

A TOUCH OF CLASS! A TOUCH OF GOLD!



PREMIUM LUXURY APARTMENTS AT KOLLUR, NEAR TELLAPUR.

OPEN UP THE TREASURE TROVE!



A PRESTIGIOUS PROJECT BY



Welcome to the world of **Svadhya Mackenna's** Treasure. Discover a pure Gold value on ORR. Svadhya Mackenna's at Kollur is sought after by people looking for lasting value. Just like the cult classic, "Mackenna's Gold", we endeavour to give a memorable lifestyle and value cherished by connoisseurs for a long time to come.

MAKE A STATEMENT OF CLASS!



We all are born equal. But some people are more equal when they live in a home that exudes warmth with caring nuances. A well thought out design built in timeless quality. Amenities that touch your soul. An environment that fosters an enriching community. A home that gives more than you asked for. A home inspired by a passion that is not common place. **Svadha invites you to explore the glittering world of Mackenna's. Let the fantasy begin!**

A CLASS WORTH LIVING!

Live an exceptional lifestyle
in unrivalled luxury and
purity of elements
with a cosmopolitan community.

Reach the global destination
like Neopolis & Financial District
amidst Fortune 500 companies
like Google & Microsoft.

Drive effortlessly on 8-lane ORR
to home as if you're gliding.

It's 24-karat luxury all along.
We call it a pure fantasy!

LIVE IT UP!

A woman with long dark hair, wearing a white sleeveless dress, is sitting on a golden, modern lounge chair. She is holding an open book and looking down at it. The chair is positioned in front of the large text "LIVE IT UP!". The background is a textured, golden-brown surface.



GOLDEN MILE TO
A GOLDEN HOME
IN A BREEZE!

SILICON VALLEY IN THE WEST,

KOLLUR

IN SOUTH-EAST ASIA, IS BRIMMING WITH FUTURE.



Kollur, the future's favourite destination is enjoying the gold lining now. Catch the moment of opportunity and enhance lifestyle to gold standard. There are no unfulfilled dreams once you step into **Svadha Mackenna's**. Comprehensively designed, the global home empowers you to live a golden life in freedom.



What's in store for Kollur?

- A 640-acre mega IT SEZ is envisaged
- The service roads from Narsingi to Kollur will be expanded to 4 lanes on either side
- A proposed new entry and exit points on ORR at Kollur to enhance driving comfort
- Proposal to connect Outer Ring Road to Inner Ring Road to bring Kollur closer to city
- Dignity Homes to enhance Infrastructure of roads, water and electricity to Kollur
- Proposed illumination of Outer Ring Road to improve safety standards
- Proposed 4.5 Meters wide, 42 Kms cycling track along ORR to pass through Kollur.

Reach for the ultimate address!



PREMIUM LUXURY APARTMENTS AT KOLLUR, NEAR TELLAPUR.

Step in to an Exceptional Address!



ALL THAT GLITTERS IS PURE GOLD!

Rising a few steps away from ORR, Svadha Mackenna's is no ordinary home. The air of exclusivity starts right from the imposing entrance gate. Find the luxe indoors compete with lush green outdoors at every step. Take a breath and admire the exquisite filigree work and the majestic metal sculpture. While the classic design is a delight, the controlled entry-exit points ensure complete security and peace of mind. Designed for demanding IT professionals and the global Indian, Svadha Mackenna's took every care to dish out a home to enjoy life and be productive.

ENTER A WORLD OF 24-CARAT LUXURY

3.85 Acres

67.5% Open
Space

3 Elegant
Towers

G+14 Floors
Each

492 Luxury
Apartments

2, 2.5 & 3 BHK
Units

CHERISH
A VALUE LIKE
NO OTHER!


SVADHA
MACKENNA'S

A GILT-EDGED HOME FOR YOU!

Svadha Mackenna's is a gated community of 3 breathtakingly elegant towers, each G + 14 Floors across with 492 luxurious apartments have been laid out in passionately landscaped grounds. Choose an apartment from flexible floor spaces spanning 2, 2.5 and 3 BHK where aesthetics transcends the architectural. Truly, there is no room for mediocrity at Svadha Mackenna's. Finer detail, focus on quality will enhance your living experience. This is the stuff dreams are made of. This is pure magic in gold. You couldn't ask for more in these towers built with pampering details.

GO FOR SVADHA MACKENNA'S



1135 SFT TO
2530 SFT AREAS



WELL PLANNED
FOR VENTILATION



MAIN DOOR
SMART LOCK
SYSTEM



2 TYPES
OF BALCONIES



EV CHARGING
POINTS



GAS
BANK



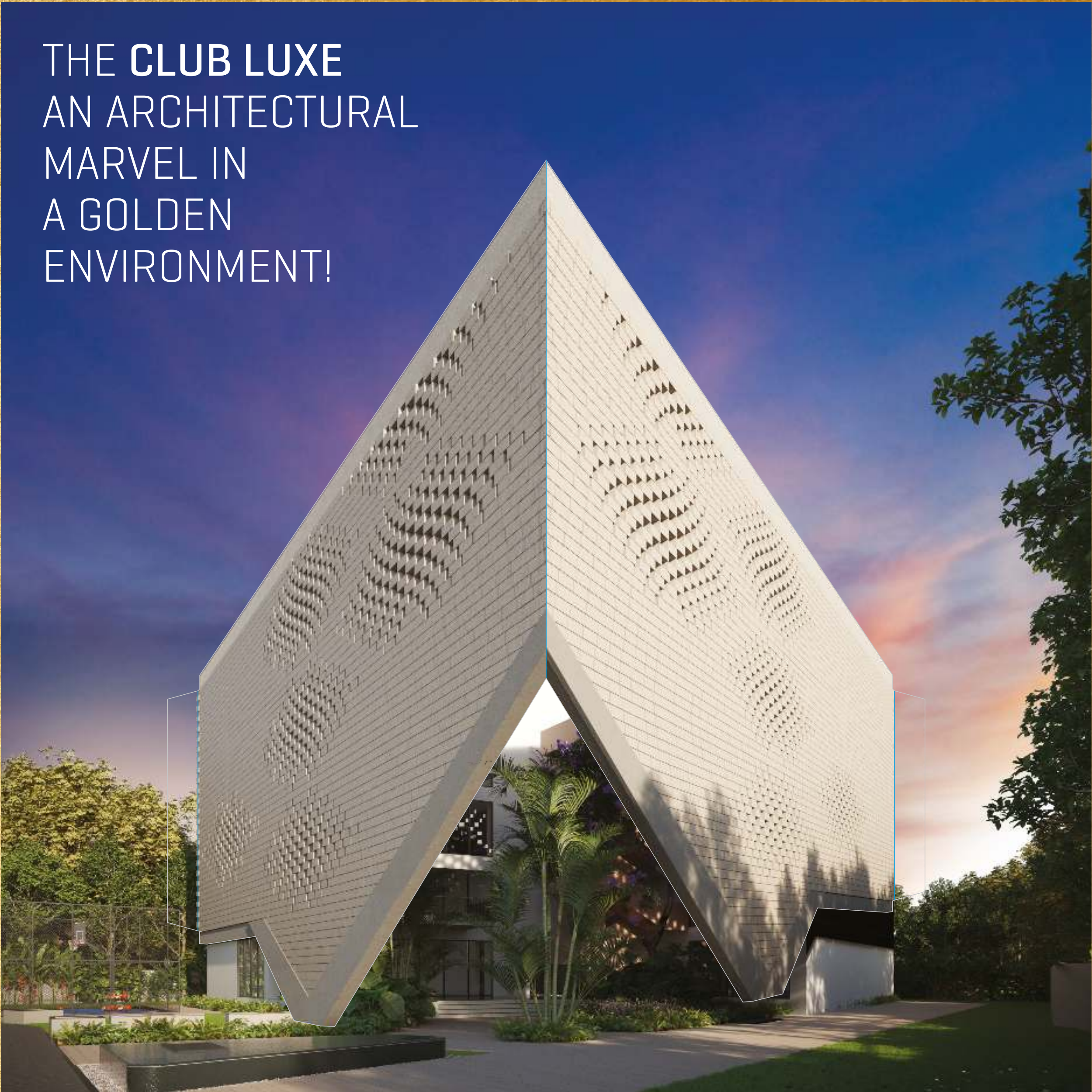
VASTU
COMPLIANT

ADD A MIDAS
TOUCH TO
LIFESTYLE!



RECREATION
AMENITIES
THAT FOSTER
GOLDEN
MOMENTS!

		 OPEN LOUNGE AREA
	 SUPER MARKET	 ATM
 AUDIO/VIDEO ROOM	 WEIGHTS TRAINING AREA	 CENTRALIZED A/C GYM
 SPA	 MULTIPURPOSE HALL	 SWIMMING POOL
	 HAND FOOTBALL	 SNOOKER
		 CONFERENCE HALL
		 DOUBLE HEIGHT GRAND ENTRANCE LOBBY



 3 GUEST ROOMS		
 PHARMACY	 OFFICE	
 CARDIO AREA	 STRENGTH & CORE AREA	 CARROM & CHESS BOARDS
 KIDS POOL	 SALOON	 DOUBLE HEIGHT BANQUET HALL
 TABLE TENNIS	 INDOOR BADMINTON COURT	
 PARTY DECK AREA	 CRECHE	



Spectacular architecture that stands out

Svadha Mackenna's is a triumph of design and functionality. The architecture is based on minimalist contemporary lines, with seamless integration of technology and nature. Space management is a priority in the design of Svadha Mackenna's.



Opulent entrance lobbies in every block

Each block has its exclusive entrance lobby, luxurious regal seating areas and a welcoming Help Desk. The entrance lounge is where visitors are met without intruding on your privacy.



Efficient EV charging points on premises

The future belongs to electric vehicles. Svadha Mackenna's has multiple EV charging points right at the parking lots. This facility makes a world of convenience for the residents.



4-level Club Luxe

There is no place like **4-level Club Luxe** to relax and unwind. You've probably never seen a design marvel like this! Feast your senses on the chic facade and awesome design of clubhouse. Explore a kaleidoscope of joys on every storey. Whatever the age, whatever the mood, whatever the time or day, you can let lose yourself here.



Oxygen-rich 67.5% open space

Svadha Mackenna's offers a vast expanse of openness. Manicured lawns, ornamental trees, parks and play areas as well as activity zones open up oxygen-rich healthy living space.



Super-convenient society shuttle

A Mini bus service to Wipro Circle at designated hours is a world of convenience to residents. Save time in commuting and spare it for family comfortably.

FEATURES THAT MAKE PROJECT STAND OUT FROM CROWD!





PREMIUM LUXURY APARTMENTS AT KOLLUR, NEAR TELLAPUR.

Raise Lifestyle to 24 Karat Gold!

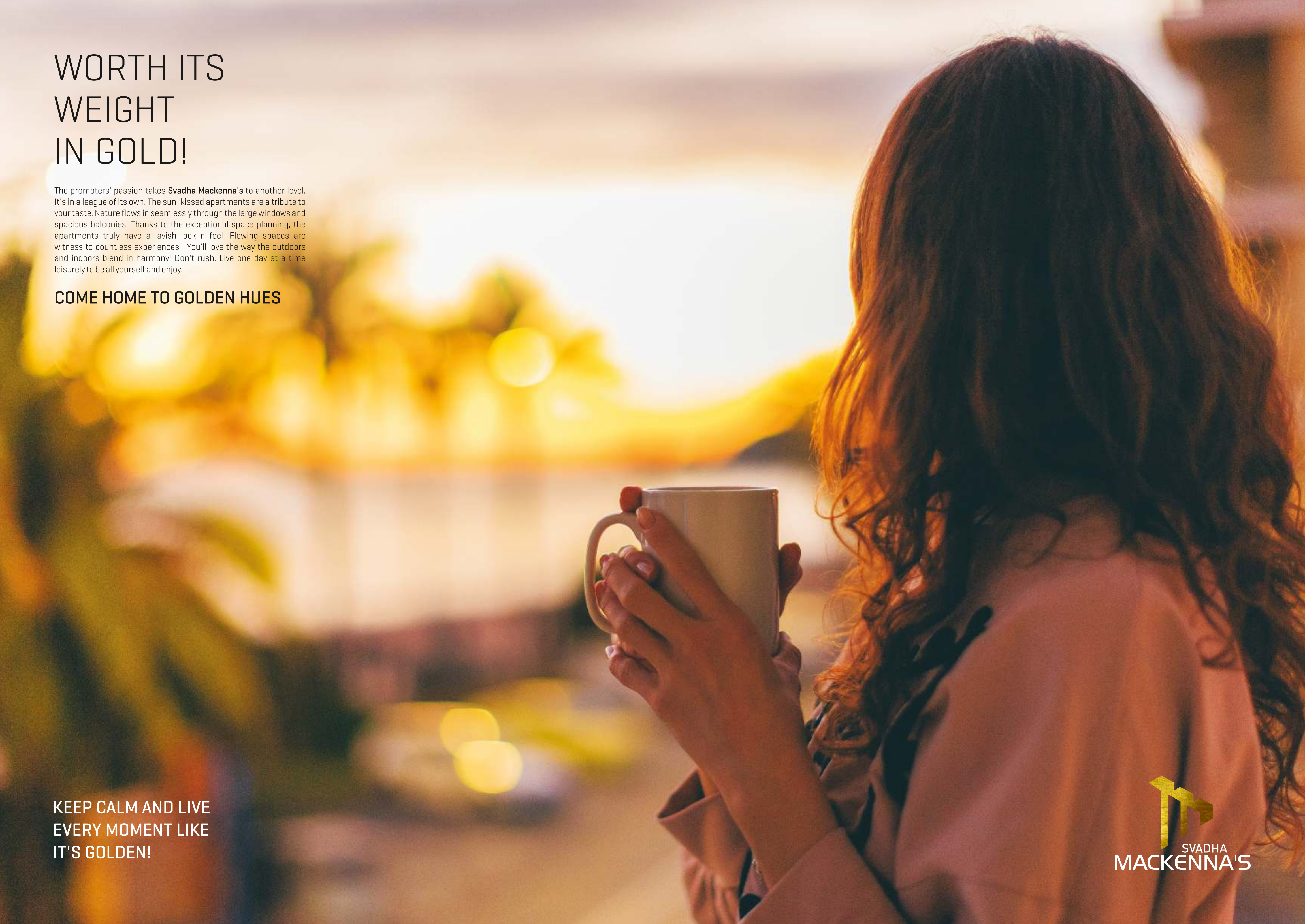

SVADHA
MACKENNA'S

WORTH ITS WEIGHT IN GOLD!

The promoters' passion takes **Svadha Mackenna's** to another level. It's in a league of its own. The sun-kissed apartments are a tribute to your taste. Nature flows in seamlessly through the large windows and spacious balconies. Thanks to the exceptional space planning, the apartments truly have a lavish look-n-feel. Flowing spaces are witness to countless experiences. You'll love the way the outdoors and indoors blend in harmony! Don't rush. Live one day at a time leisurely to be all yourself and enjoy.

COME HOME TO GOLDEN HUES

**KEEP CALM AND LIVE
EVERY MOMENT LIKE
IT'S GOLDEN!**




SVADHA
MACKENNA'S



PROJECT HIGHLIGHTS

- HMDA & RERA Approved Luxury gated community
- 3.85 Acres Gated Community
- 3 Elegant Towers, Each G+14 Floors
- 492 Luxurious Apartments
- 2, 2.5 & 3 BHK Units
- 1135 Sft - 2530 Sft areas
- 67.5% Open Space
- Vastu compliant
- No common walls
- Premium quality specifications
- Exclusive 4-Level clubhouse
- Two -Level car parking
- Entrance Lobbies for every block

AMENITIES

- Gas bank
- 100% DG Backup
- EV Charging points
- Society Shuttle service to Wipro Circle
- Rain water harvesting pits
- Sewage Treatment Plant
- Ample landscape to elevate magnificent outdoors
- Smart Metering System for Water & Electrical

SECURITY

- Grand entry with security cabin and gateway portal
- Smart Security Access
- CC Cameras in strategic places
- Intercom facility
- Solar fencing
- Main Door Smart Lock System

EMBELLISHMENTS TO A GOLDEN MOSAIC!



OUTDOOR DETAIL LIKE A GOLDEN BROCADE!

If you're impressed with interiors, think again. The outdoors are far more detailed with nuances and surprises you at every turn. The outdoors draw the community from morning till night. Morning jogging for the elderly, play areas for children, play courts for adults and couples' leisurely walk in sun and shade are the moments truly the residents cherish for a life time.

The outdoors of **Svadhya Mackenna's** is a whiff of fresh air. The manicured lawns are edged by designer pathways that wind their way through the towers. In autumn, golden leaves colour the inner roads and turn the layout into an extravaganza. How about making exercise fun and eco-friendly? Our fitness gym is a great way to burn calories within natural surroundings. We give you a full-fledged **Sports Zone in outdoors** to enjoy Badminton, Cricket, Basketball and more!



The Golden Mantra for Health



A Landscape as Good as Gold



The young ones are full of energy, and our Landscape is designed as their happy place. Colourful and safe, it has a host of play equipment to keep your kids shouting in delight. And of course, there are ample seating areas for the elderly to soak in the sun and catch up with the neighbours. It's a canvas of pretty water bodies, ornamental trees, green shrubs and the most artistic metal sculpture. And just so that you can sit back and take it in, we have shaded seating all over the place. Come out and chill.

**FROM 'LITTLE' JOYS
TO SENIOR PERKS!**

**SVADHA
MACKENNA'S**



OUTDOORS

- Central courtyard with greenery
- Sculpture with water feature
- CNC pylons and Metal sculptures
- Grand party lawn
- Senior citizens seating area
- Cricket practice net
- EPDM children's play area
- Play equipment over sand pit
- Outdoor fitness gym
- Gazebos [Seating under pergola]
- Jogging/Walking track
- Stunning grass pavers & stone paving
- Outdoor Badminton court
- Indoor Badminton Court
- Wooden deck with seating
- Half basketball court



ADDING LUSTRE TO LEISURE!



LET LOSE YOURSELF
AND MAKE MERRY!

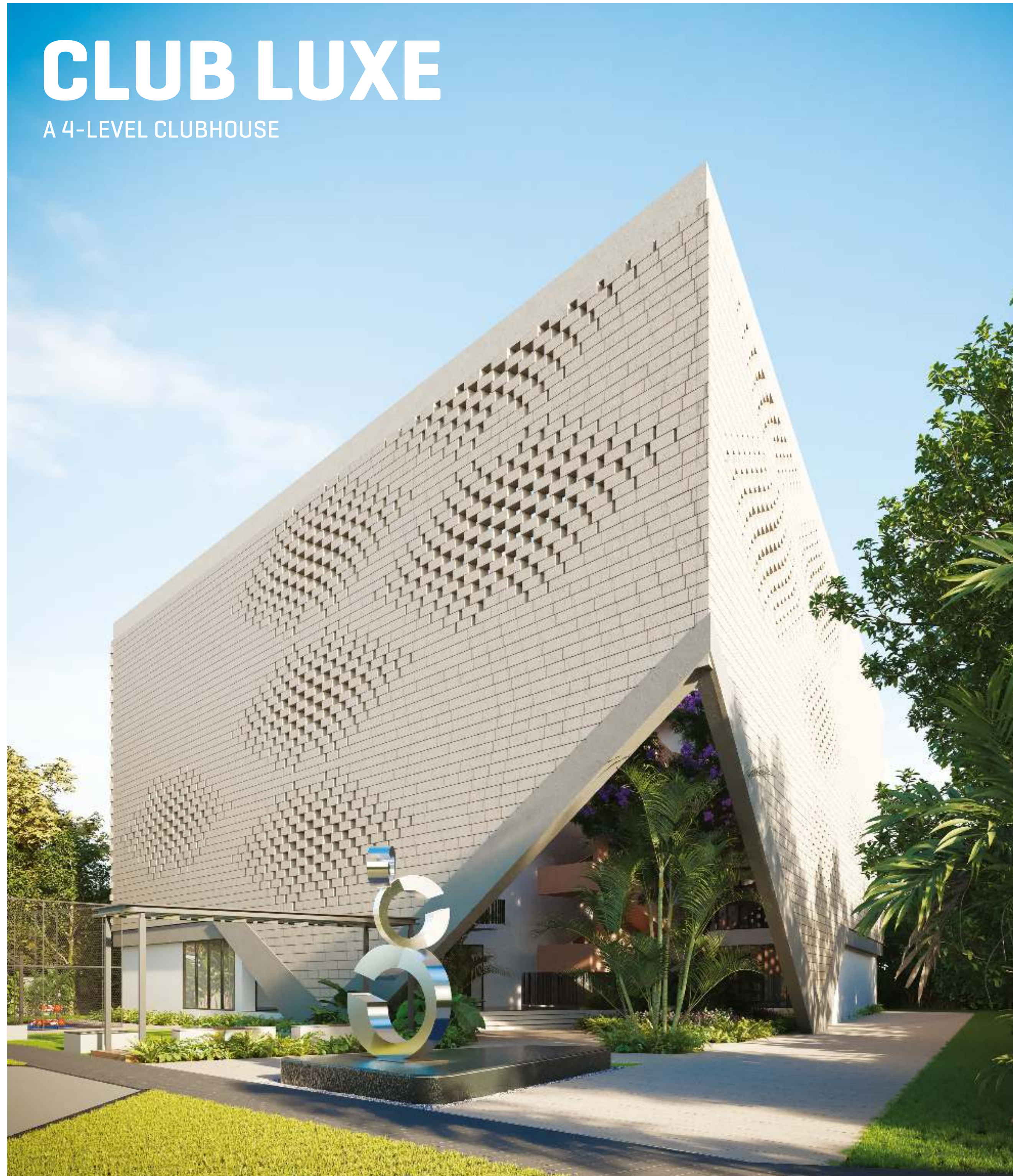
Club Luxe is the ultimate place to entertain, rejuvenate and get ready for the next day. The Fitness Studio, the swimming pool with deckside seating, the Indoor Games area, Creche and so much more at **Svadhā Mackenna's** Club are inviting. You might be into cardio and weights for fitness. You might be a pro at billiards, or quite simply, you could be a working parent looking for a good creche for your little one. The clubhouse is the ultimate place to chill and unwind.

WHEN THE PRESENT MOMENT IS GOLD, TIME COMES TO A STANDSTILL.



CLUB LUXE

A 4-LEVEL CLUBHOUSE



Ground Floor:

Double height grand entrance lobby
Double Height AC Banquet Hall
Super Market
ATM
Pharmacy
Party deck area
Conference room

First Floor:

Multi-purpose Hall

Second Floor:

Indoor Games
Billiards Table
Table Tennis
Hand Foosball
Carrom
Chess
Office
Three Guest rooms
Store
Open Lounge

Third Floor:

Swimming Pool with Deck
Kids Pool
Creche
Saloon
Spa

Fourth Floor:

Centralized A/c Gym
Cardio Area
Weights Training Area
Strength and Core Area
Audio/Video Room



100' WIDE ROAD



GROUND FLOOR PLAN

LEGEND

1. Main entry
2. Exit
3. Security cabin
4. Water feature with sculpture
5. CNC pylons
6. Lawns
7. Main entrance water body
8. Outdoor fitness station
9. Elders seating area
10. Cricket pitch with practice net
11. Play equipment over sand pit
12. Seating under pergola
13. Metal sculptures
14. Elders walking track
15. 23' Wide fire driveway with grass pavers & stone paving
16. Cycle track
17. EPDM play area
18. Entrance granite paving
19. Outdoor badminton court
20. Club house entrance paving
21. Wooden deck with seating
22. Wooden deck
23. Half basketball court
24. Pathway
25. Seating plaza



FULL BALCONY

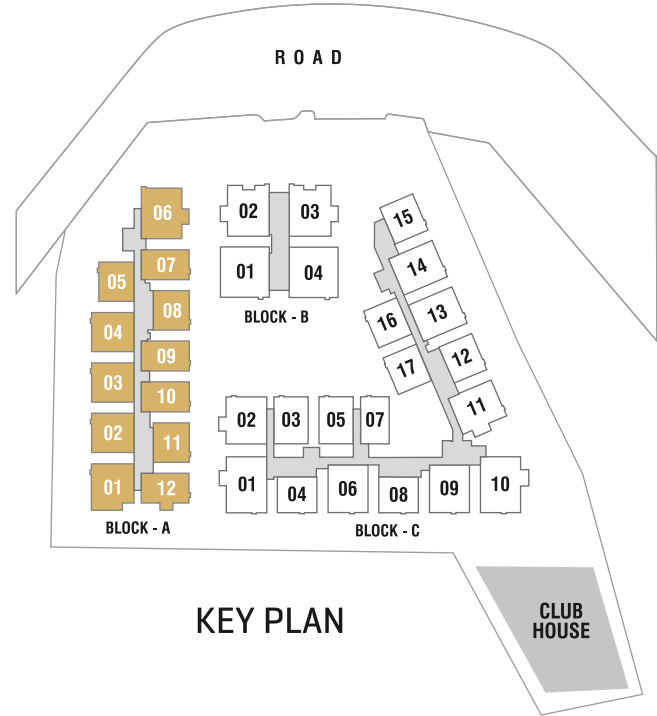
TYPE-1

FLOORS - 2, 4, 6, 8, 10, 12 & 14

HALF BALCONY

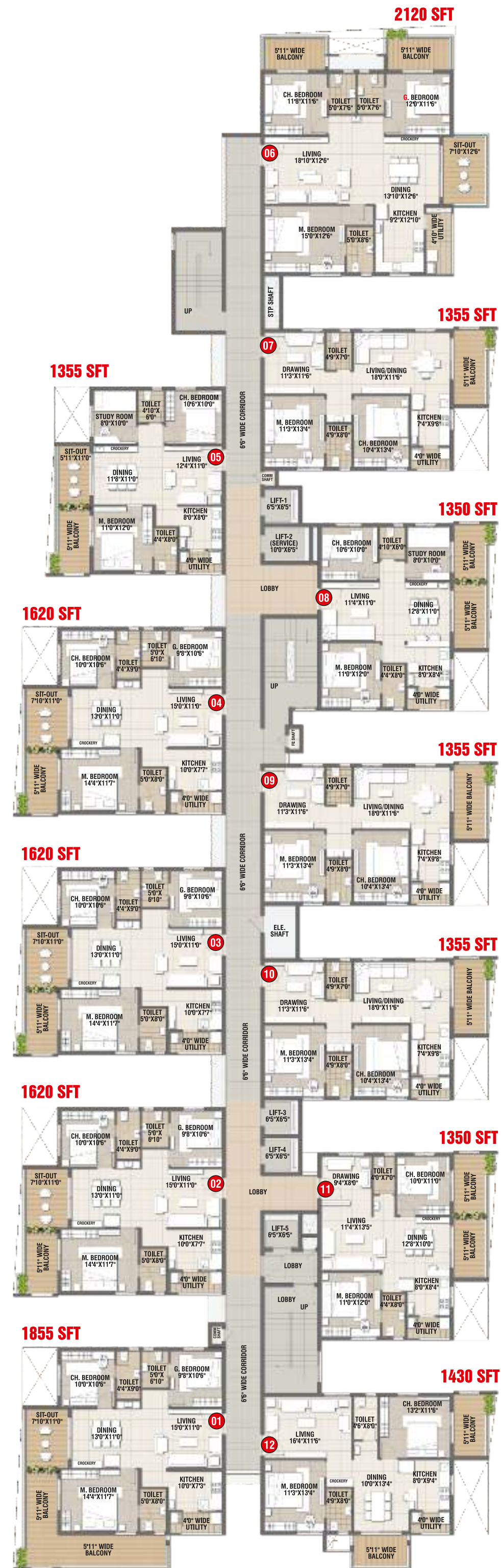
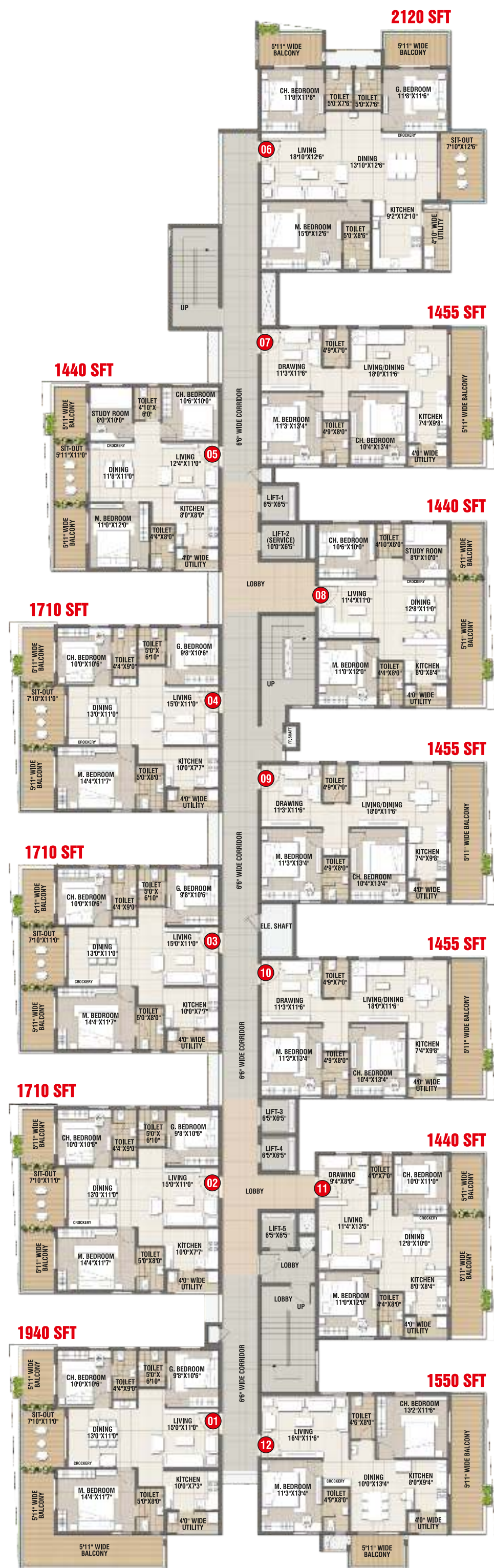
TYPE-2

FLOORS - 3, 5, 7, 9, 11 & 13



TYPICAL FLOOR PLAN 2, 4, 6, 8, 10, 12 & 14 FLOORS

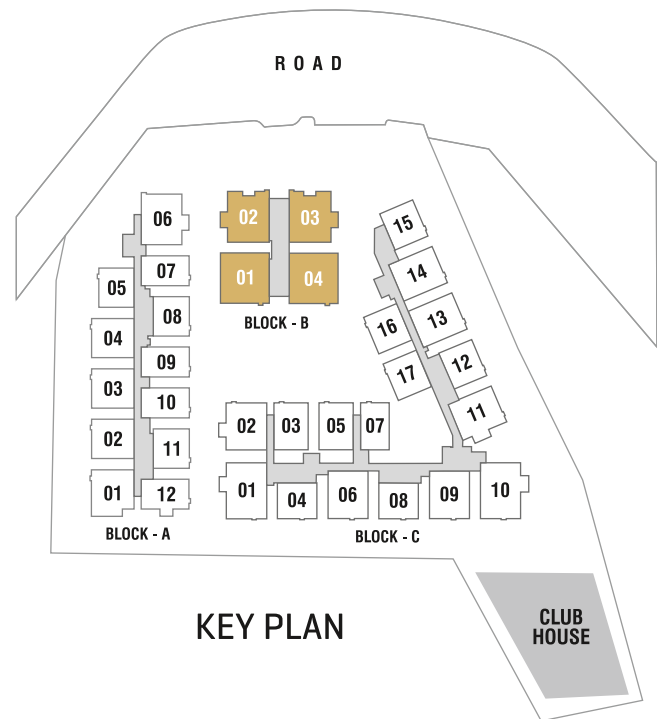
TYPE -1
BLOCK-A
FULL BALCONY



TYPE -2
BLOCK-A
HALF BALCONY

TYPICAL FLOOR PLAN
3, 5, 7, 9, 11 & 13 FLOORS





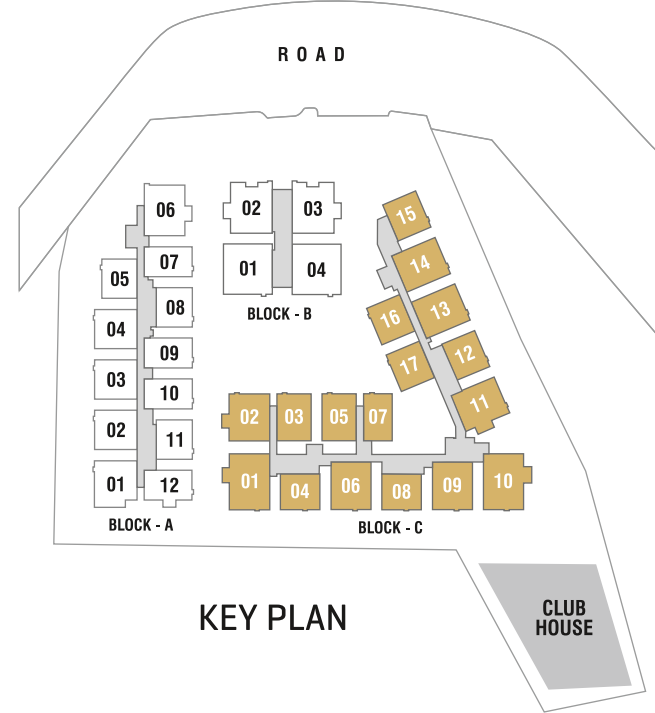
TYPICAL FLOOR PLAN
2, 4, 6, 8, 10, 12 & 14 FLOORS

TYPE -1
BLOCK-B
FULL BALCONY



TYPE -2
BLOCK-B
HALF BALCONY

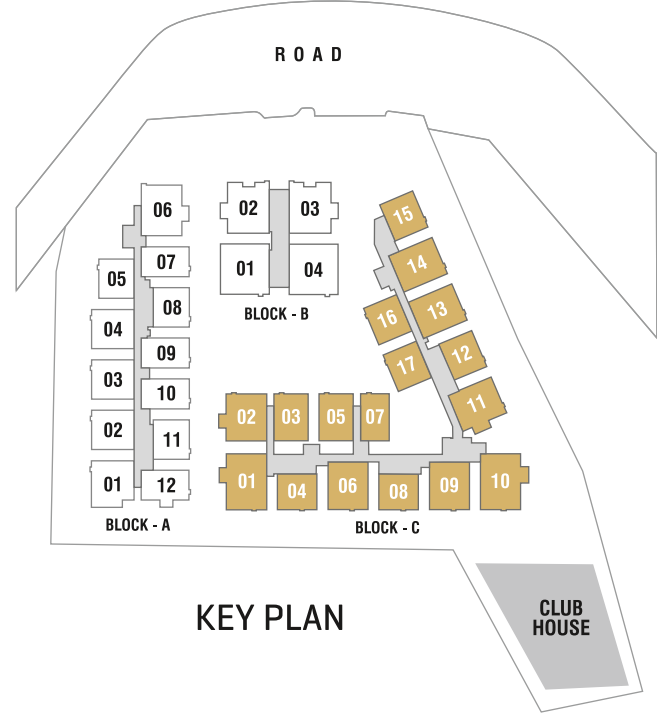
TYPICAL FLOOR PLAN
3, 5, 7, 9, 11 & 13 FLOORS



TYPICAL FLOOR PLAN 2, 4, 6, 8, 10, 12 & 14 FLOORS

TYPE -1
BLOCK-C
FULL BALCONY





TYPICAL FLOOR PLAN
3, 5, 7, 9, 11 & 13 FLOORS

TYPE -2
BLOCK-C
HALF BALCONY





SPECIFICATIONS



STRUCTURE

R.C.C. framed structure.



SUPERSTRUCTURE

CC brick/AAC block of 8" thickness for External walls and 4" thickness for Internal walls.



PLASTERING

Internal Walls: 12 - 18 mm thick cement plaster with smooth finishing / Gypsum Punning Plaster.

Ceiling: Smooth Putty Finish

External: 18mm thick cement plaster with smooth finishing.



FLOORING

Living, Dining, Bedrooms and Kitchen: Premium vitrified GVT/Double charged tiles of reputed make

Balconies/Sit outs: Premium vitrified/ceramic tiles of reputed make.

Bathrooms: Anti-skid, acid resistant tiles of reputed make

Utility: Anti-skid, acid resistant tiles of reputed make

Corridors: Combination of granite/ vitrified tiles as per design by architect.

Staircase: Combination of granite and Tandur as per design by architect.



DADOING

All Bathrooms: Glazed tiles of standard make up to door height

Utility: Glazed tiles of standard make up to 3 feet height



JOINERYWORKS

Main Door: Designer Teak wood frame with two sides veneered flush shutter with melamine polishing finish and hardware of reputed make.

Internal Doors: All internal frames are MT wood frame and two sides laminated/painted flush shutter fitted with hardware of Reputed make.

Toilet Doors: MT wood frame and flush shutter with painted white, fitted with reputed hardware/Granite frame and WPC shutter with painted white, fitted with reputed hardware.

Windows: 2.5 track UPVC sliding shutter with clear glass panels.

Railing: SS / MS railing for staircases.



KITCHEN

Provision for domestic and Municipal water connections and provision for RO water purifier.

Provision for washing machine water point at Utility.



PAINTING

Internal Walls and Ceiling: Water based putty, one coat primer and two coats of premium emulsion paint of Asian or equivalent make.

External: Combination of water based texture / putty with two coats of paint finish for all external walls.



SECURITYNETWORK

CC TV cameras at identified common areas and club house with monitoring and recording system from Security room. Solar powered security fence around compound wall.



ELECTRICAL

1. Concealed copper wiring of Polycab make/equivalent and modular switches of best brands.

2. Power outlets for air conditioners in all bedrooms.
3. Power outlets for geysers and exhaust fans in all bathrooms.
4. Power plug for cooking range chimney, refrigerator, microwave ovens, mixer/grinders in kitchen and washing machine in Utility area.
5. Three-phase power supply for each unit with individual Smart Meters
6. MCB of reputed make in all distribution boards.



TELECOM/INTERNET/DTH

Provision for Internet and TV connection in each flat. Intercom facility for all the flats connecting Security.



BATHROOMS & PLUMBING

1. All internal and external waterlines are of CPVC Ashirvad/ Equivalent.
2. All drainage fittings and lines are of P.V.C. Ashirvad/ Equivalent.
3. All CP and sanitary fixtures are of American Standard/Grohe/ Vitra or equivalent make.
4. Wall mounted EWC with flush valve/ flush tank in all toilets of American Standard/Grohe/Vitra or equivalent make.



LIFT

High speed automatic passenger lift with rescue device of KONE/Schindler/OTIS/ reputed make.



GENERATOR POWER BACKUP

100% DG setup with acoustic enclosure and AMF.



FIRE SAFETY

Fire Hydrant System (F.H.S) & Fire sprinklers in basements, Fire Alarm and public address system as per norms.



WTP & STP

Domestic water made available through an exclusive water softening plant [Not RO plant]
A Sewage Treatment Plant of adequate capacity as per norms and treated water shall be utilised for Landscape and Flushing purpose.



LPG RETICULATION

Providing piped gas from centralised Gas bank to all the individual flats with prepaid gas meters.



PARKING

One car park for 2 BHK and 2.5 BHK flats, Two car parks for 3 BHK flats above 1700 sft.



CAR WASH FACILITY

Car wash facility shall be provided in the parking floor level at designated area.



FACILITY FOR DIFFERENTLY ABLED

Access ramps at all block entrances shall be provided for differently abled.



CONNECTIVITY

Radial Road 7 (RR 7) - 2 Mins
ORR-Exit No. 2 - 5 Mins
Nagulapalli MMTS - 9 Mins
Tellapur - 10 Mins
Financial District - 20 Mins
Kokapet - 25 Mins
Gachibowli - 25 Mins
HITEC City - 30 Mins
Raidurg Metro - 30 Mins
RGI Airport - 40 Mins



WORK CENTERS

Wipro Campus - 18 Mins
Franklin Templeton - 20 Mins
Capgemini - 20 Mins
Microsoft Campus - 20 Mins
Proposed Neopolis Kokapet SEZ - 22 Mins
ICICI Bank - 24 Mins
Infosys Campus - 25 Mins
T-Hub - 30 Mins
Google Campus - 30 Mins



RECREATION

Proposed 21 Km Solar Cycling Track - 5 Mins
Sky Zone, Kokapet - 18 Mins
Golkonda Resort - 19 Mins
Gandipet Lake - 20 Mins
Lahari Resorts - 25 Mins
Songs of Earth - 25 Mins
Mrugavani National Park - 28 Mins
Palm Exotica Boutique Resort - 35 Mins



EDUCATIONAL INSTITUTIONS

Samashti Intl. School - 2 Mins
Delhi Public School - 5 Mins
Green Gables Intl. School - 7 Mins
Meru International School - 8 Mins
Open Minds - A Birla School - 9 Mins
The Gaudium School - 10 Mins
ICFAI Business School - 14 Mins
Manthan Intl. School - 15 Mins
CBIT - 18 Mins
Kairos International School - 20 Mins
Indian School of Business (ISB) - 20 Mins
University of Hyderabad - 25 Mins
Oakridge Intl. School - 25 Mins
Indus Intl. School - 25 Mins



HOSPITALS

Citizens Hospital - 20 Mins
Continental - 22 Mins
Care Hospital, Gachibowli - 28 Mins
AIG Hospital - 30 Mins
KIMS, Kothaguda - 35 Mins
Apollo Hospital, Kothaguda - 35 Mins

LET FUTURE FIND YOU AT KOLLUR!

The Kokapet corridor will be the “Growth Engine of Telangana”. Developed with the motto “Rise Infrastructure Hyderabad - Enhance Livability”, the “Golden Triangle” - from Kokapet to Muthangi ORR will have SEZs like NEOPOLIS to accommodate 5 lakh jobs in 90 million built spaces. Kollur is THE residential thing happening with high rise and villa communities and reputed schools now. It's a peaceful neighbourhood with easy access to the ORR. A smooth drive takes you to the International Airport, and major hubs like Gachibowli, HITEC City and Financial District. With the rapid pace of development, your time to invest in Kollur starts now!

A LOCATION WITH THE GOLDEN TOUCH



SCAN THE QR CODE
TO GET DIRECTIONS TO
SVADHA MACKENNA'S



**SVADHA
MACKENNA'S**

LOCATION MAP
[Not to Scale]

COMPLETED PROJECTS



**suja
aaykon**

Road No. 28
Alkapur Township



**Suja
Aashreek**

Road No. 17
Alkapur Township



**SUJA
CELESTIA**

Road No. 21
Alkapur Township



svadha
An expression of pride

Road No. 16
Alkapur Township

A PURE 24-KARAT VALUE TO CELEBRATE!

The **Svadha Group** is founded on the pillars of care, sensitivity and attention to detail. Based out of Hyderabad, the company is trusted by hundreds of happy customers for its unwavering focus on quality, planning and on-time delivery. The spaces built by the Group have added value to investment and lifestyle to families.



CORPORATE OFFICE:

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info@svadhabuilders.in www.svadhabuilders.in

MARKETING OFFICE:

Survey No. 6/A1, 6/A2, 6/AA1, 6/AA2, 2/A2, 4/A, 5/A1 and 5/A2,
Situated at Kollur, Hyderabad, Telangana - 502 300.

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