



CORPORATE OFFICE:

Plot No. 201, 1st Floor, Miyapur Rd,
Indra Reddy Allwyn Colony, Hyderabad,
Telangana - 500 049.

Follow Us    

RERA NO.: P02200003141

STRUCTURAL CONSULTANTS



ARCHITECTURE PARTNER



MEP CONSULTANT



LANDSCAPE PARTNER



Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in elevation, specifications and plans as deemed fit. All renderings and views are for representation of the project meant for conveying the idea only.

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M E R L I O N
G A L A X I A



BOUNDLESS LUXURY

2 & 3 BHK LUXURY
APARTMENTS

A PROJECT BY MERLION BUILDERS

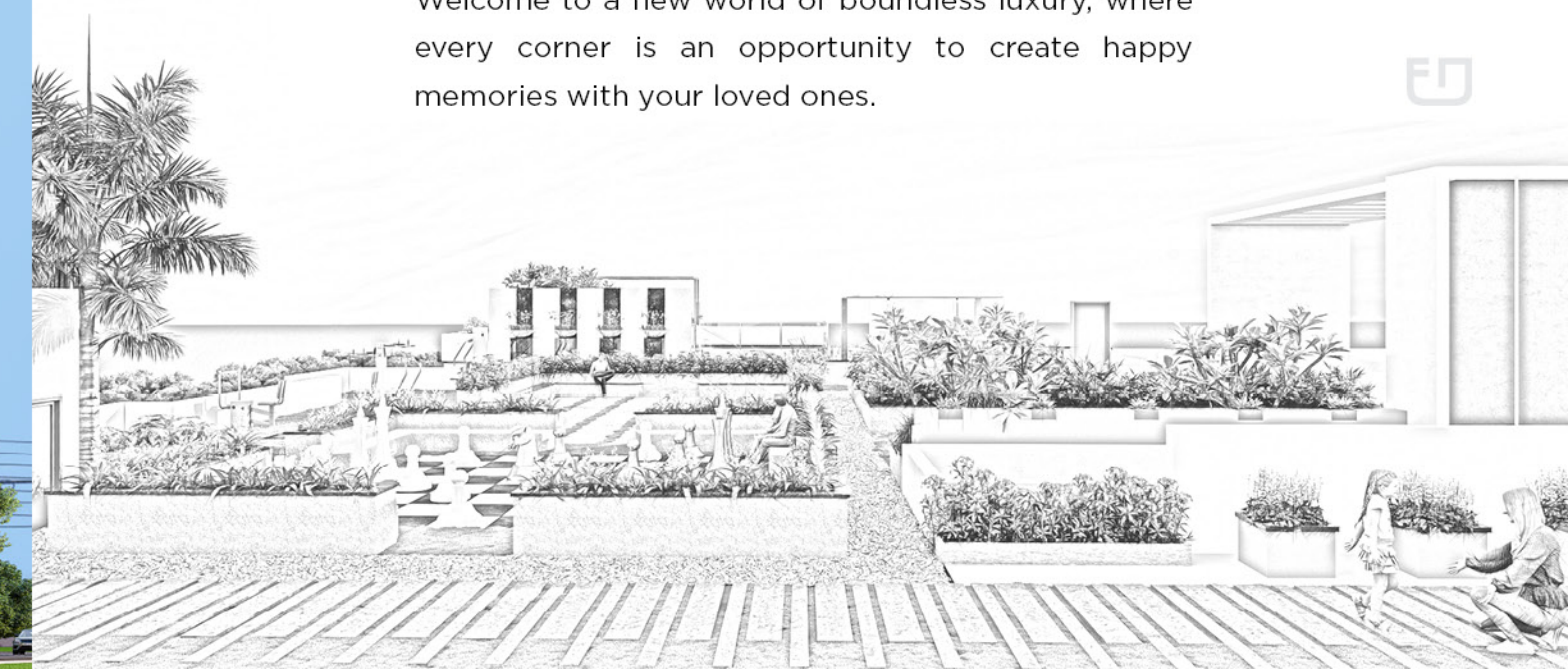


ABOUT MERLION

BUILDERS

At Merlion Builders, our commitment to delivering impeccable quality and absolute comfort have been the hallmarks of our success. We consistently strive to craft incredible living spaces that upgrade every resident's lifestyle and provide them with the highest standards of precision and luxury in the industry. And that's why every venture nurtured by Merlion Builders has been a class apart.

Our aim to provide a happy and fulfilling life to all our customers by building smartly-crafted homes continues with our latest venture, Merlion Galaxia. Welcome to a new world of boundless luxury, where every corner is an opportunity to create happy memories with your loved ones.



YOUR SPACE OF
COMFORT
AND MORE..

Every home at Merlion Galaxia is a great space where your comfort and convenience are taken care of. From ensuring materials of only the highest quality are used to providing the ease of living that you always dreamed of, the project brings it all together to deliver a home that pampers you and your loved ones every day.



M A G N I F I C E N T

H O M E S O F T H E F U T U R E

Merlion Galaxia's majestic towers are an exceptional symbol of luxury and comfort in the heart of Bachupally. The smartly crafted 2 and 3 BHK apartments bring modern architecture and intelligent design together to deliver futuristic living experiences for the entire family. The luxurious high-rise project is all set to become the next incredible residential landmark in the city.



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VATE

TO THE
NEXT LEVEL

Merlion Galaxia gives you the opportunity to embrace a classy new lifestyle that's bound to enhance your life in ways you've never experienced before. It all begins at the grand entrance and continues throughout every aspect of the gated community to deliver an everyday life filled with value-additions.



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M E E T S Y O U

We believe in crafting spaces where every square foot serves to enhance your living experiences. The project not only delivers 2 and 3 BHK homes that provide ample room for the entire family but also smartly uses the spaces around them to give you a feature-packed gated community that makes your life a breeze.



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EXPLORE

THE OUTDOORS RIGHT AT HOME

Merlion Galaxia offers its residents a plethora of outdoor activities to engage in from the safety and security of their gated community. From a walking/jogging track and outdoor gym to children's play area and adventure activity zone, the project has something for loved ones of all ages to explore and enjoy in the gated community.

OUTDOOR AMENITIES

- Adult & kids' swimming pool with deck
- Walking/jogging/cycling track
- Outdoor cafeteria
- Grand entrance plaza
- Outdoor gym
- Bicycle parking bay
- Cricket practice nets
- Paragola with seating
- Children's play areas
- Intercom
- Skating rink
- Multi-purpose court
- Water body
- Beautifully landscaped central courtyard
- Amphitheater
- Beautifully landscaped lawns
- STP Plant
- Rainwater harvesting
- Individual water meters for each flat
- Solar fencing all around the project
- CCTV Surveillance
- All around the project multiple seating zones

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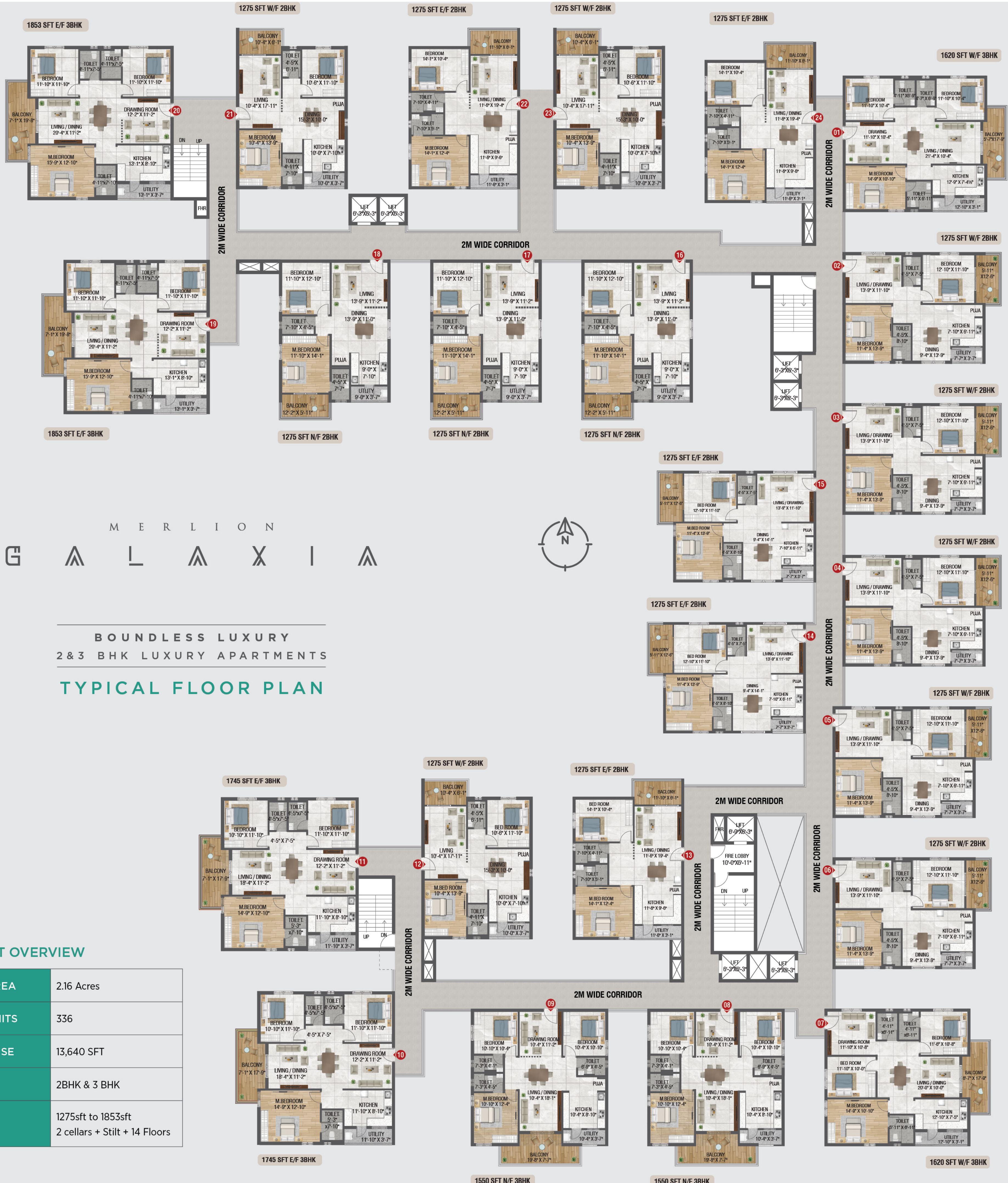
MASTER PLAN

LEGEND

- 01. ENTRANCE
- 02. EXIT
- 03. SKATING RINK
- 04. CHILDREN'S PLAY AREA
- 05. BADMINTON COURT
- 06. MULTIPURPOSE COURT
- 07. CRICKET PRACTICE PITCH
- 08. BICYCLE PARKING
- 09. SEATING WITH PLANTATION
- 10. SEATING PLAZAS FOR SENIORS
- 11. SEATING WITH PERGOLA
- 12. MINI AMPHITHEATRE
- 13. PARK ENTRY WITH SCREEN WALLS
- 14. MEDITATION DECK
- 15. SCREEN WALL
- 16. LAWN MOUND
- 17. WATER POND
- 18. SWIMMING POOL
- 19. BASKETBALL COURT

M E R L I O N
 G A L A X I A





MERLION
G A L A X I A



BOUNDLESS LUXURY
2 & 3 BHK LUXURY APARTMENTS
TYPICAL FLOOR PLAN

PROJECT OVERVIEW

TOTAL AREA	2.16 Acres
TOTAL UNITS	336
CLUBHOUSE	13,640 SFT
TYPE	2BHK & 3BHK
RANGE	1275sft to 1853sft 2 cellars + Stilt + 14 Floors

ENGAGE LIFE



AT THE CLUBHOUSE

The expansive 15,000 sft clubhouse at Merlion Galaxia is the perfect space to nurture and enhance your body, mind, and soul. Engage yourself at the indoor games room, gym, yoga/aerobic deck, library and mini theatre, or celebrate at the banquet hall and outdoor terrace. The clubhouse is one place where every resident can have fun.



INDOOR AMENITIES

- Banquet hall • Reception and waiting lounge • Creche • Atm/Pharmacy provision
- Maintenance office • Indoor games (Snooker, Table tennis, Carroms, Chess) • Gym
- Yoga / Aerobics deck • Guest rooms • Gentlemen's room
- Waiting lounge • Outdoor terrace • Mini theater



Flat No : **01, 07** | BHK : **3**
 Sft : **1620** | Facing : **West**



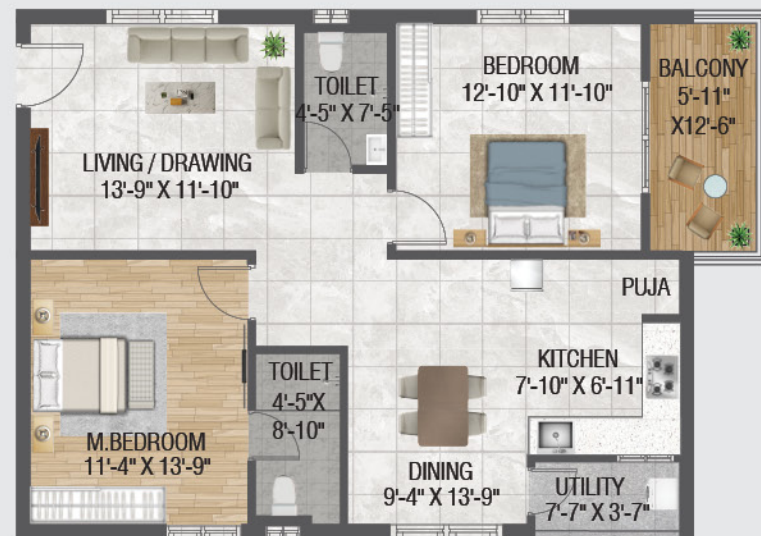
01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility | 05. Kitchen
 06. Living Room | 07. Kids Bedroom | 08. Guest Bedroom | 09. Drawing Room | 10. Balcony



Flat No : **08, 09** | BHK : **3**
 Sft : **1550** | Facing : **North**



01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility | 05. Kitchen
 06. Living Room | 07. Kids Bedroom | 08. Guest Bedroom | 09. Drawing Room | 10. Balcony



Flat No : **02, 03, 04, 05, 06**
 BHK : **2**
 Sft : **1275** | Facing : **West**



01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility
 05. Kitchen | 06. Puja | 07. Living Room | 08. Bedroom | 09. Balcony



Flat No : **10, 11** | BHK : **3**
 Sft : **1745** | Facing : **EAST**



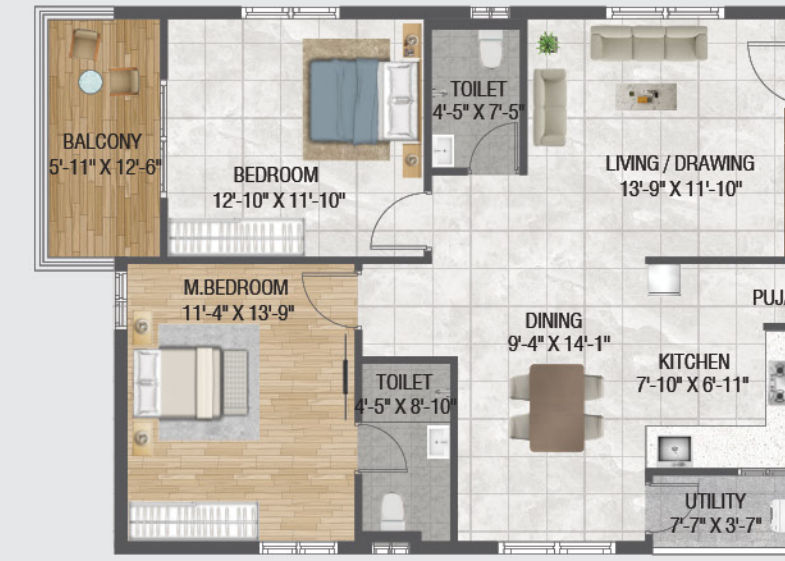
01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility | 05. Kitchen
 06. Living Room | 07. Kids Bedroom | 08. Guest Bedroom | 09. Drawing Room | 10. Balcony



Flat No : 12, 21, 23
 BHK : 2
 Sft : 1275 | Facing : West



01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility
 05. Kitchen | 06. Puja | 07. Living Room | 08. Bedroom | 09. Balcony



Flat No : 14, 15 | BHK : 2
 Sft : 1275 | Facing : East



01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility
 05. Kitchen | 06. Puja | 07. Living Room | 08. Bedroom | 09. Balcony



Flat No : 13, 22, 24
 BHK : 2
 Sft : 1275 | Facing : East



01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility
 05. Kitchen | 06. Living Room | 07. Bedroom | 08. Balcony



Flat No : 16, 17, 18
 BHK : 2
 Sft : 1275 | Facing : North



01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility
 05. Kitchen | 06. Living Room | 07. Bedroom | 08. Balcony | 09. Puja



Flat No : 19, 20 | BHK : 3

Sft : 1853 | Facing : East



01. Master Bedroom | 02. Toilet | 03. Dining Room | 04. Utility
 05. Kitchen | 06. Living Room | 07. Kids Bedroom | 08. Guest Bedroom
 09. Balcony | 10. Drawing Room

QUALITY THAT EXCEEDS YOUR EXPECTATIONS

The incredible attention to detail and exceptional quality in both your home and beyond it make life at Galaxia a truly luxurious and blissful experience. Usher in a new era of comfort and style in your life only at Galaxia.



SPECIFICATIONS



STRUCTURE

RCC framed with earthquake resistant loads.



SUPER STRUCTURE

8" external walls and 4" internal walls with cement bricks.



WATER - PROOFING

For All Toilets And Wash Areas



PAINTING

Premium emulsion with putty finish for interior walls and ceiling of premium brand premium emulsion or emulsion with luppum or textured finish, for exteriors, as per architectural specifications. Polish for main door and enamel paint for all other doors.



WSP & STP FOR WATER RECYCLING

Sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping purpose.



POWER BACK - UP

100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding acs, geysers and 15 amp sockets.



SOLAR POWER FENCING

Solar power fencing all around the compound.



INTERNET

Provision for internet cable connection in the hall.



LIFT

Automated lift of reputed make.



KITCHEN

Granite platform with stainless steel sink with provision for both municipal and bore water connection, with provision for fixing water-purifier. Ceramic tile dado upto 2" height above kitchen granite platform. provision for fixing exhaust fan or chimney.



DOORS AND WINDOWS

Teakwood frame with teak veneer shutter for main door. All frames of teakwood in bedroom. Internal door molded flush doors. UPVC windows with mosquito mesh. UPVC sliding doors for balcony.



PLUMBING AND SANITARY

EWC of reputed make. Wash basins in dining area and master Toilet of reputed make. Single lever fixtures with wall-mixer-cum shower CPVC pipes for plumbing of premium make.



TELECOM

Telephone point in living room.



CABLE TV

Provision for cable connection in master bedroom and living room.



FLOORING AND DADO

Anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining bedrooms of premium make. Rustic ceramic tiles in balconies. Glazed ceramic tile dado up to 6' height in all bathrooms, of reputed brand.

NEARBY LOCATIONS



EDUCATIONAL INSTITUTES :

- Kennedy Global School
- Silver Oaks School
- Delhi Public School
- Oakridge International School

CORPORATE HUBS :

- Hitec City
- Gachibowli
- Kondapur

SHOPPING MALLS :

- Inorbit Mall
- IKEA
- Sujana Forum Mall
- Manjeera Mall
- AMB Mall
- Asian GPR

HOSPITALS :

- Mamatha Medical College & Hospital
- SLG Hospital
- Relief Hospital
- Malla Reddy Hospitals

LOCATION MAP (Not to scale)

