



DEVELOPERS & PROMOTERS
ESTD. 1980



KG

MONTAGE

PRESTIGE MEETS PROMINENCE

ALWARPET



Centre of Luxury in Alwarpet



A Home To Numerous Ancient Temples
A Home To Legendary Commercial Establishments
A Home To Esteemed Educational Institutions
A Home To Picturesque Parks & Tree-lined Avenues
A Home To Fine Arts, Dance & Culture
A Home To Enduring Tradition & Rich Heritage



Now Make It Your Home



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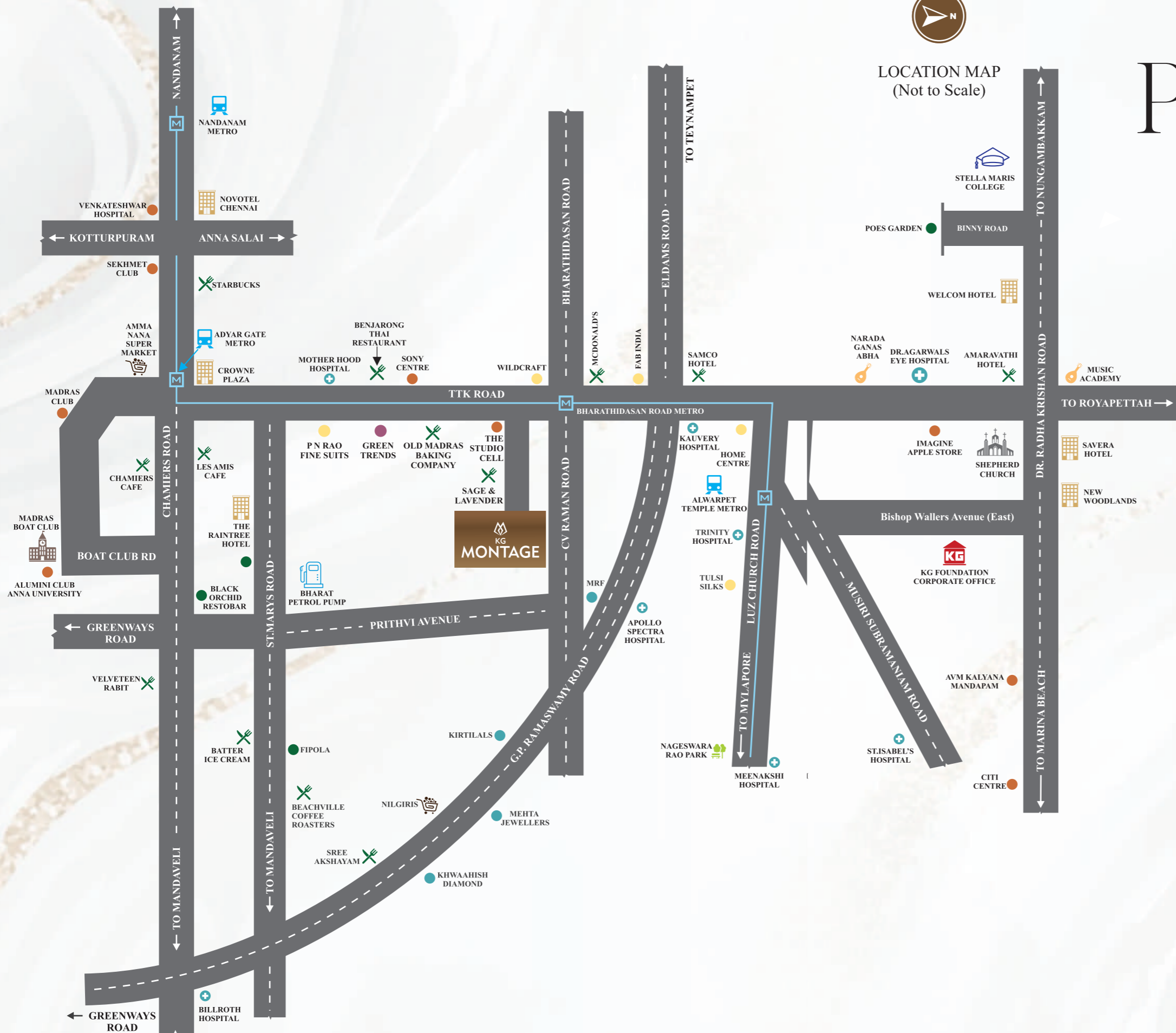
PRESTIGE MEETS PROMINENCE





LOCATION MAP
(Not to Scale)

Priceless Lifestyle Prized Location



KG MONTAGE occupies a pride of place in the most desirable & most distinctive, central residential location of TTK road which is a stone's throw away from the elite, crème de crème Boat Club area and steps away from all the arterial roads in Chennai's CBD, namely Dr.Radhakrishnan Salai, CP Ramaswamy Road, Boat Club Road, Mylapore & Luz. Although this strikingly crafted cosmopolitan abode is positioned right on TTK road, you can enjoy a lifetime of peace & privacy since it is quietly tucked away in a calm, secluded and clean location, away from the hustle and bustle of traffic.

Site Address:

KG MONTAGE

New No: 273/120, TTK Road,

Alwarpet, Chennai - 600 018

(Next To The Studio Cell)

● Proposed Metro Line

Iconic City Living

Design That Is Dramatic & Eye-Catching
Aura That Is Classy & Mesmeric
Décor That Is Stylish & Enchanting
Space That Spreads Contentment & Well-Being

Elegant, intimate and designed by award-winning architects, KG MONTAGE houses a breathtaking selection of 12 uniquely crafted, 3 BHK boutique apartments, ranging from 2016 to 2038 sq.ft. on Stilt+3 floors with just 4 apartments per floor.

Matchless in the quality of their appointments, fixtures and finishes, these exclusive 100% Vaastu compliant residences with private terraces offers its coveted residents a rare amalgamation of enviable affluence and admirable privacy enveloped by welcoming serenity and enduring opulence.


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Typical Floor Plan 1st Floor - 3rd Floor

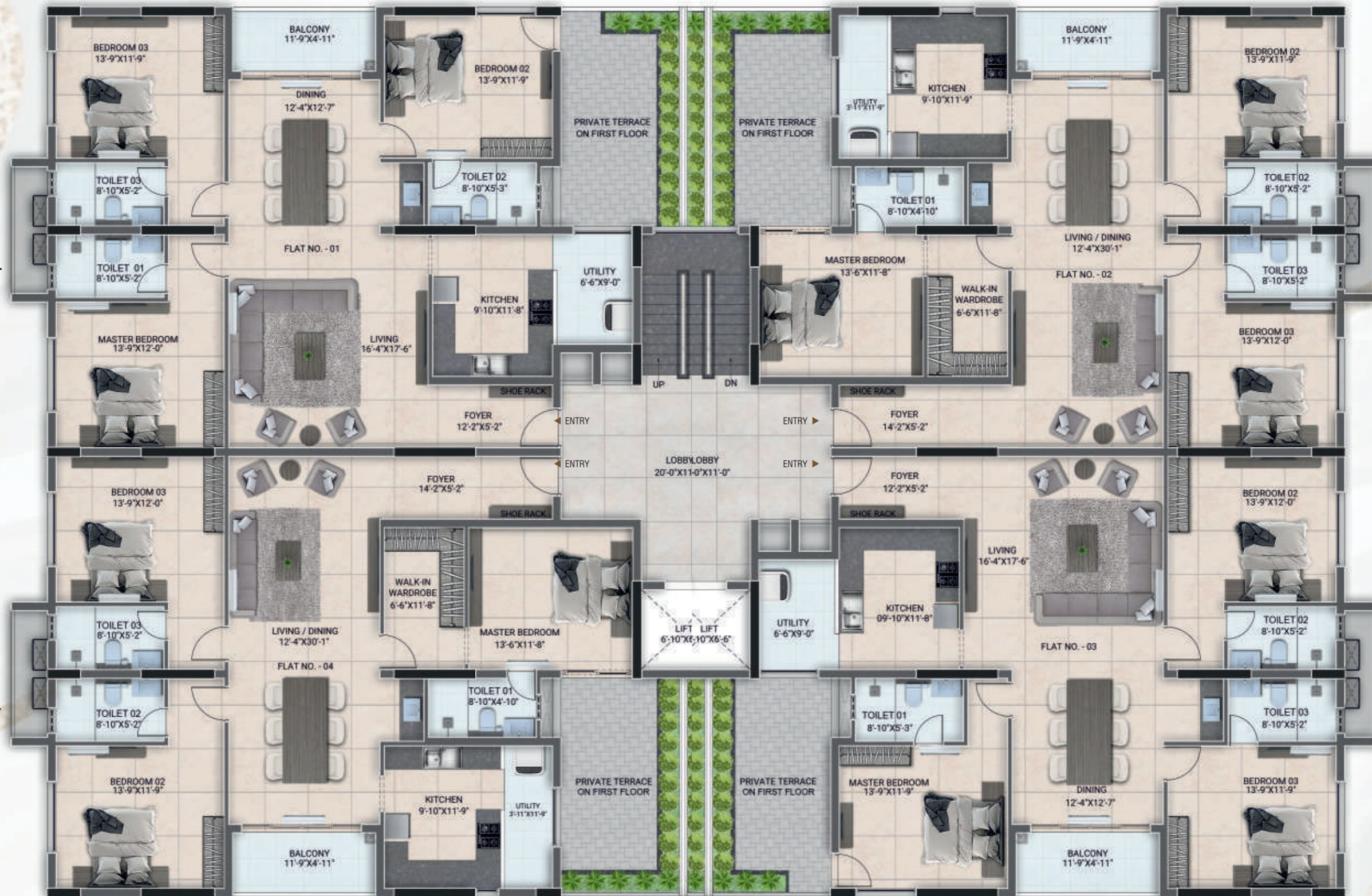


FLAT:01
3BHK + 3T
2016 SQ.FT.

FLAT:02
3BHK + 3T
2038 SQ.FT.

FLAT:04
3BHK + 3T
2038 SQ.FT.

FLAT:03
3BHK + 3T
2016 SQ.FT.



FLAT NO	1	2	3	4
RERA Area (sq.ft.)	1424	1444	1424	1444
Balcony Area (sq.ft.)	58	58	58	58
Total Carpet Area (sq.ft.)	1482	1502	1482	1502
Privater Terrace Area (sq.ft.) (For first floor flats)	170	170	170	170

3 BHK - ISOMETRIC VIEW



East & West Facing
2016 sq.ft.

DESIGN HIGHLIGHTS

- 

Only 12 Premium Apartments



3 Sided Ventilation For All Apartments
- 

Apartment Interiors Designed For Functionality & Interior Aesthetics



Ample External Ventilation For All Bedrooms In All Apartments
- 

Ergonomically Designed Kitchen With Triangular Functionality Between Cooking Platform, Fridge & Sink



Private Terraces For 1st & 3rd Floor Apartments



East & West Facing
2038 sq.ft.

VAASTU HIGHLIGHTS

- 

South-West Master Bedroom



Head Boards In Bedheads In South, East & West Direction
- 

Apartments With South-East / North-West Kitchens



East Facing Cooking Platform In Kitchen

General Specifications

- Earthquake resistant structural design
- Preconstruction anti-termite soil treatment
- RCC framed structure with 200 mm thick external walls & 100 mm thick internal partition walls
- Stunning elevation finished with texture paint as per architect specification
- Elegant entrance lobby
- Paved and Landscaped driveway
- Common employee rest rooms provided
- Underground and overhead water storage tank
- Provision for bore-well or well
- Rainwater harvesting / recharging provided
- Water filtration plant will be provided
- Back-up power generator for essential common area facilities
- CCTV camera provision covering the periphery and main ground floor lobby
- Security cabin at gate
- Adequate capacity elevator
- Portable fire extinguishers for emergency use
- Provision for Car charging Points
- Provision for Video door phone

Flat Specification

TILING

- **Living, Dining, Bedroom & Foyer** : Vitrified flooring tiles of size 32x32 inches with 3 inches skirting
- **Balcony** : Ceramic flooring tiles with 3 inches skirting
- **Toilets** : Designer toilets with ceramic flooring tiles and wall tiles of size 12x24 inches up to Lintel height
- **Kitchen** : Vitrified flooring tiles of size 24x24 inches with 3 inches skirting; wall tiles of up to 24 inches above countertop
- **Utility** : Ceramic flooring tiles and wall tile up to sill height will be provided

DOORS & WINDOWS

- **Living, Dining, Bedrooms & Foyer** : Engineered Wood main door and bedroom doors; UPVC / Aluminum sliding glazed windows with mosquito mesh and railing
- **Balcony** : UPVC / Aluminum sliding French doors with MS railing
- **Toilets** : Hardwood door frame and water-resistant flush doors; Aluminum / UPVC fixed louvered ventilators
- **Kitchen & Utility** : UPVC / Aluminum sliding / openable windows with mosquito mesh

PAINT

- **Living, Dining & Foyer** : Flat interior walls will be finished with Emulsion paint as per architect specification
- **Balcony** : Walls will have exterior grade paint
- **Bedrooms** : Flat interior walls will be finished with Emulsion paint as per architect specification.
- **Toilets** : Toilet interiors (non-tiled wall areas) will be finished with Emulsion paint; False ceiling will be provided.
- **Kitchen & Utility**: Kitchen interiors (non-tiled wall areas) will be finished with Emulsion paint
- **Ceiling** : Apartment Ceiling will be finished with Emulsion paint as per architect specification

FITTINGS

- **Toilets** : White colored ceramic sanitary ware fittings consisting of Western closet and wash basin in all toilets; chromium plated fitting of branded manufacturers; Single Lever Diverter; exhaust fan opening provided (Granite counter wash basin in all Toilets)
- **Kitchen** : Polished granite kitchen counter; one stainless steel sink with drain board fitted with a special movable tap; one water purifier point; one open RCC loft; one chimney / exhaust fan opening provided
- **Utility** : Plumbing provision for washing machine

ELECTRICAL

- **General** : 3 Phase power supply with automatic change over switch in each flat, concealed copper wiring with modular switches, earth leakage circuit breaker (ELCB) and adequate partial generator backup power of 1000 Watts / flat
- **Living & Dining** : Two fan points with regulator, four wall light points, one ceiling light point, two 6 Amps power sockets, one telephone point with switch and socket, one data point with switch and socket, one television point with one switch and two socket, one call bell point, one 20 amps power socket for split air-conditioner
- **Balcony** : One light point
- **Bedrooms** : One fan point with regulator, two wall light points of which one will be 2-way point, two 6 Amps power sockets, 20 Amps power socket for split air-conditioner one television point with one switch and two sockets
- **Toilets** : One mirror light point, one ceiling light point, one 16 Amps power socket for geyser, one exhaust fan point, (one 6 Amps power socket in Master Bedroom Toilet)
- **Kitchen** : Two light points, one fan point with regulator, two 6 Amps power sockets, one 6/16 Amps power socket, one 6/16 Amps power socket for water purifier, one Chimney point with socket and switch in main switch board, one 6/16 Amps power socket for fridge
- **Utility** : One light point, one 6/16 Amps power socket for washing machine,



43 Years Of Trust

Establishing its roots in the city as early as 1980, KG has ever since evolved to create strong values and virtues. Committed to enriching homes with great attention to detail, high standards of luxury, exceptional passion and in-depth expertise, KG has built an enduring relationship with the people of Chennai, through its 180+ projects that have delighted more than 8000 homeowners and corporate clients.

With over 8 million sq. ft. of development in the pipeline and another 10 million sq. ft. planned to be developed over the next 3-5 years across the residential, commercial and hospitality space in Chennai, KG will soon expand its presence with a distinguished spectrum of realty projects across Hyderabad, Bengaluru and Madurai. The company has always believed that the key to growth lies in harmonious relationships, and their special bond with Chennai has been a significant part of their 43-year-old success story.

Dedicated to building a world of excellence, KG will continue to be a valuable real estate development company that benchmarks world-class real estate products and concepts, across all real estate verticals, for many more years to come.

Timeless Allure Exemplary Eminence





DEVELOPERS & PROMOTERS
ESTD. 1980

KG MONTAGE

New No: 273/120, TTK Road, Alwarpet, Chennai - 600 018.
(Behind Old Madras Bakery Company & Next to Studio Cell)

Building
A world of
Excellence

KG Foundations (P) Limited
Marble Arch, Ground Floor, #5, Bishop Wallers Avenue (East),
Mylapore, Chennai - 600 004, India.

Scan this code for more
details on this project



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43 years | 180+ completed projects | Chennai and Cochin | Over 8000 delighted customers

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