

Fern

A HAVEN OF SERENE LUXURY





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Find a space that reflects who you are and all you aspire to be.
Find a space where nature and opulence exist in perfect harmony.
Find a space that invites you to indulge in life's finer moments.
Find a home that elevates every aspect of your lifestyle.
Find it all at MAK Fern!

BESPOKE VILLAS DEFINED BY DISTINCTION



Embrace a world where every detail is thoughtfully curated, and every space reflects a higher standard of living. This is not just a villa - it is a statement of taste, of discernment, of a life shaped by finer choices.

Set amidst serene surroundings, each villa is designed to offer an effortless blend of elegance and comfort. Expansive layouts, elevated ceilings, and seamless indoor-outdoor connections create an atmosphere that feels both grand and intimate. Every element is guided by a singular vision - to offer an experience that stands apart. Here, luxury is not loud, but quietly confident. It reveals itself in the quality of materials, the flow of spaces, and the harmony of design.

This is a community for those who value the exceptional - where life is not just lived, but distinctly experienced.



 AERIAL VIEW

OVERVIEW

- Project Area: 15 Acres
- Villa Plot Sizes: 312 to 427 Sq Yds.
- Total Villas: 109
- Villa Structure: G+ 2 Floors
- 4BHK + Home Theatre Villas
- Clubhouse: 30,000 Sft.

MASTER PLAN



LEGEND

01. Grand Entrance
02. Arrival Plaza
03. Lawn
04. Deck With Lounge
05. Changing Rooms
06. Board Game Area
07. Barbecue Area
08. Seating Area
09. Central Park Entrance
10. Central Park Lawn
11. Amphitheatre With Pergola
12. Fitness Station
13. Kids Play Area
14. Senior Citizen Garden
15. Multipurpose Court
16. Skating Rink
17. Pet Park
18. Hammock Garden
19. Club Fernessa

CENTRAL PARK

- Landscaped Central Park
- Outdoor Gym
- Multipurpose Court
- Amphitheatre
- Lawn
- Seating With Deck
- Senior Citizen Garden
- Children Park Area





Fern

A GRAND WELCOME TO A LIFE OF PRIVILEGE

MAJESTIC
ENTRANCE



Designed to impress and built to reassure, the entrance plaza is more than an arrival - it is a statement. Impeccably detailed and thoughtfully crafted, it sets the tone for a life defined by distinction, privacy, and quiet luxury.



PARTY LAWN AND SWIMMING POOL



INDULGE IN LEISURE. CELEBRATE IN STYLE.

From sunlit afternoons by the pool to vibrant evenings on the lawn, every moment here is designed to elevate your lifestyle. Whether you're unwinding in quiet comfort or hosting unforgettable gatherings, this is where leisure flows effortlessly into celebration - bringing together the perfect balance of relaxation, connection, and joy.

WHERE LEISURE TAKES CENTRE STAGE

AMPHITHEATRE



At Fern, outdoor spaces are crafted for connection and celebration. From live performances and gatherings at the amphitheatre to moments of play and quiet pause, every experience comes together in effortless harmony.

PERGOLA, SEATING SPACES
HAMMOCK GARDEN & MORE

THE ART OF RELAXED LIVING

Settle into spaces that invite you to rest, reflect, and reconnect. From gentle sways to quiet moments of pause, every experience is designed to ease the mind, soothe the senses, and bring you closer to what truly matters. Amidst gentle breezes and tranquil surroundings, rediscover the joy of slowing down - embracing a rhythm of life that feels both mindful and deeply fulfilling.





CHILDREN'S PLAY AREA & MULTIPURPOSE COURT

THOUGHTFUL SPACES FOR LITTLE EXPLORERS

A vibrant outdoor space where curiosity comes alive and imaginations run free. Designed with care and safety in mind, it encourages children to explore, play, and discover the joy of the outdoors that feels both engaging and secure.



EAST VILLA
427 SQ YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT

GROUND FLOOR AREA	- 2,178 SFT.
FIRST FLOOR AREA	- 1,984 SFT.
SECOND FLOOR AREA	- 1,568 SFT.
TOTAL BUILT UP AREA	- 5,730 SFT.

WEST VILLA
427 SQ YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT

GROUND FLOOR AREA	- 2,042 SFT.
FIRST FLOOR AREA	- 2,015 SFT.
SECOND FLOOR AREA	- 1,368 SFT.
TOTAL BUILT UP AREA	- 5,425 SFT.

EAST VILLA
420 SQ YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT

GROUND FLOOR AREA	- 2,176 SFT.
FIRST FLOOR AREA	- 1,975 SFT.
SECOND FLOOR AREA	- 1,527 SFT.
TOTAL BUILT UP AREA	- 5,678 SFT.

EAST VILLA
389 SQ YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT

GROUND FLOOR AREA	- 1,953 SFT.
FIRST FLOOR AREA	- 1,759 SFT.
SECOND FLOOR AREA	- 1,469 SFT.
TOTAL BUILT UP AREA	- 5,181 SFT.

WEST VILLA
389 SQ YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT

GROUND FLOOR AREA	- 1,835 SFT.
FIRST FLOOR AREA	- 1,789 SFT.
SECOND FLOOR AREA	- 1,279 SFT.
TOTAL BUILT UP AREA	- 4,903 SFT.

EAST VILLA
350 SQ YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT

GROUND FLOOR AREA	- 1,918 SFT.
FIRST FLOOR AREA	- 1,809 SFT.
SECOND FLOOR AREA	- 1,445 SFT.
TOTAL BUILT UP AREA	- 5,172 SFT.

EAST VILLA
312 SQ.YDS.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



AREA STATEMENT

GROUND FLOOR AREA	- 1,732 SFT.
FIRST FLOOR AREA	- 1,615 SFT.
SECOND FLOOR AREA	- 1,178 SFT.
TOTAL BUILT UP AREA	- 4,525 SFT.

DRAWING
AREA

DESIGNED TO IMPRESS
BUILT TO INSPIRE

A statement of scale and sophistication, this drawing area of Fern Villa is elevated by the richness of imported marble. Natural light flows effortlessly through the expansive volume, enhancing every detail.

A space that transforms everyday moments into memorable experiences.



LIVING AREA

A STATEMENT IN SPACE,
STYLE AND SOPHISTICATION



Generous proportions, refined finishes, and an effortless sense of flow come together to create a living area that feels both grand and inviting. Thoughtfully designed, it offers the perfect setting for everyday comfort and elevated entertaining. A space that reflects your way of living - elegant, expansive, and timeless.



GROUND FLOOR

CURATED FOR ELEVATED CULINARY EXPERIENCE



DOUBLE HEIGHT DINING AREA,
WET & DRY KITCHEN



An expansive dining area with a striking double-height ceiling sets the stage for memorable gatherings, filled with light, volume, and quiet grandeur. Complemented by thoughtfully designed separate wet and dry kitchens, every aspect of preparation and presentation flows seamlessly.

A space where hosting feels effortless and every meal becomes an occasion.

FAMILY
LOUNGE



DESIGNED FOR BONDING,
DEFINED BY COMFORT



From lively conversations to quiet evenings, this first-floor lounge adapts seamlessly to every mood. Designed to bring families closer, it blends openness with warmth, creating a space where connection feels instinctive and comfort is ever-present.

PUJA ROOM



MASTER SUITE



DESIGNED FOR INDULGENCE,
DEFINED BY ELEGANCE

Step into a sanctuary where luxury is felt in every nuance. Engineered wooden flooring, expansive windows, and refined finishes set the tone for an inviting retreat, while a generous walk-in wardrobe enhances the experience of effortless indulgence - creating a space that invites you to unwind, recharge, and embrace quiet refinement.



BATHROOM



HOME THEATRE

A PERSONAL THEATRE,
A WORLD TO ESCAPE INTO



Dim the lights, sink into comfort, and let the experience unfold. Designed to transport you beyond the everyday, this personal theatre transforms every viewing into a seamless escape—bringing cinematic indulgence into the comfort of your home.

FIND HARMONY IN EVERY CORNER

Enjoy your special moments with spaces that create an effortless connection between the indoors and the world beyond. The balconies and French windows give your villa a timeless, elegant appeal and blend beautifully with modern aesthetics.

OPEN TERRACE
WITH
BARBECUE AREA



30,000 Sft.
CLUBHOUSE

AN ELEVATED LIFE OF PURE INDULGENCE

AMENITIES

- The Leisure Lounge
- Guest Suites
- Yoga / Aerobics / Fitness Zone
- Meeting Room
- Indoor Games
- Squash Court
- Pickleball Court
- Badminton Courts
- Box Cricket
- Swimming Pool (Adults & Kids) & Jacuzzi
- Banquet Hall / Multipurpose Hall
- 24/7 Power Backup
- Party Lawns
- Library
- Provision for Supermarket / Laundry / Salon
- Exclusive Car Parking for Clubhouse
- 100% Power Backup

Explore life in ways that feels both refreshing and extraordinary with a space thoughtfully curated to offer a bespoke experience. Designed to bring people together, Club Fernessa is full of experiences to share, live and revel.

DOUBLE HEIGHT RECEPTION



A RECEPTION THAT REFLECTS DISTINCTION

Step into a double height reception that makes members, families and guests feel instantly special. Setting the tone for everything Club Fernessa stands for - warmth, refinement and effortless ease, the elegant clubhouse reception creates a grand yet comforting first impression.

TWO
BADMINTON
COURTS



AN ARENA FOR RACQUET SPORTS

Feel the rhythm of the game come alive in a space built for momentum and mastery. From swift footwork to powerful strokes, the indoor badminton and squash courts create an environment that keeps you focused, active, and inspired—turning every match into a rewarding experience.



SQUASH COURT

MULTIPURPOSE
&
MINI HALL

FLEXIBLE SPACES, EFFORTLESS EXPERIENCES

Club Fernessa offers a curated collection of versatile spaces, thoughtfully designed to evolve with every occasion. From grand celebrations to intimate, close-knit gatherings, these halls reflect a seamless interplay of flexibility and refined elegance—creating experiences that feel effortless, fluid, and truly exceptional.



MINI HALL

DESIGNED FOR FITNESS, DEFINED BY ENERGY

FITNESS STUDIO



A space where movement meets motivation in its most refined form. The thoughtfully designed state-of-the-art gym inspires you to push your limits and elevate your everyday fitness routine - where every workout feels purposeful and every moment is charged with energy.

A PLACE TO PAUSE, SAVOUR, AND CONNECT

CAFE



An inviting cafeteria, thoughtfully designed for moments of ease and connection. Whether it's a quick coffee, a relaxed bite, or a lingering conversation, the space blends comfort with understated elegance - offering the perfect setting to unwind and recharge.



GUEST SUITES

COMFORT FOR GUESTS, CALM FOR THE MIND

From restful stays to quiet escapes, these thoughtfully designed spaces cater to both comfort and contemplation. With elegant guest suites and a serene library, they create an environment where relaxation and reflection coexist effortlessly.

Fern



LIBRARY

PICKLEBALL COURT & BOX CRICKET

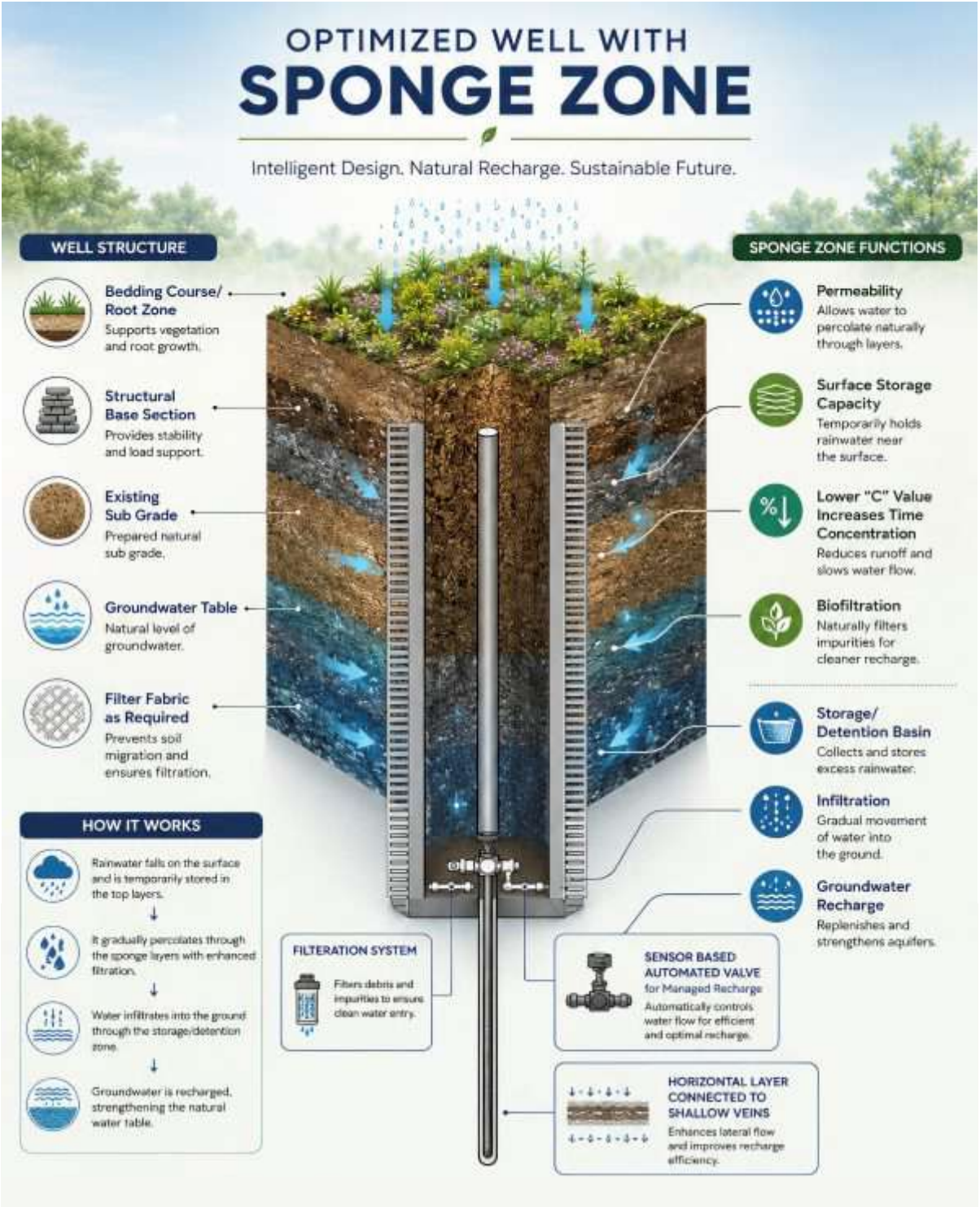
EXPERIENCE AND ENJOY ELEVATED OUTDOOR SPORTS

The clubhouse terrace elevates outdoor sports to a new level. Thoughtfully designed box cricket and pickleball invite you to play under open skies - where fresh air energises every movement and sweeping views enhance every moment. Whether it's a spirited match or a quick game to unwind, every session feels vibrant, refreshing, and distinctly elevated.



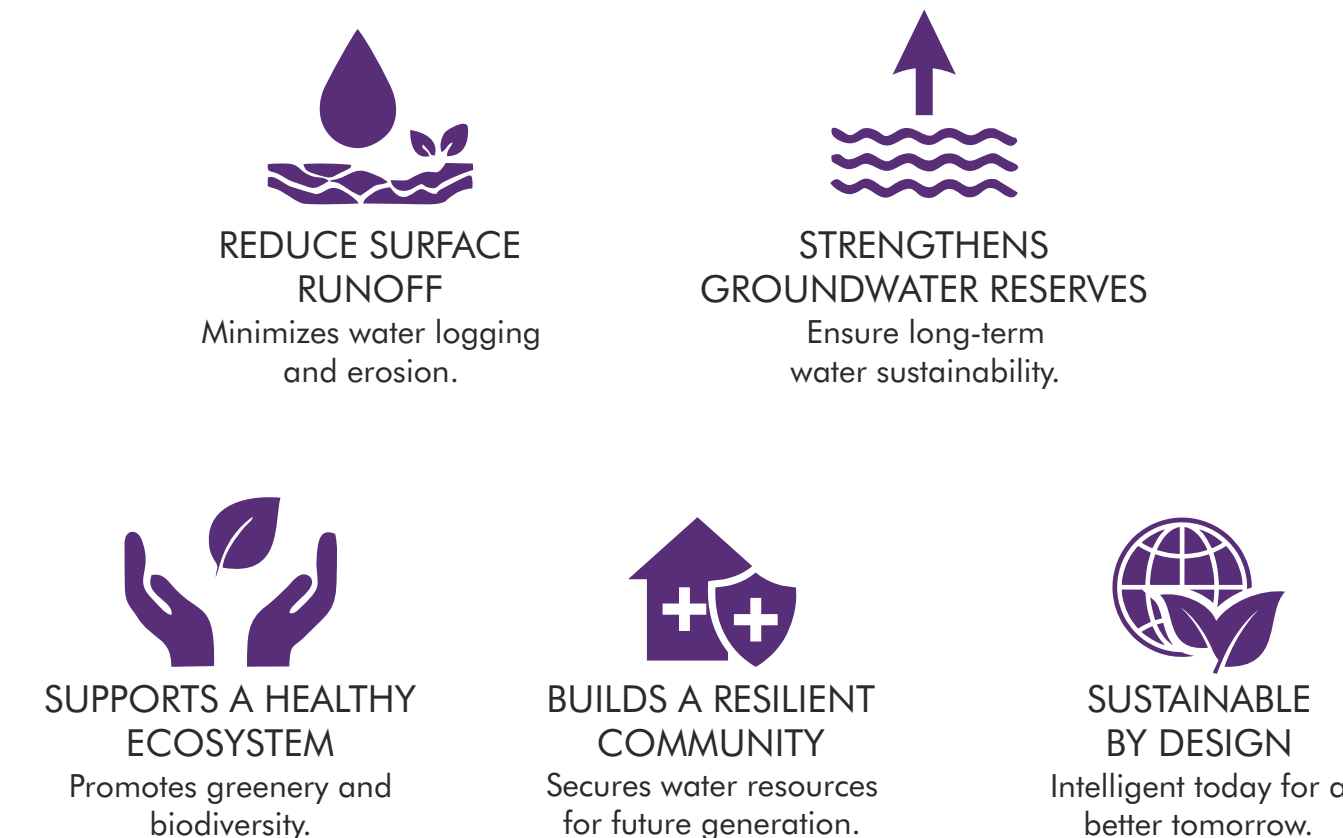
RAIN WATER HARVESTING

CONSERVING WATER INTELLIGENTLY. SUSTAINING FUTURES RESPONSIBLY.



Beneath the thoughtfully designed landscape lies an intelligent water management system that naturally captures, absorbs, and replenishes rainwater. Strategically integrated across the community, multiple Sponge Zones help reduce surface runoff, strengthen groundwater reserves, and foster a more sustainable ecological balance.

Because true progress lies not only in building for today - but in preserving resources responsibly for generations to come.



KEY BENEFITS

CAPTURE. ABSORB. RECHARGE. SUSTAIN.
Smart Today. Sustainable Forever.

24 X 7 SECURITY

A SAFER COMMUNITY. A MORE SECURE LIFE.



Designed with round-the-clock security and thoughtfully monitored access points, the community ensures a safe and reassuring environment for every resident. From advanced surveillance systems to vigilant security personnel, every layer of protection is seamlessly integrated to offer complete peace of mind.

Because true luxury is not only about beautiful homes and exceptional surroundings - but also about the comfort of knowing your family is always safe, secure, and cared for.



STRUCTURE

- RCC framed structure.

SUPER STRUCTURE

- External Walls: 8-inch-thick solid CC blocks.
- Internal Walls: 4-inch and 8-inch-thick solid CC blocks.

WALL FINISHES

- External Finishes: Double coat plastering in cement mortar.
- Internal Finishes: Single coat plastering in cement mortar, finished with gypsum punning.

SPECIFICATIONS

FLOORING AND TILING

- Drawing / Dry Kitchen / Dining / Living: Imported marble
- Master Bedroom / Home Theatre: Laminated / Engineered wood.
- Other Bedrooms: Vitrified tiles.
- Staircase: Imported marble /granite.
- Toilets: Vitrified tiles.
- Balconies and Terraces: Vitrified tiles / Anti-skid tiles.
- Parking and Driveway: Interlocking tiles / Stamped concrete / Vitrified tiles.



PAINTING

- Internal: Putty finish with two coats of premium emulsion paint over one coat of primer.
- External: Two coats of weatherproof paint. Smooth / texture surfaces and cladding as per Architect's design.

KITCHEN

- Provision for modular kitchen.
- Provision for water purifier.
- Gas piping.



DOORS AND WINDOWS

- Main Door: Aesthetically designed 9' height teak wood / engineered wood door frame with veneer shutter finished with PU polish & of reputed hardware make.
- Internal Doors: Aesthetically designed 8' height teak wood / engineered wooden door frame with veneer shutter finished with PU polish and hardware of reputed make.
- Sliding Doors: Powder-coated / anodized aluminium doors with clear toughened glass and mosquito mesh.
- Windows: Powder-coated / anodized aluminium windows with clear toughened glass and mosquito mesh.
- Provision for video door phone.

ELECTRICAL

- Concealed copper wiring of reputed make.
- Modular switches of reputed make.
- Ample power points.
- Provision for EV charging point.

TV / INTERNET

- Provision for internet.
- TV Point in all bedrooms, living room, lounge & home theatre.

LIFTS

- Provision For Lift (Lift under customer Scope).



RAILINGS

- Railings with toughened glass for balcony & staircase.
- MS railing for terrace as per Architect Design

SECURITY

- 24/7 Secured Living Environment.
- Smart CCTV Monitoring for community spaces.
- Automated boom barrier access at main gate.
- High – security compound wall with solar fencing system.

PLUMBING

- Premium pipes for internal and external works.
- Reputed make sanitary ware and CP fittings in bathrooms.
- Provision for solar water heater / heat pump / solar Power.
- Provision for Jacuzzi in Master Suite toilet.



INFRASTRUCTURE

- Domestic water made available through Water Treatment Plant (WTP).
- Sewage Treatment Plant (STP).
- Water supplied to individual villas through HNS (Hydro Pneumatic System).

INTERNAL ROADS

- 40 feet wide black topped / interlocking / CC roads.

CABLING

- Well-engineered underground cabling.

STP

- Treated water will be used for landscaping.

WTP

- Water treatment plant for bore water supply.

STREET LIGHTING

- Designer street lighting.

AVENUE PLANTATION

- Tree lined grand avenues.

LOCATION MAP



FIND PEACE AND CONNECTIVITY

Find a retreat that lets you seek peace without compromising on connectivity. Ideally located just 5 mins from ORR, MAK Fern at Tukkuguda blends modern convenience with serene living



In the evolving landscape of Hyderabad, MAK Projects stands as a symbol of thoughtful development and enduring excellence. Every project is envisioned with care—blending innovation, quality, and a deep understanding of modern living.

Under the leadership of Mr. A. Murali Krishna Reddy and Mr. Mir Nasir Ali Khan, the group upholds strong values of professionalism, accountability, and performance - driving a vision that is both progressive and dependable.

From expansive villas to strategically located plots and contemporary residences along the Srisailem Highway, the portfolio reflects both versatility and vision—crafted to meet diverse aspirations with equal finesse.

More than just building spaces, MAK Projects creates environments that inspire confidence, comfort, and a sense of belonging - defining a new standard for real estate in Hyderabad.

A FEW OF OUR COMPLETED & ONGOING PROJECTS



MAK BTR - VILLAS



MAK BTR - CLUBHOUSE



BTR - GOLF RESIDENTIAL PLOTS



BTR - SERENITY APARTMENTS



MAK HOTELS & RESORTS PVT. LTD.

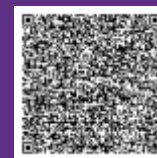


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PROJECT ARCHITECT



SCAN FOR LOCATION

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