AR GROUP
exceed expectations

AMĀRA

Luxury Residences • Prime Locations

HOMES THAT SET YOUR WORLD APART



AMĀRA

REWRITING THE LUXURY SKYLINE OF CHENNAI



- AMĀRA homes, formed under A. R. Foundations Pvt. Ltd. is one of the leading luxury real estate development companies in Chennai.

- Founded in 2005 by Amarnath Reddy, AMĀRA has a diversified product mix comprising of Residential, Commercial, Information Technology (IT) Parks, Retail and Hospitality. Projects such as Acropolis in R. K. Salai, Sheraton Grand Resort on ECR, retail spaces in Palavakkam and AMĀRA Avana on College Road have shaped the cityscape with memorable landmarks.

- AMĀRA homes, being one of the fastest developers, delivers top-of-the-line quality while delivering ahead of promised timelines with a reputation of complete transparency and an emphasis on honouring commitments. Our homes are a blend of modern practices and traditional values. We offer the best professional service from start to finish while assuring ethical business practices in all areas.

- Stringent quality standards, a high degree of dependability and unflinching attention to detail makes us the brand of choice for customers.

- Our clientele for commercial projects include global leaders such as Oracle, McKinsey, Thomson Reuters, RR Donnelley, Citibank and many more.

AMĀRA

SATTVA

INSPIRED BY NATURE. CRAFTED FOR YOU.

Sattva is an amalgam of ultra-modern apartments nestled at the end of a quaint lane on Harrington Road. Conceived to capture the imagination with a dramatic yet refined aesthetic, these homes are crafted for the high-society. Spaces here are sprinkled with sunshine and fill your vision with lush garden greenery, exuding the essence of a dreamy tropical escape. Extraordinarily elegant details and richly layered materials on the inside ensure that both the home and the views are a notch above the rest.

AMĀRA

SATTVA

Spread across
8099.05 sq. ft.

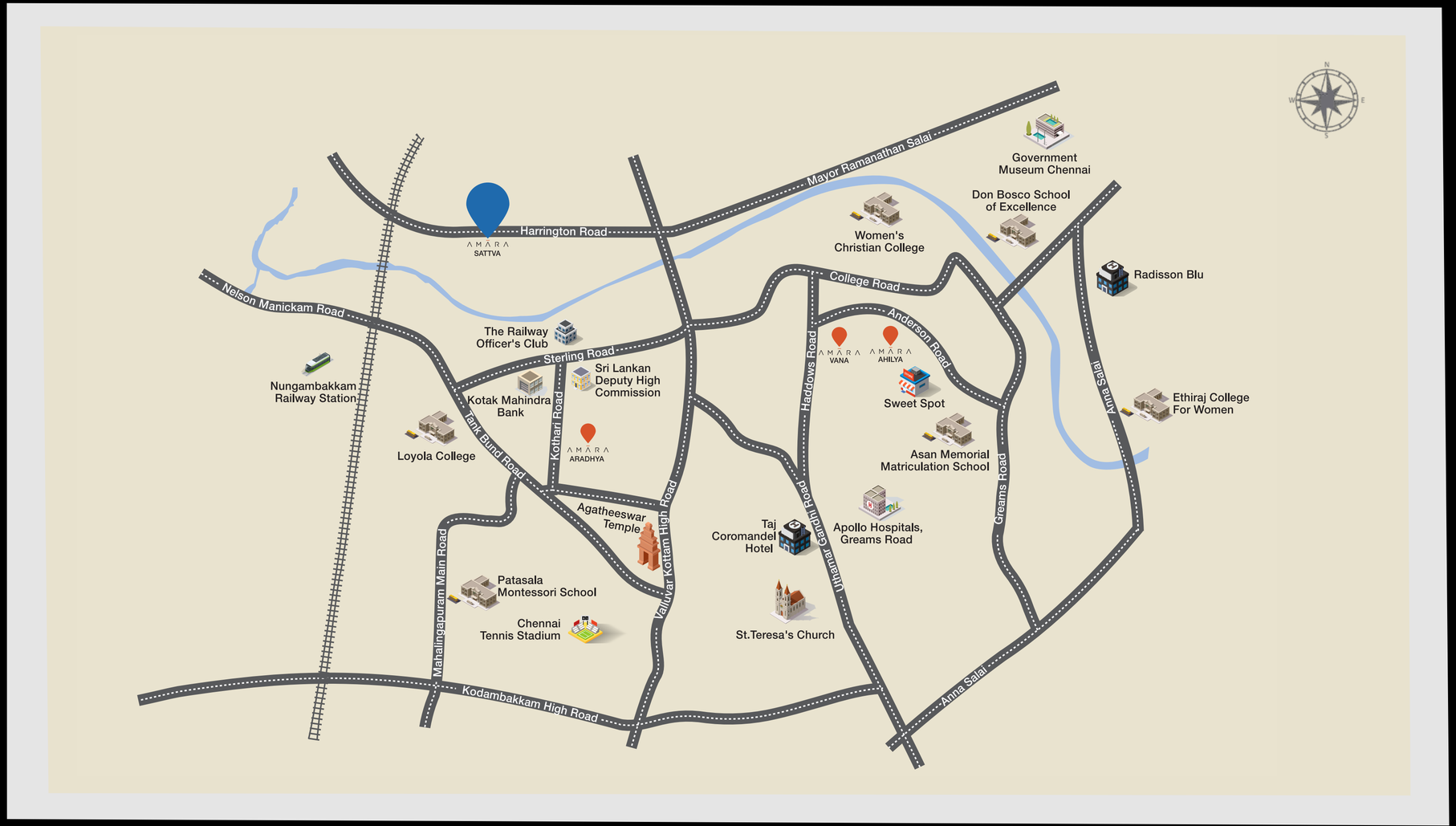
Stilt+5
floors

10 ultra luxury
apartments

2500 - 2609 sq. ft.

₹5.11 - 6.10 Cr.*

LOCATION MAP




AMARA
SATTVA

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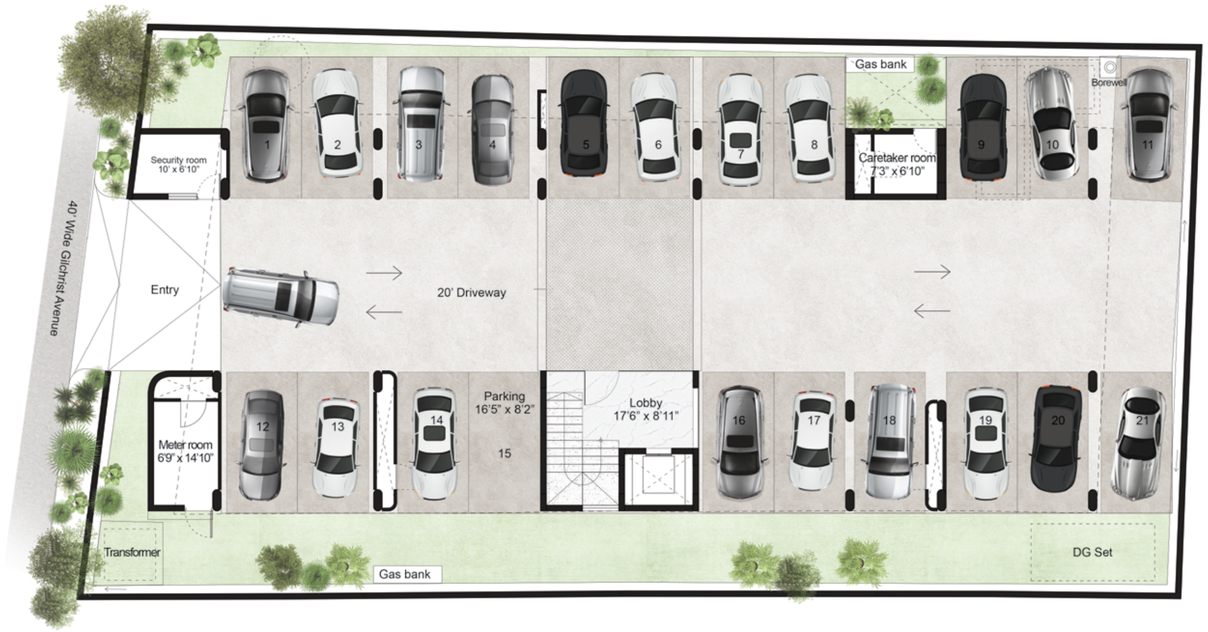
STILT FLOOR PLAN



TYPICAL FLOOR PLAN



SALEABLE AREA: 2609 SQ. FT.

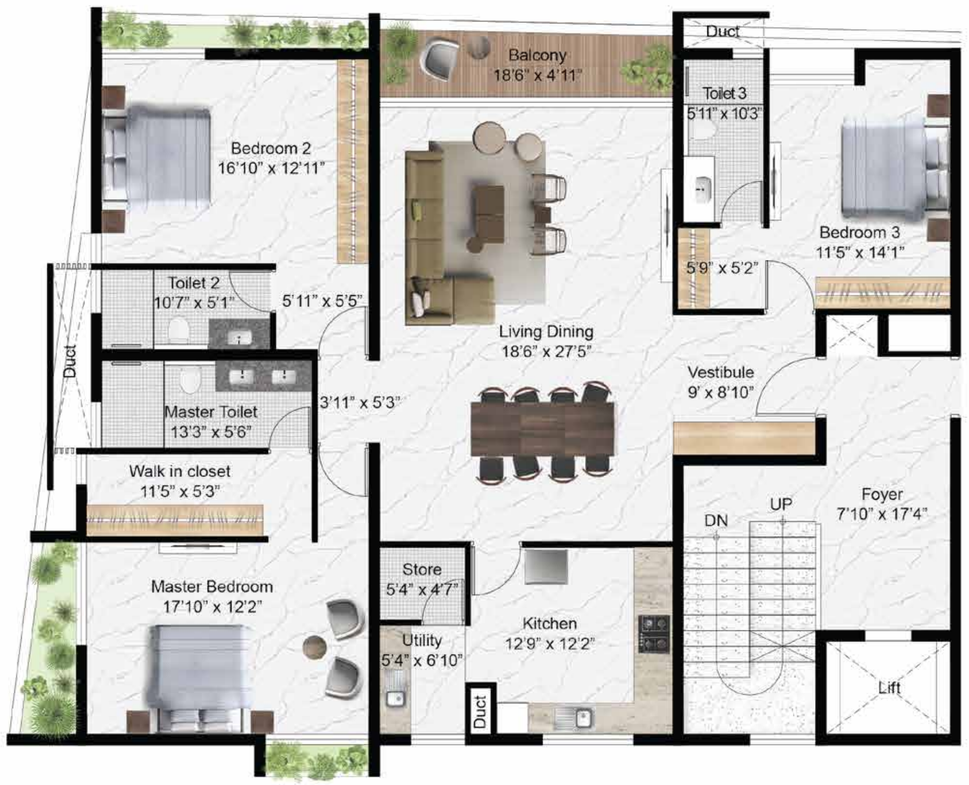
SALEABLE AREA: 2500 SQ. FT.

UNIT-B FLOOR PLAN



SALEABLE AREA: 2609 SQ. FT.

UNIT-A FLOOR PLAN





SALEABLE AREA: 2500 SQ. FT.

TERRACE FLOOR PLAN



SPECIFICATIONS

STRUCTURE

R. C. C. framed structure.
Designed - Seismic Resistant Structure - Zone III.
Conformed - IS Code 456 Specification.

WALLS

Solid block work.
External - Plastered wall.
Internal - Gypsum plaster.

FLOORING

Imported Marble flooring in bedrooms, living
and dining rooms.
Double charge polished vitrified tiles in kitchen.
Heavy-duty outdoor vitrified tiles in balconies and utilities.

DADOING

Full height imported tiles on toilet walls and flooring.
1200mm. tiling in utility with Granite counter and sink.

ENTRANCE DOOR

7’ 6” Hardwood frame and shutter with Veneer panelling
on both sides with Yale or equivalent digital smart lock.

BEDROOM DOORS

7’ 6” first-quality engineered door frame and shutter
with Veneer finish and Yale or equivalent Mortise lock.

TOILET AND OTHER DOORS

7’ 6” first-quality engineered door frame and shutter
with Laminate finish and Yale or equivalent Mortise lock.

WINDOWS & SIT OUT

Fenesta/Saint-Gobain UPVC windows in Wood finish
or Aluminium windows based on architect’s recommendation.

SPECIFICATIONS

C. P. FITTINGS & SANITARYWARE

Grohe/Hansgrohe/Duravit/equivalent fittings.
WC - Wall mounted with concealed cistern and health faucet.

ELECTRICAL

3-Phase supply.
100% generator backup.
Legrand - Living Now / Schneider switches and sockets with modular plates, MCB & ELCB.
TV, telephone and data points provided.

AIR-CONDITIONING

Mitsubishi/Daikin VRV air conditioning.

PAINTING & FINISHES

Internal wall - 2-coat putty with water-based Royale Luxury Emulsion.
External wall - Waterproof base coat with Asian Ultima Apex/equivalent.
Ceiling - 2-coat putty with water-based premium emulsion.

RECREATIONAL FACILITIES

Fully-equipped gymnasium.
Furnished lobby entrance.
Landscaped terrace with barbeque pit and party deck.

FALSE CEILING & LIGHT FITTINGS

Saint-Gobain Gypsum false ceiling with architectural light fixtures in all areas.

COMMON AREAS

Gas bank.
Mitsubishi/ equivalent passenger lift.
Imported Marble on all floor lobby areas and lift wall cladding.
Granite finish staircases.
24/7 CCTV surveillance.
SS handrails on staircases.
False ceiling with COD lights in all lobby areas and stilt car parking.
Rainwater harvesting.
Separate lines for Metro water and ground water.
Solar-powered common areas.
100% generator backup.

OTHER ONGOING PROJECTS

AMĀRA
ARADHYA
KOTHARI ROAD

AMĀRA
AHILYA
ANDERSON ROAD



AMĀRA
VANA
ANDERSON ROAD

AMĀRA
AMETHYST
GOPALAPURAM

AMĀRA
ADVIKA
ROYAPETTAH

AMĀRA
ADHYA
GOPALAPURAM

RERA NO.: TN/29/BUILDING/0294/2022/DATED: 04.08.2022 | TN/29/BUILDING/0265/2022/DATED: 14.07.2022 | TN/29/BUILDING/0257/2022/DATED: 08.07.2022 | TN/29/BUILDING/0336/2022/DATED: 06.09.2022
TN/29/BUILDING/0234/2023/DATED: 29.05.2023 | RERA NO.: TN/29/BUILDING/0235/2023/DATED: 29.05.2023 | WWW.RERA.TN.GOV.IN

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