

DEVELOPED BY

55 Years
of Legacy

A decorative floral emblem consisting of a circular arrangement of stylized white and yellow flowers with green leaves.

SVN parckwud

BALI THEMED VILLA PLOTS
near SVN Bay Parck Beach Resort, Ranastalam

Member of
CREDAI



SUDA LP NO
4/2026/1178/RNSM/DPMS



Unspoiled, Unrushed & Unmatched.

a Private World

Awaits You.



Tucked amidst swaying coconut plantations at Teppalavalasa, SVN Parckwud brings the unhurried charm of Bali to the Andhra coast.

A short drive from the shoreline and moments from SVN Bay Parck Beach Resort, this thoughtfully planned community pairs Bali-themed villa plots with a resort at its heart, so every visit feels like a holiday, and every day feels like home.

*Welcome to the next chapter in your story.
Welcome to SVN Parckwud.*

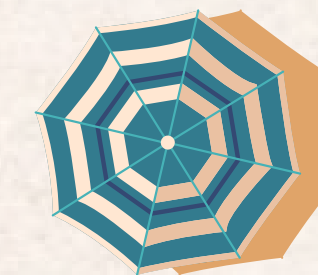
Come home to
YOUR OASIS OF HAPPINESS.





COME HOME TO

RESORT LIVING



SVN Parckwud offers the perfect blend of progress and peace. Set amidst coconut groves at Teppalavalasa, approx. 45 km from the Bhogapuram International Airport and minutes from SVN Bay Parck Beach Resort

With lush greenery, a refreshing coastal climate and the beach close by, it is a calm escape from city life in one of North Andhra's fast developing corridors. Whether you seek a high potential investment or your family's future address, now is the time to secure your place in this emerging paradise.

16
ACRES
Retreat Style
Masterplan

260
PLOTS
Exclusive Villa
Plots

70000
sq ft
Parks & Open
Spaces

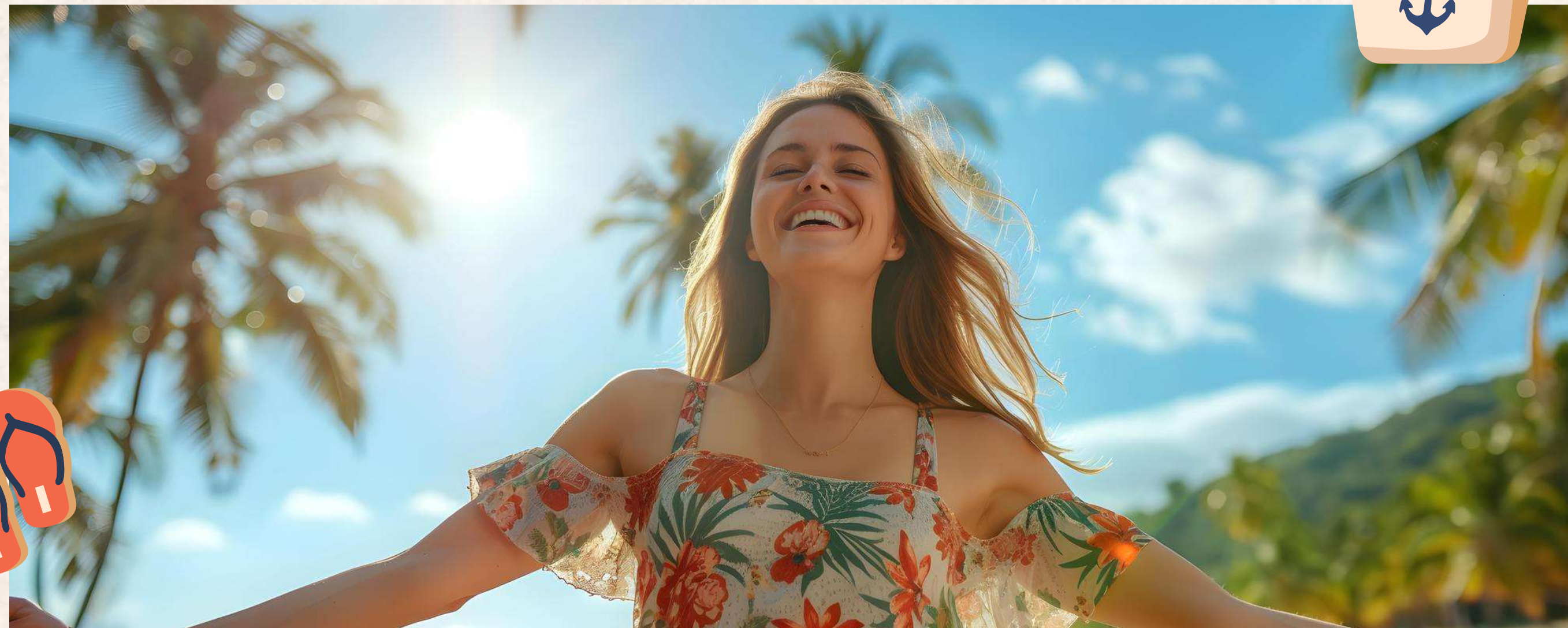
167-304
sq yds
Plot Sizes



COME LIVE THE BEACH LIFE

SVN Parckwud is a gated community in the lap of nature, where the beach is just a short ride away — about a 5 mins drive from your plot.

Coconut palms, sea breeze and Bali-inspired spaces come together in a setting where weekends stretch longer and life slows down to be enjoyed.



Own a Plot. Unlock the SVN Resorts Membership

Now you can enjoy world class amenities, adventure activities, delicious cuisine, and peaceful stays facing beachfront and surrounded by acres of refreshing greenery.

When you buy a plot at SVN Parckwud you will receive complimentary SVN Resorts Membership — 4 complimentary room nights every year, redeemable flexibly across any of the 5 SVN Hotels and Resorts.

Hotel SVN Lake Palace at Vizianagaram
Hotel SVN Grand at Kakinada
SVN Bay Parck Beach Resort at Ranastalam
SVN Parckwud Resort at Teppalavalasa (ongoing)
SVN Miraya Resort at Pedamanapuram (ongoing)

FREE MEMBERSHIP
FOR EACH PLOT OWNER
TILL 31st MARCH, 2031



MEMBER BENEFITS:

Discounts:

- 15% discount on tariff for any additional paid room bookings
- 10% discount on room-service F&B (applicable only at SVN Bay Parck)
- 10% discount on restaurant F&B (applicable only at SVN Bay Parck)
- No discount applicable on alcoholic beverages

Complimentary access during your stay:

- Free swimming pool access
- Complimentary outdoor gymnasium access
- Free Indoor games
- Free Outdoor games

[Refer back page for Terms & Conditions](#)

LIVE THE Parckwud WAY

*At the heart of SVN Parckwud is something no ordinary layout offers
— a resort of your own.*

Swim, dine, celebrate and host guests at the SVN Resort at Parckwud - a swimming pool with sun-deck, poolside courtyard guest rooms, a fire-pit lounge and pergola sit-out. Just outside, the central park brings a children's play area, an outdoor fitness zone and an open-air amphitheatre — your everyday retreat, steps from your plot.



Rejuvenate yourself
in the resort-inspired
swimming pool



Let the little ones
play together at lush parks
with recreational facilities



Build stronger community
and family bonds with gatherings
at the Small Banquet Hall



RESORT FACILITIES

Reception & Lounge
Swimming Pool with
sitout deck & sun loungers
Fire-Pit Lounge
Poolside Courtyard
Guest Rooms
Pergola Sit-Out
Gaming Room
Small Banquet Hall



SVN parckwud

Masterplan



A DESIGN INSPIRED BY
Nature

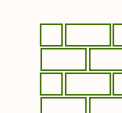
SVN Parckwud is thoughtfully planned, legally approved, and strategically located to offer you the best in connectivity, convenience, and long-term value.



SUDA & RERA
Approved



Grand Entrance Arch
with Security Cabin



Secured by
Compound Wall



Bali-Themed
Landscaping



25+ Lifestyle
Amenities



Vastu-Compliant
Layout



Wide BT Roads
(40 ft & 30 ft)



Avenue
Plantation



Electricity &
Water Supply



Storm Water
Drains



WELCOME TO Parckwood's 70,000 sft SERENE WORLD

Imagine living in a tranquil green sanctuary where natural splendours are an unending pleasure. Here, a sense of serenity surrounds you as you enjoy the verdant greenery and the many facilities available spacious event area, meandering paths and jogging trails, resting decks and children's playground, sprinkled across this 70,000 sft of greens.



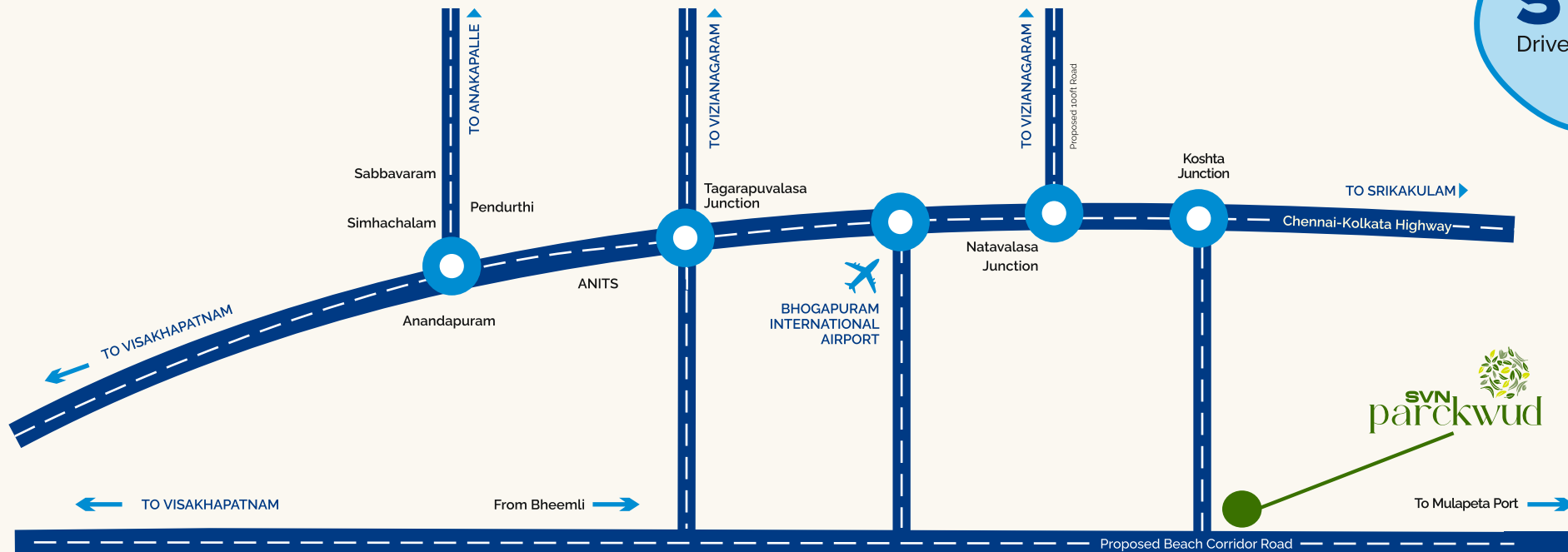
- Water Fountain
- Open-Air Amphitheatre
- Outdoor Fitness Zone
- Children's Play Area
- Tree Courts with circular seating
- Curved Planter Benches
- Manicured Garden Beds
- Walking & Jogging Pathways
- Park Benches
- Lamp-Post Lighting
- Avenue Plantation
- Landscaped Green Corridor



THE FUTURE IS FULL OF Potential

Our project is located just off the Proposed Beach Corridor Road near Ranastalam, offers an unparalleled experience of peace and relaxation. This place is the perfect for your dream farmhouse home or vacation retreat.

Just
5 mins
Drive to the Beach

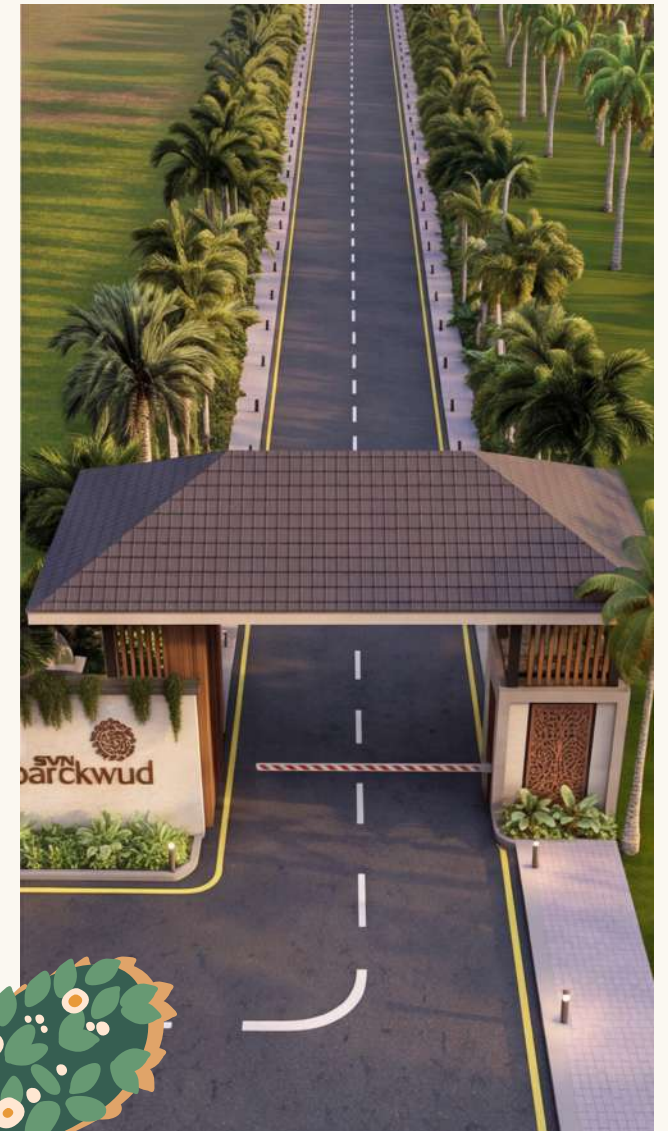


NH - 16 chennai - Kolkata	10 kms
PYDIBHIMAVARAM PHARMA SEZ	15 kms
SRIKAKULAM CITY	30 kms
BHOGAPURAM AIRPORT	45 kms
VIZIANAGARAM CITY	40 kms
VISKHAPATANAM CITY	80 kms

Distances and travel times are approximate

REASONS TO INVEST IN Parckwud

- OUTSTANDING LOCATION**
Just 0.5 km from the Proposed Beach Corridor Road, approx. 45 km from Bhogapuram International Airport, and close to the Chennai-Kolkata Highway — a corridor seeing steady development.
- SVN RESORTS MEMBERSHIP INCLUDED**
Every plot owner receives a complimentary SVN Resorts Membership — 4 room nights every year across 5 SVN hotels and resorts, valid till 31 March 2031.
- RESORT GRADE INFRASTRUCTURE**
40 ft & 30 ft BT roads, open storm-water drains, street lighting, compound wall, and Bali-themed landscaping with 900+ coconut trees.
- THE BEACH WITHIN REACH**
About a five-minute drive to the shoreline, with SVN Bay Parck Beach Resort minutes away — the beach becomes part of everyday life.
- WALLET FRIENDLY PLOT SIZES**
Villa plots from 167 sq yds — premium coastal living at an accessible budget.
- FULLY APPROVED AND READY**
SUDA-approved and AP RERA registered, with bank finance available and registration completed promptly on full payment.





G Nithin

(B. Tech, IIT Madras)
Director

G Shiva Kumar

Chairman & Managing Director
SVN Shivajyothi Group

G Yaswanth

(MBA Finance, SIBM)
Director

Founded in 1971 by Late Shri G. Venkateswara Rao and led today by Chairman & Managing Director Shri G. Shiva Kumar, SVN ShivaJyothi Group has been a trusted name in Andhra Pradesh real estate for over five decades.

The Group's portfolio spans plotted layouts, apartment communities, temple and community developments, and hospitality. With over 5 decades of experience, the company has successfully delivered developments that combine quality planning, customer trust, and long-term appreciation potential.

COMPLETED PROJECTS

1971 SVN Group Founded by Lt. G Venkateswara Rao	1983 Estb. SVN Color Lab Vizianagaram	
2003 SVN Nagar Layout 25 Acre Residential Layout, Vizianagaram	2005 Gnana Saraswathi Devi Temple Vizianagaram	2006 Shivajyothi Enclave 20 Flats Residential Apartments, Vizianagaram
2007 SVN ShivaJyothi Group Group Formation Vizianagaram	2007 Hotel SVN Lake Palace, Vizianagaram	2008 Sirisha Towers 20 Residential Apartments, Vizianagaram
2009 Dwadasa Jyotirlinga Temple Vizianagaram	2010 Kasturi Nagar 8 Acre Residential Layout, Vizianagaram	2013 Hotel SVN Grand Kakinada
2013 Pasupathi Plaza, Commercial Complex Vizianagaram	2014 Pasupathi Avishkar 70 Residential Apartments, Vizianagaram	2015 Pasupathi Nagar 16 Acres Residential Layout, Vizianagaram
2016 Sri Lakshmi Ganapathi Nagar 2 Acres Residential Layout, Vizianagaram	2019 SVN 83° East 3 Acres Residential Layout, Vizianagaram	2020 SVN Goldcrest 5 Acres Residential Layout, Vizianagaram
2022 SVN Bay Parck 65 Acres Beach Resort /Layout, Ranastalam, Srikakulam	2025 Swadya Gourmet Catering Visakhapatnam	

ONGOING PROJECTS

SVN Bay Parck Phase 2 Ranastalam, Srikakulam 5 Acre, Beach Plots	SVN Bay Parck Phase 3 Ranastalam, Srikakulam 20 Acre, Beach Plots	Miraya by SVN Pedamanapuram, nr Gajapatinagaram 13 Acre, Residential Layout
SVN ParckWud Teppalavalasa, nr Bay Parck 16 Acre, Eco Plots	Sapphire (SVN & Chalamaji JV) Nr SVN Nagar, Vizianagaram 2 Acre, Premium Villa Plots	Ayodhara (SVN & Chalamaji JV) Ramanarayanam, Vizianagaram 2.6 Acre, Premium Villa Plots

UPCOMING PROJECTS

Commercial Office Space Paradesipalem, Vizag Highway TBD Commercial Offices	Avenue Homes (SVN & Chalamaji JV) Thadiwada, Vizianagaram 3 Acre, Villa Plots	Beachfront Development Bheemili, Vizag District TBD Residential / Commercial Building
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FREE MEMBERSHIP FOR EACH PLOT OWNER
TILL 31st MARCH 2031

TERMS & CONDITIONS

- The 4 complimentary room nights are for standard category rooms only
- Membership year runs 1st April to 31st March.
- Unused room nights do not carry forward to the next membership year.
- Complimentary nights at upcoming properties can be redeemed once the property is operational.
- If the plot is resold, the new owner can contact management to have a fresh membership card issued in their name to access these benefits.



Site Address
Teppalavalasa, Near Bhadra Mahanakali Temple Jn,
Ranastalam, Proposed Beach Corridor Road,
Srikakulam - 532407, AP

Disclaimer: All images and renders are for representational purposes only.
Actual development may differ. Layout, specifications and amenities are subject to approvals
and change without notice. Distances and travel times are approximate."

The resort facility is owned and operated by SVN ShivaJyothi Group and is accessed through
the SVN Resorts Membership.



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brochures & location