



VENUS

GIVING LIFE TO YOUR DREAMS

A PERFECT LIFESTYLE
FOR YOUR
COMPLETE FAMILY



ABOUT MP DEVELOPERS

M.P. Developers – one among the prominent developers have established themselves strongly in Real estate sector in Chennai Region by constructing more than 2,08,000/- sq.feet of residential spaces for the past 12 years and presently 1,26,000/- sq.feet is under construction. M.P. Developers success mantra solely lies in understanding the need of customer by providing budget homes with unbelievable cost without compromising on quality and delivering homes with time frame as committed.



ABOUT SEMBAKKAM

Sembakkam is a posh residential location strategically located between East Tambaram and Medavakkam.

It is located on Velachery - Tambaram Main Road.

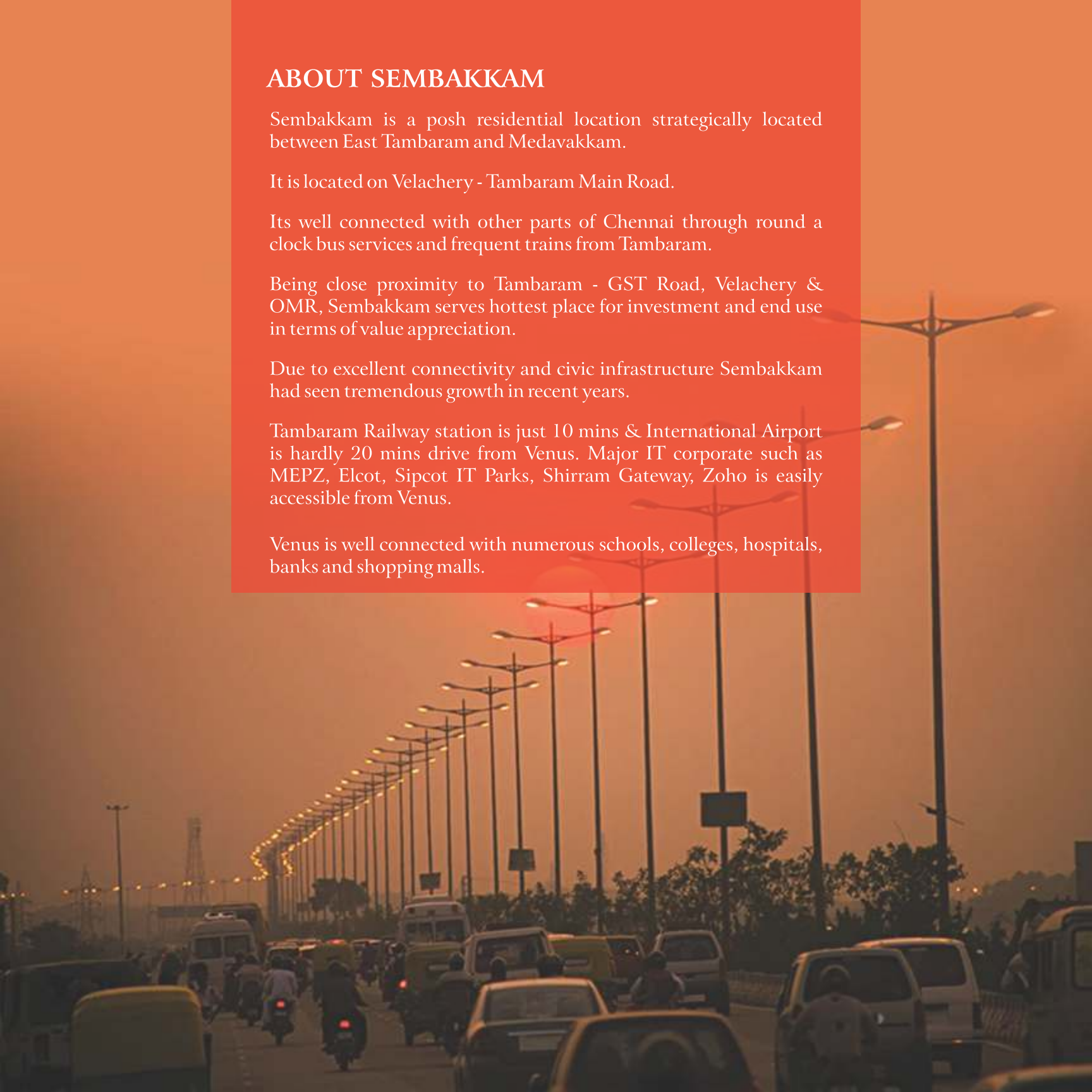
Its well connected with other parts of Chennai through round a clock bus services and frequent trains from Tambaram.

Being close proximity to Tambaram - GST Road, Velachery & OMR, Sembakkam serves hottest place for investment and end use in terms of value appreciation.

Due to excellent connectivity and civic infrastructure Sembakkam had seen tremendous growth in recent years.

Tambaram Railway station is just 10 mins & International Airport is hardly 20 mins drive from Venus. Major IT corporate such as MEPZ, Elcot, Sipcot IT Parks, Shirram Gateway, Zoho is easily accessible from Venus.

Venus is well connected with numerous schools, colleges, hospitals, banks and shopping malls.





 VENUS



ABOUT VENUS

MP Developers – brand new project “VENUS” is CMDA approved project comprising 12 residential units in stilt + 3 floors with ample car parking. Exclusively designed Vaasthu Compliant apartments with excellent ventilation having double side 30’ wide road amidst posh residential neighborhood.



60+
PROJECTS
HANDLED OVER



400+
HAPPY
FAMILIES

WALKABLE TO
ALL LEADING SCHOOLS



VENUS

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GROUND FLOOR PLAN





TYPICAL FLOOR PLAN (1st, 2nd & 3rd)





TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F1 / S1 / T1 : 1013 Sq.ft. | South Facing



TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F1 / S1 / T1 : 1013 Sq.ft. | South Facing



TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F2 / S2 / T2 : 1120 Sq.ft. | North Facing



TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F2 / S2 / T2 : 1120 Sq.ft. | North Facing



TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F3 / S3 / T3 : 972 Sq.ft. | North Facing



TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F3 / S3 / T3 : 972 Sq.ft. | North Facing



TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F4 / S4 / T4 : 1022 Sq.ft. | East Facing

TYPICAL FLOOR PLAN (1st, 2nd & 3rd)



2 BHK F4 / S4 / T4 : 1022 Sq.ft. | East Facing



EXCLUSIVE
DINING AREA

MASTER CLASS
LIVING SPACE





EXCLUSIVE COVERED
CAR PARKING
SLOTS WITH DRIVE WAY



LIFT WITH
AUTO RESCUE
DEVICE



GRANITE STAIRCASE
WITH STAINLESS
STEEL HANDRAIL



SPECIFICATIONS

STRUCTURE	Isolated Footing, RCC framed structure designed by qualified structural professional.
FLOORING	Tiles: Entire flat 2'x 2' vitrified tiles. Bathroom tile will be 1' x1' antiskid tiles. Kitchen: Granite top, stainless steel sink wall tiles upto 2' above granite top.
PAINT	All interior walls will be wall putty and finished with premium paint. Ceiling will be finished with ultra white.
WIDOWS	All windows will be UPVC sliding windows with MS safety grills.
DOORS	Main Door: Good quality of Teak wood panel and shutters. Other and Toilet Doors: Good quality skin doors.
PLUMBING & SANITATION	External PVC piping and Internal CPVC piping of ISI make will be provided. All sanitary fittings of ISI Standards will be provided.
STAIR CASE	Granite flooring with SS Handrails will be provided.
ELECTRICAL	Concealed 3-phase electricity supply with Orbit / Equivalent wiring MCB's adequate lights, fan and necessary power points will be provided.



PURCHASE PROCESS

Payment Schedule	Percentage
Booking Advance	100000
Within 15 days from the date of booking	20%
Within 30 days of Booking i.e., UDS registration / Basement Completion	45%
Completion of Stilt Floor Roof	10%
Completion of First Floor Brick work	10%
Completion of Corresponding roof	5%
Completion of Corresponding brick work	5%
Completion of Flooring	3%
On Handing Over	2%
Total	100%

LOCATION ADVANTAGES

Public Facilities

- Selaiyur Police Station - 3.3 Kms
- Chromepet Railway Station - 4.1 Kms
- Airport - 9.8 Kms
- MEPZ, Wipro Park, HCL, Tech Mahindra, TCS, Accenture - 4.8 to 10 Kms
- Airforce Station - 7.4 Kms
- Temple, Church & Mosque - 7.4 Kms

Hospitals

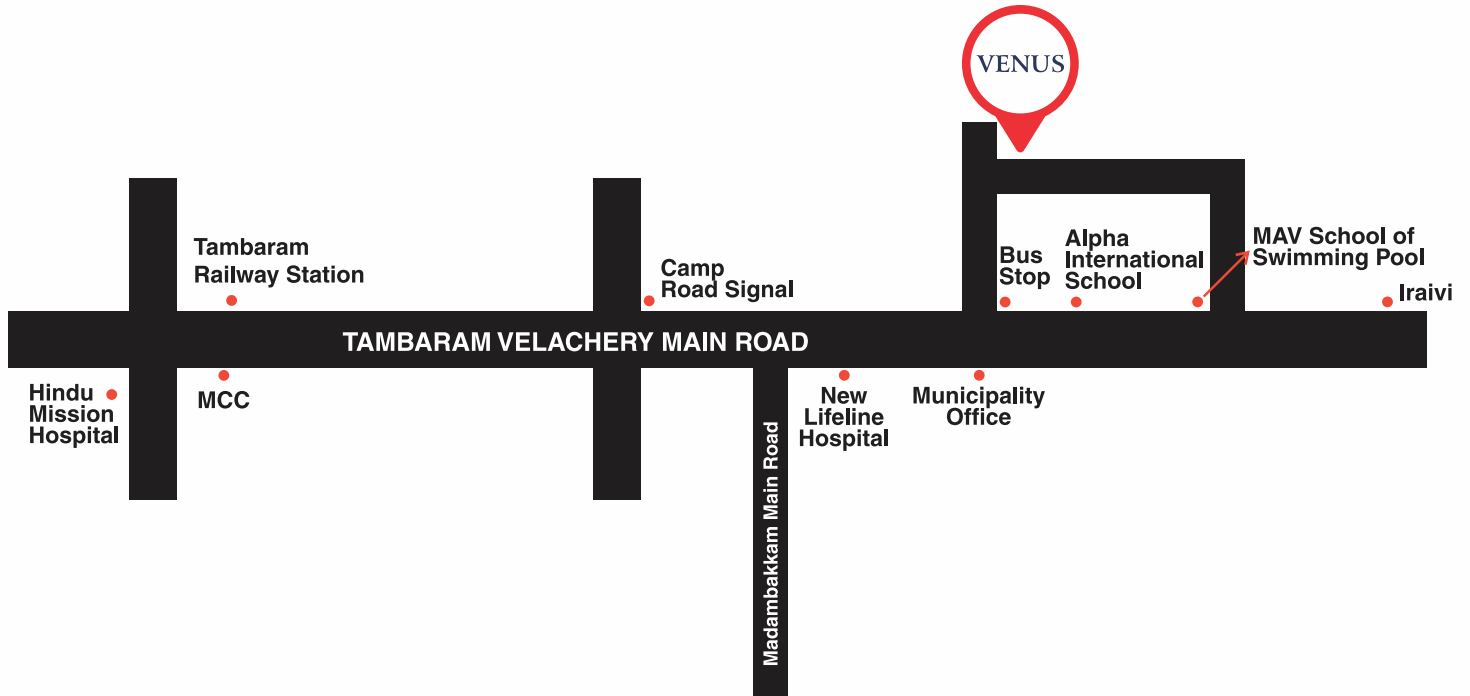
- New Life Hospital - 1 Km
- Bethesda Hospital & Child Care Center - 2.3 Kms
- Govt. Hospital of Thoracic Medicine - 5 Kms
- Sankara Kidney Centre - 5.5 Kms
- Hindu Mission Hospital - 7 Kms

Schools & Colleges

- Alpha International School - 1 Km
- Zion Mat & Hr Sec. School - 1.7 Kms
- Olive Public School - 2.2 Kms
- NSN Memorial School - 2.3 Kms
- Madras Christian College - 4 Kms
- Balaji Medical College - 5.5 Kms
- Asan Memorial College of Arts and Science - 7.2 Kms



VENUS - SEMBAKKAM - KEY PLAN



A PROJECT BY



PLOT NO 2,3/1 B, 2ND FLOOR, TANNERY STREET, SOMASUNDARAM NAGAR, PALLAVARAM, CHENNAI - 600 043.

FOR BOOKINGS CALL: **91509 55411 / 97105 97103**  www.mpdevelopers.com