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MAYFAIR
SUNRISE

— *Invite of Nature* —

A Sunrise with a difference

Born out of Greenmark's determination to inspire a healthy and natural outdoor lifestyle in seniors, adults, and kids alike, Mayfair Sunrise is many things in one. We aim to continue this legacy by building a healthy and harmonious community. Spread over 63 acres of serene greenery, Mayfair Sunrise offers a luxurious and affordable lifestyle in the lap of nature that provides a stress-free, comfortable, and balanced living experience complete with all the modern amenities you need.



*Mayfair Sunrise rolls out the green carpet for you
to get up close and personal with nature.*



Nature is our canvas

At Mayfair Sunrise, we take pride in our connection to nature, which is amply evident in our carefully designed green spaces. Our landscapes provide a haven for flora and fauna, with trees, shrubs, and flowers that attract birds and butterflies. We believe that by creating a harmonious ecosystem, we are not only doing good for our residents, but also for our planet. Living in our communities offers a tranquil environment that promotes a healthy lifestyle, whether you are relaxing at home, taking a stroll in the park, or an exploratory trip across the community. We are committed to building a sustainable future, one home at a time, and we invite you to join us on this journey towards a greener tomorrow. Come experience the beauty of sustainable living with Mayfair Sunrise.



63 Acres | 558 Villas | 4 & 5 BHK Villas (3888 - 6111sft)



Standing as it does amidst 800-acres of high-end low-rise residential projects, residents of Mayfair Sunrise are assured of clean, pollution-free, sustainable living. These features not only enhance the overall aesthetic appeal of the community, but also promote a sense of well-being and relaxation, allowing for a quieter atmosphere, free from the noise pollution typically associated with urban areas.



*Mayfair Sunrise is strategically located at the heart of the **Golden Triangle** that connects Kollur, Muthangi and Mokila, offering easy access to some of the most important landmarks and commercial establishments in Hyderabad. The location holds immense potential for rapid appreciation and value addition, making it not only a great place to reside, but also a wise investment choice.*



Discover Your Neighbourhood Your Gateway to Convenience and Comfort

Mayfair Sunrise Villas, located in the fast-developing locality of Kollur, to the North-West of Hyderabad, is just off the Nehru Outer Ring Road and can be accessed from multiple directions by wide, multi-lane, tar-topped roads, making it a hassle-free commute from anywhere in Hyderabad.

Connectivity

- 05 min from RR7
- 10 min from ORR - Kollur Exit 2
- 15 min from Kokapet
- 15 min from Tellapur
- 15 min from Muthangi
- 20 min from Gachibowli
- 20 min from Nallagandla
- 30 min from Airport

Education

- 10 min from The Gaudium School
- 10 min from Samashti International School
- 15 min from Delhi Public School
- 15 min from Meru International School
- 20 min from Indus International School
- 20 min from Birla Open Minds International School
- 20 min from ICFAI Business School
- 10 min from Narayana Junior College

Healthcare

- 20 min from Citizen Hospital
- 20 min from Shree Hospital
- 20 min from Aksha Hospital
- 20 min from Healix Hospital
- 20 min from Continental Hospital
- 30 min from KIMS Hospital

Work

- 20 min from Financial Dist.
- 20 min from Wipro Circle
- 20 min from Neopolis
- 20 min from Microsoft India
- 20 min from Google
- 30 min from Infosys



Designed with You in Mind



Walking/Jogging Track:
5.5 km track



Expansive Clubhouse:
1,00,000 sqft fully furnished clubhouse



Box Cricket/Box Football:
7500 sqft exclusive feature



WTP:
For efficient water conservation and usage



Dynamic Plantation:
Various indigenous species spread across the layout



Racchabanda Areas:
Multiple Racchabanda Areas across the layout for socialising



Social Infrastructure:
Multipurpose hall, Library, Cafeteria, Creche



Sports Infrastructure:
Full Basketball court, Tennis court, 2 Cricket nets, 3 Indoor Badminton courts, Swimming pool



Additional Infrastructure:
Guest rooms, Dry Cleaning Provision, Pet Park



Entrance Plaza:
To inspire home arrival sense right from the beginning



Circulatory Areas:
No Dead-ends throughout the layout



Internal Roads:
80 - 40ft wide roads for convenient movement



STP with Ultra-filtration:
For better health of children and birds



Security:
CCTV for all important spaces



Warm Community Spaces:
Gazebos, Amphitheatre and Central parks




Power Backup:
DG backup for selected loads



Master Plan

1. Grand Entrance Plaza
2. Approx. Half Kilometer 80 Feet Main Road with Avenue Plantation
3. State of the Art Fully Loaded Appx. 1,00,000 Sft Club House
4. World Class Swimming Pool with Jacuzzi
5. Lit Box Cricket / Foot Ball
6. 2 Beach Volleyball Courts
7. 2 Outdoor Cricket Nets
8. Tennis Court
9. Full Basketball Court
10. Approx. 5.5 KM Walking / Jogging Track
11. Outdoor Gym
12. Outdoor Meditation Zone / Nirvana
13. Reflexology Pathway
14. Pet Park
15. Multiple Central Parks with lush Greenery
16. Herbal Garden
17. Multiple Racchabanda Areas
18. Party Lawn
19. Palm Plaza
20. Amphitheatre
21. Gazebo / Pergola
22. Terrace Relaxation Zone



 5.5km
Walking / Jogging Track

On a sprawling 63-acre canvas, Mayfair Sunrise masterfully creates a vibrant community of 558 villas surrounded by lush greenery. Wide roads and themed avenues with a variety of trees create a beautiful landscape, while ample open areas offer plenty of space for luxurious amenities. With exquisite attention to detail, Mayfair Sunrise brings to life a picturesque oasis of modern living in harmony with nature.



Picturesque, full of colour and character, Mayfair Sunrise effortlessly blends luxury, nature, and the spirit of carefree living. The 1,00,000 sft. Wi-Fi enabled Clubhouse that occupies a place of pride right in the heart of the project, is a grand statement that draws you in instantly with its many immersive offerings.



Approx 7500 sft Box Cricket/Football with terrace relaxation zone



11000 sft fully equipped commercial scale Gym, Yoga and Aerobics



High-end luxurious Coffee Shop/Bistro



Premium 200 pax Multi-purpose Hall



Unleashing the Potential of Your Living Space



100% Vastu Compliant:

558 G+2 luxurious units that comply with Vaastu.



Solar Panels & Heat Pump:

Leverage sunlight to power your home and support mobility



Privacy Focused:

Setbacks on all sides to give you privacy



Natural Lighting:

Open areas to let in ample sunlight



High-end bathroom Fixtures:

including hand shower in Master Bedroom



Spacious home:

3888 sft construction on a plot of 300 sq yds



Elegant Elevation:

Low maintenance elegant elevation for hassle-free management



High ceilings and tall doors:

11ft high floors, 8 ft high doors



Double height cut:

For ambience and better communication within the home



Spacious living, drawing and bedrooms:

With dedicated space for Home Office / Gym



Terrace:

Ample terrace space for family gathering or kitchen garden



Provision for laundry / washing / drying space



Staff Accommodation:

with separate toilet for maid / driver



Main Door:

Fitted with Smart locks



Parking space:

Personal parking space for two cars, with provision for EV charging



Home Theatre:

Your personal Home Theatre to enjoy content of your choice

Thoughtful design for inspired living

Some call it belief. We call it science.

Your villa's architecture fully integrates the principles of vastu to boost health, wealth, energy and prosperity to make the living experience a pleasant and serene one for every member of your family.

300 Sq. Yds. - East Facing



Ground Floor



First Floor



Second Floor

300 Sq. Yds. - West Facing



Ground Floor



First Floor



Second Floor

Specifications

Foundation & Structure:

RCC framed structure made from steel (FE-550) and cement (53 Grade) of reputed make. Very tough - Resistant to Wind and Earthquake

Super Structure:

8" & 4" thick solid block work for external and internal walls respectively

Doors & Windows:

Main Door: 8' high Door of Engineered frame & shutter, aesthetically designed, and fitted with smart lock, door eye and hardware of reputed make, for heightened safety and security

Internal Doors: 8' high Doors of Engineered frame & shutter, aesthetically designed, and fitted with hardware of reputed make

French Doors/Windows: UPVC sliding windows and French doors, with provision for mosquito mesh track

Flooring:

Living/Dining/Bedrooms & Kitchen: Vitrified tiles of reputed make

Master Bedroom/Home Theatre: Engineered Wood / Vitrified Tiles

Bathrooms/Utility: Acid-Resistant, Anti-skid ceramic tiles of reputed make

Stair Case: Granite Flooring

Balcony: Anti-Skid porcelain/ceramic tiles of reputed make

Portico: Tanderu/Kadapa natural stone

Terrace: Cement based flooring with water proofing

Plastering:

Plastering with Sponge Finish

Painting:

External: Texture paint with two coats of acrylic exterior emulsion

Internal Walls and Ceiling: Two Coats of emulsion paint over putty and primer finish

Railing:

Balconies: Stainless Steel railings

Stair Case: Powder coated railings

Kitchen:

- Provision for supply of treated & sweet water connections
- Provision for fixing of Water Purifiers, Exhaust Fan/Chimney

Plumbing:

- PVC/CPVC/UPVC pipes of reputed make
- Metered water supply for each unit

Electrical and Communications:

- Concealed copper wires of reputed make
- Power outlet for geyser and exhaust fan in all bathrooms
- Power plug for cooking range, chimney, refrigerator, microwave, mixer / grinder in kitchen
- Plug points for T. V. at appropriate locations
- Distribution boards and MCBS of reputed make
- Modular Electrical Switches of reputed make
- Power outlets for air-conditioners in living and all bedrooms

Telecom:

Telephone points will be provided in appropriate rooms

Cable TV:

Provision for cable connections will be made in bedrooms and living rooms

Internet:

Provision for Internet connection will be made in the villas

Generator:

100% Power backup for common areas and metered select loads for each villa

C. P & Sanitary Fixtures:

- All Bathrooms feature polished chrome (CP) and sanitary ware fixtures of reputed make such as American Standard, Vitra, Grohe
- Western commodes of reputed make in all toilets
- Hand Shower in master bedroom
- Wall mixer-cum-shower of reputed make

WTP & STP:

- Treated water will be made available through an exclusive water softening plant
- Sewage treatment plant of adequate capacity with ultra-filtration and treated sewage water will be used for landscaping and flushing

Solar and Heat Pumps:

Mandatory, pre-fitted, Energy smart solar panels and heat pumps at extra cost

EV Charging:

Provision for EV Charging





Mayfair Sunrise's palette aesthetically balances the visual equilibrium of colour and pattern, unity and variety. The exquisitely designed exterior leads to an equally graceful indoor space whose highly proportioned layout leaves no room for dead spaces.

The thumb rule of sustainability for us at Greenmark, is to align with the natural forces, or at least, not interfere with them. Our projects are repositories of all the good that nature can do for us, and what we can do for nature. For we firmly believe, it is environmental sustainability that leads to economic stability, social cohesion, and personal well-being. We are deeply committed to creating a living environment that not only enhances your happiness, but also nurtures your health, energy, and prosperity. Mayfair Sunrise is a testament to our ethos of balancing life, by integrating every element of nature into the design process. We firmly believe that nature holds the key to healthy living, and have thoughtfully infused an energised space into our creation.





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