



MK one



live the **ultimate.**



e

n



be the **one**



this **one** is for life.

Perhaps, the first of its kind in India.

Number one, is a magical inspiration which defines the ultimate that we strive to achieve.



the **one** that defines you.

**you are not ordinary.
you never were.**

For you, the MK Group has passionately crafted MK ONE, in the lovely city of Vizag. An elevated life space around the beautiful locale of Yendada, MK ONE captures the nuances of nature, along with world-class urbane luxuries like never before in this coveted city. Don't compromise. We haven't!

one /




the **ultimate**

MK
one



be the **one**

A woman with dark hair styled in a bun, wearing a long, black, sleeveless gown with a sequined bodice and a gold bracelet, stands on a rooftop balcony at night. She is looking to the right. The background shows a city skyline with lights. A red circle is positioned to the left of the woman, containing the text 'you are the one'.

you are the one

A decorative graphic consisting of three horizontal, wavy lines in a light blue color, located in the bottom left corner of the image.

a complete **statement** by itself.

be the one



the **one** and only

Your peers look up to you for your success, refinement, class and choices. And your home reflects what you stand for. Be the ONE!

MK
one



a proactive lifestyle
amidst the **green & blue.**

be the one

the **one** and only

Conceived to lead by example and to set a new iconic benchmark for a proactive living, explore what an environment of excellence can do, to form a lifestyle that's a sea full of positivity, landscapes full of joy, and a sky full of imagination.

MK
one



the **one** and only



the inspirational one.
the aspirational **one.**



be the one

One of Vizag's tallest and most iconic projects, MK ONE promises to be the epitome of "ONE ICONIC AND PROACTIVE LIFESTYLE". Towering above the rest in its conception, styling and unique lifestyle that it offers, it is truly inspirational and aspirational.

MK
one



the **one** and only



live in the spirit of one.
the grounds, the terrace & the sea.



be the one

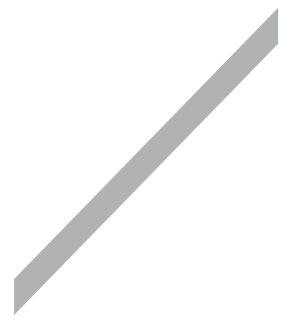
MK ONE in Yendada, is nestled between the playful sea and pristine mountains. A breezy five minutes from the beach, and only a minute away from the highway, this property sorts you in the most convenient and scenic locations.

MK
one



your **sky.**
your **sea.**
your **space.**

MK ONE is one of Vizag's tallest and most iconic, luxurious, proactive lifestyle projects, which promises to be the show stopper that the city truly deserves. The sheer luxury of these ultra spacious homes in the different sizes of **2350, 2580, 3030** and **3510** sft, is the one that defines your quest for a spacious, exclusive and luxurious lifestyle.



towering
above the rest.
literally.

8

acres

25

floors

4

blocks

8000

units



because the **first**
impression counts.



be the one

At MK ONE, you know what to expect as you rise and shine. The attention to detail is breathtaking. From the moment you drive in, a paradise opens up! Even the entrance lobby of each tower matches that of a 5-star resort in grandeur. The meticulously landscaped grounds enhance the sensory experience for all ages!

the **one** and only

MK **one**



greens and
more greens.



be the one

Step into the multiple colours of life at MK ONE. Starting with greens from ground, going upwards to the terrace, this truly is the ultimate benchmark of excellence for a vibrant and an exclusive lifestyle. As they say, there is ONE, and the rest follow.

the **one** and only

MK
ONE

this is
what
makes it
ultimate.



+

15

A M E N I T I E S

4
ACTI
VITY
ZONES



PERHAPS THE
**ONE
AND
ONLY
IN INDIA**

Everything about MK ONE is grand. The sheer size, scale and the quantum of amenities. Perhaps, "FOR THE FIRST TIME EVER, IN INDIA," a proactive life is being created with a mammoth 151 plus engaging amenities, spread across four different zones creating a dynamic environment and a joyful living experience.



the **one** and only



activity **zone**

1

out
door
acti
vity

ground



be the one



run, jog, play.

absorb the extra energy and stay charged.

Outdoors with immense spread of greens and the activity zone to live freely. The lush landscapes, water fountains, skating rink and a plethora of engaging activities bring out a lifestyle inspired by your uncompromising attitude, here at MK ONE.





golf putting green.

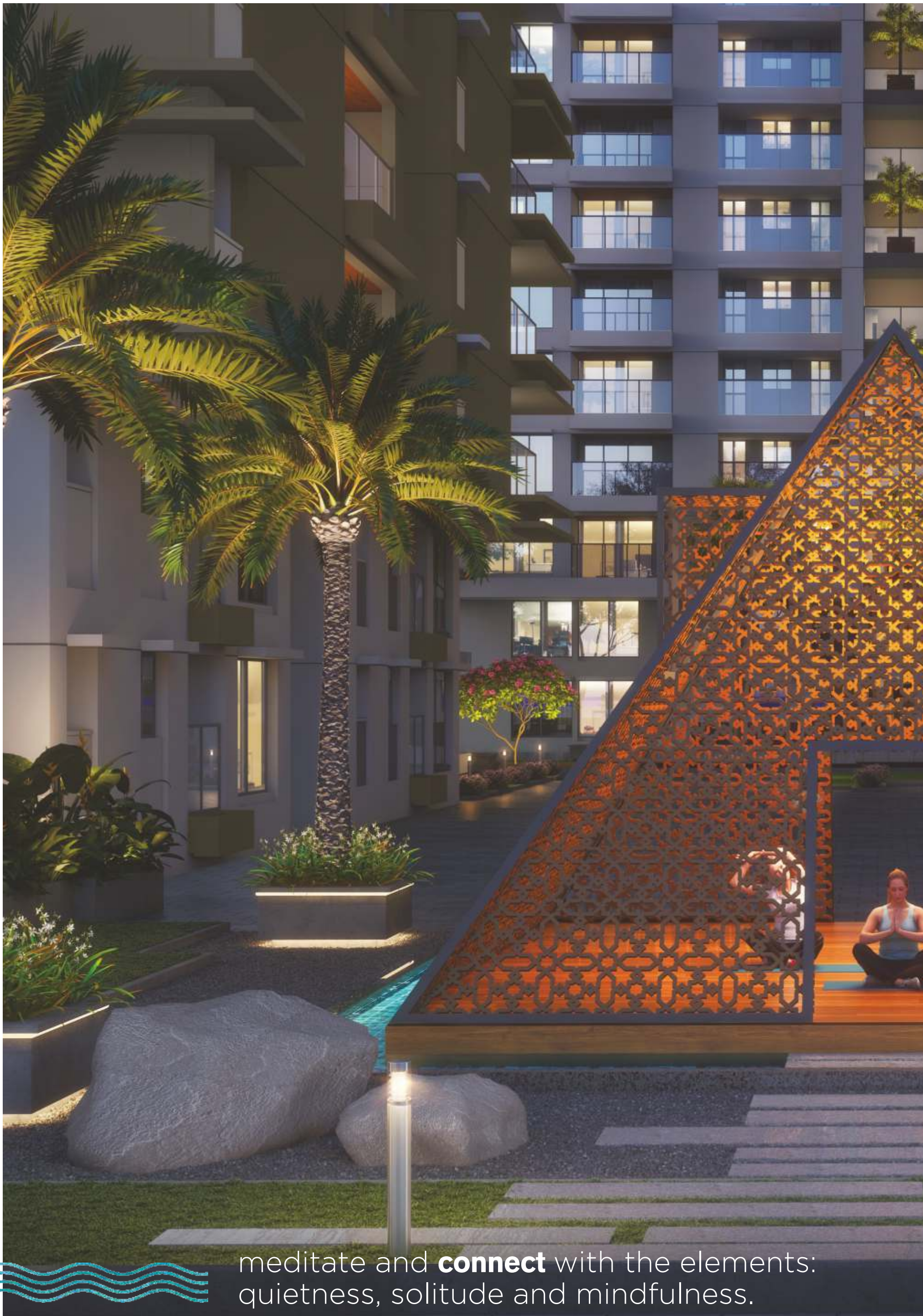


be the one

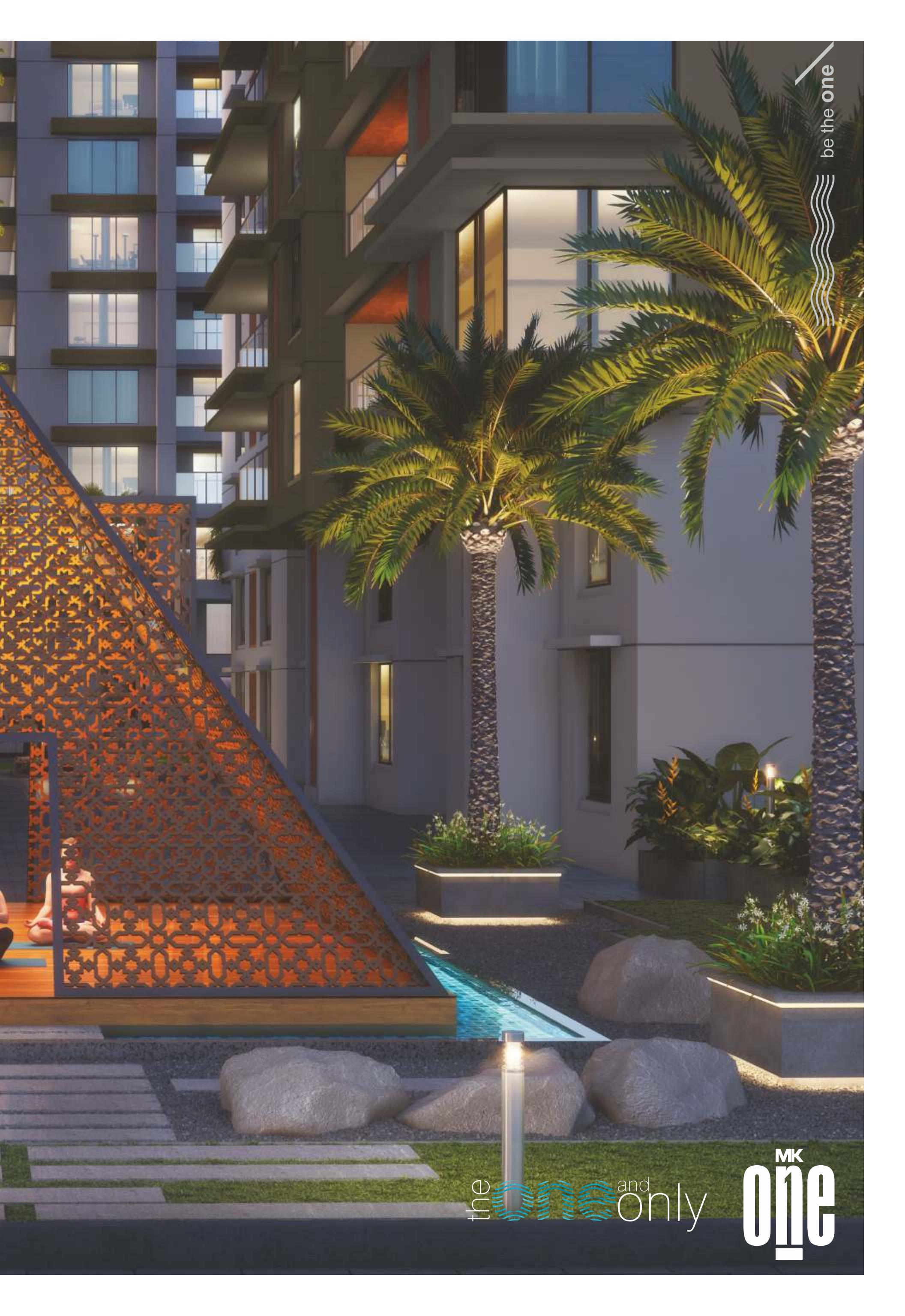


the **one** and only

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meditate and **connect** with the elements:
quietness, solitude and mindfulness.



be the one



the  and only

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Children's Play Area with Water Bubblers



Hammocks

LANDSCAPING

- Grand Entry / Exit Gate
- Drop-Off Zone
- Main Entrance Water Feature
- Half-Post Basketball Court
- Children's Play Area with EPDM Flooring
- Children's Play Area with Water Bubblers
- Outdoor Showers
- Grand Water Features
- Koi Pond
- Skating Rink
- Meditation / Nirvana Zone
- Rock Climbing Wall
- Sandpit with Castle
- Nannies Pavilion
- Jogging Track
- Bicycle Track





Skating Rink



Open Restaurant

Bicycle Rack with Complimentary Bikes

Open Restaurant

Golf Putting Green

Amphitheatre

Chit-Chat Alcove

Outdoor Fitness Enclave

Floating Hangout Deck

Seating Decks under Pergola

Cricket Practice Net

Tennis Court

Temple

Sculpture with Planting

Treehouse

Beach Volleyball Court

Outdoor Barbeque Area

Bonfire Pit

Outdoor Picnic Area / Camping Site

Ludo & Hopscotch Court

Miniature Car Race Track

Palm Garden

8 Shaped Merge Garden

Butterfly Garden

Open Gazebo

Pet Park

Lotus Pond

Living Green Wall

Flag Hoisting Area

Hammocks

Bonsai Garden

Art Wall / Doodle Corner

Nature Trail

Reflexology Pathway

Trampoline



activity **zone**

2

40,000 sft

club
acti
vity





me/

a 5-star leisure
experience for that
extra sparkle.

Welcome to a clubhouse so fabulously designed that you could just lounge here forever. There are designated spaces for every mood: active sports arena to let you express yourself and banquet halls to celebrate. This is a 5-star clubhouse with a compelling premium ambience. Go, see, conquer!





the club one,
8 levels of magic.



be the one



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share a great
lifestyle.



Preview Theatre



Premium Guest Rooms

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swim in the **sky.**



be the one



Terrace Infinity Pool

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MK **one**



celebrate with **star** **ambience.**
marriages, **parties** at banquets.



Banquet Hall

CLUBHOUSE (40,000 SFT)

- Preview Theatre
- Indoor Adult Lap Pool
- Indoor Baby Pool
- Indoor Squash Court
- Badminton Viewing Lounge
- Indoor Badminton Courts
- Doctor's Clinic
- Pharmacy
- Banquet Hall
- Premium Guest Rooms
- Super Market
- Salon
- Dining Hall
- Men's Sauna & Steam
- Men's Spa
- TV Lounge
- Terrace Infinity Pool
- Women's Spa
- Women's Sauna & Steam
- Sky Jacuzzi

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activity **zone**

3

block A & B lounge

20,000 sft

block C & D lounge

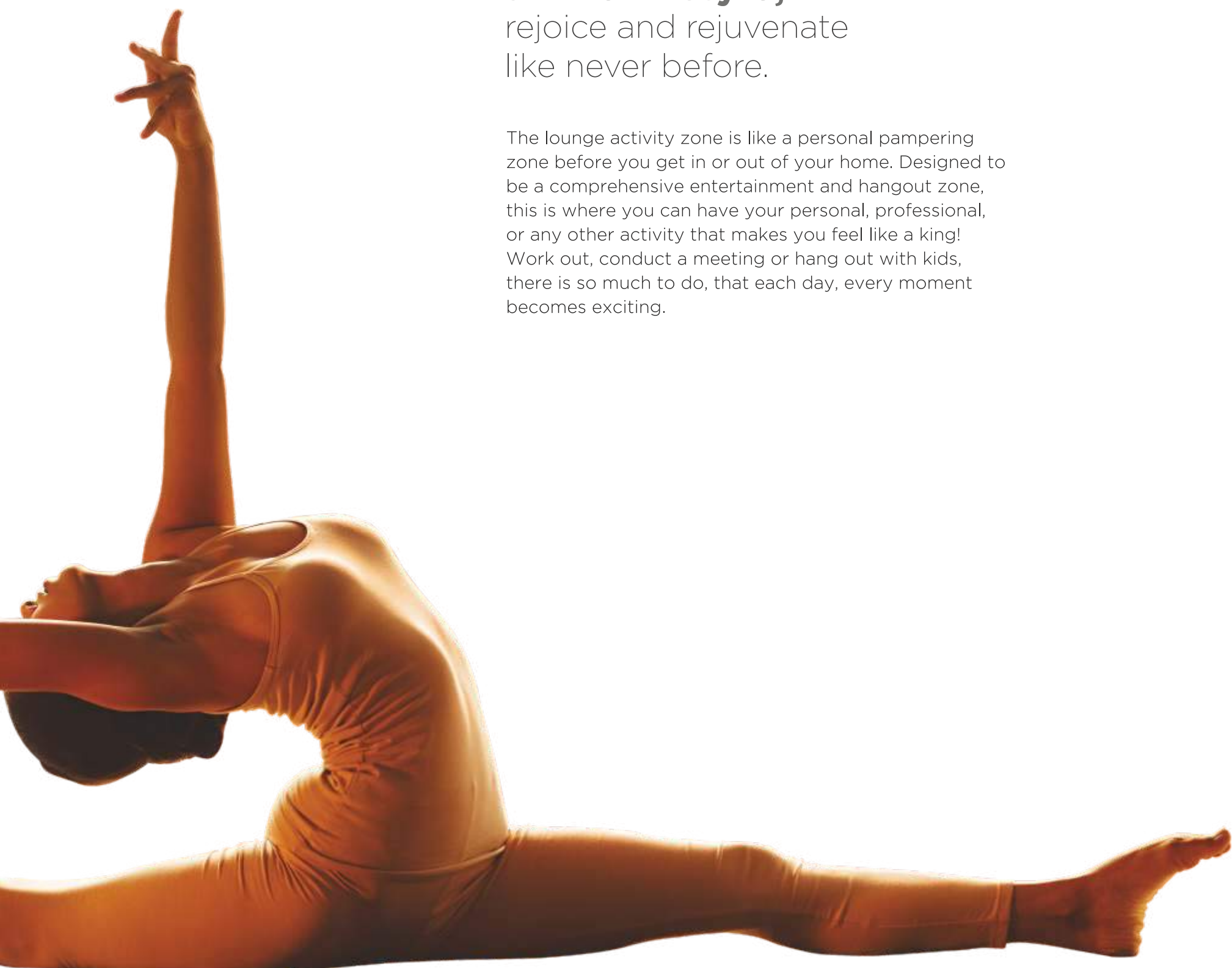
27,000 sft

lounge

acti

vity





arrive in style,
rejoice and rejuvenate
like never before.

The lounge activity zone is like a personal pampering zone before you get in or out of your home. Designed to be a comprehensive entertainment and hangout zone, this is where you can have your personal, professional, or any other activity that makes you feel like a king! Work out, conduct a meeting or hang out with kids, there is so much to do, that each day, every moment becomes exciting.



me/



drive into a unique
aura of luxury.



be the one



Drop-Off Zone

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walk up to
luxury.

Reception with Complimentary Coffee Bar



BLOCK A, B, C & D LOUNGE (47,000 SFT)

Reception with Complimentary Coffee Bar
Resident Lounge
Guests Waiting Lounge
Senior Citizens Lounge
Library
Massage Chair Corner
Banquet Hall
Cyber Lounge / Digital Study Rooms
Admin Office
Kids' Hobbies Room
Kids' Play Room
Crèche cum Play School
Kids' Arts & Crafts Room
Indoor Games
Kids' Sleeping Room
5 Tuition Centres
Emergency First Aid Room
Mobile Charging Station
Adult Chit-Chat Room
Private Meeting Rooms
Mini Board Room
Fully-Equipped Indoor Men's Gym
Fully-Equipped Indoor Women's Gym

BLOCK C & D LOUNGE EXCLUSIVE

Boutique
Yoga Hall
Exhibition / Multipurpose Hall
Food Court
Kids' Creative Zone

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activity **zone**

4

terrace

40,000 sft

sky
acti
vity





come home to the skies,
this is where the
royalty treats itself.

At MK ONE, sky is never the limit. Here, you
can spend your mornings and evenings with your
soulmate to the music of the sea.



be the one



revel in
good times.



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Sky Library with Coffee Bar



sea view on a
pleasant evening.



be the one



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indoor or outdoor.
sky party or sky walk.



Private Youth Party Space



Sky Walk

TERRACE AMENITIES (40,000 SFT)

- Sky Party
- Private Youth Party Space
- Silent Disco
- Sky Dinner
- Sky Bar
- Smokers' Room
- Party Back-End Logistics Room
- Sunrise / Sunset Deck
- Star Gazing Deck
- Golf Simulator
- Karaoke Room
- Aerobics / Zumba Room
- Music / Dance Learning Center
- Gaming Arcade
- Boxing Ring
- Digital Workout
- Coworking Space
- Adult Cards Room
- Business Center
- Sky Walk (1 for Each Block)
- Sky Camping
- Sky Movie Theatre
- Sky Library with Coffee Bar



Sky Camping



Sky Party



a beautiful evening,
colourful skies,
blissful sea views,
party at the sky lounge.



be the **one**

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MK **one**





all little
things
taken care.



CELLAR

- Car Wash Facility
- Electric Car Charging Station
- Visitors' Parking
- Drivers' / Maids' Dormitory with Toilets
- On-Site MEP Maintenance Office with Stores
- Indoor Mailboxes & Package Lockers
- Laundry Collection Point
- Ironing Shop
- Association Office
- Landscaping Maintenance Office
- Drivers' Waiting Lounge

FACILITY SERVICES

- Wi-Fi Enabled Community
- On-Site Management
- 24/7 Surveillance
- Water Treatment Plant
- Sewage Treatment Plant
- 100% Power Backup
- Buggy
- Valet Parking
- Valet Trash
- Concierge Service
- Round-the-clock Maintenance
- Outdoor Mosquito Trap
- Premium Lift Lobbies
- Emergency Assembly Point
- Secured Entrance with App
- Individual Digital Water Meters
- Intercom
- Service / Cargo Lifts
- VRV Provision
- Piped Gas Facility
- Fire Protection System



breathe in.
breathe out.
live it up.
it's the
MK ONE for the
one and only,
YOU!

one





be the one





love,
laughter,
and
sea views.

be the **one**

the **one** and only

MK
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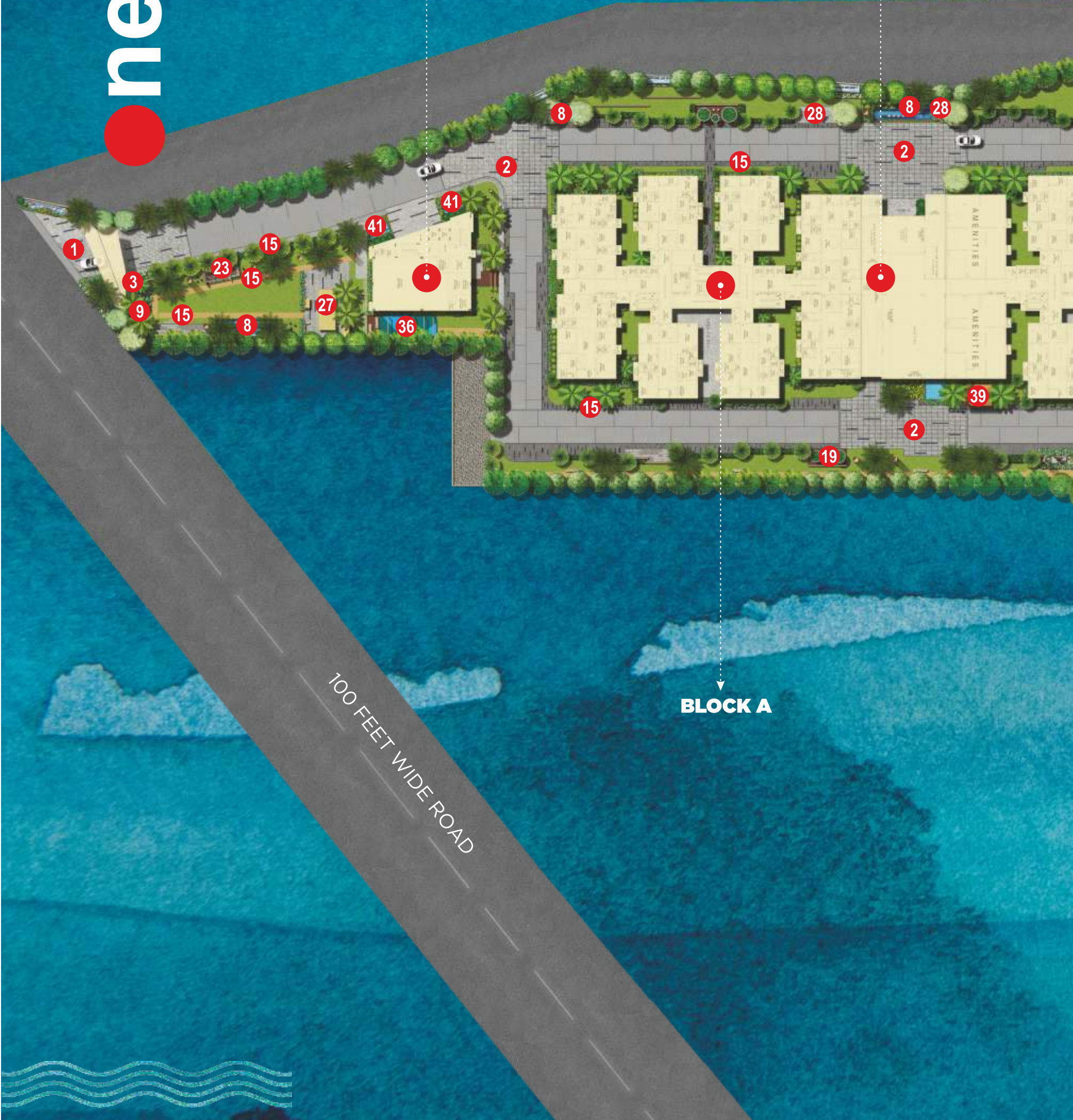
ne SITE PLAN

CLUBHOUSE

LOUNGE
BLOCK A&B

BLOCK A

100 FEET WIDE ROAD





Legend

1. Grand Entry / Exit Gate
2. Drop-Off Zone
3. Main Entrance Water Feature
4. Half-Post Basketball Court
5. Children's Play Area with EPDM Flooring
6. Children's Play Area with Water Bubblers
7. Outdoor Showers
8. Grand Water Features
9. Koi Pond
10. Skating Rink
11. Rock Climbing Wall
12. Sandpit with Castle
13. Meditation / Nirvana Zone
14. Nannies Pavilion
15. Jogging Track
16. Bicycle Track
17. Bicycle Rack with Complimentary Bikes
18. Open Restaurant
19. Chit-Chat Alcove
20. Outdoor Fitness Enclave
21. Golf Putting Green
22. Floating Hangout Deck
23. Seating Decks under Pergola
24. Cricket Practice Net
25. Tennis Court
26. Amphitheatre
27. Temple
28. Sculpture with Planting
29. Treehouse
30. Beach Volleyball Court
31. Outdoor Barbeque Area
32. Bonfire Pit
33. Outdoor Picnic Area / Camping Site
34. Ludo & Hopscotch Court
35. Miniature Car Race Track
36. Pet Park
37. Butterfly Garden
38. Palm Garden
39. Open Gazebo
40. 8 Shaped Merge Garden
41. Lotus Pond
42. Living Green Wall
43. Art Wall / Doodle Corner
44. Flag Hoisting Area
45. Nature Trail
46. Reflexology Pathway
47. Bonsai Garden
48. Hammocks
49. Trampoline

BLOCK

A&B



FLAT NO.	CARPET AREA (SFT)	BALC / VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1	2405.85	233.07	167.47	2806.39	703.61	3510
2	2291.06	356.63	158.70	2806.39	703.61	3510
3	2071.95	198.45	152.43	2422.83	607.17	3030
4	2106.74	165.77	150.32	2422.83	607.17	3030
5	2071.95	198.45	152.43	2422.83	607.17	3030
6	2106.74	165.77	150.32	2422.83	607.17	3030
7	2313.93	327.76	164.70	2806.39	703.61	3510
8	2355.01	284.08	167.30	2806.39	703.61	3510

ne

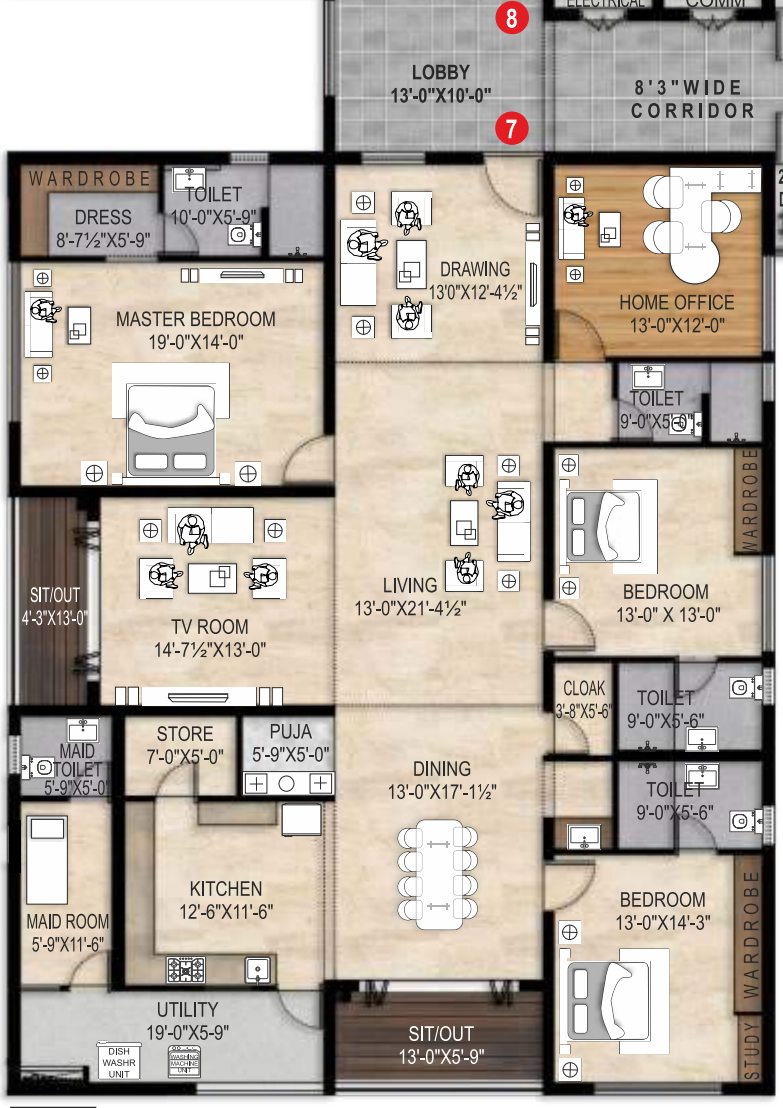
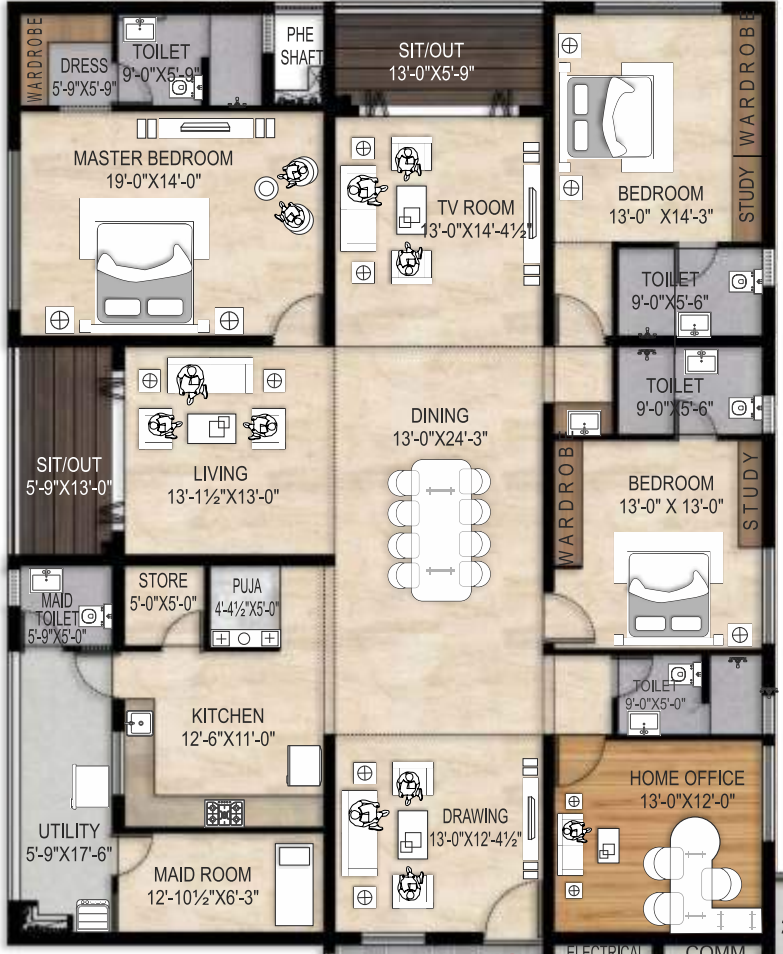


8 units
each
floor
3510_{sft} & 3030_{sft}

be the **one**

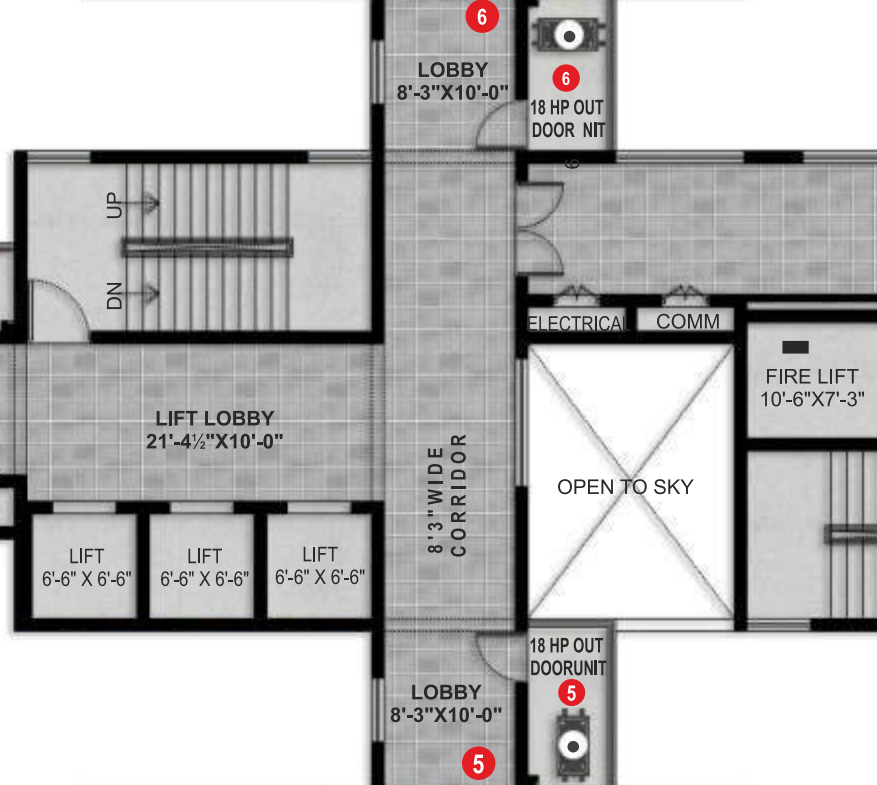
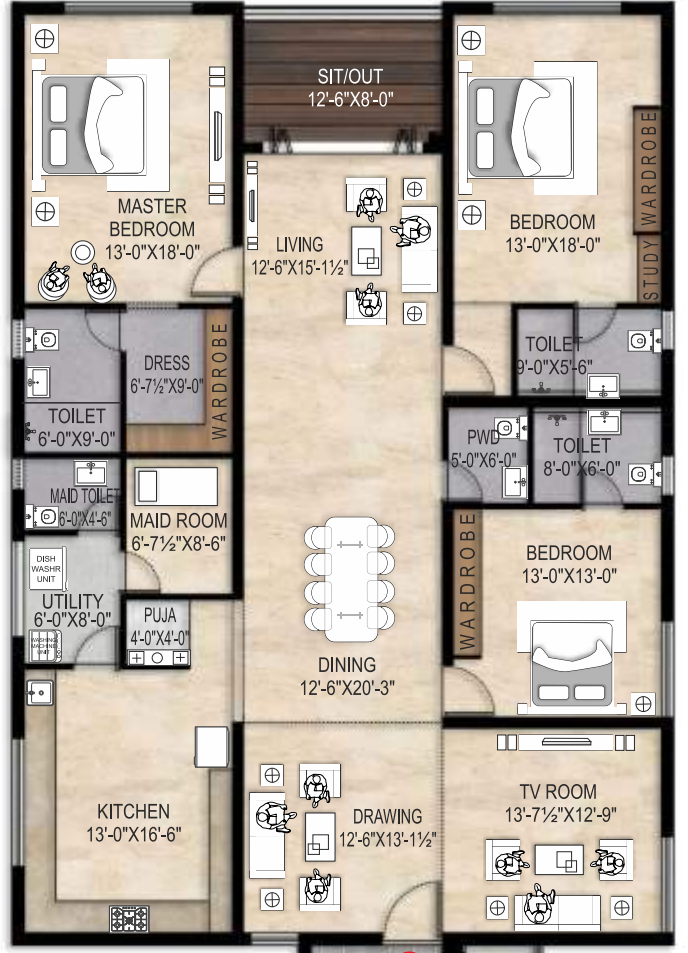
the **one** and only **MK one**

3510



3510

3030



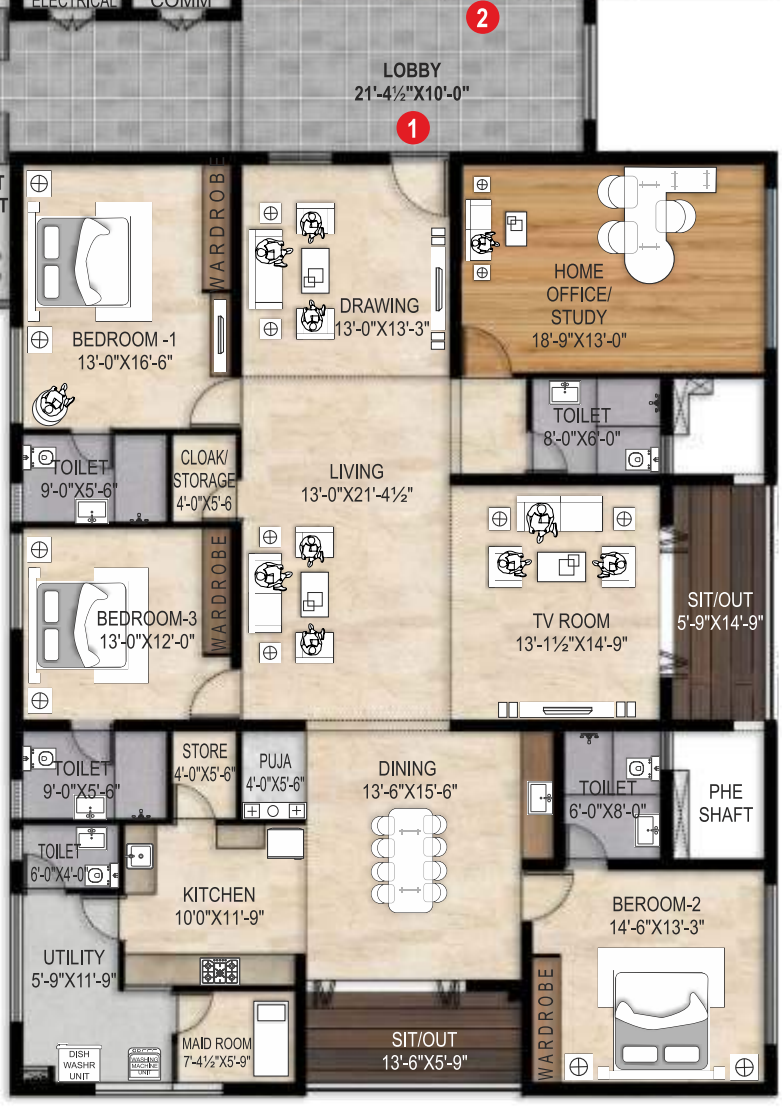
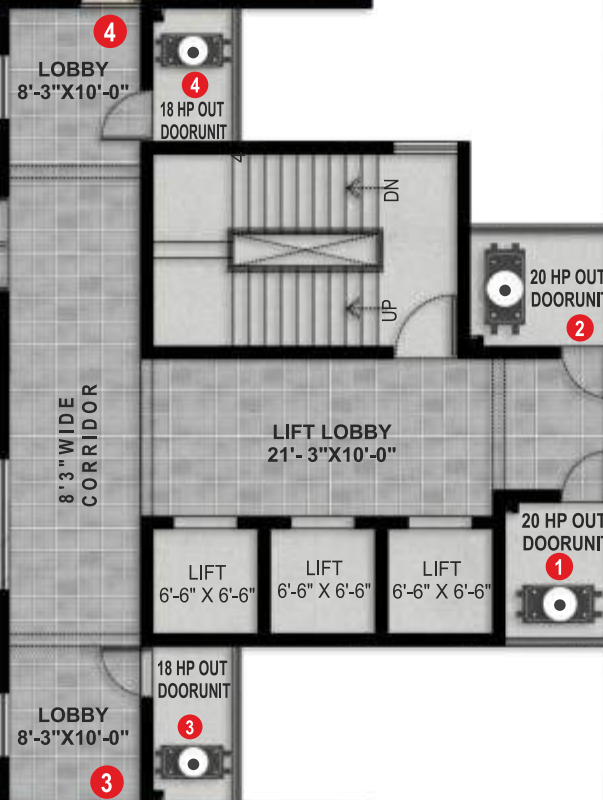
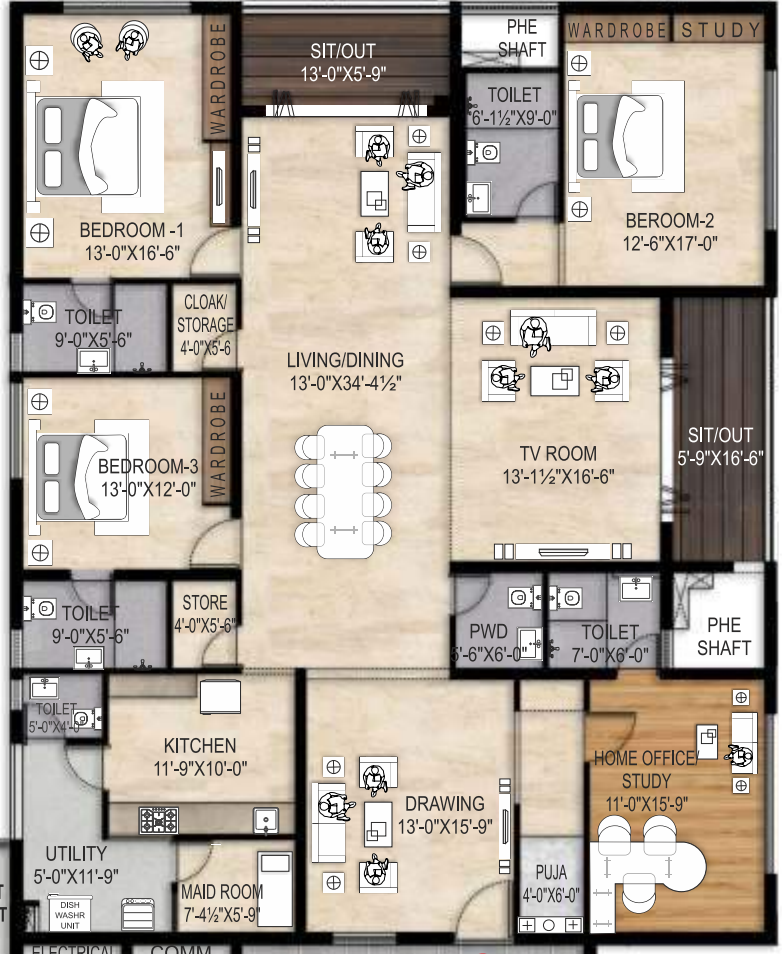
3030

TYPICAL FLOOR PLAN

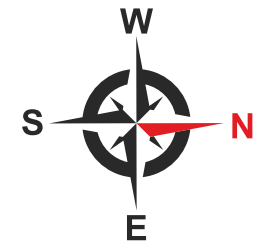
3030



3510



3510



BLOCK

C&D



FLAT NO.	CARPET AREA (SFT)	BALC/VER AREA (SFT)	OUTER WALL AREA (SFT)	PLINTH AREA (SFT)	COMMON AREA (SFT)	SALEABLE AREA (SFT)
1	1774.19	152.21	136.25	2062.65	517.35	2580
2	1769.76	156.65	136.24	2062.65	517.35	2580
3	1571.22	181.81	130.39	1883.42	466.58	2350
4	1581.50	173.09	128.83	1883.42	466.58	2350
5	1571.22	181.81	130.39	1883.42	466.58	2350
6	1581.50	173.09	128.83	1883.42	466.58	2350
7	1662.40	255.91	144.34	2062.65	517.35	2580
8	1662.40	255.91	144.34	2062.65	517.35	2580





8 units
each
floor
2580_{sft} & 2350_{sft}

the **one** and only

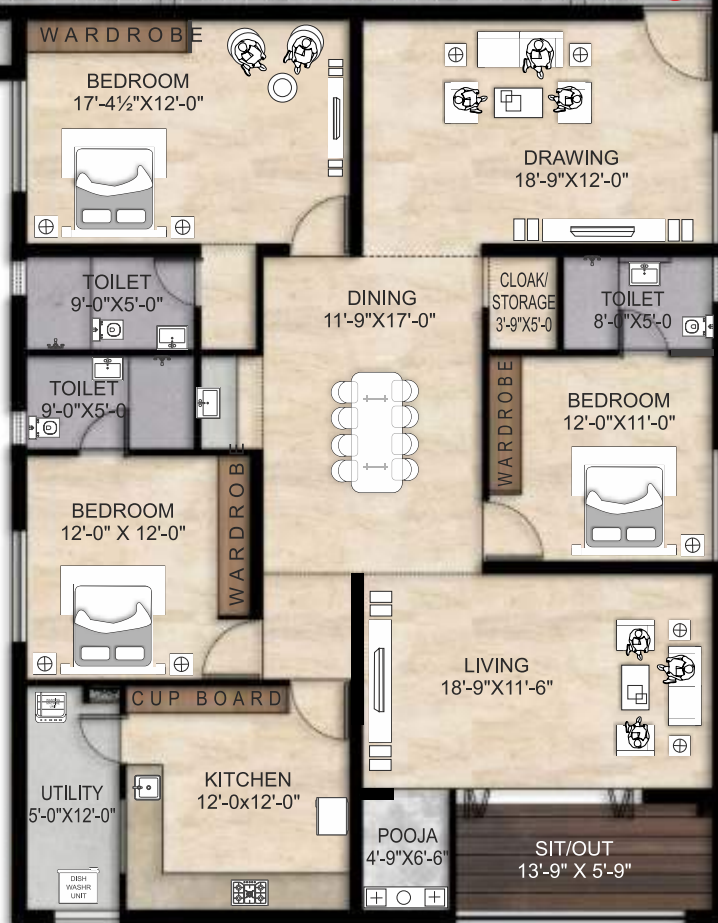
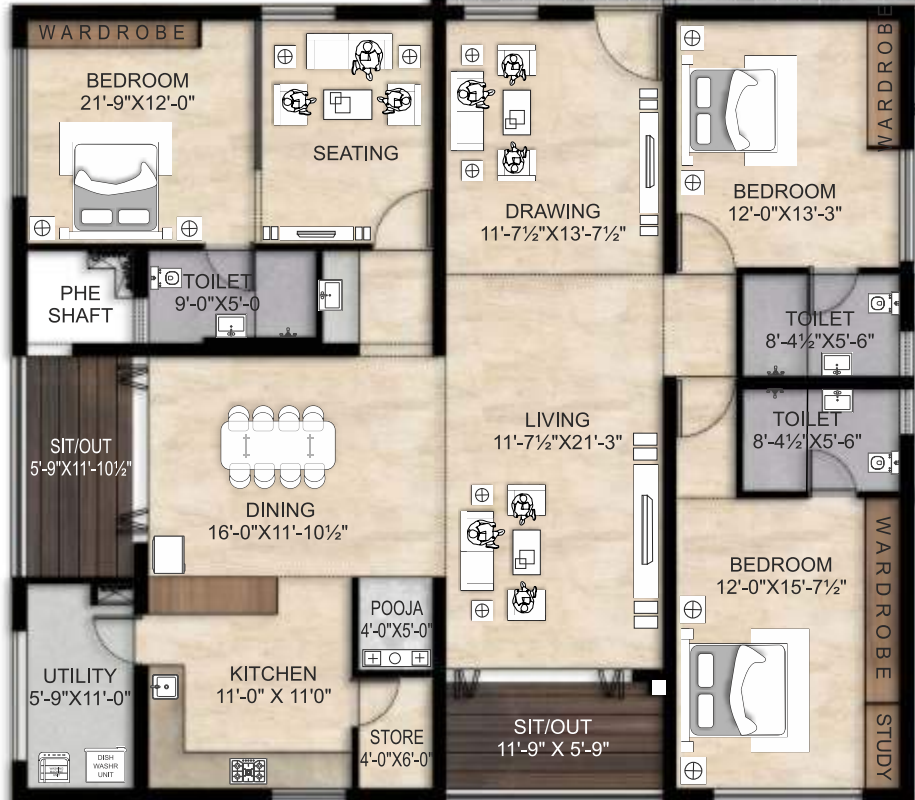
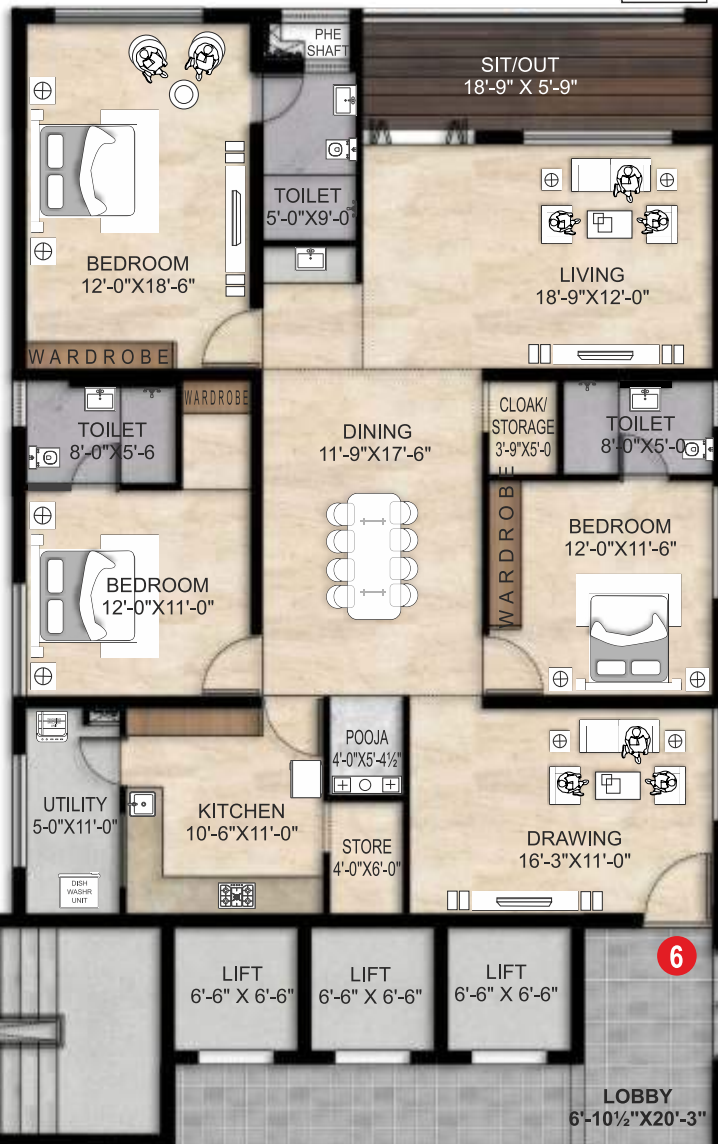
MK
one

be the **one**



2350

2580

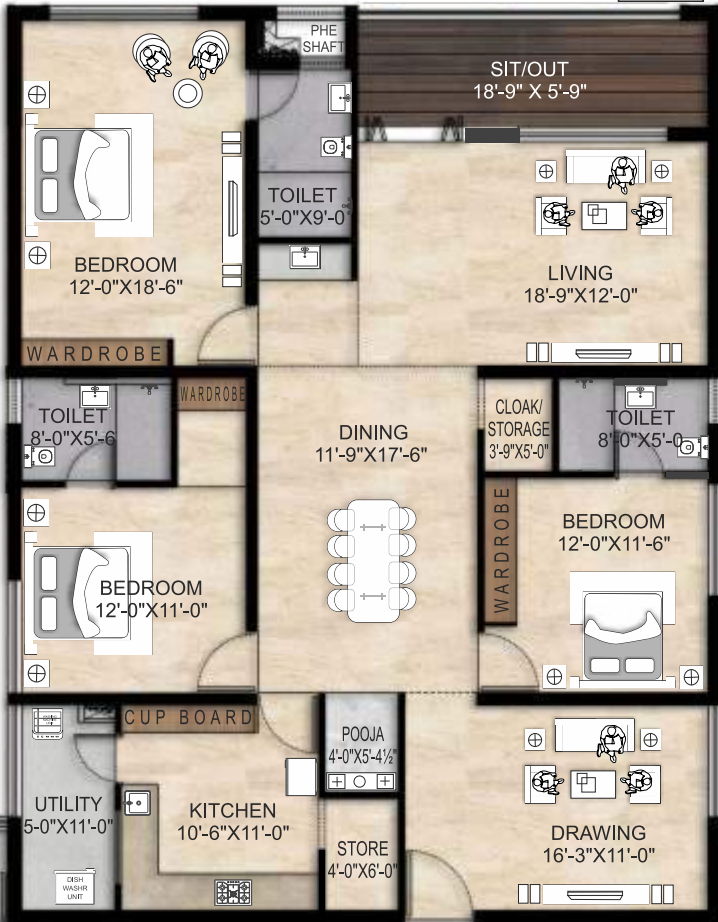


2580

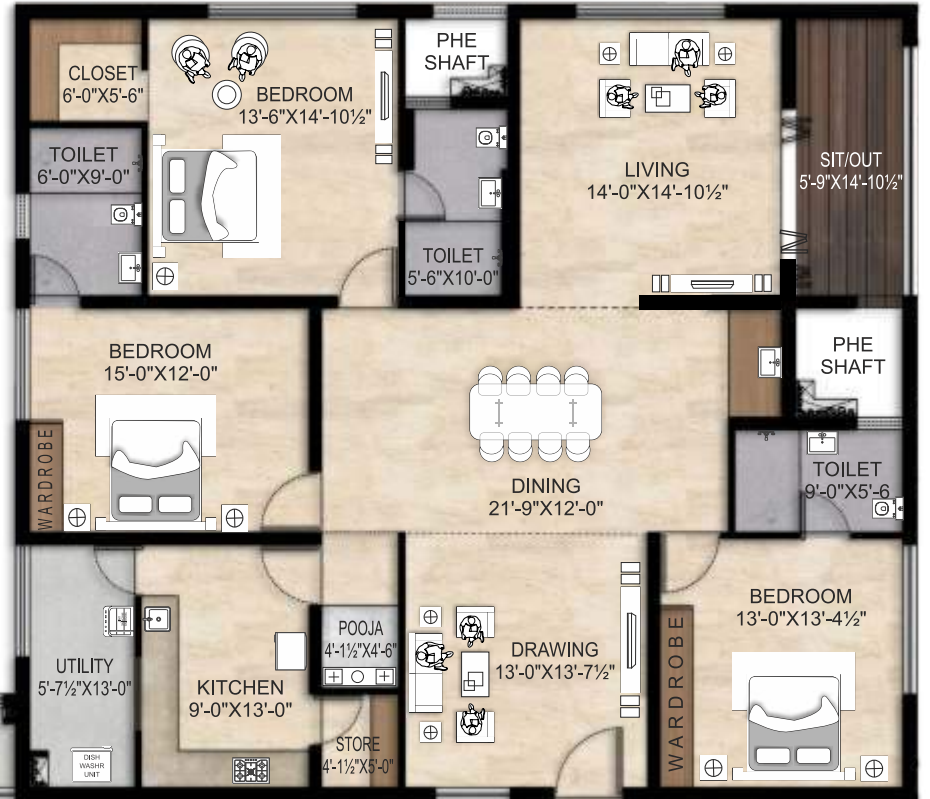
2350

TYPICAL FLOOR PLAN

2350



2580



4 2
VRV ODU UNIT

5-7 1/2 X 13-0
UTILITY

4

2

8'3" WIDE CORRIDOR

LIFT LOBBY 24'-7 1/2" X 10'-0"

8'3" WIDE CORRIDOR

LOBBY 10'-0" X 16'-1 1/2"

FIRE SERVICES

LIFT 6'-6" X 6'-6" LIFT 6'-6" X 6'-6" LIFT 6'-6" X 6'-6"

COMM ELECTRICAL

1

FIRE LIFT 10'-6" X 7'-3"

LOBBY 8'-3" X 20'-3"

3 3 1
VRV ODU UNIT

BEDROOM 15'-0" X 12'-0"

SIT/OUT 5'-9" X 12'-0"

5

WARDROBE

BEDROOM 17'-4 1/2" X 12'-0"

DRAWING 18'-9" X 12'-0"

WARDROBE

DRAWING 12'-7 1/2" X 12'-0"

WARDROBE

BEDROOM 12'-0" X 12'-4"

TOILET 9'-0" X 5'-0"

DINING 11'-9" X 17'-0"

CLOAK/STORAGE 3'-9" X 5'-0"

TOILET 8'-0" X 5'-0"

TOILET 9'-0" X 5'-0"

DINING 17'-4 1/2" X 12'-0"

TOILET 8'-6" X 5'-0"

PHE SHAFT

TOILET 9'-0" X 5'-0"

WARDROBE

BEDROOM 12'-0" X 11'-0"

WARDROBE

BEDROOM 15'-0" X 12'-0"

WARDROBE

TOILET 8'-6" X 5'-0"

PHE SHAFT

WARDROBE

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TOILET 8'-0" X 5'-0"

TOILET 9'-0" X 5'-0"

DINING 17'-4 1/2" X 12'-0"

TOILET 8'-6" X 5'-0"

PHE SHAFT

UTILITY 5'-0" X 12'-0"

KITCHEN 12'-0" X 12'-0"

POOJA 4'-9" X 6'-6"

SIT/OUT 5'-9" X 13'-9"

UTILITY 5'-3" X 7'-9"

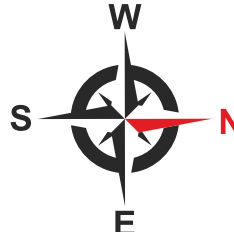
KITCHEN 12'-7 1/2" X 10'-6"

POOJA 5'-0" X 4'-10 1/2"

STORE 5'-0" X 6'-0"

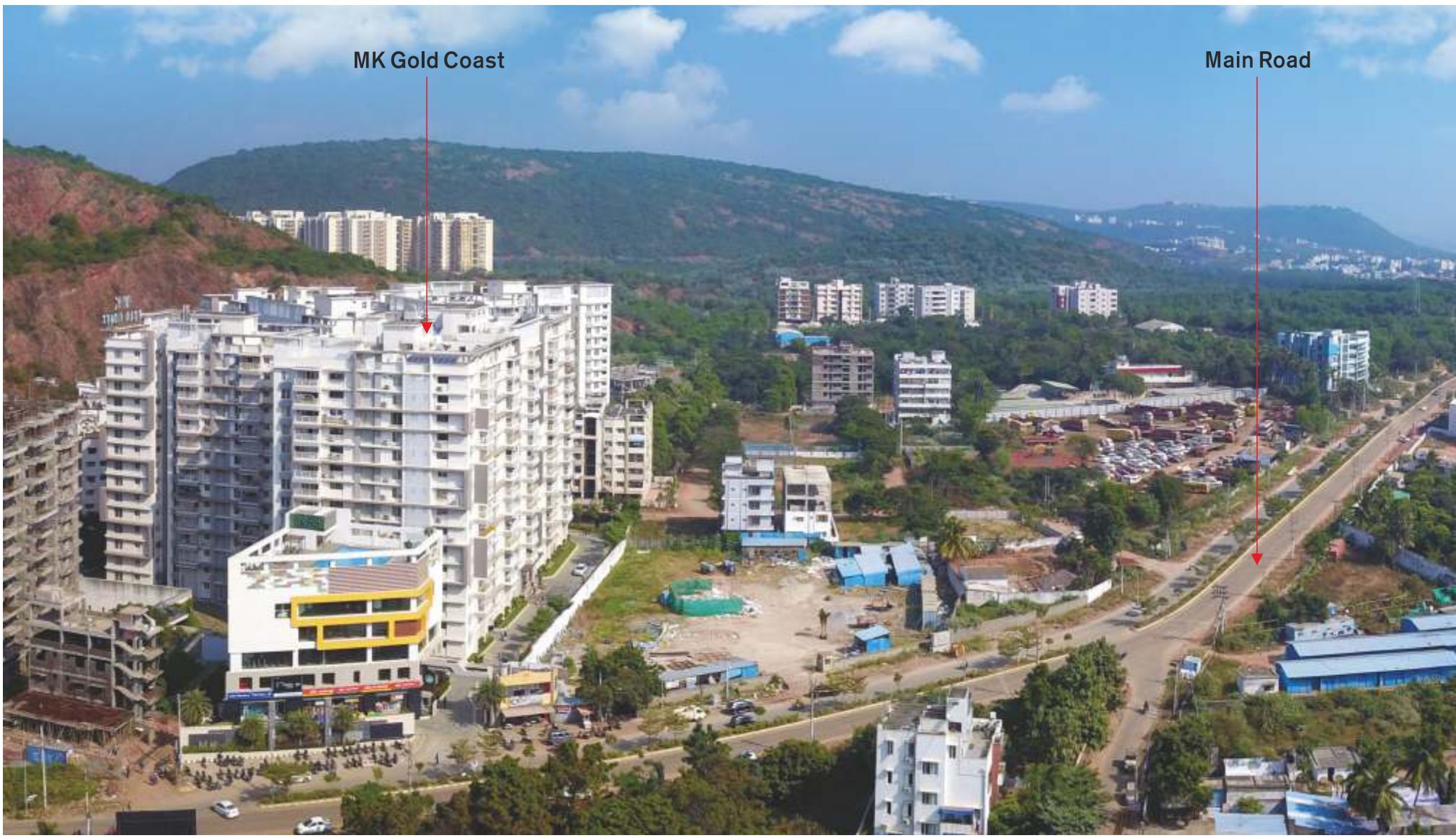
SIT/OUT 18'-6" X 5'-9"

2580



2350



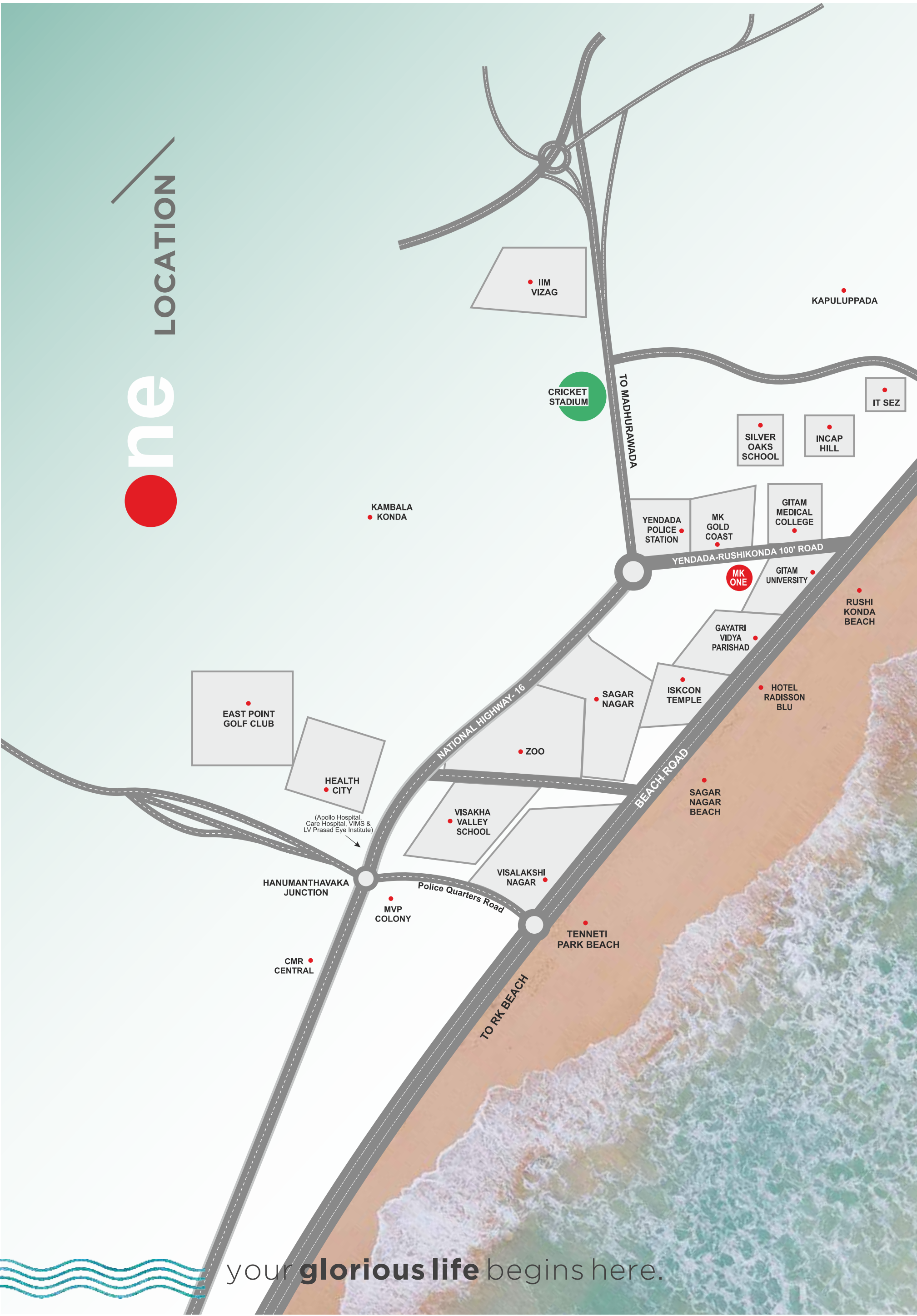




Yendada, in the precincts of Vizag's most happening neighbourhood of Madhurawada, is truly one of the most coveted locations. With shimmering seaside on one side and the National Highway on the other that connects you to every part of the city and beyond, this is one of the most strategic residential locations of Vizag.

lung space.
leg space.
head space.

ne LOCATION



your **glorious life** begins here.



3 min
Rushikonda

10 min
Kailasagiri (VMRDA)

25 min
Railway Station

35 min
Airport

Distances from MK ONE



NEAR BY PLACES

- Rushikonda Beach - **2 kms**
- International Cricket Stadium - **3.3 kms**
- Indira Gandhi Zoological Park - **3.6 kms**
- Kambalakonda Eco Reserve - **3.7 kms**
- MVP Colony - **7 kms**
- East Point Golf Club - **9.2 kms**



EDUCATIONAL INSTITUTIONS

- Silver Oaks International School - **1.6 kms**
- Greendale International School - **3.8 kms**
- Visakha Valley School - **4.2 kms**
- GITAM University / Medical College - **1.3 kms**
- Gayatri Vidya Parishad - **2.9 kms**
- IIAM - **7.8 kms**



HOSPITALS

- GITAM Hospital - **1.5 Kms**
- LV Prasad Eye Institute - **6 Kms**
- VIMS Hospital - **6.2 Kms**
- Medicover Hospital - **6.6 Kms**
- Apollo Hospital - **7.5 Kms**



for **one** and only

MK
one

one SPECIFICATIONS



STRUCTURE

Foundation & Structural Frame: RCC Foundation & RCC Framed Structure designed for seismic compliance (Zone 3) up to parking levels

Super Structure: Monolithic structure using Aluminium form work & Shear wall technology designed for seismic compliance (Zone 3)



WALL FINISH

Internal Walls: Living, Dining, Bedrooms, Kitchen, Utility & Lobbies with Smooth Gypsum finish, one coat of putty, one coat of primer and two coats of premium acrylic emulsion paint of best brands

Exterior Walls: Exterior face of the building with Textured / Smooth finish, one coat primer and two coats of exterior emulsion paint with architectural features

Bathroom: Glazed ceramic tiles of size 300 x 600 mm up to false ceiling height & above false ceiling shall be finished with a coat of primer

Utility Area: Ceramic tile dado up to 4'.0 height



FLOOR FINISH WITH SKIRTING

Drawing, Living & Dining, Bedrooms & Kitchen: Vitrified tiles of size 1200 x 800 mm

Bathroom: Anti-skid ceramic tiles of size 300 x 300 mm

Balcony: Matt / Anti-skid ceramic tiles of size 600 x 600 mm



KITCHEN & DINING

Kitchen:

a) Adequate kitchen space designed to enable easy fit for modular kitchens available in the market

b) Provision for fixing of RO system, Exhaust fan & Chimney

c) Drain point shall be provided for sink

Dining: Best quality ceramic wash basin

Utility / Wash Area: Provision for Washing machine & Dishwasher



BATHROOMS

Bathrooms: Best quality ceramic wash basins

Best quality wall mounted EWC

Best quality concealed flush tank

Best quality single lever CP fittings

Brands used: Jaquar / Equivalent

Toilet Ceiling: Grid type false ceiling



JOINERY

Main Door

Main Door Frame: Best quality Teakwood frame with polish

Main Door Shutter: 38 mm to 40 mm both side Teak veneer shutter with polish finish of size (3'9" x 8'0") with reputed make hardware

Bedroom Doors: Best quality engineered hardwood door frame & shutters of size (3'3" x 8'0") with reputed make hardware

French Doors: UPVC / High Density Aluminium door frame with glass paneled sliding shutters

Bathroom Doors: WPC doors with frame shall be provided

Windows: UPVC / High Density Aluminum window system with glass, provision for mosquito mesh track

Ventilators: UPVC / Powder Coated Aluminum frame of fixed / adjustable louvered / openable shutter



ELECTRICAL

Power Supply: 5 KW 3 Phase power supply connection

Safety Device: MCB & ELCB (Earth Leakage Circuit Breaker)

Switches & Sockets: Modular box & Modular switches

Universal sockets of Anchor Roma / Equivalent

Wires: Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Havells / Polycab / Equivalent

TV & Telephone: Points in Living & Master Bedroom

Internet: Provision for Internet connection in Living & Master Bedroom

Mobile Charging Dock: Mobile charging dock provided in Living & Master Bedroom

Split Air Conditioner: Points shall be provided in Living & all Bedrooms

Exhaust Fan: Points shall be provided in all Bathrooms

Geyser: Geyser points shall be provided in all Bathrooms

Generator Backup: 5 KW shall be provided for each unit

COMMON BUILDING SPECIFICATIONS

COMMON FEATURES

Lift: a) High Speed automatic passenger lifts with V3F for energy efficiency, entrance with granite / marble / tile cladding

b) One Service lift for each block with V3F for energy efficiency, entrance with granite / marble / tile cladding

Lift Lobby: 3 Basements & Ground floor area with granite flooring & typical floors with designer tiles flooring

Corridor: Ground Floor & typical floors with designer tiles flooring

Staircase Floor: 3 Basements & Ground floor with granite flooring & typical floors with Kota / Tiles

Staircase Handrail: MS handrail with enamel paint in all floors

Basement Flooring: VDF flooring with car parking numbers marked in paint

Terrace Floor: Flooring with pressed tiles finish

Power Backup: 100% Power backup for common amenities such as lifts, water pumps, STP & selective common areas lighting

WTP: a) Treated water shall be made available through an exclusive water softening plant

b) Hydro-pneumatic system for even pressure water supply to all floors

STP: Sewage treatment plant of adequate capacity

Intercom : Intercom shall be provided

Safety: CCTV surveillance cameras shall be provided around the building at pivotal locations near Grand Entrance, Driveways & Ground Floor only

Compound wall: Building perimeter fenced by compound wall with entry gate

Landscaping: Designer landscaping at appropriate places within the property

Piped Gas: Piped Gas facility shall be provided

Fire Protection Systems: Designed in compliance with fire norms of the state

Car Parking : Car parking slots in Basements 1, 2 & 3

Facilities for Physically Challenged : Access ramps at entrance lobbies shall be provided

Security / BMS:

a) Sophisticated round the clock security system

b) Boom barriers for efficient traffic management

c) Surveillance cameras at the main security and entrance of each block

d) Access Entry / Smart Entry

Parking Management: All car parking slots and driveways are designed by traffic consultants

NOTE

a) External balcony enclosures shall not be permitted either by grills or any other way

b) Grills on the main doors shall not be permitted

c) All Electrical fittings shall be purchased by the flat owners at their own cost, only provisions for the above electrical fixtures shall be made by the developer

d) Repositioning of AC points shall not be allowed, only VRV AC unit is permitted. Erection of any type of structures for AC outdoor units or for any other purposes shall not be allowed

e) All dimensions indicated in the above plans are excluding the paintings and finishings. Columns and walls are subject to minor changes based on structural designs

f) Furniture shown is for indicative purposes only and do not form the part of the contract

g) False ceiling not under builders' scope

h) Architectural features shown are indicative and subject to change

i) APSEB, GVMC, Water, NEDCAP, Standby Generator & Car parking charges are extra

j) Registration, Legal and Documentation, GST and Labour Cess are to be borne by the customer

k) Infrastructure charges to be borne by the customer



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AMENITIES

LANDSCAPING

01. Grand Entry / Exit Gate
02. Drop-Off Zone
03. Main Entrance Water Feature
04. Half-Post Basketball Court
05. Children's Play Area with EPDM Flooring
06. Children's Play Area with Water Bubblers
07. Outdoor Showers
08. Grand Water Features
09. Koi Pond
10. Skating Rink
11. Meditation / Nirvana Zone
12. Rock Climbing Wall
13. Sandpit with Castle
14. Nannies Pavilion
15. Jogging Track
16. Bicycle Track
17. Bicycle Rack with Complimentary Bikes
18. Open Restaurant
19. Golf Putting Green
20. Amphitheatre
21. Chit-Chat Alcove
22. Outdoor Fitness Enclave
23. Floating Hangout Deck
24. Seating Decks under Pergola
25. Cricket Practice Net
26. Tennis Court
27. Temple
28. Sculpture with Planting
29. Treehouse
30. Beach Volleyball Court
31. Outdoor Barbeque Area
32. Bonfire Pit
33. Outdoor Picnic Area / Camping Site
34. Ludo & Hopscotch Court
35. Miniature Car Race Track
36. Palm Garden
37. 8 Shaped Merge Garden
38. Butterfly Garden
39. Open Gazebo
40. Pet Park
41. Lotus Pond
42. Living Green Wall
43. Flag Hoisting Area
44. Hammocks
45. Bonsai Garden
46. Art Wall / Doodle Corner
47. Nature Trail
48. Reflexology Pathway
49. Trampoline

CLUBHOUSE (40,000 SFT)

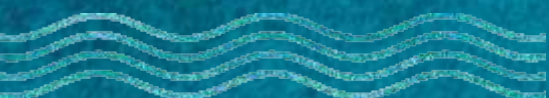
50. Preview Theatre
51. Indoor Adult Lap Pool
52. Indoor Baby Pool
53. Indoor Squash Court
54. Badminton Viewing Lounge
55. Indoor Badminton Courts
56. Doctor's Clinic
57. Pharmacy
58. Banquet Hall
59. Premium Guest Rooms
60. Super Market
61. Salon
62. Dining Hall
63. Men's Sauna & Steam
64. Men's Spa
65. TV Lounge
66. Terrace Infinity Pool
67. Women's Spa
68. Women's Sauna & Steam
69. Sky Jacuzzi

BLOCK A, B, C & D LOUNGE (47,000 SFT)

70. Reception with Complimentary Coffee Bar
71. Resident Lounge
72. Guests Waiting Lounge
73. Senior Citizens Lounge
74. Library
75. Massage Chair Corner
76. Banquet Hall
77. Cyber Lounge / Digital Study Rooms
78. Admin Office
79. Kids' Hobbies Room
80. Kids' Play Room
81. Crèche cum Play School
82. Kids' Arts & Crafts Room
83. Indoor Games
84. Kids' Sleeping Room
85. 5 Tuition Centres
86. Emergency First Aid Room
87. Mobile Charging Station
88. Adult Chit-Chat Room
89. Private Meeting Rooms
90. Mini Board Room
91. Fully-Equipped Indoor Men's Gym
92. Fully-Equipped Indoor Women's Gym

BLOCK C & D LOUNGE EXCLUSIVE

93. Boutique
94. Yoga Hall
95. Exhibition / Multipurpose Hall
96. Food Court
97. Kids' Creative Zone



TERRACE AMENITIES (40,000 SFT)

- 98. Sky Party
- 99. Private Youth Party Space
- 100. Silent Disco
- 101. Sky Dinner
- 102. Sky Bar
- 103. Smokers' Room
- 104. Party Back-End Logistics Room
- 105. Sunrise / Sunset Deck
- 106. Star Gazing Deck
- 107. Golf Simulator
- 108. Karaoke Room
- 109. Aerobics / Zumba Room
- 110. Music / Dance Learning Center
- 111. Gaming Arcade
- 112. Boxing Ring
- 113. Digital Workout
- 114. Coworking Space
- 115. Adult Cards Room
- 116. Business Center
- 117. Sky Walk (1 for Each Block)
- 118. Sky Camping
- 119. Sky Movie Theatre
- 120. Sky Library with Coffee Bar

CELLAR

- 121. Car Wash Facility
- 122. Electric Car Charging Station
- 123. Visitors' Parking
- 124. Drivers' / Maids' Dormitory with Toilets
- 125. On-Site MEP Maintenance Office with Stores
- 126. Indoor Mailboxes & Package Lockers
- 127. Laundry Collection Point
- 128. Ironing Shop
- 129. Association Office
- 130. Landscaping Maintenance Office
- 131. Drivers' Waiting Lounge

FACILITY SERVICES

- 132. Wi-Fi Enabled Community
- 133. On-Site Management
- 134. 24/7 Surveillance
- 135. Water Treatment Plant
- 136. Sewage Treatment Plant
- 137. 100% Power Backup
- 138. Buggy
- 139. Valet Parking
- 140. Valet Trash
- 141. Concierge Service
- 142. Round-the-clock Maintenance
- 143. Outdoor Mosquito Trap
- 144. Premium Lift Lobbies
- 145. Emergency Assembly Point
- 146. Secured Entrance with App
- 147. Individual Digital Water Meters
- 148. Intercom
- 149. Service / Cargo Lifts
- 150. VRV Provision
- 151. Piped Gas Facility
- 152. Fire Protection System



Founding fathers, Mr. Mandadi Rathnaiah and Mr. Katru Ramakrishna Rao, formulated their vision to serve the community. Having always been intrigued by construction, both of them realized that nothing could be more satisfying than being able to build quality homes and deliver them to the people of Vishakhapatnam. With an unwavering vision to offer a sustainable balance between affordability and quality, they founded MK Builders and Developers in 1998 with their initials entwined in the name. With steadfast dedication and well-defined determination, our founders have established a foundation of friendship and have dedicated themselves to the community for over two decades now. As a result, MK Builders and Developers has been able to achieve new heights of success as the most trusted property developer in the city of destiny. Our in-house architects and engineers are complemented by our eco-bricks plant. Our RMC plant, a quality control lab, and a fleet of vehicles allow us to streamline the entire process. We are extremely delighted to have completed over 40 projects in Vishakhapatnam.

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Mr. Mandadi Rathnaiah
Managing Partner
MK Builders & Developers

“We always believed in value addition. Value addition to our investors, our employees, our customers, and society as a whole. We make sure our values reflect in every home we build. The end goal is customer satisfaction. That is what moved us to establish MK Builders.”



Mr. Katru Ramakrishna Rao
Managing Partner
MK Builders & Developers

“From day one, we worked hard to achieve excellent quality and timely delivery. Today we mastered it with the help of our team and their sheer dedication. We embraced advanced technologies, adopted world-class practices, and pushed ourselves rigorously to make sure of the best quality and in-time delivery. We believe this positioned us a notch above the rest.”





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