

Reach the Heights of Comfort in Living!



**MAPHAR'S**  
**HILLOCK**  
AT AKBAR HILLS, ATTAPUR





"It's an experience like no other. Watch magnificent views of morning sunrise on a blue horizon. It's a privilege to enjoy fresh breeze that caresses you across spacious balcony. Enjoy sweeping views of the city from your home. Experience the blue sky meeting the beautiful earth in the far off horizon. Enjoy the sight of sheets of rain falling on a monsoon day. Conjure up images of future inspired by numerous clouds. Life is indeed romantic with an apartment at Maphar's Hillock".

# MAPHAR'S HILLOCK

AT AKBAR HILLS, ATTAPUR

## Everything a Step above the Rest!

Here is a home that meets all your expectations - located in an elevated land, with unending views. This is a lifestyle that matches your aspirations. Perched atop the Akbar Hills adjacent to PVN Rao Express Highway at Pillar No 207, Maphar's Hillock allows you to enjoy the majestic views of the city from the top of the world. Enjoy the exceptional living amidst supreme planning, quality construction, refined spaces and a rich ambience. It is a blend of lifestyle and affordability in a location that is futuristic. The complete experience is on offer for a price that is wonderfully affordable.







# MAPHAR'S HILLOCK

AT AKBAR HILLS, ATTAPUR

## Why Hillock is your First Choice?

- ✓ Clear titles – HMDA-Approved Seal
- ✓ Hassle-free transactions
- ✓ On-time delivery
- ✓ Flawless environment
- ✓ Guaranteed quality
- ✓ Branded fittings
- ✓ Best prices
- ✓ Faster appreciation of property.



The five-floor Maphar's Hillock is the gateway to the good life in a strategically connected location. Built on an elevated platform of a hillock with green tot lots, recreation facilities - the luxury project offers 2, 3, 4 bedroom apartments to celebrate a proactive lifestyle. Maphar's quality is evident at every step. Refined interiors connect with glorious outdoors to create a magic. The residence is ideal for children to blossom and families to flourish. You will experience more life at Hillock than anywhere else.

**For a good living, this is the place to be.**





Aspirations meet reality here!



## Specifications

**RCC FRAMED**  
 Structure: To withstand wind & seismic loads  
 Super structure: 9" outer and 4 1/2" inner walls  
 Plastering: Smooth finishing with Luppum or Altek for interiors and two coats sponge finish for exteriors  
 Painting: Plastic emulsion paints for inner walls. Water proof paints for outer walls and enamel for wood work and grills

**DOORS**  
 Main door: Teak wood frame & aesthetically designed shutter with melamine polishing and brass hardware of reputed make  
 Internal doors: Teak wood frames with flush type shutters & quality fittings designed flush doors with reputed make hardware fittings  
 Windows: UPVC sliding

**FLOORING**  
 Vitrified tiles for drawing, dining & all bedrooms etc.  
 Bathroom: Anti-skid ceramic tiles of reputed make  
 Utilities / Wash: Anti-skid glazed ceramics tiles & dado up to 3ft height.

**KITCHEN:**  
 Granite cooking platform with stainless steel sink & 2'6" glazed tiles dado over kitchen platform & provision for Aqua guard  
 Utilities / wash: Provision for washing machine, wet area for washing utensils etc.

**TOILETS**  
 Wash basin with pedestal  
 Hot and cold water mixer with head shower  
 Provision for geyser

**ELECTRICAL**  
 Power outlets for air-conditioners in master bedrooms  
 Power outlets for geysers in all toilets  
 Power plug for cooking range chimney, refrigerator, microwave oven, mixer / grinders in kitchen  
 Plug points in living and all the bedrooms  
 Miniature circuit breakers (MCB) for each distribution boards of standard make

**TELE COMMUNICATION**  
 Intercom facility to all the units connecting to security, clubhouse and other common areas

**LIFTS**  
 4-lifts (6-passengers) with entrance of granite cladding

**GENERATOR**  
 Stand by generator for lift & common lights and six points for each flat.



## Scale the Summit of Fulfillment!

Return home in anticipation. A world of entertainment is waiting for you to unwind and relax. An array of recreation facilities are spread out to give you good times. Jog in the landscaped premises and work out in gymnasium daily. Or quietly read a book and relax in solitude at the clubhouse. Hillock is your destination to renew with vigor and vitality.



### Project Highlights

- Deluxe quality construction
- Earthquake resistant design
- 75 stylish apartments on elevated land
- 1118 sft to 2141 sft areas
- 2, 3 & 4 BHK apartments
- Ventilation to all around the flats
- No common walls
- Centralized piped gas system
- Two level parking
- Excellent Landscaping
- Tot lots
- Children play area
- Jogging track
- 24 - hr Water supply
- Sewerage treatment plant
- 24 - hr Security with CC cameras & Intercom
- Water harvesting pits
- Clubhouse
- Gym
- Badminton court
- Launderette
- Four automatic V3F lifts
- Generator back up
- Maintenance office



30' WIDE ROAD

Typical Floor Plan  
(First to Fifth Floor)

AREA STATEMENTS

NO	TYPE	PLINTH AREA	COMMON AREA	SUPER BUILT-UP AREA
1	3 BHK	1289 SFT	258 SFT	1547 SFT
2	3 BHK	1232 SFT	246 SFT	1478 SFT
3	2 BHK	932 SFT	186 SFT	1118 SFT
4	2 BHK+STUDY	1006 SFT	201 SFT	1207 SFT
5	2 BHK+STUDY	995 SFT	199 SFT	1194 SFT
6	3 BHK	1163 SFT	233 SFT	1396 SFT
7	3 BHK	1105 SFT	221 SFT	1326 SFT
8	3 BHK	1130 SFT	228 SFT	1358 SFT
9	3 BHK	1220 SFT	244 SFT	1464 SFT
10	3 BHK	1217 SFT	243 SFT	1460 SFT
11	3 BHK	1221 SFT	244 SFT	1465 SFT
12	3 BHK	1207 SFT	241 SFT	1448 SFT
13	3 BHK	1230 SFT	246 SFT	1476 SFT
14	3 BHK	1218 SFT	244 SFT	1462 SFT
15	4 BHK	1784 SFT	357 SFT	2141 SFT

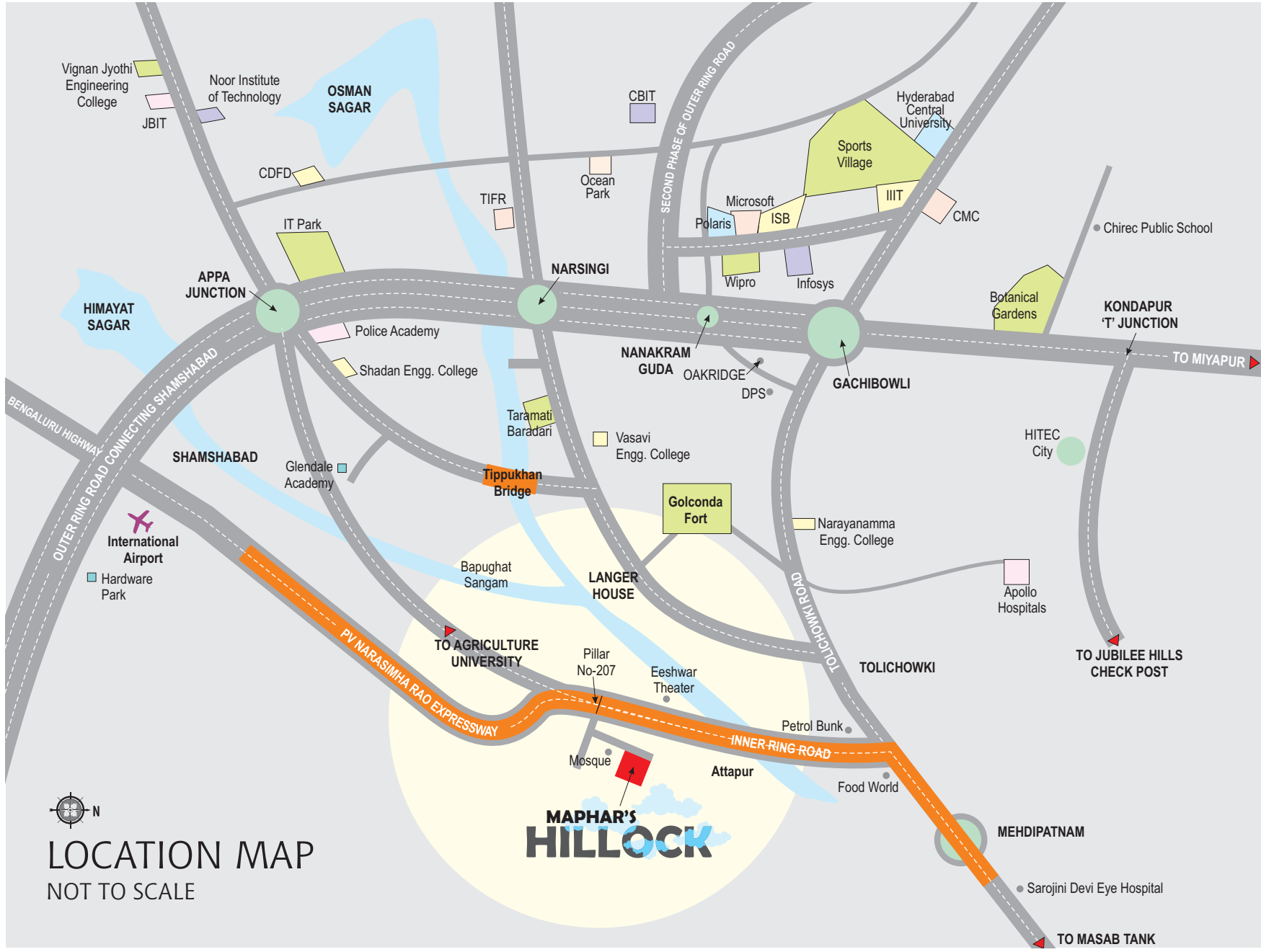






## The Consummation of Quality & Trust!

Maphar Constructions are elite builders in Hyderabad city. We have an attitude for quality lifestyles and shrewd choice of locations makes all our properties eminently desirable. For almost two decades, we built fine homes in strategic locations in the city which are appreciated by multi-fold. Quality construction, futuristic designs are hallmarks of our ventures. Time-bound completion, customer-centric approach has made us the builder of choice among customers. Investing in Maphar properties is deemed to be a wise option to gain faster value appreciation.





PROMOTERS



**Maphar Constructions**

**Empress Builders (Group Company)**

Maphar Exotica, #102, 12-2-289/7, Opp. Hockey Ground, Shanti Nagar, Masabtank, Hyderabad - 500 028

Ph : +91-40- 2339 1384, 2332 8289, Mobile: 98490 54464, e-mail : info@mapharconstructions.com

**www.mapharconstructions.com**

ARCHITECTS

**ASLAM**

ARCHITECTS AND  
INTERIOR DESIGNERS  
PVT LTD

Hyderabad, Ph : +91-40-6666 5141

Bangalore, Ph: +91-80-2225 3532

STRUCTURAL ENGINEERS

**Arshad Aziz**

Hyderabad, Ph : 98490 09242

LANDSCAPE ARCHITECTS



Hyderabad, Ph : +91-40-2330 2467

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