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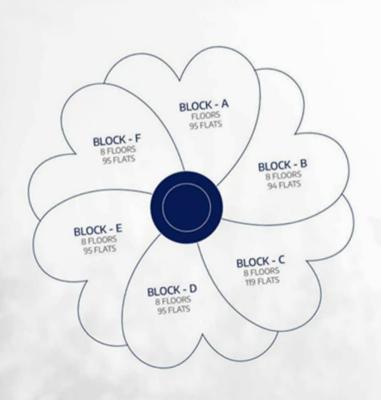


2, 2.5 & 3 BHK LUXURIOUS GATED COMMUNITY APARTMENTS

@ KOMPALLY, HYDERABAD



Muk Heights











Extravagance



Step into a world of refined living, where the union of luxury and serenity defines our exclusive gated community. Beyond the vigilant entrance awaits a haven of sophistication, where meticulously designed homes harmonise with lush landscapes. Immerse yourself in a lifestyle of opulence, where amenities seamlessly blend with nature, creating a sanctuary that redefines the art of living. Elevate your existence in this prestigious enclave, where every moment becomes a testament to the extraordinary. Welcome to the epitome of gated community living, where your dreams find their perfect address.

SITE MASTER LAYOUT







LEGEND

- 01. Entrance / Exit
- 02. Entry Ramp
- 03. Box Cricket
- 04. Pet Area
- 05. Multiple Seating Areas
- 06. Open Gym
- 07. Mini Skating Rink
- 08. Badminton Court
- 09. Lawn
- 10. Designer Landscape
- 11. Children's Play Area
- 12. Sand Pit
- 13. Stage
- 14. Party Lawn
- 15. Pergolas
- 16. Amphitheatre
- 17. Cycling Track
- 18. Fountain
- 19. Exit Ramp
- 20. Jogging Track
- ----
- 21. Cycle Parking
- 22. Seating
- 23. Meditation Lounge
- 24. Club Elite







Flat No.	1	2	3	4	5	6	7	8	9	10	11	12
Unit	3 BHK	3 ВНК	3 ВНК	3 BHK								
Facing	East	East	East	West	West	North	North	West	West	West	East	East
Area in Sft.	1820	1635	1855	1820	1835	2035	2035	1855	1835	1855	1820	1600

BLOCK - A,B & I

Kitchen Wash Area

- 11'5" x 11'4" - 5' Wide M. Bedroom - 11'9" x 13'8" - 5' Wide - 7'4" x 5' Dining/Lounge - 10' x 23'9"

Balcony - 5' Wide Ch. Dress Ch. Toilet G. Bedroom

Ch. Bedroom - 11'9" x 11'3" - 4'x45" - 7'5" x 4'4" - 11' x 12" Living - 16'6" x 11' Toilet - 4'6" x7'

Type: 3 BHK-East Unit No: A,B & F - 01 Area: 1820 Sft.







- 13'9" x 7'8" Wash Area - 4'6" Wide M. Bedroom - 5'x8'

M. Toilet Living/Dining - 30'8" x 11' Balcony Ch. Bedroom Ch. Toilet

- 5' Wide - 11' x 11'6" - 4'6" x 7'6" - 5' Wide

Ch. Balcony G. Bedroom - 12'5" x 11'3' - 4'6" x 7'6"





WHERE GOOD TURNS INTO



- 4'6" Wide - 14' x 12' M. Bedroom M. Toilet Living/Dining - 30'8" x 11' Balcony - 5' Wide Ch. Bedroom - 11' x 11'6" Ch. Toilet - 5' x 7'6"

Ch. Balcony - 5' Wide G. Bedroom - 11'5" x 11'6" Toilet - 5' x 7'6"





Balcony 5' Wide Ch. Bedroom G. Bedroom







M. Bedroom

Type: 3 BHK-West Unit No: A,B & F - 05 & 09 Area: 1835 Sft.

WHERE A HOUSE TURNS INTO tome







- 12' x13'2" Wash Area - 5' Wide

M. Bedroom - 12'9" x 13'2" M. Balcony - 5' Wide

M. Toilet - 8'x5' Living/Dining - 12" x 23"10"

Drawing - 12" x 11"6" Ch. Bedroom - 12" x 11"2"

Ch. Toilet - 8 'x 5' G. Bedroom - 12' x 11' G. Toilet

- 5' x 10'5"

Type: 3 BHK-North

Area: 2035 Sft.





BLOCK - A,B & F

- 5' Wide M. Bedroom - 16'9"x 12' - 5'Wide M. Balcony M. Toilet Dining - 14' x 11'6" Living - 16'9" x 11' Ch. Bedroom - 11'11 " x 11'6 - 4'6" x 7' Ch. Toilet

G. Bedroom - 11' x 11' G. Toilet - 5'x7'



Wah Area - 5' Wide M. Bedroom - 14' x 12' M. Toilet - 5' x 8' Living/Dining - 22' x 11' Living Balcony - 5' Wide Ch. Bedroom - 11' x 11'6" Ch. Toilet - 5' x 7'6" G. Bedroom - 11'5" x 11'6" G. Toilet - 5' x 7'6" - 5' Wide Balcony



ONE STEP TO NATURE'S mbrace





Embrace nature with a single step as you enter the lush oasis of MNK Heights-a sprawling green belt that cradles tranquility. Majestic trees and vibrant flora combine to form a natural sanctuary, inviting residents to relax amid the embrace of nature. This verdant haven goes beyond mere landscaping, it is a living masterpiece where the beauty of the outdoors seamlessly integrates into your everyday luxury.

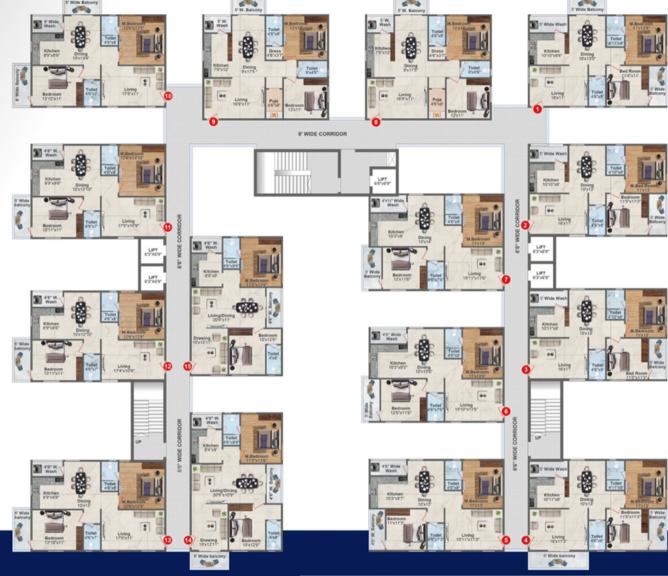
6 Acres 25 Guntas Lifestyle Project

6 Blocks G+7 Floors each **593** Luxury 2, 2.5, & 3 BHK Flats

1460-2035 Sft. Flat Sizes

29,863 Sft. Exclusive Clubhouse 2 Level parking no vehicle movement in ground level 1500 Sft. Exclusive Entrance Lounge for Every Block

100% Vaastu Compliant





BLOCK - C TYPICAL FLOOR PLAN



Flat No.	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Unit	2 BHK														
Facing	North	East	East	East	West	West	West	North	North	West	West	West	West	East	East
Area in Sft.	1340	1265	1265	1370	1230	1300	1325	1375	1375	1390	1340	1290	1295	1340	1275

BLOCK - C

Kitchen - 10'11" x 8' Wash Area

M. Toilet Dining

Balcony

- 5' Wide M. Bedroom - 11' x 13' - 4'10" x 8"

- 10' x 13'

- 5' Wide

- 11'5" x 11'3" G. Bedroom G. Toilet - 4'6" x 8" - 16' x 11' Living

> Type: 2 BHK-East Unit No: C-02 & 03 Area: 1265 Sft.





BLOCK - C



Kitchen Wash Area M. Bedroom M. Toilet

Dining G. Bedroom

G. Toilet Living Balcony - 4'6" x 7'6" - 15'10" x 11'6"

- 10'3" x 9'2" - 4'6" Wide - 11' x 13'6" - 4'6" x 8' - 10' x 13'6" - 12'6" x 11'6" - 5' Wide









Kitchen Wash Area

- 5' Wide M. Bedroom - 12' x 12' M. Toilet - 4'6" x 8"

Dress Dining

Balcony - 5' Wide G. Bedroom G. Toilet Living

Puia Balcony

- 12' x 11' - 8' x 4'6" - 16'9" x 11' - 4'6" x 8' - 5' Wide

- 4'6" x 3'7"

- 9' x 17'5"



BLOCK - C



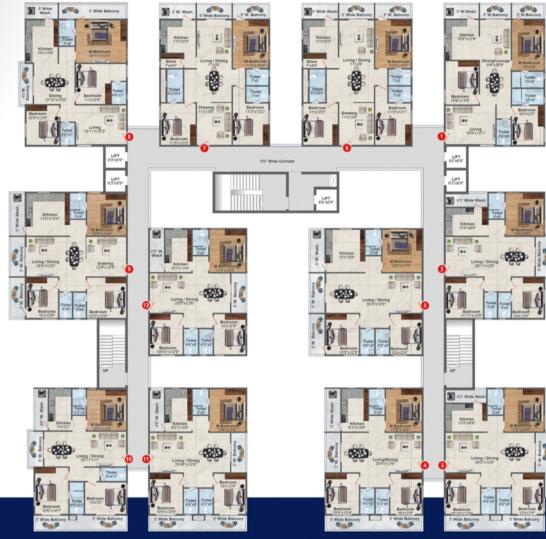
Wash Area

4'6" Wide 12'6" x 13'10"

G. Bedroom

4'6" x 7'







BLOCK - D TYPICAL FLOOR PLAN



Flat No.	1	2	3	4	5	6	7	8	9	10	11	12
Unit	3 BHK											
Facing	East	East	East	West	West	North	North	West	West	West	East	East
Area in Sft.	1860	1690	1895	1815	1875	2030	2030	1925	1940	1760	1815	1615







L	Flat No.	1	2	3	4	5	6	7	8	9	10	11	12
	Unit	3 BHK											
	Facing	East	East	East	West	West	North	North	West	West	West	East	East
	Area in Sft.	1535	1495	1580	1545	1460	1875	1875	1695	1695	1580	1545	1460



- 28'7" x 11'

Type: 3 BHK-East Unit No: A,B & F - 12 Area: 1600 Sft.

BLOCK - D

Ch. Bedroom

M. Bedroom M. Toilet

G. Bedroom

Type: 3 BHK-North Unit No: D - 06 & 07 Area: 2030 Sft.



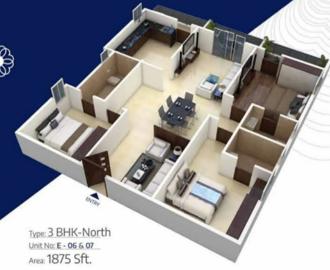






Wash Area Living/Dining Drawing Ch. Bedroom Ch. Toilet G. Bedroom

4'6" Wide



BLOCK-E

Kitchen - 11'4" x 7'8" Wash Area 4'6" Wide M. Bedroom - 14' x 12' M. Toilet - 5'x8' Living/Dining - 26 'x 11' Living Balcony - 4'6" Wide Ch. Bedroom - 12'5"X11'6"

G. Bedroom - 12'4"X11'6"

- 5'x7'6"











Embark on a journey of wellness within our haven of amenities! Stroll the path of serenity along our scenic walking track, witness joy unfolding in the vibrant play area for kids, and discover tranquility in the soul-soothing meditation lounge. Elevate your lifestyle with a perfect blend of health, joy and mindfulness at every turn.





Perfect

Experience luxury beyond compare with our exclusive residences, bringing extravagance to your doorstep! Delve into 28,961 sft. of opulence in our expansive swimming pool, host grand events in the exquisite multipurpose hall, maintain your fitness at the gym, savor moments in the cozy coffee shop, and immerse yourself in knowledge at the sophisticated library, among many other amenities - all housed within our exclusive Clubhouse.

Here, luxury seamlessly meets convenience, guaranteeing that you never need to venture beyond the community for a life of unparalleled indulgence.

28,961 sft. CLUB ELITE

CLUB Elite ADENIES



OUT DOOR

- * Skating Rink
- * Jogging Track
- * Outdoor Fitness Gym
- * Futsal / Multipurpose Court
- * Box Cricket
- * Cycling Track
- * Sand Pit
- * Kid's Active Play
- * Badminton Court
- * Yoga & Meditation
- * Sitout Area

IN DOOR

- * Swimming Pool
- * Gym
- * Zumba / Aerobics
- * Spa / Saloon
- * Table Tennis
- * Pool Table
- * Indoor Games
- * Library & Co-working Space









Best Self

Unwind in style with our leisure amenities, including a luxurious pool and spa area. Whether you prefer soaking up the sun, enjoying a refreshing swim, or simply lounging with a good book, our recreational spaces are designed for your comfort and relaxation.





STRUCTURE:

Reinforced cement concrete framed structure designed to withstand wind and seismic loads.



SUPER STRUCTURE:

6" External walls and 5" internal wall with quality AAC Blocks with Jointing Mortar.



WALL FINISHES:

Smooth Plastered surface treated with Birla wall care/IK putty and painted with emulsion of Asian/Berger or Equivalent Reputed make.

External:

Texture/ Wall care surface with Weather proof Paint of Asian/ Berger or Equivalent Reputed make.



FLOORING: All Rooms

2' x 2' vitrified tiles of somany/ Kajaria or Equivalent Make.

Toilets/Wash Area:

Anti-skid ceramic tiles of somany/ Kajaria or Equivalent Make.

Glazed vitrified tiles of reputed make(Wooden Finish).

Staircase:

Natural Stone.

Corridors:

vitrified tiles of somany/ Kajaria or Equivalent Make.



TILE DADOING:

Digital Glazed ceramic tile dado upto 2' height above kitchen platform of somany/ Kajaria or Equivalent Make.

Digital Glazed ceramic tile dado full height of somany/ Kajaria or Equivalent Make.

Utility/wash area:

Glazed ceramic tiles dado upto 3' height of somany/ Kajaria or Equivalent Make.



DOORS & WINDOWS:

Main Door and Bed Room Doors:

Imported Wood door frame and flush shutter with veneer and Melamine polish on both sides and fitted with good quality hardware and locking system of reputed make.

Bath Room Doors and Utility Doors:

Imported wood door frame and flush shutter with one side veneer with polish and other side with duco paint/Laminate fitted with good quality hardware and locking system of reputed make.

Windows & French Doors:

UPVC frames with plain glass Mosquito mesh track of Veka/ Venster or equivalent make.





the customers.

payment only.

1) Registration Charges, GST and

any other taxes applicable as per

government norms to be borne by

2) Flat will be handed over for wood

work/interiors after receiving 100%

BANCHOR CERA







KITCHEN:

Cooking Platform of Granite and stainless steel sink with water tap & provision for water purifier.



LIFTS:

Lift's of Schindler/Otis/Johnson or equivalent make as per design/Approval.



POWER BACKUP:

100% Generator backup for common area and all Flats except AC's & Gevsers.



PARKING:

Adequate car parking is available.



ELECTRICAL:

3 phase power supply for each individual flat. Pvc piping of Sudhakar or equivalent make. Concealed cooper wiring of polycab /Finolex or Equivalent

AC point for all Bed Rooms.

Power Points for cooking range, Chimney, Microwave, Refrigerator, Mixer, Grinder in kitchen and Geyser points in

Modular switches of Legrand/Anchor or Equivalent Make. MCB's of Legrand/Schneider or Equivalent Make.



CP FITTINGS:

All CP fittings of Jaquar or Equivalent Make.



SANITARY FITTINGS:

All the sanitary fittings of Parryware/Hindware or equivalent















SCHOOLS & COLLEGES

Pearson School	- 2 mins
Sadhu Vaswani Intl. School	- 5 mins
Time School	- 5 mins
St. Martin's Engg College	- 5 mins
DRS International School	- 10 mins
St. Ann's School	- 10 mins
Mallareddy University	- 10 mins
Sherwood Public School	- 12 mins
Neeraj International School	- 15 mins
Sunflower Vedic School	- 15 mins
CMR Engineering College	- 20 min
MLR Institute of Technology	- 20 min

Jubilee Bus Station(JBS) - 25 mins Secunderabad Railway Station - 35 mins Rajiv Gandhi International Airport - 60 mins

Near by MMTS Station Gundlapochampally & Suchitra - 15 mins



SUPERMARKETS & HOTELS

Bluefox & Minerva	- 3 mins
Vijetha Super Market	- 5 mins
Big Bazaar	- 5 mins
Heritage	- 5 mins
D-Mart	- 6 mins
Dominos Pizza	- 7 mins
Subway	- 8 mins
Metro	- 10 mins
Swagath Grand	- 10 mins
Surabhi	- 10 mins
Pizza Corner	- 10 mins



HOSPITALS Yashoda Hospital Rush Hospital

nerva	- 3 mins
Market	- 5 mins
	- 5 mins
	- 5 mins
	- 6 mins
a	- 7 mins
	- 8 mins
	- 10 mins
nd	- 10 mins
	- 10 mins
	- 10 mins



- 10 mins - 13 mins - 10 mins - 13 mins

- 5 mins

- 5 mins

- 5 mins

- 5 mins



RECREATION

Oholari-Dhani	- 7 min
line Planet Multiplex	- 5 min
TNR Mall and Multiplex	- 15 min
Aalankrita Resort	- 20 min
Kandlakoya Oxygen Park	- 20 min

Everything

A REALITY THAT MIRRORS Preams

A masterpiece in every facet! MNK Heights stands as an epitome of excellence, boasting the optimal location that seamlessly blends convenience and tranquility. Immerse yourself in unparalleled amenities that redefine luxury living.

Our unwavering commitment to quality ensures that every detail attests to uncompromising standards. Discover a living experience that transcends expectations-where the finest location, amenities, and quality converge to create a residence beyond compare.

Call Us:

+91 7660002213

+91 8639788036

+91 7660022251



Jour family