



DWARAKA 369

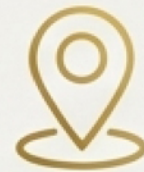
FUTURE READY HIGH END GATED COMMUNITY



An Unprecedented Union of Lifestyle and Investment

At Dwarka 369, we don't just sell square footage; we sell a lifestyle 'recalibration.' We've combined the 3-6-9 philosophy of energy and flow with world-class wellness amenities to ensure that when you come home, you aren't just resting-you're renewing.

Dwaraka 369 is a landmark development built on four irrefutable pillars of value, designed for both the discerning homeowner and the astute investor.



THE LOCATION
The Strategic Epicenter



THE LEGACY
The Visionary Creators



THE LIFESTYLE
The Curated Experience



THE OPPORTUNITY
The Intelligent Investment



AI & IT Corridor
Google AI
Sify AI
Miracle Software

Dwaraka 369



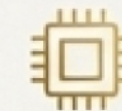
Bhogapuram International Airport
Strategic Gateway



5-Star Hospitality Hub
Oberoi
Mayfair

Pillar 1: Positioned at the Epicenter of ‘New Vizag’.

Where the AI Corridor Meets the Ocean Breeze in Madhurawada.



Tech Hub: Direct connectivity to Google AI Data Center, Sify AI, Miracle Software.



Global Access: Strategic gateway to the Bhogapuram International Airport.



Luxury & Hospitality: Surrounded by elite brands like Oberoi, Mayfair, and other upcoming 5-star landmarks.

Pillar 2: Forged by Visionaries, Built on Strength.



Miryala Ravindar Reddy

The Blockbuster Visionary

The Visionary Behind The Blockbuster Movies Like Akhanda, Dwaraka Creations And The Driving Force Of Dwaraka Tmt Steel.



Pramila

The Proven Executor

Renowned for proven excellence in delivering Vizag's most iconic gated communities.

Backed by the unmatched structural strength of Dwaraka Steel.

A New Benchmark in Wellness: The 'Healthy Home' Concept.

Your health, fitness, and balanced living are Priority One.



Managed Wellness Ecosystem

- **Bi-Annual Health Camps:** 15-day intensive check-ups every 6 months.
- **Expert Guidance:** On-site diet camps and nutritionist consultations.



Integrated Healthy Living

- **Organic Living:** Dedicated organic food store within the community.



Spiritual Core

- **Sanctuary:** Beautiful on-site temple & meditation arena.
- **Mindfulness:** Daily free yoga and meditation classes.



Dwaraka 369: Beyond Living, An Experience.

Madurawada's Most Iconic Gated Community

Welcome to a life where luxury meets legacy. At Dwaraka 369, we've harmonized spiritual peace with modern athleticism and elite social spaces. Every amenity is a statement of your success.

The Soul of Dwaraka: Spiritual & Wellness

Reconnect with your inner self without leaving your sanctuary.

- **Devotional Harmony:** A beautifully crafted Temple and serene Meditation Hall for daily mindfulness
- **Healing Steps:** Acupressure Walking Tracks and a dedicated Yoga Park to align your body and mind.
- **Zen Spaces:** A lush Pergola and Senior Citizens Relaxation Zone for quiet afternoons.

The Arena: Sports & High-Octane Fitness

Reconnect with your inner self without leaving your sanctuary.

- **The Courts:** Full-sized Tennis, Volleyball, and Shuttle (Badminton) courts, plus a Squash Court and Half-Basketball zone.
- **Dual-Zone Fitness:** Separate Gents Gym and a Ladies Gym (featuring an integrated Kids' Play Area so moms never have to choose between fitness and family).
- **Aquatics & More:** A pristine Swimming Pool, Skating Arena, and Aqua Sports for all ages.

The Sky Club: Rooftop & Entertainment

Elevate your social life to the terrace level.

- **Skyline Dining:** A chic Rooftop Cafeteria and Barbecue Zone for unforgettable evenings.
- **The View Point:** A Terrace Top Deck offering panoramic views of the rolling hills of Madhurawada.
- **Private Cinema:** A state-of-the-art Mini Theater for exclusive screenings with family and friends.

The Social Fabric: Community & Leisure

Spaces designed to turn neighbors into lifelong friends.

- **Grand Celebrations:** A massive Function Hall, Open Party Area, and a Kitchen at Podium Level for seamless hosting.
- **The View Point:** A Terrace Top Deck offering panoramic views of the rolling hills of Madhurawada.
- **Creativity Corner:** A dedicated Children's Arts & Crafts Space to nurture young geniuses.

The Convenience Suite: Life, Simplified

Everything you need is just an elevator ride away.

- **Daily Essentials:** In-house Supermarket, Organic Veggie Mart, and Beauty Parlour.
- **Business Ready:** A professional Board Room, Conference Room for Association, and a concierge-style Help Desk Lobby.
- **Guest Hospitality:** Premium Guest Rooms to host your visitors in style.

Sustainable & Smart Infrastructure

Elevate your social life to the terrace level.

- **Eco-Conscious:** Advanced Sewage Treatment Plant (STP).
- **Hassle-Free:** Dedicated Guest Parking Area to ensure a smooth welcome for your loved ones.

Why Choose Dwaraka 369?

We didn't just build apartments; we built a city within a city. From the temple bells at dawn to the rooftop BBQ at dusk, Dwaraka 369 offers a 360-degree lifestyle that Madhurawada has never seen before."



The Grand 65+ Amenity Suite: The Ultimate Luxury Checklist.

One of the most comprehensive lifestyle offerings in Andhra Pradesh.

Landscape & Outdoor Features

- Entrance
- Tree Plaza
- Deck with Seaters
- Seaters
- Grass Strips
- Water Body
- Pathway Flooring
- Pergola Seating
- Stepped Plantation
- Party Lawn
- Deck
- Feature Wall
- Seating Under Tree
- Yoga Deck
- Sculpture
- Lawn
- Cafeteria
- Swimming Pool
- Kid's Pool
- Sunken Seating
- Elder's Seating Area
- Children's Play Area
- Sand Pit
- Climbing Wall
- Co-working Lounge
- Private Meeting Pods
- Help Desk Lobby
- Stepping Stones on Pebble Bed
- Concierge Services
- Visitor Waiting Lounge
- Guest Parking Area
- EV Charging points at car parkings
- Sewage Treatment Plant (STP)
- Association meeting hall
- Cloud Kitchen
- Selfie zone
- Rainwater Harvesting System
- Plantation Along the Edge
- 24/7 Security & CCTV Surveillance
- Smart Access Control
- Facility Management Office
- Wellness & Recreation
- Acupressure Walking Track
- Jogging Track
- Cycling Path
- Yoga Park
- Changing Rooms
- Plantation
- Zumba Floor
- Aqua Sports Zone
- Gents GYM
- Meditation Pergola
- Outdoor Fitness Zone
- Ladies GYM
- Reflexology Garden

Education & Creative Arts

Library

- Toy Library
- Reading Lounge

Children's Arts & Crafts Studio

- DIY Workshop Space
- Music Academy Area
- Instrument Practice Rooms
- Recording Studio
- Activity Learning Center
- Study Hall

Social & Leisure

- Chess Lounge
- Carrom Room
- Indoor Games Room
- Amphitheatre
- Multipurpose Hall
- Party Lawn
- Barbecue Pavilion
- Organic Veggie Mart
- Convenience Store

Family & Community

- Senior Citizens' Zone
- Kids' Play Area
- Toddler Play Zone
- Teen Hangout Zone
- Community Garden
- Kids day care center

Health & Essentials

- 24/7 Emergency 2 Bedded Clinic
- Pharmacy Counter

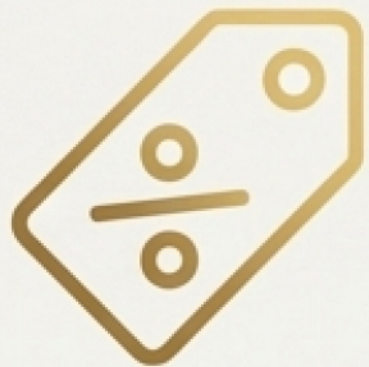
Beyond the Gates: The Dwaraka Community Perks.

A community designed for bonding and belonging, not just residing.



Exclusive Excursions

Subsidized India tours and picnics exclusively for residents.



Special Pricing Advantage

Access travel and entertainment packages at rates significantly lower than market prices.



Pillar 3: The Investment Revolution

₹99,999

Book Your Future Ready Home

ZERO PRE-EMI

For 36 months or until possession.

Typical Floor Plan



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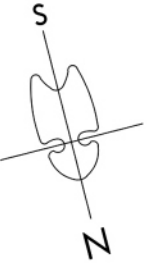
PROPOSED HIGH RISE RESIDENTIAL APARTMENT AT MARIKAVALASA, VISAKAPATNAM.

TYPICAL FLOOR PLAN

akaar+
 architects housing interiors
 F-2,Ramraj Towers,Rednam Gardens,
 VISAKHAPATNAM,ph no:2560202

DATE : 03-01-2026

Ground Floor



SITE AREA OF PHASE 2 : 15,566.47 SQ.YRDS (3.2 AC)
 HT OF BUILDING : C+S+G+10 (33M)
 TOTLOT 10% : 15,000 SFT

GROUND FLOOR AREA : 40,500 sft
 TYP FLOOR AREA : 56,880 x 10
 5,68,800 sft

GROSS AREA : 6,09,300 SFT

No of Flats - 406 no

TDR for 11th Floor : 54,585 Sft / 6,065 Sq. Yds

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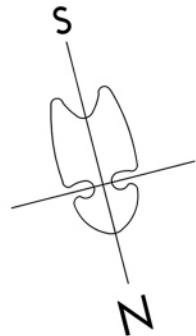
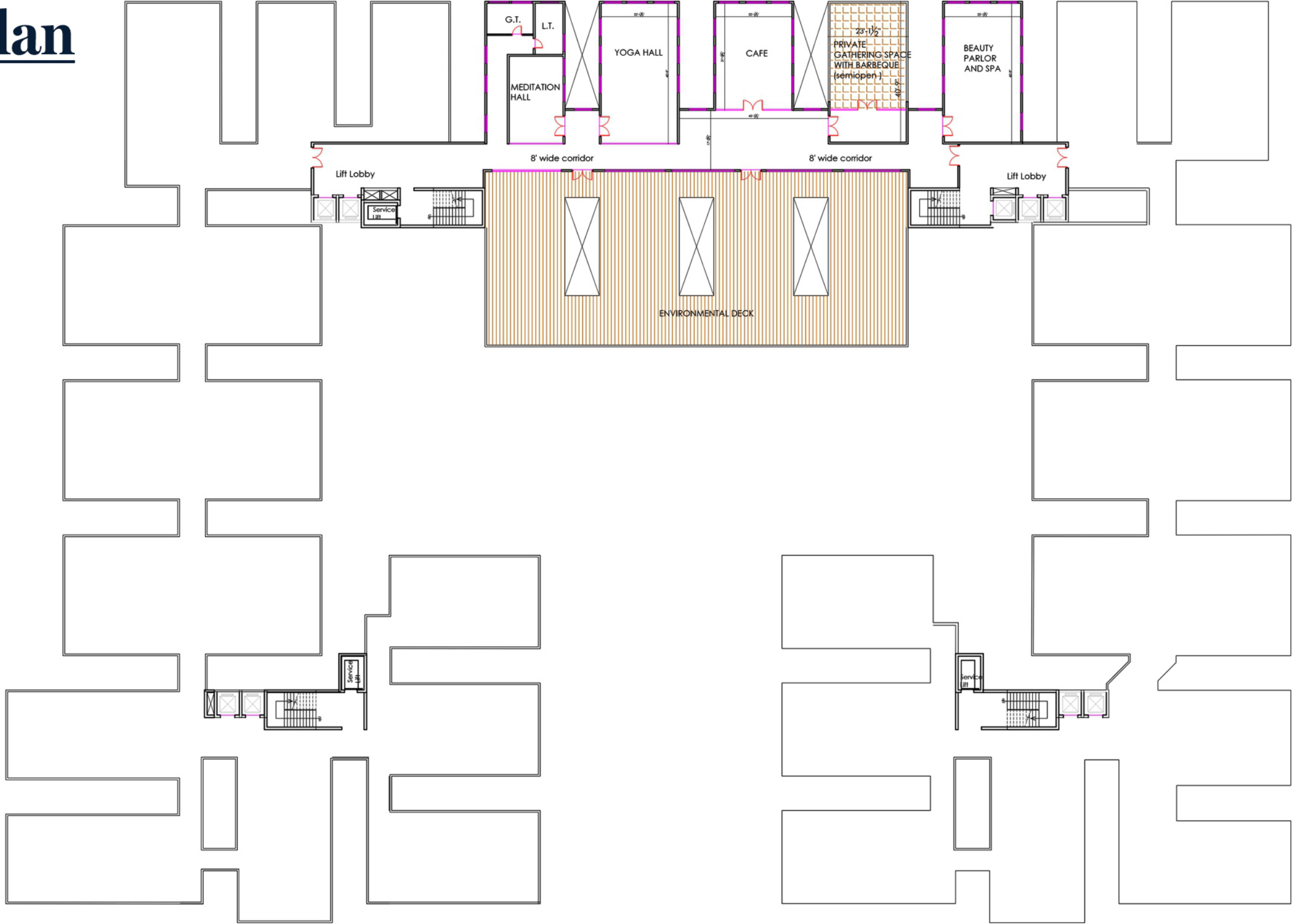
PROPOSED HIGH RISE RESIDENTIAL APARTMENT AT MARIKAVALASA, VISAKAPATNAM.

TYPICAL FLOOR PLAN

DATE : 17-02-2026

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Terrace Floor Plan



TERRACE FLOOR PLAN

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architects housing interiors


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 VISAKHAPATNAM.ph no:2560202

We are not just building homes; we are creating a **'Blockbuster Lifestyle'**, a curated experience designed for wellness, connection, and ultimate convenience.

DWARAKA 369

Book today with just **₹99,999** –
the foundation of your multi-crore asset.

Don't wait until it's **SOLD OUT**.

 **9100 45 5959, 9100 36 5959 9657 20 2020**