

3BHK
Luxury Apartment



East Tambaram

Live Grand Luxury Apartment at East Tambaram

Elegant Castle invites you to create your future in a community designed around nature. Own a Apartment and enjoy life style amenities where every sunrise feels like a fresh beginning."

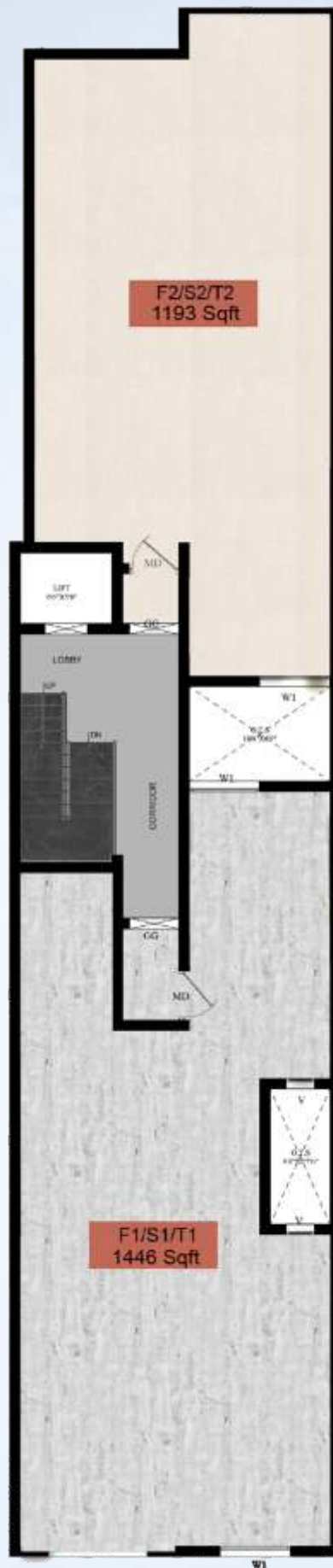




Car Parking



Floor Plan



Typical Floor Plan



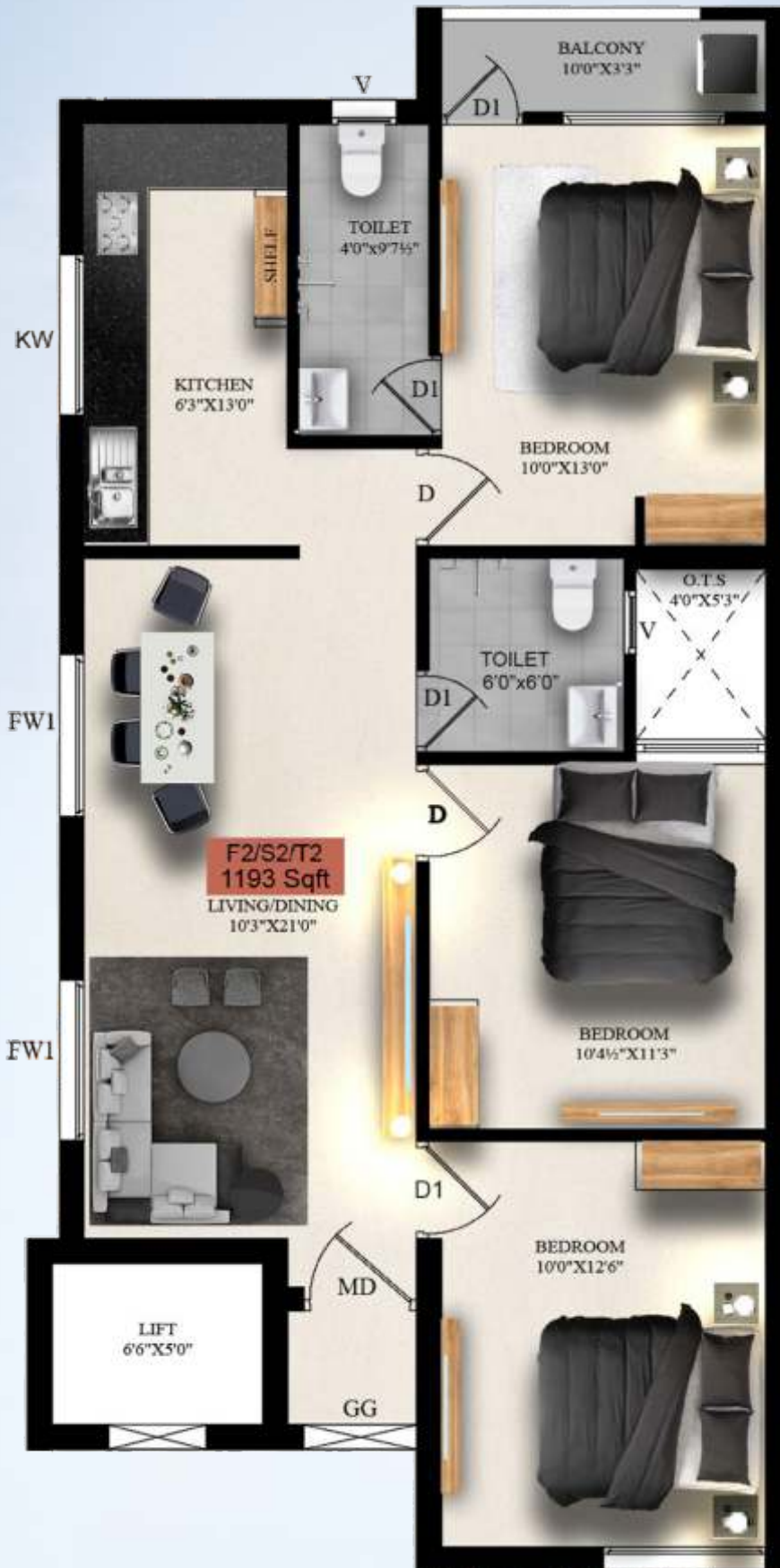
3BHK East Facing Area 1446 Sq.ft

Elegant Castle
Spacious Modern Living

Typical Floor Plan 3D



Typical Floor Plan



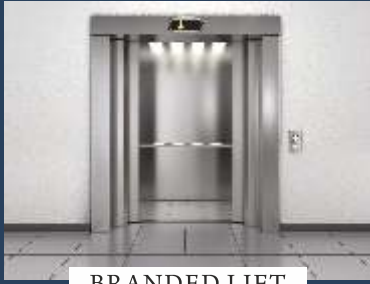
3BHK North Facing Area 1193 Sq.ft

Elegant Castle
Spacious Modern Living

Typical Floor Plan 3D



Amenities



BRANDED LIFT

Lift, loaded with safe and secured technologies



VIDEO DOOR PHONE

A simple device that lets you and your family members at any age know who's at the other side of the door.



COVERED CAR PARKING

No Worries, you cars are Safely Parked



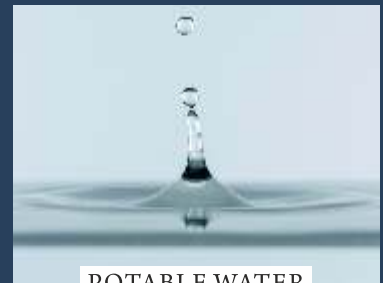
CCTV

Every nook and corners are monitored



100% VAASTU

Every nook and corners have been planned only after consulting with Vaasthu experts



POTABLE WATER

Water That Is Safe To Drink And Use For Cooking, Washing, And Brushing Teeth



Location Advantages



- NSN Memorial School (CBSE) - 600 meter
- Sitadevi Garodia Hindu Vidyalaya School - 1 km
- MCC Campus Matriculation Higher Secondary School - 1 km
- Sri Sankara Vidyalaya Matric Hr Sec School - 1 km



- Madras Christian College - 2 Km
- MIT College - 2.5 km
- Bharath Institute of Higher Education - 3 Km
- SIVET College - 4 km
- Tagore College Of Arts And Science - 4 km



- Christudas Hospital - 950m
- DR.K.K. Surgical And Paediatric Centre - 1 km
- Apollo Clinic Tambaram - 1.5 km
- Bethesda Hospital And Child Care Centre - 1.5 km



- Tambaram Bus Stand - 2 km
- Tambaram Railway Station - 2.2 Km



- Varadharaja Cinemas - 1.5 km
- MR Theatre - 5 km
- Super Saravana Stores - 5 Km
- Chitlapakam Lake and Park - 1 km
- Arignar Anna Zoological Park - 10 Km

AT THE HEART OF MODERNITY

Access All The Corners Of The City. Strategically Located To Make You Reach The City's Progressive Areas Within Minutes. Walkable Distance To Market And In Close Proximity You'll Find Entertainment, Healthcare, Education And Leisure.

Specifications

STRUCTURE

Isolated / Combined Footing, R.C.C Framed Earthquake resistant structure to adhere to seismic zone III - designed by qualified Professional Structural Engineer.



DOOR

Main door : Good Quality of teak wood panelled door finished with Melamine Polish with Godrej locks.

Other Doors : ABS / Engineering / Membrane / equivalent door



TILES

Entire Flat 2' x 2' vitrified tiles / **PRINSON** * / **Kajaria** * / **SUMMIT** * / Equivalent flooring in all bathroom will be 1' x 1' Anti-Skid tiles and ceramic dado tiles up to 7' height



KITCHEN

Granite top, Stainless steel sink wall tiles upto 2' above granite top.



Only Branded Materials are used for construction



WINDOW

All Windows are UPVC openable / Sliding window with MS safety grills.

PLUMBING & SANITATION

External PVC piping (**FRANKE** * / **PRINCE** * / Equivalent)

Internal CPVC piping (**FRANKE** * / **PRINCE** * / Equivalent)

All Sanitary wares will be in **KOHLER** * / **Jaquar** * / Equivalent

PAINT

All Interior walls will be coated with wall putty and premium paint with roller finish.

Ceiling will be coated with putty and finished with emulsion.



ELECTRICAL

Concealed 3- phase electricity supply with **INDIA** * / **ANCHOR** * / Equivalent wiring with MCB'S / RCCB'S

Adequate light and fan points

ROMA * / Equivalent switches in each flats and common areas

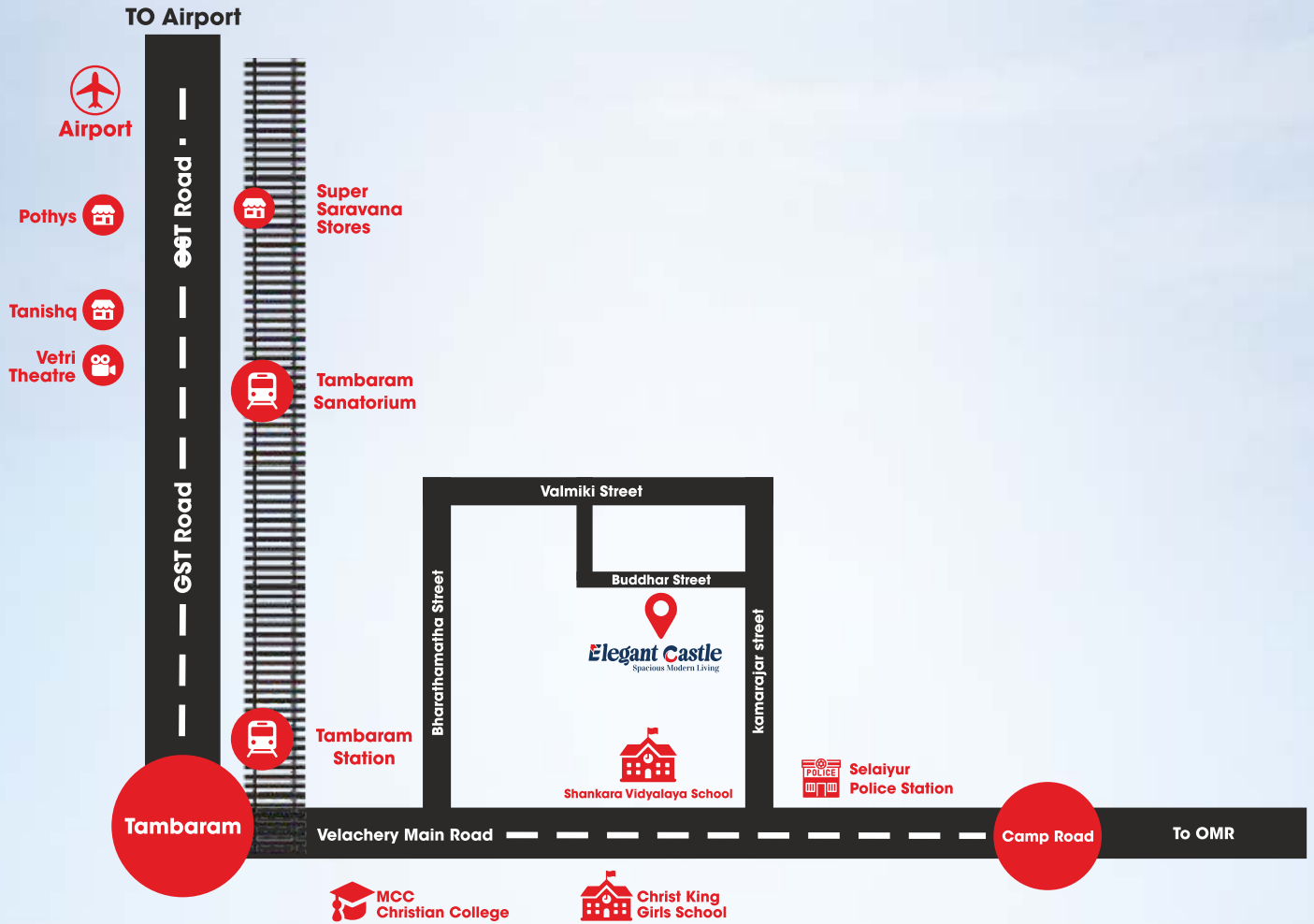
Inverter wiring will be provided in default.



STAIRCASE

Vitrified Anti-Skid tiles / Granite for footsteps with SS Handrails

LOCATION MAP (NOT TO SCALE)



Payment Schedule

| | |
|--|--|
| Booking Advance | - 5% |
| Within 10 days from Booking | - 10% |
| At the time of Agreement | - 10% (Within 20 days from booking) |
| On Completion of Basement / UDS Registration | - 45% (Within 45 days from booking, which ever is earlier) |
| On Completion of stilt slab | - 10% |
| On Completion of corresponding slab | - 5% |
| On Completion of corresponding flat brick work | - 5% |
| On Completion of Plastering | - 5% |
| On Completion of flooring | - 5% |

Our Bankers



Experts Associated with HighRise Horizon



GEO TECHNICAL CONSULTANT
Dr. S. CHOCKALINGAM. M.E. (Geo - Tech)., Phd.,
T.J.Engineers



ARCHITECT
Ar.R.RAAMNATH
M.Arch - Building Science



STRUCTURAL CONSULTANT
Mr. C. Kannan M.E. (STRUCTURAL)
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Member
CREDAI



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Site Address



Scan For Location

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