

PROSPERITY LIES IN THE

S T ★ R S



STARS ALIGN FOR YOU ★★☆☆



Expect the extraordinary! The skyline of Vizag is set to be transformed as three powerful companies who have carved a niche for themselves in the city join hands to form a singular force – KARLAN.

Rated as stars in their individual sphere, Lansum, Mavuri and Kankatala have been synonymous with Vizag's phenomenal growth and stature.

Together as a joint consortium, Karlan envisions to bring a new benchmark in luxury lifestyle living at Vizag.

At Karlan, the stars have aligned for you.

Let the celebration begin!

KANKATALA[®]
SINCE 1943

MAVURI
CONSTRUCTIONS LLP

Joy of Housing
Lansum
Properties LLP



PRESENTING THE STARS OF KARLAN

Witness the rise of four shimmering properties in picture-perfect Visakhapatnam. Discover luxe homes that will fit your style and match your pace. Come, live like the stars!



PICK THE STAR OF *Karlan*

1

CMR
ONE
BY
Karlan

06 46

2

CMR
Karlan
GRAND

47 80

3

CMR
Karlan
Residency

81 118

4

CMR
Karlan
SQUARE

119 146



CMR
Karlan
GRAND

MVP COLONY

Welcome to 15 floors of sheer luxury in the most buzzing locale of Vizag.
Standing tall on designer landscape, **CMR Karlan Grand** is a building that will
turn heads and steal hearts. Step in for an elevated lifestyle in the most beautiful
residential hub of Vizag city.



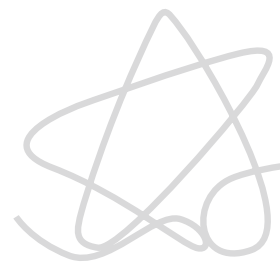
ULTRA-REFINED
LIVING SPACES

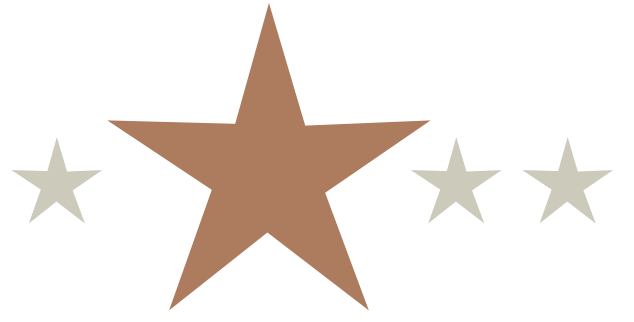


CMR
Karlan
GRAND

AT MVP COLONY

BOUTIQUE LIVING AT
THE HIGH STREET OF VIZAG



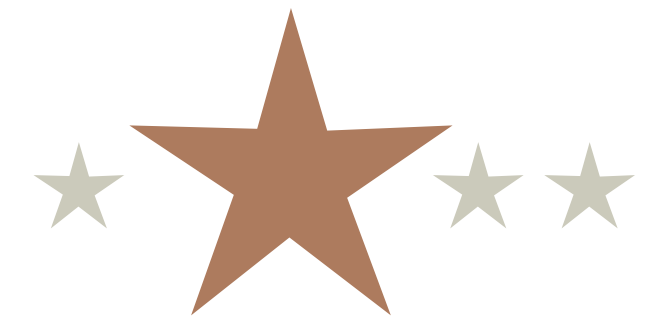


15
FLOORS

163
FLATS

1720 SFT TO
2680 SFT

CMR
Karlan
GRAND



In the embrace of the enchanting starlit tapestry, the **CMR Karlan Grand** stands as a testament to elegance and refinement. It is a harmonious composition of architectural grace, a melody that resonates through its very structure.

CMR
Karlan
GRAND



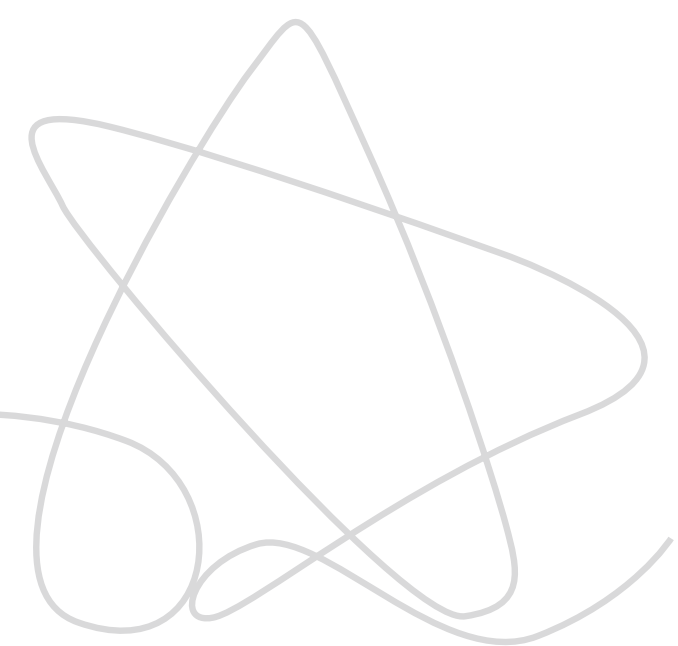
CMR
Karlan
GRAND



GRAND
ENTRANCE
LOBBY



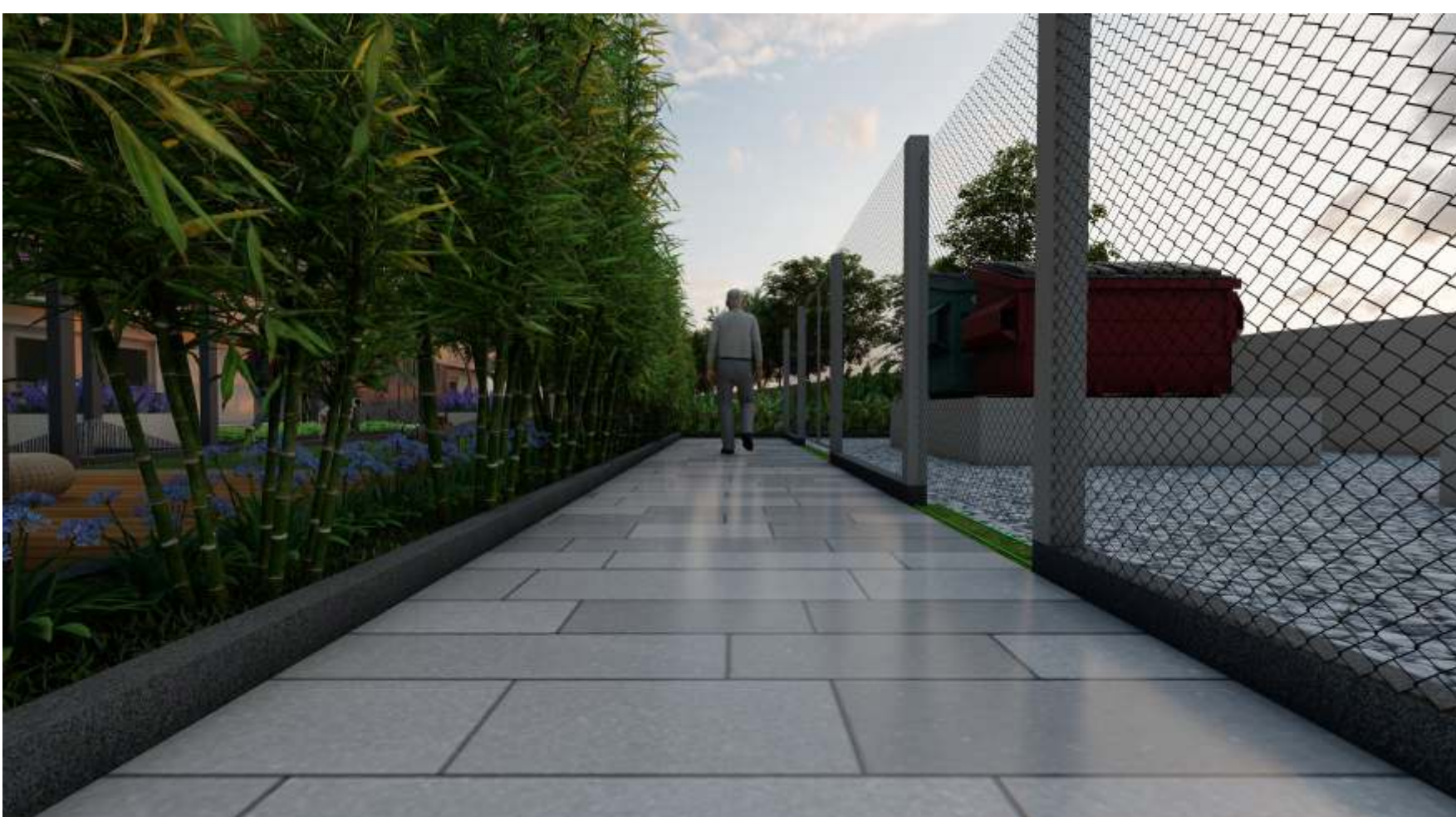
THE SEAT OF ENCHANTMENT
IN A LUSH GREEN SETTING





- Ground Floor Features**
- Amphitheatre
 - Jogging Track / Pathway
 - Water Feature with Sculpture
 - Sculpture with Plantation
 - Stage
 - Children's Play Area
 - Fitness Station
 - Seating Deck with Pergola
 - Seating Area
 - Lawn
 - Free-standing Sculptures with Mound
 - Lawn with Seating

A CAPTIVATING WALKING TRACK FOR ALL AGES



OUTDOOR SPACES FOR PLAY, RECREATION AND CONGREGATION

CMR
Karlan
GRAND



CMR *Karlan* GRAND

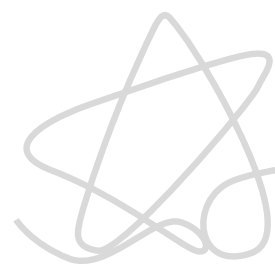
Block - A Terrace Floor Features

- Walkway with Potted Plants
- Zen Garden
- Seating Deck with Pergola
- Seating Around Planter
- Planter Box
- Water Body Around Pergola
- Sculpture with Gravel Bed
- Paved Seating Area
- Party Lawn



Block - B Terrace Floor Features

- Walkway with Potted Plants
- Zen Garden
- Seating Deck with Pergola
- Lawn with Stepping Stones
- Central Paved Area Zen Garden with Sculpture & Planter
- Sculpture with Gravel Bed
- Paved Seating Area
- Party Lawn
- Levelled Deck with Pergola
- Seating Area with Pergola
- Sculpture with Plantation
- Gravel Bed
- Seating Deck with Swing Seater
- Cafeteria Paved Seating Area





AMENITIES

- Swimming Pool
- Kids Pool
- Walkway
- Cabana Seating
- Seating Area with Plantation
- Elevated Seating Area with Juice and Bar Counter
- Turf Seating
- Multipurpose Hall
- Holding / Reading Lounge
- Aerobics / Yoga / Meditation Hall
- Gym

AMENITIES

FLOOR PLAN



LEGEND

- 01. Entrance
- 02. Exit
- 03. Amphitheatre
- 04. Jogging Track / Pathway
- 05. Water Feature with Sculpture
- 06. Sculpture with Plantation
- 07. Stage
- 08. Children's Play Area
- 09. Fitness Station
- 10. Seating Deck with Pergola
- 11. Connecting Pathway
- 12. Seating Area
- 13. Wide Driveway
- 14. Lawn
- 15. Service Way
- 16. Free Standing Stones
- 18. Specimen Tree with Plantation
- 19. Planter Box with Plantation
- 20. Lawn with Seating



POOL AREA

FIRST FLOOR



LEGEND

- 01. Swimming Pool
- 02. Kids Pool
- 03. Feature Wall Trickle Fall
with Water Cascade
- 04. Wooden Deck Lounge Area
- 05. Walkway
- 06. Cabana Seating
- 07. Seating Area with Plantation
- 08. Changing Room
- 09. Gravel Bed
- 10. Elevated Seating Area
with Juice and Bar Counter
- 11. Turf Seating Area
- 12. Decorative Partition Wall

15TH

FLOOR PLAN



LEGEND

- 01. Walkway with Potted Plants
- 02. Zen Garden
- 03. Seating Deck with Pergola
- 04. Seating Around Planter
- 05. Lawn with Stepping Stones
- 06. Lawn with Plantation
- 07. Seater
- 08. Planter Box
- 09. Water Body around Pergola
- 10. Sculpture with Gravel Bed
- 11. Paved Seating Area
- 12. Party Lawn



TERRACE

FLOOR PLAN

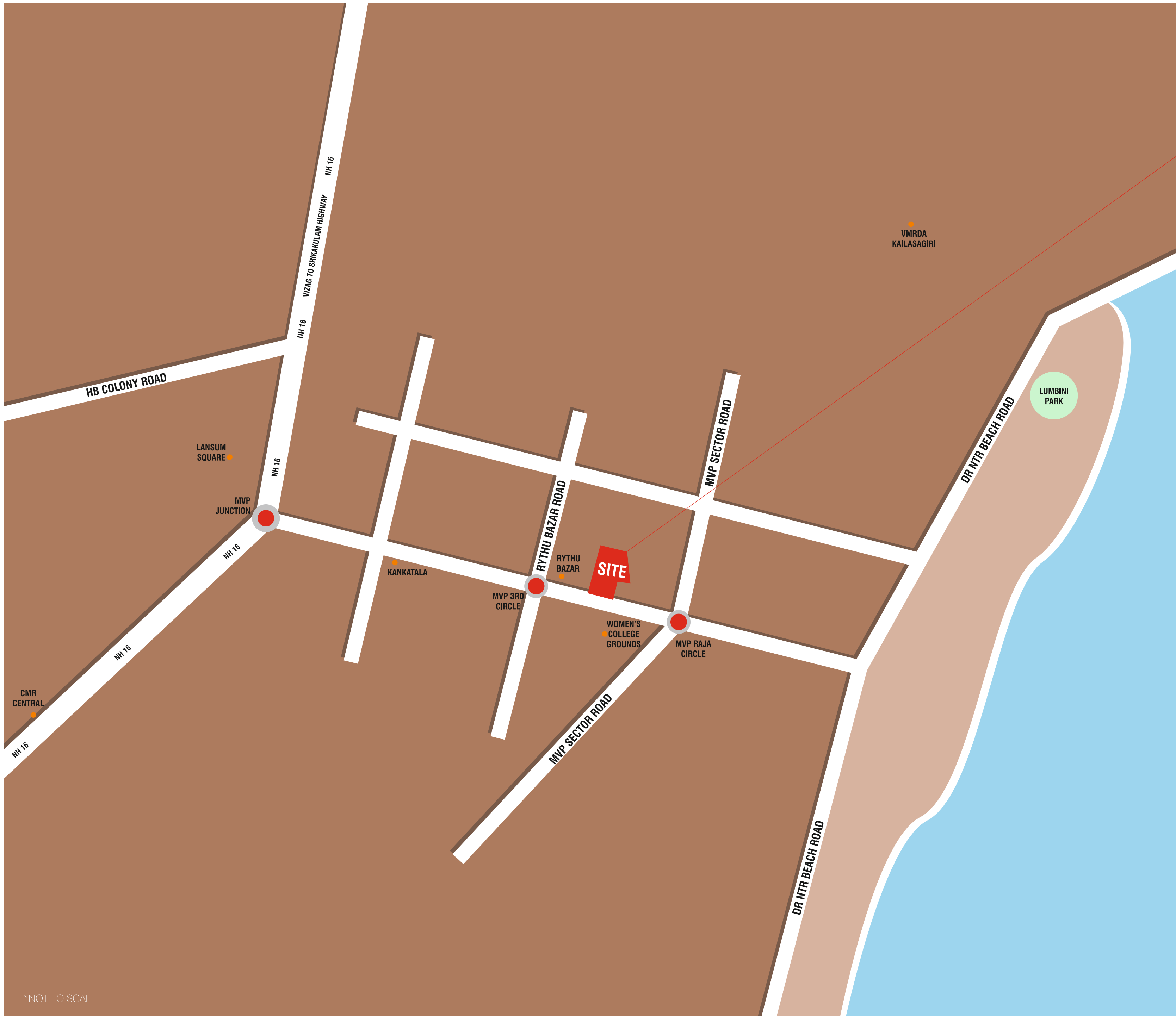


LEGEND

- 01. Walkway with Potted Plants
- 02. Zen Garden
- 03. Seating Deck with Pergola
- 04. Steps
- 05. Lawn with Stepping Stones
- 06. Lawn with Planter Box
- 07. Seater
- 08. Planter Box
- 09. Central Paved Area Zen Garden with Sculpture and Planter Box
- 10. Sculpture with Gravel Bed
- 11. Paved Seating Area
- 12. Party Lawn
- 13. Leveled Deck with Pergola
- 14. Seating Area with Pergola
- 15. Sculpture with Plantation
- 16. Gravel Bed
- 17. Seating Deck with Swing Seater
- 18. Low Height Plantation
- 19. Cafeteria Paved Seating Area







LOCATION ADVANTAGE

- 1.7^{KM}
TENNETI PARK
- 2.8^{KM}
VUDA PARK
- 4.7^{KM}
RTC BUS STAND
- 5.6^{KM}
KAILASH HILLS
- 8.0^{KM}
RAILWAY STATION
- 13.6^{KM}
IT SEZ
- 16.2^{KM}
AIRPORT

*NOT TO SCALE

STRUCTURE

R.C.C. framed structure to withstand wind & seismic loads as per IS code with RCC walls or solid cement concrete blocks / brick walls.

DOORS

Teakwood frame with designer shutters for the main door with melamine finish on both sides. Manufactured hard wood door frames & laminated shutters, fixed with hardware of reputed brand for internal doors.

WINDOWS

UPVC window system with clear float glass with suitable finishes as per design, with provision for mosquito mesh. All Hardware of reputed make.

PAINTINGS

Textured / smooth finish and two coats of exterior emulsion for external walls. Smooth putty finish with 2 coats of premium acrylic emulsion paint over a coat of primer for internal walls.

FLOORING

Living, Dining, Bedrooms & Kitchen 600 X 600 mm size double charged vitrified tiles. Anti-skid ceramic tiles for bathrooms and balconies.

KITCHEN

Granite platform with stainless steel sink. Provision for both drinking (Municipal) and bore water.

BATHROOMS

High-end wash basin. Wall-mounted EWC with concealed flush tank / valve. Single lever fixtures with wall mixer cum shower and rain shower in master bedroom. Provision for geysers and exhaust fans in all bathrooms with CP fittings.

ELECTRICAL

Concealed copper wiring of Havells or equivalent. Modular switches, Northwest or equivalent make. Power outlets for air conditioners in all rooms.

Power outlets for geysers in all bathrooms.

Power plug for chimney, refrigerator, microwave oven, mixer / grinder, water purifier in kitchen washing machine in utility area.

Three-phase power supply for each unit and individual meter boards, miniature circuit breakers (MCB) for each distribution boards of best brands.

TELECOM

Telephone & Intercom facility

LIFTS

Automatic passenger lifts.

POWER BACKUP

100% D.G. backup for flat, common areas, except for ACs, geysers, washing machines and grinders etc., all common areas, lifts, pumps etc.

TERRACE GARDEN & AMENITIES

Permissible recreational activities will be provided.

SECURITY

Intercom facility to all apartments connecting to security room. Surveillance cameras at the main security.

SPECIFICATIONS



CMR
Karlan
GRAND

ARCHITECTS



GENESIS PLANNERS PVT LTD

LANDSCAPE ARCHITECTS



NAVEEN ASSOCIATES

MEP CONSULTANTS



STRUCTURAL CONSULTANTS



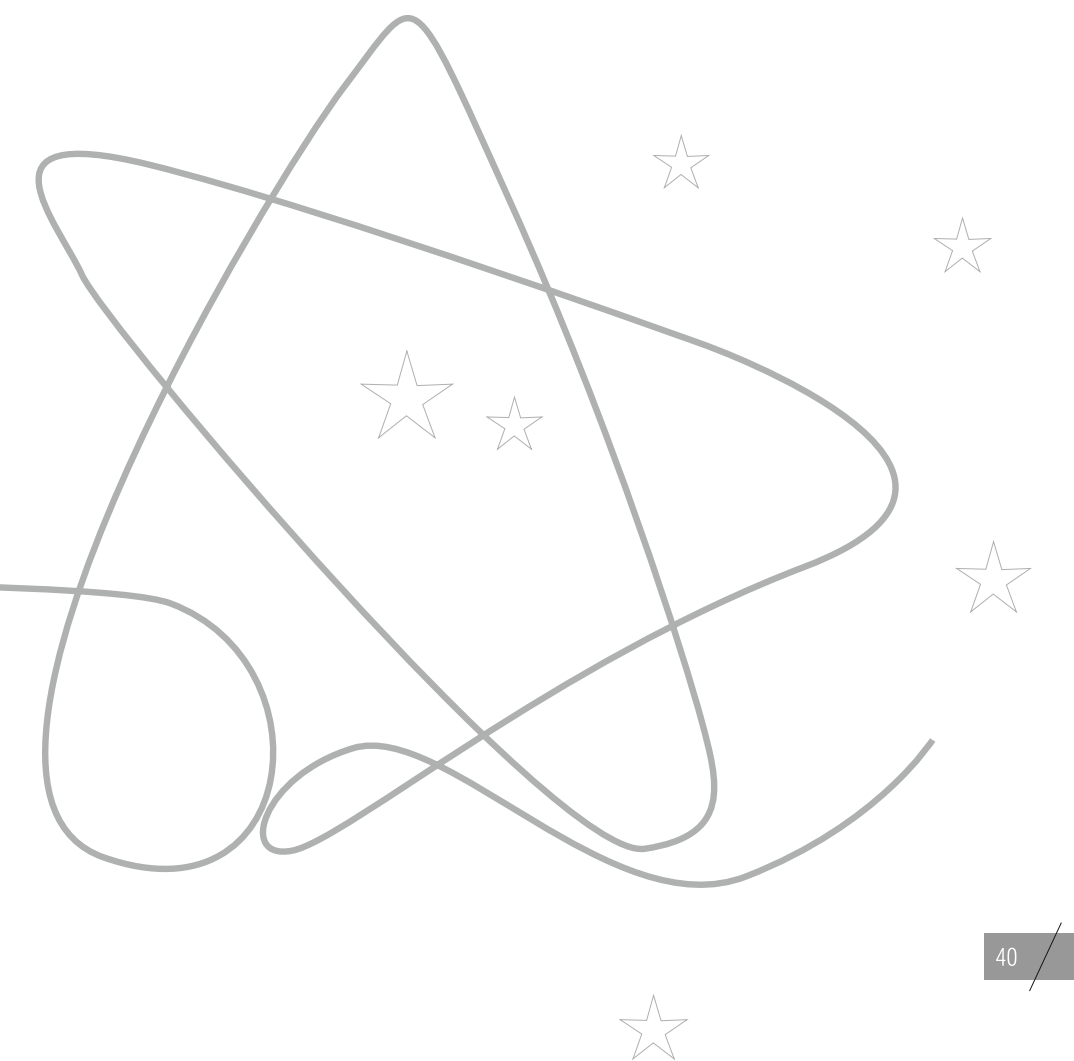
Engineering The Future

PROMOTER / BUILDER



Live the
star in
you

LAY
ANCHOR



Kankatala Mallikharjuna Rao



Mavuri Venkata Ramana



Kunapareddy Umesh



KANKATALA
SINCE 1943

Kankatala, a renowned name in the world of textiles, has been a cornerstone in the industry since its inception in 1943 in Visakhapatnam. Originally started as a single retail outlet, the business has expanded impressively over the years, establishing 13 stores across four Indian states under the expert leadership of Chairman Kankatala Mallikharjuna Rao.

Kankatala Mallikharjuna Rao is recognized for his distinct taste and lifestyle. He has skilfully navigated the business, branching out into the realm of real estate with over 10 commercial and residential projects in Vizag to his credit.

As a part of Karlan Constructions, Kankatala Mallik aims to take forward this legacy by undertaking four major projects in Vizag. The commitment is to blend the traditional values of the Kankatala brand with a modern construction practices of Karlan to create landmarks that would redefine the city's skyline.

His distinct commitment to quality sets this company apart from any other.

MAVURI
CONSTRUCTIONS LLP

Mavuri Constructions, under the prudent guidance of Mavuri Venkata Ramana and Mohan Balaji, has played a pivotal role in revolutionizing the real estate landscape. This is clearly evident in their creation of the CMR shopping malls spread across Andhra Pradesh and Telangana.

Each of these malls is a comprehensive hub of activity and service, including state-of-the-art multiplex theatres and a diverse range of retail outlets. The Mavuri family's expertise in orchestrating these multi-faceted spaces reflects a deep understanding of customer needs and contemporary trends.

This profound real estate experience positions Mavuri Constructions as a valuable collaborator in the Karlan projects, bringing with them a proven track record of creating dynamic, inclusive, and vibrant spaces. With this involvement, one can anticipate the Karlan projects to redefine Visakhapatnam's cityscapes by merging practicality with grandeur, offering an elevated living and commercial experience to its inhabitants.

With a spirit that propels them to make a difference, it won't be long before they become frontrunners in the industry.

Joy of Housing!
Lansum
Properties LLP

LANSUM Properties is a renowned real estate development company, dedicated to building communities and enriching lives. They prioritize quality, integrity, and innovation, positioning themselves as industry leaders. Chairman & Managing Director Mr. K. Umesh brings to this project his years of experience in bureaucracy and the Defence Sector.

At LANSUM Properties, their motto, 'The Joy of Housing,' reflects their commitment to ensuring a joyful home buying experience. They have also forayed into the commercial space, with over 20 completed projects. Notable developments include Oxygen Towers, the tallest building in Andhra Pradesh, LANSUM Etania in Hyderabad, LANSUM Square, the tallest mixed-use development in Andhra Pradesh, and Radisson Blu Karthikavanam, rated as the best deluxe 5-star hotel development in Andhra Pradesh. They have developed over 2000+ apartments and built over 8+ million square feet of real estate.

Future plans include 8 million square feet of luxury residential developments and multiple hotels in Andhra Pradesh and Telangana.

Karlan
A Legacy



PREMIER HOUSE

8-1-112, Ground Floor, Opp. 3 Town Police Station,
Peda Waltair,
Visakhapatnam - 530003

© 62811 93131 | 62811 93230
☎ 0891 - 273 0101, 0202
sales@karlan.in | info@karlan.in

✉ www.karlan.in