



MYSA

VILLAS
VETTUVANKENI

YOUR LAND, YOUR SWEDISH STYLED VILLA!

Introducing MYSA, the Luxury Villas with Swedish-styled Architecture, where we create comfortable & cozy living spaces that surpass expectations in a Swedish-style of Architecture. Nestled in Vettuvankeni, six luxury contemporary villas are a testament to thoughtful design, quality craftsmanship, and a prime address. Our stunning villas in East Coast Road, Chennai provide ample room for your family to grow with privacy, while the curated features and finishes ensure a blend of luxury and functionality.



Mysa

{mi-sa} . verb

To engage in an activity that
is comfortable & pleasurable,
especially at home; being
content and cozy.

- SWEDISH -



BUY MORE THAN A HOME, INVEST IN A COZY FUTURE!

Introducing a remarkable opportunity to invest in your future by purchasing a home that goes beyond bricks and mortar. Indulge in the lap of luxury at our secure and comfortable villa, where every detail has been designed to fulfill your future with serenity. Immerse yourself in the mesmerizing allure of coziness towards our blissful design by purchasing a cozy living to ensure your future.



YOUR DREAM VILLA, ALONG THE BEACH SEA-SHORE...

Discover your exquisite villa nestled along the serene shores of the sea, offering a tranquil coastal living experience. Capture the essence of the natural beauty by waking up to the soothing sound of waves with the breath-taking feel of breeze.

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EAST COAST ROAD

EAST COAST ROAD



BEACH

13 mins

4 mins

3 mins



STEP INTO OPULENCE, UNVEILING THE REALM OF LUXURY VILLAS...

These remarkable residences redefine the essence of upscale living, embodying sophistication, comfort, and exclusivity in every detail. From breathtaking architectural marvels to awe-inspiring features, luxury villas offer an unparalleled experience that transcends the ordinary. Step into a realm where every whim is met, every desire fulfilled, and where the art of fine living takes center stage.





EXPERIENCE GRANDEUR, DISCOVER THE UNMATCHED ASTOUNDING FEATURES



Gated
Community



Swedish
Architecture



Two Covered
Perpendicular Parking



24/7 Power
Back-up



No Shared
Walls



Private
Lift



Double Height
Master Bedroom



Multi-purpose
Attic Space



Italian Marble
Flooring



Smart Home
Automation



Paver Block
Outdoor Space



Rainwater
Harvesting



EV
Charging Point



Cross
Ventilation



Individual Sump
& Overhead Tank

and much more...





NO HASSLES, PARKING MADE SIMPLE!

Experience the freedom of quick and easy parking at our well-organized perpendicular parking facility by assured smooth parking from start to finish.

BREATHE IN BLISS, YOUR PRIVATE TERRACE

Step into a world of enchantment on your wonderful private terrace by discovering the joy of open-air living in a space that seamlessly blends comfort, beauty, and serenity.

A Symphony of Comfort



Elevate your Lifestyle



KIDS BED-SPACE



WORKING SPACE



Suspended Luxury, Double Height Master Suite with versatile Multi-purpose Attic space!

STORAGE SPACE



GYM SPACE





CREATING DESIRES WITH UNITY, BUILDING COMMUNITY

Joint communities of luxury villas redefine extravagant living through meticulously designed spaces and a sense of unity among residents. If you seek a lifestyle that seamlessly blends sophistication with a strong sense of community, our luxury villas are the pinnacle of your aspirations.





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TYPE - A VILLA



GROUND FLOOR PLAN

	AREA	UDS
VILLA - A1	2879 sq.ft	1612 sq.ft
VILLA - A2	2843 sq.ft	1592 sq.ft
VILLA - A3	2850 sq.ft	1596 sq.ft

FIRST
FLOOR PLAN



SECOND
FLOOR PLAN



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TYPE - B VILLA



GROUND FLOOR PLAN

	AREA	UDS
VILLA - B1	2879 sq.ft	1612 sq.ft
VILLA - B2	2843 sq.ft	1592 sq.ft
VILLA - B3	2850 sq.ft	1596 sq.ft

FIRST FLOOR PLAN



SECOND FLOOR PLAN



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SPLENDOR UNVEILED: A DETAILED VIEW OF DEFINING LUXURY IN EXQUISITE DETAIL

Step into a world where every detail tells a story of luxury and refinement. This detailed view encapsulates the essence of our philosophy - where lavish living seamlessly intertwines with the vibrant community spirit. Every glance reveals a new layer of luxury, a fresh facet of togetherness.



1. Foyer
2. Car Parking (2 Nos.)
3. Living Hall
4. Dining
5. Staircase
6. Kitchen
7. Bedroom 02
8. Bathroom
9. Family Lounge
10. Balcony
11. Double Height Master Bedroom
12. Walk-in Wardrobe
13. En-suite Bathroom
14. Multi-purpose Attic Space
15. Bedroom 03
16. En-suite Bathroom
17. Balcony
18. Bedroom 04
19. En-suite Bathroom
20. Provision for Lift
21. Private Terrace



SPECIFICATIONS



GENERAL SPECIFICATIONS

- RCC Framed structure
- Foundation - Designed for Ground+2 floors
- Best quality AAC blocks for exterior walls & interior walls
- Gypsum/cement plastering for inner and outer surfaces
- Zinc primer coat for the foundation structure to enhance its corrosion resistance.



JOINERIES

- **DOORS**
 - MAIN ENTRANCE - First quality Teak/Padauk wood frames either with PU or veneer-finished shutters with brass fittings and branded locks
 - OTHER DOORS - Gana/Equivalent frames with laminated flush shutters
 - BATHROOM DOORS - Waterproof flush/WPC doors with fittings
- **WINDOWS**
 - UPVC sliding and openable windows
- **VENTILATORS**
 - Aluminium/UPVC frame with glass louvers including exhaust fan provision



FLOORING

- Living and Dining will be provided with marble flooring
- One Master Bedroom will be provided with wooden-finished flooring
- Other Bedrooms and Attic space will be provided with premium quality vitrified tiles
- All bathrooms will be provided with anti-skid tiles
- Kitchen, Balconies, and other Service areas will be provided with ceramic tiles
- Parking area will be provided with parking grade vitrified tiles
- Internal Driveway will be provided with paver blocks



ELECTRICAL

- 3-Phase electricity supply with independent EB meter box
- Polycab/equivalent brand concealed wires
- Modular switches and sockets from Panasonic/ Norisys/ equivalent brand
- TV, USB, and LAN points in all bedrooms
- Two-way switches will be provided in all necessary areas including all bedrooms.
- Provision for copper pipeline of VRV and individual AC units will be provided.



SPECIFICATIONS



PLUMBING & SANITARY WARES

- **KITCHEN**
 - CP Fittings as per Architect's design adhering to I.S.
 - Pipeline provision provided for RO water purifier and dishwasher
 - Pipeline provision provided for two sink taps
- **BATHROOMS**
 - CP fittings as per Architect's design adhering to I.S.
 - Kohler/ Jaquar/ Roca/ Equivalent fittings will be provided
- **UTILITY & PARKING AREA**
 - Pipeline & waste provision for washing machine
 - Pipeline provision in Car parking



PAINTING

- **CEILING** - False ceiling for living and dining (Optional)
- **INTERNAL WALL** - Premium Emulsion paint with full coat of putty
- **EXTERNAL WALL** - Exterior Weather-proof emulsion paint



STAIRCASE

- **FLOORING** - Granite flooring will be provided in all treads, risers, and landing
- **HANDRAIL** - SS railing will be provided



SPECIAL AMENITIES

- Pest-control treatment
- Rainwater harvesting system
- Electrical vehicle charging point
- Full 24/7 DG power back-up for all villas
- Provision for private home lift per villa
- Circular sump of 6000L for each villa
- Bio-degradable septic tank
- Landscaping external common areas
- Water Treatment facility for each villa

NOTE: Any additions and alterations required from the above provisions shall be provided at extra cost.



LOCATION ADVANTAGES



NEARBY INSTITUTIONS

- Vael International School - 3 km
- Akshar Arbol International School - 1.8 km
- Pon Vidyashram, Injambakkam - 3.3 km
- KCG College of Technology - 7.5 km
- Hindustan University College - 18.4 km
- NIFT - 7.3 km
- Sathyabama University - 10 km



NEARBY CORPORATES

- Chennai One IT SEZ - 4.6 km
- World Trade Center Tech - 4.4 km
- Accenture - 7.9 km
- Bahwan IT Park - 3.3 km
- Tidel Park - 8 km
- Elcot IT Park - 13 km
- International Tech Park - 7.7 km



NEARBY HOSPITALS

- Apollo Multi-speciality Hospital - 5.3 km
- Sukan Hospital - 2 km
- Dr.Kamakshi Memorial Hospitals - 8 km
- Apollo Cradle & Children's Hospital - 6.6 km



NEARBY TRANSPORTATIONS

- Injambakkam Bus Depot - 2.4 km
- Taramani Railway Station - 8.3 km
- Chennai International Airport - 18 km
- Proposed Perungudi Metro Station - 5.8 km

OUR BANKING PARTNERS



IDBI



HDFC



IDFC



ICICI



PNB



LIC

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LOCATION MAP



A JOINT INITIATIVE OF



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