



IT'S ALL ABOUT LUXURY

A Proud Offering from



#### A MESSAGE FROM THE CHAIRMAN

"At KVR Developers, we believe that every home should be a reflection of our customer's unique style and personality. That's why we work closely with our clients to understand their vision and strive to bring it to life. From the initial design phase to maintaining quality in construction and the final touches, we are dedicated to creating a home that is truly one-of-a-kind in its neighborhood."

**Sri Kayala Venkata Reddy**  
Chairman, KVR Group



Luxury is all about a home filled with eloquent spaces and amenities galore seamlessly blending to create truly a wholesome living experience. KVR Luxe invites you to revel in one-of-a-kind home in the midst of mountains, forestry and shimmering sands of the Bay. Step into your dream home, where every moment is crafted to perfection. Welcome home!



LUXURY IS ALL ABOUT  
FULFILLING ONESELF



There are homes. But there are Smart Homes too. You find neighbourhoods. But you have homes that stand out from the crowd. One such address of lifestyle-defining Luxury is KVR Luxe. Luxury living is even more impressive when it is wrapped in lush greenery and perching on the blue waves of the ocean. Feel the elements in their full regalia while cozying up in the lap of luxury at KVR Luxe.



KVR  
LUXE

## LUXURY WHERE OCEAN BLUE MEETS LUSH GREENS

If you are looking for a serene retreat within the urban landscape, KVR Luxe is your choice. The home creates a paradise built in a place with abundant greenery on one side and vast blue ocean on the other. Let the pure oxygen from forest and the ocean breeze fill your home and invigorate you. Come, join an elite community in enjoying picture postcard views of mountain greenery and ocean views from your home!

# LUXURY IS ALL ABOUT YOUR COMFORT



KVR  
LUXE

When a project like KVR Luxe takes off, it is sure to set a benchmark in luxury life at Yendada. It is designed to offer a total lifestyle to fathom community living. The project is built to empower its residents. Come, let your imagination find its reality at the fairytale setting of KVR Luxe!

163 LUXURY APARTMENTS  
ONLY 3-BHK UNITS



*Here is where design science competes with aesthetics for your attention. The joy of being oneself is realized with your comfort levels.*

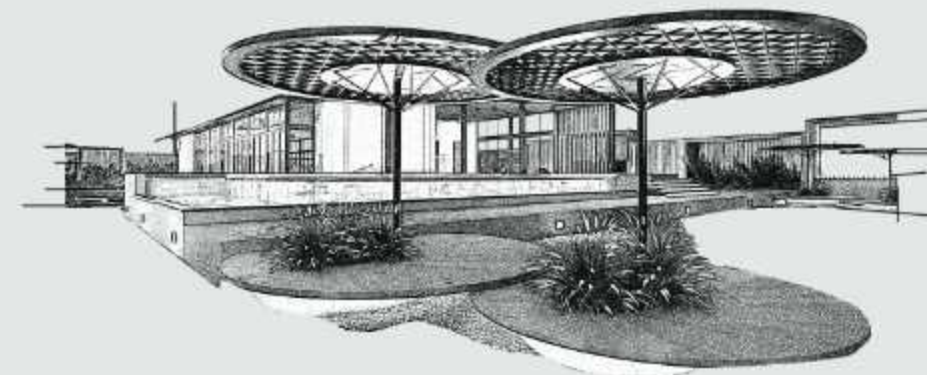


LUXURY IS ALL ABOUT  
YOUR LIFESTYLE

KVR  
LUXE



Find KVR Luxe with an attractive facade that stands out in Yendada. The sleek design and distinct contours captivate the attention of onlookers. Raise the bar and redefine lifestyle expectations with an apartment at KVR Luxe. The spacious apartments are well defined, breezy and sun lit to your delight. The project at Yendada stands out for its style, comfort, and functionality.



*Find the God in finite details tastefully done in a home, rather than its size. Get ready to be overwhelmed by them.*

LUXURY IS ALL ABOUT THE DETAIL

GRAND ENTRANCE GATE



ELEGANT LIFT LOBBY



## LUXURY IS ALL ABOUT DESIGN EXCELLENCE



KVR Luxe truly stands out in neighborhood for its design excellence. The Architects went an extra mile to enhance residents' comfort. Features like 20-foot high double-height balcony make your apartment feel like a villa. An infinity pool on terrace will let you enjoy city and ocean views blissfully. The architects took every care to create an exceptional environment, that resident community would be proud of their home.



*The design excellence means responsible and sustainable homes that fit into the environs naturally without a compromise on Luxury.*





LUXURY IS ALL ABOUT  
INCLUSIVENESS

KVR  
LUXE



LUXURY IS ALL ABOUT  
YOUR SPACES



Be captivated by Luxe apartments with sprawling indoors, which beckon with an air of grandeur. Each flat display flowing spaces and luxury features to let you indulge in unparalleled comfort. Let children have plenty of spaces to blossom in freedom. Discover hi-end craftsmanship take your home to another level. Because, it's where you belong.

-  **All 3-BHK Apartments**
-  **1360 Sft - 2297 Sft Apartments**
-  **East & West facing Units**
-  **8 Feet high Main Door**
-  **Piped Gas Connection**
-  **Video Door Phone**



*The home is a statement of your stature.  
Here, the spaces eloquently reflect what you feel  
towards family bonding in a holistic manner.*



LUXURY IS ALL ABOUT  
YOUR ATTITUDE





LUXURY IS ALL ABOUT  
YOUR EXCLUSIVITY



The lifestyle living is all about empowering spaces. You don't need a villa to raise a garden. One of the fantastic features at KVR Luxe is a double-height balcony that keeps you proactive. Raise a vertical garden with choicest plants, flowering species that prove to be stress busters. Breathe an abundance of oxygen at your balcony, thanks to the neighboring mountain forest.

-  **20 Feet Double height Balcony**
-  **Provision for Vertical Garden**
-  **Ocean Views**
-  **Zoo Park Mountain Forest Views**
-  **Oxygen Zone**



*The balcony is a place, where Indoors & Outdoors meet and memorable moments are made. Here is a jumbo space, a Giraffe would be comfortable in.*




















LUXURY IS ALL ABOUT  
BEING ADMIRERD

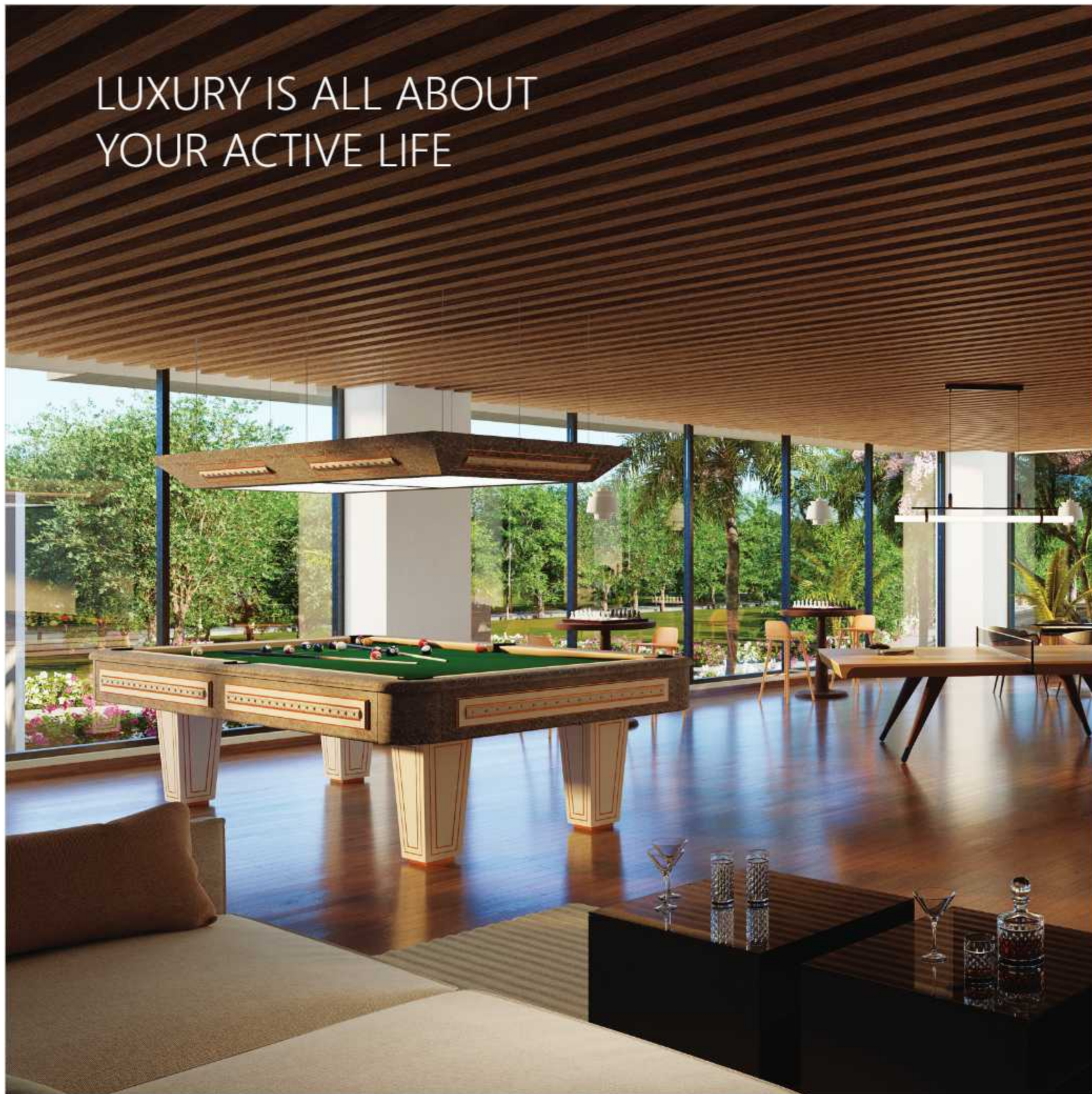


### PROJECT HIGHLIGHTS

-  **GVMC - Approved Luxury project**
-  **G + 11 Levels**
-  **163 all 3 BHK Apartments**
-  **1360 Sft - 2297 Sft Areas**
-  **Premium Quality Construction**
-  **100% Vaastu**
-  **2 Level Parking**
-  **East & West Facing Units**
-  **No Common Walls**
-  **High-end Specifications**
-  **Designer Landscaping**
-  **24 Hr Water Supply**
-  **24 Hr Electronic Surveillance**
-  **3 KV Backup for Each Apartment**
-  **Security Plaza**



# LUXURY IS ALL ABOUT YOUR ACTIVE LIFE



Step outside your apartment and immerse yourself in the lush green outdoors, where every square yard is well defined. Find the nature's beauty intertwine with designer detail where children play blissfully and residents share good times. Relax, connect and breathe easy amidst flora and foliage. Socialize and revel in perfectly manicured gardens.



*A generously proportioned outdoors invite you to spend time there. Not just neighbours, birds and butterflies, flowers and greenery will keep company with you.*

GAMING ZONE



MULTI-PURPOSE HALL



## OUTDOOR FEATURES

-  Jogging Track
-  Outdoor Seating
-  Cricket Net
-  Basketball Court
-  Children Play Area
-  Multi-purpose Lawn
-  Water Feature with Jets

-  Seating Plaza
-  Slate Wall for Children
-  Amphi-theatre
-  Badminton Court
-  Sculpture Feature
-  Senior Citizens Seating
-  Reflexology Pathway



*It's where greenery embraces the sky. Find myriad ways to entertain yourself. Play games, connect with nature and watch children's laughter fill the air.*



LUXURY IS ALL ABOUT  
YOUR LEISURE MOMENTS

The clubhouse on terrace is a testament to the art of indulgence. Unwind in its splendid amenities, where every feature has been thoughtfully curated. Go for a daily walk on all-round terrace track and stay fit. Whether it's a relaxing dip in the sparkling pool, an invigorating workout in the gym, or a delightful gathering in the elegant lawns, the clubhouse is a haven for your leisure and entertainment.



LUXURY IS ALL ABOUT  
YOUR RECREATION



TERRACE SWIMMING POOL



TERRACE FLOOR

-  Multi-purpose Lawn
-  Shaded Canopies with Creepers
-  All-round Walkway
-  Seating Alcoves with Planters
-  Wooden Seating Area
-  Environmental Deck Entrance
-  Outdoor Table Tennis
-  Outdoor Chess Play Area
-  Lap Pool with Kids' Pool



Rejuvenate in the comforting warmth of clubhouse. Pursue many recreation options it offers. The residents entertain and forge bonds amidst echos of excitement.

YOGA STUDIO



WELL-EQUIPPED GYMNASIUM

KVR  
LUXE



LUXURY IS ALL ABOUT  
YOUR FREEDOM



KVR  
LUXE



## STILT FLOOR PLAN

### LEGEND

1. Main Entrance & Exit
2. Pedestrian Entrance
3. Gate
4. Security Plaza
5. Entrance Area Granite Paving
6. Pathway / Jogging Track
7. Wash Concrete Finish
8. Compound Wall Feature
9. Granite Bands
10. CC Pavers
11. Children Play Area
12. Basketball Court
13. Lawn
14. Stepping Stones
15. Seating Plaza
16. Interactive Water Jets Deck
17. Slate Wall for Children
18. Stage
19. Amphi-theater
20. Badminton Court
21. Play Area Seating

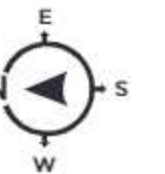


# GROUND FLOOR PLAN



## AREA STATEMENT

Flat No.	Type (Facing)	Carpet Area	Balcony Utility Area	Outer Wall Area	Common Area (28%)	Super Buildup Area
1	3 BHK (W)	1135 SFT	53 SFT	109 SFT	363 SFT	1660 SFT
2	3 BHK (W)	917 SFT	50 SFT	96 SFT	297 SFT	1360 SFT
3	3 BHK (W)	1002 SFT	60 SFT	101 SFT	326 SFT	1489 SFT
4	3 BHK (W)	1002 SFT	60 SFT	101 SFT	326 SFT	1489 SFT
5	3 BHK (W)	952 SFT	100 SFT	99 SFT	322 SFT	1473 SFT
6	3 BHK (E)	978 SFT	60 SFT	101 SFT	319 SFT	1458 SFT
7	3 BHK (E)	996 SFT	64 SFT	103 SFT	326 SFT	1489 SFT
8	3 BHK (E)	903 SFT	64 SFT	96 SFT	297 SFT	1360 SFT
9	3 BHK (E)	1114 SFT	74 SFT	109 SFT	363 SFT	1660 SFT

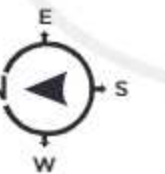


# FIRST FLOOR PLAN



## AREA STATEMENT

Flat No.	Type (Facing)	Carpet Area	Balcony Utility Area	Outer Wall Area	Common Area (28%)	Super Buildup Area
1	3 BHK (W)	1519 SFT	148 SFT	124 SFT	501 SFT	2292 SFT
2	3 BHK (W)	1181 SFT	143 SFT	110 SFT	401 SFT	1835 SFT
3	3 BHK (W)	1181 SFT	143 SFT	110 SFT	401 SFT	1835 SFT
4	3 BHK (W)	975 SFT	128 SFT	97 SFT	336 SFT	1536 SFT
5	3 BHK (W)	1069 SFT	128 SFT	103 SFT	364 SFT	1664 SFT
6	3 BHK (W)	1069 SFT	128 SFT	103 SFT	364 SFT	1664 SFT
7	3 BHK (W)	1264 SFT	290 SFT	111 SFT	466 SFT	2131 SFT
8	3 BHK (E)	1272 SFT	254 SFT	115 SFT	459 SFT	2100 SFT
9	3 BHK (E)	1080 SFT	116 SFT	104 SFT	364 SFT	1664 SFT
10	3 BHK (E)	990 SFT	110 SFT	100 SFT	336 SFT	1536 SFT
11	3 BHK (E)	1149 SFT	179 SFT	106 SFT	401 SFT	1835 SFT
12	3 BHK (E)	1149 SFT	179 SFT	106 SFT	401 SFT	1835 SFT
13	3 BHK (E)	958 SFT	110 SFT	97 SFT	327 SFT	1492 SFT
14	3 BHK (E)	1518 SFT	150 SFT	126 SFT	502 SFT	2296 SFT



# TYPICAL FLOOR PLAN 2, 4, 6, 8 & 10 FLOORS



## AREA STATEMENT

Flat No.	Type (Facing)	Carpet Area	Balcony Utility Area	Outer Wall Area	Common Area (28%)	Super Builtup Area
1	3 BHK (W)	1519 SFT	151 SFT	124 SFT	502 SFT	2296 SFT
2	3 BHK (W)	1181 SFT	167 SFT	111 SFT	408 SFT	1867 SFT
3	3 BHK (W)	1181 SFT	167 SFT	111 SFT	408 SFT	1867 SFT
4	3 BHK (W)	975 SFT	150 SFT	97 SFT	342 SFT	1564 SFT
5	3 BHK (W)	1069 SFT	150 SFT	104 SFT	370 SFT	1693 SFT
6	3 BHK (W)	1069 SFT	150 SFT	104 SFT	370 SFT	1693 SFT
7	3 BHK (W)	1265 SFT	247 SFT	108 SFT	453 SFT	2073 SFT
8	3 BHK (E)	1272 SFT	245 SFT	113 SFT	456 SFT	2086 SFT
9	3 BHK (E)	1080 SFT	138 SFT	105 SFT	370 SFT	1693 SFT
10	3 BHK (E)	990 SFT	133 SFT	99 SFT	342 SFT	1564 SFT
11	3 BHK (E)	1150 SFT	177 SFT	106 SFT	401 SFT	1834 SFT
12	3 BHK (E)	1150 SFT	177 SFT	106 SFT	401 SFT	1834 SFT
13	3 BHK (E)	958 SFT	135 SFT	98 SFT	333 SFT	1524 SFT
14	3 BHK (E)	1518 SFT	154 SFT	122 SFT	502 SFT	2296 SFT



# TYPICAL FLOOR PLAN 3, 5, 7, 9 & 11 FLOORS



## AREA STATEMENT

Flat No.	Type (Facing)	Carpet Area	Balcony Utility Area	Outer Wall Area	Common Area (28%)	Super Buildup Area
1	3 BHK (W)	1519 SFT	148 SFT	124 SFT	501 SFT	2292 SFT
2	3 BHK (W)	1181 SFT	143 SFT	110 SFT	401 SFT	1835 SFT
3	3 BHK (W)	1181 SFT	143 SFT	110 SFT	401 SFT	1835 SFT
4	3 BHK (W)	975 SFT	128 SFT	97 SFT	336 SFT	1536 SFT
5	3 BHK (W)	1069 SFT	128 SFT	103 SFT	364 SFT	1664 SFT
6	3 BHK (W)	1069 SFT	128 SFT	103 SFT	364 SFT	1664 SFT
7	3 BHK (W)	1265 SFT	224 SFT	110 SFT	448 SFT	2047 SFT
8	3 BHK (E)	1272 SFT	198 SFT	115 SFT	444 SFT	2029 SFT
9	3 BHK (E)	1080 SFT	115 SFT	105 SFT	364 SFT	1664 SFT
10	3 BHK (E)	990 SFT	110 SFT	100 SFT	336 SFT	1536 SFT
11	3 BHK (E)	1150 SFT	179 SFT	106 SFT	401 SFT	1836 SFT
12	3 BHK (E)	1150 SFT	179 SFT	106 SFT	401 SFT	1836 SFT
13	3 BHK (E)	958 SFT	110 SFT	97 SFT	327 SFT	1492 SFT
14	3 BHK (E)	1518 SFT	155 SFT	122 SFT	502 SFT	2297 SFT





# TERRACE FLOOR PLAN



- LEGEND**
1. Multi-purpose Lawn
  2. Metal Shading Canopies with Creepers
  3. Walkway
  4. Seating Alcoves with Planter Bed along Pathway
  5. Wooden Seating Feature
  6. Dry Garden Under Overhead Tank
  7. Environmental Deck Entrance with Potted Plants
  8. Outdoor Table Tennis
  9. Outdoor Chess Play Area
  10. Epdm Flooring with Play Area
  11. Epdm Flooring with Sonic Sound Play Area
  12. Pool Deck
  13. Kids Pool Area
  14. Lap Pool
  15. Infinity Edge
  16. Overflow Collection Tank
  17. Aquatic Potted Plants
  18. Lower Pool Deck with Railing



# SPECIFICATIONS

## STRUCTURE:

RCC framed structure as per BIS standards for wind & seismic loads.



## DOORS & WINDOWS:

**Main Door Frame:** Teakwood frame of the best quality with polish

**Main Door Shutter:** 38mm - 40mm Shutter with Teak veneer both sides (3'9" X 8'0") size with polish finish with reputed hardware

**Internal Doors:** Premium quality engineered hardwood door frame & shutters (3'3" X 8'0") size with reputed hardware

**Door Hardware:** Hafele/Yale/Dorma or equivalent make

**Windows & French Sliding Doors:** Reputed UPVC make

**Bathroom Doors:** Granite/WPC/Flush doors with frame

**Ventilators:** UPVC.



## PAINT:

**External:** Two coats of exterior emulsion paint with texture finish according to approved design

**Internal:** Two coats of premium emulsion paint over smooth putty finished surfaces.

## FLOORING & DADO:

**Drawing Room, Living Room, Dining Room, Dry Kitchen & Bedrooms:** Vitrified tiles of [800 mm x 1600 mm/1000 mm x 1000 mm / 1200 mm x 1200 mm] brands Qutone, Kajaria or equivalent make.

**Toilets:** Anti-skid vitrified tiles of [1200 mm x 600 mm / 600 mm x 600 mm / 300 mm x 300 mm] brands of Qutone, Kajaria or equivalent make.

**Wet Kitchen & Maid Room:** Anti-skid premium vitrified tiles of [600 mm x 600 mm] brands of AGL, RAK or equivalent make.



## TOILETS:

**Sanitaryware:** In all toilets, Duravit/Kohler or equivalent make washbasins and wall-hung EWC with concealed flush tanks.

**Faucets:** In all toilets, Hansgrohe /Grohe /Kohler or equivalent make.

**Toilet Ceiling:** Grid-type false ceiling.

**Utility/ Faucets:** Jaquar/Hindware or equivalent make.

## ELECTRICAL FIXTURES:

**Power Supply:** 7.5 KW, 3-phase power supply

**Safety Device:** MCB & ELCB (Earth Leakage Circuit Breaker)

**Power Quality:** Regulated power to the complex with surge suppressors

**Metering:** Raw Power & DG power measured by Energy Meter

**Wires:** Fire-retardant, low smoke wires of Finolex/RR Kable or equivalent make

**Switches:** Modular switches of Schneider/ Legrand or equivalent make

**Light Fixtures:** Energy conservation by LED light fixtures in all common areas

**TV & Telephone:** Points in Living & Master bedrooms

**Internet:** Provision for Internet connection in Living & Master bedrooms

**Mobile Charging Dock:** Mobile charging dock provided in Living & Master bedrooms

**Air-Conditioning:** Points will be provided in Living & all Bedrooms

**Exhaust Fan:** Electrical provision shall be provided in all bathrooms

**Geyser:** Geyser points will be provided in all bathrooms

**Generator Backup:** 3 KW will be provided for each apartment.

## KITCHEN:

Provision for sink

Provision for water purifier/RO unit

Provision for washing machine/ Dishwasher

## COMMON BUILDING SPECIFICATIONS

## POWER BACKUP:

100% Power backup for common amenities like lifts, water pumps, STP & identified common area lighting.



## SECURITY NETWORK:

CC TV cameras in strategic common areas & clubhouse with monitoring & recording at Security/Maintenance office

**Boom Barriers:** Automatic opening gates with long range readers at Entry and Exit for tenant's unobstructed movement

## COMMUNICATION NETWORK:

Telephone points in Master bedroom and Living areas. Intercom facility throughout the property.

Provision for Broadband connectivity in Master bedroom/ Living areas. Clubhouse has Wi-Fi connectivity.



## LANDSCAPING:

Professionally designed landscapes in all suitable areas.

## LIFT:

a) Three high-speed lifts of Johnson/ Otis/Kone or equivalent make. Entrance with granite/ marble/ tile cladding

b) One service lift of Johnson/Otis/Kone or equivalent make. Entrance with granite/ marble/tile cladding.

## LIFT LOBBY:

Cellar & stilt floor area with granite/ marble/ tiles for flooring & cladding.

## BASEMENT FLOORING:

VDF flooring with car numbers marked in parking.



## TERRACE FLOOR:

VDF Flooring as per architectural design.

## WTP / STP / PUMPING SYSTEM:

Supply to all floors.

## PIPED GAS:

Piped gas facility with metering will be provided.



## INTERCOM:

Intercom to Security will be provided.

## FIRE PROTECTION SYSTEM:

Designed in compliance with Fire Norms of the Government.



## CAR PARKING:

a) State-of-the-art, 24-hr security system

b) Boom Barriers for organized vehicle moment

c) Access by Smart Entry.

## Note:

- External balcony enclosures are not permitted either by grills or in any other way
- Grills on the main doors are not permitted
- All electrical fittings will be purchased by the flat owners at their cost. Only provision for the above electrical fixtures will be made by the Developer
- All dimensions indicated in the plans are excluding Painting and finishings. Columns and walls are subject to minor changes based on structural designs
- Furniture shown in the plans is for indicative purpose only and do not form the part of the contract
- False ceiling is not under the Builder's scope
- Architectural features shown are indicative and subject to change
- APSEB, GVMC, Water, NERDCAP, Standby Generator & Car parking charges are Extra
- Registration, Legal Documentation, GST and any other statutory taxes as applicable are to be borne by the customer
- Infrastructure charges are to be borne by the customer
- Only metered Piped Gas supply is allowed
- Installation of kitchen platform & sink will be at flat owner's cost only. Provision for the above will be made by the Developer
- False ceiling in balcony and toilets cannot be altered at any time.



# LUXURY IS ALL ABOUT BEING CONNECTED



ISKCON TEMPLE

KVR LUXE

SAGAR NAGAR BEACH ROAD

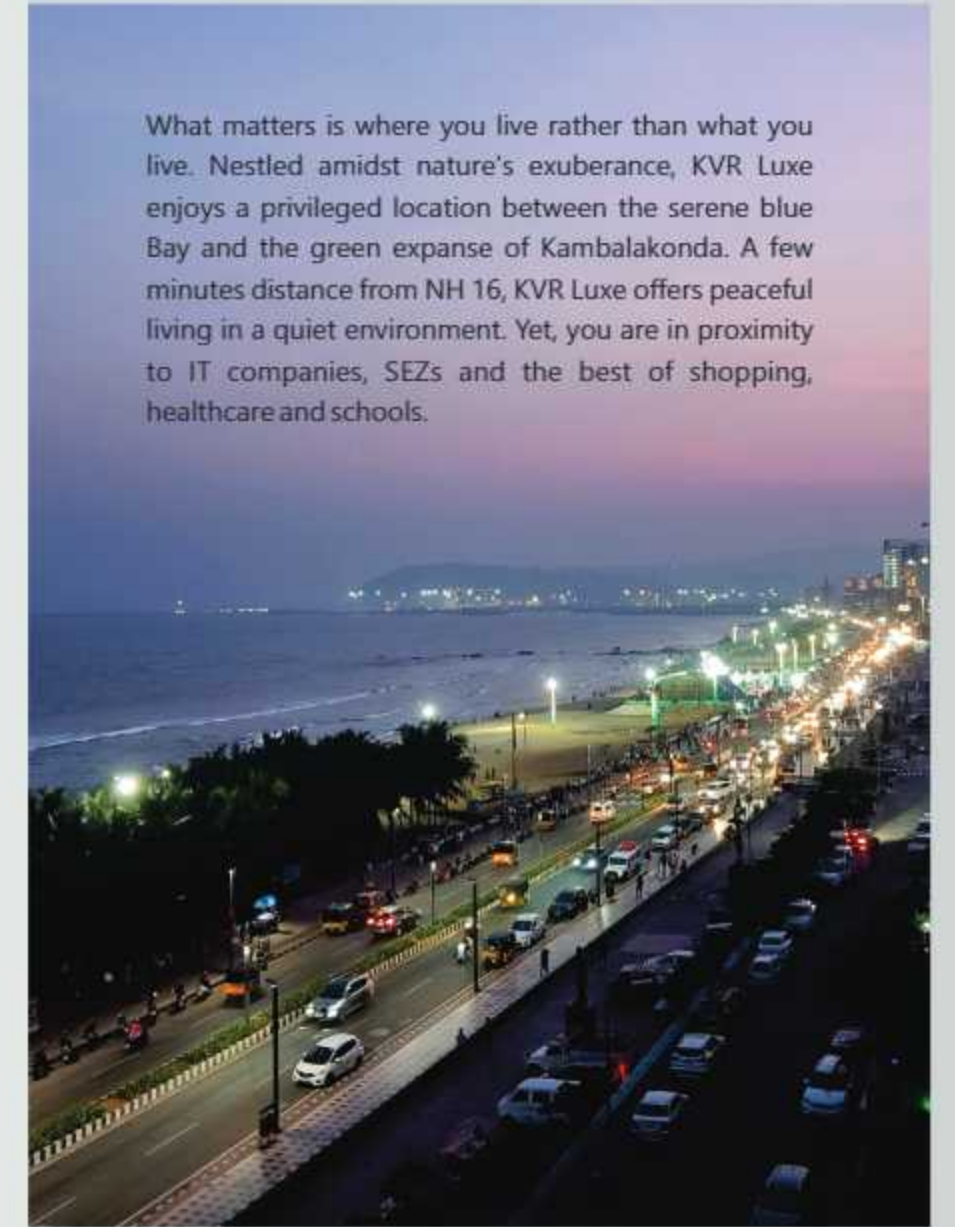
KAMBALA -KONDA ECO PARK

INDIRA GANDHI ZOOLOGICAL PARK

## DISTANCES FROM KVR LUXE

- Kambalakonda Eco Tourism Park - **2 Mins**
- ISKCON Temple - 500 Mts - **4 Mins**
- Sagar Nagar Beach - **5 Mins**
- Schools / Junior colleges - **5 Mins**
- Indira Gandhi Zoological Park - **5 Mins**
- Radisson Blu Resort - **6 Mins**
- Visakha Valley School - **8 Mins**
- GITAM University/ Medical College - **9 Mins**
- Silver Oaks Intl. School - **9 Mins**
- Cricket Stadium - **9 Mins**
- Rushikonda Beach - **10 Mins**
- Sri Venkateswara Swamy Devalayam(TTD) - **10 Mins**
- Lumbini Park - **12 Mins**
- IIM - **13 Mins**
- MVP Colony - **14 Mins**
- Health City - **14 Mins**  
(Apollo Hospital, Care Hospital, VIMS & LV Prasad Eye Institute)
- Golf Club - **16 Mins**
- IT SEZ - **17 Mins**
- 12 Engg Colleges within - **25 Mins**

What matters is where you live rather than what you live. Nestled amidst nature's exuberance, KVR Luxe enjoys a privileged location between the serene blue Bay and the green expanse of Kambalakonda. A few minutes distance from NH 16, KVR Luxe offers peaceful living in a quiet environment. Yet, you are in proximity to IT companies, SEZs and the best of shopping, healthcare and schools.



RK BEACH ROAD



*Be a bold explorer in chasing your dreams beyond compromises. Look for an ideal home in an ideal location for plethora of joys and a fulfilling life.*



Scan the QR Code to get directions to KVR LUXE

LOCATION MAP  
(Not to Scale)



# A SYMPHONY OF BUILT SPACES & NATURE

KVR Developers brings your own paradise at your doorstep. The builder's passionate approach with unique taste and style is displayed in an exceptional project at Yendada to fulfil every fancy and aspiration. Come, join a community of distinguished residents in celebrating life!



**KVR DEVELOPERS**

D.No: 50-49-25/2, 3rd Floor, Opp. GVK Inn Hotel, Near NRI Hospital  
TPT Colony, Seethammadhara, Visakhapatnam - 530 013

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Note: This brochure is purely a conceptual presentation and not a legal offering. The Developers reserve the right to make changes in elevation, specifications and plans as deemed fit.

