

A HOME THAT TAKES YOU SOARING HIGH

PREMIUM GATED COMMUNITY @ VIJAYAWADA



www.mbmrealestate.in

RERA No. P06180042242



A LIFESTYLE THAT PAMPERS YOUR **BODY, MIND AND SOUL.**

The image features a minimalist design with a white background. In the bottom right corner, there are several overlapping, wavy, golden-brown lines that create a sense of movement and depth. The text is centered horizontally and reads "A LIFESTYLE THAT PAMPERS YOUR BODY, MIND AND SOUL." The words "BODY, MIND AND SOUL" are in a bold, uppercase font, while the rest of the text is in a regular, uppercase font.



A REFLECTION OF YOUR BEAUTIFUL DREAM



MBMR

VIHA



an artistic rendering of MBMR viha terrace pool view

A CELEBRATION OF SPARKLING MOMENTS



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A FASCINATING OUTDOOR FOR REJUVENATING LIFE





A TRIBUTE TO DESIGN AND ARCHITECTURE





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an artistic rendering of MBMR viha entrance gate view

LU LU RY

A NEW LANDMARK ON THE CITYSCAPE

Vijayawada is all set for a future-ready lifestyle. MBMR Viha is a super-premium address that offers a spread of 373 spacious apartments across 5 majestic towers. Feature-packed and full of leisure amenities and sports facilities, this is a home that elevates you to the next level of luxury.



RIHA SOP DY

A RHAPSODY OF GREEN AND BLUE

Standing tall and stylish, MBRM Viha is the highest standard of community living. Within the securely enclosed grounds are all the comforts you have dreamt of. The area is tree-lined with broad roads adjacent to the property.

Just beside the gated complex is a sparkling water body. This is where modernity and nature blend.



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an artistic rendering of MBRM viha elevation views

“THE RESIDENCES ARE DESIGNED FOR HAPPINESS. THE FOCUS IS ON GIVING RESIDENTS AN EXPERIENCE OF LUXURY, NATURE, CONNECTIVITY AND CONVENIENCE IN A FAIRYTALE SETTING.”

- 4.79 ACRES
- LAVISH & INDEPENDENT CLUB HOUSE
- 5 TOWERS
- 70% OPEN SPACES
- 373 UNITS
- MORE THAN 25% HOUSES FACING GREENERY
- APCRDA APPROVED
- TERRACE SWIMMING POOL WITH SEATING DECK
- OVERHANG BALCONIES
- GROUND + 10 FLOORS
- CLINIC & PHARMACY PROVISIONS
- 2,3&4 BHK FLATS
- 100% VAASTU
- ACCESS RAMPS AT ALL THE ENTRANTS FOR DISABLE FRIENDLY

- SAFETY & SECURITY
 - 24/7 SECURITY SERVICES
 - CCTV SURVEILLANCE
 - SOLAR FENCING
- 2/3 COVERED CAR PARKING'S PER FLAT
- WALKING AND JOGGING AREAS
- OUT DOOR SPORTS & ACTIVITIES
- JOGGING TRACK
- TENNIS COURT
- CRICKET NET
- CHILDREN'S PLAY AREAS
- STP PROVIDED FOR LANDSCAPING PURPOSE
- 100% POWER BACK UP
- PROJECT FEATURES
 - ELDERS SEATING ZONES
 - TEMPERATURE CONTROLLED
- DOMESTIC WATER AVAILABLE
- EXCEPT AC'S AND GEYSERS
- TERRACE POOL WITH SEATING DECK
- WATER SOFTENING PLANT



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an artistic rendering of MBRM viha clubhouse view



CLUBHOUSE

A SPECTRUM OF COMPLETE RELAXATION

The enchanting clubhouse at the centre of the property is accessible to all residents in the towers of MBRM Viha. The smart architecture is matched by the facilities within. From gymming to swimming, indoor games to kid zones, meeting or partying, the Clubhouse has dedicated spaces for everyone of all ages.





CLUB HOUSE

- DOUBLE HEIGHTED RECEPTION & LOUNGE
- FAMILY SWIMMING POOL
- KIDS POOL
- POOLSIDE SEATING DECK
- COFFEE SHOP
- MULTIPURPOSE HALL
- EQUIPPED GYM
- MEDITATION/YOGA HALL
- LIBRARY
- OUTDOOR SEATING DECK

PROVISION FOR



SUPER MARKET



CLINIC



UNI SEX SALOON & SPA



MBMR
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SPORTS



SKATING RINK

BASKET BALL COURT



JOGGING TRACK

AMPHITHEATER



A PERFECT VENUE FOR YOUR WINNING STREAK

We understand how important it is to be physically fit and match-ready. So we have a well-equipped sports zone at your fingertips where you can play badminton or basketball, tennis or cricket. There is enough open space for children to skate and cycle as well.



an artistic rendering of MBMR viha sport zone view



an artistic rendering of MBMR viha walking track view



an artistic rendering of MBMR viha seating zone view

Social

A LANDSCAPE BLESSED BY NATURE

Community living is best experienced when you stay amongst like-minded people. For the children and elderly parents, the social spaces at MBMR Viha are a blessing. There are shaded seats where residents can catch up with each other, green lawns for family picnics and tree-lined walkways for chatting while strolling.



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LEGEND

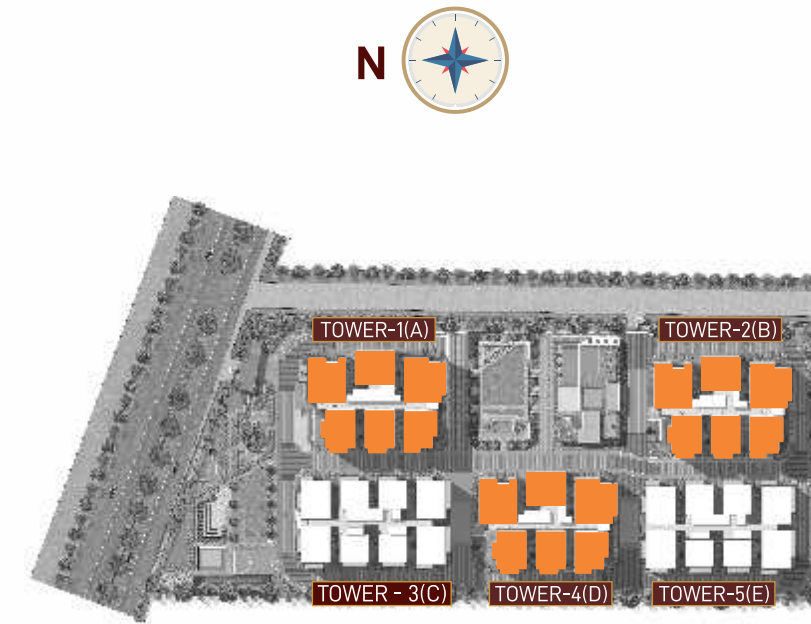
- | | | |
|--------------------------|----------------------------|-----------------------|
| 1 Entrance Gate Way | 5 Entrance Water Features | 9 Stage |
| 2 Security Cabin | 6 Pathway | 10 Clubhouse |
| 3 Jogging Track | 7 Seating Alcoves | 11 Seating Zone |
| 4 Driveway | 8 Multipurpose Lawn | 12 Badminton Court |
| 13 Half Basketball Court | 17 Children's Play Area | 21 Transformer Yard |
| 14 Box Cricket | 18 Amphitheater | 22 Connecting Pathway |
| 15 Lawn | 19 Skating Rink | 23 Water Features |
| 16 Elderly Seating | 20 Outdoor Fitness Station | |



MASTER PLAN



TOWER-1 (A), 2 (B), 4 (D)



area statement (areas in sft.)

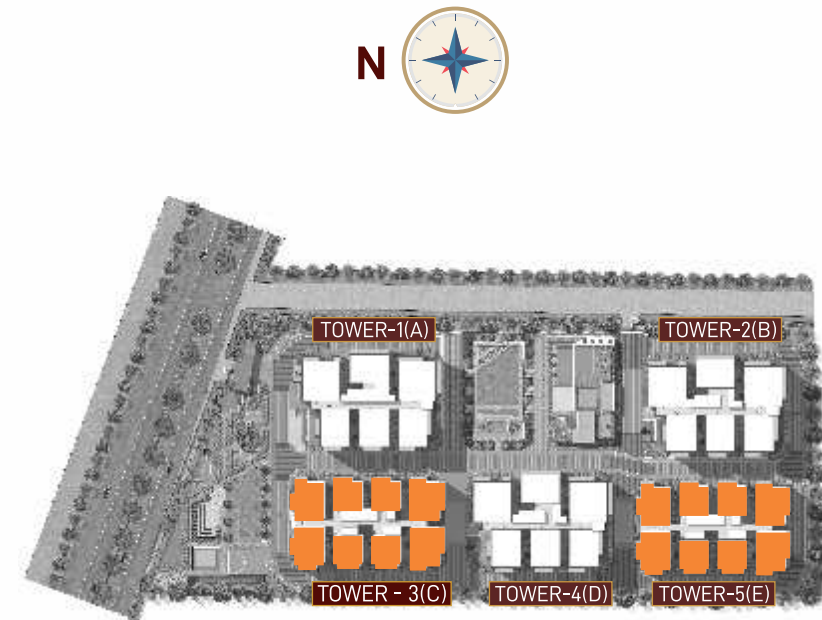
Flat No.	Type	Carpet	Outer Wall	Balcony	Common	SBA
1	4BHK	1695	125	350	651	2821
2	3BHK	1239	110	212	468	2030
3	3BHK	1740	128	334	661	2863
4	3BHK	1238	109	227	472	2047
5	3BHK	1205	104	155	439	1904
6	3BHK	1205	104	243	466	2018

TYPICAL FLOOR PLAN



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TOWER-3 (C), 5 (E)



area statement (areas in sft.)

Flat No.	Type	Carpet	Outer Wall	Balcony	Common	SBA
1	3BHK	1226	105	211	463	2007
2	2BHK	888	95	156	342	1481
3	2BHK	888	95	156	342	1481
4	3BHK	1273	111	235	486	2105
5	3BHK	1273	111	230	484	2098
6	2BHK	854	87	171	334	1447
7	2BHK	854	87	171	334	1447
8	3BHK	1205	104	243	466	2018

TYPICAL FLOOR PLAN



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an artistic rendering of MBR viha shuttle court view



A COMMUNITY THAT NURTURES EVERYDAY JOYS

The design, space planning, landscaping and infrastructure management are of the finest quality. For residents, this is an invitation to effortless living. The apartments are filled with breeze and sunshine. The grounds are fully secure, without any parking problems. This picture-perfect address will match your stature.



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SPECIFICATIONS

STRUCTURE

R.C.C framed structure to withstand wind & seismic loads

SUPER STRUCTURE

Walls Red Brick Masonary work 9" for External Walls & 4.5" for Internal Walls

PLASTERING

Internal : 2 Coats of smooth cement plastering in CM 1:6 For Walls & Ceiling

External : 2 Coats of Smooth Cement Plastering in CM 1:6 External walls

PAINTING

External : Textured finish and two coats of exterior Emulsion paint of reputed make.

Internal : Smooth Putty finish with 2 coats of premium Acrylic Emulsion paint of reputed make over a coat of Primer.

DOORS, WINDOWS & RAILINGS

Main Door : Manufactured Teak Veneered door frame & shutter finished with good quality Melamine Polish with Hardware of reputed make.

Internal Doors : Manufactured Hard Wood frame & Laminate shutter with Hardware of reputed make.

Utility Doors : UPVC door frame of reputed profile sections with combination of float glass with laminated MDF panel

French Doors : UPVC door frame of reputed profile sections with Float Glass paneled shutters and designer hardware of reputed make with provision for mosquito mesh (mesh & fixing shall be at extra cost)

Windows : UPVC Window of reputed profile sections with float glass with suitable finishes as per design with provision for mosquito mesh track (Provision of track for mosquito mesh will be as per window type and feasibility, Mosquito mesh & installation for windows shall be at extra cost)

Grills for Windows : Aesthetically designed, mild steel(M.S) window grills with enamel paint finish for all windows. (Grills shall be provided at extra cost)

Balcony Railings : Designed MS railing in enamel paint finish of reputed make.

FLOORING

Drawing, Living, Dining, Pooja : 800 x 800 mm size double charged vitrified tiles of reputed make.

All bedrooms & Kitchen : 800 x 800 mm size double charged vitrified tiles of reputed make.

Entrance Lounge : Granite/Marble flooring with designer false ceiling

Toilets : Anti-skid ceramic tiles of reputed make.

Corridors : Double charged vitrified tiles of reputed make

All balconies : Rustic ceramic tiles of reputed make

Utility : Anti-skid ceramic tiles of reputed make Stair Case Tandoor/Kota stone

TILE CLADDING

Dadoing in Kitchen : Glazed Ceramic tiles dado upto 2' height above kitchen platform of reputed make over (shall be provided at extra cost)

Bathrooms : Glazed / Matt ceramic tiles dado upto 7" height of reputed make

Utility : Glazed / Mat ceramic tiles dado upto 3' height of reputed make

KITCHEN

Counter : Granite platform with Stainless Steel sink, CP fittings with 2'0 height ceramic tile Dado over Granite counter top (items mentioned here are optional at extra cost to customer)

Water provision : Borewell water with Softener finish

Other Accessories : Provision for fixing of water purifier, exhaust fan or chimney.

PLUMBING

C.P. & Only Wash Basin

SANITARY FIXTURES

- EWC with concealed flush tank of reputed make.
- Single lever fixtures with wall mixer cum shower of reputed make
- All Sanitary fittings are of reputed make
- All C.P fittings are of reputed make.
- Provision for Washing machine in Utility
- Provisions for Geysers in all Toilets

ELECTRICAL FIXTURES

Electrical Fixtures :

- Power Points for Geysers / Exhaust fans in all Toilets
- Cooper piping for air conditioning units for all flats (at Extra Cost)
- Power outlets for air conditioners in all bed rooms & Drawing & living room.
- Plug points for TV & audio systems, etc.
- 3 phase supply for each unit with individual meter boards
- Miniature Circuit breakers (MCB) for each distribution boards of reputed make
- Concealed PVC pipes with Copper wiring of reputed make
- Elegant Modular Electrical Switches of reputed make
- Kitchen/Utility Area : Power plug for cooking range Chimney, Refrigerator, Microwave Ovens, Mixer/Grinders in kitchen, Washing machine & Dish washer in utility area

TELECOMMUNICATIONS : Telephone points in Master bedroom & drawing room.

CABLE TV & INTERCOM : All the units connecting the Security.

INTERNET : Provision for Cable/DTH connection in master bed room & living / drawing room.

- One internet connection provision in Master bedroom.
- One broadband / Wi-Fi internet connection provision in living/drawing

ELEVATORS

- Passenger Lifts : High speed automatic passenger lifts with rescue device & V3F of reputed make
- Entrance with Granite/Marble/Tile cladding.
- Fire/Service Lifts : High speed automatic passenger cum service lift per block with rescue device & V3F of reputed make
- Entrance with Granite/Marble/Tile Cladding.
- WSP & STP : Domestic water made available through an exclusive water softening plant (Not R.O plant)
- STP : A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for landscaping and flushing purposes.
- Rain Water Harvesting : Rain water harvesting at regular intervals provided for recharging, ground water levels as per the norms

WATER METERS

Water meters for each unit for Domestic & Municipal water.

CAR PARKING

4BHK - 3 BHK - 2 BHK : 3 Car Parking - 2 Car Parking - 1 Car Parking Cars/ 2 Wheeler Parking shall be at Basements 1 & 2 levels

PARKING MANAGEMENT

Entire parking is well designed to suit the number of car parks provided Parking signage's and equipment at required places to ease the traffic flow

E V - CHARGING POINTS

Charging point for Electric Vehicles shall be provided at designated points as per Vendor

CAR WASHING FACILITY

Car Wash facility will be provided in the parking floor level at designated area.

POWER BACKUP

100% DG set backup with acoustic enclosure & A.M.F

SECURITY/ BMS

- Sophisticated round the clock security/ surveillance system
- Surveillance cameras at the main security and entrance of each block to monitor
- Panic button and intercom is provided in the lifts connected to the security room
- Solar Power fencing all around the compound.

CENTRALIZED BILLING

Billing shall be done for consumption of electricity, water & LPG with prepaid meters system.

FIRE & SAFETY

- Fire Hydrant and fire sprinkler system in all floors and basements
- Fire alarm and public Address System in all floors and parking areas
- Control panel will be kept at main security.

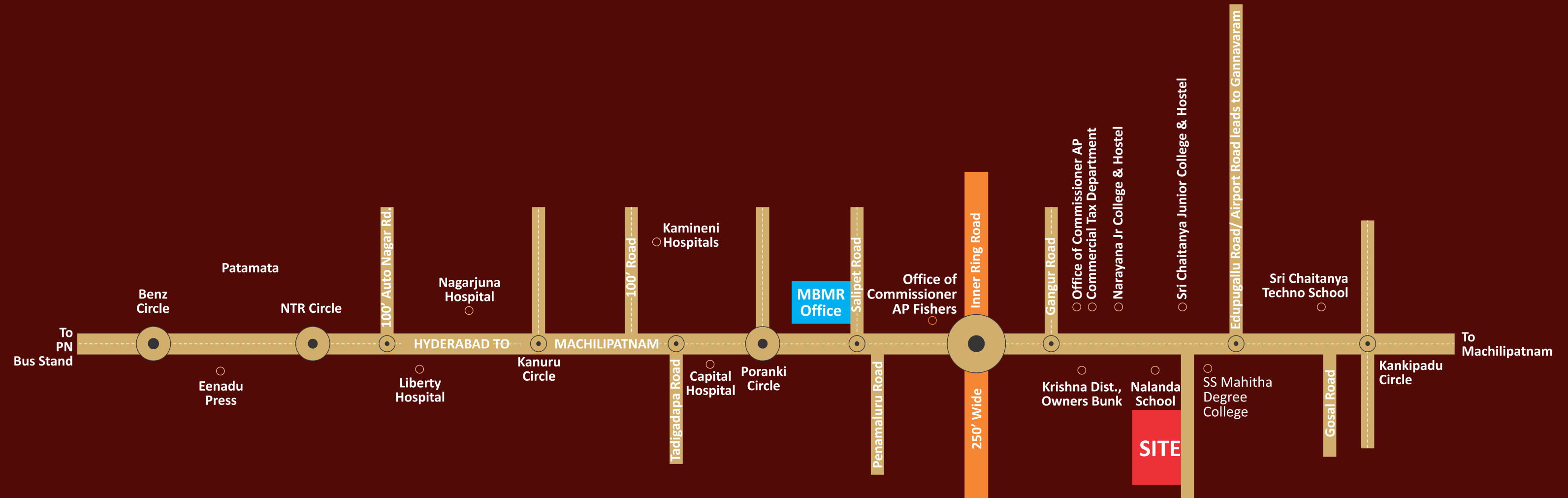
GARBAGE CHUTE

Provision of garbage chute in all towers and connected to all floors

SOLAR POWER

50 KW Solar Power shall be provided and shall be connected to common area grid for optimization of common area power consumption.

LOCATION PLAN



A NEIGHBOURHOOD DESIGNED FOR GOOD LIVING

Vijayawada is growing by leaps and bounds. The location of MBMR Viha is definitely one of the best in the city, thanks to its serenity, greenery and connectivity. Upscale residential complexes are rising all around, and you have quick access to schools, markets, hospitals and all important hubs of the city.



LOCATION QR CODE

CLOSE TO

EDUCATIONAL INSTITUTES

- NALANDA VIDYA NIKETHAN - 1MINS.
- SRI CHAITANYA JR. KALASALA - 3MINS.
- DHANEKULA INST. OF ENG. & TECH. - 3MINS.
- SRI CHAITANYA TECHNO SCHOOL - 5MIS.
- VR SIDDARTHA ENGINEERING COLLEGE - 8MINS.
- SRI CHAITANYA OLYMPIAD SCHOOL - 10MINS.
- PVP SIDDARTHA INSTITUTE OF TECHNOLOGY - 10MINS.
- DELHI PUBLIC SCHOOL - 15MINS.
- NARAYANA JR COLLEGE - 15MINS.

HOSPITALS

- LV PRASAD EYE HOSPITAL - 5MINS.
- JABILLI HOSPITALS - 5MINS.
- CAPITAL HOSPITALS - 5MINS.
- KAMINENI HOSPITALS - 10MINS.
- NAGARJUNA HOSPITAL - 10MINS.
- LIBERTY HOSPITAL - 15MINS.

RESTAURANTS/ FUNCTION HALLS

- SITA RAMA GARDENS - 2MINS.
- SRI LAKSHMI NARASIMHA GARDENS - 5MINS.
- SWEET MAGIC - 10MINS.
- AHVANAM - 10MINS.
- ANNE KALYANA VEDIKA - 10MINS.

SHOPPING & ENTERTAINMENT

- CINEPOLIS - 8MINS.
- PVP SQUARE - 15MINS.
- LIFE STYLE - 15MINS.
- TIPSY TOPSY - 15MINS.
- PVR CINEMAS - 20MINS.



A RELATIONSHIP YOU CAN BUILD UPON

The MBMR Group is one of Vijayawada's most reputed builders with a track record of excellence. Known for its attention to detail, knowledge of the market and designing expertise, the company has always focussed on the needs of the customer.

Villas, highrise apartments, gated communities - the finest addresses have been crafted by the MBMR Group. The captains of this sterling real estate team are passionate about timelines and delivering world-class lifestyles to the people of Vijayawada.



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For more details

Corporate Office

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Poranki, Penmaluru Center,
Vijayawada-521137.

Site Address

RS No: 278 Part, 279/1, 2, 3 Part,
Gangur Village, Penamaluru
Mandal, Krishna District,
Vijayawada, Andhra Pradesh.

Contact

E-mail : mbmrinfra5679@gmail.in
Web : www.mbmrrealestate.in

Architects & MEP



B Design Studios
4th Floor, Gem Square,
Above HDFC Bank,
Madhapur, Hyderabad-81.
Mob : +91 9885777181

Structural Consultants



PVS STRUCTECH
Opp. Vijaya Talkies,
Kothapet, Pottur Vari Thota,
Guntur, AP-522001.

Landscape Architects



ENVISION
43, Kavuri Hills Phase 1,
Beverly hills, Kakateeya hills,
Road No. 07, Madhapur,
Hyderabad, Telangana-500081.

Parking Consultants



GMD CONSULTANT
503, Mayuresh Chambers,
Sector 11, CBD Belapur,
Navi Mumbai, Maharashtra-400614.

Structural Peer Review Consultant



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