



ONE

by **MSN**



The highly successful MSN Group is now venturing into the real estate industry through [MSN Realty](#).

After catalyzing wellness through innovative pharma solutions, we are now seeking to elevate lifestyle by crafting better spaces.

[One by MSN](#) offers a rarified lifestyle that aims to provide a one-of-a-kind experience to residents through affluent homes in Neopolis.



DR. MSN REDDY

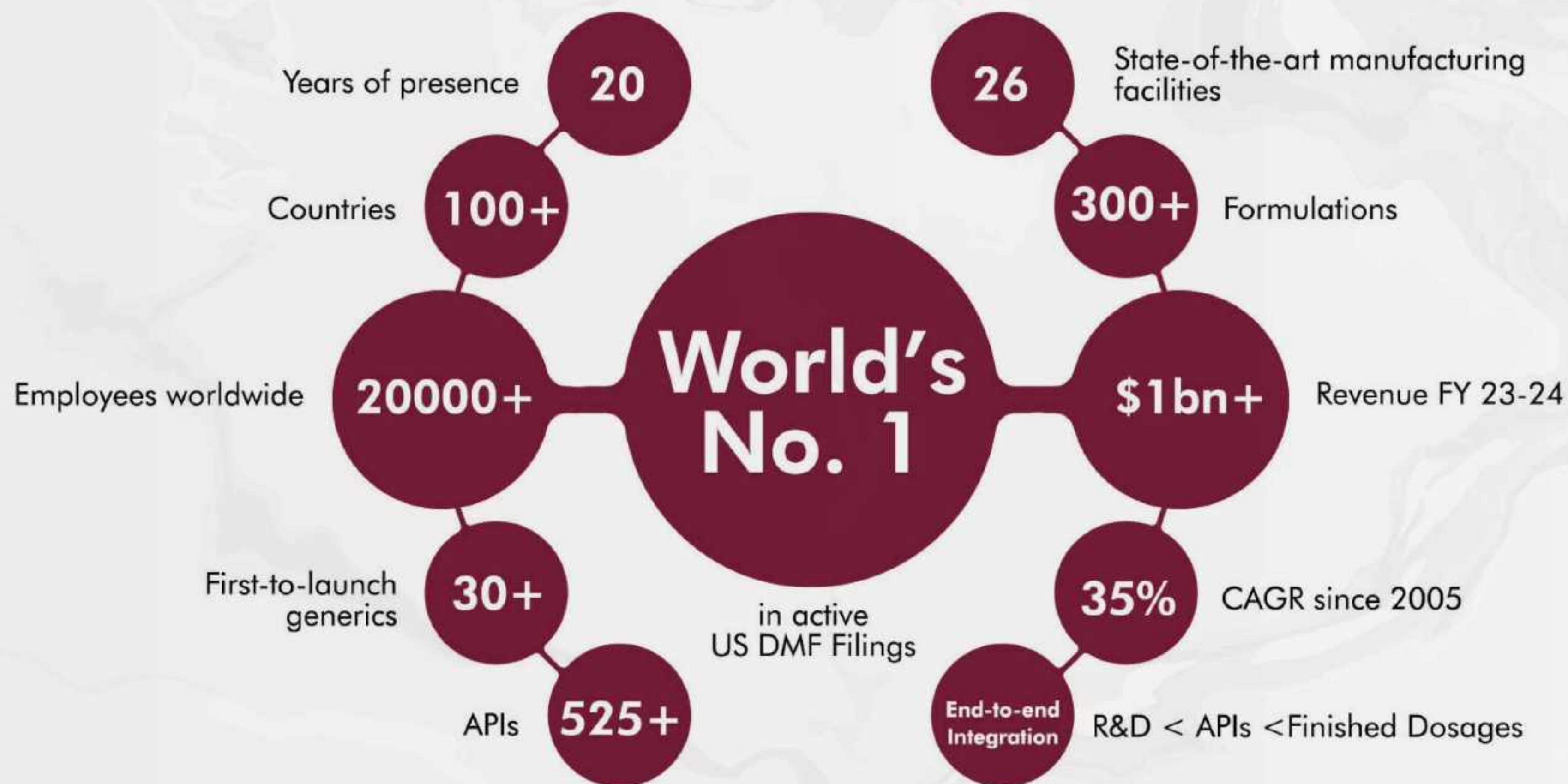
Founder, Chairman & Managing Director - MSN Group

"At MSN Realty, we don't just build structures; We weave dreams into every brick and beam. Our commitment goes beyond aesthetics—it's about creating spaces that resonate with purpose. Each home we craft is an ode to elegance, sustainability and well-being.

We believe in nurturing where families thrive, where are etched and where life unfolds its most beautiful chapters. From bespoke interiors to eco-conscious designs, we're dedicated to excellence.

Welcome to MSN Realty: Where We Craft Better Spaces.
Where You Craft Your Life."

MSN GROUP



— MSN REALTY PARTNERS —



ONE-OF-A-KIND ADDRESS



NEO POLIS

WHY INVEST ?

01

STATE-OF-THE-ART TRUNK INFRASTRUCTURE

36-45m wide roads that offer multiple underground services including water, sewage, electricity, etc.

02

SEAMLESS ACCESS

A dedicated trumpet junction controlled by 6-8 lane access within 1km radius of the project ensures ease of entry.

03

MULTIPLE USE ZONING

41.2 acres of land in Neopolis is earmarked for the development of Hospitality, Retail, Commercial, Healthcare, Residential & other sectors to ensure potential maximisation in the near future.

04

INVESTOR-BACKED

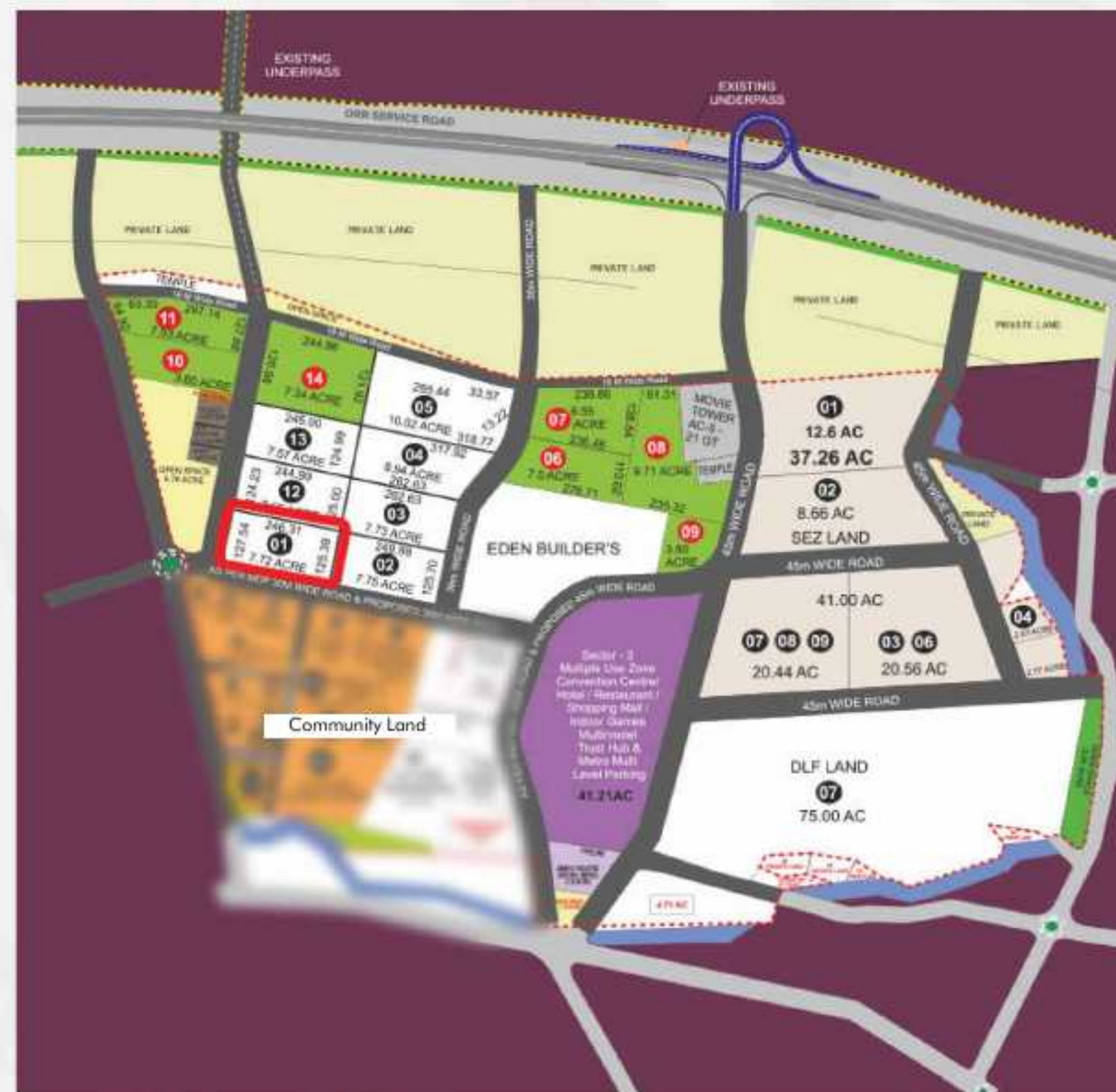
Achieved excellent ROI of 2-2.5x since 2015, which is reflective of investor sentiment & preference towards the market.

05

PREFERRED DESTINATION

Emerging as the preferred investment destination for organized regional & national real estate players.

PLOT NO - 1 NEOPOLIS



ONE-OF-A-KIND DESTINATION





THE ONE & THE ONLY PLACE TO BE

7.7
ACRES

5
TOWERS

55
FLOORS

655
RESIDENCES



4
BHK

5,250 – 7,460 SFT
EXPANSIVE RESIDENCES

12 FT.
CEILING TO CEILING HEIGHT

1,80,000 SFT
CLUBHOUSE, SKY PARK
& AMENITIES



WHAT MAKES US ONE OF A KIND



750 SFT.
MASTER BEDROOM

25,000 ACRES OF
UNINTERRUPTED VIEWS



LIVING ROOM THAT HOSTS
100, IMPRESS 1000

YACHT CLUBHOUSE,
FOR ENDLESS INDULGENCE





WHAT MAKES US ONE OF A KIND

CONCIERGE
SERVICES



PRIVATE LOBBIES



DUAL ENTRY/EXIT GATES



03

ONE
by MSN





ONE-OF-A-KIND INDULGENCE





AMPHITHEATRE



HALF BASKETBALL COURT



TENNIS/PICKLEBALL/PADDLEBALL

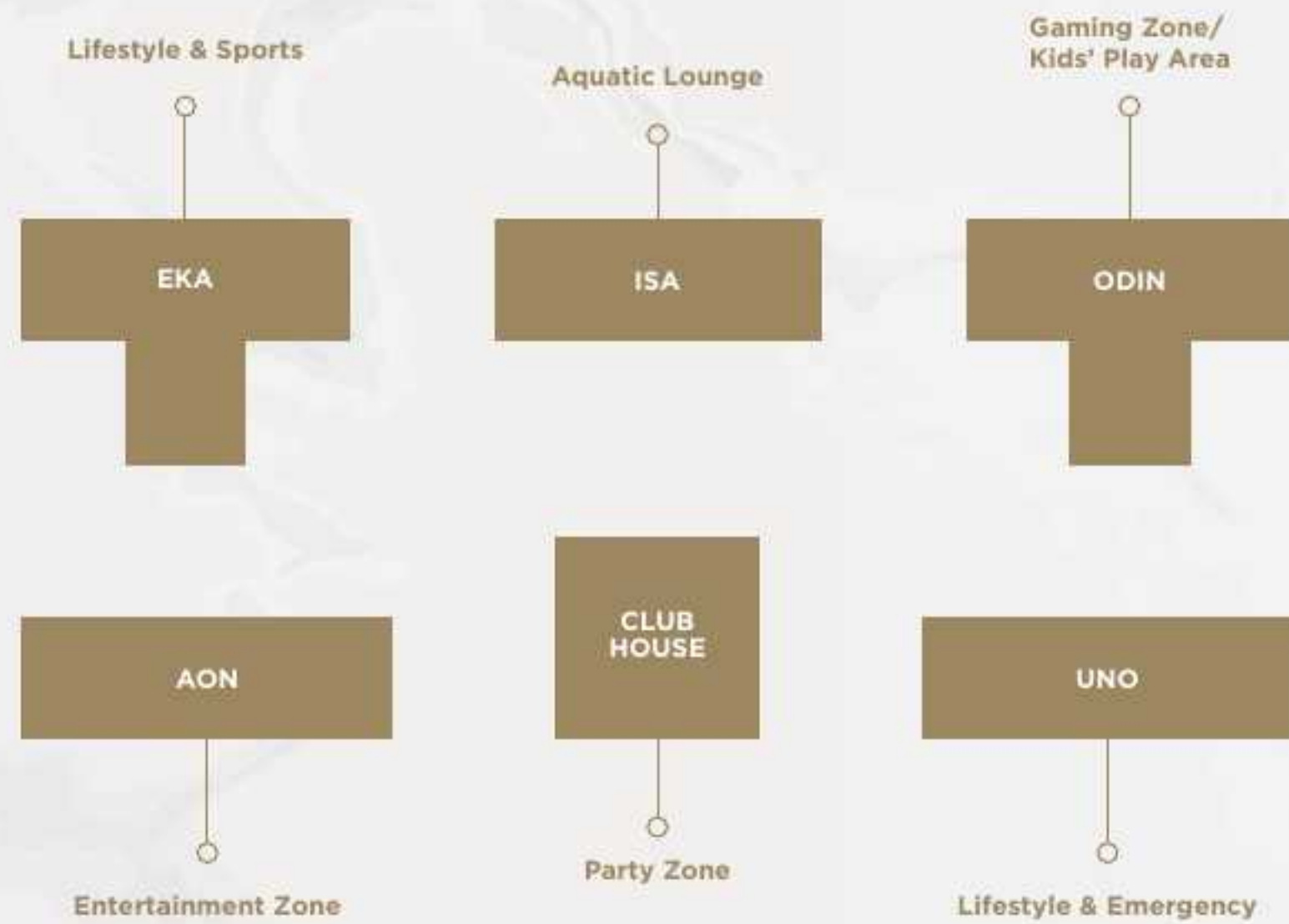


CRICKET NETS





TOWER-WISE AMENITIES



TOWER AON

- Soccer Pool
- Dart Room
- Art Studio
- Pottery Studio
- Dance Room
- Music Room
- Multipurpose Room
- Coffee Lounge
- Working Pod
- Recording Room
- Entertainment Lounge
- Banquet Hall with Kitchen
- Chess Lounge
- Conference Room

TOWER ISA

- Football Simulator
- Convenience Store
- ATM
- Dart Room
- Pool Table
- Senior Citizen Lounge
- Aqua Gym
- Temperature Controlled Pool
- Lounge
- Lobby
- Pool & Deck Area/Jacuzzi
- Coffee Lounge
- Chess Zone
- Pool Table

- Napping Pod
- Video Games Arcade
- Science Lab
- Board Room
- Meeting Rooms
- Co-working station
- Working Lounge
- Air Hockey & Foosball
- Pool Table
- Play Zone
- Ball Pit & Slide
- Table Tennis
- Trampoline
- Rock Climbing

TOWER EKA

- 2 Squash Courts
- Art Gallery
- Cricket Simulator
- Golf Simulator
- Waiting Lounge
- Viewing Gallery & Lounge
- Indoor Play Zone

TOWER ODIN

- Mini-Theatre
- VR Room
- Bowling
- Dance Floor With Light
- Creche
- Kids' Learning Centre

TOWER UNO

- Banquet Hall with Kitchen
- Library
- Story Nook
- Pharmacy
- Co-working Space
- Working Pods
- Multipurpose Room
- Clinic With Emergency Room

FOOTBALL SIMULATOR



POOL TABLE



GOLF SIMULATOR



BOWLING ALLEY



AQUA GYM







CLUBHOUSE AMENITIES



- ✿ Aerobics
- ✿ Banquet with Kitchen
- ✿ Boxing
- ✿ Badminton Courts
- ✿ Ace Lounge
- ✿ Guest Rooms
- ✿ Indoor Gym
- ✿ Jacuzzi
- ✿ Luxury Waiting Lounges
- ✿ Party Hall
- ✿ Pantry & Store
- ✿ Pilates Studio
- ✿ Queen's Lounge
- ✿ Reception Lounge
- ✿ Spa, Salon & Sauna
- ✿ Sports Lounge
- ✿ Terrace Party Zone
- ✿ TRX Training
- ✿ Viewing Gallery
- ✿ Yoga
- ✿ Zumba



BANQUET HALL



SPA, SALON & SAUNA



BADMINTON COURT



INDOOR GYM



GUEST ROOMS



GAMES LOUNGE



ACE LOUNGE



TERRACE PARTY ZONE



SKY PARK AMENITIES

Unwind at 2597 ft. above mean sea level, amidst the clouds, at the one-of-a-kind Sky Park - with a refreshing dip, your favorite flick, or a captivating read.



Sky Infinity Pool



Sky Yoga



Sky Gym



Sky Party Lounge



Sky Cinema



Sky Library



Sky Walk



Sky Garden



Sky Stargazing Deck



INFINITY POOL



SKY GARDEN

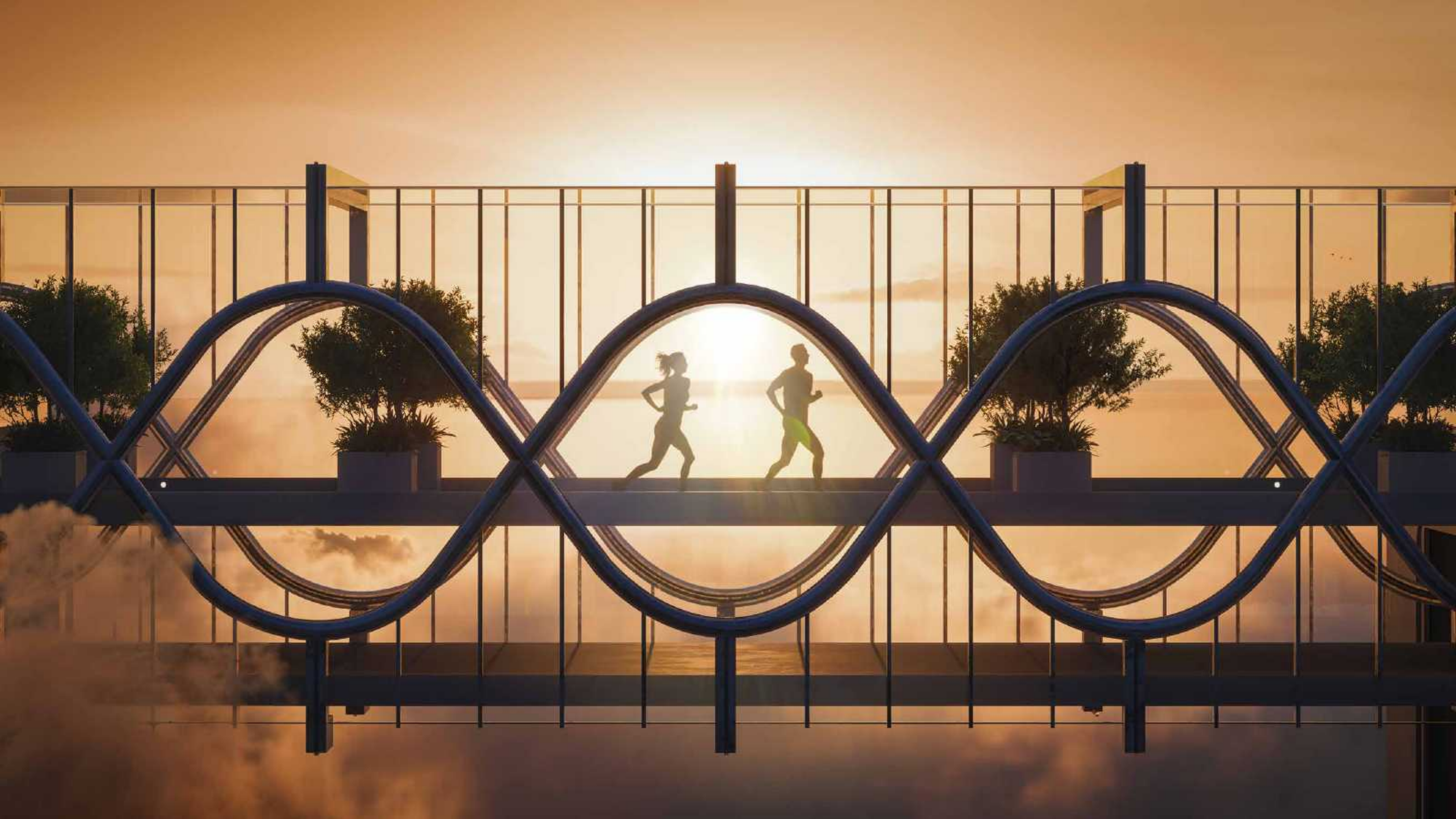


SKY GYM



SKY WALK





SKY PARTY LOUNGE



STARGAZING DECK



SKY CINEMA



SKY LIBRARY





ONE-OF-A-KIND HOME





SPACIOUS LIVING AREA

Crafted For Leisure, Built On Blueprints Of Brilliance.

The intricately crafted living room blends sleek design with ample space, making it a suitable abode of affluence. Each living room can accommodate up to 100 guests, making it ideal for all sorts of celebrations.



DINING AREA

5 - Star Dining, One-of-a-Kind Experience

The dining area is the perfect setting for both intimate gatherings and grand celebrations. Natural light cascades brilliantly through the balconies, illuminating the space as it overlooks the dreamy cityscape, enhancing every dining experience.



/ MASTER SUITE /

Bigger Beyond Belief.

Your bedroom is your sanctuary. From the walk-in dresser to the master bedroom and lounge area - every step and stride in these larger-than-life spaces is befitting of your grand stature.



EXPANSIVE BALCONY



BALCONY VIEW



25,000 ACRE VIEW FROM
NEOPOLIS



ONE-OF-A-KIND SPACE



BLUEPRINTS BASED ON
EXTRAVAGANCE



TOTAL AREA : 7,460 SFT.

Unit Size (SFL)	Facing	Salable Area (SFL)	Carpet Area (SFL)	Balcony Area (SFL)	Common Area (SFL)
7460	East	7460	4201	809	2350
7460	West	7460	4204	893	2363



7460 SQFT | 4 BHK+M+HO | WEST

TOWER EKA & ODIN

TOTAL AREA : 5,250/5,510 SFT.

5250 SQFT | 4BHK+M | EAST



5250 SQFT | 4BHK+M | WEST

AREA STATEMENT

Unit Size (SRL)	Facing	Salable Area (SRL)	Carpet Area (SRL)	Balcony Area (SRL)	Common Area (SRL)
5250	East	5250	3074	555	1621
5250	West	5250	3064	571	1615
5510	North	5510	3188	637	1684

KEY PLAN



5510 SQFT | 4BHK+M | NORTH

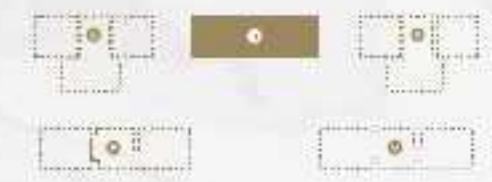
TOWER ISA

TOTAL AREA : 6,465 SFT.

AREA STATEMENT

Unit Size (SRL)	Facing	Saleable Area (SRL)	Carpet Area (SRL)	Balcony Area (SRL)	Common Area (SRL)
6465	East	6465	3734	654	2077
6465	West	6465	3714	666	2085

KEY PLAN



6465 SQFT | 4 BHK+M+HO | EAST

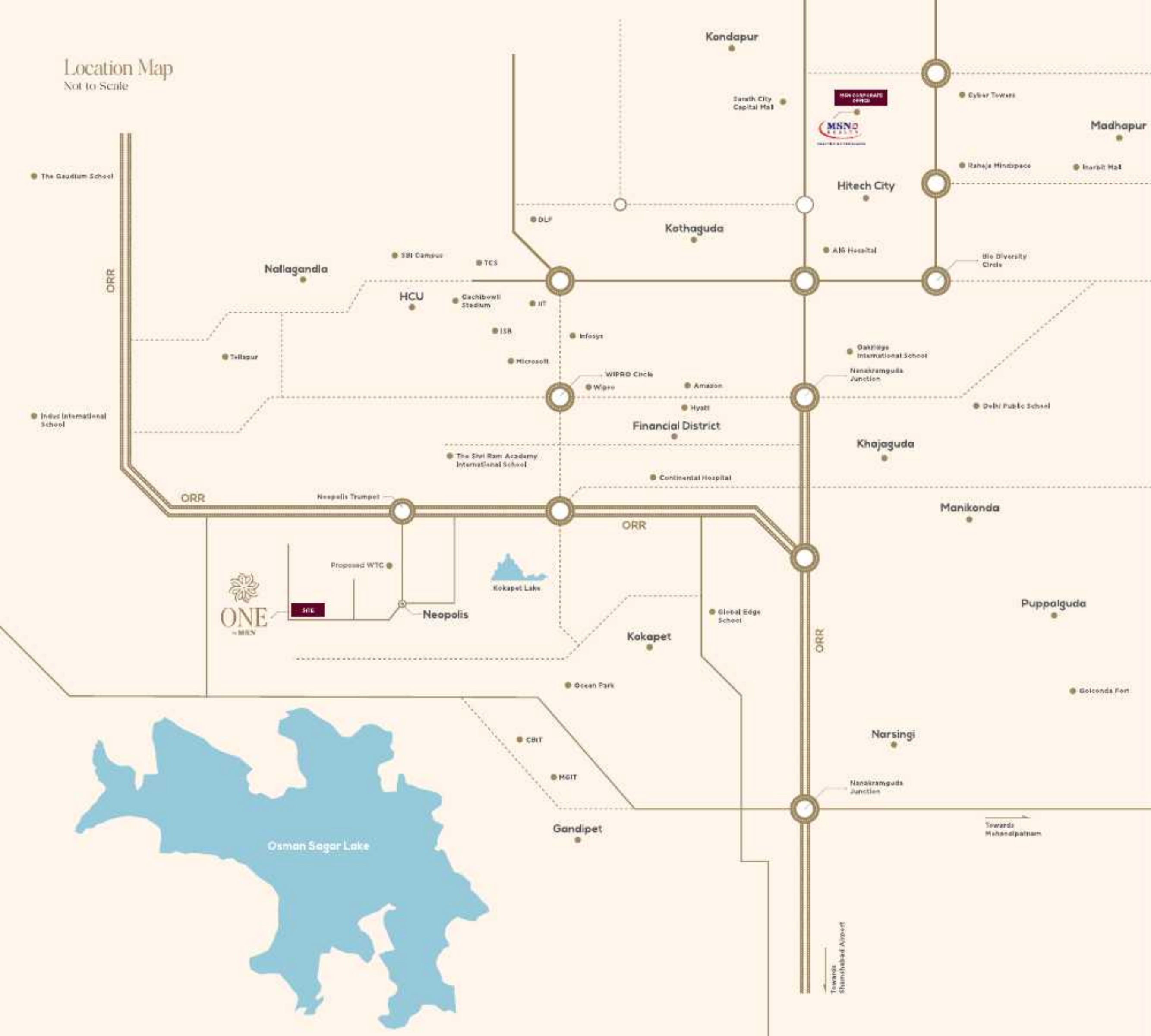
6465 SQFT | 4 BHK+M+HO | WEST

ONE-OF-A-KIND SURROUNDINGS



Location Map

Not to Scale



THE FUTURE IS YOUR PRESENT

EDUCATION

The Gaudium School	10 MIN
Oakridge International School	15 MIN
Indus International School	15 MIN

HOSPITALS

Star Hospitals	15 MIN
Rainbow Children's Hospital	15 MIN
Apollo Hospitals	15 MIN

SHOPPING/ENTERTAINMENT

Proposed Luxury Mall & Hotel	02 MIN
Inorbit Mall	25 MIN
Sarath City Mall	25 MIN

IT/CORPORATES

Proposed WTC	02 MIN
Financial District	10 MIN
Hitech City	20 MIN

CONNECTIVITY

ORR	02 MIN
Proposed Metro Station	02 MIN
Airport	30 MIN

DESIGNED FOR THOSE UNWILLING
TO COMPROMISE ON TRUE LUXURY





THANK YOU