

The Symbol Of Luxury

icipl
Values First

Engineering Naturally

Adhering with out "Values First' , Everything Eles Next" policy in all our endeavors,at ICIPL we belive in keeping our customers at the prime focus.Established in the year 2009, ICIPL has arched a noteworthy position in the real estate industry within a short span of time, with unmatched values and superior ethical standards at every step of work. Every construction of ICIPLis carried out with an uncompromising craftsmanship, bringing in the best of product, space, aesthetics, cost, quality and time.So that the trust and money you have laid down on us always receives nothing but the best.



icipl
VALENCiA
Off GST Road - Potheri
(Near SRM College)

Heart Of Luxury! Soul Of Good Life!

ICIPL Valencia is a charming haven of eternal beauty and extraordinary opulence. Here , you can discover true peace, tranquility and rejuvenation while being spoilt in the comfort of your own luxurious apartment.

Enveloped by ornate greenery, relaxation comes easily in this exquisite residential marvel of 16 apartments in one, two & three bedroom configurations, with sizes ranging from 650 square feet.

Experience the finest in premium features in a serene enviroment that will have you enchanted for life. Stylish fixtures, captivating finishes and spacious, well-ventilated floor plans with picturesque views create an indulgent lifestyle experience, unlike any other.

Typical Floor Plan (1- 3floors)



Fourth Floor Plan



SPECIFICATIONS

Flooring

a) The flooring in the living, dining, bedroom and kitchen will be of vitrified tiles

b) The flooring in the toilet, balconies & wash area will be first quality antiskid ceramic tiles.
Note: Size, colour and brand will beof our choice depending on bulk availability.

Wall Tiling

a) Kitchens will have first quality ceramic wall tiles for 2 feet above the platform.
b) Toilets will have first quality ceramic wall tiles for full height from floor level.
c) Service areas will have ceramic tile for 4 feet height.

Kitcher Platform & Sink

a) Kitchen platform will be provided with black granite top.
b) Kitchens will have stainless steel sink.

Doors/ Windows/ Ventilators

a) Main door frame will be of teak wood frame and paneled skin shutters with melamine finish.
b) Bedroom doors will be made of teak wood frame and paneled skin shutters with enamel paint.
c) Toilet doors will be made of teak wood frame with flush shutter. One side of the door will have PVC lamination for suitable height.
d) French doors will be made of UPVC or equivalent frame and shutters with glass of suitable size.
e) Windows will be of openable/ sliding type with UPVC.

Painting Finishes

a) Living, dining and bedroom walls will be coated with putty and finished with emulsion paint.
b) Cellings will be coated with putty and finished with OBD.
c) Other internal and external walls will be finished with emulsion paint.
d) Main door will be of Melamine finish and all other doors will enamel painted.
e) Window and Ventilator grills will be finished with enamel paint.
Note: The colour of the paint wherever not mentioned will be as per our choice. Alterations in the elevation, fixings of grill and shifting of A/C points will not be entertained under any circumstances.

Electrical

a) Modular switches of ANCHOR ROMA (or) equivalent will be provided.
b) Split A/C provision will be provided in the master bedroom and only pipe provision will be given 2nd & 3rd bedroom..
c) 15A plug points will be provided Fridge, Washing machine and geyser in toilets.
d) The wiring for 5A points will be of 1.0sq. mm rating adequate for equipment of capacity of 500w and 15A points will be of 2.5sq.mm rating adequate for equipments of capacity of 1500W. Ac wiring will be of 4 sq.mm which can take up a capacity of 2 tones.

TV and Telephone Cable

a) TV and Telephone points will be provided in the Living and Master bedroom.

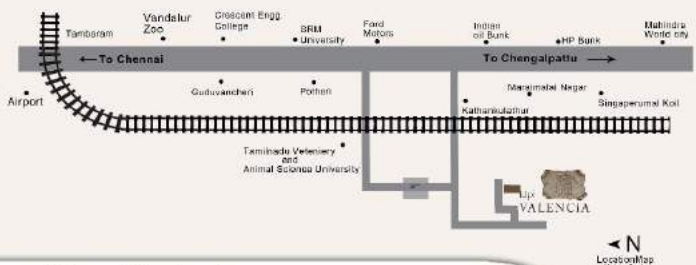
Plumbing & Sanitary

a) All toilets will be provided with European water closet.
b) Attached toilet of Master bedroom will be provided with colour sanitary matching to tile.
c) Dining will be provided with wash basin.
d) Jaguar/ Cera/ equivalent cp fittings will be provided in the toilets.
e) Cera/ Hindware/ equivalent sanitary fittings will be provided in the toilets.

*- The above Specification are subjected to change without Notification as desired by the promoters till a contractual obligation is entered between the buyer and the promoters by means of a written agreement.

Location Advantage

Just off GST road Valencia is in close proximity to prominent landmarks like the SRM University, Ford India, BMW & Mahindra World city. Well- connected to all parts of the city through a good network of roads, it has direct access to mail arteries linking commerce, retail and entertainment hubs.



Other Projects

icipl Amora — Celebrate Love. Celebrate Living — MANAPAKKAM

icipl Acrospire — MANAPAKKAM

icipl Ode — TAMBARAM

icipl SWARN — Where Luxury Lives

icipl Homedale — MARAIMALAI NAGAR

icipl Glenwood — MARAIMALAI NAGAR

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