santorini

Chennai's Statement.
Spain's Charm.

This is not an offer or an invitation for offer. The area, price, balance payment and booking is subject to the terms and conditions in the application form/agreement for sale. For further information / terms & conditions, please contact our Sales Team at 1800 200 553 or visit www.tatavaluehomes.com. CC Received for Sifnos, Korfos, Pyros, Qia, Kera, Coldera towers (Aug.2017).

Site Address: 451, Kuthambakkam Village, Padur Road, Poonamallee (T.K), Chennai Post - 602107



santorini



READY TO MOVE IN
CC RECEIVED!
MAY 2017

CC Received for the following towers: Sifnos, Korfos, Pyros, Qia, Kera, Coldera (Aug.2017)

CHENNAI'S
STATEMENT.
SPAIN'S
CHARM.



TATA GROUP – MORE THAN A BUSINESS

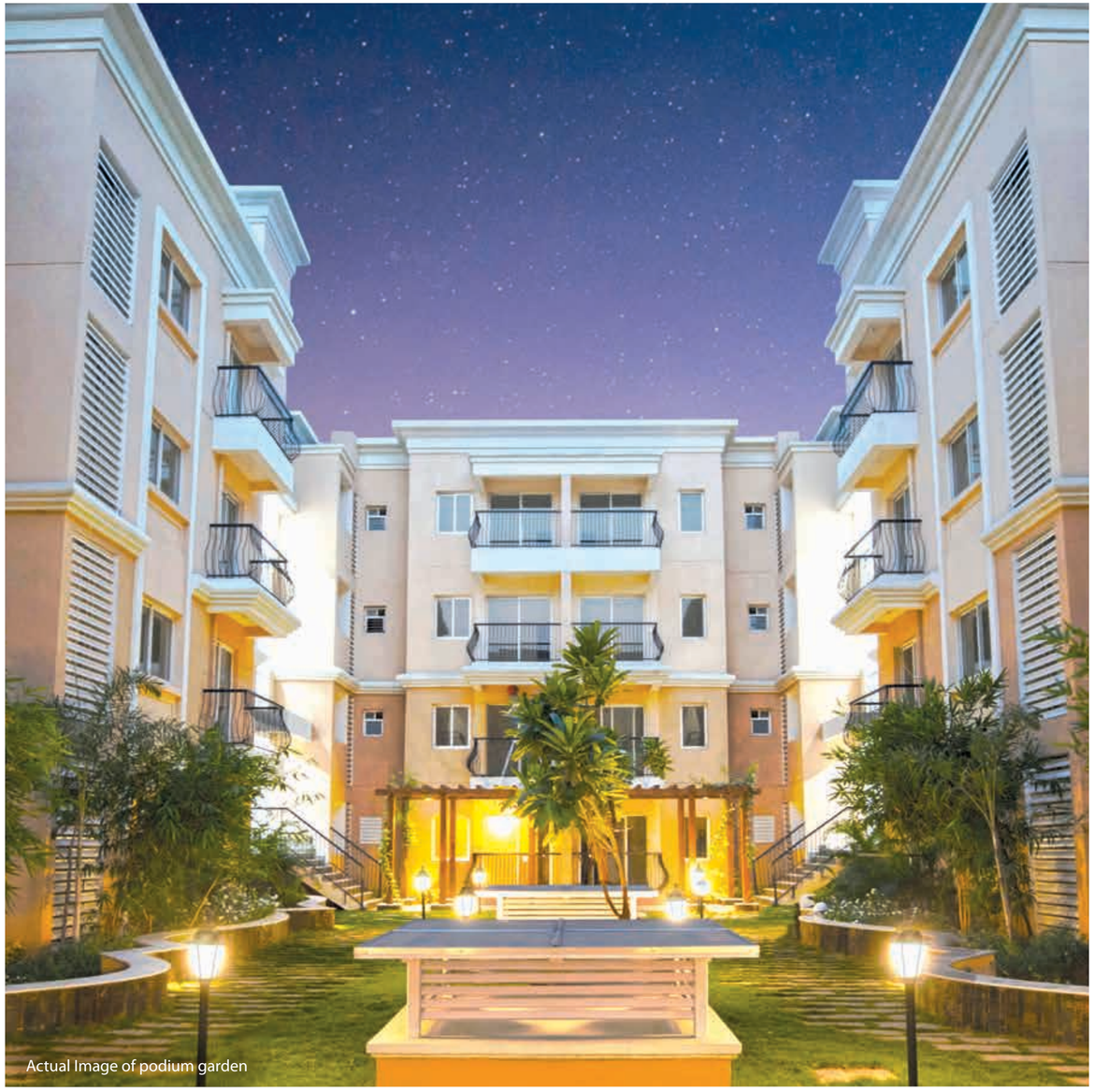
Founded by Jamsetji Tata in 1868, the Tata group is a global enterprise, headquartered in India, comprising over 100 independent operating companies. The group operates in more than 100 countries across six continents, with a mission 'To improve the quality of life of the communities we serve globally, through long-term stakeholder value creation based on Leadership with Trust'.

Good corporate citizenship is part of the Tata group's DNA. Sixty six percent of the equity of Tata Sons – the promoter holding company, is held by philanthropic trusts, which ensures that wealth is returned back to the society. As a result of this unique ownership structure and ethos of serving the community, Tata has become a name that has been respected since over 140 years and is trusted for its adherence to strong values and business ethics.

TATA HOUSING DEVELOPMENT COMPANY LTD.

Tata Housing has evolved into the most trusted real estate development brand in India. The core TATA values underpinning the way we do business are:

Leadership | Integrity | Sustainability | Customer Focus | Innovation | Agility



Actual Image of podium garden

CHENNAI SAYS HOLA!

Immerse yourself in the intimacy of Spanish culture as it meets the liveliness of Chennai. Step into a happy community with ready 1, 2 and 3 BHK, low-rise homes that have been intricately crafted with exquisite Spanish details.

Spanish-styled architecture together with the colorful nuances of Chennai's culture make Santorini a place that brings friends, family and neighbors closer together. A place where fiestas are celebrated with Chennai's enthusiasm. And a place where the tasteful balance of thoughtful features and modern amenities present you with a life filled with comfort and warmth.

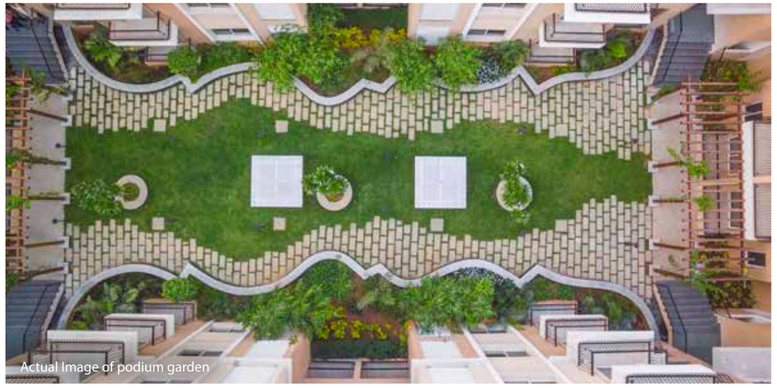
Come and experience the sunny side of life, at Santorini by Tata Value Homes.

- 1, 2, and 3 BHK Spanish-styled homes
- Ready-to-move-in
- Intimate low-rise Spanish design
- Podium garden
- More Freshness – 7% better quality air *
- Close-knit gated community

*As per report issued by Care Laboratories dated Dec 2015 valid upto Dec 2017.



Actual Image of clubhouse



Actual Image of podium garden

READY TO MOVE IN

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VANAKKAM TO YOUR CASA DE ESPAÑA!

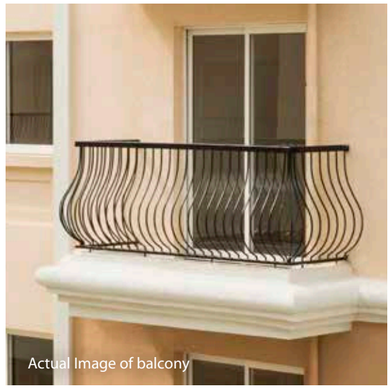
Spain is renowned for its charming colonial-style architecture. Santorini embraces the taste of the entire Mediterranean within its beautifully-designed community. From artistic curves and aesthetic balconies, to intimate low-rise homes and elegant walkways, Santorini offers exotic highlights of Spain amidst Chennai's vibrancy. Stylish architecture crafted with intricate Spanish details offer you a tasteful lifestyle.

- Ornamental gate work
- Spanish balconies with cornices
- Lush courtyards, patios and arcades
- Sophisticated lighting



Actual Image of entry gate


Actual Image of lamp


Actual Image of balcony


Actual Image of swimming pool and clubhouse

SOFISTICACIÓN IN POONAMALLEE!

Bask in the comfort of the Spanish lifestyle, at your home in Chennai. Santorini is located at Kutumbakkam close to Poonamallee – a prime education and manufacturing corridor of Chennai. With access to major industries such as Hyundai and Saint Gobain, Santorini is strategically placed on the Chennai-Bengaluru Highway.

MARKET SNAPSHOT*

*The residential market in Poonamallee continues to develop and has become a popular selection amidst buyers today. Instant connectivity, proximity to IT parks and a well-developed infrastructure continue to propel its growth. Vicinity to manufacturing facilities and office spaces have catalyzed the demand for homes in Poonamallee.

Connectivity also plays a key role in the growth of Poonamallee. NH-4 becoming a part of the Golden Quadrilateral along with the Outer Ring Road from Vandalur to Nemilichery have greatly improved accessibility.

Proposed dry port and Greenfield International Airport are expected to enhance access to key national and international destinations.*

Poonamallee offers a well-balanced lifestyle to home buyers being closely located to the Marina, Thiruvanmiyur and Adyar beaches.

*http://www.thehindu.com/features/homes-and-gardens/All-roads-lead-to-Poonamallee/article14026733.ece

- Poonamallee Bus Stand 6 Kms
- Avadi Railway Station 18 Kms
- EVP theme Park 2 Kms
- Saveeta Hospital 3 Kms
- Outer Ring Road 11 Kms
- Ranlaxmi Business School 1.1 Kms
- Bank Facilities 3 Kms

*Proposed /Upcoming development, distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities

LOCATION MAP



Map not to scale

ROMBA NALLA SOCIAL INFRASTRUCTURE!

With easy access to key hotspots including reputed hospitals, educational institutions, theme parks, MNCs and the National Highway 4, Santorini offers a life full of convenience. It is well-connected to the rest of the city with a multitude of rail and road options, being close to important destinations but far away from the city's hustle and bustle.

Key Distances:

- Bangalore Chennai National Highway – NH4 – 2 kms
- Chembarambakkam Bus Stop – 3.9 kms
- Avadi Railway Station – 18.3 kms
- International Airport City Airport – 27 kms
- Outer Ring Road – 10 kms
- Porur Jn – 18 kms
- Koyambedu - 20

Academic Institutions:

- St John's International Residential School – 4.8 km
- Apollo Vidyashram, Hi-tech CBSE school – 3.2 km
- Spartan International School – 4.6 km
- Chennai Public School – 6.3 km

Retail & Entertainment:

- Decathlon – 2 kms
- Choki DHani, Chennai – 5.9 km
- EVP Film City – 2 km
- Queens Land Amusement Park – 3.7 km
- Shopping Mall, Katupakkam – 12 kms

Education:

- Sri Ramachandra University – 15.9 kms
- Saveetha Medical College – 3.5 kms
- Rajalakshmi Institute of Tech – 1.5 km
- Panimalar – 7.5 kms

Hospitals:

- Apollo Hospital, Vanagaram – 16 kms
- Ramachandra Hospital – 19 kms
- Saveetha Hospital – 3 kms
- Aravind Eye Hospital – 11 kms

Industries:

- Hyundai Motor India Limited – 7.5 kms
- Honeywell – 2.5 kms

Infrastructure:

- Satellite Township – 4 kms

*Source google maps

SOOPER ELEGANTE! SOOPER EXCELENTE!

Indulge in all facets of a wholesome living – whether its sports, recreation or relaxation. With a plethora of indoor and outdoor amenities, experience the ideal getaway, right here in your home. So, whether it's time for siesta or fiesta, Santorini offers a refreshing lifestyle.

OPEN SPACES

Embrace Mother Nature with 60% open spaces painted in all shades of green.

- Central greens
- Podium Garden
- Tree court
- Green walkways
- Landscaped areas
- Dedicated seating areas

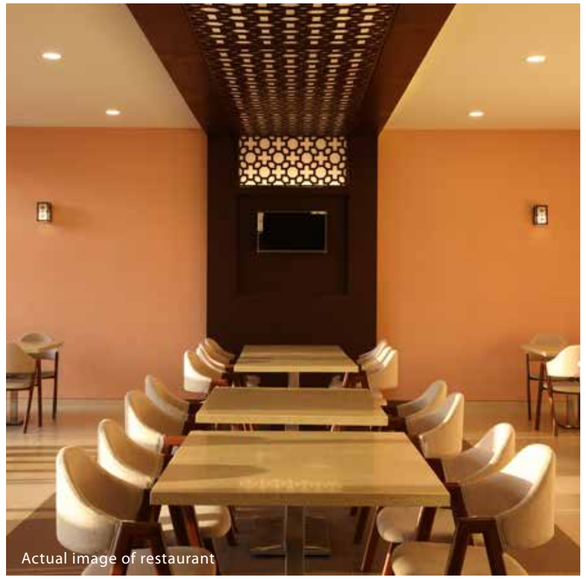
INDOOR AMENITIES

Rain or shine, our wide range of indoor amenities provide excellent opportunities to relax any day, every day.

- Car Parking
- Clubhouse
- Day care center
- Business center
- Restaurant
- Meditation room
- Multi-purpose hall
- Theatre
- Library
- Indoor games hall
- Convenience store



Actual image of meditation room


Actual image of restaurant


Actual image of swimming pool and clubhouse

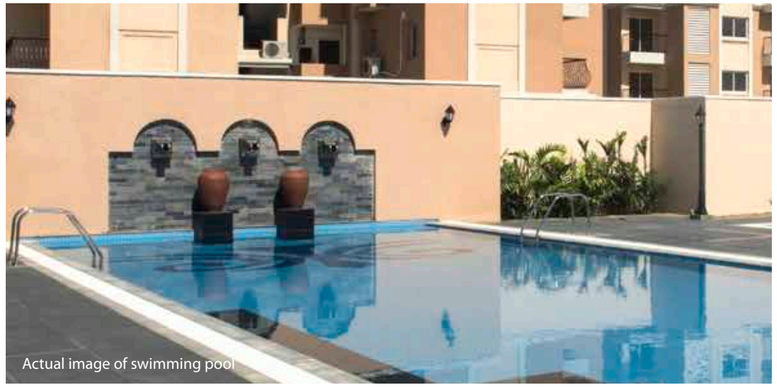
SPORTS & FITNESS

Sweat away your worries with an array of sports and recreation options for you and your family.

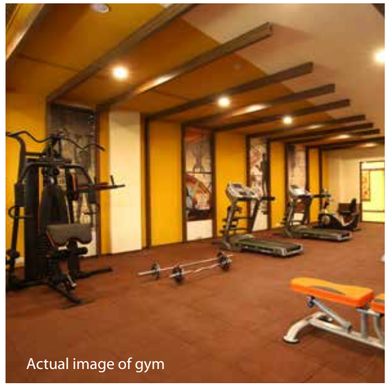
- Swimming pool for adults and kids
- Badminton court
- Tennis court
- Basketball D-Court
- Kids play area
- Volleyball court
- Skating rink
- Gym
- Aerobics


Actual image skating rink


Actual image of table tennis


Actual image of swimming pool


Actual image of basketball court


Actual image of gym

RESOURCEFUL UTILITIES

Apart from the relaxing and rejuvenating amenities, Santorini looks after your well-being even behind the scenes.

- Power back-up for common areas
- Sewage treatment plants
- Water treatment plants
- Recycled water for toilet flushing

SAFETY FEATURES!

A place that protects your family when you're home and when you're away, is our promise. The responsibility of keeping you and your loved ones safe and secure rests on our shoulders. Rest assured knowing that you will always be looked after.

- 24-hour manned security
- Gated community
- 24-hour CCTV camera surveillance


Representative Image

SEMMA GETHU SUSTAINABILITY!

It's the little things that matter, which is why we have been meticulous in incorporating cutting-edge sustainable features so that both your home and your community are looked after. Both the design and master plan ensure water and energy conservation, offering you an eco-friendly lifestyle. Santorini has been certified the 'Gold' pre-certification by Indian Green Building Council.

- Solar heat reflective paint for terraces.
- Solar water heater*
- Rainwater harvesting system
- Organic waste converter
- Low volatile organic compounds paints for interior walls
- LED lights for common areas
- Preservation of natural pond

*only for the top two floors



Actual Image

INTERNAL SPECIFICATIONS

Find more than you were looking for, with cherry-picked specifications that adorn the interiors of your home. With avant-garde fittings and fixtures, each corner of your house is the foundation for a new way of thinking. Meet superior quality, design, and attention to detail that highlight superiority throughout the layout of your home.

EMBELLISHED WITH OUTSTANDING FEATURES

- Veneered polished flush door for entrance and painted flush doors for other rooms.
- Premium quality emulsion on walls and ceilings.
- 2' X 2' Vitrified tile flooring in living room, dining and all bedrooms.
- Sliding plain anodised windows / Power coated aluminum windows with clear glass.

BALCONY

- 1' X 1' anti-skid ceramic tile flooring.
- Weather shield acrylic paint on walls and ceiling.
- Synthetic enamel painted MS railing

ELECTRICAL FITTINGS:

- Modular switches.
- Concealed electrical wiring.
- AC point in living room and all bedrooms.
- TV / telephone / data points in living room and master bedroom.
- Sufficient plug points in all rooms

BATHROOM

- 1' X 1' anti-skild ceramic tile flooring.
- Superior quality CP fittings.
- 7 feet high ceramic tile dado.
- Wall mounted wash basin
- Wall hung EWC for 2 & 3 BHK apartments

KITCHEN

- 2' X 2' vitrified tile flooring.
- Granite platform with stainless steel sink and drain board in 2 & 3 BHK apartments.
- 2 feet high ceramic tile dado above kitchen platform.
- Exhaust fan.
- Premium quality emulsion on internal walls and ceilings.

SHARED AMENITIES

- Ample covered and open parking spaces.
- Aesthetically designed lift lobby.
- Power backup for lifts and common areas.
- Polished Kotta stone flooring for entry lobbies and staircases
- Vitrified flooring first floor onwards.

PROJECT CONSULTANTS & PARTNERS

Principal Architects
F+A Architects
California, USA

Resident Architects
Kembhavi architecture Foundation
Bengaluru

Landscapes Consultants
K.Ragaraman
Chennai

Structure Consultants
Chetana Egg. Services PVT LTD

MEP Consultants
E.Matrix consulting engineer PVT LTD

TATA VALUE HOMES PROJECTS

Tata Value Homes is a 100% subsidiary of Tata Housing and caters to the increasing demand of low cost housing with modern amenities in India.

TOWER NAME	TYPOLOGY
Qia	1 BHK
Korfos	2 BHK Small
Korfos	2 BHK Large
Coldera	2 BHK Small
Coldera	2 BHK Large
Kera	2 BHK Small
Sifnos	3 BHK Small
Pyros	3 BHK Large
Kera	3.5 BHK





OUR PRESENCE



9 CITIES
26 PROJECTS

₹20 LAC TO
₹15 CRORE

Approximate Data as on March'16
Map not to scale

The pictorial representation of the
map of India does not purport to a political one

