



FELIX A SKY  
MILANO

Your Private World  
Above It All



Building homes that make you feel at ease the moment you walk in.\* That's the heart of Felixa Builder Pvt Ltd, a Chennai-based real estate developer focused on creating thoughtfully planned residential spaces. Founded in 2022, the company specialises in DTCP/CMDA & RERA approved plots and villa communities across Chennai and expanding markets in Tamil Nadu. Led by professionals with strong industry experience, Felixa emphasises careful planning, ethical practices, and a transparent home-buying process. Rather than chasing scale, the brand prioritises quality, strategic locations, and long-term value for both homeowners and investors. With a growing presence, including expansion into Coimbatore, Felixa is steadily building its reputation as a developer committed to trust, comfort, and meaningful community living.

## Begin Your European Villa Journey

Unrivaled  
Grace



Unmatched  
Luxury

Experience Neo-Classical Living at Sky Milano, Navalur - OMR



# Timeless Neo-Classical Architecture



Sky Milano is thoughtfully planned as an intimate, gated enclave of just 35 exclusive 3BHK villas spread across 1.82 acres. Each villa comes with 100% land ownership, with no UDS, ensuring absolute clarity of title and long-term security.

The low-density master plan allows for generous spacing between homes, enhanced natural ventilation, and a quieter, more private residential environment. This is villa living as it was meant to be independent, private, and well-structured.

With secured entry, paver-finished internal roads, landscaped surroundings, and controlled access, the community offers a rare balance of exclusivity, comfort, and complete peace of mind.



FELIXA SKY  
MILANO

Entrance Dusk





# Signature Elements of Sky Milano



- ✿ Built with Pride
- ✿ Uncompromising Quality
- ✿ 10-Year Warranty Homes
- ✿ 100% Land Ownership
- ✿ Vaastu-Compliant Homes
- ✿ Secure Gated Community
- ✿ Spacious 3 BHK Villas
- ✿ European-Inspired Architecture
- ✿ Red Brick Construction
- ✿ Branded Luxury Specifications
- ✿ Private Green Yards
- ✿ 15+ Lifestyle Amenities
- ✿ Luxury Clubhouse
- ✿ Limited to 35 Luxury Villas



# Villa Street Dusk



## A Lifestyle Curated for Modern Families

Sky Milano offers more than independent living; it presents a thoughtfully planned environment where wellness, recreation, and community come together within a secure, gated setting. From landscaped walkways and private green yards to children's play zones and senior seating courts, every space is designed to encourage comfort, connection, and effortless everyday living.

With over 15 curated lifestyle amenities and a dedicated clubhouse, the community supports active living while preserving the privacy, calm, and tranquility that define refined villa living.



## 100% Land Ownership. No UDS

At Sky Milano, every villa comes with complete land ownership. There is no UDS share structure. You own the land your home stands on in its entirety. This ensures clear title, stronger long-term asset value, and greater control over your property. A true villa should offer full ownership, not fractional rights. It is transparency built into the foundation of your investment.



# MID DUSK





# Master Plan

## VILLA - TYPES

-  TYPE A-3BHK+3T
-  TYPE B-3BHK+3T
-  TYPE BI-3BHK+3T
-  TYPE C-3BHK+3T
-  TYPE CI-3BHK+3T




## FELIXA SKY MILANO

### LANDSCAPE OUTDOOR AMENITIES

1. MULTIPURPOSE PLAY COURT
2. YOGA DECK WITH BUDDHA STATUE
3. PARTY LAWN
4. WALKWAY//JOGGING TRACK
5. SENIOR CITIZENS COURT
6. TOT LOT
7. CHILDREN'S PLAY AREA
8. EV CHARGING STATION
9. LEISURE SEATING AREA
10. KID'S JUNGLE GYM
11. SWING COURT YARD

### CLUB HOUSE AMENITIES

12. ASSOCIATION ROOM
13. INDOOR GAMES ROOM
14. MULTIPURPOSE HALL
15. GYM



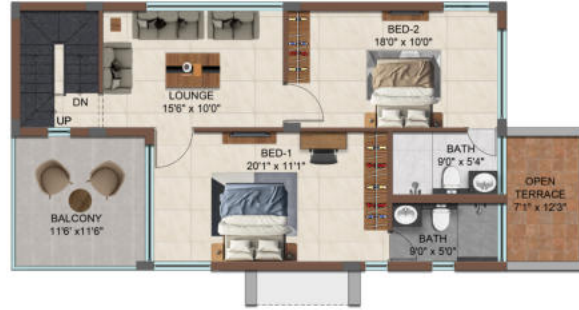
# Type - A

Designed for efficient space planning  
with balanced room proportions.

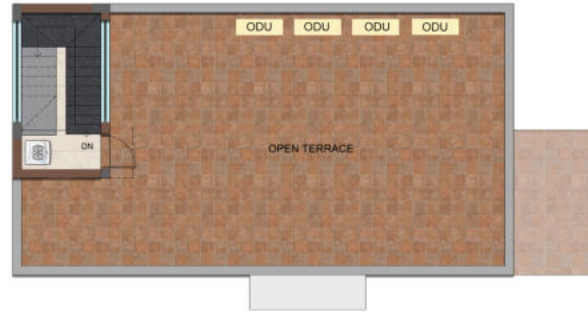




GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



### 3BHK SOUTH FACING VILLA

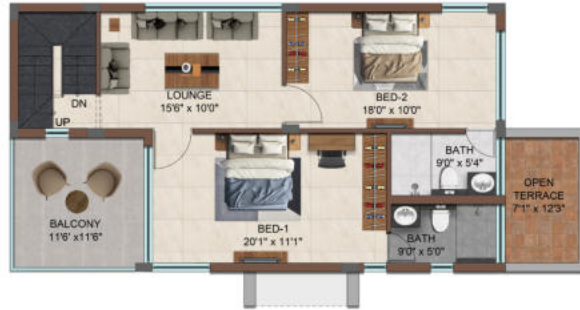
Villa No	Carpet Area (SQFT)	Salcable Area (SQFT)	Villa land Area (SQFT)
20	1590	2303	1760
21	1590	2303	1763
22	1590	2303	1763
23	1590	2303	1740



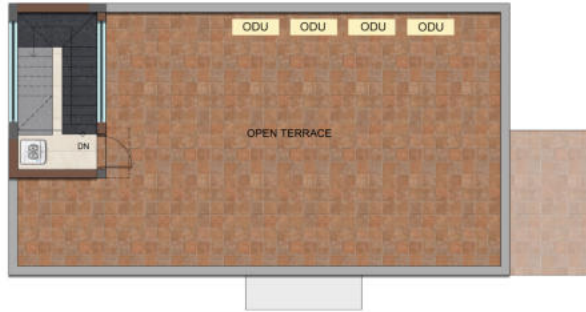
SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



### 3BHK NORTH FACING VILLA

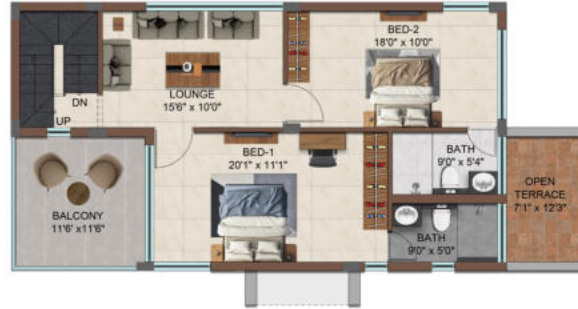
Villa No	Carpet Area (SQFT)	Saleable Area (SQFT)	Villa land Area (SQFT)
24	1590	2303	1720
25	1590	2303	1741
25A	1590	2303	1741
27	1590	2303	1723



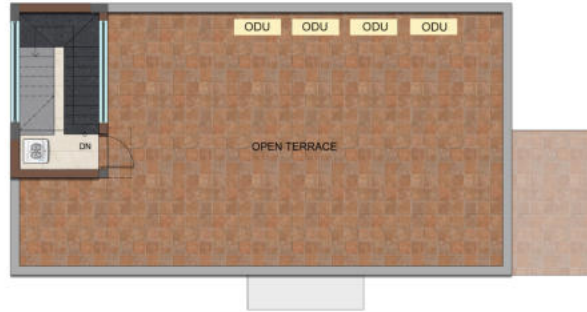
SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



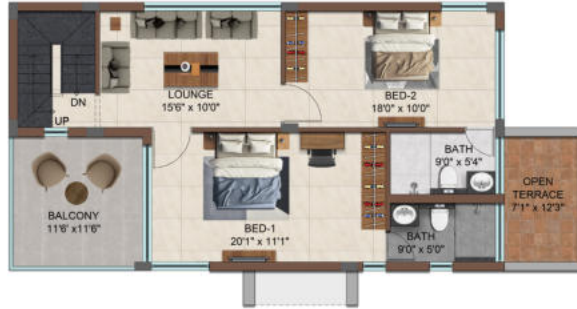
### 3BHK SOUTH FACING VILLA

Villa No	Carpet Area (SQFT)	Saleable Area (SQFT)	Villa land Area (SQFT)
28	1590	2303	1742
29	1590	2303	1779
30	1590	2303	1779
31	1590	2303	1749

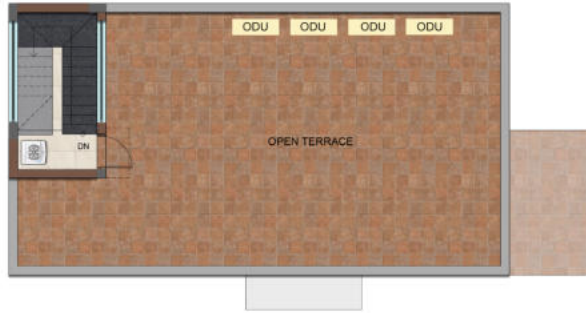




GROUND FLOOR PLAN



FIRST FLOOR PLAN

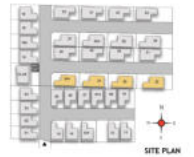


TERRACE FLOOR PLAN



### 3BHK NORTH FACING VILLA

Villa No	Carpet Area (SQFT)	Saleable Area (SQFT)	Villa land Area (SQFT)
32	1590	2303	1819
33	1590	2303	1869
34	1590	2303	1899
34A	1590	2303	2028







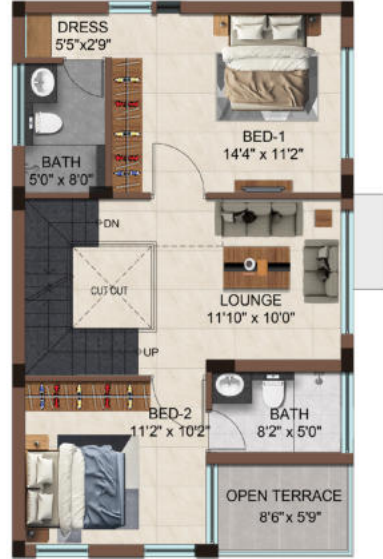
# Type - B

Crafted for enhanced openness with extended living and circulation spaces

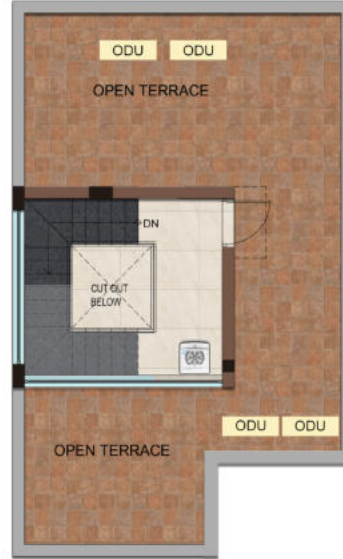




GROUND FLOOR PLAN



FIRST FLOOR PLAN

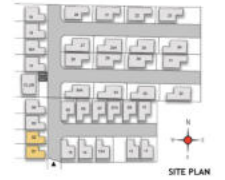


TERRACE FLOOR PLAN



### 3BHK NORTH FACING VILLA

Villa No	Carpet Area (SQFT)	Salcable Area (SQFT)	Villa land Area (SQFT)
01	1256	1705	1146
02	1256	1705	1184



SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

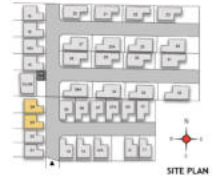


TERRACE FLOOR PLAN



### 3BHK NORTH FACING VILLA

Villa No	Carpet Area (SQFT)	Saleable Area (SQFT)	Villa land Area (SQFT)
03	1464	1982	1372
04	1464	1982	1448





GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



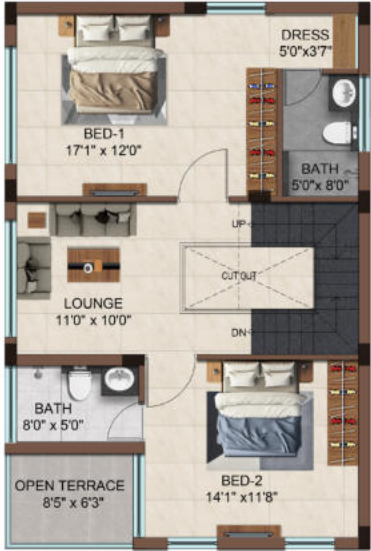
### 3BHK EAST FACING VILLA

Villa No	Carpet Area (SQFT)	Salcable Area (SQFT)	Villa land Area (SQFT)
11	1256	1703	1235
12	1256	1703	1159

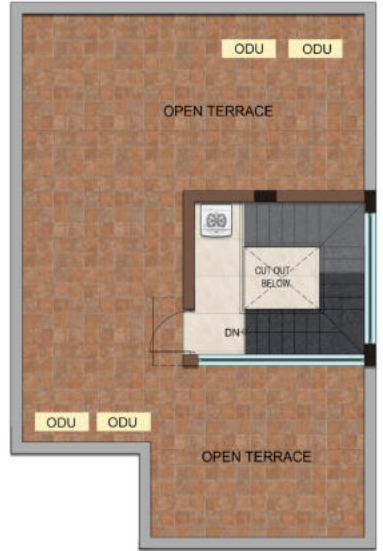




GROUND FLOOR PLAN



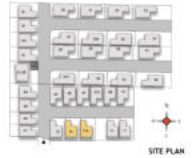
FIRST FLOOR PLAN



TERRACE FLOOR PLAN

### 3BHK EAST FACING VILLA

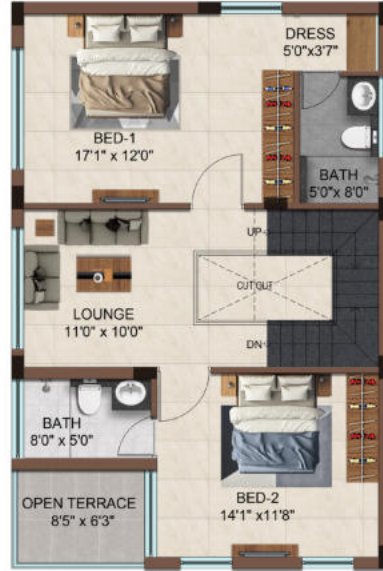
Villa No	Carpet Area (SQFT)	Salcable Area (SQFT)	Villa land Area (SQFT)
12A	1424	1970	1431
14	1424	1970	1431



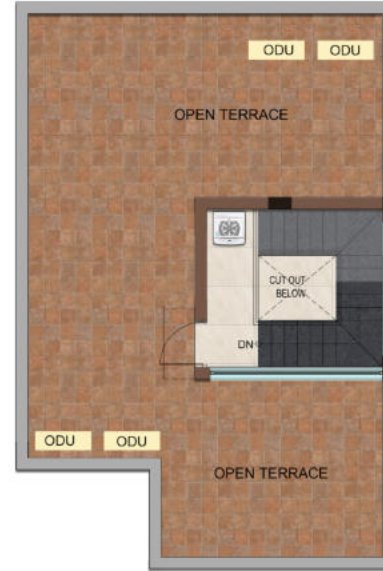
SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



### 3BHK EAST FACING VILLA

Villa No	Carpet Area (SQFT)	Saleable Area (SQFT)	Villa land Area (SQFT)
15	1424	1968	1413



SITE PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



### 3BHK NORTH FACING VILLA

Villa No	Carpet Area (SQFT)	Salcable Area (SQFT)	Villa land Area (SQFT)
16	1558	2143	1505
16A	1558	2143	1551
18	1558	2143	1598
19	1558	2143	1825



SITE PLAN





# Type - C

Positioned to maximise natural light and morning ventilation





GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN



### 3BHK EAST FACING VILLA

Villa No	Carpet Area (SQFT)	Saleable Area (SQFT)	Villa land Area (SQFT)
10	1181	1630	1109

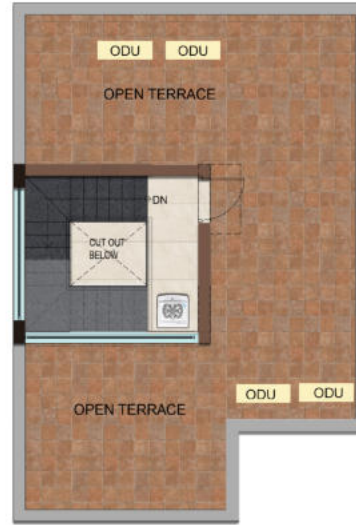




GROUND FLOOR PLAN



FIRST FLOOR PLAN

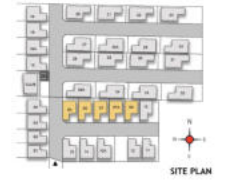


TERRACE FLOOR PLAN



### 3BHK EAST FACING VILLA

Villa No	Carpet Area (SQFT)	Salcable Area (SQFT)	Villa land Area (SQFT)
05	1261	1747	1249
06	1261	1747	1241
07	1261	1747	1220
07A	1261	1747	1200
09	1261	1747	1179







Clubhouse

1907 CE 300

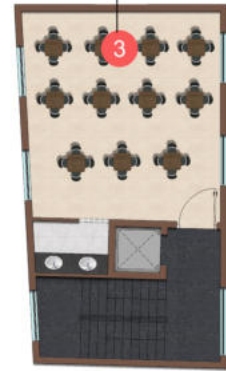


# Clubhouse



GROUND FLOOR PLAN

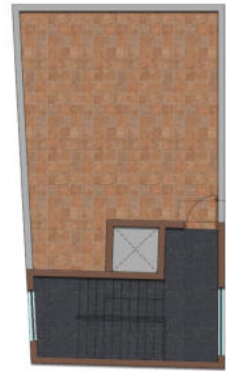
- Indoor Games Room
- Association Room
- Multipurpose Hall
- Gym
- EV Charging Station



First Floor Plan



Second Floor Plan



Terrace Floor Plan



SITE PLAN

## Clubhouse Amenities

- ⊗ Indoor Games Room
- ⊗ Association Room
- ⊗ Multipurpose Hall
- ⊗ Gym
- ⊗ Play Area
- ⊗ EV Charging Station





PARK



# Felixa Sky Milano Specification

## STRUCTURE

- Structural System** : RCC Framed structure designed for seismic compliant (Zone 3)
- Masonry** : 230mm for external walls & 115 mm for internal walls (Red Bricks)
- Floor- Floor Height (Incl. Slab)** : Will be maintained at 3200mm for GF / 3050mm for FF
- Att** : Anti-termite treatment will be done

## WINDOWS

- Windows** : Aluminium black powder coated windows with sliding shutter with plain glass and MS Grills (Paint Finish) based on architect's design intent wherever applicable
- French Doors** : Aluminium black powder coated sliding shutters with toughened glass
- Ventilators** : Aluminium black powder coated fixed louvered frosted glass

## FLOOR FINISH WITH SKIRTING

- Main Flooring** : Vitrified tiles of size 800 x 1600 mm
- Bathroom** : Anti-skid ceramic tiles of size 600x600mm
- Balcony / Open Deck** : Anti-skid ceramic tiles of size 600x600mm
- Terrace** : Terracotta roof tiles finish
- Car Parking** : Kota / Shahabad stone

## KITCHEN

- Kitchen** : Open kitchen with provisions
- Electrical Point** : For chimney, water purifier & Hob points / Regular Points
- Cp Fitting** : Kohler / Roco / Equivalent Brand
- Sink** : Provisions shall be provided

## BALCONY

- Handrail** : MS handrail with Powder Coated as per architect's design

## STAIRCASE

- Flooring** : Granite flooring for staircase
- Handrail** : MS handrail with Powder Coated as per architect's design

## BATHROOMS

- Cp & Sanitary Fittings** : Kohler / Roco / Equivalent Brand
- Master Bathrooms** : Wall mounted WC with cistern, Health faucet, and Single lever diverter with (Hand shower) overhead shower with a counter wash basin & Sit ups area on shower portion
- Other Bathrooms** : Wall mounted WC with cistern, Health faucet, and Single leverdiverter with overhead shower with a counter wash basin



# Felixa Sky Milano Specification

## DOORS

- Main Door : Good quality of Engineered door frame with double side veneer shutter of size 1200 x 2400mm with polish finish with surrounding architrave  
: Ironmongeries like Godrej / Yale equivalent lock, tower bolts, door viewer, safety latch, magnetic door catcher, etc.,
- Bedroom Doors : Good quality Engineered door of size 1000 X 2400mm with laminate finish  
: Ironmongeries like Godrej/ Yale equivalent lock, door stopper, door bush, tower bolt, etc.,
- Bathroom Doors : Good quality Engineered door of size 800 X 2400mm with laminate finish  
: Ironmongeries like thumb turn lock of Godrej/ Yale equivalent without key, door bush, tower bolt, etc.,
- Terrace Doors : Good quality door frame with FRP shutters of size 900x2100 mm with paint finish  
Ironmongeries like thumb turn lock of Godrej/ Yale equivalent without key, door bush, tower bolt, etc.,

## WALL FINISH

- Internal Walls : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- Ceiling : Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion
- Exterior Walls : Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior Emulsion paint with color as per architect design / Bubble texture
- Bathroom : Glazed/Matte ceramic wall tile of size 600 x 1200 mm for a height of 2400mm & above wall tile will be finished with wall paint



# Felixa Sky Milano Specification

## Ⓢ ELECTRICAL POINTS

Power Supply	: 3 PHASE power supply connection
Safety Device	: MCB & RCCB (Residual Current Circuit breaker)
Switches & Sockets	: Modular box & modular switches & sockets of Legrand / Schneider/ Equivalent brand
Wires	: Fire Retardant Low Smoke (FRLS) copper wire of good quality isbrand
Tv	: Point in Living & any one bedroom and provision in other bedrooms
Data	: Point in Living & Lounge
Split- Air Conditioner	: Points will be given in living, dining, lounge & all Bedrooms
Exhaust Fan	: Point will be given in all bathrooms
Geyser	: Point will be given in all bathrooms
Villa Back-Up	: Inverter provision for fan and light points

## 🌳 OUTDOOR FEATURES

Water Storage	: Centralized UG sump with WTP (Min. requirement as per water test report)
Rain Water Harvesting	: Rain water harvesting at site (Min. as per requirement)
Stp	: Centralized Sewage Treatment plant
Common Back-Up	: 100% Power backup for common amenities such as club house, WTP, STP & common area lighting
Safety	: CCTV surveillance cameras will be provided all-round the project at pivotal locations
Security	: Security booth will be provided at the entrance
Compound Wall	: Site perimeter fenced by compound wall with entry gates for a height of 1800mm as per design intent
Landscape	: Suitable landscape at appropriate places in the project as per design intent
Internal Roads	: Paver finishes roads
Driveway	: Convex mirror for safe turning in driveway in / out
Outdoor Tap Point	: Tap point shall be provided in deck area & terrace
Ev Points	: EV provisions on car parking



DRIVEWAY

VILLA 05

VILLA

VILLA

VILLA

VILLA



# Payment Schedule

10% booking Advance	-	10%
40% Agreement Stage	-	40%
15% on completion of foundation	-	15%
12.5% on completion of ground floor roof	-	12.5%
12.5% on completion of 1st floor roof	-	12.5%
5% on completion of flooring respective villa	-	5%
5% on Handing Over	-	5%

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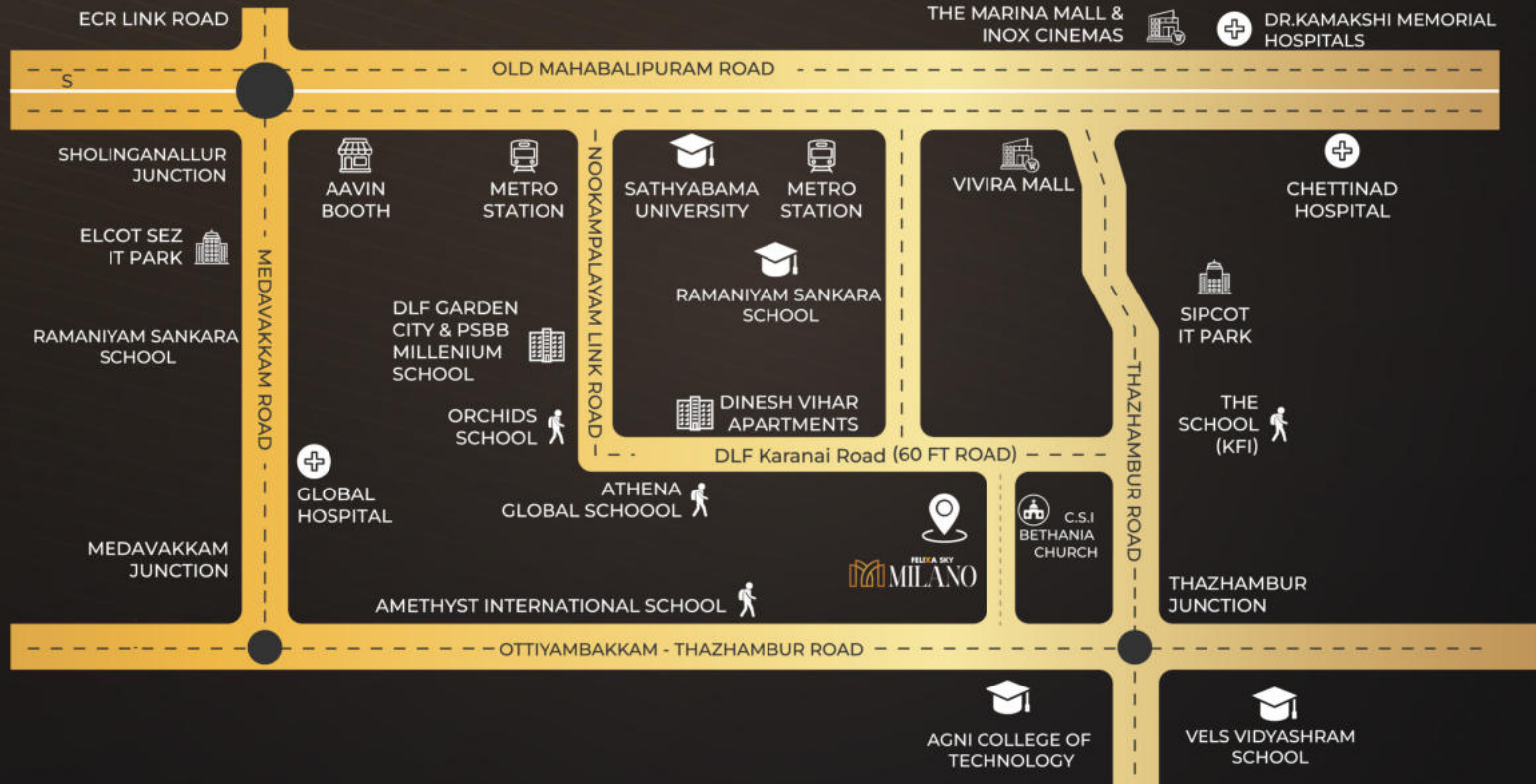
**Total Percentage** - **100%**

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# Location Map





# Location Advantage



## Schools

Ramaniyam Sankara School,	1 Mins
The School – KFI, Thazhambur	1 Mins
HLC International School, Karanai	2 Mins
PSBB Millennium, OMR	2 Mins
Hiranandani School, Siruseri	5 Mins
BVM Global CBSE School	10 Mins



## IT Parks

Infosys	5 Mins
SIPCOT IT Park, Siruseri	5 Mins
Surrounded by IT Companies	7 Mins
Ozone Techno Park	7 Mins
TCS	8 Mins
Elcot SEZ	15 Mins



## Colleges And Universities

T S Narayanaswami College of Arts and Science	5 Mins
Agni College of Technology	5 Mins
Sathyabama University	10 Mins
SRR Engineering College	10 Mins
St. Joseph's Institute of Technology	10 Mins



## Entertainment

AGS Cinemas	2 Mins
Vivira Mall	2 Mins
The Marina Mall	5 Mins
Big Bazaar, Navalur	5 Mins
Inox Cinemas, Navalur	5 Mins



## Hospitals

Swaram Hospital & Specialty Clinic	15 Mins
Chettinad hospital	17 Mins
Global Hospital	17 Mins
Gleneagles Global Health City	17 Mins
Arun Hospital	25 Mins
Dr. Kamakshi Memorial Hospitals	25 Mins



## Connectivity

Thalambur Bus Stop	2 Mins
Navalur Junction, OMR	2 Mins
Sholinganallur Junction, OMR	5 Mins



**FOR BOOKING CONTACT**

 044 4332 7989

 +91 78451 60333

 [contact@felixa.in](mailto:contact@felixa.in)

 [www.felixa.in](http://www.felixa.in)

**TNRERA/35/BLG/0421/2025**  
dated 26.12.2025

**FELIXA SKY MILANO**

DLF-Karanai Road, Karanai, Navalur, Chennai, Tamil Nadu 600130

**FELIXA BUILDER PVT LTD**

Old No. 18, New No. 14, 1st Floor, Door No. 16 Balaraman Road, Adyar, Chennai - 600 020