

A Project By



Project Approved by



HYNDAVA

# MNK HEIGHTS

Elevated living, exclusive choices



2 & 3 BHK LUXURIOUS GATED COMMUNITY APARTMENTS  
@ **KOMPALLY, HYDERABAD**



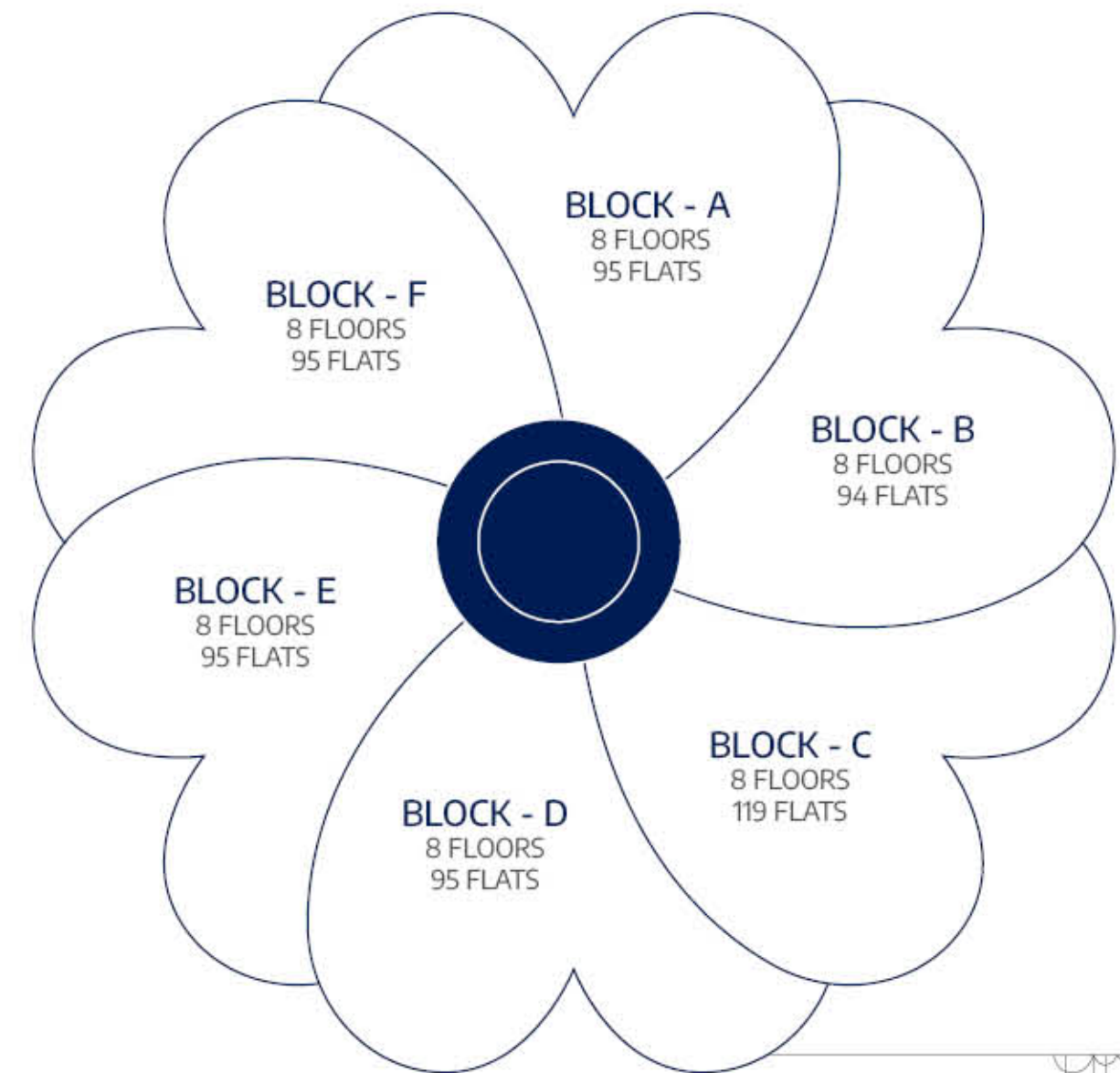
WELCOME TO



THE PERFECT PLACE FOR  
*Your family*



MNK Constructions stands as the epitome of prestige in Hyderabad, weaving a legacy of architectural brilliance and an unwavering commitment to quality. We have earned a reputation for transforming visions into concrete reality. Our dedication to excellence echoes through every brick laid and every project undertaken, making MNK Constructions the beacon of trust and craftsmanship in the heart of Hyderabad.







# AN OASIS OF *Convenience*

Join us on this journey of architectural triumphs, where every blueprint represents a promise, and every structure stands as a testament to our unwavering commitment to excellence. We proudly present to you a beautiful community that you can call 'home' and create lasting memories for your family. Introducing 'Hyndava MNK Heights'.







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THE NEXT LEVEL OF  
*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.



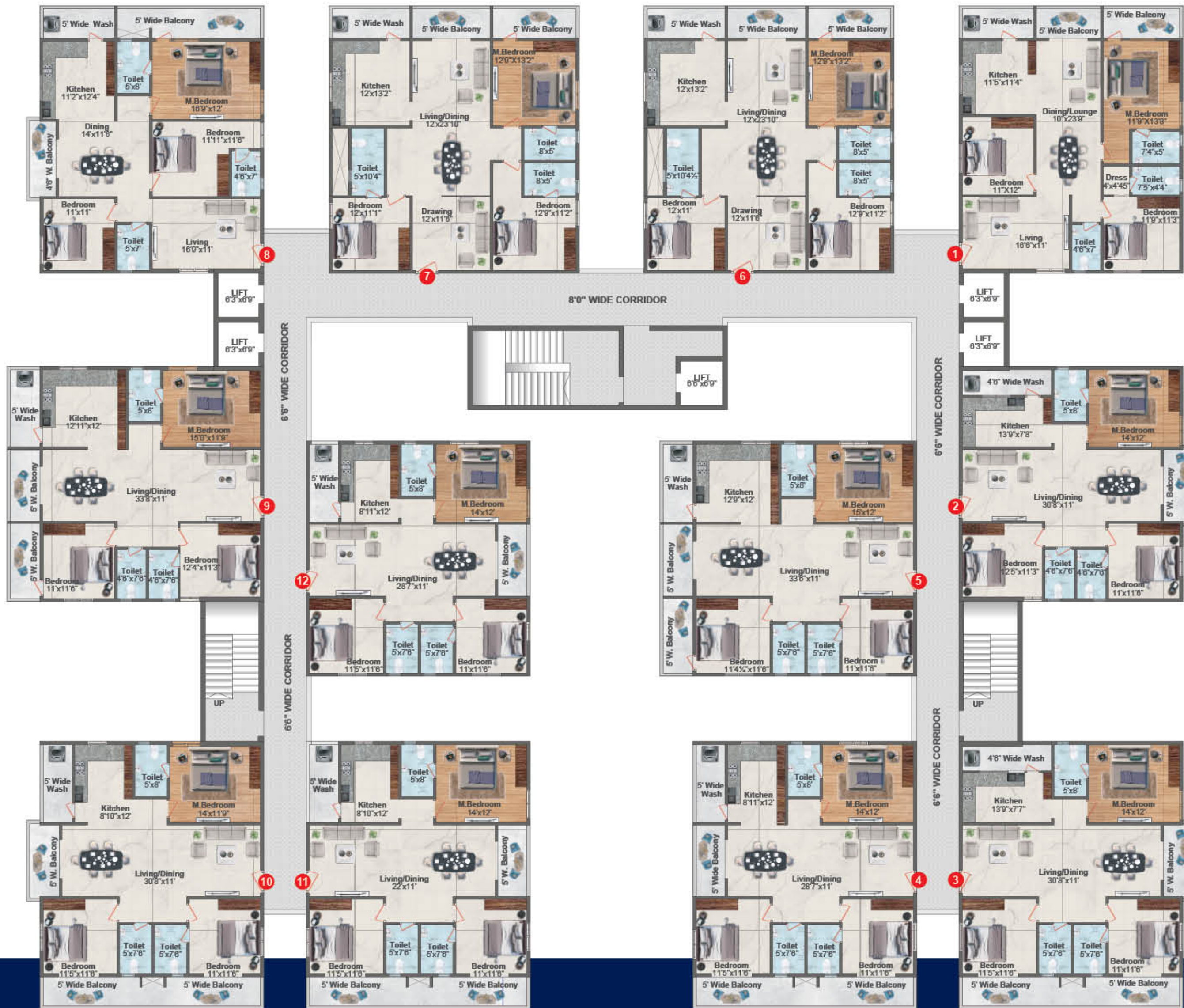
# SITE MASTER LAYOUT



## 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





# BLOCK - A, B & F TYPICAL FLOOR PLAN



Flat No.	1	2	3	4	5	6	7	8	9	10	11	12
Unit	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	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 & F



- Kitchen - 11'5" x 11'4"
- Wash Area - 5' Wide
- M. Bedroom - 11'9" x 13'8"
- M. Balcony - 5' Wide
- M. Toilet - 7'4" x 5'
- Dining/Lounge - 10' x 23'9"
- Balcony - 5' Wide
- Ch. Bedroom - 11'9" x 11'3"
- Ch. Dress - 4' x 4'5"
- Ch. Toilet - 7'5" x 4'4"
- G. Bedroom - 11' x 12'
- Living - 16'6" x 11'
- Toilet - 4'6" x 7'

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

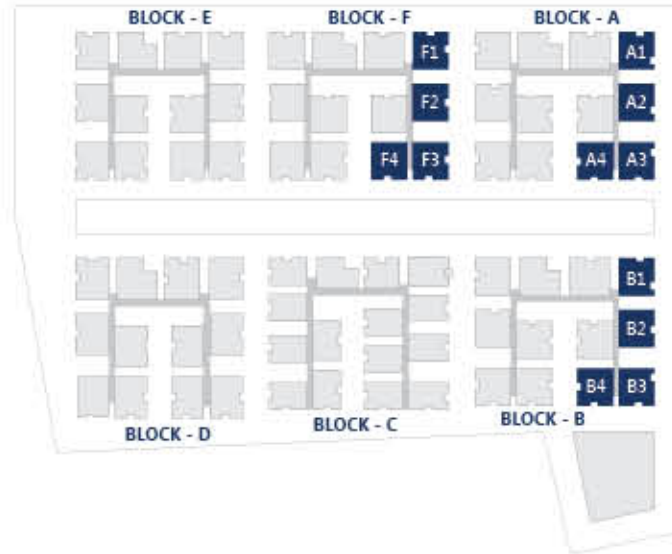


BLOCK - A,B & F



- Kitchen - 13'9" x 7'8"
- Wash Area - 4'6" Wide
- M. Bedroom - 14' x 12'
- M. Toilet - 5' x 8'
- Living/Dining - 30'8" x 11'
- Balcony - 5' Wide
- Ch. Bedroom - 11' x 11'6"
- Ch. Toilet - 4'6" x 7'6"
- Ch. Balcony - 5' Wide
- G. Bedroom - 12'5" x 11'3"
- Toilet - 4'6" x 7'6"

Type: 3 BHK-East  
 Unit No: A,B & F - 02  
 Area: 1635 Sft.



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WHERE GOOD TURNS INTO  
*Great*

BLOCK - A,B & F



- Kitchen - 13'9" x 7'7"
- Wash Area - 4'6" Wide
- M. Bedroom - 14' x 12'
- M. Toilet - 5'x8'
- 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"

Type: 3 BHK-East  
 Unit No: A,B & F - 03  
 Area: 1855 Sft.



BLOCK - A,B & F



- Kitchen - 8'11" x 12'
- Wash Area - 5' Wide
- M. Bedroom - 14' x 12'
- M. Toilet - 5'x8'
- Living/Dining - 28'7"X11'
- 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"

Type: 3 BHK-West  
 Unit No: A,B & F - 04  
 Area: 1820 Sft.







BLOCK - A,B & F 

- Kitchen - 12'9" x 12'
- Wash Area - 5' Wide
- M. Bedroom - 15' x 12'
- M. Toilet - 5' x 8'
- Living/Dining - 33'6" x 11'
- Living Balcony - 5' Wide
- Ch. Bedroom - 11' x 11'6"
- Ch. Toilet - 5' x 7'6"
- G. Bedroom - 11'4 1/2" x 11'6"
- G. Toilet - 5' x 7'6"

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



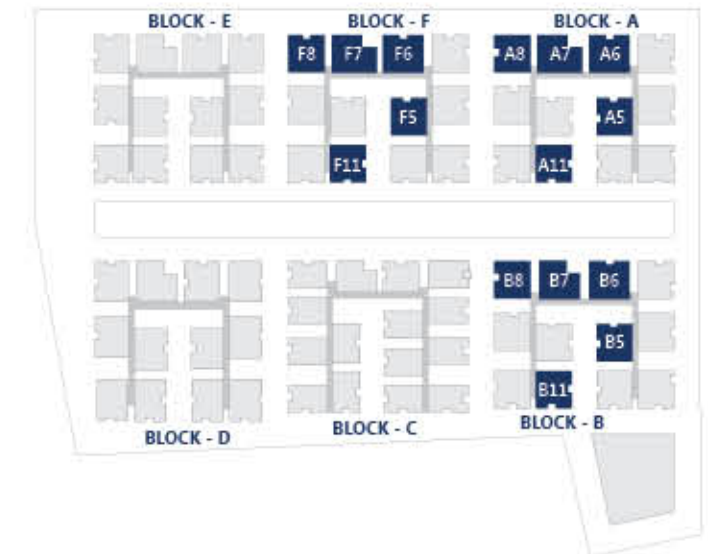
BLOCK - A,B & F 

- Kitchen - 12' x 13'2"
- Wash Area - 5' Wide
- M. Bedroom - 12'9" x 13'2"
- M. Balcony - 5' Wide
- M. Toilet - 8' x 5'
- 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  
 Unit No: A,B & F-06 & 07  
 Area: 2035 Sft.

WHERE A HOUSE TURNS INTO  
*Home*

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BLOCK - A,B & F 

- Kitchen - 11'2" x 12'4"
- Wash Area - 5' Wide
- M. Bedroom - 16'9" x 12'
- M. Balcony - 5' Wide
- M. Toilet - 5' x 8'
- Dining - 14' x 11'6"
- Living - 16'9" x 11'
- Ch. Bedroom - 11'11" x 11'6"
- Ch. Toilet - 4'6" x 7'
- G. Bedroom - 11' x 11'
- G. Toilet - 5' x 7'

Type: 3 BHK-West  
 Unit No: A,B & F-08  
 Area: 1855 Sft.

BLOCK - A,B & F 

- Kitchen - 8'10" x 12'
- Wash 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"
- Balcony - 5' Wide

Type: 3 BHK-East  
 Unit No: A,B & F-11  
 Area: 1820 Sft.





ONE STEP TO NATURE'S  
*Embrace*

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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 Flats  
2 & 3 BHK Flats

**1220-2035** Sft.  
Flat Sizes

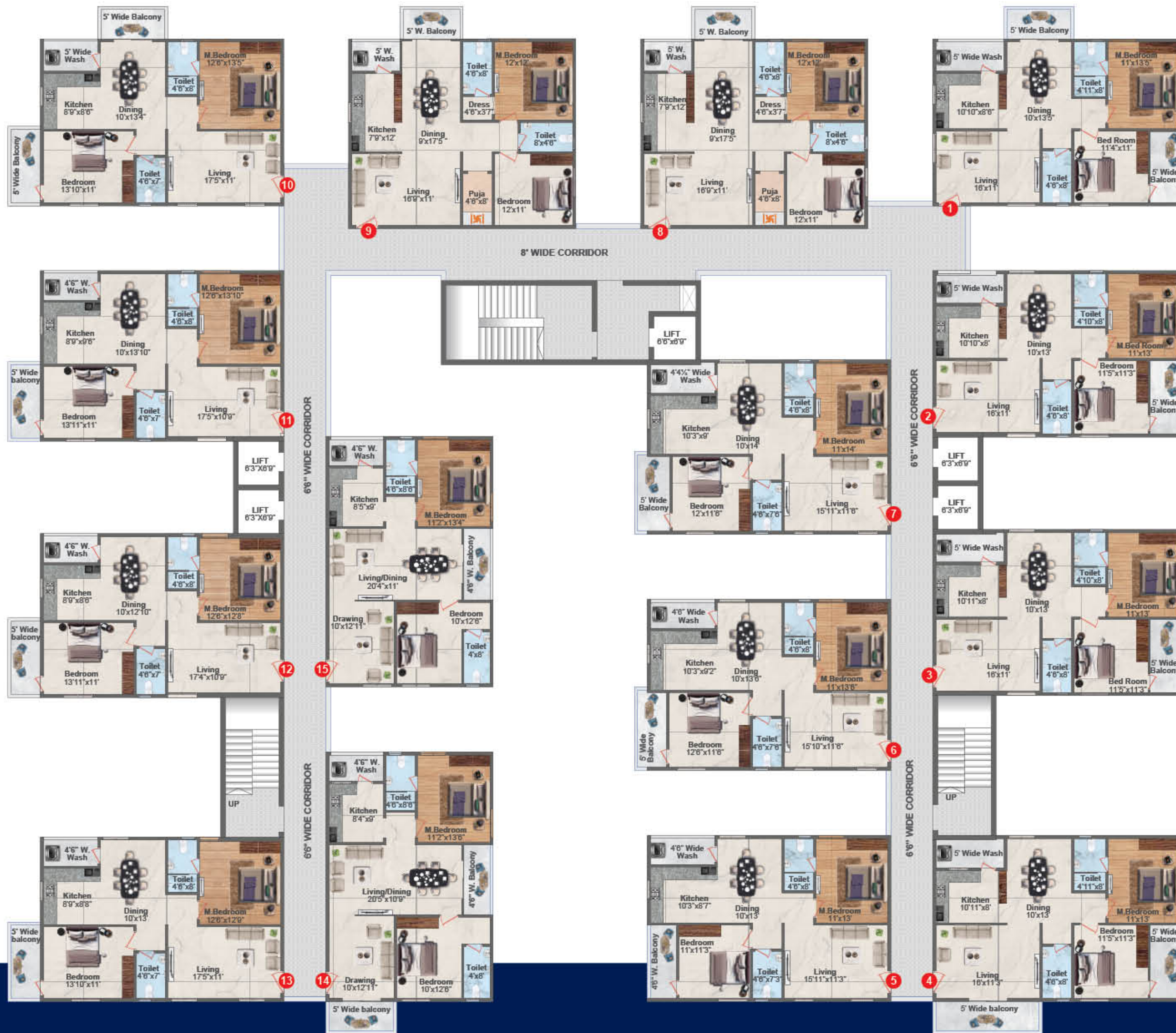
**29,000** Sft.  
Exclusive  
Clubhouse

**2 Level** parking  
there is no vehicle movement  
on the ground level.

**1800** 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	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	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 - 5' Wide
- M. Bedroom - 11' x 13'
- M. Toilet - 4'10" x 8'
- Dining - 10' x 13'
- G. Bedroom - 11'5" x 11'3"
- G. Toilet - 4'6" x 8'
- Living - 16' x 11'
- Balcony - 5' Wide

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

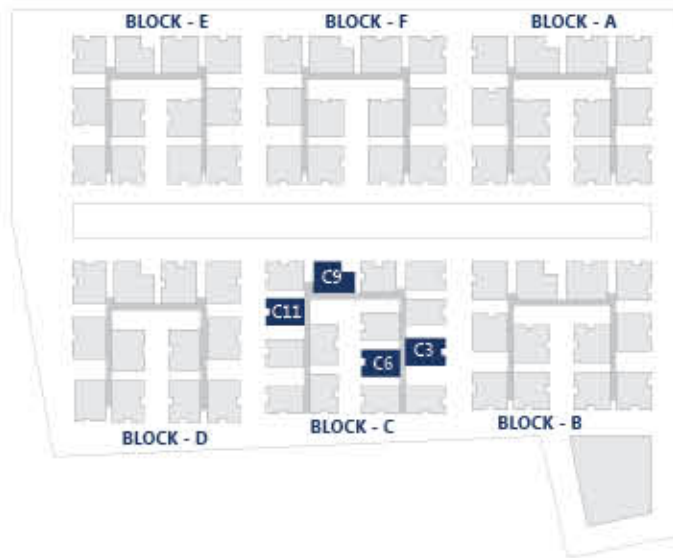


BLOCK - C



- Kitchen - 10'3" x 9'2"
- Wash Area - 4'6" Wide
- M. Bedroom - 11' x 13'6"
- M. Toilet - 4'6" x 8'
- Dining - 10' x 13'6"
- G. Bedroom - 12'6" x 11'6"
- G. Toilet - 4'6" x 7'6"
- Living - 15'10" x 11'6"
- Balcony - 5' Wide

Type: 2 BHK-West  
 Unit No: C-06  
 Area: 1300 Sft.



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FIND YOUR  
*Happiness*

BLOCK - C



- Kitchen - 7'9" x 12'
- Wash Area - 5' Wide
- M. Bedroom - 12' x 12'
- M. Toilet - 4'6" x 8'
- Dress - 4'6" x 3'7"
- Dining - 9' x 17'5"
- Balcony - 5' Wide
- G. Bedroom - 12' x 11'
- G. Toilet - 8' x 4'6"
- Living - 16'9" x 11'
- Puja - 4'6" x 8'
- Balcony - 5' Wide

Type: 2 BHK-North  
 Unit No: C-08 & 09  
 Area: 1375 Sft.



BLOCK - C



- Kitchen - 8'9" x 9'6"
- Wash Area - 4'6" Wide
- M. Bedroom - 12'6" x 13'10"
- M. Toilet - 4'6" x 8'
- Dining - 10' x 13'10"
- Balcony - 5' Wide
- G. Bedroom - 13'11" x 11'
- G. Toilet - 4'6" x 7'
- Living - 17'5" x 10'9"

Type: 2 BHK-West  
 Unit No: C-11  
 Area: 1340 Sft.





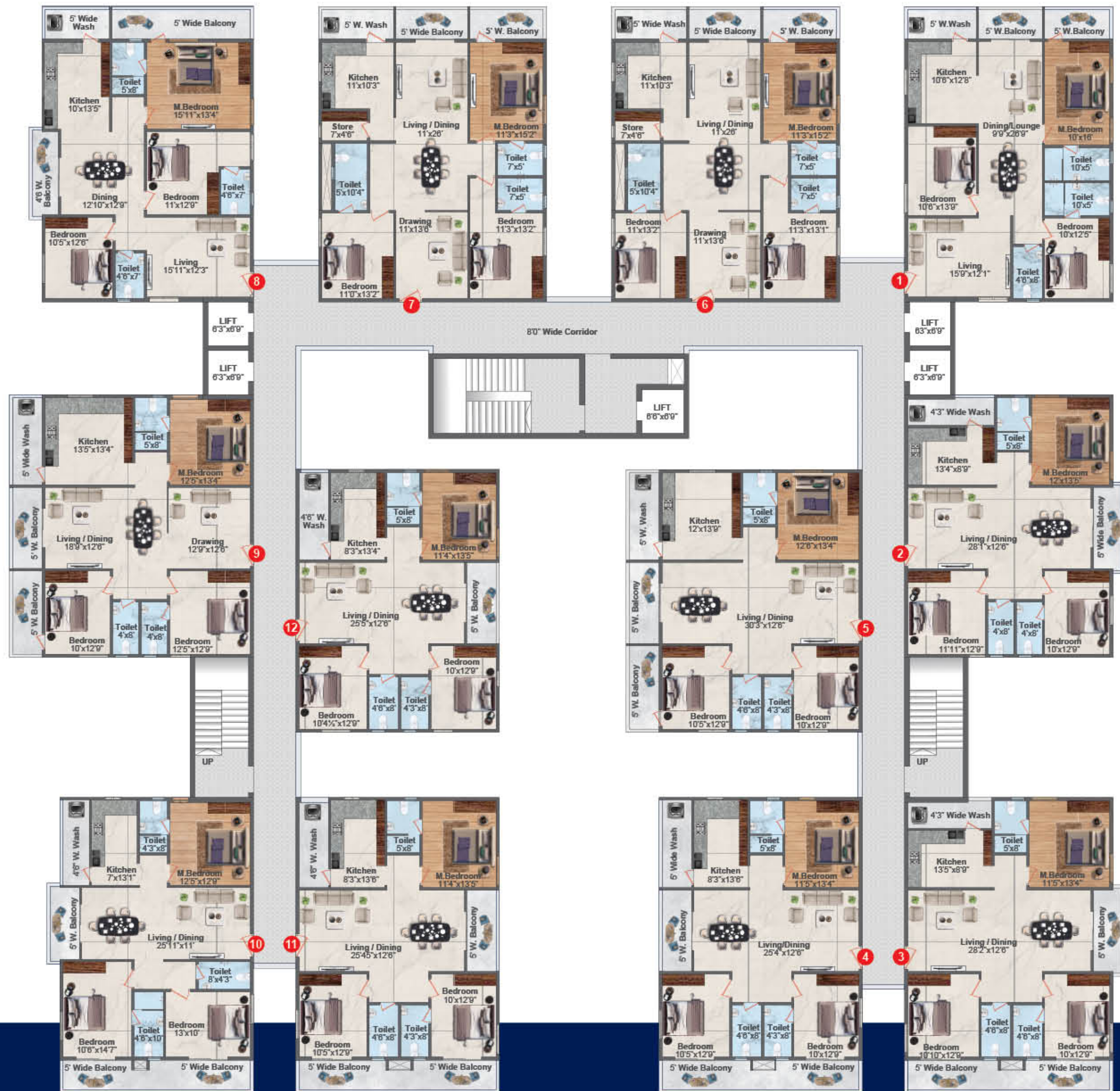


  
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ELEVATE YOUR  
*lifestyle*

Indulge in the pleasure of resort-like living, with fitness centers equipped with cutting-edge equipment, inviting outdoor spaces that provide a serene escape, and communal areas designed for socializing and relaxation.





# BLOCK - D TYPICAL FLOOR PLAN



Flat No.	1	2	3	4	5	6	7	8	9	10	11	12
Unit	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	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





Flat No.	1	2	3	4	5	6	7	8	9	10	11	12
Unit	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	3 BHK	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



BLOCK - A,B & F



- Kitchen - 8'11" x 12'
- Wash Area - 5' Wide
- M. Bedroom - 14' x 12'
- M. Toilet - 5' x 8'
- Living/Dining - 28'7" 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"



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

BLOCK - D



- Kitchen - 11' x 10'3"
- Wash Area - 5' Wide
- M. Bedroom - 11'3" x 15'2"
- M. Toilet - 7' x 5'
- Living/Dining - 11' x 26'
- Store Room - 7' x 4'6"
- Balcony - 5' Wide
- G. Bedroom - 11' x 13'2"
- G. Toilet - 5' x 10'4"
- Drawing - 11' x 13'6"
- Ch. Bedroom - 11'3" x 13'2"
- Ch. Toilet - 7' x 5'



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

FOR YOUR  
*Enjoyment*

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BLOCK - E



- Kitchen - 11' x 13'
- Wash Area - 4'6" Wide
- M. Bedroom - 11'9" x 13'
- M. Toilet - 7' x 5'
- Living/Dining - 11' x 23'9"
- Drawing - 11' x 11'6"
- Ch. Bedroom - 11'9" x 11'2"
- Ch. Toilet - 7' x 5'
- G. Bedroom - 11' x 11'2"
- Toilet - 10'5" x 5'



Type: 3 BHK-North  
Unit No: E - 06 & 07  
Area: 1875 Sft.

BLOCK - E



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



Type: 3 BHK-East  
Unit No: E - 11  
Area: 1545 Sft.





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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.



29,000 sft. Club Elite  
*Amenities*



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Club  
Elite



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TO MAKE EVERYDAY  
*Perfect*

Experience luxury beyond compare with our exclusive residences, bringing extravagance to your doorstep! Delve into 29,000 sq. ft. 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.



# Amenities & Project Highlights

- Sand Pit
- Children's Play Area
- Interactive Seating Zone
- Pet Area
- Banquet Lawn
- Kids Activity Zone
- Children Waiting Bay/ Amphitheater
- Outdoor Seating Lounge
- Congregation Area
- EV Charging Station
- Badminton Court
- Adult Swimming Pool
- Kids' Swimming Pool
- Walking/Jogging Track
- Grand Entrance Plaza
- Outdoor Gym
- Outdoor Yoga Center
- Gazebos
- Beautifully Planned Landscapes
- STP Plant
- Rainwater Harvesting Pits
- Water Softening Plant
- Solar Fencing
- CCTV Surveillance
- 24x7 Security
- State-of-the-art Clubhouse With Modern Facilities
- Individual Water Meters For Each Flat
- Guest lounge
- Coffee shop
- Maintenance Office
- Reception & Waiting Lounge
- Clinic & Pharmacy
- Guest rooms
- Crèche
- Indoor Games
- Super Market



## 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 / Salon
- \* Table Tennis
- \* Pool Table
- \* Indoor Games
- \* Library & Co-working Space



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# BE YOUR *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.



  
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BEGIN YOUR *Story*



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**1800** Sft. Exclusive Entrance  
Lounge for Every Block



Swimming Pool

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# SPECIFICATIONS



## 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 and jointing mortar.



## WALL FINISHES :

Internal :  
Smooth plastered surface treated with Birla wall care/JK putty and painted with emulsion of Asian/Berger or equivalent make.

External :  
Texture/ Wall care surface with weather proof paint of Asian/Berger or equivalent 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.

Balconies :  
Glazed vitrified tiles of reputed make(Wooden Finish).

Staircase :

Natural Stone.

Corridors :

Vitrified tiles of Somany/ Kajaria or equivalent make.



## TILE DADOING :

Kitchen :  
Digital glazed ceramic tile dado upto 2" height above kitchen platform of Somany/ Kajaria or equivalent make.

Toilet :  
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.

## BRANDS WE USE




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# DETAILED Perfection



## 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 & geysers.



## PARKING :

Adequate car parking is available.



## ELECTRICAL :

3 phase power supply for each individual flat.  
PVC piping of Sudhakar or equivalent make.  
Concealed copper wiring of Polycab /Finolex or equivalent make.

AC point for all bedrooms.

Power points for cooking range, chimney, microwave, refrigerator, mixer, grinder in kitchen.

Geyser points in toilets.

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 make.



## NOTE

1) Registration Charges, GST and any other taxes applicable as per government norms to be borne by the customers.

2) Flat will be handed over for wood work/interiors after receiving 100% payment only.





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### 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 mins
- MLR Institute of Technology - 20 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 - 5 mins
- Rush Hospital - 5 mins
- Surekha Hospital - 5 mins
- Srikara Hospital - 5 mins
- Renova Hospital - 10 mins
- GVK EMRI - 13 mins
- Harsha hospital - 10 mins
- Konark Hospital - 13 mins



### RECREATION

- Dholari-Dhani - 7 mins
- Cine Planet Multiplex - 5 mins
- TNR Mall and Multiplex - 15 mins
- Aalankrita Resort - 20 mins
- Kandlakoya Oxygen Park - 20 mins

- Near by MMTS Station Gundlapochampally & Suchitra - 15 mins
- Jubilee Bus Station (JBS) - 25 mins
- Secunderabad Railway Station - 35 mins
- Rajiv Gandhi International Airport - 60 mins

ONE STEP AHEAD TO  
*Everything*



Scan QR for Location





Tap here for  
**WALKTHROUGH**  
[www.youtube.com/mnkconstructions](http://www.youtube.com/mnkconstructions)



Tap here for  
**WEB SITE**  
[www.mnkconstructions.com](http://www.mnkconstructions.com)



Tap here for  
**SITE LOCATION**  
 kompally, hyderabad



A Project By



**MNK CONSTRUCTIONS (P) LTD.**

#3-220 to 222 / PP / 202, Pragati Pride, Phase - II,  
 Kavuri Hills, Jubilee Hills (P.O), Hyderabad, Telangana.

Site Address:



Sy. No.s 119, 149a & 150c,  
 Kompally Municipality, Medchal  
 Malkajgiri District, Telangana- 500 014.

Architects & Engineers:



Bhavana Enclave, Vllth Phase,  
 KPHB Colony, Hyderabad

3D Renders, Design & Branding:



Raja Vilas, Behind Bheemas,  
 Manikonda, Hyderabad.

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