

kreadz®

A Project By:



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A Project By:



MARA
LUXURY VILLAS

Luxury Living
@Kanuru, Vijayawada.



MAYRA

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In The Heart
OF THE CITY WITH A
BREATH OF GREEN

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Inspired by spiritual roots, MAYRA symbolises harmony and enlightened living. Reflecting peace and inner balance, MAYRA is envisioned as a sanctuary where life feels calm, purposeful and deeply fulfilling. Located in the thriving heart of Vijayawada, MAYRA places you just 10 minutes from Benz Circle, keeping the city's key destinations within effortless reach. Yet, within its gates, a different pace unfolds. Surrounded by greenery and thoughtfully planned open spaces, it offers a sense of calm that feels far removed from the urban rush. With seamless connectivity to major hubs, workplaces, schools and lifestyle destinations, MAYRA brings together the best of both worlds, vibrant city access and serene private living.

At MAYRA, every space is designed to represent the essence of its name, creating an environment where life flows with quiet sophistication, inspired by the timeless values of balance and peace.

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An Enclave of
Elegance Wrapped In
The Glory of Natural Grace

Spread across 8.66 acres in the fast-evolving locale of Kanuru, MAYRA by SV Group brings together 67 luxury villas and a signature five-floor villament. Designed for discerning families, the community offers generous plot sizes of 222 square yards and premium plot sizes of 400 & 527 square yards, combining architectural finesse with intelligent planning. Every home is a reflection of thoughtful detailing, refined aesthetics and elevated lifestyle aspirations.



A Sanctuary Shaped By Space & Stillness...

Serene Environment		Assured Security
	MAYRA LUXURY VILLAS	
Strategic Location		Effortless Connectivity
	Premium Amenities	



Excellence Woven Into Every
Detail Precision In Planning



8.66 Acres 67 Luxury Villas 01 Villament with 5 Floors
527 sq.yds. 400 sq.yds. 222 sq.yds.

Project Highlights

- Vijayawada's premium villa community on Mahanadu 100ft. Road
- Elegant triplex villas thoughtfully designed with G+2 floors
- Exclusive five-floor Villament featuring five expansive 5,200 Sft. residences
- 40 ft. wide main road with 30 ft. internal roads
- North-East facing grand entrance, with additional west entry access
- A refined community defined by architectural excellence
- 50+ lifestyle amenities complemented by a 22000 Sft. Club-house
- Intelligent and efficient space planning in every home
- 100% Vaastu compliance
- 40% open spaces ensuring light, air and greenery



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A Grand VISION,
A PANORAMA OF
PRESTIGE & POSSIBILITY



Balance, Beauty And Brilliance, Thoughtfully Planned Soul.



Legend

- | | | |
|--------------------------|---------------------------|-------------------------------|
| 1. North Entrance / Exit | 8. Badminton Court | 15. Open Lawn |
| 2. Guest Parking | 9. Box Cricket | 16. Walking Track |
| 3. Club House | 10. Half Basketball Court | 17. Sitting Areas |
| 4. Swimming Pool | 11. Children's Play Area | 18. Sculpture |
| 5. Pickle ball court | 12. Villament | 19. Water body with Sculpture |
| 6. Skating Rink | 13. West Entrance / Exit | 20. Wooden Deck |
| 7. Water Body | 14. Gazebo | |

Master Layout Plan





MAYRA is more than a villa community, it is a private world designed for comfort, connection and calm. With expansive homes, landscaped open spaces and carefully integrated amenities, every element has been positioned to enhance everyday living. The layout ensures privacy without isolation and vibrancy without chaos, creating a lifestyle that feels both exclusive and effortless.



Luxury ANCHORED IN
INTELLIGENT DESIGN

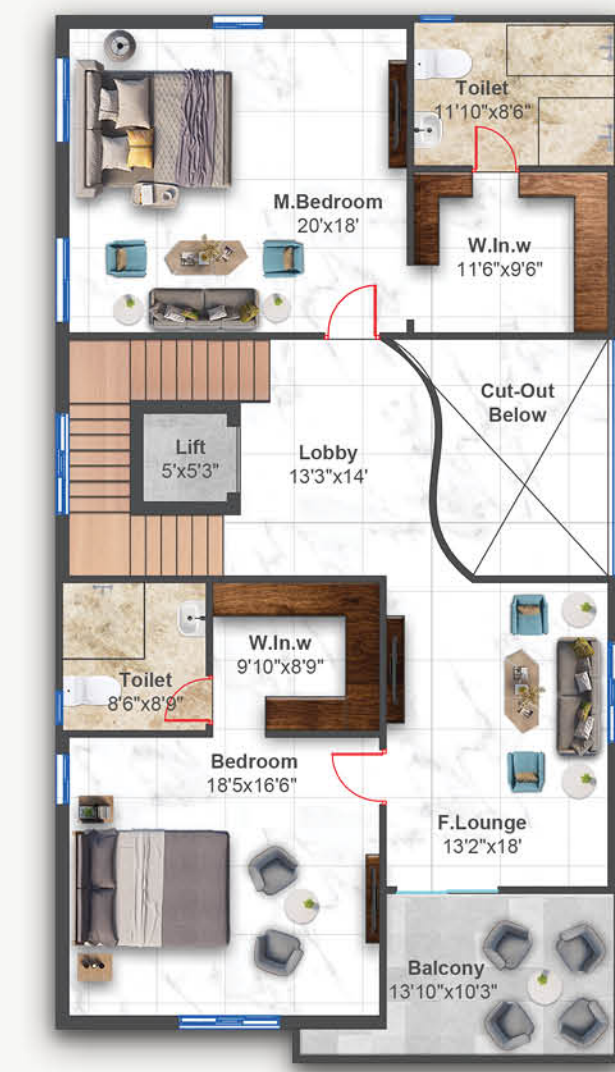




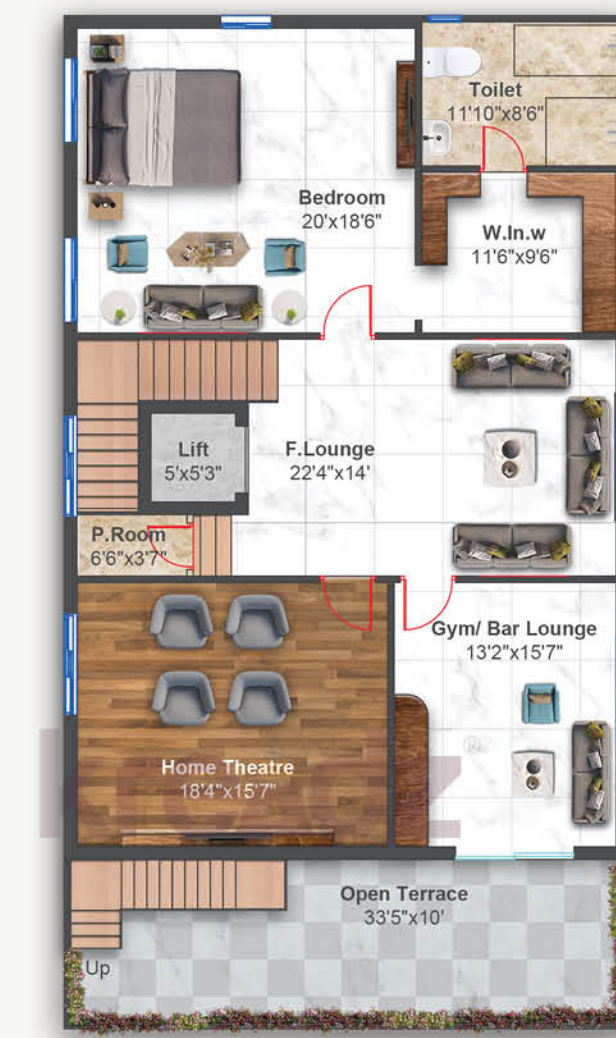

East Villa
 45x80 Ft.



Ground Floor



First Floor



Second Floor



6,000 Sq. Ft.
 (400 Sq. Yds.)



Where Aspirations
Find Their True Home



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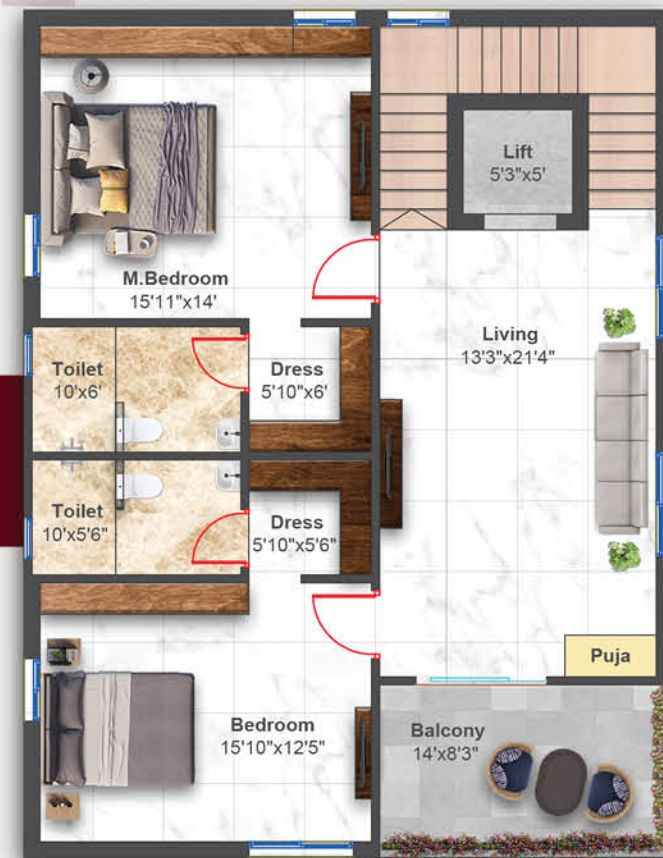


East Villa

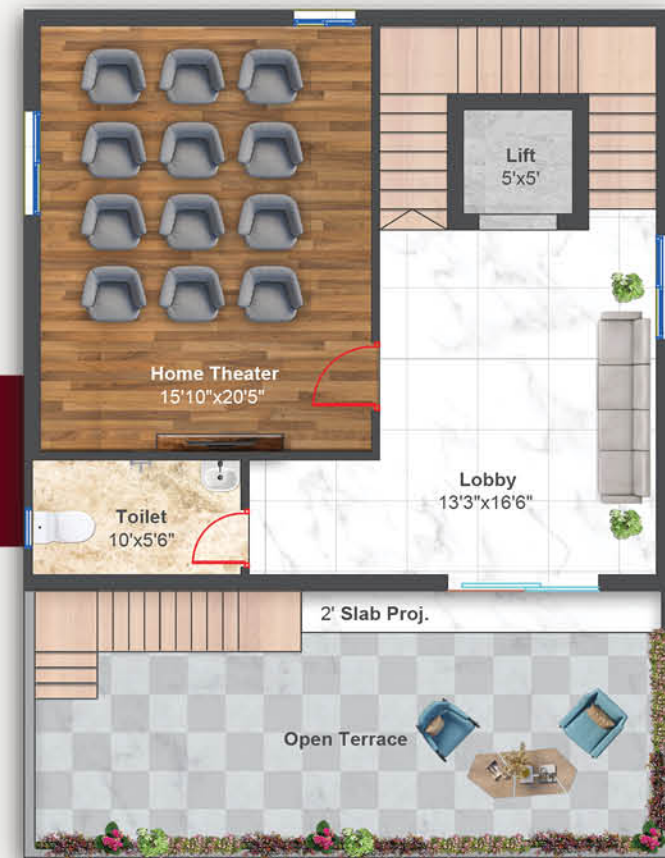
40x50 Ft.



Ground Floor



First Floor



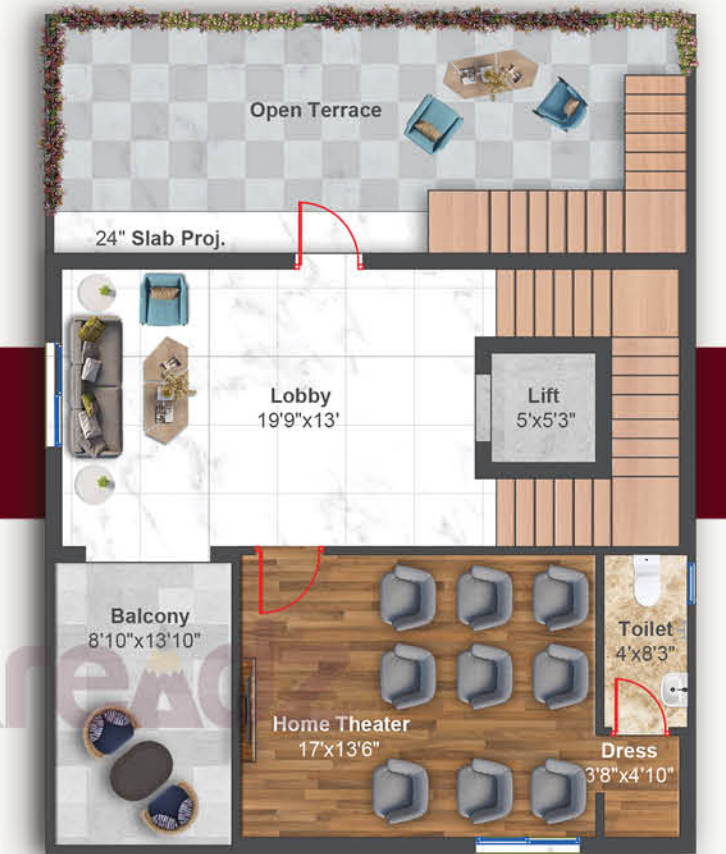
Second Floor



Ground Floor



First Floor



Second Floor



West Villa

40x50 Ft.



3,400 Sq. Ft.
(222.22 Sq. Yds.)



3,400 Sq. Ft.
(222.22 Sq. Yds.)



MARA
LUXURY VILLAS

Airy Interiors
Designed To
Breathe And Belong



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Vertical Luxury
Designed for the
Select few

The villament at MAYRA redefines elevated living with just five expansive residences spread across five floors. Each 5200 sft home offers villa-like privacy with the advantage of vertical exclusivity. Spacious layouts, refined finishes and panoramic openness come together to create an address that feels rare, refined and remarkably private.

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Villament

1188 Sq.Yds.



Typical Floor Plan

East Facing

5,200 Sq. Ft.
Builtup Area Per Floor



Plot No. 69

5 Floors 5 Flats

Units 4BHK

Parking + 5 Floors

A Rare
BLEND OF HEIGHT
& PRIVACY

EACH FLAT :

- Built up Area = 5200 sft
- Undivided Share Land = 237.60 sqyds
- Designed Totally as per Vastu
- East facing - Grand Entrance
- 2 Living Areas - Entrance Drawing and Family Lounge
- Home Theatre Room
- Private Lawn Space inside the Flat
- More Open Balconies

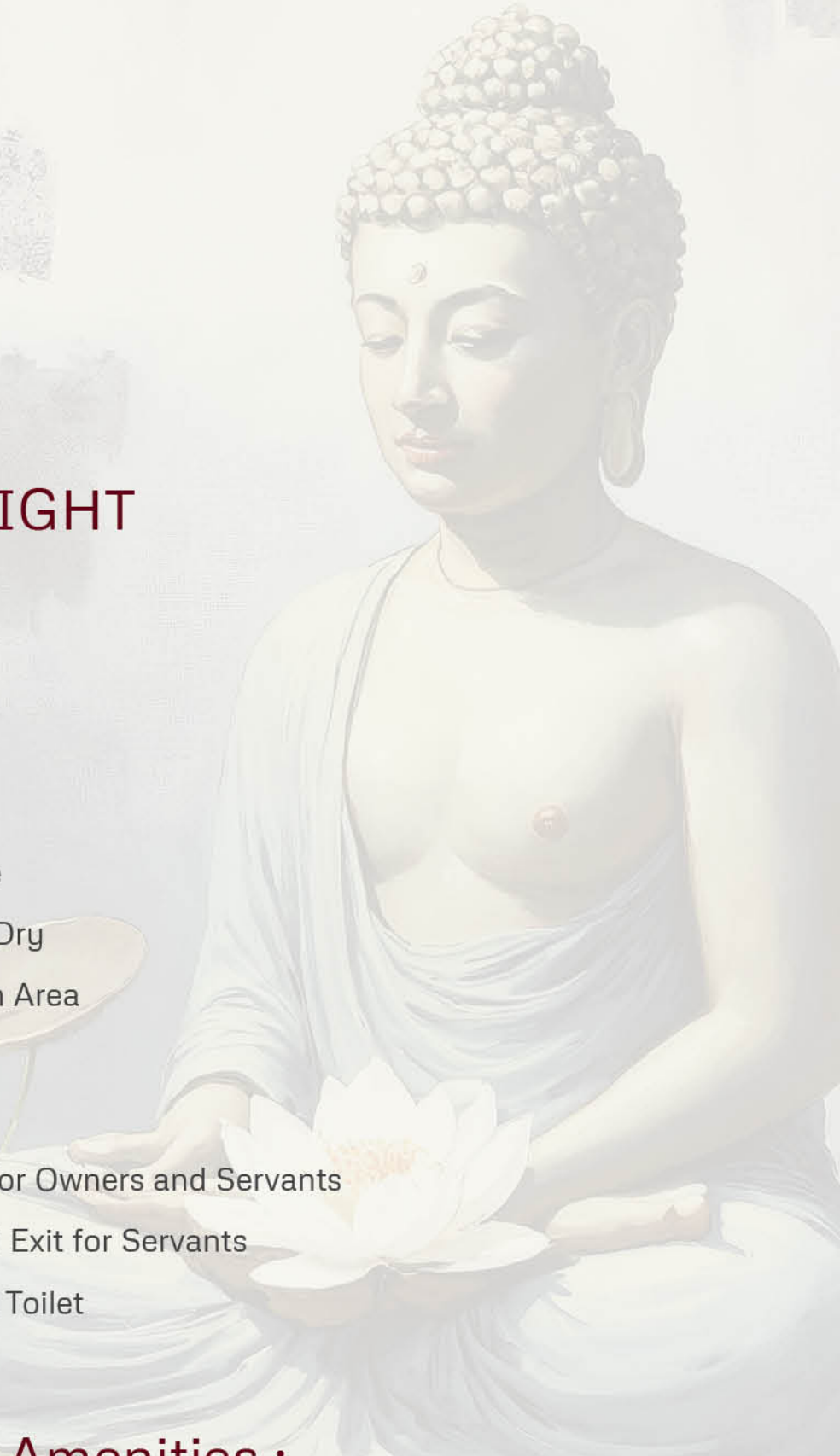
- Dining with Lounge
- Kitchen - Wet and Dry
- Wide Kitchen Wash Area
- Powder Room
- Store Room
- 2 Separate Lifts - For Owners and Servants
- Separate Entry and Exit for Servants
- Servant Room with Toilet

Ground Floor :

- 3 Car Parkings for Each Flat
- EV charging facility for 1 Car Parking for Each Flat
- Front Entrance - Total Lawn Area
- Landscaping on other 3 sides
- Drivers Changing/Rest Room
- Drivers Toilet

Specs and Amenities :

- Same as Villas





Club House AMENITIES

(22,000 Sq.ft.)



Banquet Hall



Entry Foyer with Service Deck



Cafeteria



Guest Rooms



Social Lounge And Library



Gym With Steam Bath



Yoga/Aerobics Desk



Office Space



Spa



Salon



Bar Lounge With Barbeque Counter



Dance Floor



ATM/Pharmacy Provision



Mini Theater



Indoor Games





Interiors
THAT BREATHE
SPACE AND LIGHT



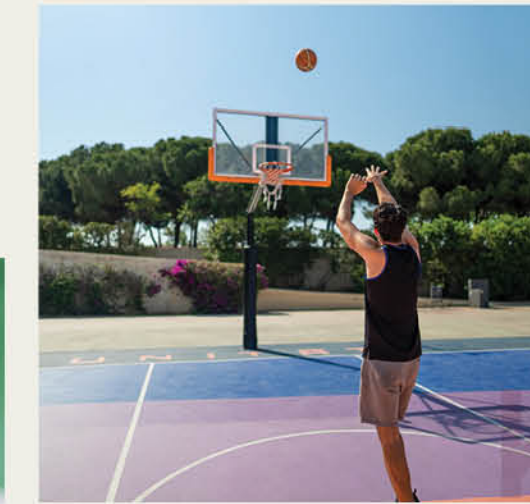
INDOOR AMENITIES



OUT DOOR
AMENITIES

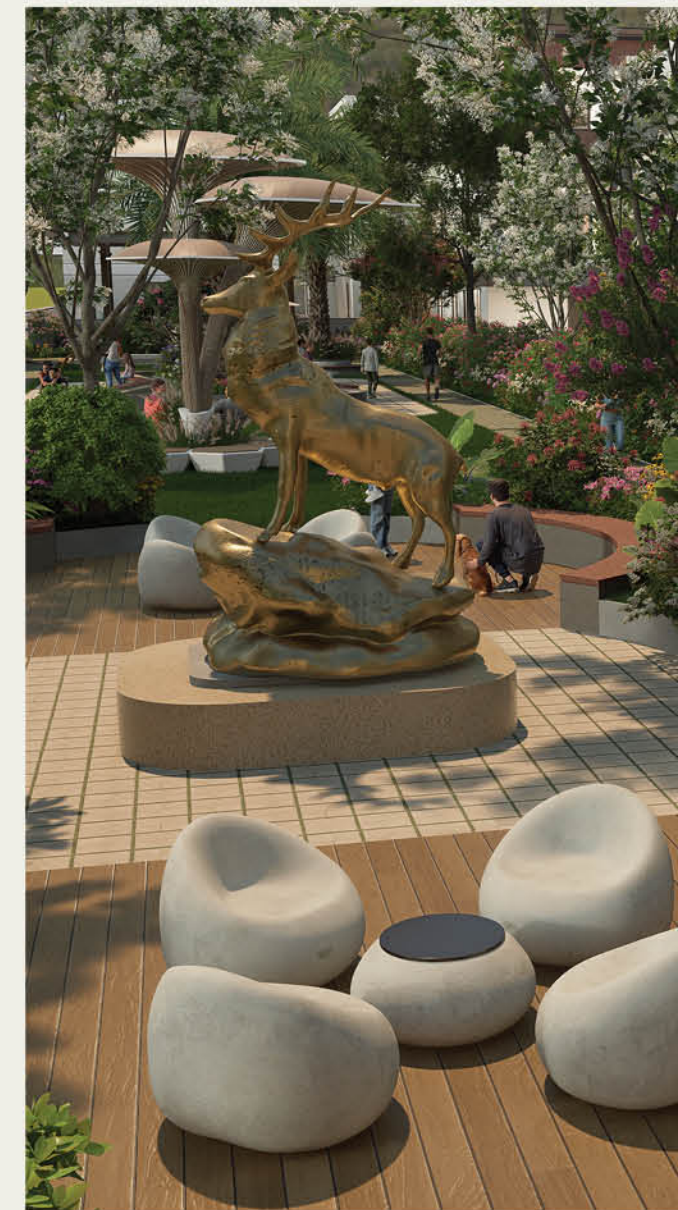


A LIFESTYLE ENRICHED YOUR WITH THOUGHTFUL AMENITIES



Outdoor Amenities

- Cricket Net
- Badminton Court
- Outdoor Skating Rink
- Swimming Pool
- Sitting Deck
- Water Bodies
- Jogging Tracks
- Half Basketball Court
- Pickleball Court
- Senior Sitting Areas
- Swings For Kids
- Children's Play Area
- Pergola & Gazebos
- Meditation /Healing Gardens
- Designer Landscape
- Open Lawn



MARA
LUXURY VILLAS

A Rhythm
OF LIFE SET IN
OPEN GREENS



Where Leisure FLOWS
IN TRANQUIL BLUE









MARA
LUXURY VILLAS





SPECIFICATIONS

-  **STRUCTURE:** RCC Framed Structure.
-  **WALLS:** 9", 4.5" walls with Quality Eco Friendly Bricks.
-  **FLOORING:** ITALIAN MARBLE Flooring. IMPORTED WOODEN Flooring for Home Theatre
-  **DOORS:**
Main Door Frame - Teakwood
Main Door - Designed Flush Door with both sides Teak Veneer with Biometric Lock.
Internal Doors - Factory Finished Laminated Flush Doors
External Doors - Factory Finished MS Doors
Toilet Doorframes and Doors - WPC.
-  **ELECTRICAL:**
SCHNEIDER Switches or equivalent make.
Concealed POLYCAB / HAVELLS Wiring or equivalent make.
Entry Level Basic Automation inside the Villas.
-  **WINDOWS and TILES:**
FENESTA / TOSTEM Aluminium windows and Sliding Doors with Mosquito mesh or equivalent make.
Tiles (Bathrooms) - Wall tiles upto 8ft height.
Kitchen - Wall tiles upto 2ft height.
Kitchen Utility - Wall tiles upto 4ft height.

-  **SANITARY:**
Branded Quality Faucets in Toilets and Kitchen like KOHLER / GROHE or equivalent make.
Wall Diverters and Inwall Flushtank faucets in Toilets.
-  **PAINTING:** Putty and ROYAL EMULSION Paint to Interior walls APEX Exterior.
Texture Paint to Exterior walls of ASIAN or equivalent make.
-  **KITCHEN:** Granite Top platform with SS Sink in Kitchen.
-  **PIPES:** PVC and CPVC pipes of ISI standard - ASHIRVAD / ASTRAL or equivalent make.
-  **POWER BACKUP:**
Generator with suitable capacity for all Common areas.
100% DG Power Backup to all Villas.
-  **CAR PARKING:** 2 Car Parkings shaded in Ground Floor.
EV Charging facility in Parking Area.
-  **WATER SUPPLY AND**
Hydro Pneumatic Water supply for the entire project.
-  **SECURITY:** 24/7 CCTV surveillance and INTERCOM facility. Allround Compound Wall with proper Security System.

MARA
LUXURY VILLAS

A Lifestyle THAT
PAMPERS YOUR BODY,
MIND AND SOUL.



Location Map

(Not to Scale)



Approved By:



P06180025740



Proximity

Vijayawada International Airport - 25 min

CONNECTIVITY

- NH-65 6 min
- NH-16 7 min
- Benz Circle 15 min
- Bus Depot 22 min
- Railway Station 25 min

HEALTH CARE

- PR Hospitals 5 min
- Nagarjuna Hospitals 5 min
- Kamineni Hospitals 9 min
- Capital Hospitals 11 min
- Vijaya Hospitals 12min

EDUCATION

- Scotspine International School 2 Min
- KCP Siddhartha Public School 5 Min
- Narayana jr College 7 min
- Sri Chaitanya jr College 10 min
- Vr Siddhartha ENG College 11 min

RECREATION & SHOPPING

- D-Mart 10 min
- Decathlon 11 min
- Cinepolis 10 min
- Trendset Mall 15 min
- PVP Squires 20 min

Project By:



Sree Venkateswara Green Spaces Private Limited

Office Address : Opposite Scotspine International School, near Navata Road, Kanuru, Vijayawada, AP.

Contact No: +91 92 97 98 111, 92 94 94 2222.



Site Address :

Navata road, near Scotspine International School, Kanuru, Vijayawada, Andhra Pradesh 520008.

www.svgroupp.com

TEAM

Architects & Engineers :



Bhavana Enclave, KPHB Colony, Hyd.
Call: +91 40 2315 4848, 4949, 4999.

3D Renders, Design & Branding:



#323, Raja Vilas, Manikonda, Hyd.
Call: +91 9989 11 9900.

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