



For Bookings & Site Visits:

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ABOUT MNR GROUP

MNR Group is a trusted real estate company dedicated to helping individuals and families discover the finest properties across Hyderabad. With a strong commitment to quality and transparency, the group carefully identifies premium residential opportunities including apartments, gated villas, high-rise residences, plots, and farmlands. MNR Group focuses on delivering thoughtfully planned spaces that combine comfort, modern design, and long-term value, helping buyers find the perfect place



IMAGINE
LIVING AT THE HEART
of nature

BIENVENIDA



Unique Luxury Nature Duplex & Triplex Villas
proposed @ Bacharam

GET USED TO A HOME of everything

Project Highlights

I. HMDA AND RERA APPROVED LAYOUT

- 100% clear Title with immediate Registration
- Entire layout as per Vaastu
- Abutting 150' wide Master Plan Road
- Only 0.5KM from ORR

II. ROADS

- All roads being laid after required cutting, gravelling, wet mix formation (with metal of 40 mm, 60mm and dust respectively) then layered with 24 mm hot mix bitumen compound

III. FOOTPATHS

- Footpaths on either side of Roads covered with 15" Height kerbing stones
- Avenue plantation by the side of Footpaths towards the plot boundary duly leaving the entire Footpath space for pedestrians
- Rainwater Harvesting pits at required intervals on Footpaths
- All Footpaths shall be paved with Tiles

IV. ELECTRICAL

- Underground Electrification with required capacity cables for 3 phase and one neutral
- Powered by Required Capacity Electrical Transformer
- Street lights with Poles at required intervals

V. WATER

- Entire Layout covered with 1 1/2", 2", 2 1/2", 3" and 4" dia underground water pipelines with required Gate walls for connectivity to the



main Overhead Water Tank. Separate lines of necessary sizes for provision of Potable Drinking water supply connecting to Mission Bhagiratha or any other scheme as approved by the relevant authorities

- Overhead Water Tank of 1,40,000 liters capacity & Underground Storage sump of 1,20,000 liters capacity

VI. DRAINAGE

- Underground drainage for entire layout with 6", 8" and 10" Sewerage pipes
- Manholes with 24" opening (cover) at required intervals
- Septic tank of approved design and capacity

VII. PARKS

- Compound Wall of low height with Ornamental Grill for all parks
- Children's play area with sand pits and Walking / Jogging track to be developed within the park area
- Landscaping with ornamental / decorative Plants in all parks

VIII. MAINTENANCE

- Company will maintain the entire Layout viz. Roads, Electricity, Water, Drainage and Security for up to 5 Years and the same will be Chargeable

IX. BANK LOAN

- Bank Loan up to 75%



LIVE A LIFE INFUSED
WITH ALL THINGS *natural*

Discover more time for yourself - to invest in all that will take you ahead in your health & spiritual journey. Spanesta is an address where you Experience the Serenity & Style blended with Luxury Living amidst Nature's Beauty.

→ Gateway Fold



VILLA
WEST FACING

LIVE THE GREEN DIFFERENCE

Fresh expression with its lush planting, cascading greenery and contemporary design.



VILLA
EAST FACING

VILLA HIGHLIGHTS

- Proposed Unique Luxury Duplex & Triplex Villas.
- Optimized Planning and Design.
- Vaastu Compliant Villas.
- Mini Pool on first floor of each villa.
- Individual compound wall for each villa.
- Abundant open space with beautiful landscaping and plantation.
- Provision for Bonfire.



LIVE IN TUNE
WITH the nature

STREET VIEW
WEST



INDULGE IN OUR
Concept Villas

STREET VIEW
EAST



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