TRANQUILLO
PROJECTS AND HOLDINGS PVT LTD

homes for every one!

WITH OUT LEAVING
ANY LUXURY OF
COMMUNITY LIVING

MPR
URBAN
CITY

GATEWAY TO SMART LIVING

TS RERA NO. P01100000951



an artistic impression of mpr urban city grand entrance view

MPR URBAN CITY
GATEWAY TO SMART LIVING



CREATING OPPORTUNITIES

For Affordable housing in a suitable living environment & promoting self-sufficiency in our community.

MPR Urban City, is a location that makes you associate with an area that has been rapidly enhancing in worth and is being highly sought after. Emerging on the connecting street that interfaces Lingampally through Gachibowli, it makes life simple for those heading out each day to the IT hallway and major corporates on this side of Hyderabad. The façade and style are contemporary, and space is intended for new-age living.

1 bhk and **2** bhk **Affordable homes in a gated community**

COMMUNITY MASTER PLAN



AT TRANQUILLO, WE BELIEVE HOUSING IS A HUMAN RIGHT. BECAUSE WHEN A PERSON HAS A PLACE TO CALL HOME, THEY HAVE THE FOUNDATION FOR A BETTER LIFE.

By utilizing cost efficient methods and technologies of today, we develop communities and provide affordable housing and services with the combination of lifestyle, security and green living.

LEGEND

1. Entry & Exit Gate
2. Clubhouse
3. Half Basketball Court
4. Party Lawn
5. Swimming Pool
6. Pathway/ Jogging Track
7. Seating Decks under Pergola
8. Lawn
9. Elder's park
10. Children's Play Area
11. Connecting Pathway
12. Seating Deck
13. Proposed 100ft Master Plan Road

PHASE - I

At the time of launch we are releasing 5 towers
Double Bedroom Towers (Diamond Tower - A, B & E)
Single Bedroom Towers (Ruby Tower - A & B)

MPR URBAN CITY
GATEWAY TO SMART LIVING


TOWER-B
TOWER-C
TOWER-A
RUBY BLOCK
TOWER-B
TOWER-D
TOWER-C
TOWER-A
TOWER-B
SAPPHIRE BLOCK
TOWER-E
TOWER-C
TOWER-D
1
2
3
4
5
6
7
8
9
10
11
12
13

SO MUCH SPACE FOR NATURE AND LOTS OF SPACE FOR CONNECTIONS

The hallmark of an ideal living community is a design that allows its inhabitants to live freely, interact with nature and socialize. This is the philosophy and intention of MPR URBAN CITY.

Project Highlights

- HMDA Approved, RERA Registered Gated Community
- Beautifully designed entrance pavilions
- DG Power backup for essential points at individual units & common area.
- Rainwater harvesting pits
- Sewage treatment plant
- Individual gas pipeline connection for each apartment.
- Proposed 100 ft Master Plan Road

Outdoor Sports & Features

- Half basketball court
- Beautifully designed elder's seating areas
- Vast well-paved jogging tracks
- Outdoor amphitheater
- Designed Pergolas
- Avenue plantations



an artistic impression of mpr urban city birds eye view

Vastu Compliant

7.7 Acres

3 Blocks
14 Towers
745 Units

1 & 2 BHK

650sft. & 910sft.

Clubhouse 16,000sft.

MPR URBAN CITY

GATEWAY TO SMART LIVING



Only 1% GST Applicable
Upto 2.67 Lakh benefit through PMAY

- Swimming Pool with Deck
- Kids Play Areas
- Designer Landscape
- Indoor Games
- 24/7 Secured Community

ONE BEDROOM APARTMENTS
RUBY BLOCK

KEY PLAN







MPR URBAN CITY

GATEWAY TO SMART LIVING

EAST TYPE ONE 650 SFT.

Carpet Area	383sft.
Balcony Area	62sft.
Builtup Area	489sft.
Common Area	161sft.





WEST TYPE ONE 650 SFT.

Carpet Area	383sft.
Balcony Area	62sft.
Builtup Area	489sft.
Common Area	161sft.

ONE BEDROOM APARTMENTS
RUBY BLOCK

KEY PLAN







MPR URBAN CITY

GATEWAY TO SMART LIVING

EAST TYPE TWO 650 SFT.

Carpet Area	383sft.
Balcony Area	62sft.
Builtup Area	489sft.
Common Area	161sft.





WEST TYPE TWO 650 SFT.

Carpet Area	383sft.
Balcony Area	62sft.
Builtup Area	489sft.
Common Area	161sft.

ONE BEDROOM APARTMENTS
RUBY BLOCK

KEY PLAN







MPR URBAN CITY

GATEWAY TO SMART LIVING

EAST TYPE THREE 650 SFT.

Carpet Area	383sft.
Balcony Area	62sft.
Builtup Area	489sft.
Common Area	161sft.





WEST TYPE THREE 650 SFT.

Carpet Area	383sft.
Balcony Area	62sft.
Builtup Area	489sft.
Common Area	161sft.

RUBY BLOCK TOWER-A



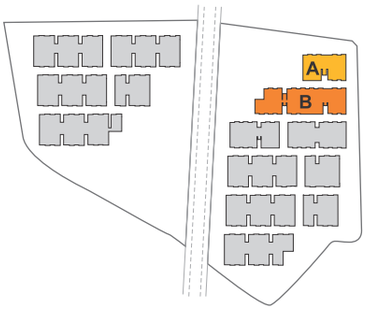


RUBY BLOCK TOWER-B



E1 - East Type One	**W1** - West Type One
E2 - East Type Two	**W2** - West Type Two
E3 - East Type Three	**W3** - West Type Three

KEY PLAN



MPR URBAN CITY

GATEWAY TO SMART LIVING

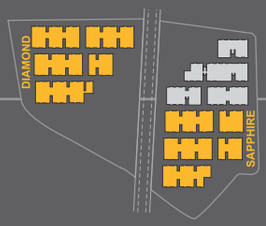


an artistic impression of mpr urban city ruby block view



TWO BEDROOM APARTMENTS
DIAMOND & SAPPHIRE BLOCKS

KEY PLAN







MPR URBAN CITY

GATEWAY TO SMART LIVING

EAST TYPE ONE 910 SFT.

Carpet Area	561sft.
Balcony Area	72sft.
Builtup Area	684sft.
Common Area	226sft.



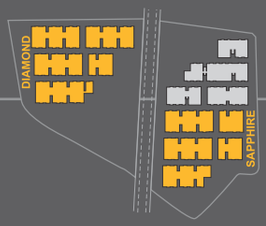


WEST TYPE ONE 910 SFT.

Carpet Area	561sft.
Balcony Area	72sft.
Builtup Area	684sft.
Common Area	226sft.

TWO BEDROOM APARTMENTS
DIAMOND & SAPPHIRE BLOCKS

KEY PLAN







MPR URBAN CITY

GATEWAY TO SMART LIVING

EAST TYPE TWO 910 SFT.

Carpet Area	561sft.
Balcony Area	72sft.
Builtup Area	684sft.
Common Area	226sft.





WEST TYPE TWO 910 SFT.

Carpet Area	561sft.
Balcony Area	72sft.
Builtup Area	684sft.
Common Area	226sft.

DIAMOND BLOCK - TOWERS - A, B & E

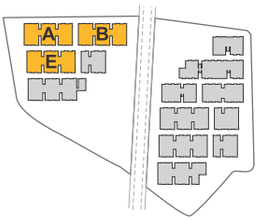


MPR URBAN CITY

GATEWAY TO SMART LIVING

an artistic impression of mpr urban city diamond block view

KEY PLAN







E1 - East Type One	**W1** - West Type One
E2 - East Type Two	**W2** - West Type Two

MPR URBAN CITY

GATEWAY TO SMART LIVING

FIND TRANQUILLITY IN EVERY MOMENT

Affordability designed around every comfort is the essence of MPR Urban city. The **16,000 sft** Clubhouse offers you an enriching experience. Everything here is design to ease the stress of your busy lifestyle to make life's best experience.





an artistic impression of mpr urban city swimming pool view



an artistic impression of mpr urban city clubhouse entrance view

Luxury Amenities at Ground Floor

- Swimming pool with outdoor deck
- Party lawn
- Spacious Multipurpose hall
- Reception/ waiting area
- Departmental store
- Covered Deck

First Floor

- A/C Gym with full equipment
- Reception/ waiting area
- Yoga/Aerobics

Second Floor

- Indoor Games- Caroms, Snooker, Chess and Tennis
- Salon
- Spa
- Covered Deck

Third Floor

- Project Maintenance Office
- 3 Guest Rooms
- Holding Area
- Store

Terrace

- Open Deck & Private Deck

SPECIFICATIONS

Frame Work
RCC frame structure (M20)
(Earthquake Resistant)

Super Structure
6” thick walls on Exterior and 4” thick walls in interior of lightweight AAC solid blocks, with 2 coats of plastering on both sides.

Plastering
Luppam finish in Living, dinning and all bedrooms rest of the area sponge finish.



Kitchen
Black Granite top cooking platform with built in S.S sink. Dado up to the 2′ height above the platform.

Wall Finishes
Plastic emulsion with luppam finish in living dining and bedrooms and OBD for other inner walls. External walls will be part texture, rest one coat of cement primer and two coats of good quality external paint.

Main Doors
Main door with M.T Teak wood frame with skin doors

Internal Doors
Engineer / medium Teak wood frames with flush doors, painted duly with synthetic enamel paint / Aluminum fittings.

Windows
Powder coated aluminum sliding windows with M.S Grills.



Plumbing Sanitary Fittings
Concealed pipeline. ISI Standard fittings. One EWC and one IWC will be provided in 2 bhk, one EWC will be provided in 1 bhk, Hindware or equivalent fittings and provision for Geyser in one toilet.

Electrical
Modular switches of Meru/ Italia or similar make and concealed copper wiring with adequate points for TV, Telephone, Fans, Exhausts, one Geyser, One AC etc.

Water Supply
24 Hours of water supply from bore well.



Toilets
Anti-skid ceramic flooring and glazed tile cladding up to door height.

Flooring
Standard 2 X 2 Vitrified Tiles

Security System
Surveillance cameras at main security, lift and staircase lobbies of each block to monitor

Generator
Stand-by generator for common amenities and one light and fan point in individual apartments.

Parking
Ample parking for Two and Four wheelers.

Lift
Eight Persons capacity lift with V3F

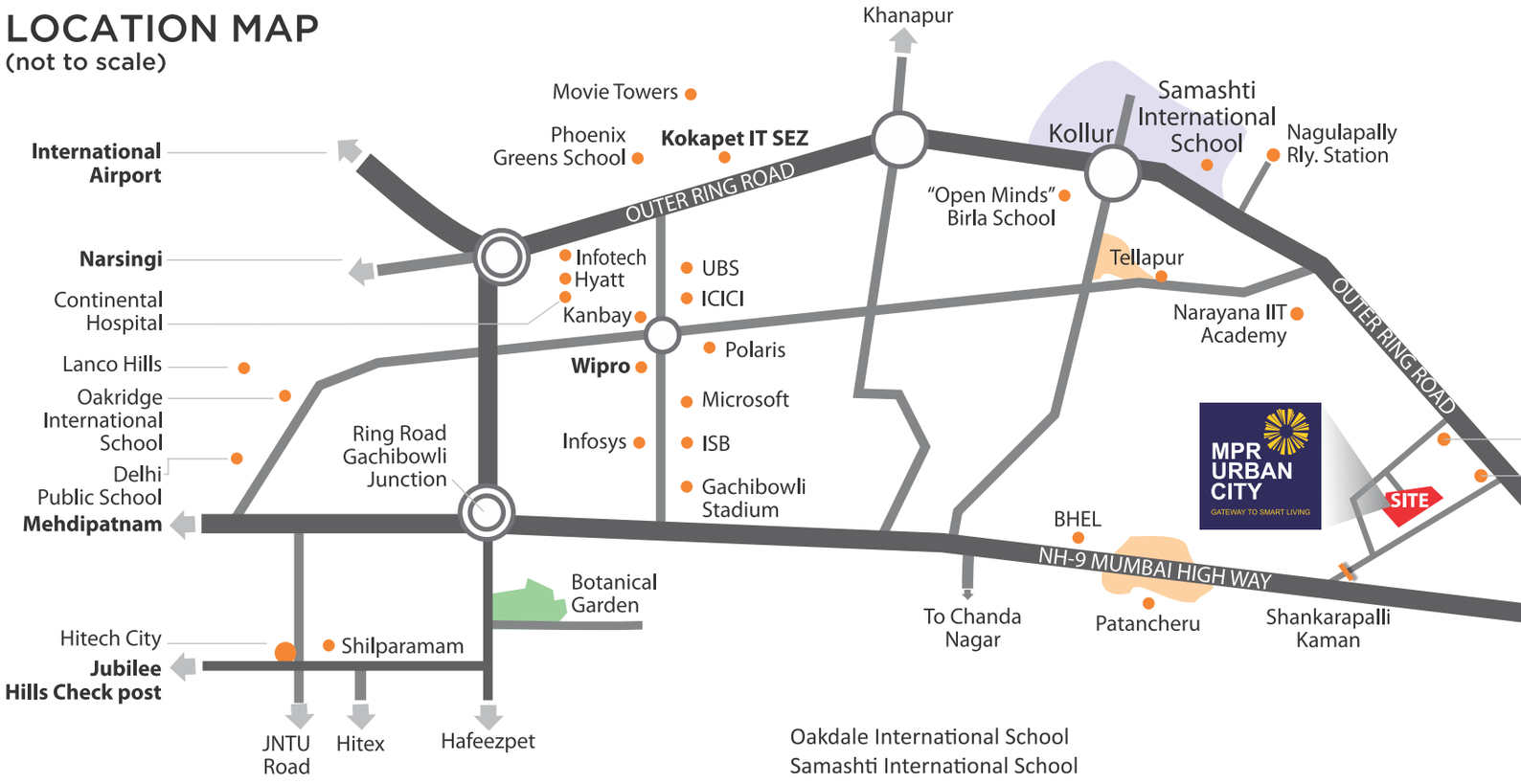
MPR URBAN CITY
GATEWAY TO SMART LIVING



VERY MUCH CONNECTED PRESENT. FURTHERMORE, FUTURISTIC AREA

The site of MPR Urban City offers a salubrious air together with a peaceful environment that's ideal for living a healthy and harmonious life.With the location advantage of closeness to the Financial district and IT Corridor. Enlivened by the best of urban facilities essential for living a comfortable life.

LOCATION MAP
(not to scale)



10 Mins.

Oakdale International School
Samashti International School
Birla Open Mind International School
Green Gables International School
PIMS (Padmavathi Institute of Medical Sciences)
RRS College of Engineering & Technology
Amaltas Green School
Sri Chaitanya High School
Krishnaveni High School
Narayana IIT Academy
Ellenki College of Engineering and Technology
Manjeera junior College
St. Mary's College of Engineering and Technology
Indian Institute of Technology, Hyderabad
Continental Hospital
Peoples Hospital
Sai Ganesh Multi Speciality Hospital

15 Mins.

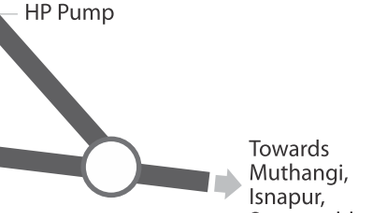
Gachibowli Cross Road
Financial District (ORR)
Hindalco Industries Ltd. (Aditya Birla Group)
TSIIC HUB

5 Mins.

The Gaudium School
Rainbow International School
International School of Hyderabad
Fusion International School
Sancta Maria International School
University of Hyderabad
SVS Hospital
Sai Krishna Multi Specialty Hospital
ESI Hospital
GHMC Park
Outer Ring Road-
NH 65 - Mumbai Highway
Bharath Heavy Electricals Limited (BHEL)
Ordinance Factory Medak Office (Army)

RS Garden

HP Pump



Towards
Muthangi,
Isnapur,
Sangareddy

APPROVED BY ALL MAJOR BANKS

approved by hmda Growing Global

A Member of TREDA

for more information please scan

OPPORTUNITY KNOCKS ONLY WHEN YOU HAVE A DOOR..!!

Housing for all

TRANQUILLO
PROJECTS AND HOLDINGS PVT LTD

3rd floor, Xenospace Building,
Opposite Karachi Bakery, Madhapur Rd,
Adjacent to Pizza Hut, VIP Hills, Jaihind Enclave,
Hitec City, Hyderabad, Telangana-500081.

site address

MPR Urban City, Sy.No. 198 of Pati (V),
Patancheru (M), Sangareddy Dist.,
Telangana-502324.

E-mail: info@tranquilloprojects.com

www.tranquilloprojects.com

our team

Architects

GV Associates
Happy Valley, Rd No. 10,
Bhavani Nagar, Banjara Hills,
Hyderabad, Telangana-500036.

Structural Consultant

MAS Consulting Engineers
Door No. 3-6-147/A, First Floor,
Street No. 17, Himayat Nagar,
Hyderabad-500029.

Landscape Consultant

Jagadeesh Associates
Door No. 8-2-293/8/2/A/413/A,
Plot No:413, Road No. 22,
Jubilee Hills, Hyderabad-500033.

MEP

ESVE Design Solutions Pvt. Ltd.
495, 9th Main Rd, 11th Cross,
Vikram Nagar, Kumaraswamy Layout,
Bengaluru, Karnataka-560078.

Branding

D3 Concepts
Mob.: +91 98491 92657

This document has been produced by the developer for advertising and general information only. The developer and its project team do not guarantee, warrant or represent that the information contained within this document is correct. Any interested party should undertake their own enquiries as to the accuracy of this information. The developer excludes unequivocally all inferred and implied terms, conditions and warranties arising out of this document and excludes all liability for loss or damage arising there from. Images shown are Artist Impression and shown for illustrative purposes only. The plans are based on the current design for this development. Changes will undoubtedly be made through development, and dimensions, fittings, finishes and specifications are subject to change without notice. The location of all architectural features on the façade including vertical panels and fins will vary on each type plan and level. Their location on the marketing material is indicative of the design intent. The information contained herein is believed to be current, but is not guaranteed. Prospective purchasers must rely on their own enquiries. Furniture is not included. This document is for guidance and does not constitute an offer of contract.

TRANQUILLO

PROJECTS AND HOLDINGS PVT LTD

www.tranquilloprojects.com

a concepts of |d3| 98491 92657