

RUBY
city connect

Don't settle for good.
Settle for **GREAT.**

Great Location. Great value for property. Great life.

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IRUMBULIYUR
2 KMS FROM TAMBARAM STATION

Lifestyle Apartments at **Modest Prices**

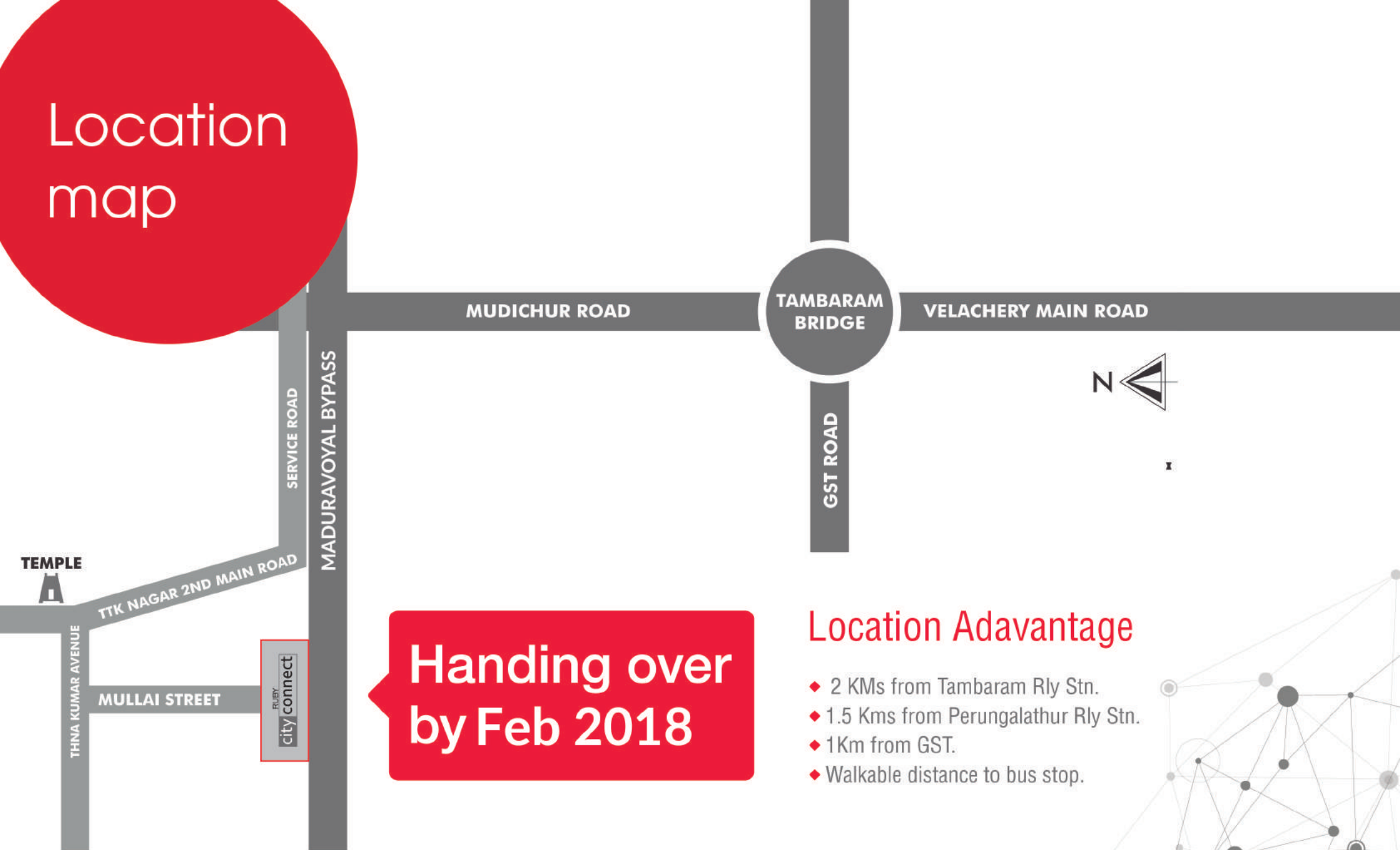
With real estate rates rising rapidly within the city, it's best to invest in prime locations a little away from city that offers you all the conveniences of living in a city minus the chaos, crowd and pollution. Irumbuliur is one such location that brings you the best of both worlds. The serenity and peaceful life of a suburb and the dynamism of city life. With excellent access to schools, colleges, hospitals and convenience stores, you get all the benefits of living in a developing hub in your budget.

Features

Prudent use of space ♦ Good Ventilation ♦ Abundant Natural Lighting
Green cover ♦ Authentic fittings ♦ Homes for every budget



Location map



Handing over
by Feb 2018

Location Advantage

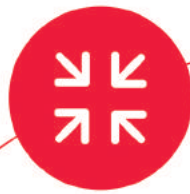
- ◆ 2 KMs from Tambaram Rly Stn.
- ◆ 1.5 Kms from Perungalathur Rly Stn.
- ◆ 1Km from GST.
- ◆ Walkable distance to bus stop.





City Connect the **Big** advantages

Centrally located



20 minutes from
airport



Proximity to
Major educational
institutions &
IT Corridor



NO GST

63% UDS



Close to SSM, St.Anne's &
St.John schools



Ample ground water



Advantage Tambaram – Promising & Peaceful

City Connect is located very near to the hub of development -Tambaram. Tambaram is fast gaining prominence as a place worth investing your hard-earned money. Tambaram provides easy access to all other central areas of Chennai like Anna Nagar, Koyambedu, GST Road etc. And Irumbuliyur is just few minutes away from this busy, well-connected hub.



TYPICAL FLOOR PLAN BLOCK A



BLOCK B







RUBY BUILDERS – THE WISE CHOICE OF **DISCERNING CUSTOMERS**

For over two decades, Ruby has been developing properties in and around key areas of Tambaram. All Ruby homes come with the promise of uncompromised quality, exceptional safety features and unrivalled design and aesthetics.

**WELCOME TO THE HOME BUYING
EXPERIENCE OF A LIFETIME**

4500+ happy
families

180+ completed
projects

20+ years of
experience

ONE name that has always stood for
consistent quality - Ruby Builders

SPECIFICATIONS

◆ STRUCTURE

RCC Framed Structure

◆ FLOORING

With Vitrified tiles except Balcony and Toilet

◆ TOILET

WALLS/FLOOR: Glazed Tiles upto
7' height and Flooring with Ceramic Tiles

◆ KITCHEN COUNTER

Granite Slab with stainless steel sink
and 2' height Glazed Tiles Dadoing
above kitchen counter

◆ MAIN DOOR

Teak wood Frame with Veneer finish plush door.

◆ OTHER DOORS

Country Wood frames with Skin Panel Shutter.

Bathroom and Balcony doors are GFRP frame with panel shutter

◆ WINDOWS

Windows are of UPVC Sliding glazed shutters.

◆ ELECTRICAL

Concealed Copper wiring with best quality switches.

◆ SANITARY FITTINGS

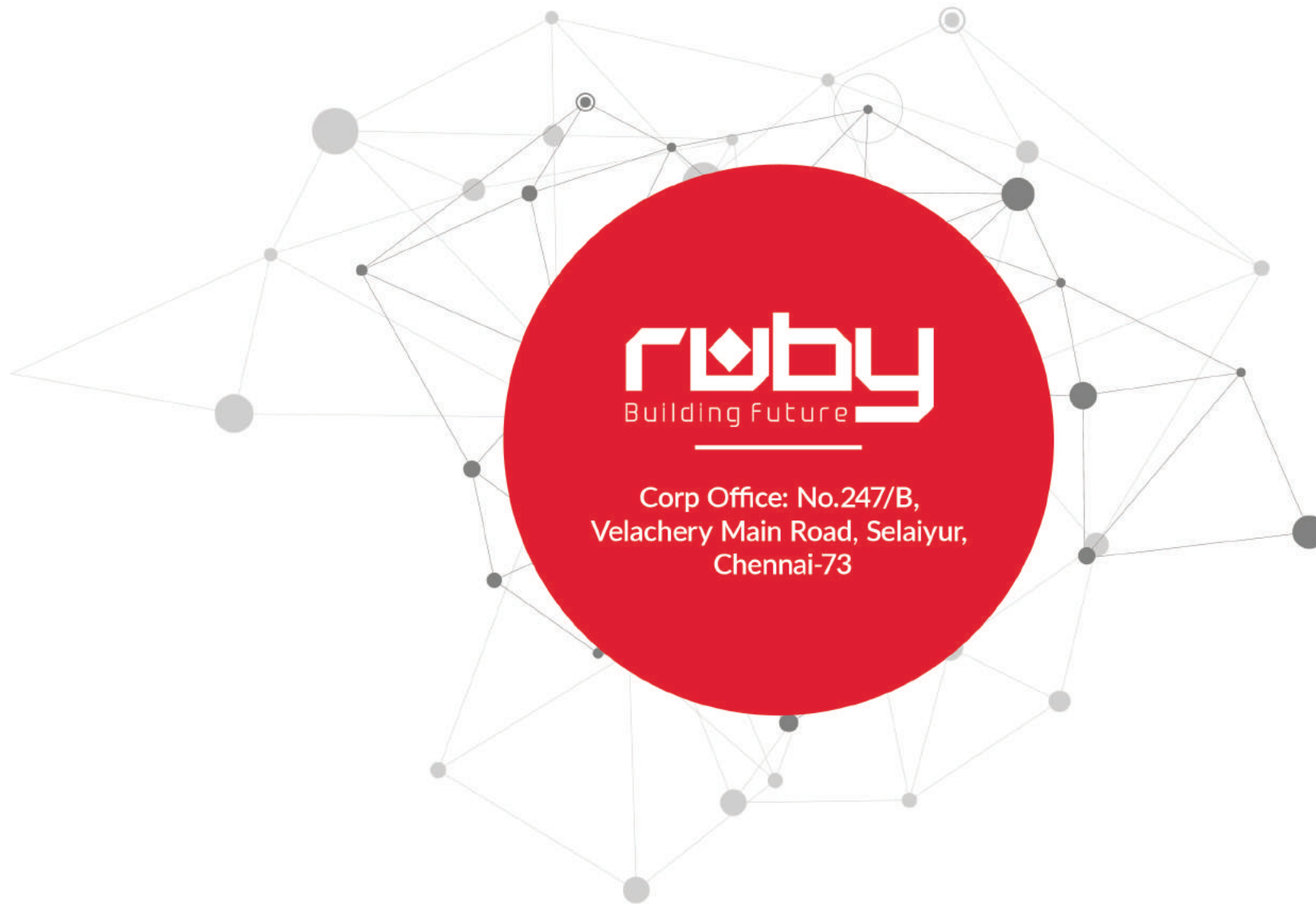
Each flat has one Western Closet with flush tank in attached
Toilet and One Indian Closet with tank in common Toilet. One
bathroom will have Geyser Provision connected to both toilets.

◆ A/C PROVISION

Each Flat will have A/C Provision for One/Two/Three bedroom

◆ BOREWELL/TANK

Adequate number of bore well with Overhead Tank will be
provided for ground water source



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CREDAI

