



AVYA

Intelligent Home

OMR
PERUNGUDI



 **StepsStone**[®]
Start living



Who we are...

StepsStone Promoters is into developing residential villa plots, retirement villas, lifestyle apartments, retreat villas, luxury villas & bungalows. We having completed 99+ landmarks and having 3500+ happy families of around 2 million sq. ft. Our eminent architects and expert craftsmen make every Stepsstone home, a pride to possess. Our Founder & Managing Director, Rtn.K.MothishKumar, through his excellent leadership and experience, has guided us through our journey to success..

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About the Project

Avyaa is a premium boutique apartment located in OMR Perungudi, Behind World Trade Center.

StepsStone Avyaa — 1/2/3 BHK smart home apartment designed to the comfort of the customer convenience. 2 blocks Shilt+3 Floors Each Block 12 units Total 24 units, Avyaa assures security & privacy which is need of the hour. Each unit has been scientifically designed to provide good space & allow natural light to flow inside with proper ventilation.

WHY AVYAA ?

Perungudi is a very nice locality. It is a very calm and good locality to staying in Perungudi and transport all the areas connecting buses and trains around many it companies and restaurants, parks and shopping. Perungudi is a very prime residential locality. From being an industrial suburb, Perungudi has now become part of the IT hub of Chennai.



01

CONNECTIVITY

Nearby MRTS and prominent roads such as OMR connect you to the city's core areas.

CAPITAL APPRECIATION

The blooming area is expected to have yearly appreciation to grow at the rate of 10%

02



03

PROXIMITY

The best amenities in the city are just a step away- Renowned IT hub, Educational institutions, Hospitals and more.



INFRASTRUCTURE

The zone is key focus for infrastructure development such as Flyovers, Metro rail proposal, Elevated corridors the much talked about World Trade Centre coming up.

04



05

LAKE AREA

Though connected to the city life, it enjoys the nature with the Perungudi lake views and the green cover around.



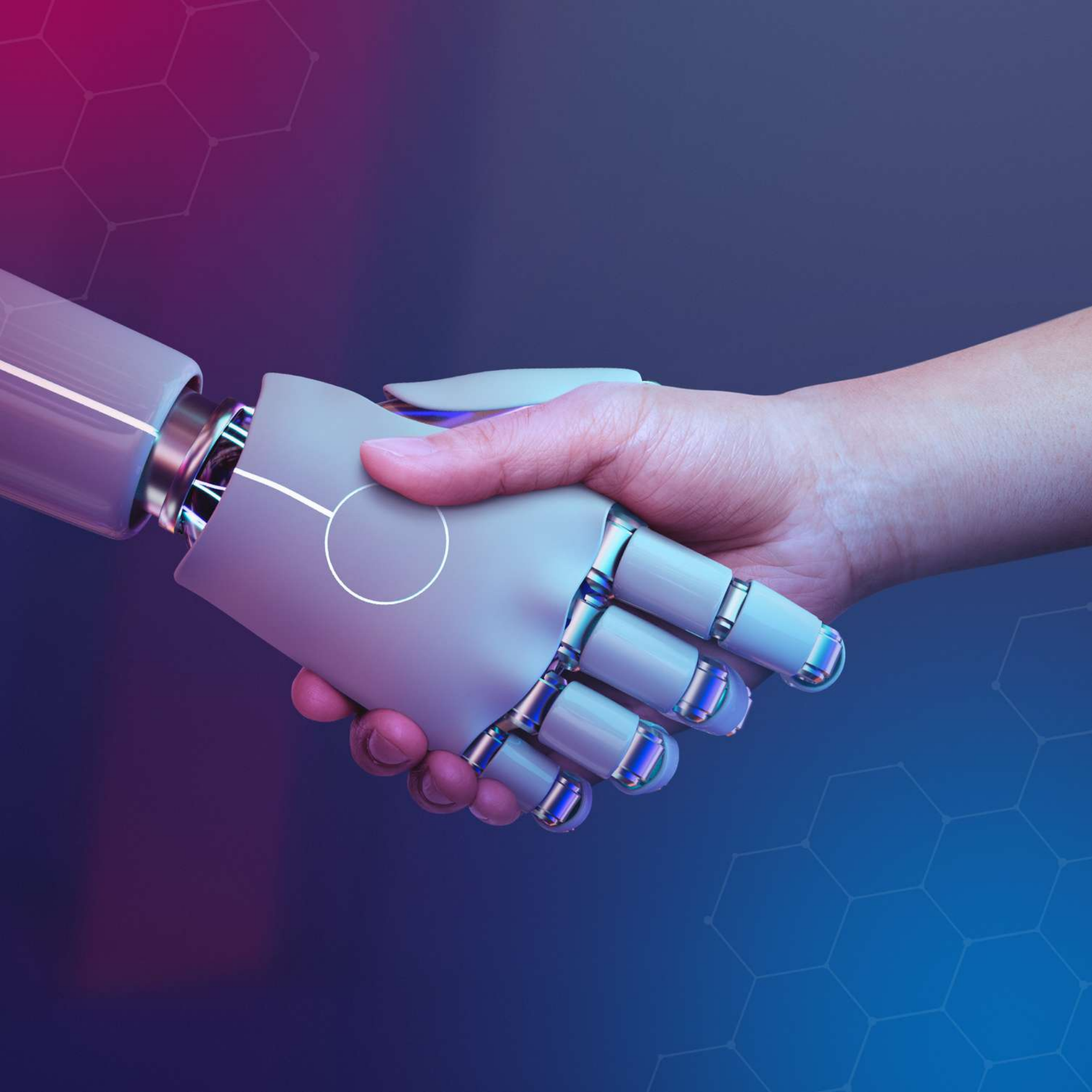
ELEVATION



AVYAA

About the Project

Presenting the finest homes in the hap pening suburb of Chennai, Perungudi! Your home at Avyaa is a heaven, a place of mystic, the abode of peace and happi ness, the address of solace and tranquili ty, the seat of the almighty, the dominate of royalty and identity. These homes are everything you ever wanted and much more! At Avyaa it's the essence of living in elegantly designed flats in Chennai. With the most modern facilities, where every amenity is at stone throw distance, these homes in Perungudi are tucked away from all the hustle & bustle. Stay close to nature in the high-quality homes from the premium builder in Chennai known for its pen chant in the cut ting-edge style in design.



AMENITIES



Elevator



CCTV Camera



USB Switches



Children Safety Plugs



Clear Tiles



Covered Car Parking



Children Play Area



Indoor Games



BBQ Terrace Kitchen



Power Backup for Common Area



Security Cabin



Fire Extinguisher



Owners Name Boards



LetterBox



100% Safety



Save Time

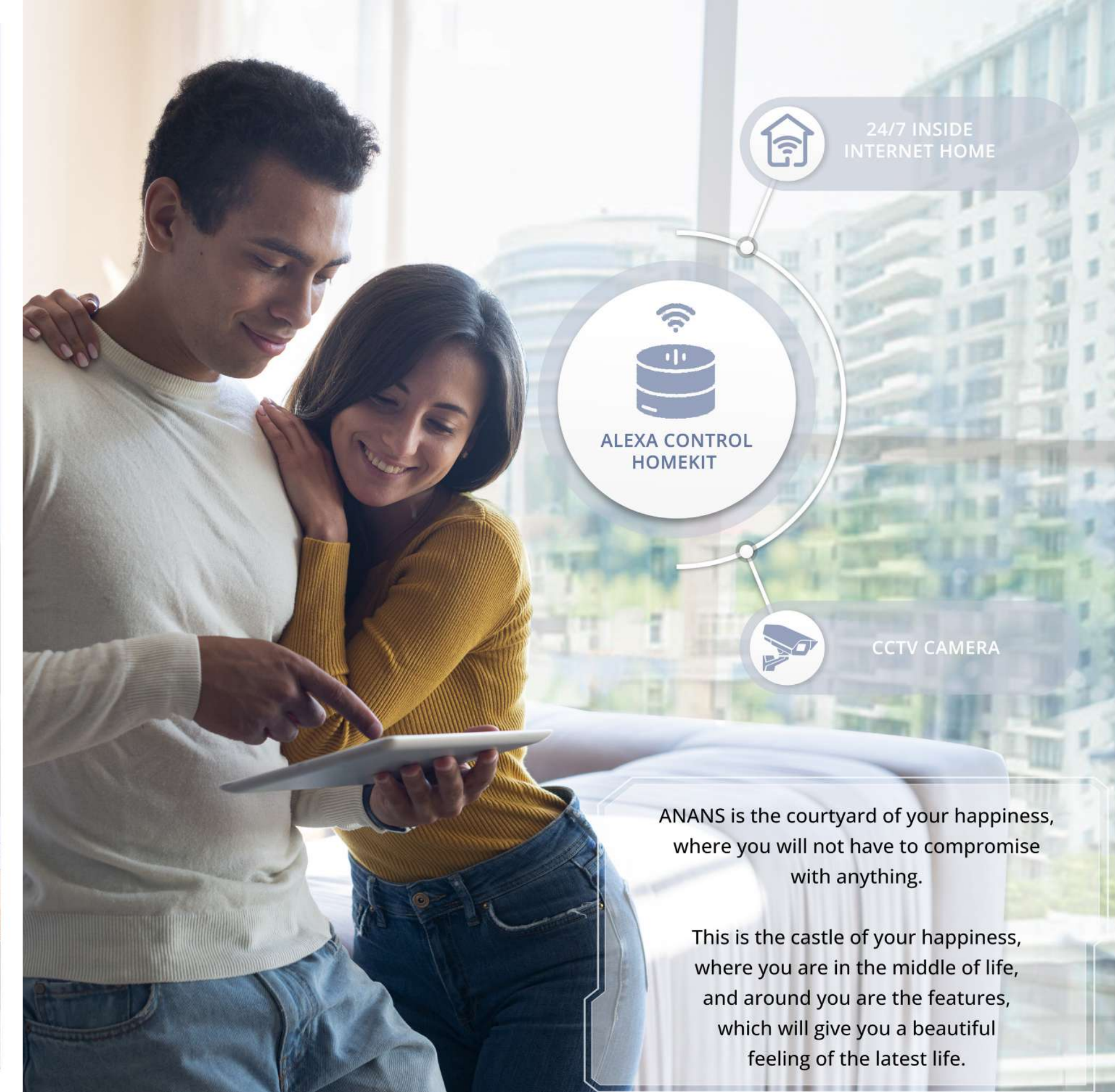


Eco Friendly



Save Money





24/7 INSIDE
INTERNET HOME

ALEXA CONTROL
HOMEKIT

CCTV CAMERA

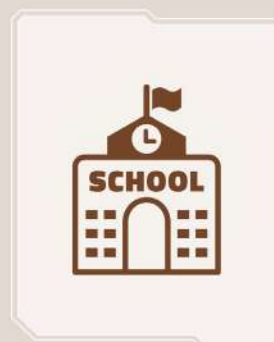
ANANS is the courtyard of your happiness,
where you will not have to compromise
with anything.

This is the castle of your happiness,
where you are in the middle of life,
and around you are the features,
which will give you a beautiful
feeling of the latest life.

LOCATION ADVANTAGE

SCHOOL

Montfort Matriculation school
Sangfort School
BVM Global School
Abacus Montessori School



HOSPITALS

VP Hospital
Sri Ram Hospital
Apollo Speciality Hospital



NR.LOCATIONS

Tidel Park
Velachery
Sholinganallur
Central Railway Station
Koyambedu



COLLEGES

M N M Jain Engineering College
Dhanraj Baid Jain College
Jerusalem College of Engineering
KCG College of Technology
Sathyabama University



TRAVEL

Perungudi MRTS
Kandanchavadi Bus Stop
Chennai International Airport

HOME IS WHERE THE COMFORT IS.
THE REAL COMFORT LIES
IN LIVING SMART & SIMPLE



SPECIFICATION

Structure

RCC Framed Structure with blocks masonry and plastering.

Flooring

Living, Dining and Kitchen - 2x4 vitrified tiles.
Bedrooms - 2x4 vitrified wooden tiles.

Painting

Internal walls will be finished with putty and tractor emulsion, enamel paint for doors and grills. External walls with Exterior Emulsion (Asian tractor emulsion/Nippon/equivalent make)

Joiners

Main Door Teak wood Frame with Both side teak finish veneer shutter, other doors with Country wood frame and skin doors, Toilet doors with WPC material and architectural design.

Windows

UPVC Sliding windows

Kitchen

Granite cooking platform top with drainboard sink stainless steel sink wall dado up to 2' height for platform are using 12" x 24" digital tiles.

Toilets

Digital wall tiles up to 7' height, Anti-skid / mat finish floor

Sanitary Fittings

CPVC fittings, Closets and Wash basins - (Imported/Jaquar make)

Electrical

Three phase supply with independent meters, Concealed multi stranded copper wiring vwith necessary power, lighting and AC points, TV, Telephone, Inverter Wiring, DTH provision & Geyser points with modular type with Smart touch Switches.

Water Proofing

Waterproofing treatment using brushbond technology for all restrooms

Anti Termite

Anti-termite treatment will be performed in three various stages during construction of building

Extra Work

As per requirement by client at extra cost, whichever is technically possible.

PAYMENT SCHEDULE

On Booking	Rs. 2,00,000/-
On Sale Agreement	20%
Within 30 days from the date of booking	30%
On Completion of Slit Floor Roof	9%
On Completion of First Floor Roof	9%
On Completion of Second Floor Roof	9%
On Completion of Third Floor Roof	9%
On Completion of Block Work	7%
On Completion of Plastering	5%
On Handing over Possession	2%

Government Taxes and GST Extra

Key Plan



Kindly note, that we will not be accepting any bookings or allotments based on the images, material, stock photography, projections, details, descriptions that are currently available and/or displayed on the brochure.
Disclaimer : This broucher is purely a conceptual presantation does not carry any legal offerings. Builder Reserves rights to change, alter, modify the plans & specification.



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