

GRANDEUR VILLAS

Ultra-Premium Split-Level Luxury Villas

BOOK NOW

42

EXCLUSIVE VILLAS

Own a Home
That Stands Apart

Gated Community
With 2 Commercial Complex

*Designed for Those Who Choose Differently
Where Space Meets Status*

- + Split-Level Architectural Luxury
- + Private Covered Stilt Parking
- + No Shared Walls – Absolute Privacy
- + Premium Gated Community Living

Why Grandeur Villas

Grandeur Villas, nestled in the fast-emerging locale of Kuthambakkam, is a distinguished address for refined living. As Chennai's First Split-Level Bungalow Community, it blends architectural elegance, expansive spaces, and elevated comfort. Designed for families who aspire to more, it offers privacy, prestige, and a future-ready lifestyle where every child can grow with pride and possibility.



Schools

- St. Johns International School
- Loyola International School
- Chennai Public School
- Spartan CBSE International School

College

- Saveetha University
- Loyola institute
- Sree Sastha College
- Panimalar Engineering College
- Rajalakshmi Institute of Technology

Hospitals

- Saveetha Medical Center
- Panimalar Medical College
- Bewell Hospital

Transportation

- Chennai - Bangalore Highway
- Chennai Outer Ring Road
- Chennai Bypass
- Nazerath Pettai Metro Station
- Upcoming Metro Route
- Upcoming Kuthambakkam Bus terminus

Site Plan



ROAD VIEW



MASTER BEDROOM



TERRACE GAZEBO



BALCONY



LIVING ROOM

NORTH FACING 3BHK VILLA

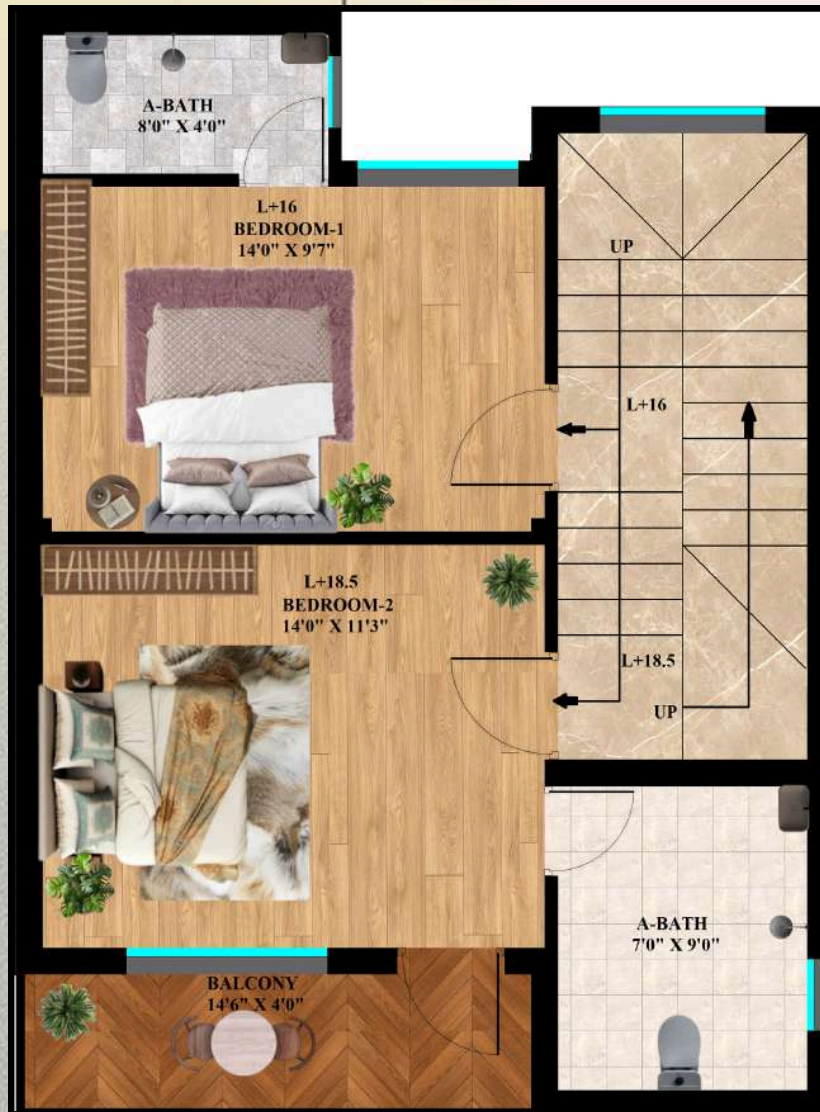


Ground Floor

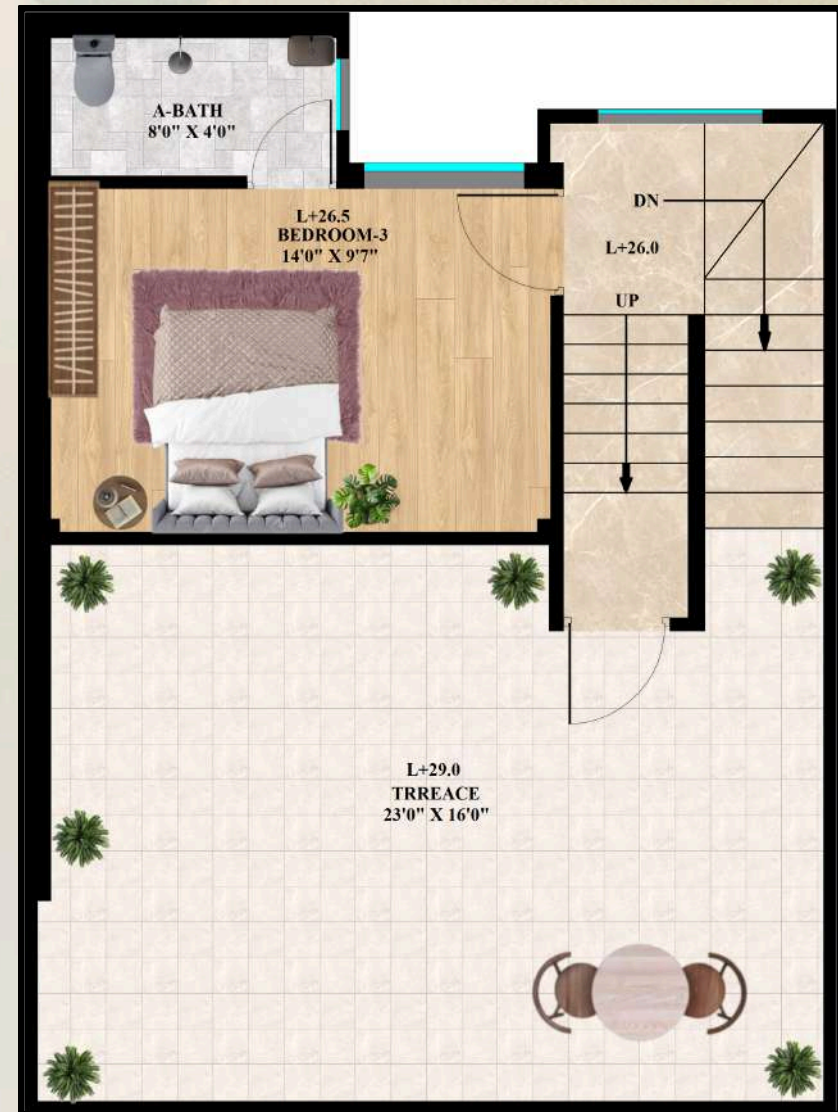


First Floor

NORTH FACING 3BHK VILLA

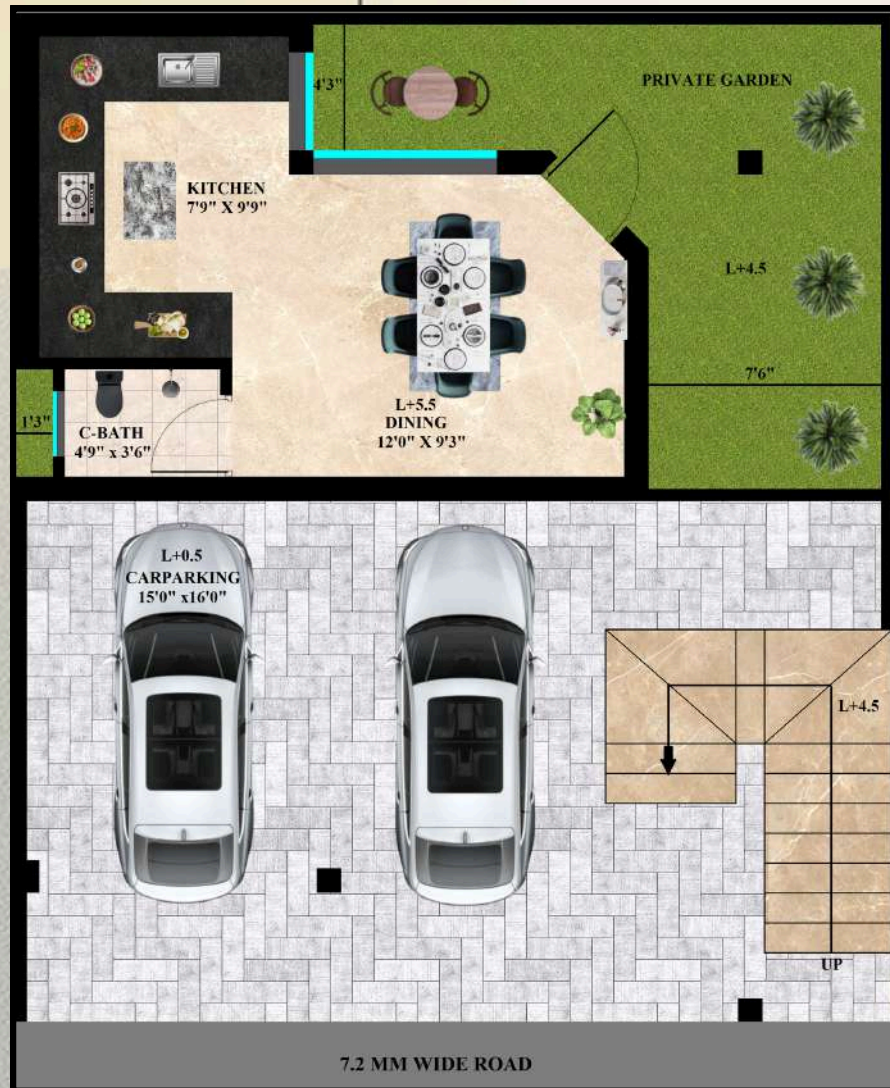


Second Floor



Terrace Floor

SOUTH FACING 3BHK VILLA

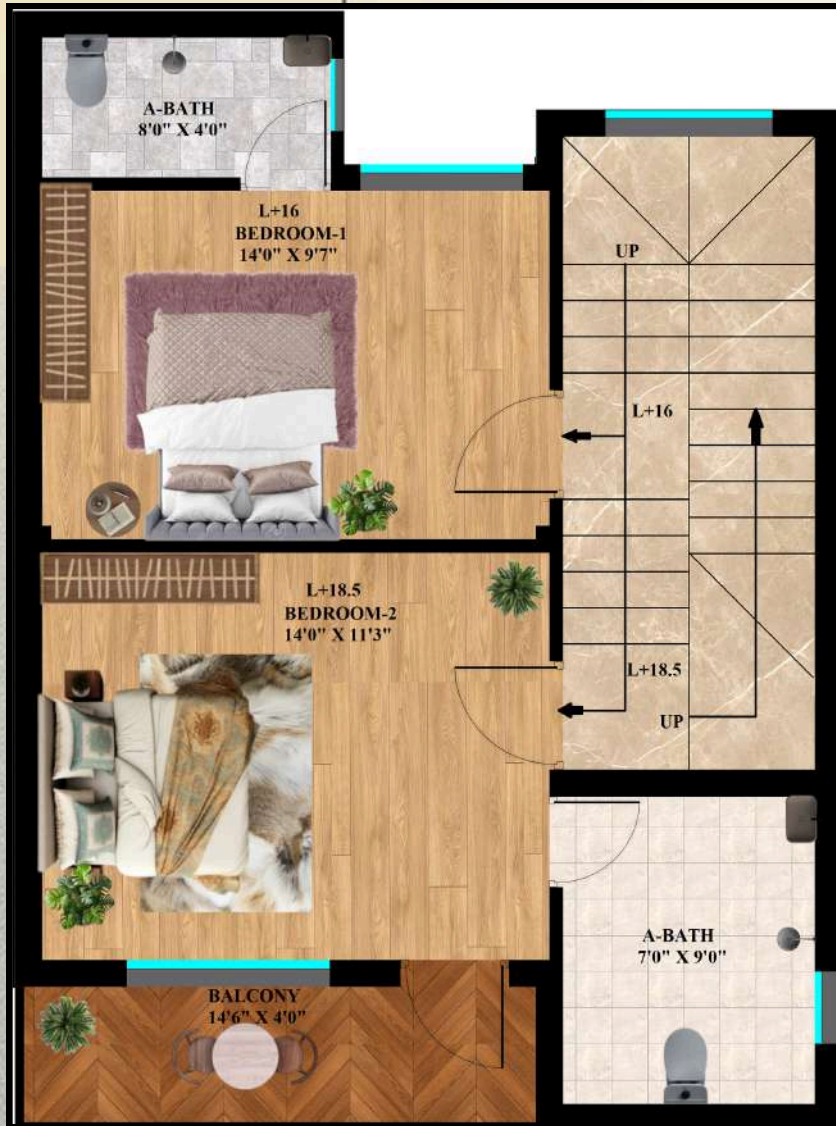


Ground Floor

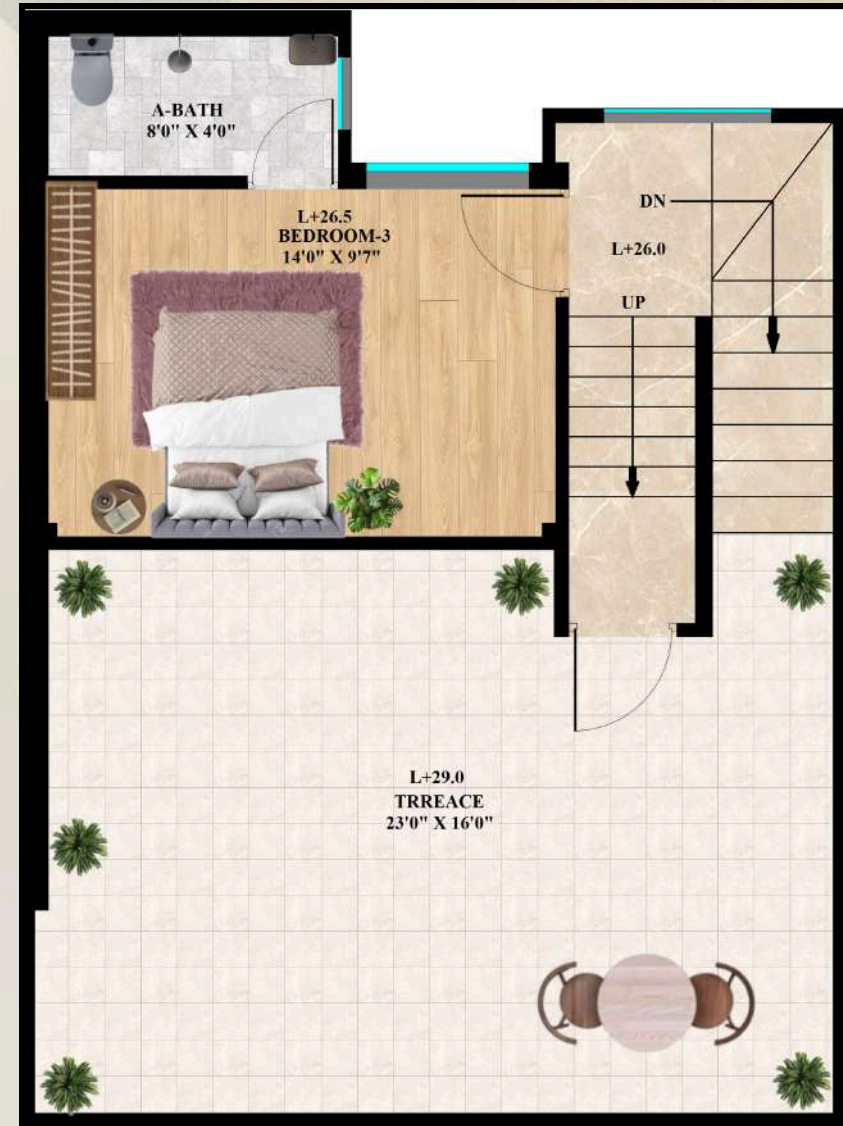


First Floor

SOUTH FACING 3BHK VILLA



Second Floor



Terrace Floor

SPECIFICATIONS FOR RESIDENTIAL BUILDING



STRUCTURE:

- Seismic Zone III compliant RCC framed structure
- Walls will be of Bricks and plastered on both sides

WALL TILES:

- Toilets – Premium tiles up to Roof Level
- Kitchen – Designer tiles DADO up to 4feet over the counter
- Balcony – Designer tiles as per architect's design intent

WINDOWS & VENTILATORS:

- UPVC windows with Mosquito Net and MS Solid Grill with Enamel Finish.

FLOORING:

- Living, Bedroom, Kitchen & Dining – Premium vitrified tiles
- Staircase – Granite
- Toilets / Utility / Balcony / Common Area – Anti-skid tiles

ELECTRICAL:

- Wires – Finolex, orbit or ISI equivalent
- Modular switches (GM)
- MCB and RCCB (Legrand)
- AC Points Provision in Bedrooms
- Kitchen – Power sockets for chimney, refrigerator, microwave oven, mixer & grinder
- Inverter – Lights & fans wiring in all rooms
- 3 phase electricity supply – Panel Board with UG Cable



PAINTING:

- INTERNAL WALLS AND CEILING – Two coats of putty, one coat primer and two coats of emulsion paint (Asian / Nippon / JSW)
- EXTERIOR WALLS – Finished with 1 coat of primer & 2 coats of exterior emulsion paint with colour as per architect design intent



DOORS:

- Main Door – multilock steel doors
- Bedroom Door – 7' Height Engineered door frame with 25mm thick modular door shutter
- Toilet Door – Engineered door frame with 25mm thick WPVC Doors.



RAILING:

- Staircase & Balconies: Internal staircase railing will be of Stainless Steel
- Balcony railing will be of SS with Glass partition



WATER SUPPLY:

- Triple Layer water tank - 1000 lit. (Sintex/Ashirvad)
- Bore well – 180' feet depth with a suitable pump with AMC Switches
- Rainwater harvesting system implemented to recharge ground water levels

SEWAGE LINE:

- Septic tank and soak pit shall be provided as per requirements.



KITCHEN:

- Granite counter top and Quartz sink
- Provision for RO point, exhaust fan and chimney points



SANITARY & PLUMBING (RAK):

- Floor mounted EWC with cistern
- Premium counter top wash basins in dining area
- Premium Faucets and CP fixtures in toilets and kitchen
- Provision for geyser and exhaust fan in all toilets
- Washing machine provision in Utility / Terrace
- Water supply and drainage lines in premium UPVC / CPVC pipes from Ashirvad brand
- Shower – Single lever diverter with Spout & Overhead Shower
- Wet Area – Fixed Toughened glass partition (Master Bedroom)Top of Form

AMENITIES:

- provisions for video calling door bell of reputed make provided for each unit
- 24-hour security with CCTV surveillance for entrance arch, internal roads, park area etc.
- Entrance Arch – Access controlled boom barrier for Entry & Exit point with a dedicated security room
- Solar Lights for all Roads
- Compoundwall – A Compound wall is provided around the entire Site Boundary.



Style, Serenity, Signature Living.



GRAHA VRIDHI
DEVELOPERS

Scan for site location



For Booking Contact

900 387 3328