


**VGN**  
**WINCREST**  
— TOWERS —

SIGNATURE LUXURY HOMES  
IN GUNDIRY







# Step into a home that rises above the ordinary.

Welcome to VGN Wincrest Towers -  
A signature of luxury in the prestigious  
neighbourhood of Guindy. Thoughtfully  
crafted for comfort and distinction, every  
space is designed to elevate your lifestyle.

**VGN**  
**WINCREST**  
**TOWERS**  
SIGNATURE LUXURY HOMES  
IN GUINDY



VGN Wincrest Towers - a well-planned residential address crafted for those who value space, comfort, and timeless quality. VGN Wincrest Towers brings together spacious homes, thoughtfully designed interiors, and lush green surroundings, offering a living experience that is both practical and aspirational.

Strategically located in Guindy, just 1 km from Kathipara Junction, opposite Hotel Hilton, and within walking distance of Ekkatuthangal Metro Station, the project ensures exceptional connectivity to the city's key destinations.

VGN Wincrest Towers features 14 floors of luxurious 2 & 3 BHK residences, designed to deliver the perfect blend of sophistication and convenience. These residences are more than just homes - they are spaces and experiences carefully crafted for modern living.

Grab the opportunity to make VGN Wincrest Towers your signature address, where comfort and sophistication come together seamlessly.

# For Elevated Living



# Location Advantages

	Ekkattuthangal Metro Station	500 Mts		Jawahar Vidyalaya School	2.8 Km
	Kathipara Junction	1 Km		Saidapet	3 Km
	Hilton Luxury Hotel	1 Km		Nexus Vijaya Mall	4 Km
	IT Techpark	1 Km		IIT Madras	4 Km
	ITC Grand Chola Hotel	2 Km		Adyar	5 Km
	PSBB Millennium School	2 Km		T. Nagar	5 Km
	Ashok Pillar	2 Km		Airport	6 Km
	Theatres	2.5 Km			





Perfectly  
situated  
for ultimate  
convenience

500

**Ekkattuthangal Metro Station**

Located just 500 meters away, offering seamless access to metro services that connect you across Chennai.



# Exceptionally located. Seamlessly connected.

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## **Kathipara Junction**

VGN Wincrest Towers is strategically located in Guindy, one of Chennai's most prominent commercial and residential hubs and a central point in the city. Just 1 km from Kathipara Junction, it offers seamless connectivity to Anna Salai and other key destinations.

With Guindy and Ekkatuthangal Metro Stations within walking distance, daily commuting becomes effortless. The area is also home to renowned landmarks such as Guindy National Park, making it an ideal destination for both business and lifestyle.

Surrounded by well-established neighbourhoods including Saidapet, Adyar, Nandanam, and Ashok Nagar, VGN Wincrest Towers delivers a refined living experience with exceptional connectivity.

# The Heartbeat of Leisure

Immerse yourself in a world of elevated  
leisure and state-of-the-art amenities,  
all under one elegantly designed roof.



# Oxygen Recharge

## Walk-in to the Clubhouse and Breathe in Fresh Air.

Spread across 7 grand floors, the 40,000 sq. ft. centrally air-conditioned clubhouse is thoughtfully designed to deliver superior air quality and an exceptional lifestyle. Multiple air vents placed at every corner continuously circulate fresh air while removing stale air, ensuring a healthier indoor environment.

Maintaining indoor air quality in accordance with ASHRAE standards (American Society of Heating, Refrigerating, and Air-Conditioning Engineers), this clubhouse supports occupant well-being - a much-needed advantage in today's environmental conditions.

Indulge in world-class amenities crafted for recreation, wellness, and social living, and elevate your everyday experience with the exclusive rooftop swimming pool, offering refreshing relaxation along with stunning elevated views.



## Clubhouse Amenities

- › Rooftop Swimming Pool
- › Barbecue Deck
- › Yoga Deck
- › Gymnasium
- › Indoor Forest Lounge
- › Private Theatres
- › Banquet Halls
- › Badminton Courts
- › Pool Table & Table Tennis
- › Rooftop Lounge
- › Reading Room
- › Kids Play Area
- › Department Store
- › ATM
- › Pharmacy

## Common Amenities

- › 3-Tier Security System
  - RFID Boom Barriers
  - Access Controlled Lobbies
  - Video Door Bell
- › Water Treatment Plant
- › Automatic Lifts
- › Five-Star Entrance Lobby
- › Fire Hydrant System  
(in common areas only)
- › EV Charging points
- › Metro Water
- › RO Provisions in Kitchen
- › Home Automation

# Rooftop Swimming Pool



Watch the sunrise as you take a refreshing dip in the rooftop pool. Float beneath a starry sky and relax in an atmosphere of pure indulgence.

# Private Theatres



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From weekend movie marathons to special screenings with family and friends, the private theatre offers a cinematic escape without leaving home. Designed for comfort and acoustics, it transforms every show into a premium experience.

# Barbecue Deck



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Host unforgettable gatherings at the elegantly designed barbecue deck. With an open roof that welcomes fresh air, the space seamlessly transforms from a sun-filled retreat by day to a starlit haven by night.

# Pool Table & Table Tennis



Enjoy the game of billiards on our elegant pool table. Enjoy friendly table tennis matches with loved ones, adding a touch of sophistication to your leisure time.

# Gymnasium



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Step into a state-of-the-art gym designed to energize your body and mind. Equipped with modern fitness equipment, it's the perfect space to stay active, strong, and inspired every day.

# Kids Play Area



Our safe and vibrant play area is perfect for letting kids run wild, featuring a ball pit, slides, jungle gym, and a variety of fun activities designed to keep them happy and engaged with ease and convenience.

# Badminton Courts



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Engage in friendly rallies, share laughter, and create unforgettable memories as you play. The perfect space to bond while enjoying active fun together.

# Yoga Deck



Designed for ultimate relaxation and mindfulness, this serene space becomes your personal sanctuary to restore balance and embrace tranquility.

# Built for a Greener Future



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VGN Wincrest Towers will be constructed with a strong commitment to sustainability, utilizing eco-friendly materials and practices to minimize resource consumption and waste. The development will feature advanced energy management initiatives, including solar-powered, energy-efficient systems and home automation with sensor-activated lighting. Passive design principles for natural heating and cooling will further enhance the project's environmental performance. Additionally, extensive landscaping and rainwater harvesting systems underscore our dedication to sustainable living.

# Reliable and Clean Water - 24/7



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A large residential community requires a reliable and abundant water supply. At VGN Wincrest Towers, metro water is connected to every home, along with a state-of-the-art water treatment plant that recycles water. It's not just about providing water - it's about doing so responsibly, with care for both your conscience and the environment.

# Rooms that Respond



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Every room responds to your voice. With the latest in home automation, you can effortlessly control music, lighting, and room temperature through your virtual assistant. Your security is safeguarded around the clock with AI-powered systems - experience the true future of living.

# Three -Tier Security System for Complete Peace of Mind



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From the moment you arrive at the entrance gate to the safety of your own home, your security is our top priority. Our state of the art 3-Tier Security System includes RFID Boom Barriers at the entrance, comprehensive CCTV surveillance coverage, lobby access control from your apartment, and a Digital Video Door Phone at your front door. Additional features such as piped gas further enhance your home's safety, ensuring a secure and worry-free living environment.

# Multi-Level Car Park



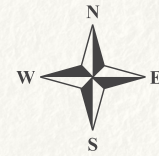
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The facade of the Multi-Level Car Parking (MLCP) reflects the principle of “hiding in plain sight.” Thoughtfully designed to blend seamlessly with the master plan, the MLCP integrates effortlessly into the overall visual landscape. Vertical design elements subtly conceal the functional aspects of the parking structure while introducing a sense of warmth and openness. This approach ensures that the MLCP enhances the residential towers’ architectural elegance without overshadowing it.

Typology	No. of units
2 BHK	196
3 BHK	56
Total	252
Building type	2 Basements + Stilt + 14 Floors
Car parking	2 Basements

These homes are perfectly sized, ranging from 1,029 sq. ft. to 1,354 sq. ft., featuring spacious living, dining, bedrooms, and balconies.





## SITE PLAN



**Total Land Extent: 10.46 Acres**  
**Total No Of Appartments: 1559 - CMDA Approved**  
**Total Towers: A B C D E F MLCP & Club House**

## Vgn Wincrest Towers-core-1

1st to 14th floor

**Flat no:** 1A to 14A  
**Area:** 1354 sq. ft  
**Flat type:** 3BHK + 3T  
**Facing:** South

**Flat no:** 1B to 14B  
**Area:** 1029 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South

**Flat no:** 1C to 14C  
**Area:** 1035 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South



**Flat no:** 1R to 14R  
**Area:** 1307 sq. ft  
**Flat type:** 3BHK + 3T  
**Facing:** North

**Flat no:** 1Q to 14Q  
**Area:** 1037 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** North

**Flat no:** 1P to 14P  
**Area:** 1042 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** North

## Core - 1



▲  
F-1A TO F-14A

Flat no: 1A to 14A  
Area: 1354 sq. ft  
Flat type: 3BHK + 3T  
Facing: South Facing

## Core - 1



▲  
F-1B TO F-14B

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**Flat no:** 1B to 14B  
**Area:** 1029 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South Facing

## Core - 1



▲  
F-1C TO F-14C

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**Flat no:** 1C to 14C  
**Area:** 1035 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South Facing

## Core - 1



F-1P TO F-14P



Flat no: 1P to 14P

Area: 1042 sq. ft

Flat type: 2BHK + 2T

Facing: North Facing

## Core - 1



F-1Q TO F-14Q



Flat no: 1Q to 14Q  
Area: 1037 sq. ft  
Flat type: 2BHK + 2T  
Facing: North Facing

## Core - 1



F-1R TO F-14R



Flat no: 1R to 14R

Area: 1307 sq. ft

Flat type: 3BHK + 3T

Facing: North Facing

## Vgn Wincrest Towers-core-2

1st to 14th floor

**Flat no: 1D to 14D**  
**Area: 1035 sq. ft**  
**Flat type: 2BHK + 2T**  
**Facing: South**

**Flat no: 1E to 14E**  
**Area: 1032 sq. ft**  
**Flat type: 2BHK + 2T**  
**Facing: South**

**Flat no: 1F to 14F**  
**Area: 1032 sq. ft**  
**Flat type: 2BHK + 2T**  
**Facing: South**



**Flat no: 1O to 14O**  
**Area: 1041 sq. ft**  
**Flat type: 2BHK + 2T**  
**Facing: North**

**Flat no: 1N to 14N**  
**Area: 1040 sq. ft**  
**Flat type: 2BHK + 2T**  
**Facing: North**

**Flat no: 1M to 14M**  
**Area: 1037 sq. ft**  
**Flat type: 2BHK + 2T**  
**Facing: North**

## Core - 2



▲  
F-1D TO F-14D

Flat no: 1D to 14D  
Area: 1035 sq. ft  
Flat type: 2BHK + 2T  
Facing: South Facing

## Core - 2



▲  
F-1E TO F-14E

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**Flat no:** 1E to 14E  
**Area:** 1032 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South Facing

## Core - 2



▲  
F-1E TO F-14E

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**Flat no:** 1F to 14F  
**Area:** 1032 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South Facing

## Core - 2



F-1M TO F-14M



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**Flat no:** 1M to 14M  
**Area:** 1037 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** North Facing

## Core - 2



F-1N TO F-14N



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**Flat no:** 1N to 14N  
**Area:** 1040 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** North

## Core - 2



F-10 TO F-140



Flat no: 10 to 140  
Area: 1041 sq. ft  
Flat type: 2BHK + 2T  
Facing: North Facing

## Vgn Wincrest Towers-core-3

1st to 14th floor

**Flat no:** 1G to 14G  
**Area:** 1035 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South

**Flat no:** 1H to 14H  
**Area:** 1032 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** South

**Flat no:** 1I to 14I  
**Area:** 1269 sq. ft  
**Flat type:** 3BHK + 3T  
**Facing:** South



**Flat no:** 1L to 14L  
**Area:** 1041 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** North

**Flat no:** 1K to 14K  
**Area:** 1037 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** North

**Flat no:** 1J to 14J  
**Area:** 1326 sq. ft  
**Flat type:** 3BHK + 3T  
**Facing:** North

## Core - 3



▲  
F-1G TO F-14G

Flat no: 1G to 14G  
Area: 1035 sq. ft  
Flat type: 2BHK + 2T  
Facing: South Facing

## Core - 3



▲  
F-1H TO F-14H

Flat no: 1H to 14H  
Area: 1032 sq. ft  
Flat type: 2BHK + 2T  
Facing: South Facing

## Core - 3



▲  
F-11 TO F-141

Flat no: 11 to 141  
Area: 1269 sq. ft  
Flat type: 2BHK + 2T  
Facing: South Facing

## Core - 3



F-1J TO F-14J



**Flat no:** 1J to 14J

**Area:** 1326 sq. ft

**Flat type:** 3BHK + 3T

**Facing:** North Facing

## Core - 3



F-1K TO F-14K



Flat no: 1K to 14K

Area: 1037 sq. ft

Flat type: 2BHK + 2T

Facing: North

**Core - 3**



F-1L TO F-14L



**Flat no:** 1L to 14L  
**Area:** 1041 sq. ft  
**Flat type:** 2BHK + 2T  
**Facing:** North Facing

# Specifications

## **SUPER STRUCTURE**

- RCC framed structure as per the earthquake-resistant design masonry with concrete blocks & plastering

## **FLOORING**

- Living, bedrooms & kitchen - double charged - large size vitrified tiles - Kajaria/rak or equivalent make
- Toilet flooring - anti skid vitrified tiles - kajaria/rak or equivalent make
- Toilet walls - large size vitrified tiles upto false ceiling level - kajaria/rak or equivalent make
- Balcony - anti skid premium wood finish vitrified tiles - kajaria/rak or equivalent make
- Entrance lobby - polished high definition marble series tiles - kajaria/rak or equivalent make

## **PREMIUM SANITARY WARE & CP FITTINGS**

- EWC & wash basin - wall mounted water closet with concealed tanks & wash basin - Kohler / Grohe / american standard/ or equivalent
- CP & Sanitary fittings - kohler/grohe/american standard/ or equivalent make
- Glass partition - partition with fixed glass - saint gobain/equivalent in all toilets

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## JOINERY

- Main door - teak wood frame with veneered shutters along with architraves & dorma/hafele fittings/equivalent make
- Bedroom doors - polished wooden frame with veneered wooden flush door & dorma/hafele premium fittings/dorset
- Toilet doors - polished wooden frame with thick two-side laminated flush doors & dorma/hafele premium fittings/dorset

## FRENCH DOORS/WINDOWS

- French doors - french doors with mosquito fiber mesh
- Windows - sliding window with clear glass / openable
- Ventilators - Top hung windows with frosted glass

## RAILING

- Balcony railing - SS handrail with toughened/laminated glass
- Staircase railing - MS handrail with premium enamel finish

## FALSE CEILING - TOILETS

- Suspended false ceiling with water proof calcium silicate panels

## KITCHEN

- Counter - granite counter - top with polished & chambered edges
- Sink - matt finish single bowl with drain board - futura/nirali/carysil  
SS sink / equivalent

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## **PAINTING & FINISHES**

- Exterior finishes - texture putty - asian/dulux/equivalent make  
exterior emulsion - weatherproof exterior emulsion
- asian/dulux/equivalent make
- Interior finishes - premium interior emulsion
- asian/dulux/equivalent make

## **ELECTRICAL**

- 3-Phase electrical supply with required mcb & rccb
- Fire-retardant low smoke copper wires of polycab/orbit/finolex  
or equivalent make - concealed conduits
- Switches sockets and plate - modular switches - panasonic  
/legrand/havells or equivalent
- TV /Network plug-in points in living room & all bedrooms
- Home automation for lights/fan/ac - energy efficient smart  
homes powered by IoT based systems - schneider electric/legrand
- Copper piping layout from idu to odu for air conditioning  
units - bedroom and living
- Power points for Refrigerator, Chimney, Mixer/Grinder in Kitchen
- Washing machine & dishwasher power points in service area

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## **PLUMBING**

- CPVC Plumbing for internal lines - Astral / Finolex / Ashirvad or equivalent
- UPVC/PVC pipes for external lines - Astral / Finolex / Ashirvad or equivalent
- Washing machine & dishwasher provision in service area
- Pneumatic pressure pumping systems for water supply
- Automatic OHT water level controllers

## **DG BACKUP**

- DG backup for 2 BHK-500 watts, 3 BHK-800 watts, 1000 watts
- 100% DG backup for lifts, STP, WTP, clubhouse & common area lightings
- Make - Cummins / KOEL green / equivalent

## **COMMON AMENITIES**

- (EV) charging systems in dedicated spaces
- 3-Tier Security system with smart bell/ Video Door Phone/access
- controlled lobbies/RFID - controlled boom barrier in entrance
- Piped gas facility to individual homes along with metering systems
- STP & WTP systems
- 24x7 CCTV surveillance system
- World-Class clubhouse amenities

# Payment Schedule

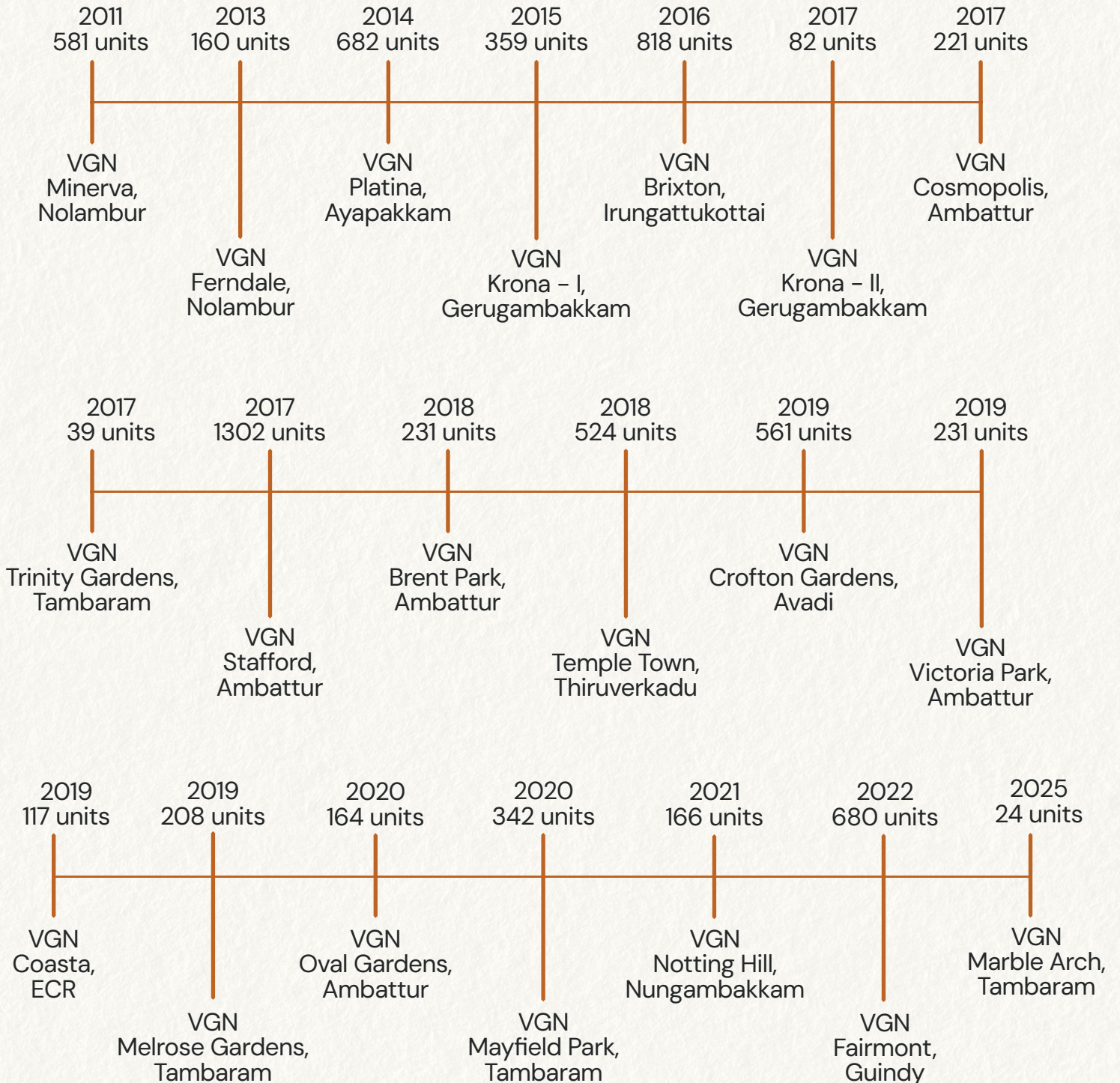
On Booking	5%
On Signing the Agreement (within 7 Days)	10%
Within 30 Days from the date of Booking	10%
On Completion of Excavation	10%
On Completion of Raft Foundation	10%
On Completion of Lower Basement Slab	5%
On Completion of Upper Basement Slab	5%
On Completion of 2nd Floor Slab	5%
On Completion of 4th Floor Slab	5%
On Completion of 6th Floor Slab	5%
On Completion of 8th Floor Slab	5%
On Completion of 10th Floor Slab	5%
On Completion of 12th Floor Slab	5%
On Completion of 14th Floor Slab	5%
On Completion of Flooring	5%
On Receipt of Completion Certificate	5%
	100%

## Home Loans Approved by Leading Banks



Project Funded by 

# VGN Major Milestones



# VGN Journey

When VGN was founded in 1942 as a brick manufacturing unit by Mr. Gurusamy, it was the start of an incredible legacy. He started a brick kiln factory, manufactured bricks in the name of VGN, and acquired large parcels of land to manufacture bricks at various locations in Chennai. He worked hard to build goodwill and earned a name as a reputed brick manufacturer in Chennai. Mr. Pratish Vedhappudi, Managing Director of VGN Projects Estates entered the real estate business in 2004. His eye for detail, engineering prowess, and business acumen have resulted in the construction of large residential projects in and around Chennai. Since 2008, he has been developing large residential townships in various parts of Chennai. Under his leadership, many prime projects catering to the evolving needs of homebuyers have been developed. A few recent multi-storied landmark residential projects include VGN Notting Hill in Nungambakkam, VGN Fairmont in Guindy, VGN Coasta on East Coast Road (ECR), and other notable projects in Ambattur. Under



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his leadership, VGN Group has completed over 250 residential projects and developed more than 600 acres of plotted land, comprising 20,000 residential plots - offering highly lucrative investment opportunities to VGN's customers. VGN has also delivered around 10,500 premium and luxury homes under his dynamic leadership, with approximately 1,500 high-quality homes currently in various stages of development. VGN has been recognized and honored with numerous credible awards and accolades.

The company has also sponsored Chennai Super Kings in the IPL (Indian Premier League). However, the journey is far from over. With a mission to consistently improve, implement the latest technology in construction engineering, and provide nothing short of the best for its customers, VGN's journey continues.



# Awards & Accolades



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47+  
Awards Won

70000+  
Happy Families

250+  
Completed  
Projects

# Awards & Accolades

- 
- LIC HFL Ungal Illam Awards
  - LIC HFL Ungal Illam Awards
  - HDFC Preferred Developer Award
  - India Bulls Premier League Awards
  - Economic Times BB Realty
  - Aircel Super Cup
  - Chennai Super Kings Super Cup Winner
  - V Raman Memorial Cup
  - South India's Real Estate Awards - Developers of the Year
  - Zenith Cultural Fest Award
  - Vijayavani Property Expo Awards
  - Indian Express Property Expo Awards
  - Prince of Arcot Trophy Runners Up
  - Prince of Arcot Trophy Runners Up
  - SAP Invitational F15 Cricket Cup Winner
  - Economic Times Realty Convention Awards
  - Maddys - Advertising Club Madras Awards
  - Lifetime Achievement Award by Sulekha Properties

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