AAAAS

@ Perungudi

StepsStone®

An ISO 9001 2015 Certified Company

Start living



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STEP STONES PROMOTERS ENCHRING THE LIFESTYLES CREATING LIFE TIME VALUES

Steps Stones Promoters is one of the leading Real Estae Developer in in Chennai. For the past 20 years Steps stones has been changing the landscapes of Chennai with over 90 projects and 2500 happ y families.

Exquisitely designed with enhanced practical usage of space, with pocket friendly price makes every Stepsstone home, a pride to possess

Backed by a dedicated team of professionals, transparent deals, and remarkable expertise, Steps stone builds residential projects that turn into landmarks. What differentiates Steps stone from others is the integration of technology with tradition to offer rare spaces of splendour and value that embraces the future.



Steps Stones Promoters now proudly Presents ANANS the finest homes in the most Happening and Appreciating Location of Chennai, Bang on Perungudi at OMR!

Your home at ANANS is a heaven, the abode of peace and happiness. These homes are everything you ever wanted and much more! At Anans it's the essence of living in elegantly designed flats in Chennai. With the most modern facilities, where every amenity and Sought Places are at close proximity in walkable distance.

Stay close to nature in the high-quality homes from the Chennai's most trusted developer known for its penchant in the cutting-edge technology with contempary style in design.

Welcome to ANANS homes in Perungudi tucked away from all the hustle & bustle of todays hectic life to peaceful living..

ANANS
@ Perungudi

24 SPECIALLY DESIGNED HOMES

1,2 & 3 BHK

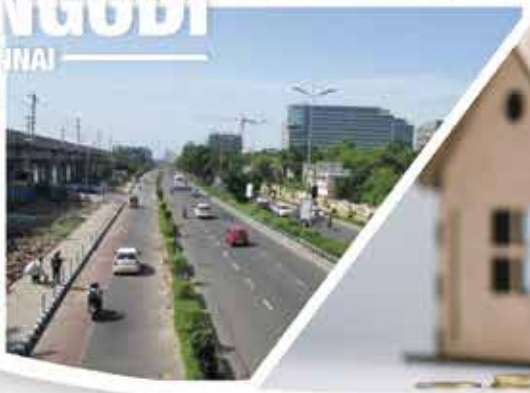
560 - 1359 sq,ft

At always apppreciating Perungudi, OMR











PERUNGUDI

CHENNAI

WHY ANANS ?

Perungudi is a very nice locality. It is a very calm and good locality to
around many it companies and restaurants, parks and shopping. Pe
Perungudi has now become part of the IT hub of Chennai.

1

CONNECTIVITY

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

2

CAPITAL APPRECIATION

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

3

PROXIMITY

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

staying in Perungudi and transport all the areas connecting buses and trains
rungudi is a very prime residential locality. From being an industrial suburb,







4

INFRASTRUCTURE

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

5

PRICE POINT

Compared to other properties the prices are affordable according to buyers needs..



Location Advantage

Railway Station

Velachery 6 km | 15 mins
Perungudi 2 km | 5 mins
Taramani 3 kms | 10 mins
Tiruvanmiyur 4 kms | 15 mins
Indira Nagar 4 kms | 15 mins

Metro Station

Velachery 6 kms | 15 mins

Hospitals

Lifeline Hospital 500 m | 2 mins
Apollo Speciality Hospitals 1 kms | 5 mins
Sri Lakshmi Multi Speciality Hospital 1 km | 5mins
Globus Medical India 1 km | 5 mins

IT Companies

Titel Park - 4km | 10 mins
HCL - 3 kms | 10 mins
TCS - 3 kms | 10 mins
Infosys - 8 kms | 20 mins

Schools

Montfort Matriculation School - 1 km | 5 mins
Sangford Schools - 500 m | 2 mins
Kidzee Preschool, Perungudi = 5 kms | 2 mins
Seed Play School, Perungudi - 500 m | 2 mins
Bharath Dass Matriculation Higher Secondary School - 1 km | 5 mins
BVM Global Perungudi - CBSE 1.5 km | 5 mins

Why Perugudi is the Best Location in OMR?

Old Mahabalipuram Road, popularly known as OMR is the area between Madhya Kailash Junction and Thiruporur stretching to about 35 km. In recent times, OMR has turned to be the hotspot of real estate investment. This real estate growth is mainly because of IT Development, Good Infrastructure, Access to Amenities, Ease of Connectivity, Luxurious Lifestyle, and more.

Connectivity to Educational & Employment Hubs

One of the major advantages of investing in Perugudi in OMR is the proximity to Educational Centers, IT Zones, Manufacturing Industries, etc. schools like Padma Seshadri School, Abacus Montessori School, etc and Institutions like the National Institute of Fashion Technology (NIFT), Asian College of Journalism, and many more are located and also surrounded by companies like TCS, Cognizant, Infosys, Accenture, Wipro, Hexaware, Polaris, etc.

Excellent Proximity to Amenities

OMR is well-connected to a wide network of roads and so it is easy to reach surrounding areas such as Chrompet, Velachery, Perumbakkam, Meenambakkam, etc with ease. Additionally, nature reserves, lakes, backwaters, museums, picnic spots, temples, beaches, hospitals, and cultural centers are situated in this location.

Accessibility to Entertainment Hubs

With access to new-age amenities, OMR is the best place to give an up-market lifestyle to you and your family. The proximity to such amenities will enhance your living experience by adding additional layers of comfort, convenience, fun, etc.



Well-Organized Infrastructure

One of the greatest things concerning OMR is its well-organized infrastructure, which ease traffic congestion, enhance water supply, improve sewerage systems, increase greenery and so on.

Luxury Apartments for an Amazing Lifestyle

If you are dreaming to have a lifestyle of a certain class while living in a premium apartment, then ANANS residential apartments isthe best choice. Stepstones has built successfully over the years many community that caters to the modern day lifestyle of people.

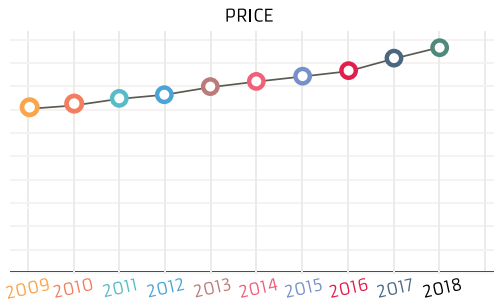
INVEST IN CHENNAI'S HOTTES REAL ESTATE LOCATION, BANG ON PERUNGUDI, OMR

and the reasons are just too many!

- 10 Lakh Employees in 10 kms radius
- Home to TCS, CTS, Polaris, Infosys etc,
- Apollo Speciality Hospital next door
- Marina Grand Mall, Chennai's largest, close by
- Metro Rail and Elevated Expressway coming soon

WEALTH OPPORTUNITY FOR INVESTORS

HIGHER APPRECIATION



- Area price growth witnessed 80% appreciation in last 7 years on OMR.
- Located in the middle of the hottest and most sought out investment destination.

HIGH RENTALS



- As per market survey, rents in the area match prevailing EMIs*
- 10 Lakh Employees in 10 kms radius

HIGH RESALE VALUE



- Using value architecture, these functionally designed apartments with unit sizes of 353- 892 sft. come with least wastage space.
- Good things come in small packages; Smaller sized apartments have a great resale value.

*As per Accommodation Solution Company, COLIVE

SPECIFICATION

Structure : RCC Framed Structure with block masonry and plastering

Flooring : Hall, dining, bedrooms - 2x2 vertrified tiles

Painting : Internal walls will be finished with putty and tractor emulsion, enamel paint for doors and grills. External walls Exterior Emulsion (Asion tractor emulsion /Nippon/ equivalent make) **Joiners;** Main Door Teakwood Frame with Both side teak finished flush shutters, other doors with wood frame and skin doors, Toilet doors with FRP material.

Windows : UPVC Open-able/sliding windows

Kitchen : Granite cooking plarform top with single bowl stainless steel sink wall up to 2 height for platform area using 12"x18" tiles.

Toilets : Digital wall tiles up to 7" height, Anti-skid/mat finish floor tiles, size 12x12 Sanitary fittings: CP fittings, closets, and Washbasins-(Essco/jaquar)

Electrical : Three-phase supply independent meters, concealed multi-stranded copper wiring with the necessary power, lighting, and AC points, TV, Telephone, DTH Provision & Geyser points with modular type switches/Anchor Roma Plus) and distribution for with MCB

Water Proofing : Waterproofing treatment using brush bond technology for all restrooms

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

Extra work : As per requirement by the client cost, whichever is technbically possible



AMENTIES:

Elevator | CCTV Camera

USB Switches | Children safety plugs

Clear Title | Power backup for common area

Security Cabin | Owners Name Boards

Fire Extinguisher

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