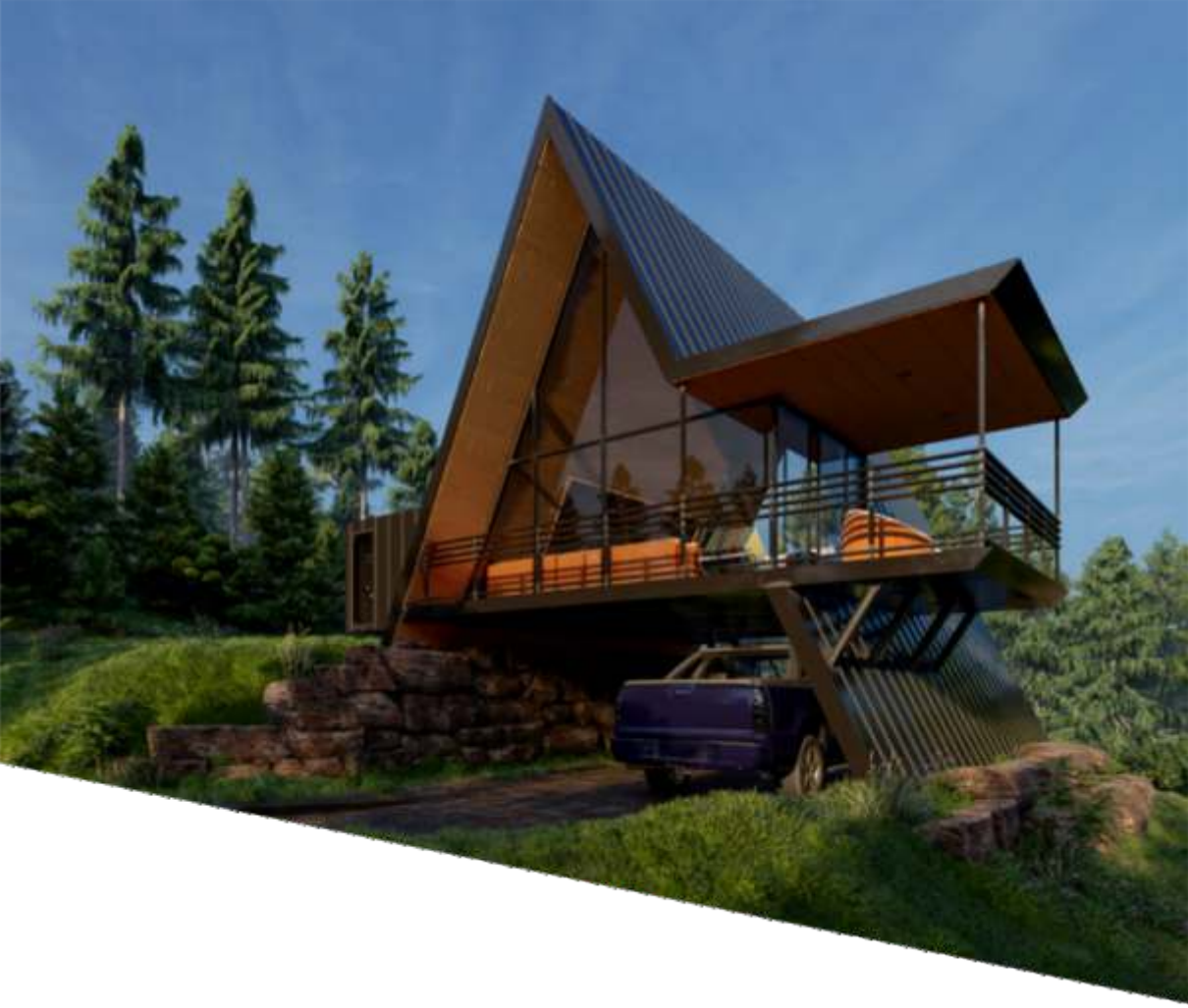
ITALIAN THEMED FARM LANDS



About Promoters: Manjeera Group

We are Manjeera, a 35 years' legacy of detailed expertise, sturdy and intelligent engineering, and unparalleled project management capability, which helped us deliver performances that rank elite in quality. While building for the future, Manjeera stands tall as a hallmark of quality construction, innovation, clear titles, a cost effective approach, high returns on investments, constantly endeavoring to nurture eco-conscious communities. Pioneers at envisaging life-enriching spaces and structures be it in the real estate, hospitality, or infrastructure sectors, Manjeera strives to add value to its stakeholders.

35 years

13 million sq ft delivered

5 million sq ft under execution

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About Architects:
An Epitome of Excellence

Tuscany is designed by Morphogenesis – India's acclaimed Architecture and Urban Design firm with a reputation to reinterpret regional architectural roots in over 50 cities across 8 countries.

Decorated with 120+ International and National Awards and featured in 850 + Publications globally, Morphogenesis has now designed Tuscany, one of its kind European farmland retreat near Hyderabad.

About Zaheerabad:
Tuscany, Projection Location

Zaheerabad the 'hot-spot of investment', has several proposed infrastructure developments, including the bullet train connectivity to Mumbai from Hyderabad. It's going to be the only stop in Telangana after Hyderabad. The National Investment and Manufacturing Zone (NIMZ), coming up in close proximity has grabbed wide attention amongst several national and international organisations for massive investments. Triton electric car manufacturing unit with an investment of Rs 2000 crores is a recent development.

The epicentre of various leisure, recreation, adventure and development activities, Tuscany in Zaheerabad is the most coveted destination to chill out in the lap of nature while your investment gives you a rich yield in future.

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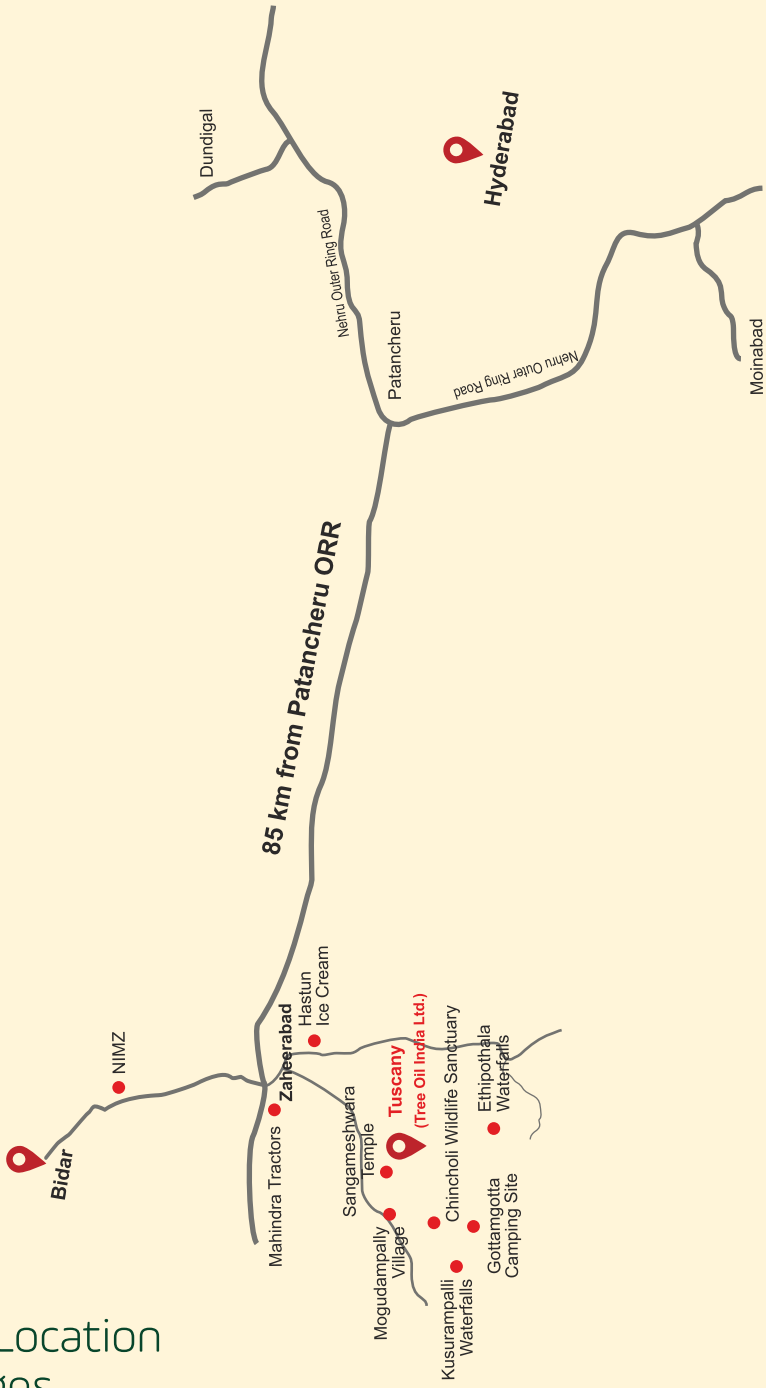

Tuscany Location Advantages

- NIMZ	24 Km
- Mahindra Tractors	17 Km
- Ethipothala water falls	11 Km
- Gottam Gutta camping site	10 Km
- Sangameshwara temple	4 Km
- Hatsun ice cream	4 Km
- Mogudampally village	3 Km
- Chincholi wild life sanctuary	10 Km
- Kusuram palli water falls	15 Km
- Bidar	42 Km

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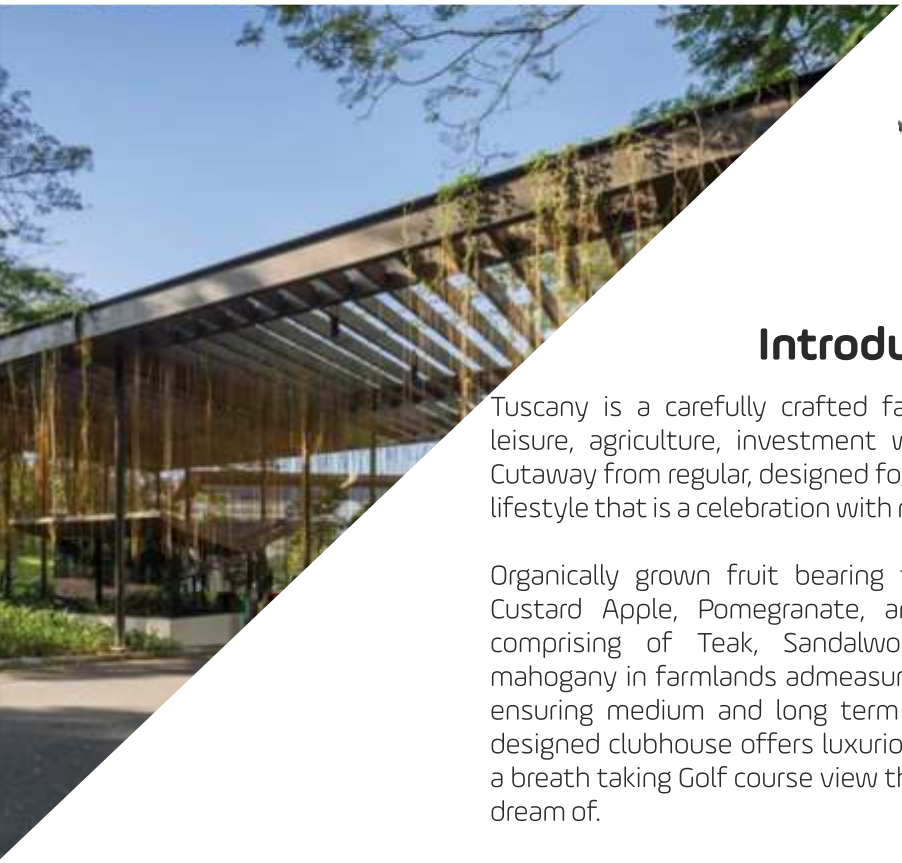
A preface to Tuscany: Discover an enchanting nature's retreat.



Introducing Tuscany!

Tuscany is a carefully crafted farmland that combines leisure, agriculture, investment with promising returns. Cutaway from regular, designed for those who aspire for a lifestyle that is a celebration with nature.

Organically grown fruit bearing trees including Mango, Custard Apple, Pomegranate, and timber plantations comprising of Teak, Sandalwood, Red Sandal, and mahogany in farmlands admeasuring half acre and above ensuring medium and long term returns. The elegantly designed clubhouse offers luxurious guest cottages with a breath taking Golf course view that only lucky few could dream of.

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Master Plan

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An Architect's Projected Bird's Eye View

(After Landscaping and other developments are completed at the site)

Your investment, cared and nurtured by experts

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Ready to bite into unlimited freshness?

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Handled by the experts, experience the growth from ground up

Teak wood Plantation

Sandalwood Plantation

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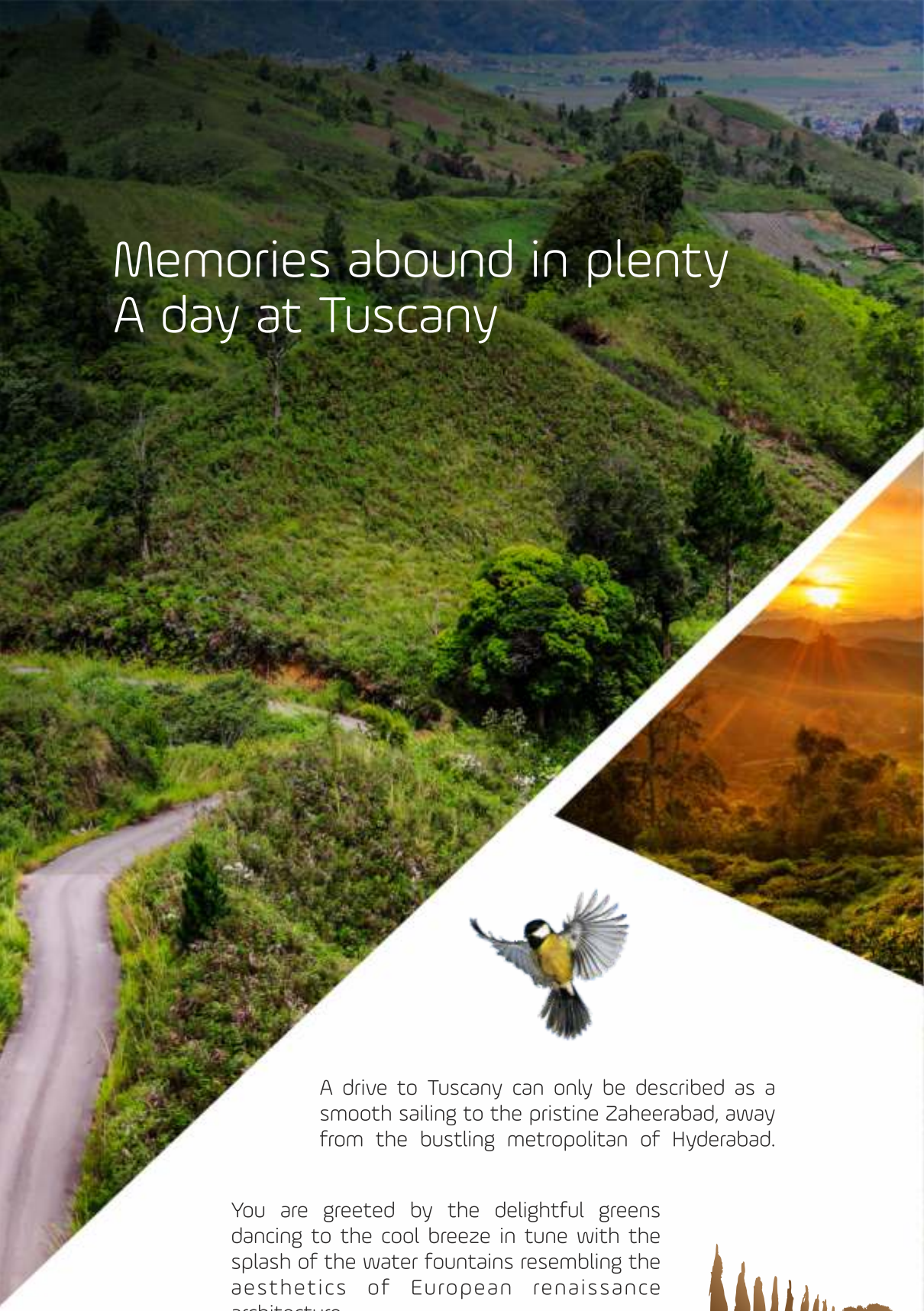
Memories abound in plenty
A day at Tuscany



A drive to Tuscany can only be described as a smooth sailing to the pristine Zaheerabad, away from the bustling metropolitan of Hyderabad.

You are greeted by the delightful greens dancing to the cool breeze in tune with the splash of the water fountains resembling the aesthetics of European renaissance architecture.

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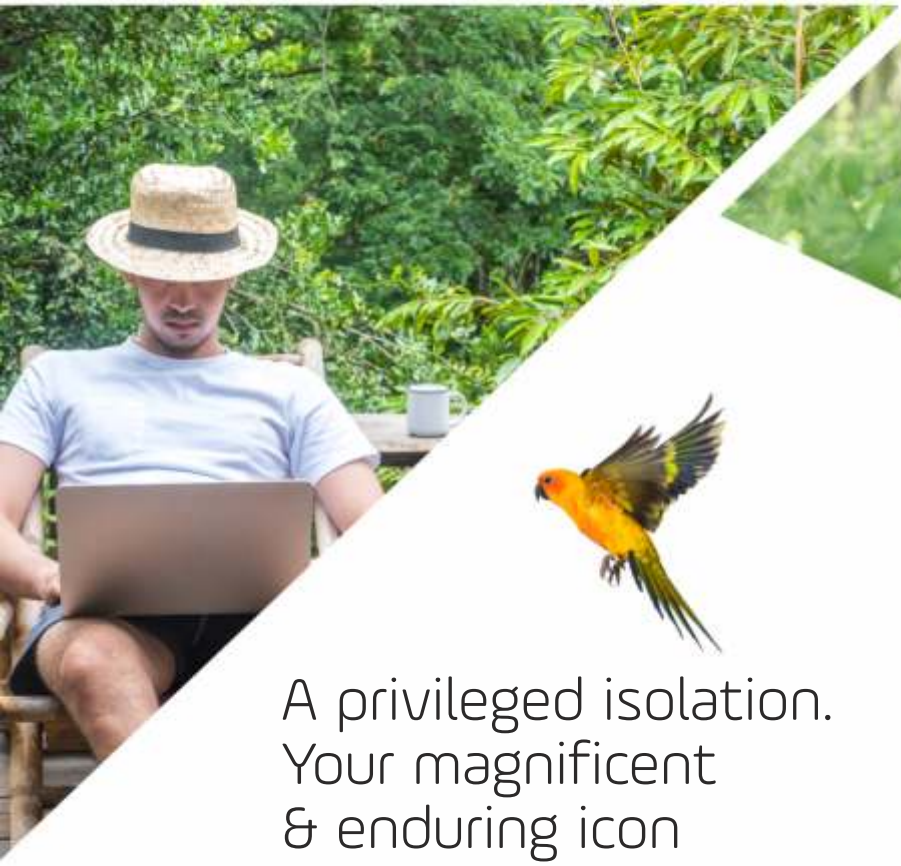

A privileged isolation.
Your magnificent
& enduring icon

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Timeless
personalization.
Grow, pick & pluck
what you eat

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Outdoors that are engaging, interactive and a lot more fun

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More than 40+Amenities

SOFT RECREATION

- Outdoor Swimming Pool
- Mini Golf Course
- Open air Yoga deck
- Party Deck
- Indoor Games – Carrom, Chess, Board games And Snooker
- Amphitheatre
- Barbeque & Bonfire space
- Exotic Vegetable orchard
- Exotic fruit orchard

ACTIVE RECREATION

- Squash Court
- Table Tennis
- Outdoor Tennis court
- Outdoor basketball court
- Volleyball court
- Cricket Nets & practice nets
- Kids playing zone
- Cycling & Jogging track
- Rope walking and related Adventure activities
- Segway scooters and ATV bike ride

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LOUNGE

- Multipurpose Hall
- Feature entrance with lobby and reception
- Cigar Lounge

LODGING

- Business centre
- 8 Golf facing exclusive guest rooms/Cottages

ANCILLIARY FACILITIES

- Administration room
- BOH
- Toilets + Changing rooms + Locker rooms
- Kitchen + Store
- Sorting, tool shed and materials storage for orchards
- Staff accommodation

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A Clubhouse
that is Intimately luxurious
be remarkably spoilt
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Indulgence in
every corner
Where celebration
is way of living

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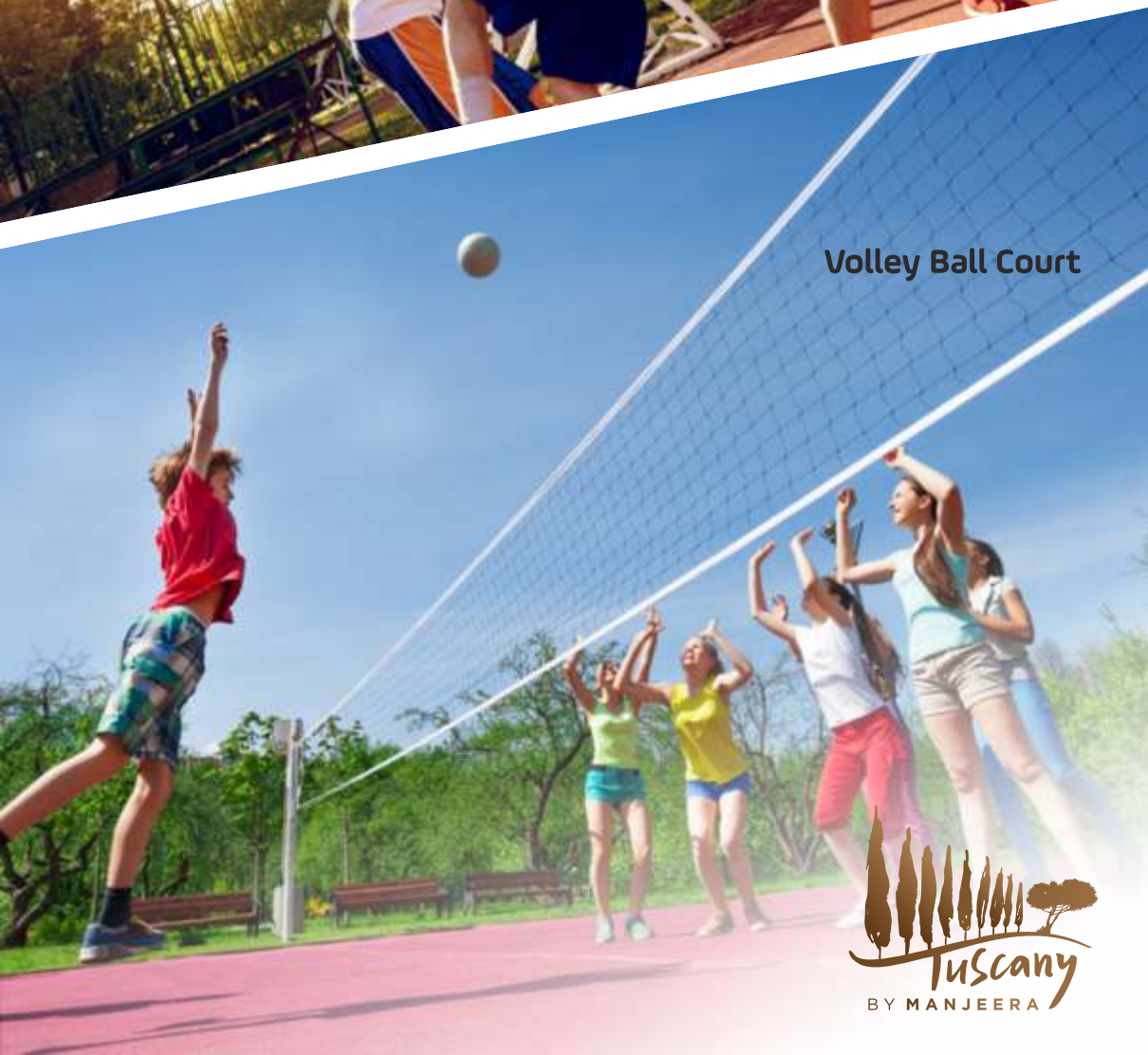
Outdoor Basket Ball Court


Volley Ball Court
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Snooker Ball

Open Deck Yoga
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Bonfire Space

Barbeque Space
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Rope Walking

Kids Play Area
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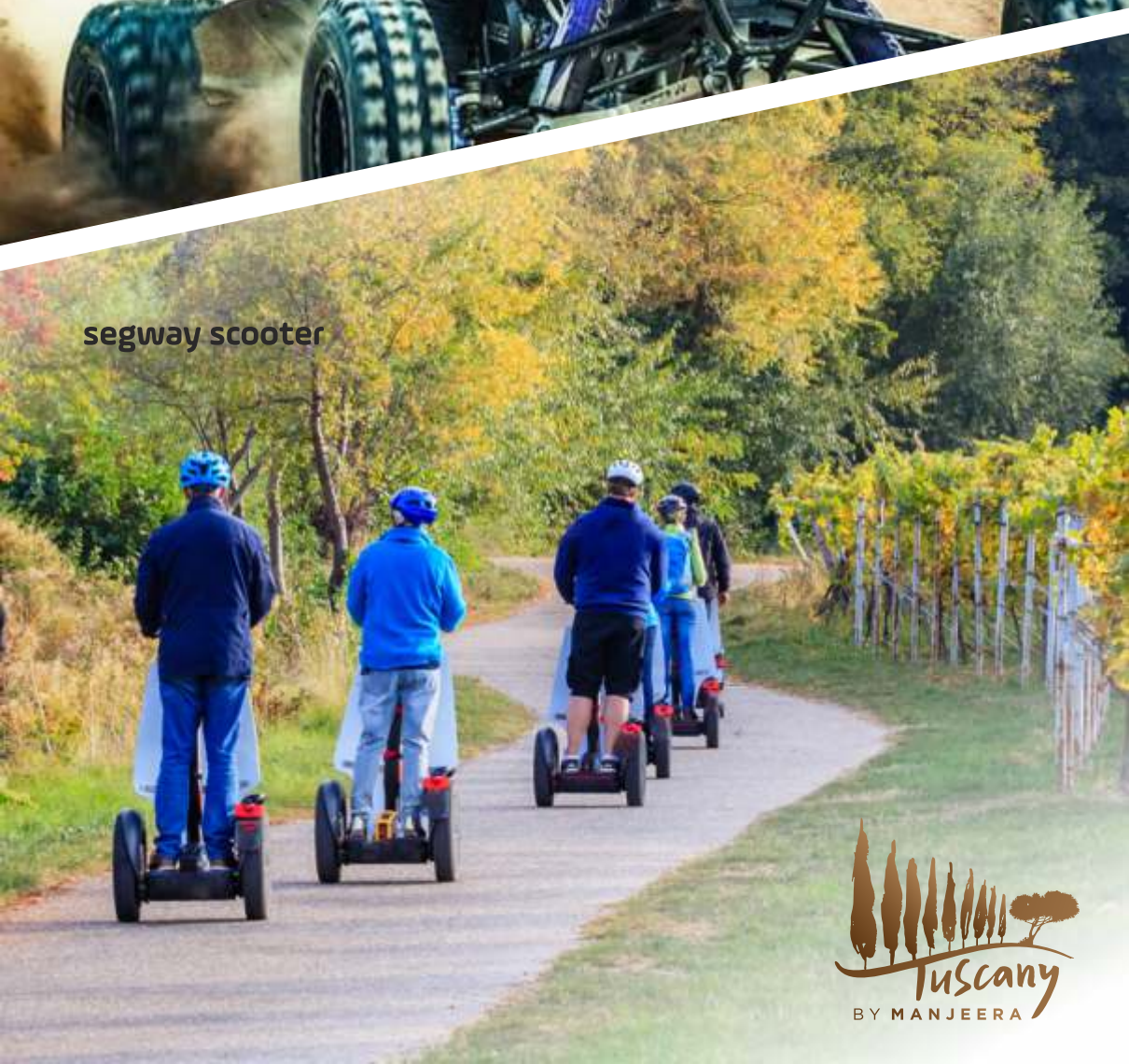
ATV Bike Rides



segway scooter

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Splurge every moment in
the lap of Nature
An endearing experience
to cherish ever after

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Tuscany

Project Philosophy

"A memorable weekend getaway and a green oasis amidst the rolling hills of Taheerabad. Nurtured by forests, nestled in the hilly terrains, experience tranquil trails along water brooks and the luxury of a club house with state of the art amenities. The farmlands are reflective of the neighboring meandering meadows in absolute harmony with nature."

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Life Elevated

Tree Oil India Ltd

A Manjeera Group Company

#713, Manjeera Trinity Corporate, Near Manjeera Mall,

JNTU-Hitech City Road, KPHB, Hyderabad – 500072