

Live  
LOVE YOUR BACKYARD.™



# ACCESSORY DWELLING UNITS



**MAKARA**  
ADU



## WHAT IS AN ADU?

Accessory Dwelling Units (ADUs) have been known by many names: granny flats, in-law suite, nanny suite and more. Simply, they are a secondary home on a single-family residential property. No matter what you call them, ADUs are an innovative, affordable, effective option for adding much-needed housing in DC, MD and VA.

## WHY ARE THEY SO POPULAR?

As the demand for affordable and senior housing continues to grow, it's become necessary to find ways to meet these demands. In the DC Metro area more and more counties are changing their zoning laws to allow and promote ADUs to make them more available. Finding ways to help our family members and others find safe and affordable housing has never been more important. Moreover, the demand for housing presents enormous rental income possibilities making ADUs one of the best investments available today.

# HOW CAN I USE MY ADU?



## BUILT FOR LIVING

All of our Makara ADUs come fully equipped for comfortable daily living. These wonderful accessory structures are perfect for multi-generational housing, aging-in-place and can also be used as a guest house or as a rental unit to earn extra income. With our Makara ADUs, its simple and easy to provide affordable, comfortable and independent living, right in your backyard.



## FAMILY HOUSING

Today, more than ever, families want to keep their loved ones close. Additionally, the cost of housing that continues to rise at unprecedented rates has made most housing unaffordable for young adults as well as seniors in retirement. Makara ADUs are a perfect solution. ADUs allow people to age-in-place by providing an array of options, such as an easy downsize to a separate, more accessible home on the property, or to provide a living quarters for a caregiver. Alternatively, the family may have adult children that need a place to live while getting started on their own. Building an ADU on your property can provide a variety of benefits that will greatly impact multiple generations. Whether it's for an elderly parent, or your child in need of a place to live, you can provide your loved ones with a wonderful home, just steps from your home and the rest of the family. The Makara ADU is a perfect fit.

## RENTAL INCOME

The Makara ADU is a fantastic housing alternative that can provide an array of options for homeowners. One of the most incredible options for an ADU is to use it as a rental. The income that can be generated in many cases can be life changing. Not only for the homeowner that receives the income, but also for the occupant that is paying the rent. The ability for people to find affordable housing in neighborhoods that are close to their job makes the Makara ADU the perfect solution for so many. Whether you do short-term rentals via AirBnb, longer term rentals to seniors or students or provide affordable workforce housing to the area's amazing employees; the income that you can earn will add thousands to your bank account each month and can easily help pay your mortgage, your bills or help save thousands towards your savings and retirement. Moreover, the ADU can provide desperately needed housing for so many.

# HOW CAN I USE MY ADU?



## MAKARA OFFICE

**Feed your inner virtual learning, entrepreneur or remote employee needs with a detached office space in your backyard.** The turn-key yet customizable design will instantly boost your productivity with spacious, modern and technology-filled office space right in your backyard. The Makara Office is a perfect inexpensive option for the virtual learning student, the stay-at-home worker and the self-employed or start-up maven.



## MAKARA GYM

**The future of home gyms is here. Bright, spacious customizable workout spaces of your own right in your backyard.** Take your workouts to a new level in a safe, socially distanced workout space of your own. Our Makara Gyms can be fully equipped with all the bells and whistles you enjoy at the gym and in a fantastic climate-controlled private gym. Don't take-up much needed space inside your home when you can put this gym right in your backyard.



## MAKARA LIVING

**The perfect space for additional living.** Whether it's a Man-Cave, a She-Shed, or simply an extra bedroom and bathroom for your growing family needs, these detached spaces are built for living. Sleeping, sports, gardening, movies, relaxing, the Makara Living space can be customized with all the creature comforts you can think of.



MAKARA 380



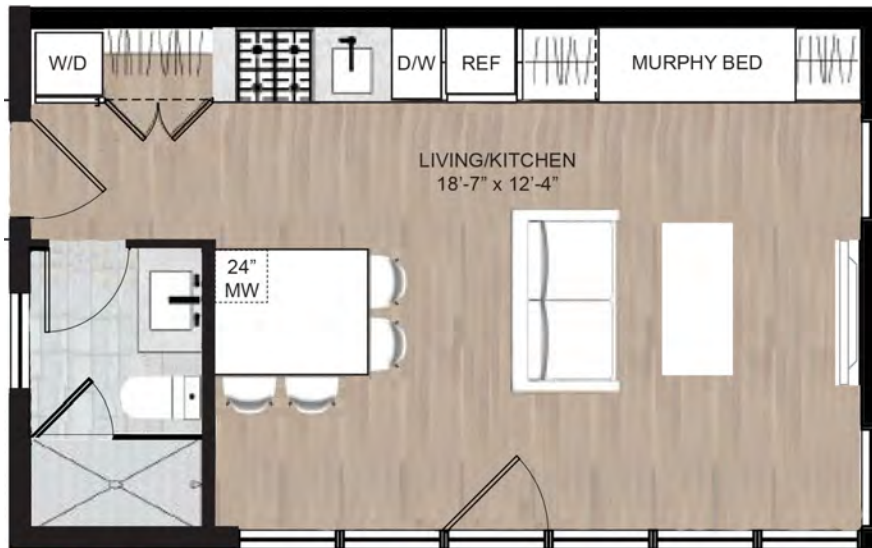
# FUNCTIONAL ADU FLOOR PLANS



## STUDIOS



MAKARA 300 1 Bath • 300 SF



MAKARA 375 1 Bath • 375 SF

## GO BEYOND...

*Don't see something you like?* All of our ADUs can be fully customized to fit your specific needs.

# FUNCTIONAL ADU FLOOR PLANS



## 1 BEDROOMS



MAKARA 380 1 Bedroom • 1 Bath • 384 SF



MAKARA 420 1 Bedroom • 1 Bath • 420 SF

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# FUNCTIONAL ADU FLOOR PLANS



## 1 BEDROOMS



MAKARA 450 1 Bedroom • 1 Bath • 450 SF



MAKARA 460 1 Bedroom • 1 Bath • 460 SF

## GO BEYOND...

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# FUNCTIONAL ADU FLOOR PLANS



## 1 BEDROOMS



MAKARA 480 1 Bedroom • 1 Bath • Den • 480 SF

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# FUNCTIONAL ADU FLOOR PLANS



## 2 BEDROOMS



MAKARA 600 2 Bedroom/Office • 1 Bath • 600 SF



MAKARA 1100 2 Bedroom • 2 Bath • 1,076 Square Feet

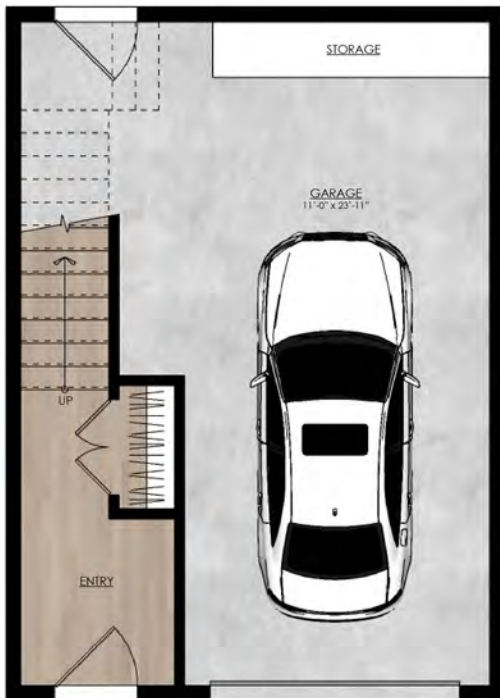
## GO BEYOND...

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# FUNCTIONAL ADU FLOOR PLANS



## TWO-LEVEL PLANS



**MAKARA GARAGE** 450 up to 900 Square Feet • 1, 2 or 3 Bedrooms

## GO BEYOND...

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# CONVERSIONS



Sometimes, building a detached Accessory Dwelling Unit in the backyard is not feasible, or desirable, for a variety of reasons. In this case, we have great news! Not only do we build amazing detached ADUs in backyards throughout the DC Metro Area, we also do beautiful, functional and value-added conversions of existing spaces in homes. We specialize in Accessory Dwelling Units (which includes converting existing spaces too!).

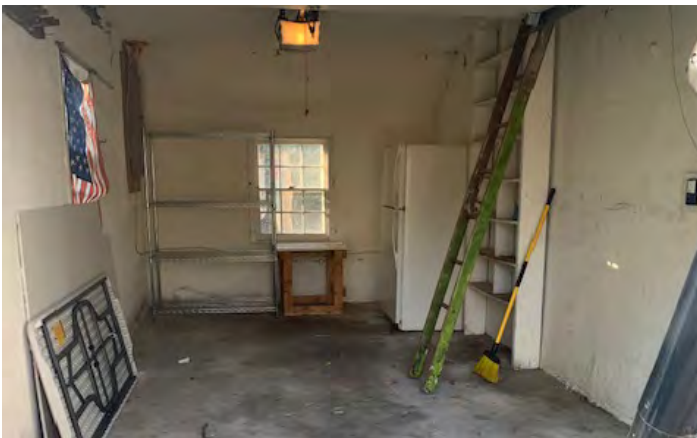
We can convert existing detached or attached garages into separate dwellings. We can also convert basement or attic space into separate dwellings. Often times, this can be done for much less than a new detached dwelling; and can be done in a faster amount of time.



BEFORE



AFTER



BEFORE



AFTER

## GO BEYOND...

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MAKARA 1100



MAKARA 420



# MAKARA ADU STANDARD FINISHES



## FULL KITCHEN

Refrigerator/Freezer  
Sink with a View through Transom Window Backsplash  
Stove/Oven  
Dishwasher  
Microwave  
Shaker or Flat-panel Cabinetry

## BATHROOM

Shower/Tub with Subway Tile  
Large Sink  
Stately Toilet  
LED Backlit Mirror  
Windows  
Tile Floor

## LAUNDRY/STORAGE

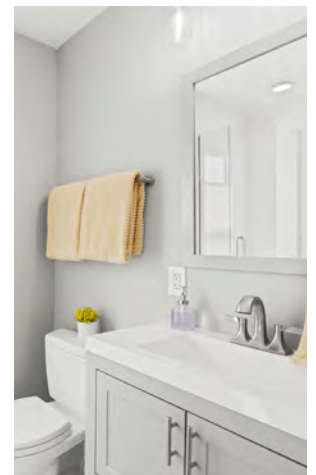
Washer/Dryer  
Pantry Cabinets or Mudroom Storage  
Bedroom Closet with Built-in Shelves and Hanging  
Storage above Bathroom

## LIVING

12'+ Ceilings  
Double Entry Full-lite Doors  
Huge Windows  
Wide Plank Composite Wood Flooring  
Built-In Murphy Bed and Closet System (Standard in Makara 375)  
High-Efficiency Mini-Split Heating & Air Conditioning

## ULTRA-LOW UTILITY BILLS

Low-Boy energy efficient water heater  
Low-E Double Pane Windows  
High-Efficiency Heating & Air Conditioning  
LED lighting saves lots of money for you, your loved ones or your tenants.



# GO BEYOND...

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# OTHER STRUCTURES



Not only do we build and deliver amazing Accessory Dwelling Units, we also have many other incredibly functional structures to meet your needs. Our pre-designed buildings can be outfitted and finished however you like and delivered and installed very quickly. To start, select from one of our several different size options. We will then work with you to select the exterior and interior finishes to meet your budget.

## OFFICE DESIGNS



### MAKARA OFFICE JR

10x12 – 120 square feet. Perfect for an office, classroom or small home-gym



### MAKARA OFFICE DELUXE

12x16 – 192 square feet. Office, classroom, home-gym, man-cave/she-shed, guest room

## GYM/LIVING DESIGNS



### MAKARA GYM

15x25 – 375 square feet. Large office, home-gym, man-cave/she-shed, guest room, bedroom (shown with optional bath).



### MAKARA LIVING

## GO BEYOND...

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# EXTERIOR Style Options / Examples



MAKARA 300 in BoothBay Blue/Gabled Roof



MAKARA OFFICE in Night Gray/Gabled Roof



MAKARA 420 in White/Gabled Roof



MAKARA 460 in Wood/Slanted Roof



MAKARA 375 in Black/Gabled Roof



MAKARA 1100 in White Board Batten/Gabled Roof

## GO BEYOND...

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# WORKING WITH MAKARA

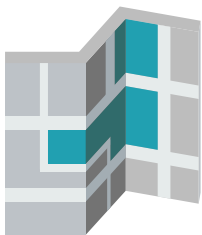


Deciding to add an Accessory Dwelling Unit to your property is an incredible first step in what should be a fun, creative and exciting process. Often times however, this process can be daunting, overwhelming and, if not done properly, can be expensive.

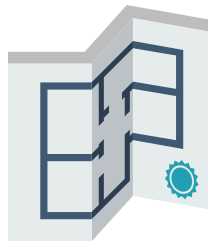
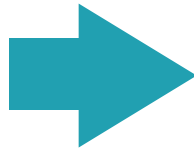
Makara Builders has created a turn-key process that will deliver the amazing finished product and handle everything from design, to permitting, to construction and delivery...all for one simplified, stress-free low price.

**Note: We even offer financing...so now ALL of your Accessory Dwelling needs can be met in one place!**

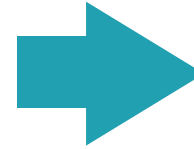
## HOW IT WORKS...



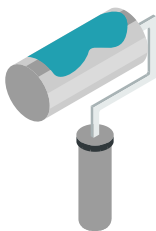
**1.** We determine if an ADU can be placed on your property



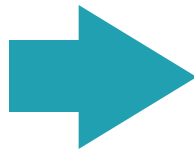
**2.** You select from one of our models that will best suit your needs *(if you don't see a model that works for you, we can easily customize one for you)*



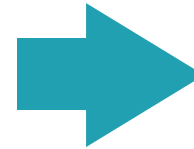
**3.** We will work with you to identify the best location in your backyard



**4.** You select the exterior and interior finishes *(we can give you lots of options)*



**5.** We handle the permitting, all the utilities, the construction and installation.



**6.** You enjoy your brand new Accessory Dwelling Unit!

## GO BEYOND...

*Don't see something you like?* All of our ADUs can be fully customized to fit your specific needs.



# MAKARA

## ADU

Thank you for considering us for your Accessory Dwelling needs. Our quality, attention to detail and customer service is unparalleled and have been trusted by so many to build the perfect fit to the customer needs. Our turn-key service means we handle everything from soup to nuts in the build and manage all of the tedious and sometimes challenging tasks associated with developing and building in the DC Metro area. You can count on Makara to deliver to you a high quality, distinctly designed dwelling unit that you and your family can enjoy for a lifetime. Unparalleled quality and attention to detail are two of the most significant values we place in every project.

GET IN TOUCH

info@makarabuilders.com 240-599-5949 www.makara-adu.com @makara\_adu