



KONAK
BHANKARPALLY



A LEGACY



YOUR
NEXT
GENERATIONS
WILL BE
PROUD TO
INHERIT





LEGACY

INSPIRED
BY
LIFE
AND
LONGEVITY
∞



A SYMBOL *of*
ABUNDANCE

BECAUSE
SOME THINGS
ARE
BEYOND
LIFETIMES



KONAK



KONAK



CALL *of* THE KINGDOM



KONAK

for

THE LOVE
OF LIFE AND
A LIFE FOR
LOVED
ONES.





A LIFESTYLE *of*
ABUNDANCE


KONAK

CALL
of
THE
LIFE

a KINGDOM *address of exclusivity*
a world so WHOLESOME *packed with activity*
built around NATURE *encompassed in the green*
with MANSIONS *styled with architecture*
for KINGLY *lifestyle*


KONAK



WHERE ARCHITECTURE
INSPIRES BELONGING


KONAK



PHASE - 1
22 ACRES 64 MANSIONS

PHASE - 2
16 ACRES 56 MANSIONS


KONAK

UNVEILING



900 sq. yards STATEMENT MANSIONS

ARCHITECTURE
AESTHETICS
GRANDEUR

CALL *of* THE MANSIONS

Air and Light

Balconies

Courtyards

Decks

Fireplace

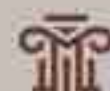
A

B

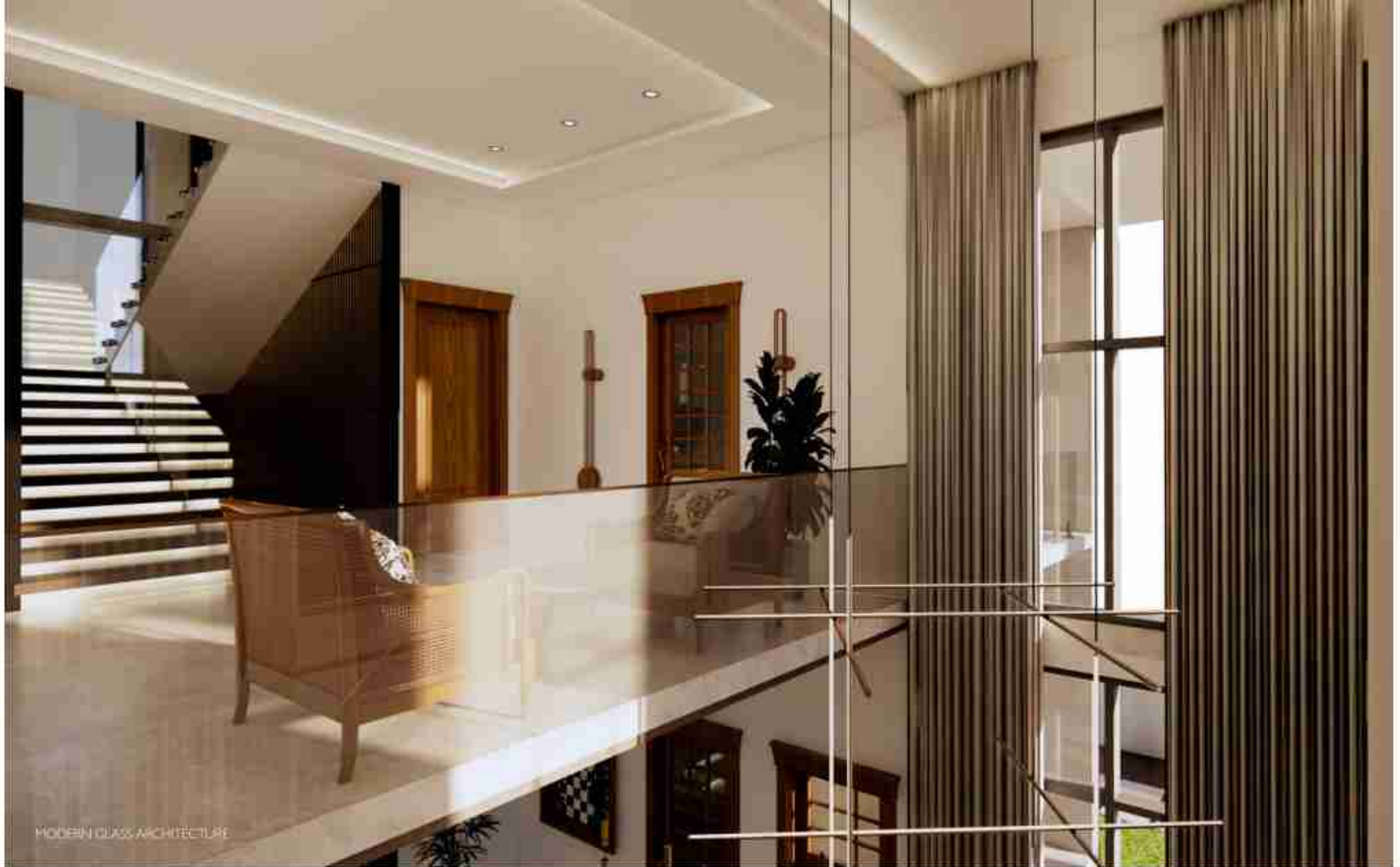
C

D

E



KONAK



MODERN GLASS ARCHITECTURE

VISUALLY CONNECTED
FROM FLOOR TO FLOOR


KONAK

BALCONIES
MADE FOR
BREEZE,
VIEWS
AND PEACE



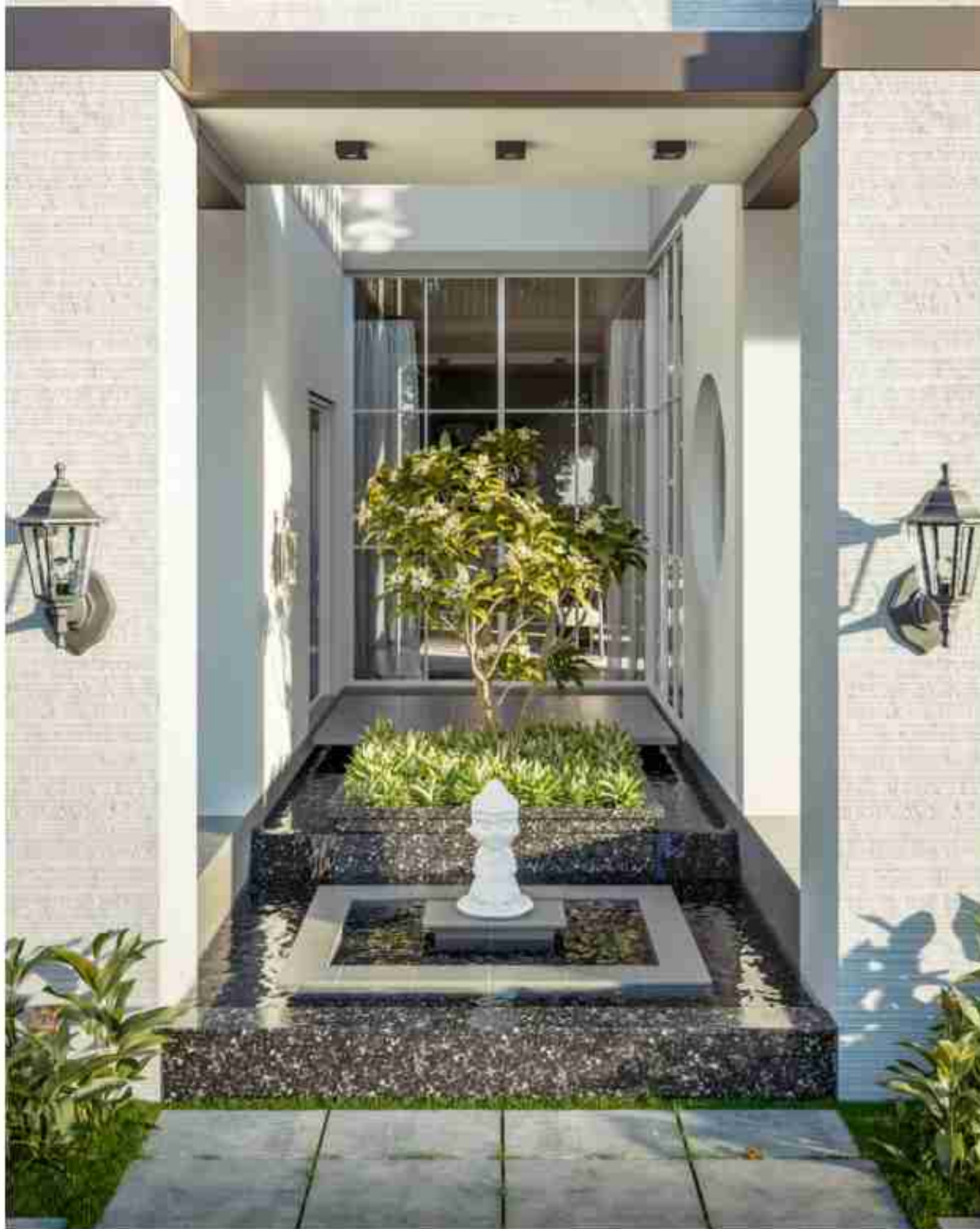
KONAK



THE CLASSY COURTYARDS

The courtyard that opens from the living room where grandma's tales flow.


KONAK



KONAK

THE BIOPHILIC DESIGN
IS A TRIBUTE TO THE WAY
ARCHITECTURE AND
NATURE UNITE.
SUSTAINABLE,
WHOLESOME AND MODERN.
THE EXPANSIVE GLASS FAÇADE
INVITES SUNLIGHT AND
SERENITY INTO EVERY CORNER,
CREATING A SEAMLESS FLOW
BETWEEN INDOOR ELEGANCE
AND OUTDOOR CALM.
DO YOUR YOGA ON
THE SUN DECK,
RELAX IN THE VERANDAH
WITH A BOOK OR
BRING SEASONAL BLOOMS
TO LIFE IN THE
TERRACE GARDEN.



THE PARTIES
FLOW OUT
AND SO
DO YOUR
LIVING AREAS





DOUBLE FLOOR HEIGHT

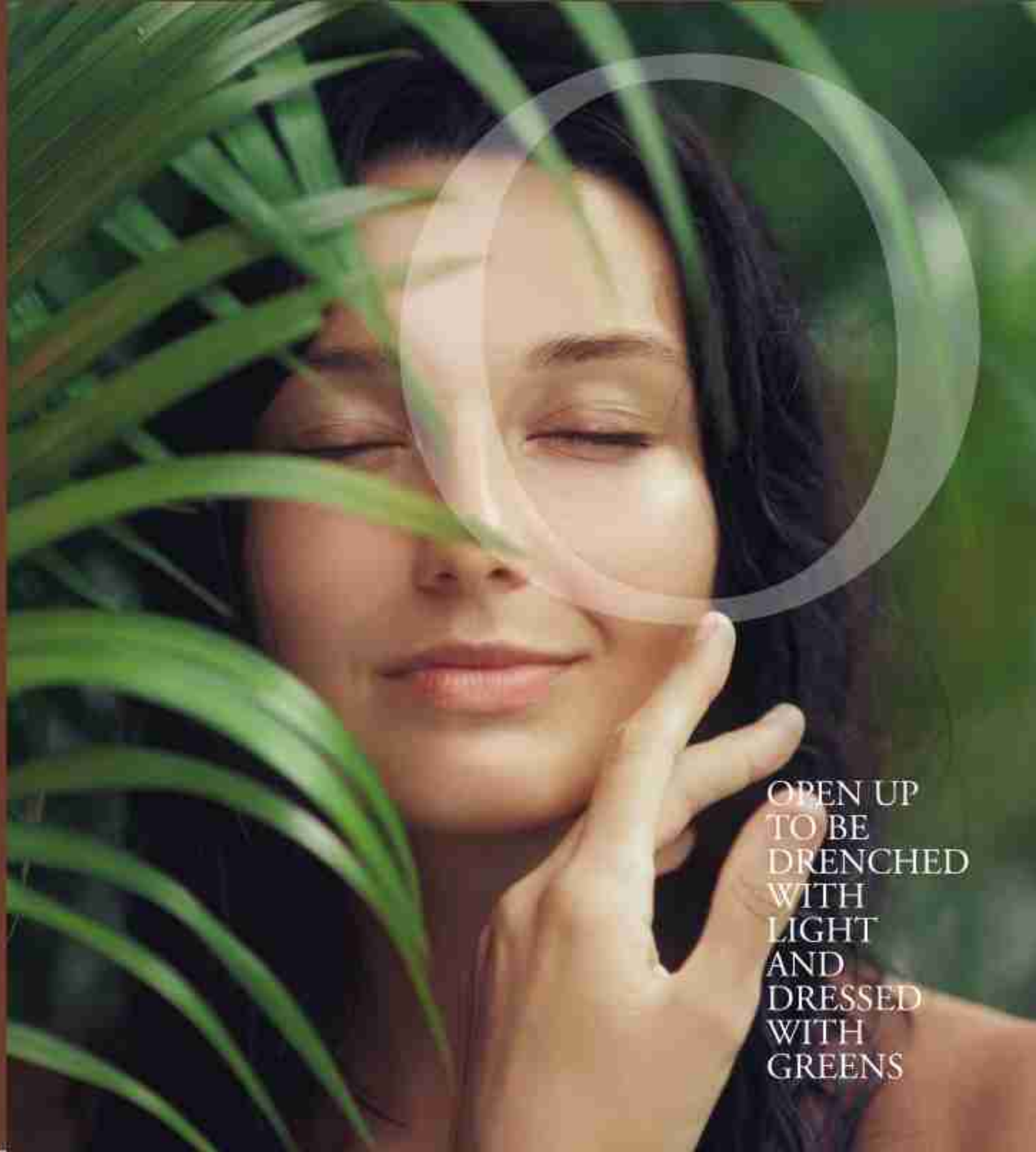
THE TALL
STORIES OF
LUXURY

KONAK



NATURE


KONAK



OPEN UP
TO BE
DRENCHED
WITH
LIGHT
AND
DRESSED
WITH
GREENS



PITCHED ROOF

COVERED TERRACE KITCHEN

SPRAWLING SPACES
DESIGNED FOR
GREATER PRIVACY


KONAK



RELAXING SITOUT SPACES
KITCHEN GARDEN

THE LINE
BLURS
BETWEEN
OUTDOOR *and*
INDOORS


KONAK




KONAK





NATURE ACTS
AS THE BOND FOR
TOGETHERNESS


KONAK

ROOTED.
SOULFUL.
INTIMATE.




KONAK



CONVERSATION
OR SOLITUDE;
THIS IS FOR
EVERY MOOD.





OUTDOOR PARTY AREA
BARBEQUE

B B Q A r e a

FOR
GREAT
PARTIES,
STAY AT
HOME!



KONAK



KINGDOM



KONAK



REDISCOVER THE
LOST ART OF
LOSING YOURSELF IN
THE MANGO ORCHARD

Stroll through the mango orchard and
enjoy the sight, scent and shades of
nature at its best.



1

MANGO ORCHARD



IN A WORLD,
BLESSED BY DIVINITY.
WAKE UP TO THE CHIME
OF TEMPLE BELLS.





THE FINEST
HANGOUT
IN TOWN

80%
OPEN SPACE



3
CENTRAL PARK



KIDS PLAY AREA

JUMP
PLAY
RELAX
ALL IN YOUR PARK.

AMIDST A
RIOT OF
COLOURS,
FIND COZY
RETREATS TO
CELEBRATE
THE
GOOD TIMES



5
PI CORAL PARKS



ENTER
TO BE
WRAPPED
IN
LEISURE
AND
ENRICHED
WITH
LUXURY

120
MANSONS
ONLY


KONAK



DOORS OPEN TO UNLIMITED
POSSIBILITIES AND INFINITE
LEISURE — PRESENTING
THE EXCLUSIVE CLUBHOUSE





AMENITIES

- GRAND ENTRANCE GATE
- SECURITY AND BOOM BARRIER SYSTEM
- WELCOME LOUNGE
- BANQUET HALL
- SWIMMING POOL
- KIDS' POOL
- SHOWER / CHANGING ROOMS
- SUPERMARKET
- THEATRE
- GUEST ROOMS
- CONFERENCE ROOM
- MEETING ROOM
- SALON
- SPA
- PANTRY
- INDOOR GAMES
- SQUASH COURT
- BADMINTON COURT
- GYM
- FIRST AID CONSULTATION
- LIBRARY
- COMMUNITY SPACE
- CENTRALIZED UG SUMP WITH WTP
- RAINWATER HARVESTING SITE
- CENTRALIZED SEWAGE TREATMENT PLANT
- CCTV SURVEILLANCE
- MAIN AND INTERNAL CC ROADS
- COMPOUND WALL





A COURT TO
SHINE ON
FOR EVERY
BUDDING
CHAMP.


KONAK

WALL BALL COURT
BASEBALL COURT



A MINI GOLF COURSE
FOR AVID GOLFERS;
RIGHT AT HOME


KONAK



SITE LAYOUT

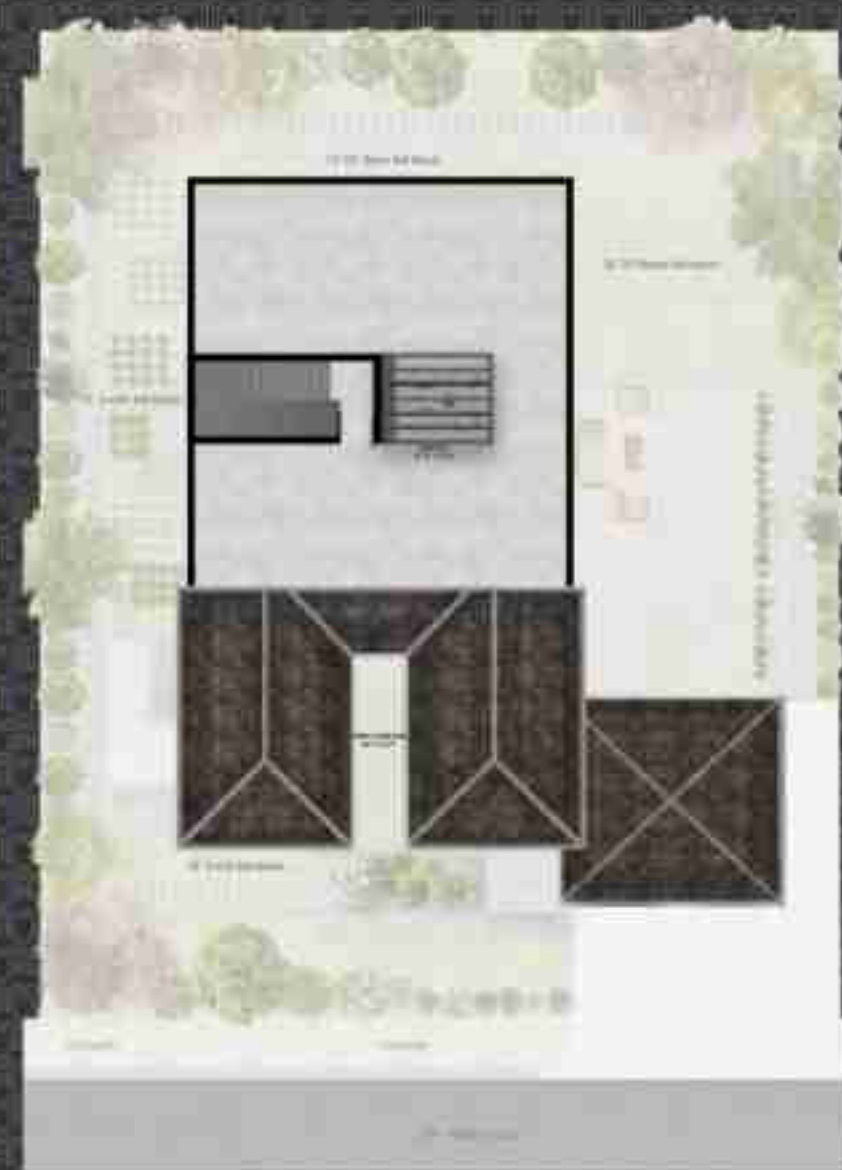

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GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

AURUM - EAST FACING MANSIONS

900 Sqyds

5100 Sfr



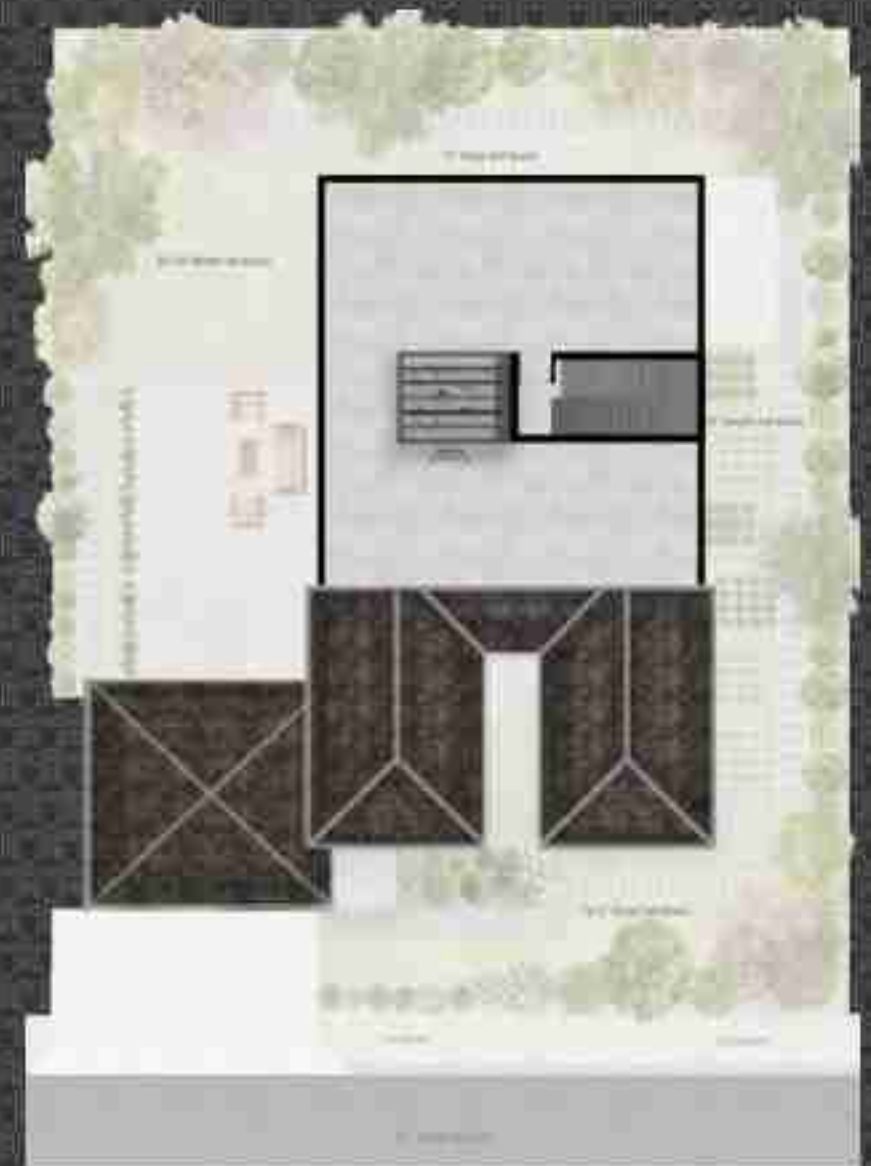
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GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

AURUM - WEST FACING MANSIONS

900 Sqyds
5100 Sfr



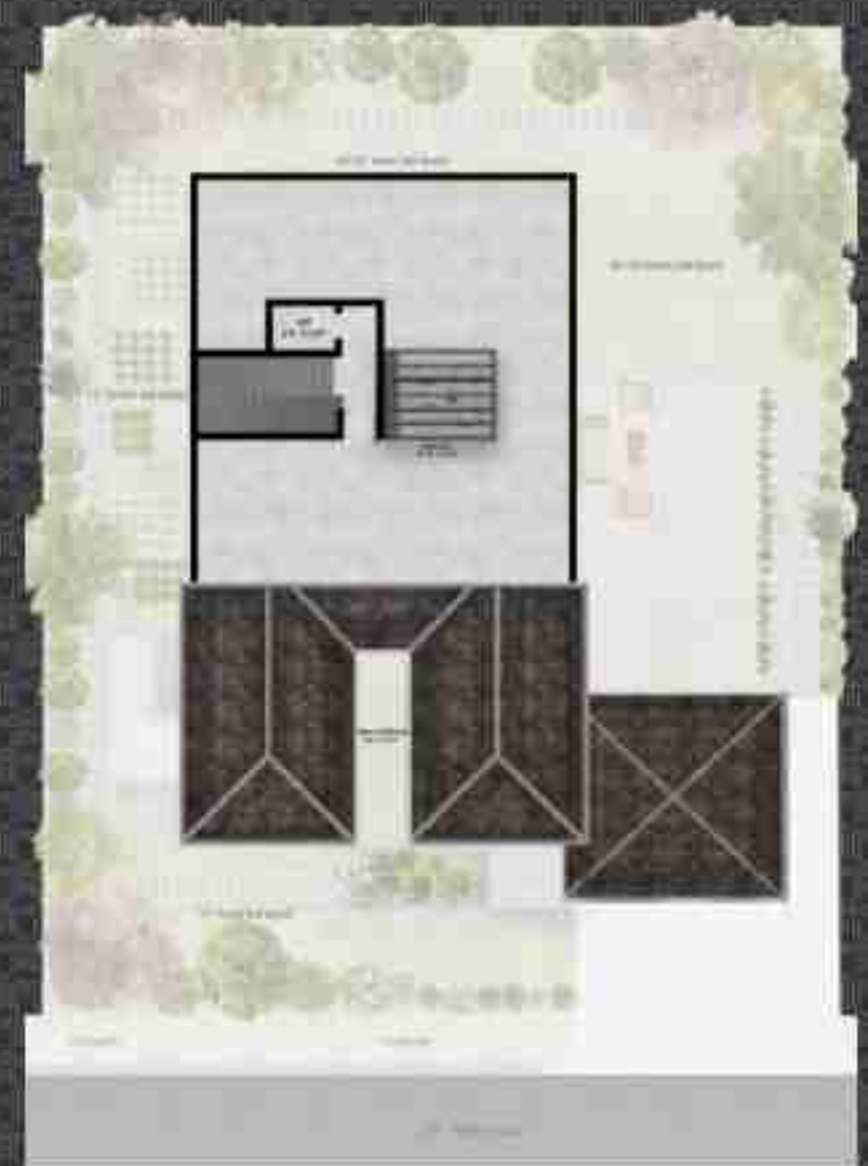

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GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

VALORA - EAST-FACING MANSIONS

900 Sqyds
5650 Sfr



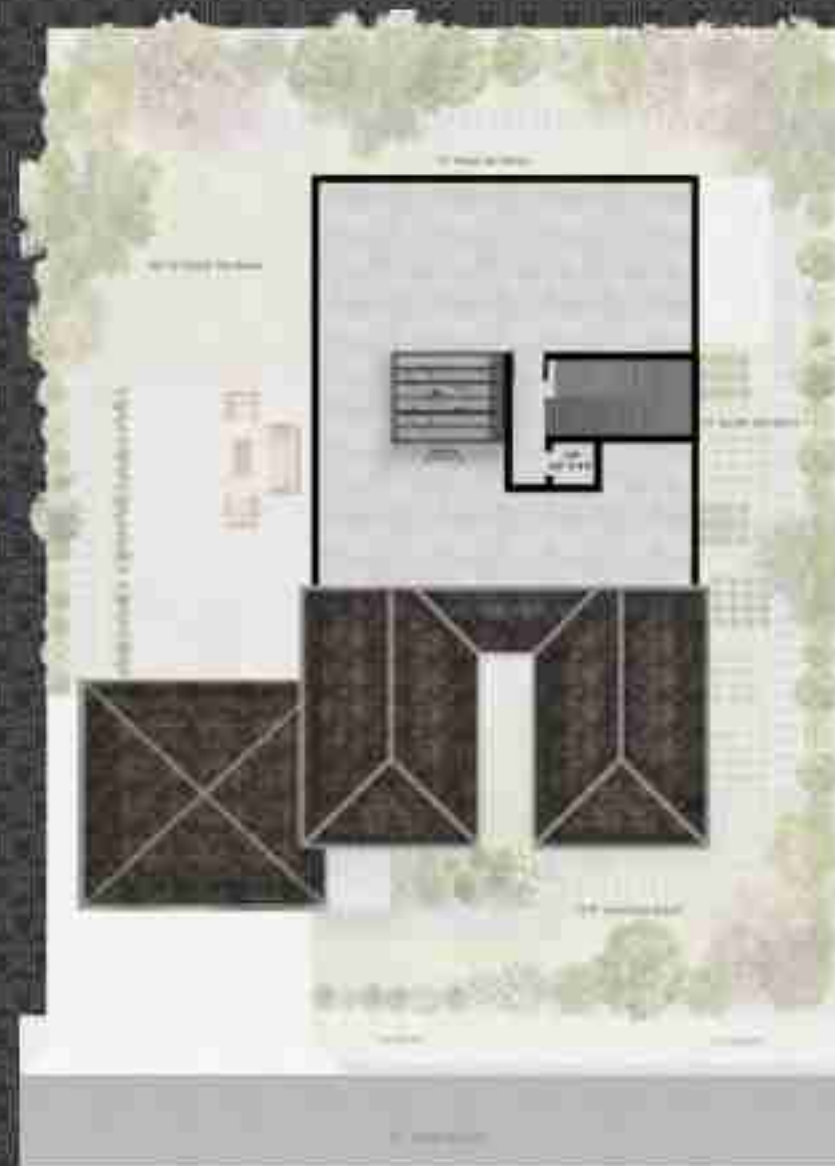
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GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR

VALORA - WEST FACING MANSIONS

900 Sqyds

5650 Sfr



KONAK

LOCATION MAP



1.2

POSTHUMED NEAR
CRISTIAN SAGARU
NECIPULES
MIANKARDALLY...

1.15 AIRPORT

EDUCATIONAL INSTITUTIONS
SAMASTHI INTERNATIONAL SCHOOL,
GLENDALE, CALIFORNIA
TIRTHA OPEN SUNDOL
DPS KULUR,
HICKWELL INTERNATIONAL SCHOOL,

THE PEOPLE OF THE REPUBLIC OF SOUTH AFRICA
IN PARLIAMENT ASSEMBLED: 1996

**I. FOUNDATION & STRUCTURE**

- RCC framed structure on footing over hard strata with pleth beams for extra safety by using steel and cement of reputed make.
- RCC Framed Structure: M-25 Design Mixed Concrete.
- A Foundation with RCC sub base for wall foundation, RCC footing with RCC short Columns and Plinth Beam.
- RCC M-25 Design Mix Concrete.
- Pile C Pile construction anti - termite treatment provided.

2. SUPERSTRUCTURE:

- Red Brick and Mortar.

3. DAMP PROOF COURSE:

- Over RCC plinth beam a coat of brown bitumen grade 85/25 conforming IS and bladed with concrete bed.

4. RCC COLUMN / BEAMS AND UNTELS / SUNSHADES / FASCIAS

- RCC M-25 Grade (Design Mixed Concrete).

5. RCC ROOFS:

- RCC M-25 Grade (as flat / inclined for the floor slab).

6. PLASTERING:

- Internal: Single coat cement plaster of 12mm thickness with Luccam finish.
- External: Double coat sand faced cement plaster 20 mm thick.

7. DOORS & WINDOWS:

- Main Doors: African teak wood frame of finished section 120x20mm with threshold with veneered paneling for full jamb covering.
- Shutter 45MM - Flush Shutter with both side Veneer - In side Solid Pine Wood Filing.
- Bedroom Door: Frame: Beach Wood Frame of finished section 100x45mm without threshold Shutter 38MM Flush Shutter with both side Veneer - Inside solid Pine Wood Filing.
- Windows: Aluminium window system with toughened glass (German Leading Brand) / NCL or equivalent with 10 years warranty from Manufacturer.
- Bathroom Door: Frame - Beach wood frame of finished section 100x45mm without threshold Shutter 35MM Flush Shutter with Both Side Laminated Inside Solid Pine Wood Filing.

8. PAINTING:

- External: 1 coat primer over 1 coat of exterior primer over 2 coat apex Ultra.

- Internal: Finished with 2 coats of putty, 1 coat of exterior primer & 2 coats of emulsion flooring.

9. FLOORING:

- Staircase flooring: Granite flooring.
- Drawing, Dining, Living, Bedrooms & Kitchen Vitrified Tiles 1200mm x 1800mm Rak / Johnson / Asian / Somany or equivalent.
- Bedrooms and Kitchen Vitrified Tiles - 1200mm x 1800mm Rak / Johnson / Asian / Somany or equivalent.
- Toilets: Anti-slip matte finish vitrified tiles - Rak / Johnson / Asian / Somany or equivalent. Hot and Cold Water supply inside the Bathrooms.
- Utility: Tandoor stones.
- Car Parking: Interlocking paver blocks.

10. TOILET FITTING:

- CP Fittings: Bathroom fittings, renowned worldwide for its technical excellence and longevity. Hot and Cold Water supply inside the Bathrooms. Jaguar / Roca / Kohler or equivalent.
- Main basins: Bathroom fittings, renowned worldwide for its technical excellence and longevity. Jaguar / Roca / Kohler or equivalent.
- Sanitary Fittings: Bathroom fittings, renowned worldwide for its technical excellence and longevity. Jaguar / Roca / Kohler or equivalent.

11. ELECTRICAL:

- Cabling: Copper Concealed PVC Conduit - Finalex / Anchor / Havells or equivalent.
- Switches / MCBs: Premium Modular switches with Copper Wiring C switches for light and fans in all rooms including kitchen. Merit-Gem / Legrand / Anchor / Ryle / Havells or equivalent.
- A/C facilities: Provision of conduits for split units in living room & bedroom. Provision for UPS.
- Generator: 100% DB backup for all amenities and common areas.
- Digital TV: All units come with provision for satellite digital TV connections in the living room and bedrooms.

APPLIANCES PROVISIONS ONLY*

- Air Conditioners (5 to 7 Nos), TV, Refrigerators, Dish Washer, Washing Machine, Food Processor, Microwave Oven, Kitchen Exhaust.



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HOMES

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