

TS RERA No.: P01100004464



Elegance in Flight.

The Quiet Revolution
of Luxury Living.
Inspired by nature.



LIFESTYLE APARTMENTS
@ KOLLUR

Indulge in the perfect fusion of elegance and nature in our premium luxury apartments.

Each residence blends modern architecture with the tranquil beauty of lush landscapes, offering panoramic views that bring the outdoors in.

Designed for ultimate comfort, our apartments feature state-of-the-art amenities, smart home technology, and airy, light-filled floor plans that enhance the natural surroundings.



OPUS
BLUES

LIFESTYLE APARTMENTS
© KOLLUR



Step outside to discover meticulously landscaped gardens, peaceful walking paths, and outdoor spaces that invite you to connect with nature.

Whether enjoying a quiet morning or entertaining guests, our apartments provide an unparalleled sanctuary where luxury, comfort, and nature exist in perfect harmony.

10
FLOORS

97
UNITS

2&3 BHK
1020 TO 1915 SFT.



Manju Mythri is a real estate company founded by a group of experienced professionals committed to enhancing lives by helping people achieve their dream of owning a home. The company started its journey with the goal of making a significant impact on the real estate landscape in Hyderabad. Initially, Manju Mythri collaborated with developers for the construction of villas, housing plots, and apartments, gaining valuable experience in land acquisition and layout development. As their expertise grew, the company began handling construction with its own team of skilled professionals.

Today, Manju Mythri's operations span the entire property development process, from land identification and acquisition to project planning, designing, marketing, sales, and execution. The company is known for its premium luxury homes, combining continuous innovation, expert architectural designs, advanced construction techniques, and world-class quality materials.

Our mission is to provide homes that deliver the highest financial value for customers, offering the perfect space for celebrating life's important moments.

4,500
Sft. Clubhouse

Premium
Amenities

Unlimited
Happiness



LIFESTYLE APARTMENTS
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Luxury Apartments Where Nature and Elegance Meet

Redefine your lifestyle by liberating yourself from the encumbrances of stress, traffic congestion, noise pollution, and the relentless pace of urban existence. At Opus Blues, immerse yourself in a realm of serenity where work, leisure, and well-being seamlessly converge, fostering a state of profound mental and emotional calm.

Set amidst the lush expanse of 14.5 acres of prime land in Kollur, one of Hyderabad's most promising growth corridors, this distinguished development offers an exclusive collection of 97 premium 2&3 BHK Units, in 10 floors vertically. The design is meticulously crafted, with meandering pathways and verdant landscapes, creating an environment that is both tranquil and inspiring.

Ranging in size from 1028 to 1915 square foot units, these Stilt + 10 floors apartments are a paragon of luxury and sophistication, offering the finest amenities including lavish 4,500 sft clubhouse, including banquet hall, office resources, guest bedrooms and an unparalleled living experience. Opus Blues is not merely a residence, but an invitation to embrace a life of exceptional quality, peace, and refinement.





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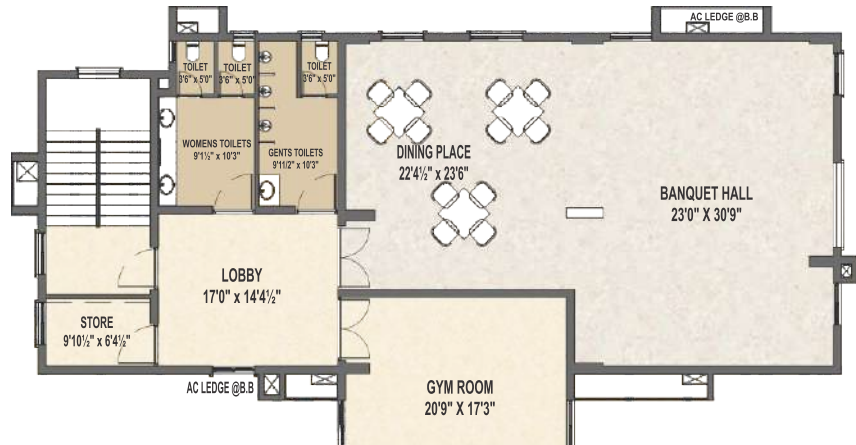


First Floor Plan



LIFESTYLE APARTMENTS @ KOLLUR

CLUBHOUSE AREA

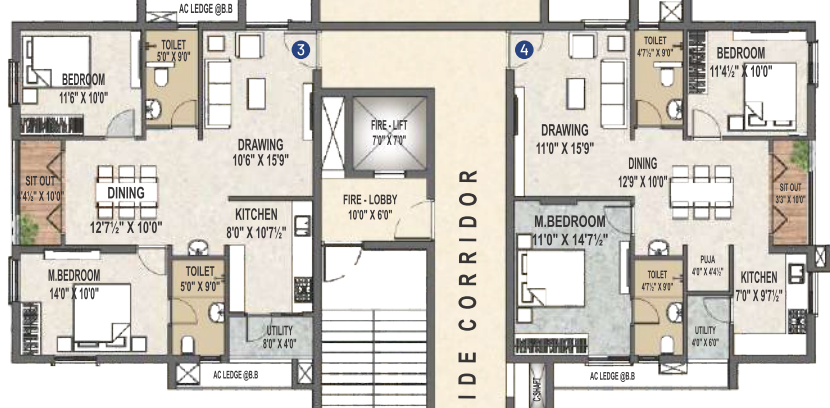


EAST FACING - 2BHK

FLOOR NAME	1
FLAT NO	03
SUPER BUILT UP AREA	1200

WEST FACING - 2BHK

FLOOR NAME	1
FLAT NO	04
SUPER BUILT UP AREA	1200



EAST FACING - 2BHK

FLOOR NAME	1
FLAT NO	05
SUPER BUILT UP AREA	1155

WEST FACING - 2BHK

FLOOR NAME	1
FLAT NO	06
SUPER BUILT UP AREA	930

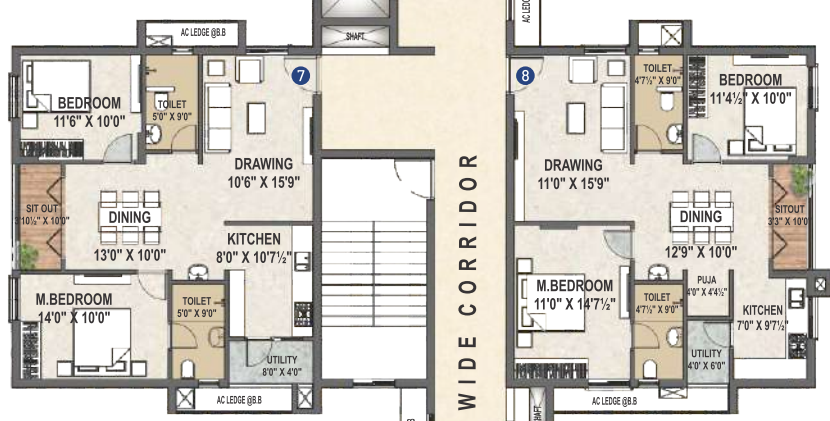


EAST FACING - 2BHK

FLOOR NAME	1
FLAT NO	07
SUPER BUILT UP AREA	1200

WEST FACING - 2BHK

FLOOR NAME	1
FLAT NO	08
SUPER BUILT UP AREA	1200



EAST FACING - 3BHK

FLOOR NAME	1
FLAT NO	09
SUPER BUILT UP AREA	1640

WEST FACING - 2BHK

FLOOR NAME	1
FLAT NO	10
SUPER BUILT UP AREA	1200



Second Floor Plan



LIFESTYLE APARTMENTS @ KOLLUR

CLUBHOUSE AREA

WEST FACING - 2BHK

FLOOR NAME	2
FLAT NO	02
SUPER BUILT UP AREA	1340

WEST FACING - 2BHK

FLOOR NAME	2
FLAT NO	04
SUPER BUILT UP AREA	1270

WEST FACING - 2BHK

FLOOR NAME	2
FLAT NO	06
SUPER BUILT UP AREA	1090

WEST FACING - 2BHK

FLOOR NAME	2
FLAT NO	08
SUPER BUILT UP AREA	1270

WEST FACING - 2BHK

FLOOR NAME	2
FLAT NO	10
SUPER BUILT UP AREA	1370

EAST FACING - 2BHK

FLOOR NAME	2
FLAT NO	03
SUPER BUILT UP AREA	1270

EAST FACING - 2BHK

FLOOR NAME	2
FLAT NO	05
SUPER BUILT UP AREA	1315

EAST FACING - 2BHK

FLOOR NAME	2
FLAT NO	07
SUPER BUILT UP AREA	1270

EAST FACING - 3BHK

FLOOR NAME	1
FLAT NO	09
SUPER BUILT UP AREA	1800



3,4,7,8th Floor Plan



LIFESTYLE APARTMENTS @ KOLLUR

EAST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	01
SUPER BUILT UP AREA	1915



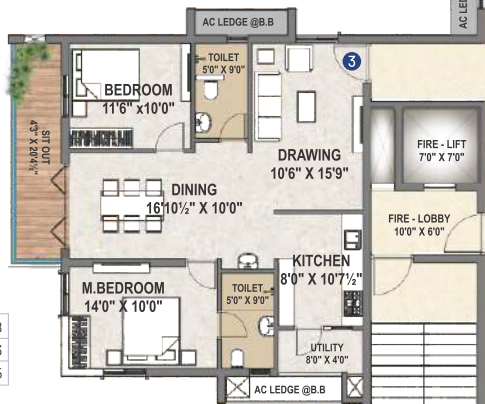
WEST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	02
SUPER BUILT UP AREA	1480



EAST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	03
SUPER BUILT UP AREA	1335



WEST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	04
SUPER BUILT UP AREA	1335



EAST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	05
SUPER BUILT UP AREA	1315



WEST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	06
SUPER BUILT UP AREA	1090



EAST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	07
SUPER BUILT UP AREA	1335



WEST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	08
SUPER BUILT UP AREA	1335



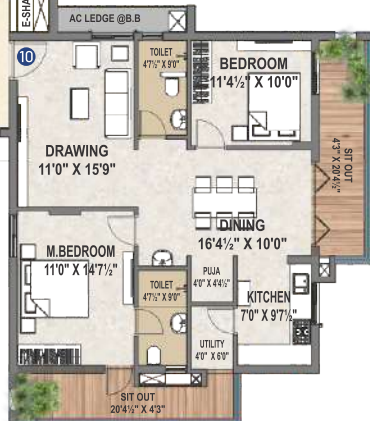
EAST FACING - 3BHK

FLOOR NAME	3,4,7,8
FLAT NO	09
SUPER BUILT UP AREA	1920



WEST FACING - 2BHK

FLOOR NAME	3,4,7,8
FLAT NO	10
SUPER BUILT UP AREA	1475



5,6,9,10th Floor Plan

EAST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	01
SUPER BUILT UP AREA	1895



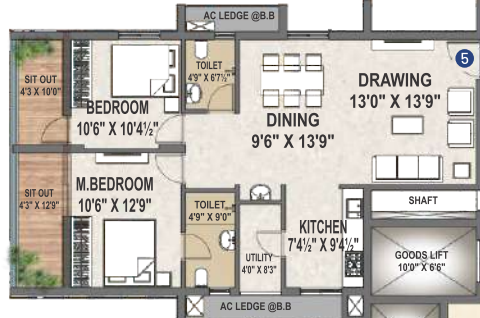
EAST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	03
SUPER BUILT UP AREA	1270



EAST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	05
SUPER BUILT UP AREA	1315



EAST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	07
SUPER BUILT UP AREA	1270



EAST FACING - 3BHK

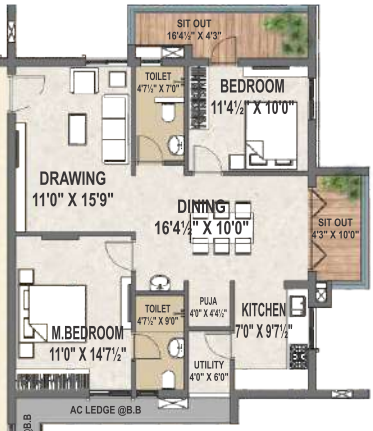
FLOOR NAME	5,6,9,10
FLAT NO	09
SUPER BUILT UP AREA	1915



LIFESTYLE APARTMENTS @ KOLLUR

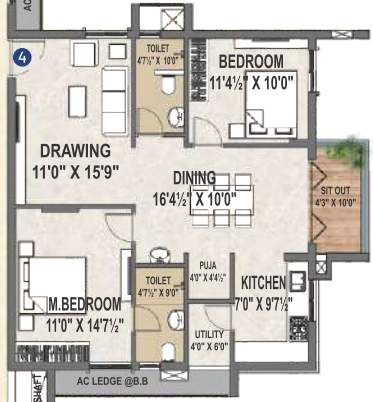
WEST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	02
SUPER BUILT UP AREA	1385



WEST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	04
SUPER BUILT UP AREA	1270



WEST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	06
SUPER BUILT UP AREA	1090



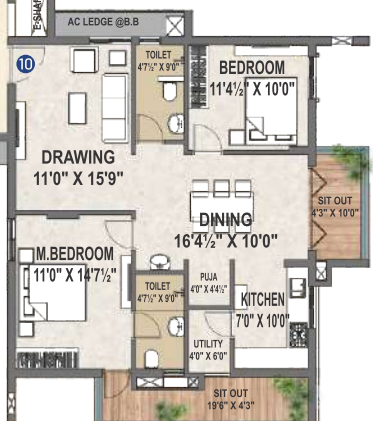
WEST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	08
SUPER BUILT UP AREA	1270



WEST FACING - 2BHK

FLOOR NAME	5,6,9,10
FLAT NO	10
SUPER BUILT UP AREA	1405



Project Amenities



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- More than 40% of open spaces
- Splendid Main Entrance
- Clubhouse Spread across 4,500 sft
- Children Play Area
- Excellent Landscaping
- Underground Drainage and Cabling System for Power, Telephone, TV & Internet
- Modern Street Lighting
- Rain Water Harvesting
- 24 Hours Security with CCTV Coverage
- Single point entry and exit with Guard room at Main Entrance and Exit
- STP
- Hydro pneumatic system for entire layout for water supply
- Lifts for Passenger and Goods
- Dedicated Lift for Fire Rescue
- Earthquake Resistant design
- Provision for EV Charging
- Common work space at ground floor lobby

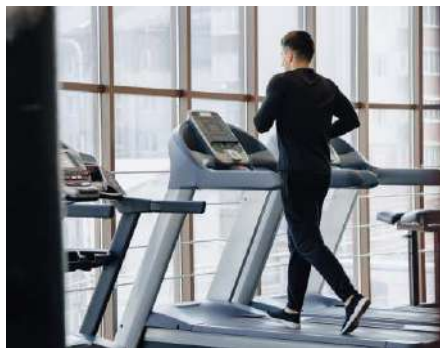


Clubhouse - All luxuries at your doorstep



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- Entrance Lobby with Reception
- Waiting Lounge
- Sitting Area
- Office Area
- Banquet Hall
- Pantry
- Gym
- Meditation / Yoga Room
- Indoor Games
- Library
- Amphitheatre
- Guest Rooms
- Party Hall with Terrace
- Multi-Purpose Room
- Wi-Fi enabled Office Space for In-house Residents



Specifications



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FOUNDATION & STRUCTURE

R.C.C framed structure to with stand wind & seismic loads for zone 2

SUPER STRUCTURE

External walls 9" & internal walls 4½" with light weight Red Brick for remaining walls

PLASTERING

Internal : Double coat cement plaster of 20mm thick.
External : Double coat sand faced cement plaster of 20mm thick.

DOORS

Main Door : Teak Wood frame and flush door with both side veneer PU polishing and designed hardware of reputed make, Architrave all around the main door.

Internal Doors : Teak wood frames and membrane doors.

French Doors : UPVC sliding shutters with single glazed float glass with provision for mosquito mesh.

Windows : UPVC windows with mosquito mesh, M.S plain rod safety Grills (Wintek/Aparna or equivalent make)

PAINTINGS

Internal : JK/ Birla putty with two coats of premium paint over a coat of primer.
Ceiling : JK/ Birla putty with two coats of premium paint over a coat of primer.
External : Texture emulsion paints of Asian/ICI or equivalent make.

FLOORING

DRAWING, DINING, BEDROOMS & LIVING : 800 X 800 size vitrified flooring of premium quality
TOILET : Anti skid tiles for bathrooms of 12" X 18"
UTILITY & WASH : Acid resistant anti skid tiles
STAIRCASE FLOORING : Natural granite
PARKING AREA : Combination flooring as per Architect's selection.
COMMON CORRIDOR : Vitrified tiles with granite
BALCONY AND SIT OUT : Antiskid matte finished tiles

TILE CLADDING & DADOING

KITCHEN : Tile cladding for dado up to 2' height.

TOILET : Vitrified tile cladding upto lintel height

LIFT WALL CLADDING : Granite/Tile

KITCHEN : Granite platform with stainless steel sink with both municipal and bore water connection & provision of water purifier

TOILETS

Wall mounted WC with concealed flush tank, Jaquar or Equivalent make, single lever diverter with shower.

Provision of geyser in all bathrooms

UTILITY & WASH : Provision for washing machine in utility area.

PLUMBING

WATER SUPPLY & DRINAGE : ISI make GI/CPVC piping executed by professional plumbers. All CP fittings of Jaquar or equivalent make

ELECTRICAL

Concealed copper wiring Finolex/Havells equivalent make with adequate points at modular fixtures of standard make (Legrand or equivalent quality)

COMMUNICATION SYSTEM

Telephone points in Master bedrooms and living rooms.
Provision for cable connection in all bedrooms and living rooms.
Provision for internet connection in living rooms

LIFTS : 8 passenger lift with V3F for energy efficiency(Kone or Johnson/equivalent make)

RAIN WATER HARVESTING

The rain water from the terrace and open areas will be collected through rain water pipes, which will be discharged into the rain water harvesting pits to recharge the underground water.

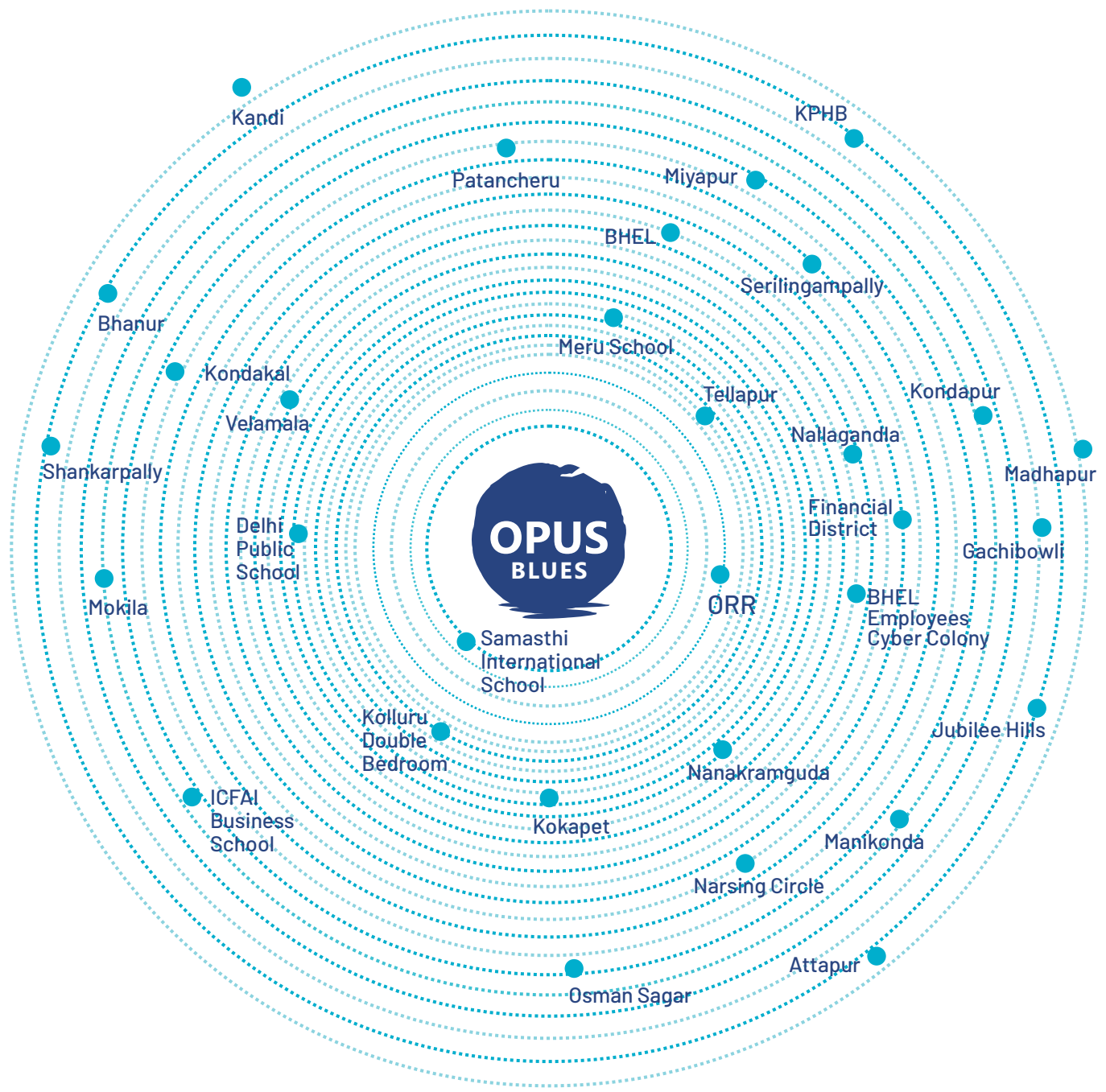
BACKUP GENERATOR : 100% power back up (except geyser and AC)



Be Present in the 4th Dimension City: Witness Seamless Connectivity, a Smarter Future.



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Location Advantages

ORR Service Road	Abutting	BHEL	< 20 min
Samashti Intl. School	Adjacent	Narsingi Cross Roads	< 22 min
Delhi Public School	< 8 min	Hitech City	< 27 min
Tellapur	< 10 min	RGIA, Airport	< 35 min
ICFAI Business School	< 14 min	Jubilee Hills Check post	< 40 min
Financial District	< 16 min		

SCAN FOR LOCATION



TS RERA No.: P01100004464

**OPUS
BLUES**

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Manju Mythri Infra

8-3-678/13, Pragathi Nagar Colony,
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