



LIVE SPACIOUSLY
LIVE GRACEFULLY

 VIRUGAMBAKKAM

JKB 
Grace

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Grace

Exclusive Units
Redefine

Luxury
Living



3 BHK apartments
Your Perfect Home awaits

3 *Luxury* BHK


Structure
Area

Stilt +
3 Floors


Saleable
Area

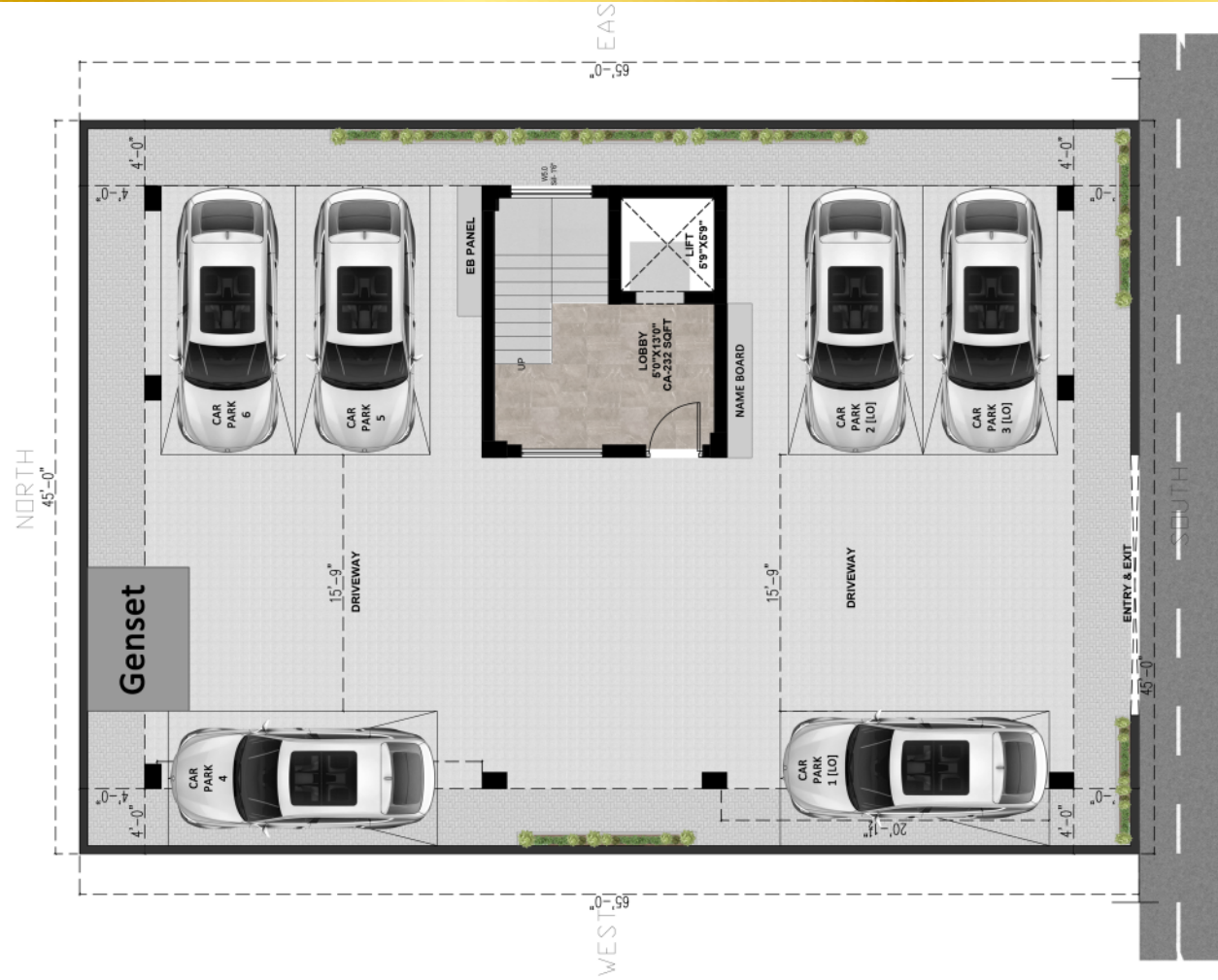
1144 Sqft


Total
Units

6
Units



Stilt Floor Plan











Automatic
Lift upto Terrace



Covered
Car Parking



Genset



Video Door
Phone



100% Vastu
Compliant



Electrical
Vehicle point



Heat Resistant
Tiles in Terrace



Water Proofing



CCTV
Camera



Water
Automatic
System

Day View



Night View





Structure :

RCC structure shall be designed to **withstand seismic of zone III**
Designed by register structural consultant.



Superstructure :

1st quality of wire cut red Bricks.
Outer walls 9" and Inner walls 4.5"



Automated Sliding gate

Enhance security and convenience with **Automated Sliding Gate**, engineered for seamless performance and modern aesthetics.



Individual EV Charging Provision

Plug In , Go Green



Tulsi Planter Box In Stilt Floor

A planter for Tulsi, a space for serenity.



Landscape

Multi-Use Space: Ideal for morning yoga, evening gatherings, or quiet solo time amidst nature.



Elder Friendly Wheelchair Access Lift

Johnson Lift with 8 passenger capacity and access upto terrace. Wheelchair access lift car design



Power Backup

Brand - Kirloskar / Ashok Leyland



Joineries Doors :

Main door - Main entrance door of size 8'x3'6",

Teak Wood Frame & 40mm Wooden Shutter.

Bedroom and bathroom door

ABS Waterproof and termite proof Frame and shutter.



UPVC Window

Colored UPVC Framed Window as per elevation **sliding window for front elevation** and **catchment type** SAINT GOBAIN glass and grill provision as per the architect design.



Electrical

3 phase electricity supply and independent meters.
Modular switches and sockets of **GM Brand**.



Water Supply

R.C.C Sump will be provided with required capacity.
With Submersible Pump set with automatic motor controller.



Painting

Exterior walls with whitewash and two coats of Ace/Apex paint; front elevation have **texture** finish **paint** on facade as per design.



Reflective Cooling White Tiles

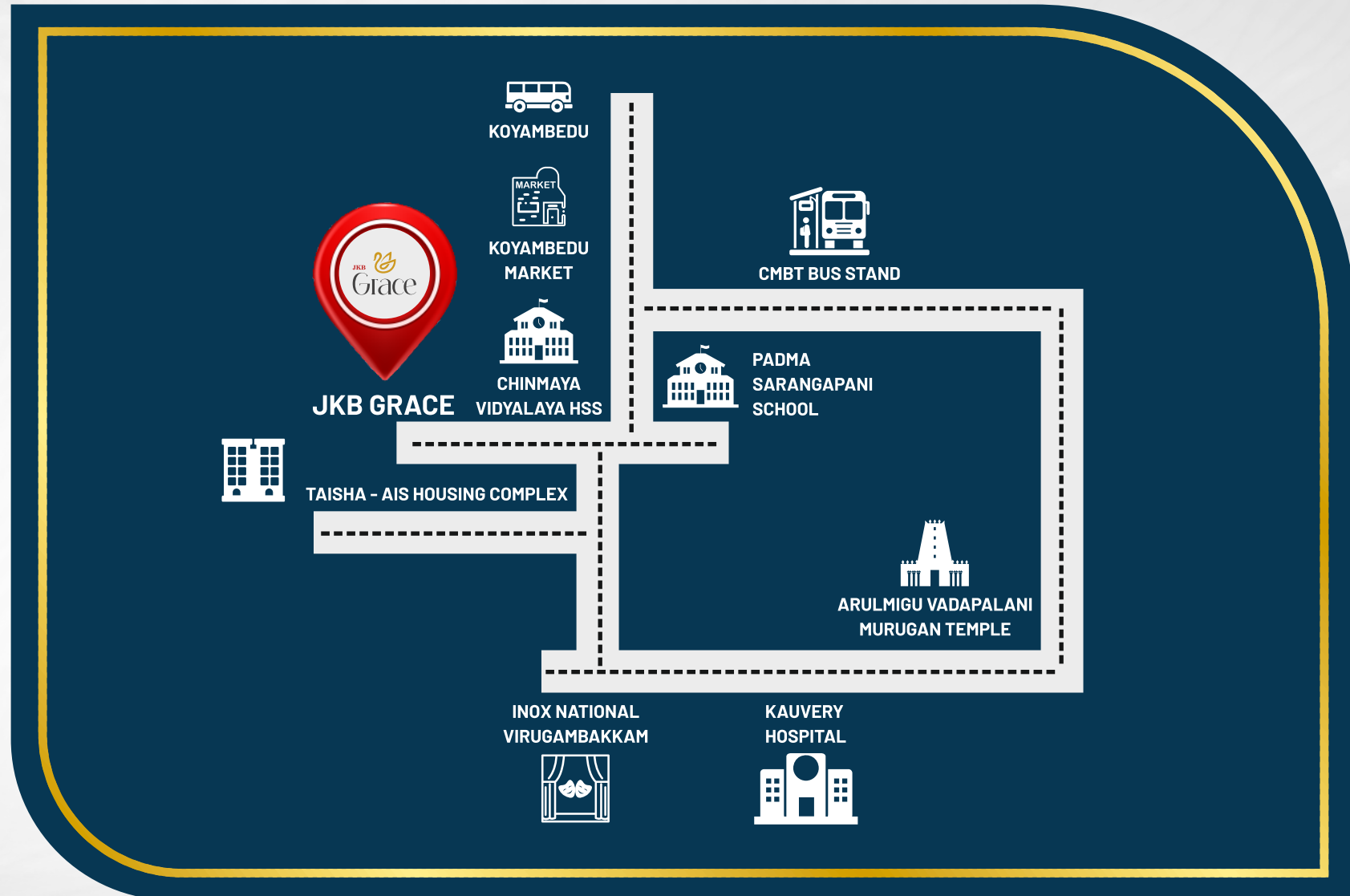
Cool Comfort, Powered by Reflection.



Iron Removal Plant

Cleaner Water, Healthier Life — Powered by Iron Removal







23+ YEARS
OF TRUST



160+ COMPLETED
PROJECTS



600+ HAPPY
FAMILIES



ON TIME
DELIVERY



6 LAKHS
SQ.FT



TRUSTED BUILDER
IN CHENNAI





Grace

Payment Schedule

STAGE PAYMENT	
SIGNING OF AGREEMENT	15%
COMPLETION OF BASEMENT	15%
COMPLETION OF GROUND FLOOR ROOF	10%
COMPLETION OF FIRST FLOOR ROOF	10%
COMPLETION OF SECOND FLOOR ROOF	10%
COMPLETION OF THIRD FLOOR ROOF	10%
RESPECTIVE UNIT BRICK WORK COMPLETED	10%
RESPECTIVE UNIT INNER PLASTERING	10%
RESPECTIVE UNIT FLOORING WORK	5%
WHILE HANDING OVER	5%
	100%

BANK LOAN TIE UP WITH US



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