

Shyamala

1st Avenue , INDIRA NAGAR



Kaaviya
PROPERTIES (P) LTD.



AN ADDRESS TO IMPRESS

10 Premium Residential Apartments on
1st Avenue, Indira Nagar, Chennai



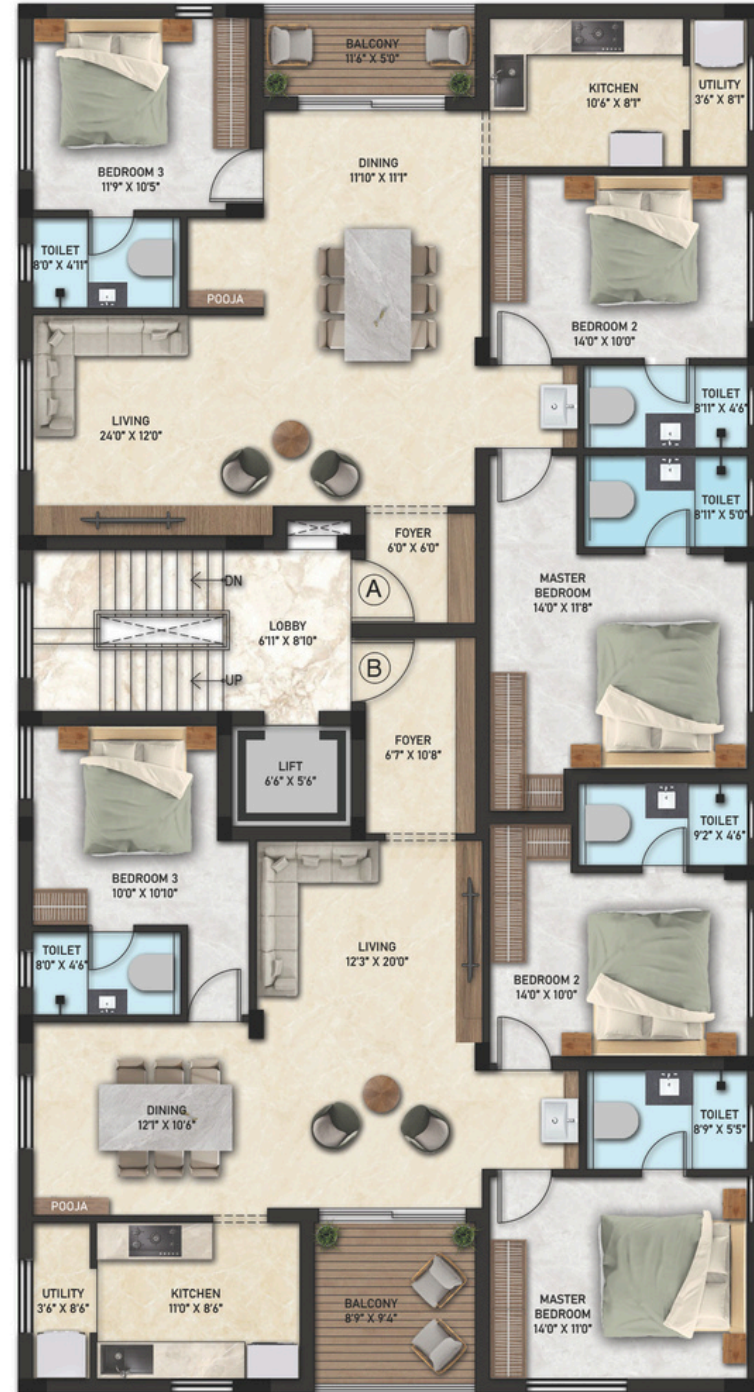
FLOOR PLAN

TYPICAL

Shyamala is a five story building that encompasses 10 three bedroom Premium Apartments located in 1st Avenue, Indira Nagar, Chennai. Built with Premium specifications, these homes are Vaasthu Compliant and are carefully curated to suit modern living. Each of these 3BHK Apartments feature three bedrooms with bathrooms, separate Kitchen, Living area, Dining room and a Balcony that brings in ample light and Ventilation.

FLOOR	FLAT#	TYPE	AREA
1st floor	1A/1B	3bhk	1639Sq.ft
2nd floor	2A/2B	3bhk	1639Sq.ft
3rd floor	3A/3B	3bhk	1639Sq.ft
4th floor	4A/4B	3bhk	1639Sq.ft
5th floor	5A/5B	3bhk	1639Sq.ft

1 CAR PARK SLOT FOR EACH UNIT



PROJECT SPECIFICATIONS

FLOORING

Living /Dining Vitrified tiles(4'x2')

Bedrooms Vitrified tiles (4'x2')

Toilet Designer Ceramic Tiles upto Lintel level

Sit-out Vitrified Tiles (2'x2')

Kitchen Vitrified Tiles

ELEVATOR

Johnson/Emperor 6 passenger Elevator

POWER BACKUP

1 light, 1 fan and plug point in all rooms

SANITARY FITTINGS

Taps and Shower heads Single lever diverter tap with overhead shower of Kohler or Equivalent range.

Wash basin(all bedrooms) Plain coloured basins

EWC Flushing tank 'Kohler". One health faucet in each toilet.

Toilets-Exhaust Fan provision will be given

DOORS

Main Door-Doors-Walnut color wood with frame and Architrave ,42mm thk shutter

Other Doors- Doors-Walnut color wood with frame and Architrave,36mm thck shutter.

French Doors- UPVC with 6mm Toughened Glass.

Lock system Provided with Dorset/Equivalent cylindrical Locks

Hinges/Tower bolts for all doors SS

KITCHEN COUNTER

Granite slab with Carysil/Equivalent sink(single bowl with drainboard)

2' kitchen wall dado above counter

WINDOWS

Frames UPVC white color- sliding/Openable

Glass 5mm Toughened glass from Saint Gobain

Locking system Multi Point Espag Patio

Hardwares SS 304

PAINT

All walls 1 coat Primer and 2 coats of Emulsion Paint

Ceiling Entire Apartment ceiling paint with emulsion paint

TELEPHONE POINTS

In Living room and all bedrooms

TELEVISION POINTS

In Living room and Master Bedroom

SPLIT AIR CONDITIONER(Electrical and Masonry)

Provision in all bedrooms and Living room

ELECTRICAL WIRING

Supply Concealed wiring for 3 Phase. Orbit or Equivalent

Switches LEGRAND

GENERAL

Anti-Termite Treatment

Lobby Flooring Granite slabs 18mm

Staircase Granite

Car Park Eurocon/Equivalent exterior tiles

SUMP of adequate capacity- 12,000 litres

Security System Access Control with Video door phone

Automatic Phase change over

CCTV cabling

CAT 6 cabling

Landscape in site

Generator Power for Common Area

2 Car Park slot for each unit

KAAVIYA PROPERTIES



Kaaviya Properties, a Company with about 20 years of experience and which has to its credits over a million sq.ft of Real Estate, Construction and Development projects, ranging from large Residential to Commercial establishments. Kaaviya Properties aims at providing Premium Housing Solutions for mid-sized Apartments in Prime locations in the city and suburbs.

COMPETENT CONSULTANTS

Associate Architect - Auta Designs
Structural Consultant- Laya Structural Consultants
Project Management- KPPL+

Site Address

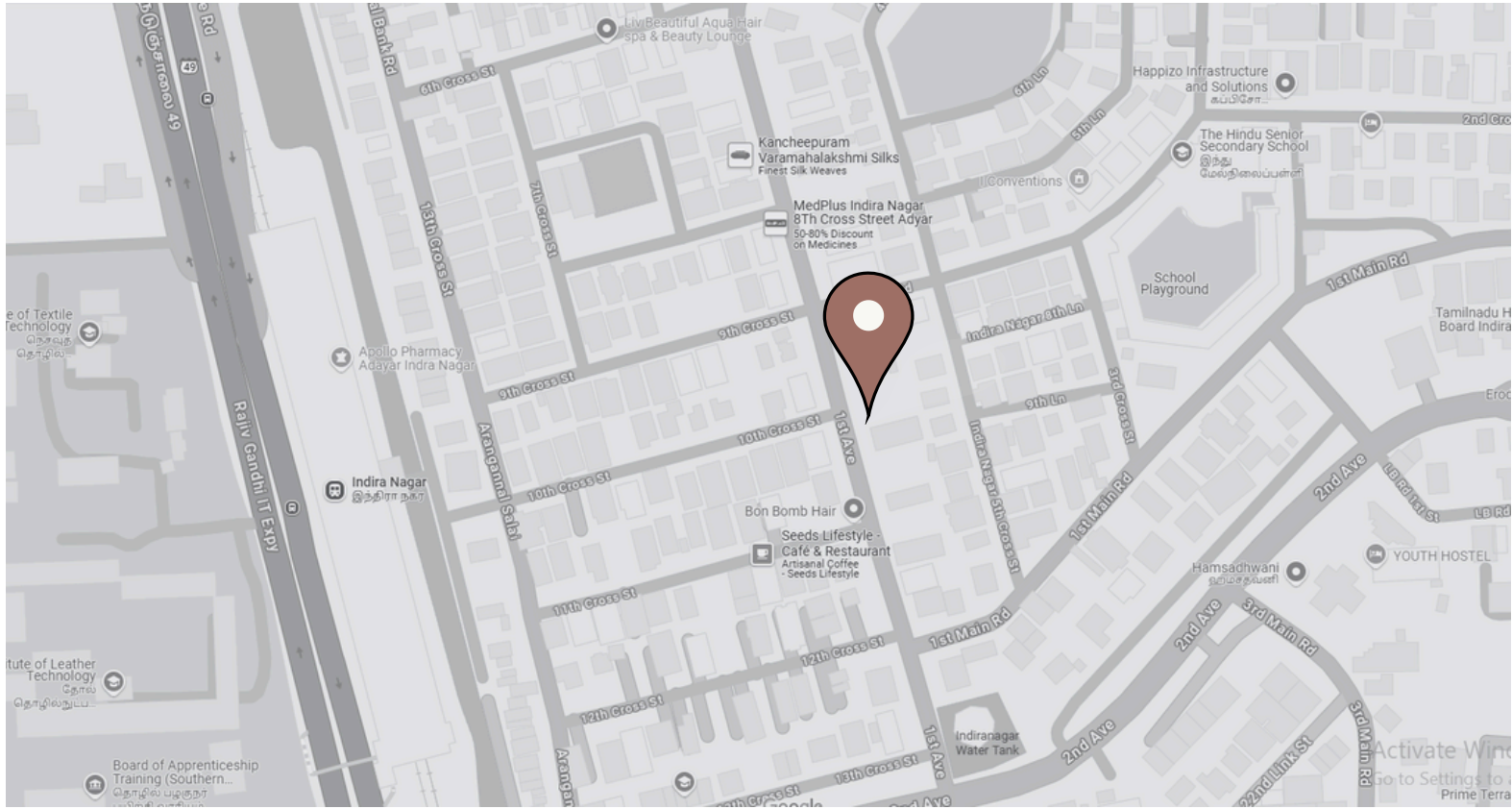
1st Avenue,
Indira Nagar, Chennai

For more information
Call 9940 457 457 or email at
admin@kaaviyaproperties.com

Member
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LOCATION MAP

Registered Office

Casa Blanca II,
1b, No.16, Fredrick Avenue,
Thirumoorthy Nagar,
Nungambakkam,
Chennai-600 034

Site Address

SHYAMALA
1st Avenue,
Indira Nagar, Chennai

For more information call 9940 569 569
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