



INTRODUCING **FALCON EYRIE** IN BESANT NAGAR, YOUR NEST OF LUXURY AND COMFORT.

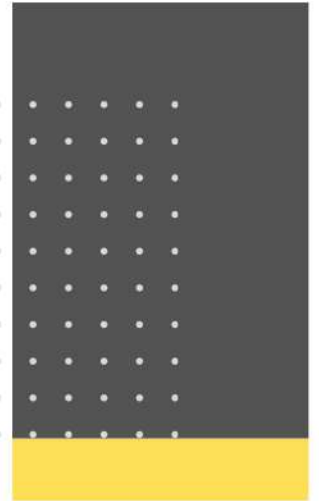
Nestled in the heart of the serene and vibrant neighborhood of Besant Nagar, Chennai, a groundbreaking construction project is set to redefine luxury living.

Situated in one of Chennai's most sought-after locales, this premium apartment is strategically located to provide residents with easy access to all essential amenities. From renowned schools and hospitals to shopping centers and recreational spots, everything you need is within reach. And with the beautiful Besant Nagar Beach just a stone's throw away, residents can enjoy leisurely strolls along the shore whenever they desire.



ARCHITECTURAL EXCELLENCE

The construction project boasts a contemporary and elegant design, carefully crafted to harmonise with the area's ambiance. With meticulous attention to detail, the apartments offer spacious living areas, large windows that flood each unit with natural light and balconies that offer panoramic views of the surrounding greenery. The layout emphasises both aesthetics and functionality, ensuring every square foot is optimised for comfortable living. The architectural design of Falcon Eyrie draws inspiration from the falcon bird, known for its grace and precision. Clean lines, subtle curves, and a sleek facade insubdued color palette give Falcon Eyrie a timeless elegance, setting it apart in the neighborhood.

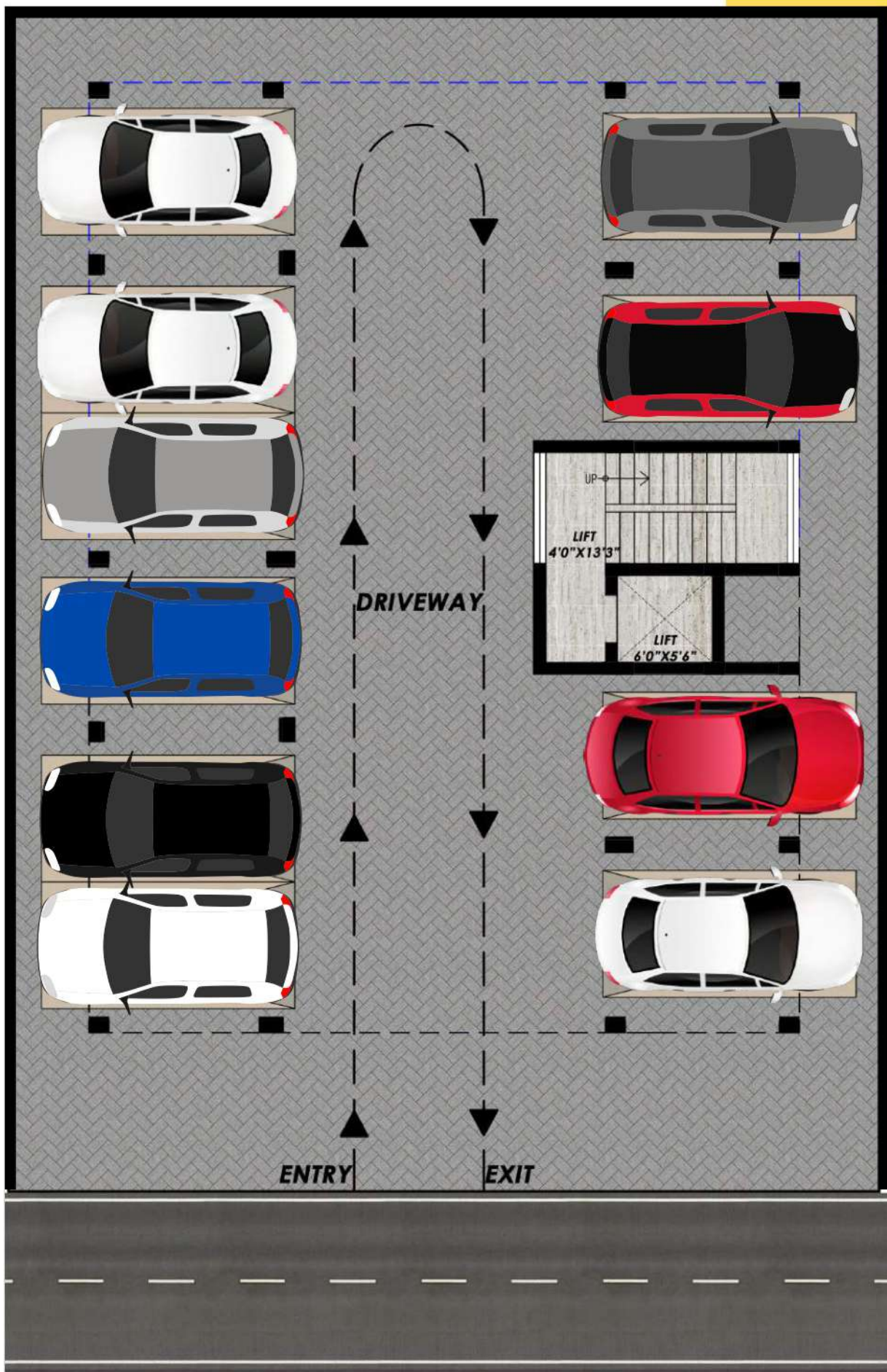


UNCOMPROMISED QUALITY

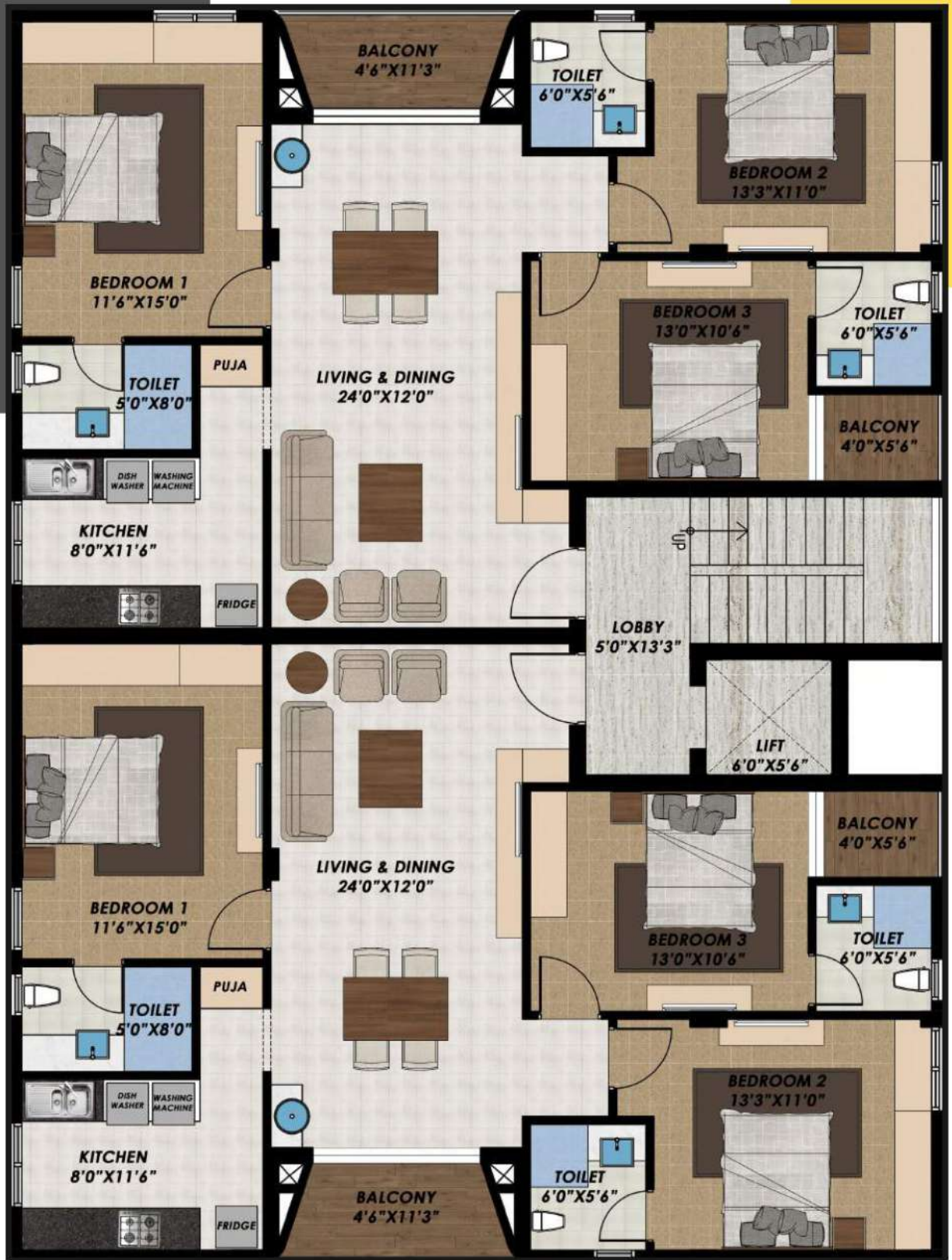
At Falcon Eyrie, quality is not a compromise but a promise. Every facet of this construction project reflects a commitment to top-notch craftsmanship and use of the use of the finest materials. From the grand entrance to the intricate details within each spacious 3 BHK unit, no aspect is overlooked, ensuring a living space that exudes excellence.



STILT FLOOR PLAN



TYPICAL FLOOR PLAN



LEVEL - 1			LEVEL - 2			LEVEL - 3		
Flat No.	Total area sqft.	USD	Flat No.	Total area sqft.	USD	Flat No.	Total area sqft.	USD
1A	1478	687.5	2A	1478	687.5	3A	1478	687.5
1B	1478	687.5	2B	1478	687.5	3B	1478	687.5

AMENITIES



Introducing our upcoming project, crafted to prioritize your comfort and tranquility. Our state-of-the-art residence will boast an array of amenities to enhance your living experience:

- **Covered Car Parking & Two-Wheeler Parking:** Enjoy the convenience and safety of dedicated parking spaces, keeping your vehicles secure from the elements.
- **CCTV Camera Provision:** Your security is our priority. We provide the infrastructure for a comprehensive CCTV system, ensuring a safe living environment.
- **Smart Access Control:** Embrace a heightened sense of security with a video door phone system, allowing you to monitor and control access to your home.
- **Elevated Convenience:** Reach new heights of convenience with a lift that seamlessly takes you to the terrace, offering easy access to the open sky.
- **Sustainable Water Management:** Embrace sustainability with our rainwater harvesting system, efficiently collecting and utilizing rainwater to support a greener environment.
- **Vaastu-Centric Living:** Our project adheres to Vaastu principles, ensuring a harmonious and balanced living space that promotes positivity and well-being.
- **Thermally Insulated Terrace:** Experience an inviting terrace retreat with our thermally insulated haven, adorned in cool coating paint. Enjoy outdoor moments in comfort, shielded from the sun's intensity.



SPECIFICATION

STRUCTURE:

- Earthquake-resistant RCC framed structure.

DOORS:

- ENTRANCE: Solid teakwood frame, natural walnut veneered shutters.
- BEDROOM BATHROOM: Solid wood frame with laminate finish.

PAINTING WALL FINISH:

- Rooms: Primer, putty, 2 coats of emulsion.
- Exterior: Primer, 2 coats of weather-resistant paint.

FLOORING:

- Main areas and bedrooms: 600 mm x 1200 mm glazed vitrified tiles.
- Bathrooms and balcony: Anti-skid ceramic tiles.
- Common areas and staircase: Granite and tile flooring.

WALL TILES FINISH:

- Bathroom: Glazed ceramic tiles up to 7 feet.
- Kitchen: Glazed ceramic tiles up to 2 feet above platform.

KITCHEN:

- Black granite platform with carysil sink.

BATHROOM SANITARY & CP FITTING:

- Toilets: Wall-hung closets, concealed diverters, health faucet, overhead shower, white wash basin (JAQUAR or equivalent).

WINDOW:

- UPVC sliding French doors and windows with plain glass.

ELECTRICAL FITTING:

- Three-phase internal wiring with Orbit (ISI) FRLS wire, Anchor Roma switches.

EXTERNAL FEATURES:

- Overhead Tank (OHT): 6000-liter capacity.
- Sump: 12,000-liter capacity.
- Common servant toilet.
- Car parking area: 300 x 300 mm verified tiles.

LOCATION MAP

