



BABU REALTY
— *The Landmark Living*

BABU REALTY'S

The Meadows

The Luxury Villa, Panaiyur.

Babu Realty was initiated to provide an easy and convenient option for property buyers and sellers with a wide range of exclusive properties comprising of CMDA approved plots, Individual Villas, Affordable flats, Premium Homes and Farm plots.

The Meadows is your Approved Ultra - Luxury Individual Beach Villa with lush green aside, enhanced by exclusivity, privacy, stylish and contemporary in design.

The villa's are designed in a way it over looks the lush green garden and the Beautiful Beach. Babu Realty provides you the assurance for the quality and timely deliverables, with a 3 year free maintenance.



📍 NRI LAYOUT, PANAIYUR, CHENNAI

Salient Features

4
BHK

4
BALCONIES

3
COVERED
CAR PARK

4
PASSENGER
LIFT

100%
VASTU
COMPLAINT



SEPARATE
SEWAGE LINE



VIDEO
DOOR PHONE



SEPARATE
EB METRE



SEPARATE
OHT



PLOT AREA

1800 Sq. ft

BUILT AREA

4500 Sq. ft

GROUND + 2 FLOORS

Individual Villa Floor Plans



Ground Floor Plan

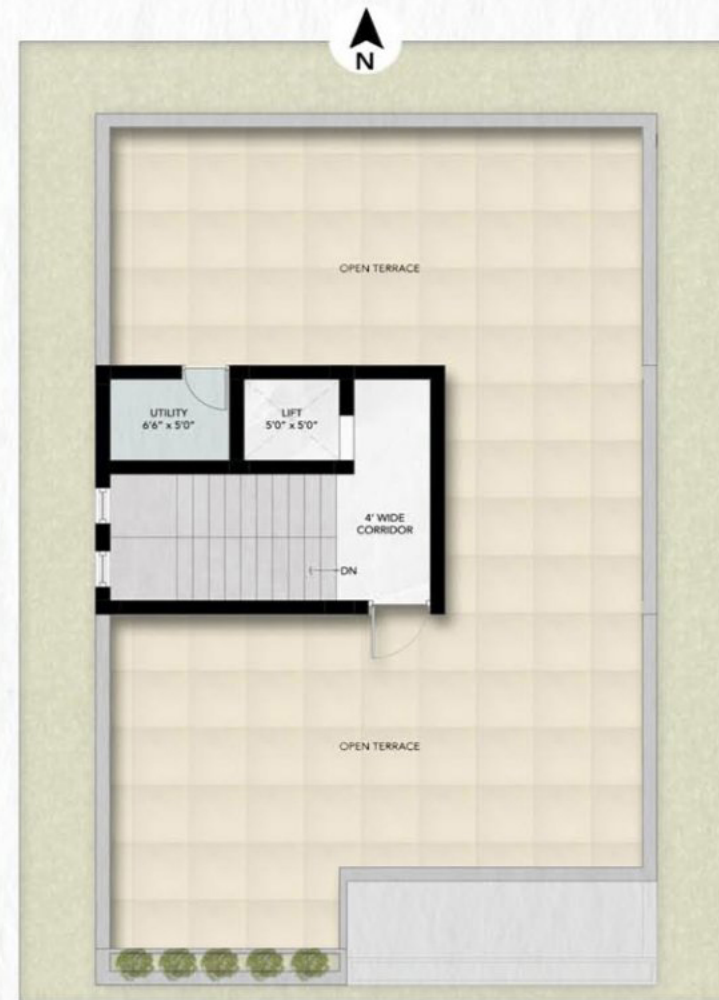


First Floor Plan

Individual Villa Floor Plans



Second Floor Plan



Terrace Floor Plan



LIVING ROOM



MASTER BEDROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

Specifications

STRUCTURE & ARCHITECTURE

- R.C.C. frame structure.
- Structure designed in accordance with solar passive principles ensuring natural ventilation & ample daylight.
- R.C.C Construction designed as per Earthquake Resistant Norms.

FLOORING

- Gracious white variant first quality Vitrified flooring in the Living, Kitchen & Dining.
- Wooden Tile Flooring in Master Bedroom.
- Anti-skid Coloured Flooring in all Bathrooms.
- Elegant Staircase designed in Granite & Stainless Steel.

PAINTING

- Eco-friendly Royal shine paint in entire building ensuring minimal environmental damage.
- All Internal Walls & Ceilings in premium quality "water - resitant".
- All Internal walls and ceilings finished with smooth Wall putty.

KITCHEN & DINNING

- Counter top will be finished with granite slab and Wall Tiling up to 2 feet above kitchen Platforms.
- Well-Sized Kitchen Sink.
- Plumbing and Electrical Provisions for Water purifier System.
- Electrical point for Chimney and Hob.
- A beautiful pedestal washbasin in dining.

Specifications

ELECTRIFICATION

- Shockproof Concealed electrification with circuit Breaker safety system.
- Fire - Retardant Copper wiring with MCB controls.
- T.V. points in Living Room & Master Bedroom.
- Split A.C. provision in all Bedrooms and Living room.
- Two-way control switches for Light and Fan.
- Switches Brand: GM Modular; DB: Legrand

GENERAL FEATURES

- Anti-Termite Treatment for all the floors.
- Elevated Over Head Tank with FOC.
- Individual Bore well.
- Individual Over Head Tank.

ECO - FRIENDLY

- Structure in accordance with solar passive design principles.
- Minimum Common walls for maximum natural light and ventilation.
- Heat Reflective Exterior paint for better thermal Insulation.
- Intelligent plumbing for effective water conservation.
- Rainwater harvesting system.

- Individual E.B.
- Individual Sewage line.
- Individual Main gate.
- Pathways will be paved using paver block.

- Compound Wall in outer periphery with Gates
- Landscaping as per Architect Details.
- 24/7 security and Maintenance.

Specifications

DOORS & WINDOWS

- 4'-6" wide & 8'-0" Height Elegant Panelled, Main Door of Teak Wood with classy fittings.
- Premium quality Door fixtures & Fittings.
- 3'-3" wide & 8'-0" Height Bedroom Doors made of HDMR Door and WPC Frames.
- All the Toilet Doors & Frames will be in WPC (Water proof & Termite Proof).
- Superior quality Sliding UPWC Windows.
- Long life bearing for all sliding doord and windows.

HOME SECURITY

- Digital security solution for home and the society.
- Video Door Phones.

Location Advantages



Closely located to sea.



A Calm & Safe Neighbourhood.



No Water Stagnation/Floody.



Very Good Ground Water (TDS level)



Our location connects to lot of Tourist & Entertainment places and surrounding IT companies.



A best location for family to have a peaceful life & healthy lifestyle.



HOSPITAL

- Trust life Hospital
- Apollo Dental Care
- Chettinad Hospital
- KL Hospital
- Swaram Hospital



SCHOOL

- Bay International
- Anant International
- Vaels Billabong International
- Akshar Arbol
- Primrose Group of schools



ENTERTAINMENT

- PVR Multiplex
- Vijay Park Cinemas
- VGP Marine Kingdom
- MGM Dizzee World
- BSR Mall & Multiplex





COLLEGES & UNIVERSITIES

- Hindustan University
- Sathyabama University
- Indian Maritime University
- St. Josephs Engineering College
- Chettinad Medical College



OTHER LANDMARKS

- Hotel Palomar by Crossway
- SIPCOT IT Park
- Hotel Sheraton Grand
- Elcot SEZ
- Taj Fishermans Cove Resort

*More than a house,
It's a **Home**
made with **Love***



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