BTR
Serenity
Life is Beautiful

M.A.K
PROJECTS
Infrastructure • Housing • Developers
You Dream • We Deliver



# EXPERIENCE
# SERENE AT **BTR**

**3 & 4 BHK LUXURY FLATS**

LIFE IS ALL ABOUT EXPERIENCE...





EXPERIENCE pleasent life with luxury...

EXPERIENCE beautiful moments with loved ones...

EXPERIENCE healthy lifestyle with safe surroundings...

To breath the serene, fresh air and green living...

To live life to the fullest...

Every EXPERIENCE at BTR makes your life beautiful & memorable...



# Open your wings to a Beautiful Lifestyle at BTR

BTR Township, spread over 250 acres, with full of greenery. It's a dream like fusion between wide open spaces and to breathe free and elegant infrastructure to live big. A place to call your own.

Explore a Elegant & Lavish Lifestyle and be a part of BTR Township with Executive Golf Course, Cricket ground and a luxurious club house with special amenities.

We believe in delivering smart and elegant homes at affordable prices. You can live in your dream home like you always wanted to. BTR Township comprises of 300 villas and thoughtfully structured Premium luxury flats, and everything essential to accommodate at fine way of life.

Connected Locality

Opulent Lifestyle

Finest Leisures

Healthy Freshness

Unmatched Details



# A TRULY REDEFINED WAY OF LIFE AT BTR SERENITY

MAK Projects with vision and promise to deliver Innovation & Excellence in a broad variety of fields. MAK Projects now launched the Prestigious BTR-Serenity Apartments as a part of 250 Acres, BTR Township With World Class Amenities

BTR- SERENITY comprises of 150 residential apartments in 3 acres of prime land with 3 & 4 BHK Luxurious Flats which are nested in landscaped spaces, redefining the concept of living in quite splendour.

- 3 & 4 BHK Luxury Flats
- 150 Residential Units ranging from 1334sft to 3068sft
- Apartment is elevated on 3 Acres of a prime land.




TOT LOT
Area: 223.51 SMT
6.0 M WIDE DIVEWAY
6.0 M WIDE DIVEWAY
Flat - 10
1448 Sq.ft
Flat - 11
1558 Sq.ft
Flat - 12
1558 Sq.ft
Flat - 14
1558 Sq.ft
Flat - 16
1558 Sq.ft
Flat - 18
1558 Sq.ft
Flat - 20
1558 Sq.ft
Flat - 21
1448 Sq.ft
Flat - 9
1448 Sq.ft
LIFT
Flat - 8
746 Sq.ft
Flat - 13
1788 Sq.ft
Flat - 15
1788 Sq.ft
Flat - 17
1788 Sq.ft
Flat - 19
1788 Sq.ft
LIFT
Flat - 23
746 Sq.ft
Flat - 22
1448 Sq.ft
Flat - 7
1334 Sq.ft
6.0 M WIDE DIVEWAY
Flat - 24
1334 Sq.ft
Flat - 6
1334 Sq.ft
Flat - 5
2434 Sq.ft
Flat - 25
2434 Sq.ft
Flat - 26
1334 Sq.ft
CLUB HOUSE
Flat - 4
1334 Sq.ft
Flat - 3
2482 Sq.ft
OPEN TO SKY
9800 X 6700
Flat - 27
2482 Sq.ft
Flat - 28
1334 Sq.ft
Flat - 2
1448 Sq.ft
LIFT
LIFT
Flat - 29
1448 Sq.ft
Flat - 1
2767 Sq.ft
PORTICO
Flat - 30
3068 Sq.ft
6 M WIDE DIVEWAY
6 M WIDE DIVEWAY
6.0 M WIDE DIVEWAY
6.0 M WIDE DIVEWAY
6.0 M WIDE DIVEWAY
6.0 M WIDE DIVEWAY
6.0 M WIDE DIVEWAY
Childrens
Play Area
Basketball
Court
ENTRY



# RELAX. RESTORE. REGAIN.

When the play areas are safely designed for kids they get to play freely without worrying the parents. That's how it should be a sense of relaxed enjoyment. In these thoughtfully planned homes, even the amenities reflect intuitiveness.

## AMENITIES

- Club House
- Yoga room
- Indoor Games
- Library
- Multipurpose Hall
- Air-Conditioned Gym
- Children Play Area
- Jogging Track
- Amphitheater
- Barbeque Zone
- Car Wash

## FACILITIES

- Elevators
- Intercom
- Solar Fencing
- Tree Lined Vistas
- Surveillance Cameras
- Water Softening Plant
- Broadband Connectivity
- Generator Power Backup for Common Services
- Sewerage Treatment Plant








9 Hole Executive Golf Course

# SPECIFICATIONS

## STRUCTURE
RCC Frame work Structure

## SUPER STRUCTURE
All External Walls 8" and
internal walls of 4" thick with
C. C. Blocks / Bricks

## FLOORING
600 mm X 600 mm (2Ft.X 2Ft) Verified flooring with skirting.
Anti skid flooring in toilets & Glazed ceramic tile dado up to 7Ft. Height

## PLASTERING
**INTERNAL WALLS :** Double Coat of cement plastering with smooth finish
**EXTERNAL WALL FINISHES:**
Double Coat of cement plastering with sponge finish
**TEXTURE PAINT**
Texture paint at designated areas

## DOORS & WINDOWS
**MAIN DOORS:** 8'ft Height Teak wood door frame panelled, shutter finish with melamine polish and reputed hardware
**INTERNAL DOORS :** 7.6'ft Height Teak wood door frame with flush door shutters finish with Polish/painted and reputed hardware
**WINDOWS:** UPVC Windows along with mosquito mesh

## ELECTRICAL
Concealed copper wiring with modular switches of reputed make Required power points will be provided in the Living/Dining, All Bedrooms, Kitchen & Toilet.

## SANITARY FITTINGS
All Toilets will have European commode and Wash Basins/CP fittings of reputed make.

## WATER SUPPLY
Borewell water for Flushing and Toilets. Provision for Drinking water for Kitchens.

## ELEVATOR
Elevators of reputed make

## TELECOM
Telephone points in all bedrooms and living room

## CABLE TV
Provision for cable connection in living room and in all bed rooms

## KITCHEN
Granite kitchen platform with single bowl steel sink
2"ft Wall dado with tiles above the counter CP Fittings of reputed make
Provision for Exhaust fan,Water purifier power point for drinking water

## PAINTING
Plastic Emulsion with NCL Altek or Luppam on Internal walls
Water proof cement paint for external walls

## INTERNET
Provision for Internet connection

## WATER PROOFING
Toilets, Balconies, Terrace with water proofing compounds

## GENERATOR / BACKUP POWER
Power Backup for Lights and fan Points except for A.C's and Geysers

## SECURITY SYSTEM
Surveillance Cameras at the main security and designated locations. Intercom system facility Boom barriers for efficient traffic management.

## WTP & STP
Domestic Water made available through water softening Plant (Not RO plant)
Sewerage Treatment plant of required capacity

## CAR WASH
Provision for car wash

# LOCATION MAP




## AN IDEAL LOCATION THAT PROMISES EASY CONNECTIVITY!

- 5 Minutes from Outer Ring Road ( Exit No.14)
- 10 Minutes from Adibatla / Aerospace
- 15 Minutes from International Airport
- 30 Minutes from Gachibowli

# TYPICAL FLOOR PLANS



### 4 BHK - Flat No.1 - West Facing ( 2767 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| WEST | 4 BHK | 2029.00 | 130.91 | 125.40 | 481.47 | 2767 | 160 |



### 3 BHK - Flat No. 2,9 - West Facing ( 1448 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| WEST | 3 BHK | 1011.11 | 98.61 | 86.16 | 251.95 | 1448 | 84 |



### 4 BHK - Flat No.3 - East Facing ( 2482 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| EAST | 4 BHK | 1793.53 | 126.56 | 130.23 | 431.96 | 2482 | 143 |



### 4 BHK - Flat No.25 - West Facing ( 2434 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| WEST | 4 BHK | 1725.05 | 157.45 | 127.72 | 423.51 | 2434 | 140 |

# TYPICAL FLOOR PLANS



### 4 BHK - Flat No.5 - East Facing ( 2434 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| EAST | 4 BHK | 1754.82 | 126.56 | 128.94 | 423.54 | 2432 | 140 |




### 3 BHK - Flat No. 24, 26 & 28 - East Facing ( 1334 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| EAST | 3 BHK | 928.55 | 91.01 | 80.95 | 233.49 | 1334 | 77 |




### 3 BHK - Flat No.4,6&7 - West Facing ( 1334 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| WEST | 3 BHK | 926.98 | 90.20 | 83.21 | 233.61 | 1334 | 77 |




### 1 BHK - Flat No.8 - East Facing ( 746 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| EAST | 1 BHK | 476.89 | 77.01 | 62.21 | 129.8 | 746 | 43 |

TYPICAL FLOOR PLANS



**4 BHK - Flat No.27 - West Facing ( 2482 Sft.)**

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| WEST | 4 BHK | 1759.24 | 162.41 | 128.62 | 431.95 | 2482 | 143 |




**3 BHK - Flat No.10 - West Facing ( 1448 Sft.)**

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| WEST | 3 BHK | 1004.98 | 100.35 | 90.55 | 251.95 | 1448 | 84 |




**3 BHK - Flat No.11, 12, 14, 16, 18 & 20 - North Facing ( 1558 Sft.)**

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| NORTH | 3 BHK | 1091.5 | 100.21 | 95.57 | 271.2 | 1558 | 90 |



**3 BHK - Flat No. 15 & 19 - East Facing ( 1788 Sft.)**

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| EAST | 3 BHK | 1250.47 | 127.37 | 98.79 | 311.1 | 1788 | 103 |

TYPICAL FLOOR PLANS



### 3 BHK - Flat No. 13 & 17 - West Facing ( 1788 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| WEST | 3 BHK | 1285 | 91.13 | 100.56 | 311.11 | 1788 | 103 |




### 1 BHK - Flat No.23 - West Facing ( 746 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| West | 1 BHK | 479.94 | 75.99 | 60.2 | 129.81 | 746 | 43 |



### 3 BHK - Flat No.21 - North Facing ( 1448 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| NORTH | 3 BHK | 1004.83 | 100.57 | 90.48 | 251.95 | 1448 | 84 |



### 3 BHK - Flat No. 22 & 29 - East Facing ( 1448 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| EAST | 3 BHK | 1007.85 | 97.67 | 90.36 | 251.95 | 1448 | 84 |



### 4 BHK - Flat No. 30 - East Facing ( 3068 Sft.)

| Facing | Type of Flat | Carpet Area of Each Unit (Sq.Ft) | Total Balcony Area & Utility (Sq.Ft) | Outer Wall Area (Sq.Ft) | Share of Common Areas (Sq.Ft) (21.068) | Total Area of Each Flat/Unit (Sq.Ft) | UDS in (Sq. Yards) |
|---|---|---|---|---|---|---|---|
| EAST | 4 BHK | 2252.63 | 145.55 | 135.69 | 533.84 | 3068 | 177 |

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Everything starts with a Dream. Your dream of owning serene and luxury home turns to reality, MAK promises it. As buying a Home is a one-time biggest decision you'll make in your life, we keep in mind to not just give you a home with extraordinary living experience but also a home with exceptional value.MAK is a team of focused visionaries and professionals who closely take care of the finest details in the projects and deliver the best to our clients. Our innovative, reliable and flawless designs are one of its kinds. We do not fail to surprise you with our aesthetic designs and a luxurious lifestyle. Our pool of amenities is an addition to a perfect life you can ever imagine. At MAK, you'll not just invest in a home but also in a peaceful and happier life close to nature.

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