



PRESENTS



A MAJESTIC VILLA EXPERIENCE

DUBAI STYLED INDEPENDENT
DUPLEX VILLAS



320/2024



TN/2/Layout/0557/2025



WELCOME TO DISCOVER “THE GRANDEUR OF DUBAI”



THE NEXT ENCHANTING
CHAPTER OF LIFE, INFUSED
WITH **DUBAI'S CHARM.**

The new era of your life begins with our Dubai-themed independent duplex villas. Crafted with elegance, each villa tells a story of sophistication, where spacious rooms are bathed in natural light, and every corner reflects modern design. The atmosphere is filled with peace, while the seamless transition between indoor and outdoor spaces allows you to experience nature's beauty from the comfort of your home.






DUBAI
COURTYARD
★ MAJESTIC VILLAS JUST 10 MINS ★
DRIVE FROM PATTABIRAM TIDEL PARK



**DUBAI-INSPIRED
HAVEN FROM ABOVE!**

STUNNING VILLAS FOR EVERY LIFESTYLE !

PREMIUM

LUXURY

ULTRA LUXURY



PREMIUM VILLA



Premium Villas Offer stunning features, inspired by the grandeur of Dubai's style. These villas boast spacious layouts, stunning amenities, and mindfully designed interiors. Each villa is a perfect definition of elegance and comfort, offering a lifestyle that reflects the beauty of Dubai



PREMIUM VILLA



**GROUND
FLOOR
PLAN**
(Buildup Area - 395 sqft)



**SPACIOUS
BEDROOMS**



**FIRST
FLOOR
PLAN**
(Buildup Area - 244 sqft)

(Total Buildup Area - 639 sqft)

**WELL-DESIGNED
KITCHEN**



**MINIMALSITC
INTERIORS**

With an emphasis on detail, the space radiates a sense of refinement and elevated comfort.

LUXURY VILLA



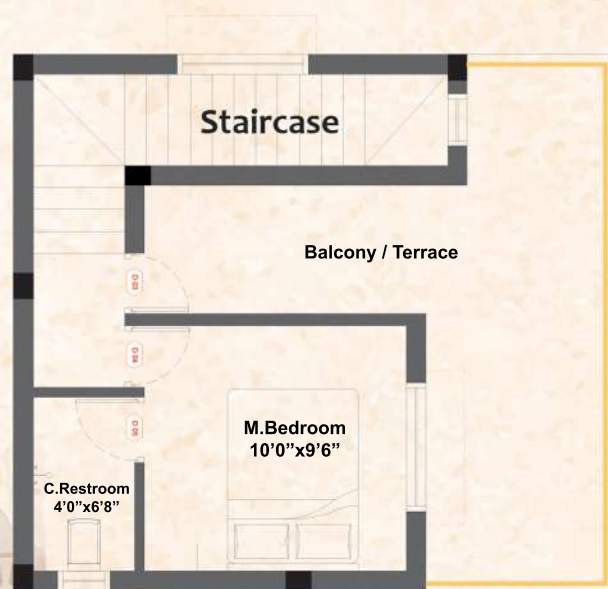
Indulge in the charm of luxury with villas that redefine elegance. Inspired by Dubai's lavish designs, these homes offer expansive spaces with exclusive features. Every corner is thoughtfully crafted, balancing style and functionality, while modern amenities ensure maximum comfort.



LUXURY VILLA



**GROUND
FLOOR
PLAN**
(Buildup Area - 470 sqft)



**FIRST
FLOOR
PLAN**
(Buildup Area - 277 sqft)

(Total Buildup Area - 747 sqft)



**EXTENSIVE
BEDROOMS**

**COZY
LIVING ROOM**



**ELEGANT
INTERIORS**

*Every detail is crafted to
perfection, creating a space
that exudes grace and luxury.*



ULTRA LUXURY VILLA

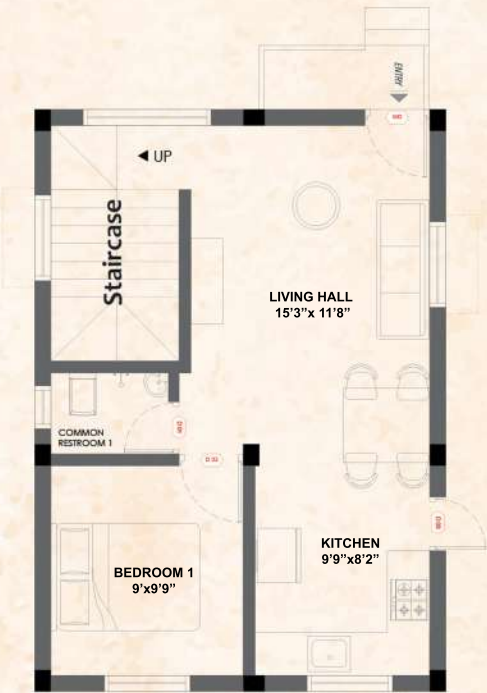


These Ultra-Luxury Villas are crafted to make every day feel extraordinary.

Why settle for less when you can enjoy a home that truly reflects the finest in comfort and elegance? Experience the kind of luxury designed for you, with impressive amenities where every detail speaks your vision.



ULTRA LUXURY VILLA



GROUND FLOOR PLAN

(Buildup Area - 522 sqft)



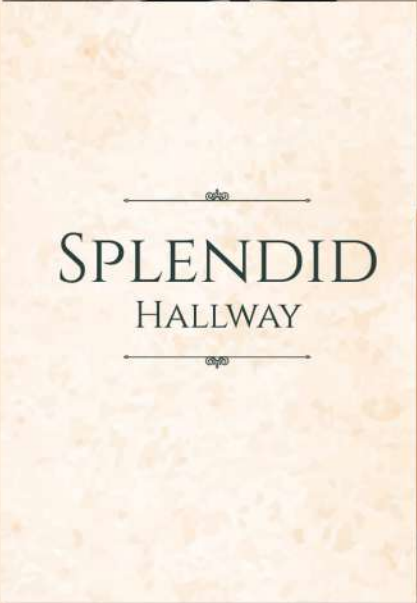
FIRST FLOOR PLAN

(Buildup Area - 422 sqft)

(Total Buildup Area - 944 sqft)



DAZZLING BEDROOMS



SPLENDID HALLWAY



EXQUISITE INTERIORS

With flawless finishes and captivating design, our interiors create a charming ambiance.

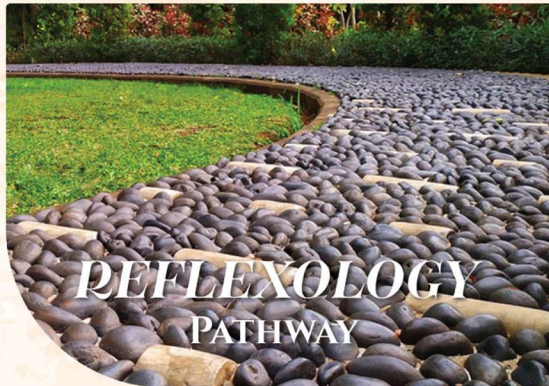
AMENITIES



FISH SPA



HERBAL & FLOWER GARDEN



REFLEXOLOGY PATHWAY



BASKETBALL COURT

25+ WORLD CLASS AMENITIES



STAY CONNECTED LIVE LUXURIOUSLY!



2 MINS DRIVE FROM
SEVVAPET
RAILWAY
STATION

15 MINS DRIVE FROM
PATTABIRAM
TIDEL PARK



LOCATION ADVANTAGES

SCHOOLS

Kilambakkam Govt School	2 Mins
Kurinci CBSE School	3 Mins
Boys Higher Secondary School	6 Mins
Velammal Vidhyashram	7 Mins
Carmel Public School	10 Mins

COLLEGES

Ponnusamy Nadar Arts & Science	6 Mins
Government Polytechnic	7 Mins
Bhajarang Engineering	10 Mins
Maritime Foundation College	11 Mins
Tiruvallur Medical College	14 Mins

ENTERTAINMENTS

Kannan Mini Theatre	7 Mins
Rakki Cinemas	10 Mins
Meera Theatre	15 Mins
Thulasi Theatre	15 Mins
Royal Swimming Pool	18 Min

HOSPITALS

Dr.Purushothaman Health Centre	5 Mins
Sunshine Multispeciality	10 Mins
Gajapathy Health Centre	10 Mins
BalaOptics & EyeClinic	10 Mins
Tiruvallur GH	14 Mins

VITAL LANDMARKS

Chennai-Tirupati Expressway	3 Mins
Sevvapet Bus Stop	4 Mins
Sevvapet Railway Station	5 Mins
Chennai Peripheral Ring Road	8 Mins
Chennai Outer Ring Road	18 Mins

TEMPLES

Vinayagar Temple	1 Mins
Durgai Amman Temple	4 Mins
Sri Kalahastiswarar Temple	6 Mins
Church	2 Mins
Mosque	6 Mins

SCP DUBAI COURTYARD LAYOUT



AREA STATEMENT							
PLOT NO	AREA IN SQ.FT	FACING	TYOLOGY	PLOT NO	AREA IN SQ.FT	FACING	TYOLOGY
1	1169	NORTH	Ultra Luxury	61	857	EAST	Luxury
2	886	WEST	Luxury	62	857	EAST	Luxury
3	886	WEST	Luxury	63	1090	EAST	Ultra Luxury
4	886	WEST	Luxury	64	1090	NORTH	Ultra Luxury
5	886	WEST	Luxury	65	857	WEST	Luxury
6	886	WEST	Luxury	66	857	WEST	Luxury
7	1144	WEST	Ultra Luxury	67	845	WEST	Luxury
8	978	NORTH	Luxury	68	1686	EAST	Ultra Luxury
9	1026	NORTH	Ultra Luxury	69	1304	EAST	Ultra Luxury
10	1028	NORTH	Ultra Luxury	70	1274	EAST	Ultra Luxury
11	1152	NORTH	Ultra Luxury	71	1243	EAST	Ultra Luxury
12	1122	NORTH	Ultra Luxury	72	1213	EAST	Ultra Luxury
13	1097	NORTH	Ultra Luxury	73	1182	EAST	Ultra Luxury
14	1073	NORTH	Ultra Luxury	74	1152	EAST	Ultra Luxury
15	1048	NORTH	Ultra Luxury	75	1122	EAST	Ultra Luxury
16	1075	NORTH	Ultra Luxury	76	1079	EAST	Ultra Luxury
17	1420	NORTH	Ultra Luxury	77	1055	EAST	Ultra Luxury
18	853	NORTH	Luxury	78	782	EAST	Luxury
19	855	NORTH	Luxury	79	1072	SOUTH	Ultra Luxury
20	917	EAST	Luxury	80	1083	SOUTH	Ultra Luxury
21	929	EAST	Luxury	81	1083	SOUTH	Ultra Luxury
22	929	EAST	Luxury	82	1083	SOUTH	Ultra Luxury
23	1183	EAST	Ultra Luxury	83	1083	SOUTH	Ultra Luxury
24	1183	NORTH	Ultra Luxury	84	1083	SOUTH	Ultra Luxury
25	929	WEST	Luxury	85	865	SOUTH	Luxury
26	929	WEST	Luxury	86	865	SOUTH	Luxury
27	917	SOUTH	Luxury	87	1072	EAST	Ultra Luxury
28	917	EAST	Luxury	88	890	NORTH	Luxury
29	929	EAST	Luxury	89	532	NORTH	Premium
30	929	EAST	Luxury	90	601	NORTH	Premium
31	1183	EAST	Ultra Luxury	91	601	NORTH	Premium
32	1183	NORTH	Ultra Luxury	92	601	NORTH	Premium
33	929	WEST	Luxury	93	601	NORTH	Premium
34	929	WEST	Luxury	94	601	NORTH	Premium
35	917	SOUTH	Luxury	95	601	NORTH	Premium
36	918	EAST	Luxury	96	601	NORTH	Premium
37	930	EAST	Luxury	97	601	NORTH	Premium
38	930	EAST	Luxury	98	601	NORTH	Premium
39	1184	EAST	Ultra Luxury	99	890	NORTH	Luxury
40	1182	NORTH	Ultra Luxury	100	1108	SOUTH	Ultra Luxury
41	929	WEST	Luxury	101	747	SOUTH	Premium
42	929	WEST	Luxury	102	747	SOUTH	Premium
43	916	SOUTH	Luxury	103	748	SOUTH	Premium
44	892	EAST	Luxury	104	748	SOUTH	Premium
45	904	EAST	Luxury	105	749	SOUTH	Premium
46	904	EAST	Luxury	106	749	SOUTH	Premium
47	1151	EAST	Ultra Luxury	107	749	SOUTH	Premium
48	1151	NORTH	Ultra Luxury	108	749	SOUTH	Premium
49	904	WEST	Luxury	109	750	SOUTH	Premium
50	904	WEST	Luxury	110	665	SOUTH	Premium
51	892	SOUTH	Luxury	111	1116	SOUTH	Ultra Luxury
52	777	EAST	Luxury	112	971	WEST	Supermarket
53	789	EAST	Luxury	113	1022	WEST	Ultra Luxury
54	789	EAST	Luxury	114	977	WEST	Luxury
55	1003	EAST	Ultra Luxury	115	1219	SOUTH	Ultra Luxury
56	1003	NORTH	Ultra Luxury	TANGEDCO	699	EAST	
57	789	WEST	Luxury	LOCALBODY	699	EAST	
58	789	WEST	Luxury				
59	777	SOUTH	Luxury				
60	845	EAST	Luxury				

SPECIFICATIONS

Structure	RCC Framed Structure designed for seismic complaint (Zone-III) Ceiling – Ceiling height will be maintained at 9.6 ft Clear
Joinery	Main door & Frame : Teak wood with smart door lock Bedroom door Frames : Teak wood Bedroom doors : Flush doors Bathroom doors : WPC (Wood Plastic Composite) doors Windows : UPVC sliding windows with MS grill
Tiles finishing	Main flooring : Vitrified tiles size 4 x 2 ft glazed finish - Living, Dining, Kitchen & Bedrooms except master bedroom (KAG or equivalent) Master Bedroom : Vitrified tiles size 40 x 8 inches Wooden finish (KAG or equivalent) Bathroom Floor : Anti-skid tiles size 2 x 2 ft Bathroom Wall : Ceramic tiles size 4 x 2 ft up to ceiling height Kitchen : Dado tiles size 4 x 2 ft up to 2 ft height above granite countertop Terrace : Ceramic cooling tiles size 1 x 1 ft Pergola design only for Ultra Luxury Villa
Painting	Internal walls : Finished with 1 coat putty, 1 coat primer & 2 coats colour emulsion (Asian or equivalent) Exterior walls : Finished with 1 coat oyster lime, 1 coat damp proof course & 2 coats colour emulsion (Asian or equivalent) Ceiling : Finished with 1 coat putty, 1 coat primer & 2 coats white emulsion (Asian or equivalent)
CP & Sanitary fixtures	Kitchen : Single bowl SS sink without drain board. Bathroom : Tap, Wash basin & Commode EWC with health faucet (White colour - Parryware or equivalent)
Electricals	Power supply : 3 phase supply Safety : MCB (GM Modular or equivalent) Switches & sockets : Modular box, modular switches & sockets (GM Modular or equivalent) Wires : Fire Retardant Low Smoke (FRLS) copper wire GM Modular or equivalent) TV : Point in living & bedrooms AC : Points in living & bedrooms Internet Provision : Point in living & bedrooms
Others	Staircase rails : SS railing as per architect design Staircase steps : Black galaxy granite Kitchen : RO water provision will be provided Septic tank : Brick work framed structure with 6000 litres capacity Water : Individual borewell up to 100 ft with submersible pump Water storage : Fibre Over head tank with 1000 litres capacity (Sintex or equivalent).

PAYMENT SCHEDULE

ON BOOKING	10%
COMPLETION OF REGISTRATION (WITHIN 30DAYS) FROM THE DATE OF BOOKING	45%
COMPLETION OF BASEMENT	10%
COMPLETION OF GROUND FLOOR ROOF	5%
COMPLETION OF FIRST FLOOR ROOF	5%
COMPLETION OF BRICK WORK & PLASTERING	10%
COMPLETION OF FLOORING	10%
HANDING OVER	5%

LOCATION MAP



EASY CONNECTIVITIES

Chennai Titupati Express Highway | Chennai Tiruttani Highway
Periyapalayam High road | ORR | PRR & Maduravoyal Bypass

SEVEN CIRCLE PROPERTY DEVELOPERS

At Seven Circle Property Developers, we distinguish ourselves as a real estate company that beats traditional boundaries, offering more than mere homes and plots. We empower our customers with an extraordinary opportunity to shape their dream residences, aligning with their unique visions.

Our strategic vision is firmly rooted in a proven track record of successful projects, spanning a diverse range of offerings, including plots, villas, and apartments. Whether you aspire to build your own custom home on a plot of land, luxuriate in the spacious elegance of a villa, or embrace the convenience of an apartment, Seven Circle Property Developers is dedicated to fulfilling your distinct housing needs. Our commitment to excellence extends across all our offerings, ensuring that each property becomes a unique symbol of quality, innovation, and customer satisfaction. As we continue to redefine industry standards, our goal is to provide not just homes but personalized havens that reflect the individuality and aspirations of our valued customers.

OUR VISION

SCP envisions a future where individuals globally find joy in their dream homes. We aim to enhance lives by providing access to quality housing, fostering fulfillment, and creating iconic symbols of excellence in community living.

SCP's commitment goes beyond constructing residences; we strive to set a global benchmark for superior living and unique design, redefining the concept of home ownership through our dedication to quality and community satisfaction.

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