INDIVIDUAL VILLAS
@ APARTMENT PRICE

LIMITED EDITION WITH CLUB HOUSE
Just 1.5 KMS FROM CAMP ROAD IAF ROAD

₹89 LAKHS to ₹1.4 CRORE

NEAR REAL TAMBARAM
Independent living

Life feels too good in an independent villa. Independent houses to a certain extent are a symbol of luxury, sophistication and an exclusive lifestyle. An independent villa offers its residents with independence and privacy required for living in peace. Living feels so excited to get your own Garden, terrace, staircase, and parking. Independent house makes a great investment. Usually the land value climbs the height of Everest in recent days so that the independent villa’s turns out to be the tremendous investment option which is located at east Tambaram.
**PREMIUM VILLA**

Plot No: 6A

Ground Floor:
- Land Area: 968 Sq.ft.
- Build up Area: 2142 Sq.ft.
- Facing: East

First Floor:
- Land Area: 968 Sq.ft.
- Build up Area: 2142 Sq.ft.

Second Floor:
- Land Area: 968 Sq.ft.
- Build up Area: 2142 Sq.ft.

**Details:**
- Villa 4 BHK
- Plot No: 6A
- Land Area: 968 Sq.ft.
- Build up Area: 2142 Sq.ft.
- Facing: East
PREMIUM VILLA

Plot No: IIA
3 BHK Villa

Land Area: 840 Sq.ft. Build up Area: 1670 Sq.ft. Facing: North
Plot No : 1B
3 BHK Villa
ELITE VILLA
Land Area : 660 Sq.ft. Build up Area : 1635 Sq.ft. Facing : East

Ground Floor
- Living : 10'0" x 13'9"
- Kitchen/Dining : 20'6" x 9'9"
- Toilet : 6'3" x 4'1½"
- Car Parking : 10'6" x 15'9"
- Car Gate

First Floor
- Bedroom 1 : 13'6" x 10'10½"
- Bedroom 2 : 15'0" x 10'9"
- Bedroom 3 : 15'0" x 10'9"
- Toilet : 5'1½" x 6'3"
- Toilet : 5'1½" x 7'0"
- Toilet : 5'1½" x 9'0"
- Balcony : 15'0" x 4'0"

Second Floor
- Open Terrace
- Toilet : 5'1½" x 4'0"
**PREMIUM VILLA**

Plot No: IIB  
3 BHK Villa  

Land Area: 815 Sq.ft.  
Build up Area: 1630 Sq.ft.  
Facing: East

**Ground Floor**
- Plot No: IIB
- **Bed Room 1:** 11'0" x 9'3"  
- **Bed Room 2:** 15'0" x 10'0"  
- **Bed Room 3:** 15'0" x 11'6"  
- **Toilet 1:** 6'4½" x 7'0"  
- **Toilet 2:** 6'4½" x 7'0"  
- **Kitchen:** 7'0" x 10'6"  
- **Living / Dining:** 15'0" x 13'6"  
- **Service:** 8'1½" x 9"  
- **Car Parking:** 10'3" x 16'6"  
- **Balcony:** 15’0” x 11’6”

**First Floor**
- **Bed Room:** 15'0" x 10'0"  
- **Toilet:** 6'4½" x 7'0"  
- **Toilet:** 6'4½" x 7'0"  
- **Living / Dining:** 15'0" x 13'6"  
- **Balcony:** 15’0” x 11’6”

**Second Floor**
- **Bed Room:** 15'0" x 11’6”
- **Toilet:** 4'0" x 9'3"
- **Lobby:**
- **Wash Area:** 5'1½" x 9'0"  
- **Open Terrace**  
- **Store/WFH:** 5'1½" x 9'0"  
- **Open Terrace**
PREMIUM VILLA
Plot No : A2
Land Area : 651 Sq.ft. Build up Area : 1662 Sq.ft. Facing : North
PREMIUM VILLA

Plot No : D

Land Area : 831 Sq.ft
Build up Area : 1671 Sq.ft
Facing : North

3 BHK Villa

Ground Floor
- Bedroom 1: 12'1½" x 10'3"
- Bedroom 2: 12'6" x 16'0"
- Toilet: 6'9" x 7'0"
- Kitchen: 9'3" x 15'0"
- Living / Dining: 12'6" x 15'3"
- Car Parking: 9'0" x 16'0"
- Gate
- MD Toilet: 6'9" x 4'6"
- MD Gate

First Floor
- Bedroom 1: 12'6" x 16'0"
- Toilet: 6'9" x 6'3"
- Bedroom 2: 12'1½" x 10'3"
- Toilet: 6'9" x 6'3"
- Balcony: 11'9" x 3'4½"
- Balcony: 7'6" x 5'3"
- Kitchen: 9'3" x 15'0"
- Living / Dining: 12'6" x 15'3"
- MD Toilet: 6'9" x 4'6"
- MD Gate

Second Floor
- Open Terrace
- Washing Area: 5'1½" x 4'0"
Privacy based Neighbourhood

If you are weary of prying eyes and nosy neighbours, then opting for a villa is a great, notable alternate. You can enjoy the perks and facilities of neighbourhood housing while maintaining a private lifestyle. Perfectly aligned independent and semi independent villa's where you feel the most joy.
PREMIUM VILLAS SPECIFICATION

General
1. 3 Sides Ventilation
2. Entrance Pergola with landscaped pathway
3. Exclusive access to Main Door with wicket gate
4. A small garden Area with Pergola
5. Texture paint finish in car park area

Staircase
1. Granite finish
2. S.S Handrail with toughened glass for Staircase railing

Doors
1. Main Door – Teak wood frame with designer shutter
2. Bedroom & Toilet – ABS Door

Tiles
1. 800x800 premium vitrified tiles for Living
2. 4’x2’ vitrified tiles in Bedroom
3. 2’x2’ wooden pattern tiles in Kitchen
4. 400x400 Designer heat resistant tiles in second floor
5. 300x300 Kajaria heat resistant tiles in terrace

Paint
1. Exterior – Damp Sheath with 2 coats of Apex
2. Interior – Premium Emulsion Asian/Equivalent

Plumbing & Sanitation
1. External UPVC Pipes (Finoex / Astral /Prince /Equivalent)
2. Internal CPVC Pipes (Astral /Prince/ Equivalent)
4. Jaquar wall mounted EWC with concealed flush tank.

Windows
1. Premium sliding / openable UPVC windows with safety Grills

Electrical
1. Concealed 3 Phase Electricity Supply with Anchor Roma / Equivalent wiring MCB’s adequate Light, fan, sufficient Power points with switches. Free inverter Wiring.

Structure
1. Isolated /Combined footing designed by qualified Professional structural Engineer.
A Paradise For Gardening Lovers

Tambarilla
Independent Villas
Lifestyle Amenities

- Club House
- Indoor Games
- MultiPurpose Hall
- Rooftop Swimming Pool
- Children Play Area
- Cover Car Parking
- Air Conditioned Gym
Proudly live in a Villa on your own land

Cherish the advantage of Independent living, take pride in the ownership of the land on which you live.
ELITE VILLAS SPECIFICATION

**General**
1. 2 Side Ventilation (No common walls)
2. A small garden Area

**Staircase**
1. Granite finish
2. S.S Handrail for Staircase

**Doors**
1. Main Door - Teak wood frame with designer shutter
2. Bedroom & Toilet - ABS Door

**Tiles**
1. 4’x2’ vitrified tiles for Living / Bedroom / Dining
2. 400x400 Designer heat resistant tiles in second floor
3. 300x300 Kajaria heat resistant tiles in terrace

**Paint**
1. Exterior – Damp Sheath with 2 coats of Apex
2. Interior – Premium Emulsion Asian / Equivalent

**Plumbing & Sanitation**
1. External UPVC Pipes (Finolex / Astral /Prince /Equivalent)
2. Internal CPvc Pipes (Astral /Prince / Equivalent)
4. Jaquar wall mounted EWC with concealed flush tank.

**Windows**
1. Premium sliding/open able UPVC windows with safety Grills

**Electrical**
1. Concealed 3 Phase Electricity Supply with Anchor Roma / Equivalent wiring
   - MCB’s adequate Light, fan, sufficient Power points with switches. Free inverter Wiring.

**Structure**
1. Isolated /Combined footing designed by qualified Professional structural Engineer.
Location Advantages

SCHOOLS
- Zion Matriculation Higher Secondary School
- Grace International School
- Sri Venkateswara Vidyalaya Higher Sec School
- NSN Memorial School (CBSE)
- Annai Violet Matriculation School
- SDMS Jain Vidyalaya Matriculation School
- Christ King Girls Higher Secondary School
- Kendriya Vidyalaya No.1 & 2
- Alwin Memorial Public School
- Alpha School
- Sri Sankara Vidyalaya Matriculation School
- Sri Kanchi Mahaswami Vidya Mandir

NEAR BY LOCATION
- Tiruppur Kumaran Selayur Park
- Gandhi Park
- Bharathi Park
- Selayur Police Station

RAILWAY STATION & BUS STAND
- Tambaram Railway Station
- Tambaram Sanatorium Railway Station
- Camp Road Bus Stand
- Tambaram Bus Terminus

COLLEGES
- Madras Christian College
- Mohamed Sathak College of Arts & Science College
- Prince Shri Venkateshwar Arts & Science College
- Sairam Engineering College
- Bharath University

HOSPITALS
- Christudas Orthopaedic Speciality Hospital
- Medicity Multispecialty Hospital
- Bethesda Hospital
- Raghavendra Dental Hospital
- Sindhu Eye Care
- New Life Hospital