





Cordon Bleu Properties and Infrastructures was formed with an aim of creating quality residential, commercial and hospitality spaces. It is promoted by Kaniska and Knitprime groups, the garment exporters who cater to various premium brands in the world. **Cordon Bleu** is synonymous with highest standard of design and finish with their proven track record of meeting international standards on quality, timely delivery, design and innovation and with a sincere concern for environment.

For a happy and successful life, you do not chase big dreams; instead you live the dream, moment to moment. What better way to live the dreams than in your own **'home sweet home'**.

Central Park is designed in a way to enhance lives, not just lifestyles. Everything that you dreamt of for an authentic life is here...*relationship with nature, time for workouts, meditation or yoga, club class living right at your doorstep and an expansive and imaginative children's play area as you watch little ones take roots and grow wings...*



every day is a journey,
& the journey
itself is home



Redefine your living

Welcome to an 'Inspired Living Environment'

► About Central Park

With the use of healthy building principles and through our unparalleled design feature, all the apartments have three sides opening to facilitate natural light and ventilation and with very less common walls. Central Park is located in Saravanampatti, the IT hotspot of Coimbatore. It is built in 4.63 acres and it comprises of 4 towers of 13 floors each. With just 23% built-in area and a whopping 77% open area for garden, pathways, club house and more, Central Park brings nature into your home. It has 208 2 BHK, 160 3 BHK and 12 4 BHK apartments and 5 Pent Houses. Tower A and B along with Club House will be built in Phase 1 and Towers C & D will be built in Phase 2.

► Location and Neighbourhood

Central Park is coming up in Saravanampatti, the IT Corridor of Coimbatore, on Coimbatore – Mysore National Highway (NH 209). Saravanampatti is home to several IT companies, engineering firms and BPO offices and is the IT hotspot next only to Chennai and is a star investment opportunity. Numerous schools and more than 30 colleges are located in and around Saravanampatti.



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build your life,
the way you want it



► Architecture

Standing 13 floors tall, the four towers present a modern façade with all the world class amenities to think of. What sets Central Park apart is the incomparable understanding of light and space. When combined with the innovative architectural design, it creates stunningly spacious interiors with views. All the apartments in the towers have separate living and dining rooms. And the bedrooms are endowed with privacy. Central Park is designed with **100% Vaastu Principles**.

There are many dynamic floor plans to suit your requirements among the 385 apartments,

your dream home awaits.



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TRUST

today & forever

“...With kids, you begin all over again, in them, with them, and so there is something more to the world again.”

Cocooned within the walls of your home is your family. And it is populated by your future too. That is why utmost care is being taken to build **Central Park**.

Through the use of latest available technology in the industry, our unrivalled team of architects, designers and consultants under an experienced project management team strive to create a modern residential haven. **An asset that lasts for generations.**



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A BLOCK (13 Floors)

BLOCK	SQ.FT	BED
A 101	1751	3 Bed
A 102	1682	3 Bed
A 103	1710	3 Bed
A 104	1700	3 Bed
A 105	1738	3 Bed
A 106	1956	3 Bed
A 107	1952	3 Bed
A 108	1757	3 Bed



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BONDING

tradition & innovation

“Happiness is not a matter of intensity but of balance and order, and rhythm and harmony.”

Central Park blends seamlessly with nature, together with all the comforts of contemporary living. On one hand, it has large balconies, open terraces and aesthetic gardens. On the other hand, all modern comforts are incorporated into every nook and corner of the home. This quintessential mix of the old and the new can satisfy the most discerning tastes.



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B BLOCK (13 Floors)

BLOCK	SQ.FT	BED
B 101	1216	2 Bed
B 102	1228	2 Bed
B 103	1200	2 Bed
B 104	1146	2 Bed
B 105	1230	2 Bed
B 106	1192	2 Bed
B 107	1241	2 Bed
B 108	1259	2 Bed



Redefine your living



HARMONY

perfect blend of the endearing & **enduring**

“...All great architecture is the design of space that contains cuddles, exalts, or stimulates the persons in that space.”

Central Park is flooded with natural light, intelligent in form, imaginative in the use of space and crafted to fit your way of life. Every square inch of space exhibits style, grace and comfort with zero dead space.



Redefine your living





BLOCK (13 Floors)

BLOCK	SQ.FT	BED
C 101	1216	2 Bed
C 102	1288	2 Bed
C 103	1200	2 Bed
C 104	1146	2 Bed
C 105	1230	2 Bed
C 106	1192	2 Bed
C 107	1241	2 Bed
C 108	1259	2 Bed



Redefine your living



GREENERY

body, mind & **soul**

“It does not matter how many breaths you take, but how many moments that take your breath away.”

Health tourism is passe. To relax, rejuvenate and recharge, come back home. With the residences built in four tall towers, there is ample space for nature. The panoramic views of the garden and waterfront in all directions in a sweep of vivid colour and natural beauty are a feast to your eyes. Chirping birds, rustling grass and gurgling streams float into your home to mix with your laughter and routines.



Redefine your living





D BLOCK (13 Floors)

BLOCK	SQ.FT	BED
D 101	1948	3 Bed
D 102	1878	3 Bed
D 103	1876	3 Bed
D 104	2303	4 Bed
D 105	2219	3 Bed
D 106	2130	3 Bed



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► **Club House**

The paths are many. The destination is the same. To be calm, relaxed, happy, centred and whole, you can choose your way.

“Enjoy the little things, for one day you may look back and realize they were the big things.”

- State-of-the-art air conditioned Gym
- Swimming Pool
- Meditation Hall
- Jogging Trails
- Indoor Shuttle Court with Wooden Floor
- Table Tennis
- Pool Table
- Indoor Games
- Steam bath & Jacuzzi
- Children’s Play Area
- Multipurpose Hall
- Dining Hall with pantry
- Separate Spa & Rejuvenation Hall for Ladies and Gents
- and more...

club class living
right at your doorstep



Specifications

► General

- » Solid wood panelled Main and Internal doors
- » Solid wood French door for balcony
- » UPVC windows and ventilators
- » SS Railing for staircases
- » Ceiling painting OBD over putty
- » Putty with acrylic emulsion for interior walls
- » Exterior emulsion paint for exterior walls
- » Melamine matt-finish polish for main door and all doors
- » Enamel paint for MS grills
- » Vitrified flooring tiles for all rooms
- » Laminated wooden flooring for Master bedroom
- » Modular switches

► Bath Rooms

- » Solid core and moulded skin door for bathrooms with inner surface laminate finished
- » Anti-skid vitrified flooring tiles
- » Ceramic tiles up to full height of wall
- » White colour EWC with wall hung type
- » Concealed flush tank
- » Recessed below counter basins
- » C.P Fittings
- » Diverter system for shower

► Kitchen

- » SS sink with drain board
- » Gas bank line to the gas stove
- » Swan neck sink taps
- » 20mm granite counter

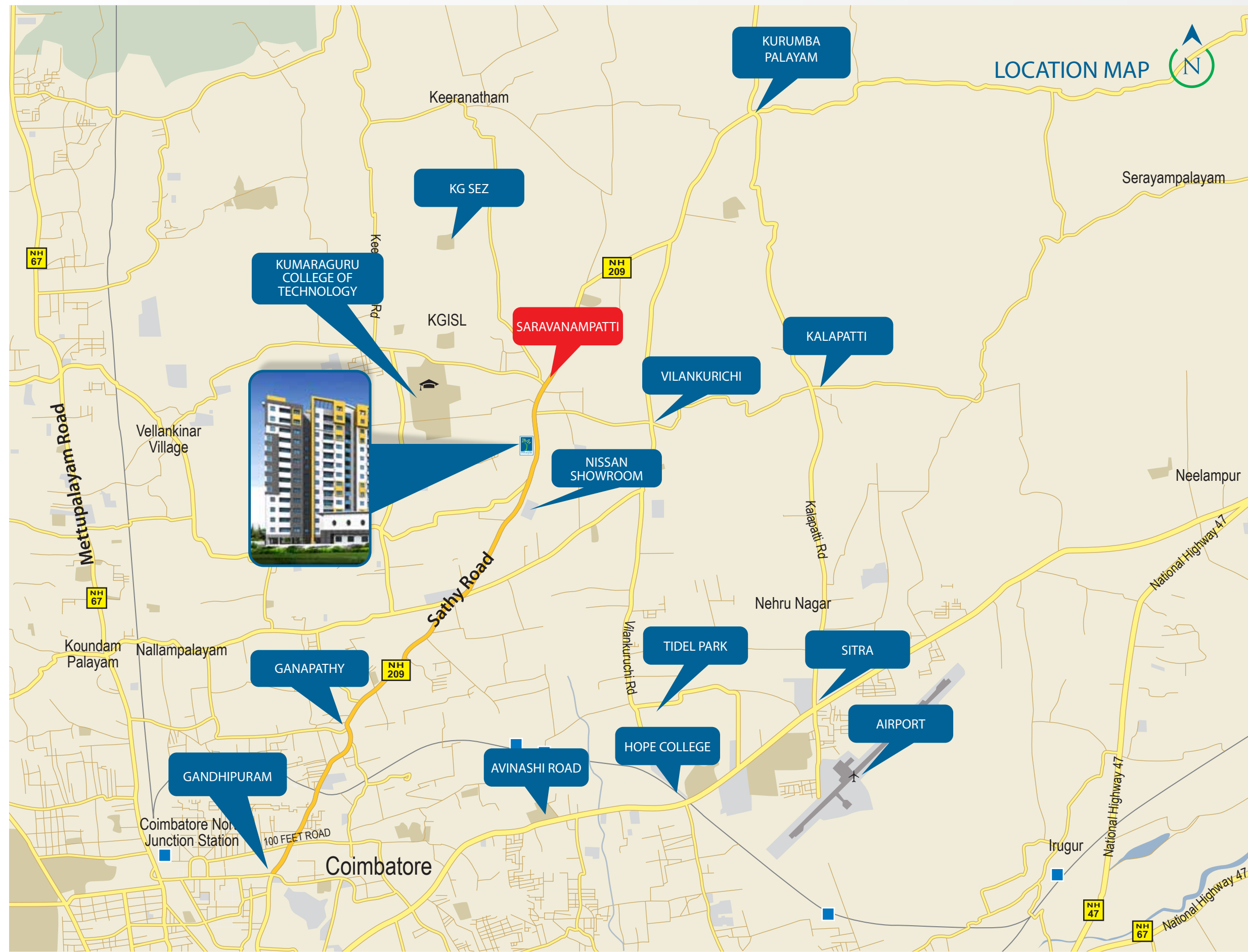
► Common Amenities

- CCTV System for Common Areas
- Telephone/ Broadband
- Covered Car parking
- Visitors Car Parking
- Outdoor Children's Play Area
- Creche
- R O Plant
- Sewerage Treatment Plant
- Hydro Pneumatic System
- Video Door Phone
- DTH
- One Stretcher Lift + Lifts for each Block
- Generator Backup for common lighting and pumps +500W power back up for each house



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Location Map Details

Distances

- » 7km from Gandhipuram (City Centre)
- » 9 km from Airport (only 15 minute hassle free drive from Airport)
- » 9 km from Railway Station.
- » 8 km from Tidel Park
- » 5 km from KG Special Economic Zone
- » 2 km from Kumaraguru College

SITE ADDRESS

SF Nos. 257/1,258/1, Saravanampaati,
Coimbatore-641035
(On Coimbatore-Mysore NH 209)

GPS Co-ordinates

11° 3'57.94"N, 76°59'58.05"E

Disclaimer:

Furniture layout shown in the brochure is indicative of how the unit can be used. No furniture, landscape amenities or accessories shown in the visuals are provided with the apartments. All floor plans, layout plans and specifications are indicative and are subject to change as decided by the Company Authority. Marginal revisions may be necessary during constructions. * Subject to terms and conditions.

ARCHITECTS

CHERALATHAN ASSOCIATES

Architecture Interiors Landscape

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Chennai - 600 028.

STRUCTURAL ENGINEERS

M/s. BURO ENGINEERS PVT LTD.,
No : 19, Brindavan Street,
II-floor, Mylapore,
Chennai - 600 028.

ELECTRICAL CONSULTANTS

M/s. PAL DESIGNS,
New No : 14, Raghavan Colony III Street,
Jafferkhan Pet
Chennai - 600 083.

PLUMBING CONSULTANTS

M/s. PRISM CONSULTANTS
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Malleswaram
Bangaluru - 560 003.

PROJECT MANAGEMENT CONSULTANT

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