



The Majestic

LUXURY VILLAS

A Project by Pratyusha Developers

Designed for Life, Defined by You- Kollur

Beyond the ordinary.

Where every sunrise brings a new rhythm to living.
A realm where luxury flows effortlessly and life unfolds
with grace. Crafted for the discerning few, this villa
community redefines exclusivity where nature,
design and aspiration exist in perfect harmony.



Driven by a passion for crafting exceptional homes. Now bringing even greater vision and heart to their newest creation. Presenting The Majestic Luxury Villas at Kollur, where passion meets perfection.



An Iconic Gateway
to Refined Living

The Majestic
— BY PRATYUSHA —

The Green Arrival Experience

Where every arrival feels like a retreat - a thoughtfully designed, tree-lined pedestrian boulevard runs along the edge of the community, creating a serene buffer between the road and the residences.

The Majestic
— BY PRATYUSHA —

Flow by Design

Architecturally designed streets featuring refined paving & pedestrian pathways for a seamless movement experience.

The Majestic
— BY PRATYUSHA —

7.1

ACRES GATED
COMMUNITY

45

LUXURY
INDEPENDENT
VILLAS

LUXURIOUS
CLUBHOUSE



RERA NO: P01100008911

HMDA & RERA
APPROVED PROJECT



VILLA SIZES STARTING FROM
477.25 Sq.Yds -
524.32 Sq.Yds



APPROVED BY LEADING
FINANCIAL INSTITUTIONS



5 BHK WITH EACH FLOOR
HEIGHT OF 12 FEET



BUILT UP AREA STARTS FROM
6715 Sq.Ft to
6965 Sq.Ft



100% VASTU COMPLIANCE



SERVANT QUARTER



RAINWATER HARVESTING



PARKING FOR 3 CARS
WITH PROVISION FOR
EV CHARGING POINT



CCTV SURVEILLANCE
24/7 SECURITY

A Community Unfolds
Beneath the Open Sky.

The Majestic
BY PRATYUSHA

The Majestic Details

ENTRY & INFRASTRUCTURE

- **Grandeur Entrance Arch** for an impressive entry.
- **40' & 33' Wide CC Roads** / Cement Tiles / Pavers.
- **High Compound Wall** with Solar fence for safety and privacy.

VILLA FEATURES

- **Premium Villas** with 5 BHK, Home Theatre, Private Gym, Wet & Dry kitchens and Servant Quarters.
- **Ceiling Height** - 12 Feet

SUSTAINABILITY & UTILITY

- **Rainwater Harvesting** for efficient water conservation.
- **Transformer** and **Acoustic Generator** for uninterrupted power.
- **D.G. Backup** for common amenities and villa power supply.
- **Water Softener System** ensuring pure water throughout the villas.

RECREATIONAL & CONNECTIVITY

- **Beautiful Landscapes** for a serene retreat.
- **Baby pool & lap pool** with deck.
- **Cricket Practicing Pitch** for sports enthusiasts.
- **Multipurpose Court** for basketball and tennis.
- **Underground Cabling** for a clean, modern look.
- **Connectivity Features** for seamless communication.
- **Parking Signage** at required places to make ease of traffic flow.
- **Pickle-ball** court for fun & fitness.
- **Air-conditioned Gym.**
- **Badminton Court.**

The Majestic
— BY PRATYUSHA —

The Majestic Yards of Excellence

Space isn't a Luxury, It's a Standard.

The Majestic
— BY PRATYUSHA —

An Architectural Statement.

Clean lines, warm materials, expansive glass openings and layered balconies complemented by wood and stone accents create a timeless elevation.

The Majestic
— BY PRATYUSHA —

The Majestic

— BY PRATYUSHA —

Gather. Unwind. Belong. The Clubhouse.

The Clubhouse at The Majestic Luxury Villas is a space where comfort and community meets thoughtfully curated amenities. It offers everything from a refined fitness studio to elegant social lounges. Designed for both relaxation and entertainment, it's the perfect setting for making lasting memories. A place where every moment feels extraordinary.

Wellness & Leisure. Every Detail Elevates Your Day.

Step into a world of curated comfort, where wellness and leisure come together effortlessly. From a refined fitness studio to inviting lounges and versatile social spaces, every detail reflects ease, balance and understated luxury.



Banquet Hall



Guest rooms



Badminton court



Spa with
steam & sauna

Indoor Amenities



Entrance lounge



A/C Gymnasium



Aerobics/ Zumba/
Multi-purposeroom



Indoor games &
snooker lounge

The Majestic
BY PRATYUSHA

Dive into Calm, Live in Style.

Unwind by the open-air pool with its sun-kissed deck, a tranquil setting for soaking up the sun or lounging in serene comfort. The clubhouse exterior seamlessly blends nature & design, offering elegant outdoor charm at every turn, from landscaped gardens to shaded seating areas that invite relaxation and socializing.



Swimming pool



Cricket net



Basket ball



Pickle ball



Tennis



Lawn

Outdoor Amenities



EV Charging point

The Majestic
— BY PRATYUSHA —

Fields of Joy, Courts of Connection.

Step into a world of active joy with tennis, basketball and open play fields. Children's laughter fills vibrant play zones crafted for endless discovery. Every space encourages movement, bonding and spirited outdoor living. Here play isn't just a pastime, it's a celebration of life for all ages.

The Majestic
— BY PRATYUSHA —

The Central Greens

At the heart of the community lies a lush green heart,
designed for pause and connection with open lawns, shaded
seating and layered planting.



The Majestic
— BY PRATYUSHA —

Where Wellness Meets Refined Living.

Step into a thoughtfully curated
environment where wellness and leisure
come together in perfect harmony.

Curated Outdoor
Experiences.



The Social Table



The Garden Lounges

The Majestic
— BY PRATYUSHA —

Master Plan



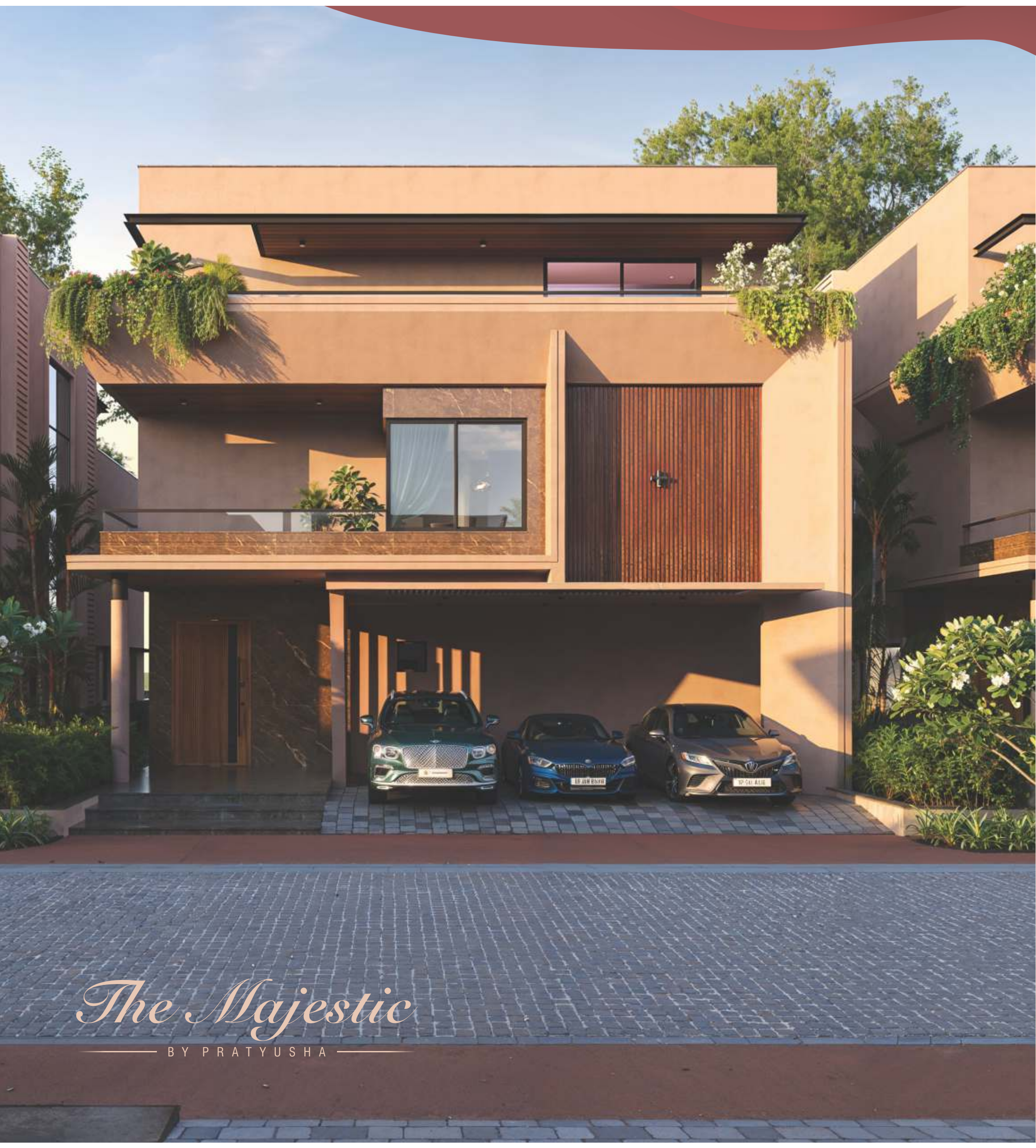
AREA STATEMENTS

VILLA NO.	FACING	BUILT UP AREA (SQ.FT)
1-3, 5-10, 20-22	WEST	6930
24-28, 39-40	WEST	6965
11-15, 17-19, 30-33, 35-36, 43-44	EAST	6715
16, 34,42	EAST	6910
37	EAST	6760
38	WEST	6975
45	EAST	6820

Legend

- 1 Entrance & Exit Arch With Security Cabin
- 2 Club House
- 3 Party Lawn
- 4 Swimming Pool
- 5 Baby Pool
- 6 Cricket Practice Net
- 7 Multi Purpose Court (Tennis & Basket Ball)
- 8 Children's Play Area
- 9 Senior Citizen Area Under Pergola
- 10 Pergola
- 11 Park
- 12 Green Area
- 13 Greenery / Utilities
- 14 Car Parking for Club House

The Majestic
BY PRATYUSHA



Living Grand Inside and Out.

Available in two configurations
477 SQ.YDS. and 524 SQ.YDS.
6715 SQ.FT. - 6975 SQ.FT.

Floors

G + +

Car Parking



Bedrooms



1 Servant Quarter

Private Gym

Home Heatre



524.32 SQ.YDS.
Floor Plan
EAST FACING

AREAS in SQ. FT.		
GROUND FLOOR		2,633.00
FIRST FLOOR		2,498.00
SECOND FLOOR		1779.00
TOTAL		6,910.00

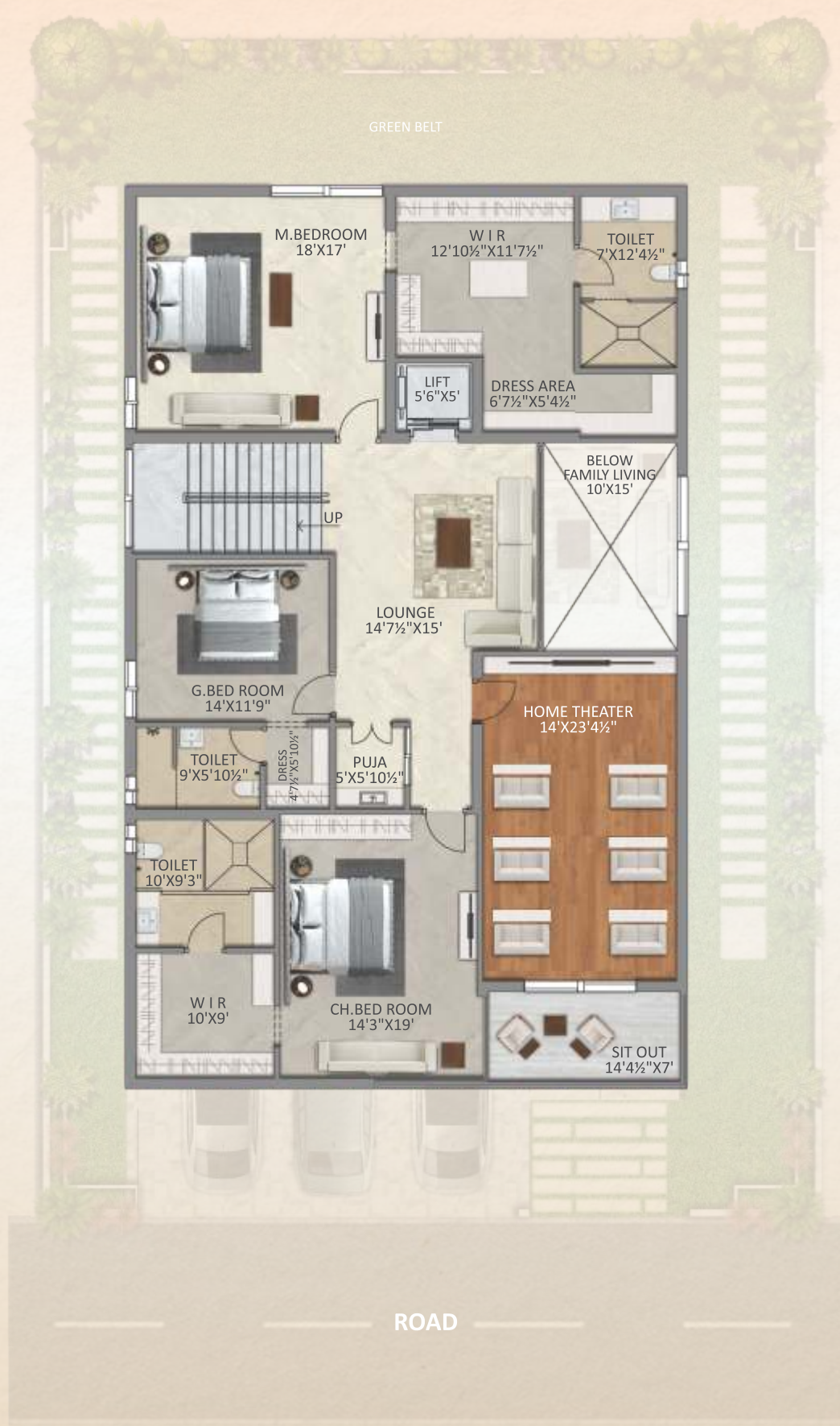
Floor Plans

- 3 CAR PARKING
- 5 BHK WITH FLOOR HEIGHT OF 12'
- LIFT PROVISION
- HOME GYM
- HOME THEATRE

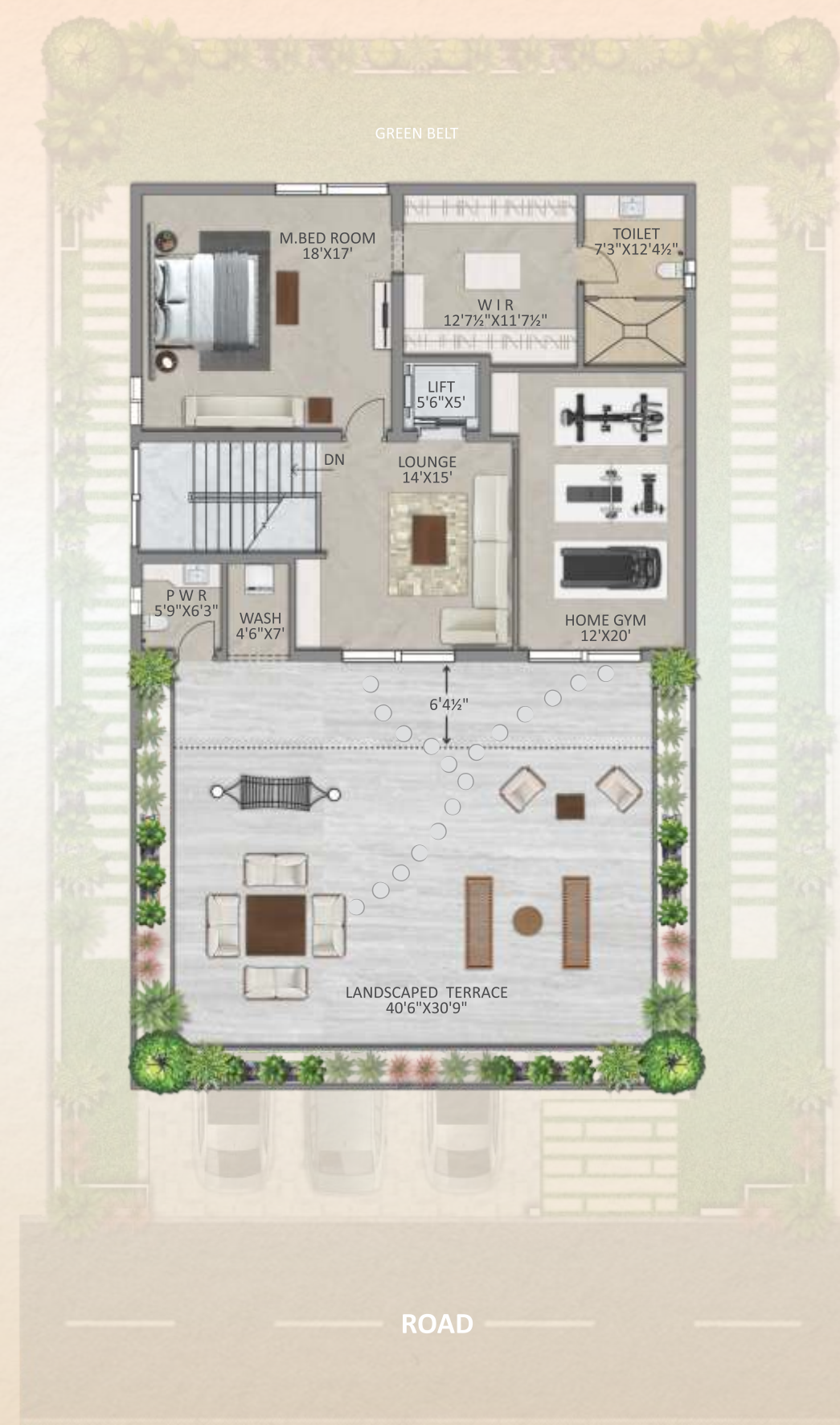
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EAST FACING



477.25 SQ.YDS.
Floor Plan
EAST FACING

AREAS in SQ. FT.	
GROUND FLOOR	2,463.00
FIRST FLOOR	2,475.00
SECOND FLOOR	1777.00
TOTAL	6,715.00

The Majestic
BY PRATYUSHA

524.32 SQ.YDS.



3 CAR PARKING



5 BHK WITH FLOOR HEIGHT OF 12'



LIFT PROVISION



HOME GYM



HOME THEATRE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



EAST FACING

477.25 SQ. YDS.



524.32 SQ.YDS.
Floor Plan
WEST FACING - VILLA TYPE - A

AREAS in SQ. FT.	
GROUND FLOOR	2,556.00
FIRST FLOOR	2,435.00
SECOND FLOOR	1,974.00
TOTAL	6,965.00

The Majestic
BY PRATYUSHA

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING



524.32 SQ.YDS.
Floor Plan
WEST FACING - VILLA TYPE - B

AREAS in SQ. FT.

GROUND FLOOR	2,556.00
FIRST FLOOR	2,435.00
SECOND FLOOR	1,974.00
TOTAL	6,965.00

The Majestic
BY PRATYUSHA

524.32 SQ.YDS. - VILLA TYPE - A

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING



477.25 SQ.YDS.
Floor Plan
WEST FACING - VILLA TYPE - A

AREAS in SQ. FT.

GROUND FLOOR	2,541.00
FIRST FLOOR	2,420.00
SECOND FLOOR	1,969.00
TOTAL	6,930.00

The Majestic
BY PRATYUSHA

524.32 SQ.YDS. - VILLA TYPE - B



3 CAR PARKING



5 BHK WITH FLOOR
HEIGHT OF 12'



LIFT PROVISION



HOME GYM

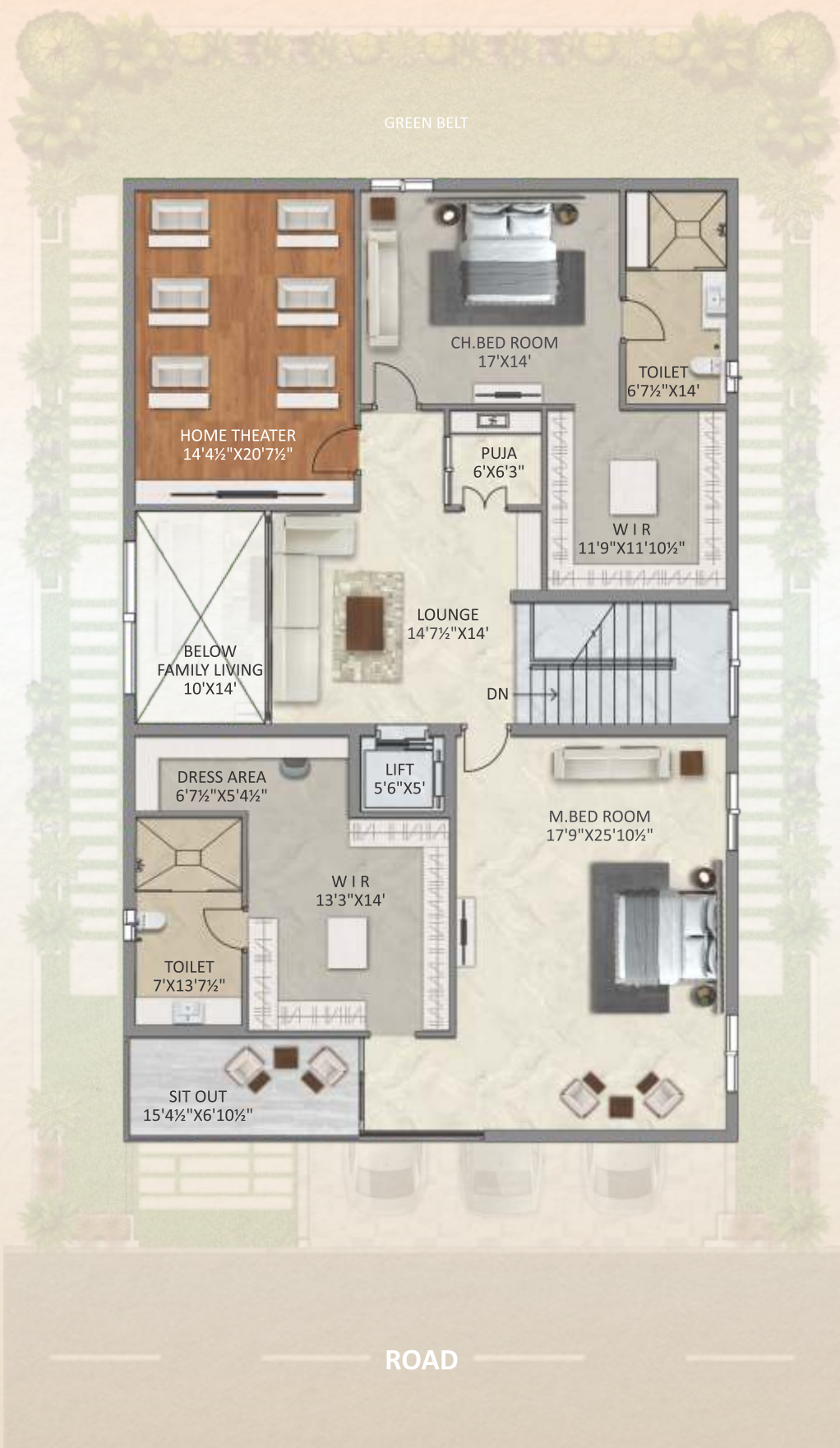


HOME THEATRE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING

477.25 SQ. YDS. - VILLA TYPE - A



477.25 SQ.YDS.
Floor Plan
WEST FACING - VILLA TYPE - B

AREAS in SQ. FT.	
GROUND FLOOR	2,541.00
FIRST FLOOR	2,420.00
SECOND FLOOR	1,969.00
TOTAL	6,930.00

The Majestic
BY PRATYUSHA



3 CAR PARKING



FLOOR HEIGHT OF 12'



LIFT PROVISION



HOME GYM



HOME THEATRE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



The Majestic
BY PRATYUSHA



Specifications



FOUNDATION:

RCC Foundation & RCC Framed structure (Chemically treated for pesticides).

SUPER STRUCTURE AND WALLS: Super structure with Red Brick (Karimnagar Make) and two coats of Cement Plastering for Internal and External walls.



PAINTING:

EXTERNAL WALL FINISHES: Two coats of acrylic weatherproof premium emulsion paint, textured surfaces and cladding as per Architect's intent.

INTERNAL WALL FINISHES: P.O.P gypsum punning with two coats of premium acrylic emulsion paint over a coat of primer, as per Architect's intent.

Putty Finish at wet kitchen, dry kitchen, store room, walk-in-closets, balconies, utilities & servant room.



DOORS:

MAIN DOOR: Factory made Solid / Engineered wood door frame & solid core shutter of 9 feet height with 45mm thickness & veneer on both sides with PU coat polish.

INTERNAL DOORS: Factory made Solid / Engineered wood frame, solid core shutter of 8 feet height with 38mm thickness & veneer on both sides with PU coat polish.

TOILET & UTILITY DOORS: Factory made Solid / Engineered wood frame, solid core shutter of 8 feet height with 35mm thickness & veneer on one side with PU coat polish and water proof laminate on the other side.

HARDWARE: Hardware of Yale or equivalent make.



WINDOWS:

Powder coated Aluminium windows with fibre mesh, designed to take all wind pressure and toughened glass with required hardware.

Balcony Sliding Doors: Aluminium sliding doors with toughend glass with two tracks / three tracks along with mesh provision.

VENTILATORS: Aluminium Frame and glass Ventilatoors with hardware.



RAILING:

Combination of S.S and Glass Railing of reputed brand for staircase and balconies.



FLOORING & CLADDING:

Drawing, dining, Parent bedroom, Living area, Dry kitchen & office/study room: Imported Marble flooring and Skirting as per design.

Master Bedroom & Lobby in First Floor : Imported Marble Flooring.

Home theatre : Laminated wooden flooring of reputed make.

Entrance Porch: Combination of Imported Marble and Granite/ Any-one.

Wet Kitchen, Store, Walk in wardrobes, Children Bedroom, Guest Bedroom, Master Bedroom in Second Floor, Gym Room & 2nd Floor Lounge: Vitrified tiles flooring and Skirting as per design.

Balcony: Anti-skid Vitrified / ceramic tiles / Wooden deck tiles / Outdoor PVC style deck tiles.

Bathrooms / Utility flooring: Anti-skid Vitrified / ceramic tiles of Premium quality.

Stair case: Combination of Imported Marble and Granite / Any-one.

Open part of Terrace at second Floor: Vitrified tiles in Wooden Matt finish as per design.

Bathrooms Cladding: Ceramic tiles Dado up to False ceiling height of reputed make.

Utility area: Ceramic tiles Dado up to 4 FT height of reputed make.

Parking & Drive Way: Rough finished granite / Pavers as per Architects input.



ELECTRICAL:

Concealed copper wiring of Finolex / Havells or equivalent make.

3 phase HT power supply (18KV output) for each villa with net metering.

Miniature circuit breaker (MCB) for each distribution board of LEGRAND or equivalent make.

Modular switches of LEGRAND or equivalent make.

Power Outlets for Air Conditioners in Drawing, Living and All Bedrooms.

LED light fixtures for all common areas and common landscape lighting.



KITCHEN / UTILITY:

Bare shell Kitchen with provision for fixing water purifier, Chimney, Taps and adequate power points.



CP & SANITARY:

Wall Mounted WC's with concealed flush tanks in all bathrooms.

3 way diverter in master bed (Shower, Spout & Hand shower).

Single lever tap & shower mixer in other toilets (Shower & Spout).

All CP & sanitary fixtures of reputed brand (Grohe / Duravit or Equivalent).

1000 liters PVC tank to be provided at terrace only for backup in emergency.



PLUMBING:

Drainage/Sewage: PVC Pipes & PVC fittings.

Water supply lines: Internal and external CPVC or UPVC pipes.



WTP:

Domestic water made available through an exclusive water softening plant.



SEWERAGE:

As per norms, Septic tank or a Sewage treatment plant of adequate capacity will be provided inside the project.



WATER SUPPLY:

Centralized Bore water distribution by Hydro - pneumatic system for all villas.

Municipal water points to be provided to all villas.

Water meters will be provided to villas (for tracking usage of the water).



LIFTS:

Lift space suitable for 4 to 6 passengers will be provided with putty finishing and paint inside lift walls and with lift headroom (civil work).

Electrical wiring, Mechanical work, Scaffoldings inside lift well and lift will be in the customers scope.



SECURITY:

Boom Barriers will be provided at the entrance of community.

CCTV surveillance system in common areas and Main Entrance.

Smart electronic door lock for each villa.

Solar fencing for entire community Boundary / Compound wall.

My Gate App: Community management app that helps gated communities manage security and communication.



POWER BACKUP:

100% D.G. power backup.



EV CHARGING STATIONS: Shall be provided in a designated area.



CABLE TV / DTH: Provision in Living & Bedrooms.



INTERNET / WIFI: Internet cable provision in each villa.



SOLAR POWER: Solar power Provision on roof top of each villa.

LOCATION PLAN
(Not to scale)



Everything Within Reach Nature All Around

Strategically located close to ORR and near by Neopolis offering smooth connectivity to all corners of the city. Be it the airport, prime workspaces, hospitals, top educational hubs - everything's close. Even leisure destinations are just a short drive away, making life flow with ease.

CONNECTIVITY

- 03 Mins. - From Gandipet to Sankarapalli Road
- 05 Mins. - Nehru Outer Ring Road
- 10 Mins. - Nagulapalli Railway Station
- 20 Mins. - Financial District
- 30 Mins. - From Gachibowli
- 35 Mins. - Rajiv Gandhi Int. Airport

HEALTH CARE

- 20 Mins. - Continental Hospital
- 20 Mins. - Apollo Hospital
- 20 Mins. - Medcover Hospital
- 30 Mins. - Citizens Hospital (American Oncology Int.)
- 35 Mins. - AIG Hospital
- 35 Mins. - Premier Hospital
- 40 Mins. - KIMS Hospital
- 40 Mins. - Yashoda Hospital

EDUCATION

- 08 Mins. - Candidus Int. School
- 10 Mins. - Narayana IIT Academy
- 10 Mins. - The Gaudium Int. School
- 15 Mins. - Delhi Public School
- 15 Mins. - Samashti Int. School
- 15 Mins. - Meru Int. School
- 20 Mins. - ICFAI Business School
- 20 Mins. - Birla Open Minds Int. School
- 20 Mins. - Indus Int. School
- 30 Mins. - The Shri Ram Academy Int. School

ENTERTAINMENT & SHOPPING

- 15 Mins. - DMart
- 20 Mins. - More Super Market
- 20 Mins. - Aparna Neo Mall
- 30 Mins. - GSM Mall
- 30 Mins. - Inox Cinemas
- 30 Mins. - Asian Cinemas
- 30 Mins. - PVR Cinemas
- 35 Mins. - IKEA
- 40 Mins. - AMB Sarath City Capital Mall
- 40 Mins. - Nexus Hyderabad Mall

IT CORRIDOR

- 10 Mins. - Neopolis - Kokapet IT SEZ
- 20 Mins. - Financial District
- 25 Mins. - Infosys
- 25 Mins. - Microsoft India
- 25 Mins. - Wipro Circle
- 40 Mins. - Hitech City
- 40 Mins. - Knowledge City
- 40 Mins. - Raheja IT Park



Scan for Site

Pratyusha Developers has been shaping Hyderabad's real estate for over three decades, redefining the standard of living with its premium residential and commercial projects. With a focus on architectural excellence, superior craftsmanship, enduring quality and timely execution, every project reflects a commitment to refined living.



The Country Side Villas 2024



A Luxury experience with a Country Touch. The healthy living within the most luxurious zone attached to the comforts in serene ambiance.

35 Villas (11 Acres) at Mokila

VJR Green Meadows 2024



Pratyusha VJR Green Meadows layout with residential Plots ensures a coveted lifestyle and offers a convenient living.

31 Acres Plotting Development at Lemoor

Commercial Project 2022



Strategically located in the fast-growing hub of Narsingi, this commercial complex stands as a benchmark of modern design and functionality.

70,000 sft Commercial Complex at Narsingi

Sai Subashini Towers 2020



Surrounding Sai Subashini Towers are major MNCs, IT giants, Shopping malls, Schools, etc, which makes it the best choice.

84 Apartments at Kondapur

Vivana Villas 2019



A new Destination for Luxury homes @ Gandipet. Anchored in the vividly green Gandipet, Vivana offers a luxury holiday lifestyle for lifetime.

33 Villas (5 Acres) at Gandipet

Pratyusha's Hill View Residency 2019



The Hill View Residency is located in well developed peaceful residential area on elevated hill with paramount view full of green fields.

36 Apartments at Snehitha Hills

Green Blossoms 2018



Among the many other aspects that Green Blossoms will enchant you with, is its sheer appearance and appeal.

157 Apartments at Kokapet

Gauthami's Iconia 2014



Gauthami ICONIA is a well designed space for people to live in harmony with nature. Feel the freedom of being refreshed and energized with latest amenities.

75 Apartments at Gachibowli

PRATYUSHA PREVIOUS PROJECTS

Corporate Office Address

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TEAM

Architects



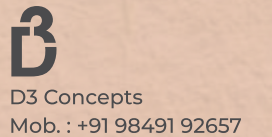
Structural Engineers



Landscapes

KIASMA
LANDSCAPES

Branding



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