



2BHK HOMES

MARAIMALAI NAGAR
OPP TO FORD COMPANY

DTCP & RERA
APPROVED

UNDER
CONSTRUCTION



ABOUT US

Astrum Homes is an FDI funded, India focused Real Estate Development Company, engaged in developing world-class residential solutions in emerging cities of the country. The company has been promoted by the management team of FIRE Capital Fund, an Indian real estate centric private equity fund.

At the core of Astrum's existence is its' vision of providing its customer "Homes you wish for." Herein lies a philosophy that promises more value in terms of functional living experiences, honest pricing and transparent, reliable services. In summary, 'More Value per Square Foot.' To deliver this value to its customers, Astrum projects are managed by a highly experienced and dynamic team led by IIT and IIM alumni that believes in continuous internal improvement through innovation, networking and process controls.

Astrum believes in the 3 C s of development – Certainty of delivery timelines, Convenience of living through facilities and common amenities and Cost-effectiveness of the purchase. Over the years Astrum has seen that an ecient design with quality execution of functionally designed specifications and amenities adds muchmore value to a project than ahigher specifications with wasteful designs and over-hyped amenities.

Astrum has successfully launched and delivered the first phases of its first two projects in the cities of Panipat and Mysore. La Regencia, Panipat, designed and planned by the leading American architectural firm Arquitectonica, is the city's first 11 acre, high-rise development with international architecture and planning.

Astrum Grandview, Mysore, spread across 9 acres, is the city's first FDI funded residential development, conceptualized by Florida based, world-renowned architectural firm Roger Fry & Associates. Astrum has already built and delivered an area of 5 lac sqft at Panipat and Mysore and the construction in the other phases is in full swing.

Astrum has launched its presence in Chennai with five projects which have been recently acquired and soon would be launching Astrum Buena Vista, a Mediterranean style development in the heart of the holy city of Amritsar.

CHENNAI PROJECTS



Tiruvallur

Sierra

Mangadu



Potheri



Tiruvallur



ASTRUM
ICON

2BHK HOMES

MARAIMALAI NAGAR

OPP TO FORD COMPANY

Astrum Icon is an unmatched Residential property located in Maraimalai Nagar, Chennai. The project offers plenty of benefits that include prime location, comfortable and lavish lifestyle, great amenities, healthy surroundings and high return. Location of Astrum Icon is a major plus for buyers looking to invest in property in Chennai. It is one of the most prestigious address of Chennai with many facilities and utilities nearby Maraimalai Nagar.

**DTCP & RERA
APPROVED**

**UNDER
CONSTRUCTION**

SALIENT FEATURES

100% Vaastu Compliance | Children Play Area |
Automatic Lifts | Well Ventilated with minimum
Common walls & more outer walls
Rain water harvesting
Generator backup for common areas



SPECIFICATIONS



Structure

RCC framed Structure with brick work / aerated blocks for main walls and partitions.



Flooring

The entire floor area with elegant vitrified tiles and toilets to have antiskid Ceramic tiles.



Wall Tiling

Kitchen Is designed to compliment the decor with ceramic wall tile for 2' 0"ht above the granite platform. Toilets will have ceramic wall tiles upto 7'as per architects design.



Doors / Windows / Ventilators

Main door with teak wood frame and moulded skin type panel shutters / laminated flush door shutters. Other doors with country wood frame and flush type shutters / moulded skin type panel shutters. Toilet shutters will be waterproof type.

Windows with sliding type fully glazed Powder coated Aluminium shutters. Ventilators will be of Aluminium louveres.

Note: Grill fixing for balconies and Alterations in elevation will not be entertained.



Painting Finishes

Ceiling smoothly finished With cement paint. Internal wall surfaces with putty and 2 Coats of OBD. External Wall surfaces with ACE or Apex. All other Door finished with Enamel paint. Main door with Melamine paint. Windows and Ventilator grills finished with enamel paint.



Electrical

Modular switches & standard make ISI wires. Three phase supply with concealed wiring. A/c provision in master bedrooms only. 15A plug points for washing machine in service area, Fridge point in kitchen and geyser in all toilets.

Common meters for common services in the mainboard.



TV and Telephone cable

TV and Telephone points in the Living Area.



Plumbing & Sanitary

All toilets with Parry Ware / Hind ware/ Equivalent basic model (snow white color) Jaguar / Equivalent Basic model CP fittings in the toilets.



AMENITIES & UTILITIES



AC Gym



Multipurpose Hall



Power Back Up



Security Room



Kids play Area



Departmental Store



Servant/ Driver's Toilet



Landscaped Garden



Rainwater Harvesting



Lift

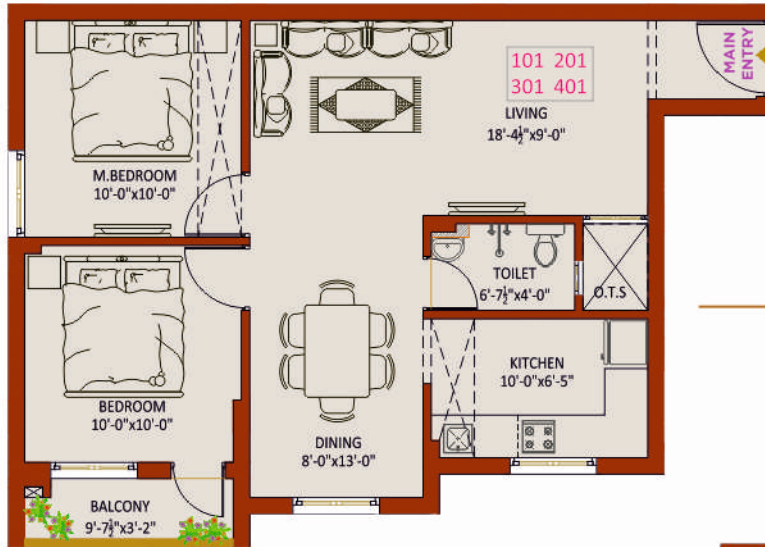


Covered Car Parking.

FIRST FLOOR PLAN

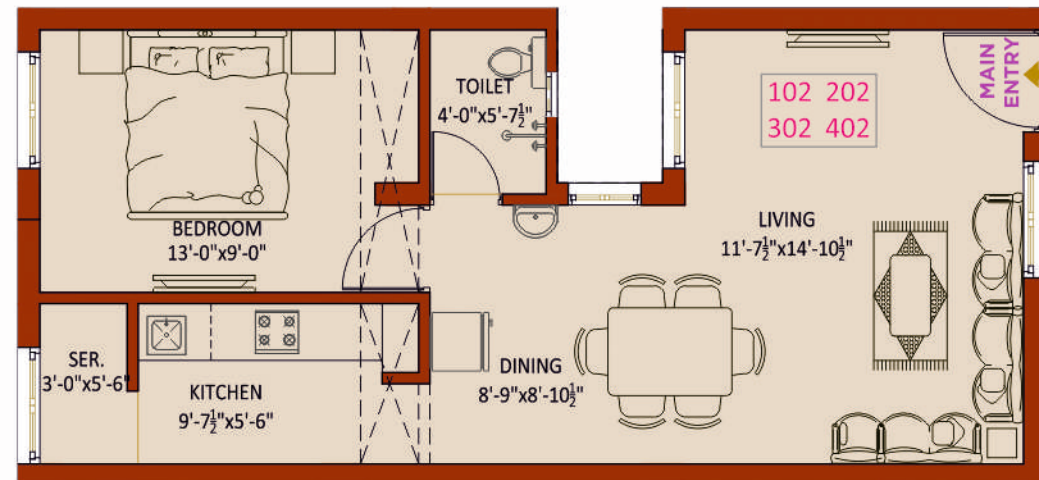


UNIT PLAN

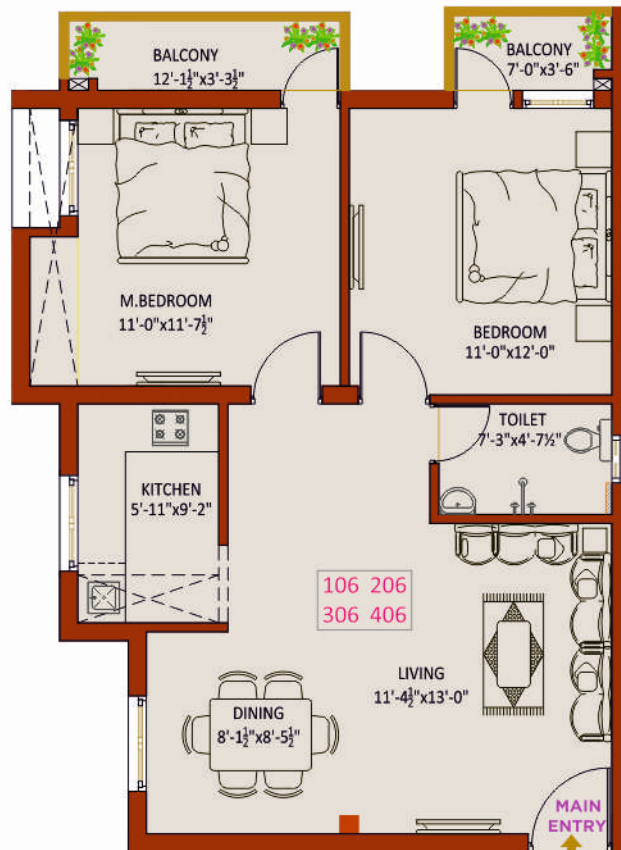


LAYOUT PLAN OF UNITS
101, 201, 301 & 401
TOWER-ICON

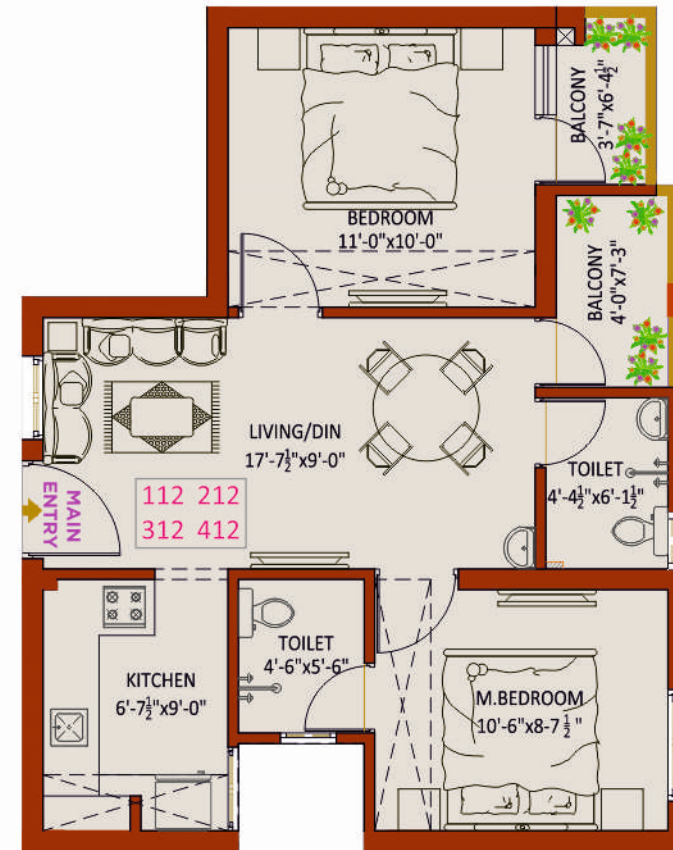
LAYOUT PLAN OF UNITS
102, 202, 302 & 402
TOWER-ICON



UNIT PLAN



LAYOUT PLAN OF UNITS
106,206,306 & 406
TOWER-ICON



LAYOUT PLAN OF UNITS
112,212,312 & 412
TOWER-ICON

LOCATION HIGHLIGHTS



Schools

JRK School – 3 KM
Sivanandha Rajaram CBSE School – 3 KM
Mahindra World School – 7 KM



Hotels

A2B Restaurant – 2.6 KM
Junior Kuppana – 1.5 KM



Colleges

SRM Medical College – 7 KM
SRM University – 7 KM



Hospitals

Sri Venkateswara Hospital – 1 KM
Chirstudas Hospital – 1 KM



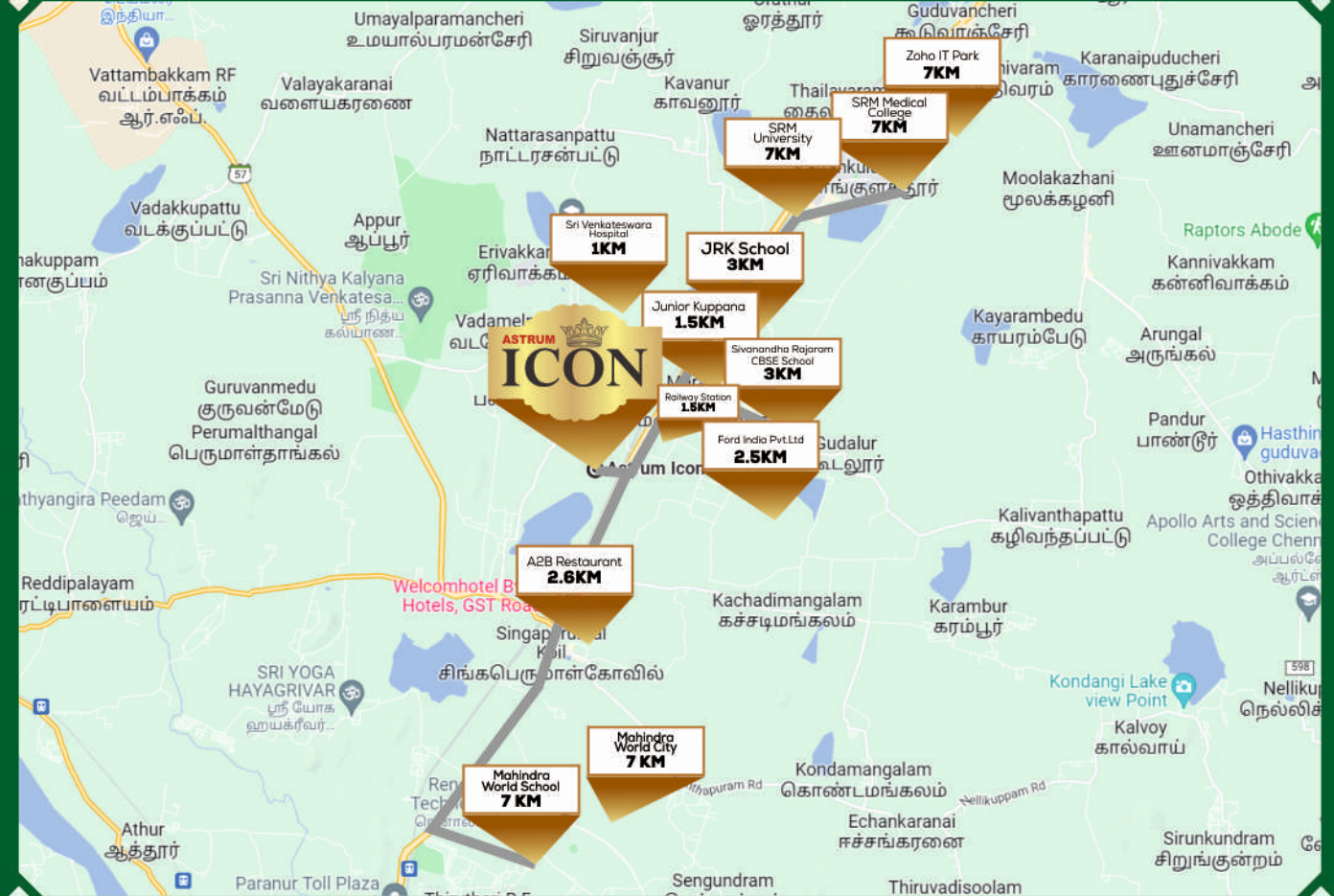
Transport Facility

GST Road Bus Stand – 1 KM
Railway Station – 1.5 KM



Companies

Mahindra World City – 7 KM
Zoho IT Park – 7 KM
Ford India – 2.5 KM



Marketed By



New No. 66, Old No. 44, Ground Floor, 3rd Main Road,
Near Ambika Appalam Depot, Kasturba Nagar,
Adyar, Chennai, Tamil Nadu - 600 020

web : www.astrumhomes.com

Developed by



91 74060 21021

Email id : sales@rcceconstruct.com