



MONARK
WINDWAVE
THE FLOW-EVER LIFESTYLE

WHAT
MAKES
US
TRULY
FREE?

IS IT
SPACIOUSNESS
THAT WE SO
DEARLY
CRAVE



IS IT THE
TOUCH OF
NATURE THAT
WE DESIRE



IS IT THE
INDULGENCE
OF LUXURY
THAT WE
LOOK FOR



OR IS IT THE
LIBERTY TO
LIVE LIFE ON
OUR OWN
TERMS



IT'S
ALL OF
THAT
AND
YET
MORE...



TRUE FREEDOM
IS WHEN YOU
CAN FLOW
WHEREVER
YOU ARE...

TRUE FREEDOM
IS WHERE YOU
CAN FLOW-EVER...





Artist's Impression



PRESENTING



In Visakhapatnam, only a whisper away from the sea, a one-of-its-kind green living has taken shape to welcome you with a fresh new lifestyle. Monark WINDWAVE is enclosed by verdant greens and teeming with a wide range of amenities for a limited number of residents. Three visionaries have come together to create a remarkable living, that's designed for the free-flowing life that you deserve.

1.11 Acre Periphery || 2 Towers with 9 Floors
3 & 4 BHK Apartments || Curated for 81 Families





MONARK
WINDWAVE

MONARK

BUILDING BEYOND, TOGETHER.

ONE VISION. THREE MASTERMINDS.

We are Monark, an ambitious amalgamation of three esteemed industry veterans;



A construction and real-estate veteran with strong legacy and track record delivering numerous prestigious projects over 40 years. The firm transformed from a well-reputed family business into a premier real estate company known for unwavering commitment to integrity, quality, and customer satisfaction. GEV has developed over 2 million sq. ft and delivered 1000+ apartments in Andhra Pradesh.



A logistics partner that helps discover immense possibilities and alleviate supply-chain disruptions with smart technology & robust transportation solutions. Globally known for providing customized end-to-end solutions across all important sectors of transportation and logistics supported by a team of industry experts with more than five decades of shared experience.



A real-estate developer with 12+ years of experience and the philosophy that knowledge is the primary catalyst for all progress and empowering goals, pushing Khushi Realcon to be the beacon of pride that it is today. Spreading happiness since 2012, their creations bring consumers closer to their desired lifestyle. What keeps them in the hearts of their customers and partners is the integrity in their approach.

Upon this massive union, we collectively believe that a home should be the epitome of security & comfort, while defining the lifestyle of its residents. Keeping that very belief in mind, we have created thoughtfully-planned interior spaces, extensive green hangouts and plenty of lifestyle stories at Monark Windwave. With arms wide open, we welcome you to embark on your latest journey of life, a journey of finding everything in your favour for an entire eternity, with us.





THE NEIGHBOURHOOD FLOWS EVER WITH PRESTIGE AND PROSPECT

Monark Windwave is a stellar addition to the constellation of this high-spirited neighbourhood. Connected and close to the best malls, hotels, hospitals and more, this elite address will be your pin code of pride.

500 m away from Bay of Bengal
3 Major 5-Star Hotels within 400 m radius
Major Hospitals within 1.5 km radius



TRANSPORT

- Visakhapatnam Bus Stand 2.30 kms
- Visakhapatnam Railway Station 3.20 kms
- Visakhapatnam Airport 13.70 kms

SCHOOLS

- Teeny Boppers 0.50 km
- Mini Minds 0.60 km
- Visakha Valley 8.30 kms

COLLEGES

- Andhra Medical College 1.40 kms
- Andhra University 2.20 kms
- Narayana Junior College 2.40 kms
- Akash Institute 2.70 kms
- Chaitanya Junior College 2.90 kms
- GITAM 12.80 kms

HOSPITAL

- Vijaya Medical Centre 0.60 km
- Apollo & Seven Hills Hospitals 0.90 km
- OMNI RK 1.00 km
- Care Hospitals 1.50 kms

SHOPPING/HI-STREET

- Reliance Centro 2.00 kms
- Chitralaya Mall 2.10 kms
- VIP Road 2.80 kms
- CMR Central 3.30 kms

ENTERTAINMENT

- Varun Inox 0.45 km
- RK Beach 1.70 kms
- Vuda Park 4.20 kms

HOTEL

- Novotel 0.40 km
- The Gateway 0.40 km
- Welcomhotel by ITC 0.26 km
- Daspalla 1.80 kms
- The Park 3.80 kms

[CLICK HERE](#) 

FOR LOCATION



Artist's Impression

A GLANCE AT
THE DETAILS OF
YOUR HOME-TO-BE

GROUND FLOOR PLAN



LEGEND

- 1 Grand Entryway with Security Cabin
- 2 Arrival & Departure Zones with Accent Walls
- 3 Elevator Foyers for Block A and Block B
- 4 Soothing Garden for Senior Citizens with Gazebo
- 5 Scented Garden with Pavilion
- 6 Outdoor Recreation Zone
- 7 Children's Playground with Mounds
- 8 Meditation Court with Waterbody
- 9 Floral Paradise
- 10 Walking/Cycling Fitness Trail
- 11 Sacred Orchard
- 12 Surrounding Canopy of Towering Trees

*Not to Scale



TYPICAL FLOOR PLAN



UNIT TYPE	SALEABLE AREA (sq. ft)
1	3431
2	3115
3	2631
4	2375
5	2212
6	2071
7	1818
8	1978
9	2364



40' WIDE GONYALE ROAD

TERRACE PLAN



LEGEND

- 1 Swimming Pool with Panoramic Sea View
- 2 Sea Facing Garden Arena
- 3 Zen Deck with Serene Greens
- 4 Open-air Theatre and Entertainment Hub
- 5 Versatile Indoor/Outdoor Activity Pavilions
- 6 Indoor Recreational Games with Outdoor Relaxation Lounge
- 7 Multi-play Court
- 8 Open-air Party Deck
- 9 Indoor/Outdoor Fitness Arena

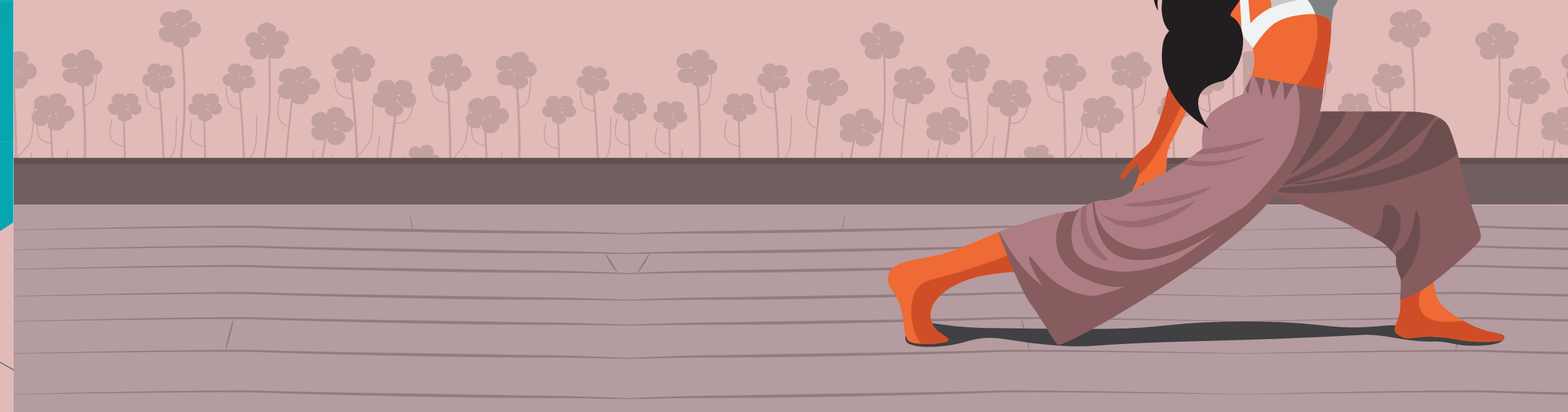


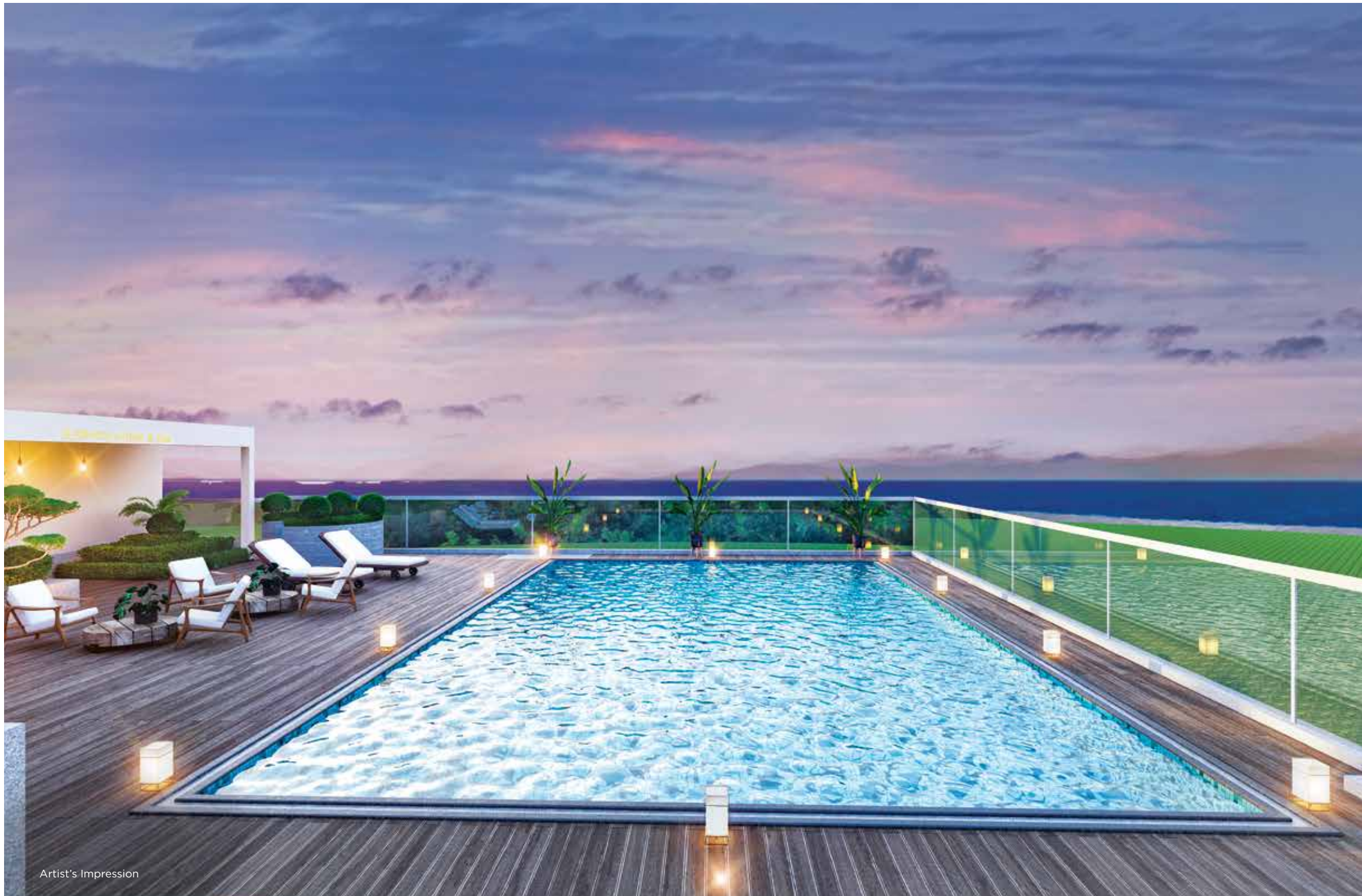
40'-0" WIDE GOKHALE ROAD



AMENITIES OVERFLOW
WITH ABUNDANCE
CATERING TO A RARE
COLLECTION OF RESIDENTS

The recreation and leisure options at Monark Windwave can be accessed at the ground level and the terrace, spaciouly put together to complement every aspect of your lifestyle. Be it garden greens for contemplation or active engagements for recreation, the diverse range will be enough to captivate you.





An immersive sea view greets you at the Swimming Pool



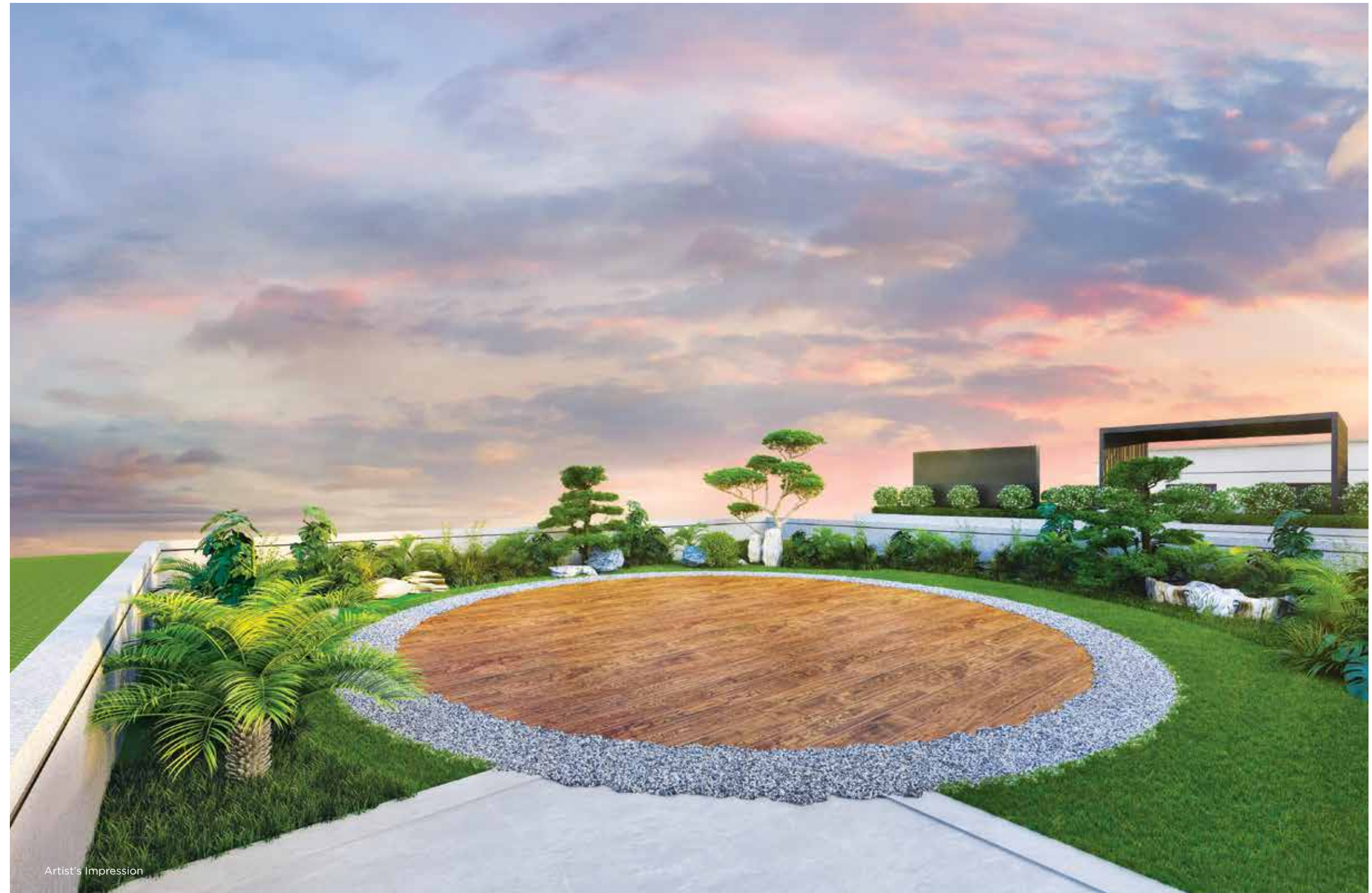
Take a leisurely stroll amid lush greens at the sea gazing Lawn





Artist's Impression

Revitalise your inner spirit
at the Gymnasium



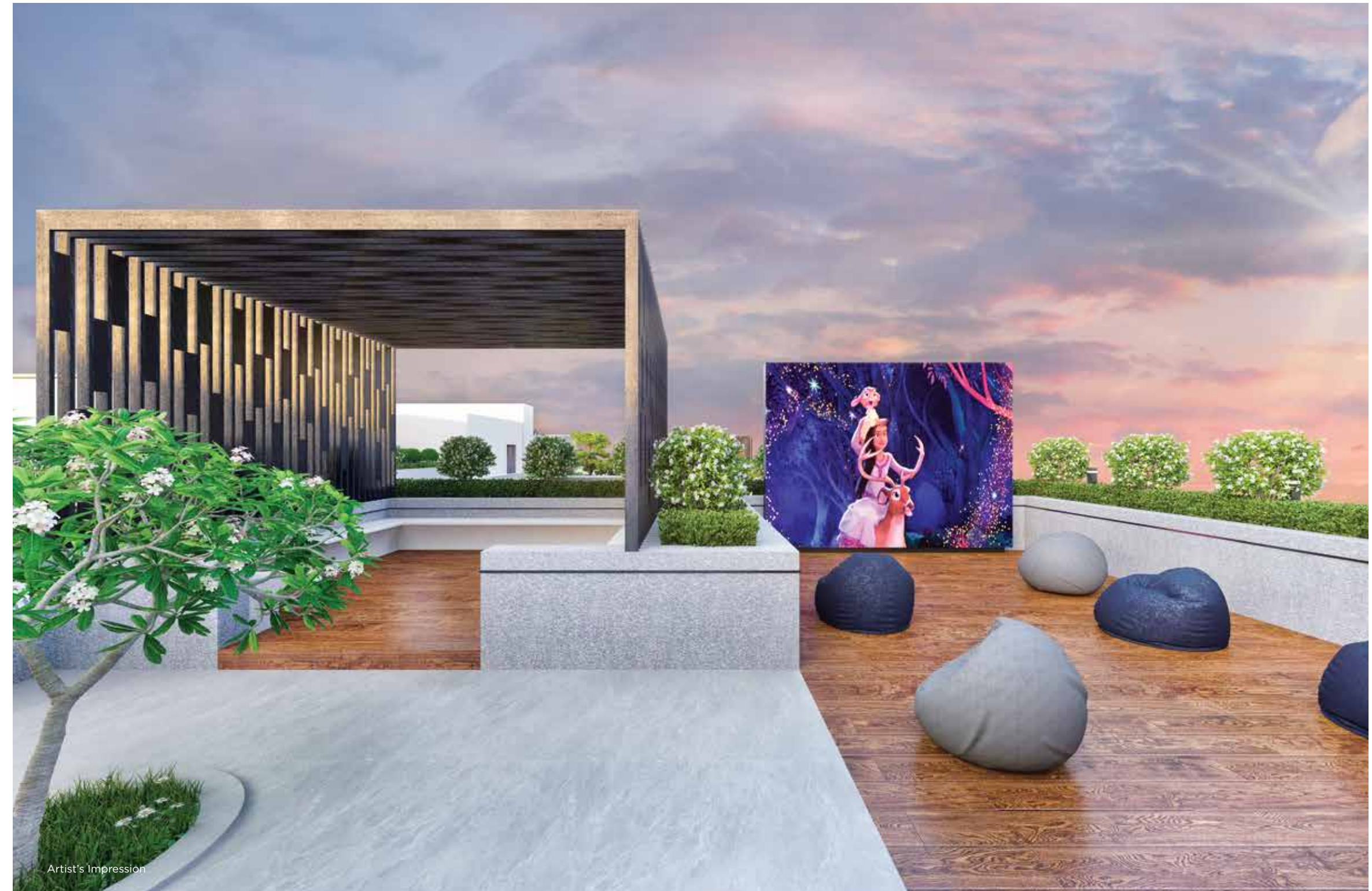
Artist's Impression

Channel your inner peace
at the Yoga Deck





Neighbours will turn to friends at the Outdoor Party Area



Immerse in the thrill of entertainment at your very own Outdoor Movie Zone





Artist's Impression

The coveted arena for all adventures is the Indoor Games Room



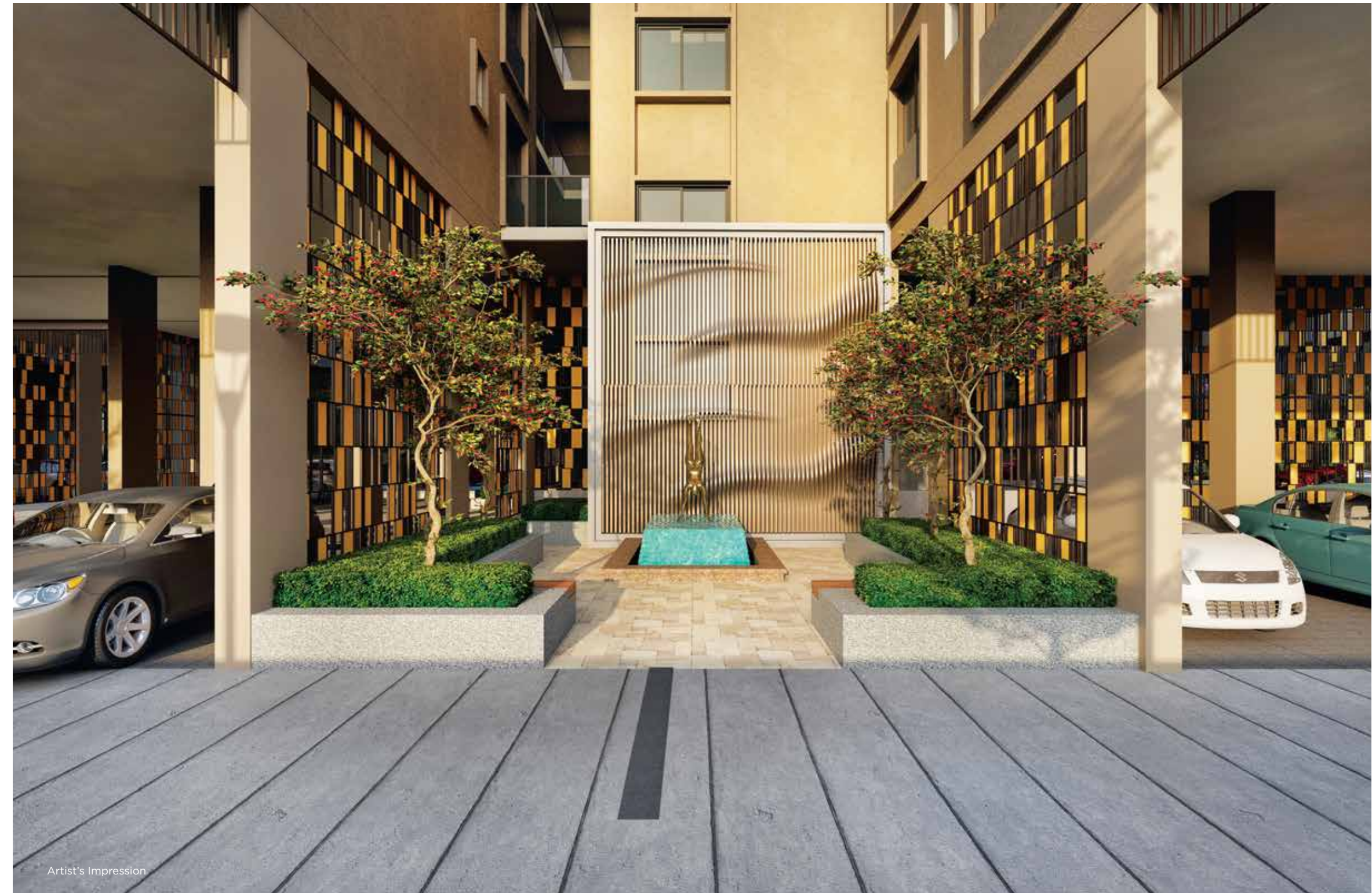
Artist's Impression

Your favourite activities are set up at the Multi-play Court



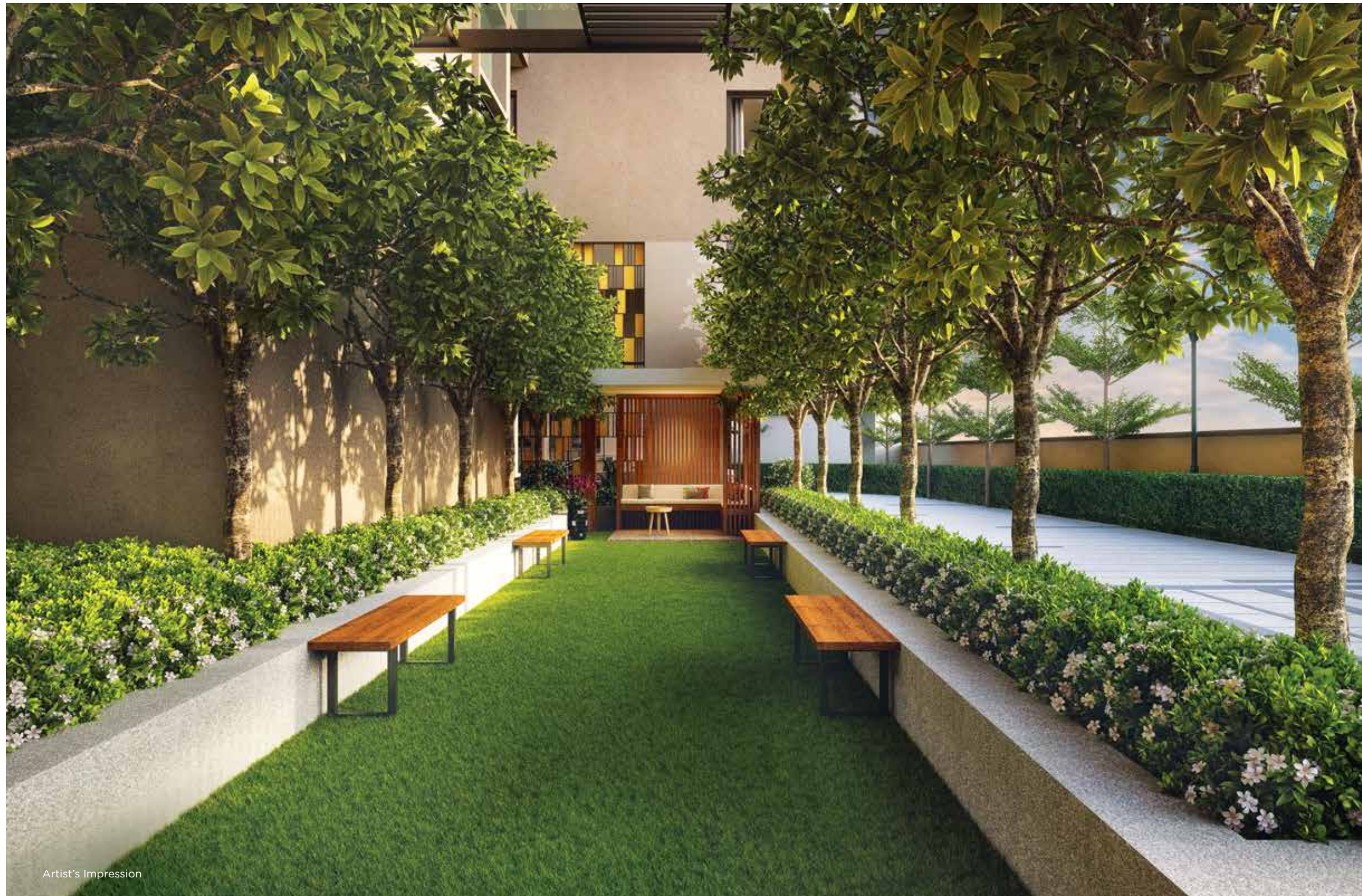


Immerse yourself in the beauty of flowers at the Blossom Court



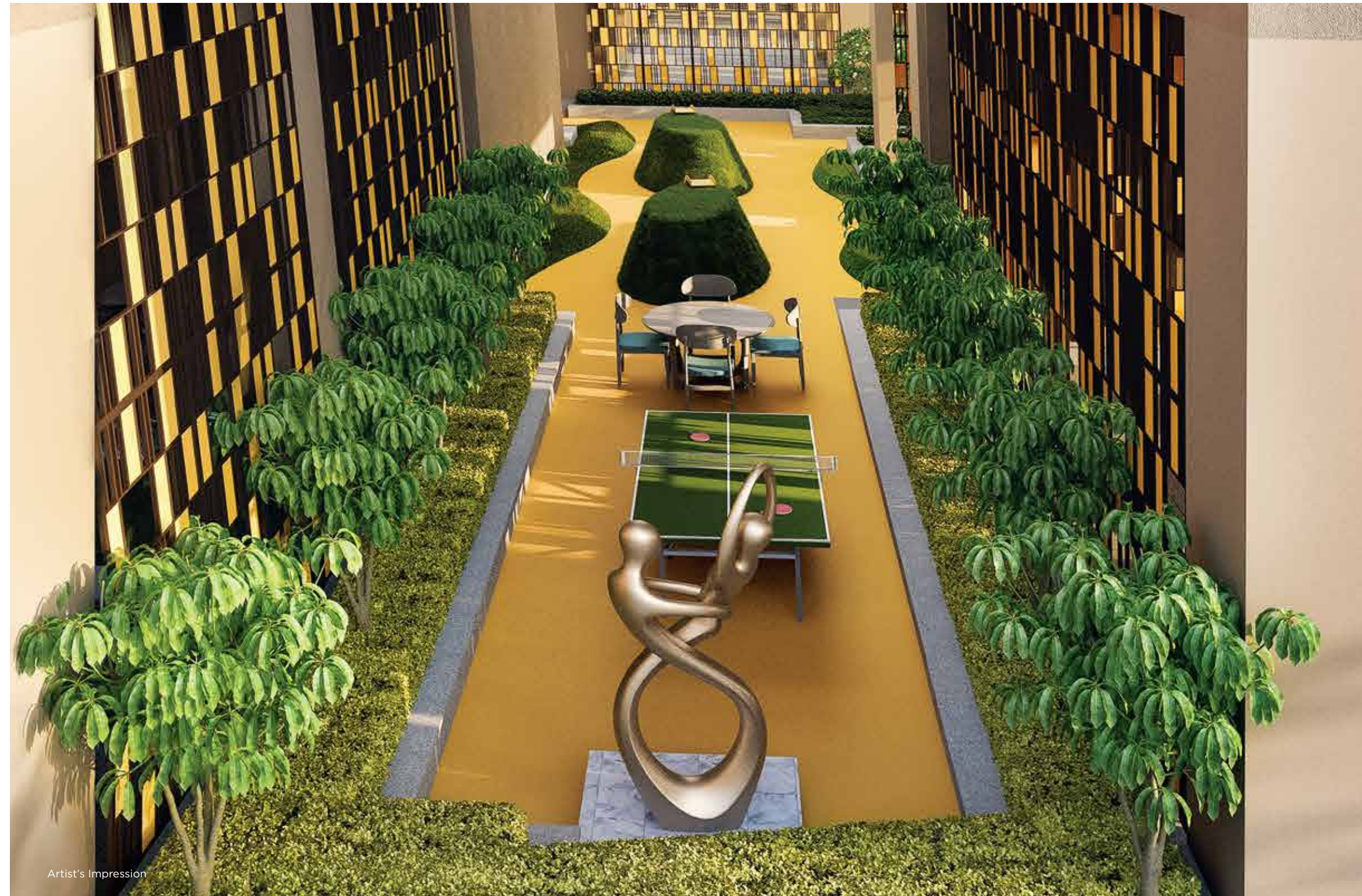
The sound of serenity echoes at the Meditation Court with Water Feature





Artist's Impression

A symphony of scents arise
at the Scented Garden



Artist's Impression

Hear the echoes of laughter
at the Outdoor Play Zone





Artist's Impression

Stylised Drop-off creates an elegant promenade for you



Artist's Impression

Entrance Plaza surrounded with the luxury of lush greens





A SURPLUS OF PRIVACY WITH FREE-FLOWING LIFE SPACES

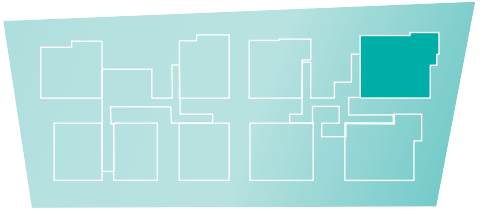
At Monark, your not-so-next-door neighbours will be handpicked and exclusive, so privacy is a gift well found. The units have been spaciouly designed while complementing your need for privacy amid extraordinary interiors, to be witness to your warmest memories. And above all, only 81 apartments spread across two towers will tell you the tale of expansive living.

3 BHK: 1800 to 2600 sq. ft
4 BHK: 3000 to 3500 sq. ft



UNIT TYPE 1

3431 sq. ft || 4 BHK || West Facing



KEY PLAN



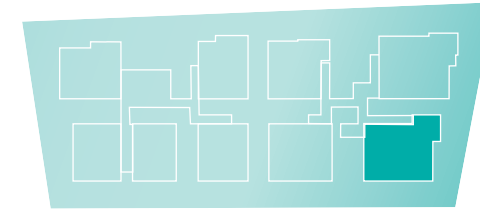
OWN YOUR SPACE,
OWN YOUR FREE-FLOWING LIFESTYLE



CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
2143	293	144	2580	851	3431

UNIT TYPE 2

3115 sq. ft || 4 BHK || North Facing



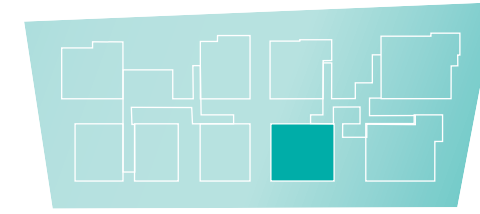
KEY PLAN



CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1901	310	131	2342	773	3115

UNIT TYPE 3

2631 sq. ft || 3 BHK || North Facing



KEY PLAN



CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1659	198	121	1978	653	2631

UNIT TYPE 4

2375 sq. ft || 3 BHK || East Facing



CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1425	244	117	1786	589	2375



KEY PLAN

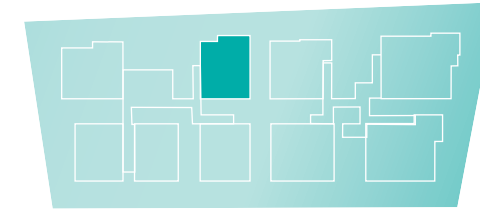


UNIT TYPE 5

2212 sq. ft || 3 BHK || West Facing



CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1279	276	108	1663	549	2212

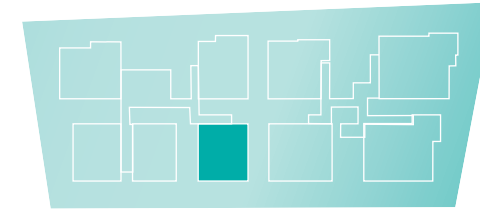


KEY PLAN



UNIT TYPE 6

2071 sq. ft || 3 BHK || North Facing



KEY PLAN



UNIT TYPE 7

1818 sq. ft || 3 BHK || West Facing



KEY PLAN

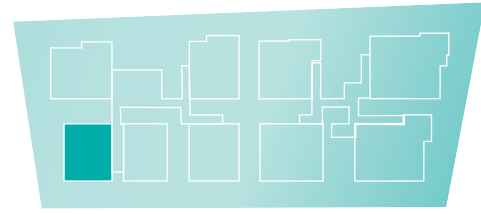


CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1321	124	112	1557	514	2071

CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1136	128	103	1367	451	1818

UNIT TYPE 8

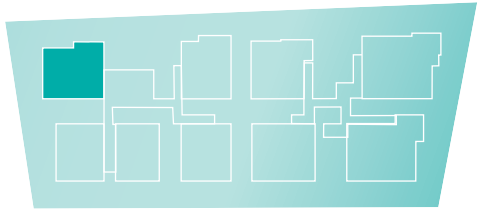
1978 sq. ft || 3 BHK || East Facing



CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1246	133	108	1487	491	1978

UNIT TYPE 9

2364 sq. ft || 3 BHK || East Facing



CARPET (sq. ft)	BALCONY (sq. ft)	OUTER WALL (sq. ft)	PLINTH (sq. ft)	COMMON (sq. ft)	SALEABLE (sq. ft)
1467	191	120	1778	586	2364



Artist's Impression

Step into your Living Room where comfort meets opulence



Artist's Impression

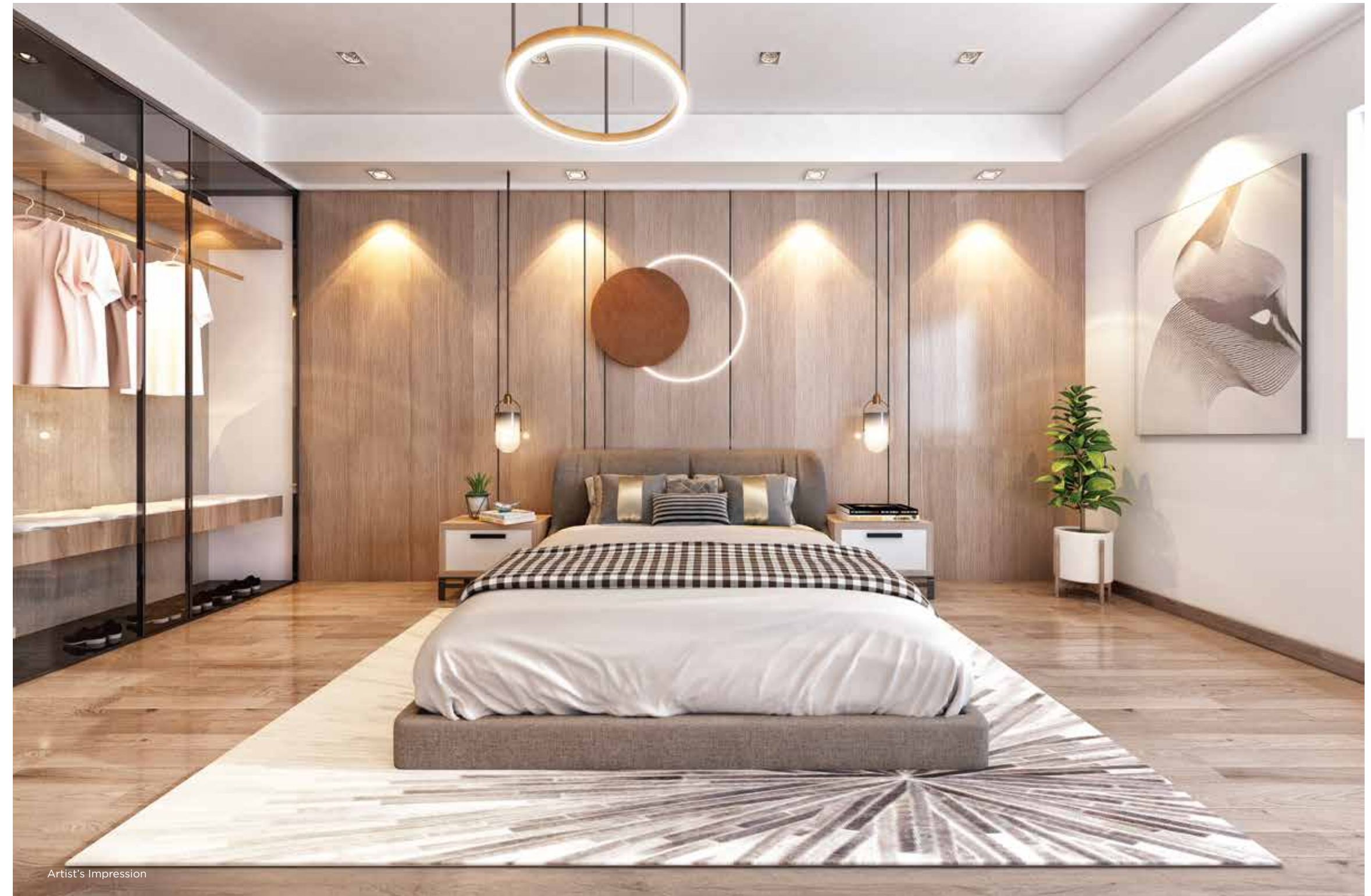
A Lounge Area where every hue of relationships comes to life





Artist's Impression

Conversations and cuisines converge at the Dining Room



Artist's Impression

Your Master Bedroom greets you with solace



SPECIFICATIONS

FRAMED STRUCTURE:

- RCC framed structure designed to withstand wind and seismic loads
- External & Internal walls with Autoclaved Aerated Concrete (AAC) blocks or bricks

DOORS AND WINDOWS:

- Main door: Teakwood frame and veneer panelled shutter with hardware of reputed make
- Internal doors: Engineered hardwood frame and flush shutter with hardware of reputed make
- French Doors & Windows: UPVC or Aluminum frame with glass panelled shutters and hardware of reputed make. Provision for mosquito mesh

FLOORING AND DADO:

- Drawing, Living, Dining, Bedrooms & Kitchen: 800 mm x 1600 mm vitrified tiles of reputed make
- Toilets: Anti-skid vitrified tiles for floor and walls up to 8 ft height
- Balcony: Anit-skid vitrified tiles of reputed make
- Utility: Anti-skid vitrified tiles for floor and walls up to sill height
- Lift Lobbies: Designer vitrified tiles and/or granite as per approved design
- Common Corridor & Staircase: Vitrified tiles and/or natural stone as per approved design

PAINTING:

- External: Two coats of exterior emulsion paint with texture/smooth finish as per approved design
- Internal: Two coats of premium emulsion paint over smooth putty finish

BATHROOMS:

- Sanitary: Washbasin and wall hung EWC with concealed flush tank of Jaquar/KOHLER or equivalent
- Faucets: Single lever diverter shower sets, faucets and other cp fittings of Jaquar/KOHLER or equivalent
- Provision for geyser and exhaust fan

KITCHEN:

- Adequate space for modern modular kitchen with provisions for modern appliances
- Granite counter with stainless steel sink in the utility

ELECTRICAL:

- 3-phase power supply with individual meter. RCCB at main board and MCBs for each distribution board
- Concealed copper wiring of Havells/Finolex or equivalent
- Modular switches of Schneider/Legrand or equivalent
- Power outlets for air conditioners in all rooms and geysers in all bathrooms
Power plugs for cooking range, chimney, refrigerator, microwave ovens, mixer/grinder, water purifier in kitchen and washing machine in utility
- Smart energy meters to record both normal and generator supply to each flat
- EV Charging points in common parking space

PLUMBING SYSTEM:

- Hydro pneumatic system for water supply
- Water treatment to potable water standards
- Sewage treatment plant of adequate capacity as per norms
- Recycle and reuse of sewage water for gardening, toilets flushing
- Rainwater recharge system

LANDSCAPING:

- Professionally planned and executed landscape with appropriate lighting

COMMUNICATION NETWORK:

- Telephone Points in master bedroom and drawing/living
- TV Provision in master bedroom and drawing/living with DTH/IP connectivity
- Internet provision in drawing/living
- Intercom facility connecting all apartments to main security

SECURITY NETWORK:

- Surveillance cameras at critical points with central monitoring at security/maintenance office
- Boom Barriers at main gate
- Solar powered security fence on compound wall

GENERATOR:

- 100% DG back-up for all common areas/equipment and limited back-up for individual apartments

LIFTS:

- High speed automatic passenger lifts of reputed make

TEAM

ARCHITECT

R.B. Associates

A professional Architectural Firm established by Architect F. Khan (previously partner at Srinivas & Khan Architects for 25 years) in the city of Bangalore, India. We have been a part of the robust growth Bangalore has seen over the last 25 years. Contributing to the ever demanding and changing landscapes of the city, as a result our establishment has successfully created landmarks in various locations across the city with well known property builders & developers.

LANDSCAPE CONSULTANT

Integral Designs

Established in 1994, they offer top-tier sustainable landscape design services. Led by Samir Mathur, a landscape architect with a master's degree from the University of Massachusetts at Amherst, and Bela Mathur, an electrical engineer specialising in electrical systems & lighting design. What began as a modest team of 4 has flourished into a firm of over 60 experts, including Landscape Architects, Architects, Horticulturalists, Engineers, and 3D artists. Headquartered in New Delhi, we've expanded to Mumbai, Pune, Hyderabad, Noida, and Jaipur, collaborating with renowned Indian and international architecture firms, construction leaders, and real estate giants. Our portfolio spans across India and abroad, with projects in Hanoi, Bali, Surabaya, Dominica and South Africa. Championing design innovation and environmental planning, we align with the principles of climate change, globalisation, sustainability, and resilience. Committed to fostering inclusive and egalitarian environments, we aim to reverse social fragmentation.

STRUCTURAL CONSULTANT

STERLING ENGINEERING CONSULTANCY SERVICES PRIVATE LIMITED

Established in 1978, they offer engineering design services for diversely built environment projects. Originally founded by Mr. N. B. Hadker in the late 1950s, Sterling was promoted by the partners of Messrs. Hadker Prabhu and Associates. Over two decades, the firm has expanded its expertise to encompass a wide range of projects, from office complexes to sports complexes, across India and internationally. With projects in the United Arab Emirates, Saudi Arabia, Mauritius, Iraq, and Sri Lanka, Sterling has collaborated with renowned architects worldwide. Their structural innovations in steel, concrete, and composite construction have set new benchmarks, reflecting cutting-edge technology. Sterling's success lies in its ability to deliver projects with creativity, technical excellence, cost efficiency, and client-focused service, adhering to both conventional and fast-track project schedules.

MEP CONSULTANT

PRISM Consultants

Founded on June 23, 1996, by Mr. P. Balamurugan in Bangalore, they employ 50 staff members, specialising in design and consultancy services for Public Health Engineering, Fire Protection Systems, Electrical, and allied works across various projects. Our experienced team ensures value-based engineering designs, meticulously coordinated to meet clients' financial and time constraints. We stand as unbiased professional advisors, providing necessary working drawings and adhering to specifications, safety codes and statutory requirements.

BRAND CONSULTANT

BetheBee

Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.



THE EVER FLOW OF LIFE CALLS
YOU TO RESIDE IN WINDWAVE



FOR WALKTHROUGH



Developed by:



www.monarkrealcon.com

Site Address:

Monark Windwave

Door No.: 14-37-17, Gokhale Road, Maharanieta, Visakhapatnam - 530002

Phone: 95054 95054, 96038 96038

Website: www.monarkwindwave.com

E-mail: sales@monarkrealcon.com

RERA No.: P03290014688 | www.rera.ap.gov.in

Disclaimer: This is not a legal document. The plans and photographs are conceptual and subject to change. The actual product shall vary according to the sole discretion of the developer. No claims shall be entertained by the developer depending on this material. Though the contents of the brochure have been compiled with the intention to provide information to the best of our knowledge, there may be some changes from time to time which may not reflect on the brochure. While enough care is taken by the developer to ensure that the information on the brochure is up to date and accurate, the users are advised to verify designs, plans, specifications, facilities, features, etc. with our team.