





Lokaa in Sanskrit means **WORLD**

The spirit of bringing World class lifestyle, to your doorstep

ABOUT THE COMPANY

- Our Journey...
 - Started in 2009 under the banner of Styleone group
 - In 2011, ventured into Residential market in the name of Styleone Properties Pvt. Ltd.
 - In 2015, re-branded ourselves as LOKAA Developer Pvt. Ltd., to create a niche in the market
- 1st project that created landmark in the vicinity of Adyar - **STYLEONE**
- Completed 3 commercial projects and 1 residential project with an area of 1.2 lakhs sq. ft.
- Complete exploration of the location is done before even freezing on the land bank

PROMINENT LANDMARKS

O₂
HEALTH STUDIO
GYM • AEROBICS • DANCE • YOGA



style **one**



Leela Prime

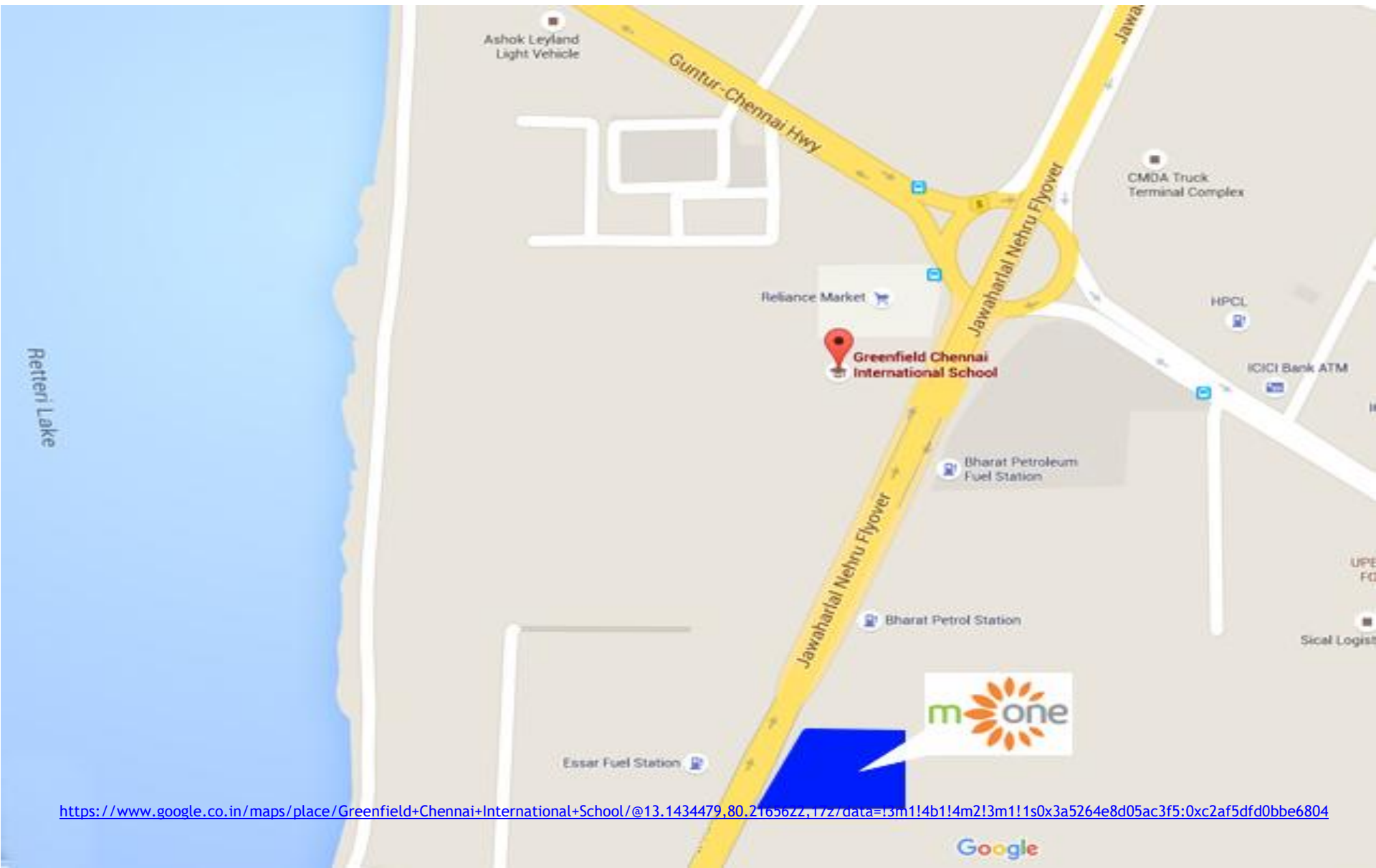


— THE —
GRAND



About the Project - M ONE

Project Positioning



<https://www.google.co.in/maps/place/Greenfield+Chennai+International+School/@13.1434479,80.2163622,17z/data=!3m1!1e3!3m1!1s0x3a5264e8d05ac3f5:0xc2af5dfd0bbe6804>

SOCIAL INFRASTRUCTURES

Schools

Green Field International School	Opp. to site
The Temple	2.0 Kms
St. Anne's Girls Hr. Sec School	2.7 Kms
Don Bosco	3.5 Kms
Vellammal Vidyashram (Surapet)	4.8 Kms

Colleges

St. Annes Women's Arts College	2.6 Kms
Umayal Achi College Of Nursing	3.8 Kms
Vellammal Engineering College	4.8 Kms

Supermarket

Reliance Supermarket	Opp. to Site
DR Supermarket	3 Kms
Nilgiris	3 Kms

Multiplexes

Ganga Cinemas	1.8 Kms
Perambur S2 Cinemas	4.5 Kms
AGS Cinemas	5.0 Kms

Hospitals

Multi Speciality Hospital	Opp. to site
Retteri Kumaran Hospital	1.0 Kms
EMC Hospital	2.3 Kms
Aishwarya Hospital	2.5 Kms
DRJ Hospitals	3.0 Kms

Proposed Govt. Boat House	419 Mts
Villivakkam Railway Station	5 Kms
Anna Nagar West Bus Depot	6.3 Kms
Airport	23 Kms

Metro Rail Transit System

Phase 2 of Metro Rail in Planning Stage	Along the 200 Feet road
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M One - A new LANDMARK



With 82% open space, superb ventilation and stunning amenities, all the comforts of life blend seamlessly at M One. The homes offer a breathtaking view of Retteri Lake, one among the plethora of pleasures to be experienced here at a proximity of just 419 meters.

Experience the future of good living at **M One**.

AERIAL VIEW





Presenting North Chennai's
TALLEST RESIDENTIAL TOWER



A certified
GREEN BUILDING

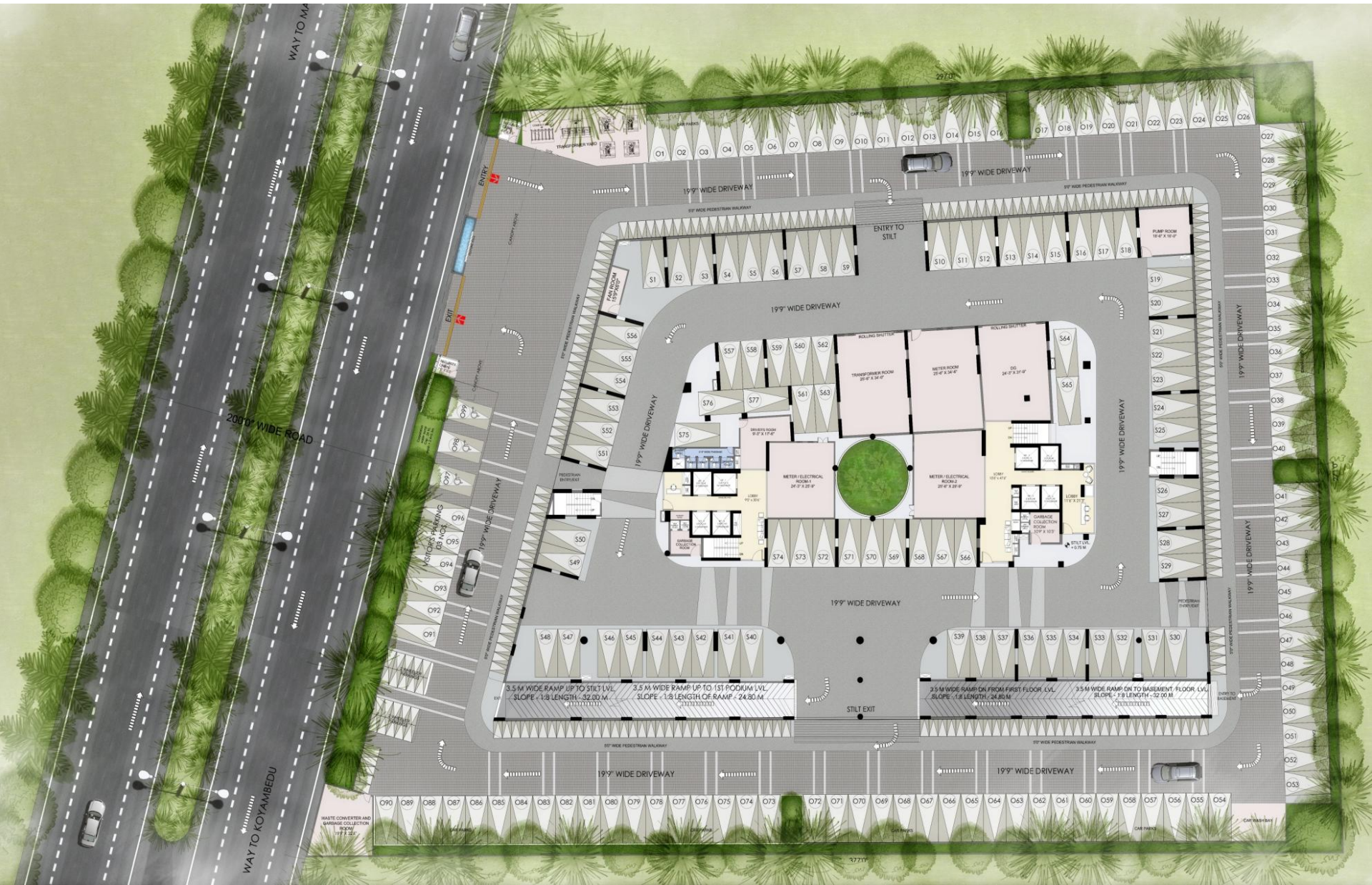


Project Details & Floor Plans

PROJECT DETAILS

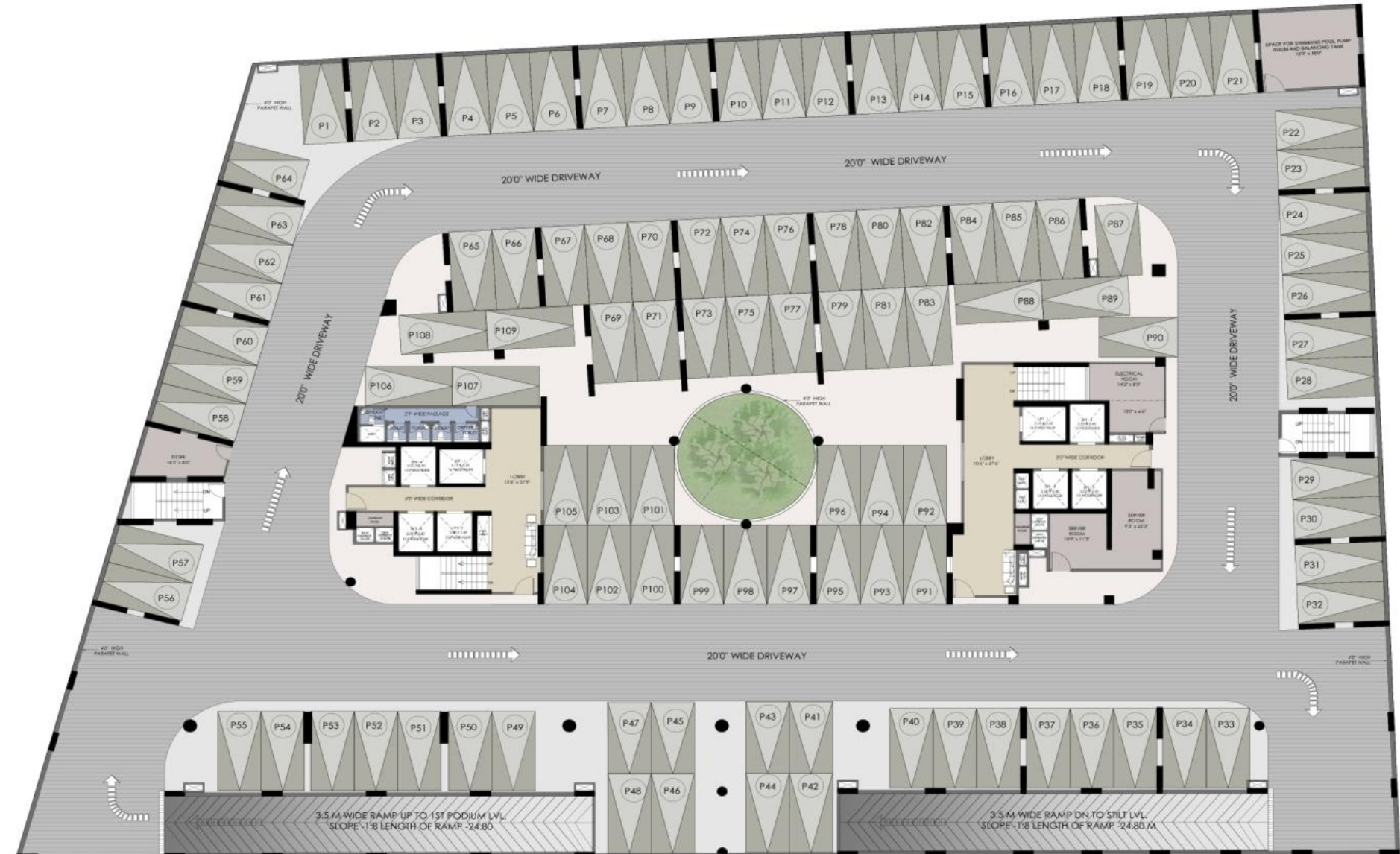
- M One is currently the tallest residential tower in North Chennai
- Land extent is 2.10 acres
- 82% open space
- Structure - Basement + Stilt + 22 floors
- Butterfly style to bring in natural breeze & sunlight to all the apartments
- 234 premium styled apartments in a single block
- Combination of 2, 2.5, 3 BHK (R), 3 BHK (L) & Duplex apartments
- Each apartment will be given a Car park and a 2-wheeler parking
- Specifications with a perfect blend of Indian standards with International Brands
- Centralized Club house amidst lush landscaping, with state of the art amenities
- Project to confirm with green building norms specified by IGBC

SITE PLAN





1st FLOOR PLAN





2nd FLOOR APARTMENT SIZES

S. No.	Flat No.	Size	Sq. Ft. Area	Private Terrace (in sq. ft.)
1	201	2.5 BHK	1574	370
2	202	2 BHK	1276	264
3	203	3 BHK LARGE	2020	849
4	204	3 BHK LARGE	1938	634
5	205	3 BHK REGULAR	1789	586
6	206	2 BHK	1355	-

3rd FLOOR PLAN



3rd FLOOR APARTMENT SIZES

S. No.	Flat No.	Size	Sq. Ft. Area	Private Terrace (in sq. ft.)
1	301	2.5 BHK	1574	-
2	302	2 BHK	1276	-
3	303	3 BHK LARGE	2020	-
4	304	3 BHK LARGE	1938	-
5	305	3 BHK REGULAR	1789	-
6	306	2 BHK	1355	-
7	307	2 BHK	1277	-
8	308	3 BHK REGULAR	1859	-
9	309	3 BHK REGULAR	1758	408
10	310	3 BHK REGULAR	1767	311
11	311	2.5 BHK	1639	-
12	312	2.5 BHK	1565	-



4th to 20th FLOOR APARTMENT SIZES

S. No.	Flat No.	Size	Sq. Ft. Area
1	401 - 2001	2.5 BHK	1574
2	402 - 2002	2 BHK	1276
3	403 - 2003	3 BHK LARGE	2020
4	404 - 2004	3 BHK LARGE	1938
5	405 - 2005	3 BHK REGULAR	1789
6	406 - 2006	2 BHK	1355
7	407 - 2007	2 BHK	1277
8	408 - 2008	3 BHK REGULAR	1859
9	409 - 2009	3 BHK REGULAR	1758
10	410 - 2010	3 BHK REGULAR	1767
11	411 - 2011	2.5 BHK	1639
12	412 - 2012	2.5 BHK	1565

21st Duplex FLOOR PLAN





21st & 22nd FLOOR DUPLEX SIZE

S. No.	Flat No.	Size	Sq. Ft. Area	Private Terrace (in sq. ft.)
1	2101	3 BHK DUPLEX	2730	145
2	2102	3 BHK DUPLEX	2627	106
3	2103	3 BHK DUPLEX	3380	430
4	2104	3 BHK DUPLEX	3341	244
5	2105	3 BHK DUPLEX	2914	265
6	2106	3 BHK DUPLEX	2324	188
7	2107	3 BHK DUPLEX	2363	239
8	2108	4 BHK DUPLEX	2918	341
9	2109	3 BHK DUPLEX	3234	194
10	2110	4 BHK DUPLEX	3277	295
11	2111	3 BHK DUPLEX	2979	142
12	2112	3 BHK DUPLEX	2710	94

GYM - A place for sculpting your body



A healthy daily lifestyle

If you are a health freak and can never miss out on those work out sessions, this fully equipped modern gymnasium is all yours to pump up your adrenaline.

RELAX - REFRESH - RELISH



Enjoy the best of sessions
in the Recreation room

- Billiards
- Table tennis
- Carrom board
- Chess board

AMENITIES - elevates your LIFESTYLE

Embrace the joy of luxury living with state-of-the-art amenities

- Walking track
- Landscaped gardens
- Deluxe express elevators
- Generator back up
- STP / WTP
- Solar paneling
- CCTV cameras
- 24 X 7 security
- Rain water harvesting
- 3 levels of car parking
- Swimming pool & Lap pool
- Garbage Chute
- Private garden
- Rooftop garden





Individual Floor Plan

2 BHK APARTMENT



2.5 BHK APARTMENT



3 BHK APARTMENT - REGULAR



3 BHK APARTMENT - LARGE



4 BHK DUPLEX - LOWER DECK



4 BHK DUPLEX - UPPER DECK



OUR PARTNERS



We at Lokaa collaborate with industry professionals and leading suppliers who can effectively translate our vision into tangible masterful landmarks.

Our partners have implemented numerous projects in India and across the globe.

ZZ ARCHITECTS

ZZ Architects (ZZA) is a multidisciplinary and multi-award winning design firm led by principal architects Krupa Zubin and Zubin Zainuddin. ZZA has been ranked among the Top 10 Architectural and Interior Design Firms of India.

The team believes that architectural excellence is a product of thorough research, technical knowledge and artistic judgment. Their specialty is design that seamlessly blends aesthetics and functionality to create outstanding structures.

ZZA has an array of prestigious projects to its credit - from commercial and residential buildings, villas, corporate headquarters to health clubs, spas, salons, mixed-use structures and high-end residential interior projects.



Clientele



STEERING THE ENGINEERING



MAHIMTURA
CONSULTANTS

Established in 1949, Mahimtura Structural Consultants is one of the most renowned names in the civil engineering and construction industry. With 9 offices across India and one in Dubai, the company caters to several prestigious clients.

The company's greatest strengths are its established legacy of trust and a large team of engineering experts with an innovative spirit.

Mahimtura's expertise reflects in a wide spectrum of projects - from residential complexes, townships, malls to airports, bridges and state-of-the-art car park complexes.



Clientele





Bringing you
the finest in life

Our QUEST for QUALITY never ends.....