



ADAMA VILLAS

CONTEMPORARY & STYLISH

NEELANKARAI - ECR



Brownstone Foundations Pvt. Ltd

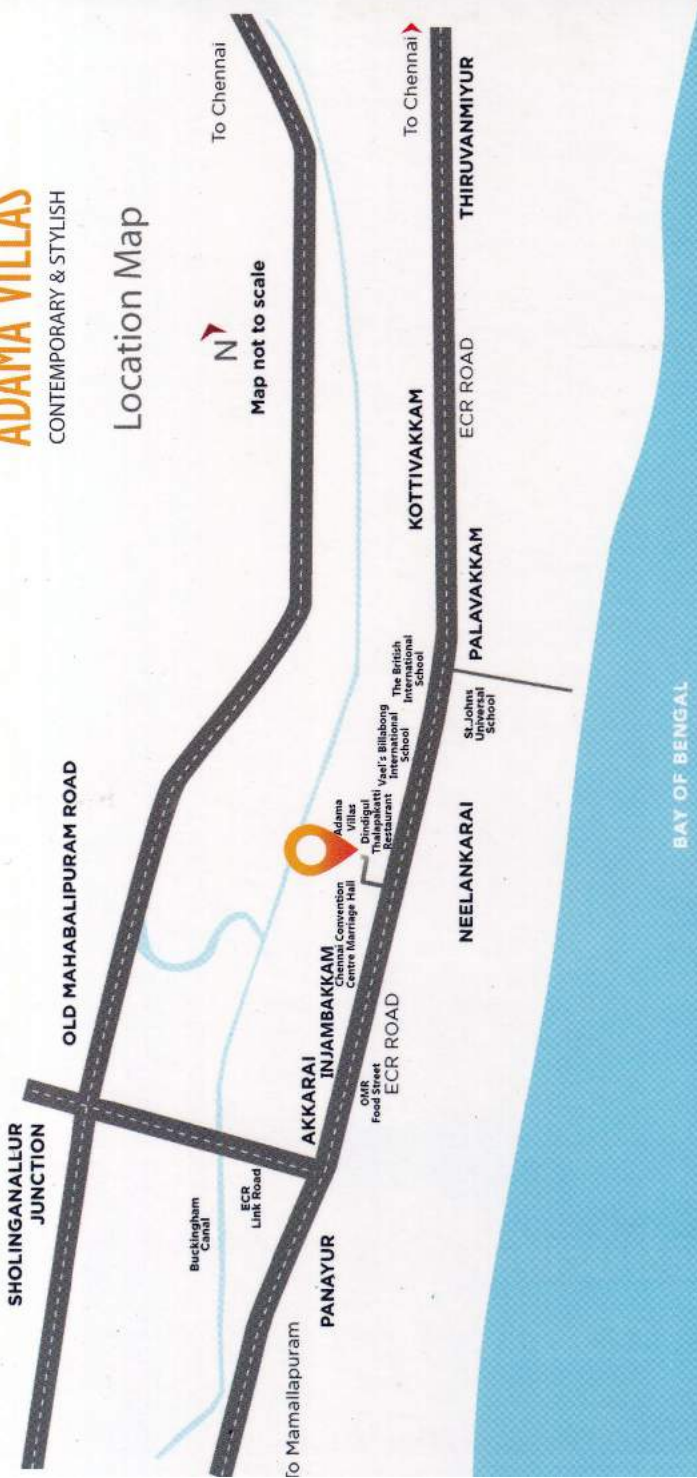


SOUTHINDIA[®]
PROPERTIES

Property Developers

ADAMA VILLAS
CONTEMPORARY & STYLISH

Location Map



DEVELOPED BY



No.11/114, Chella Mall Shop, 108, Sir Theyagaraya Road, Nagar, Chennai - 600 017.

PROMOTED BY



No.2, 1st Floor, Railway colony 1st street, Nelson Manickam Road, Aminjikarai, Chennai - 600 029.

Reach us on

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Phone: +91 9841634525

www.southindiaprops.com/

Site Address : Plot NO: 5, Govind Royal Enclave, Injambakkam, Chennai – 600 115

Disclaimer : All statements, renderings and illustrations are artistic representation only and may vary in actuals. All plans and specifications provided in the pamphlet and other promotional materials would be final and would be binding on all parties. The dimensions given in the plan are approximate only and there might be changes at site. The terms of duly executed sale and construction agreement shall

SPECIFICATIONS

- **Structure :** RCC Framed structure with Brick masonry and plastering of the walls. Pile foundation with framed structure with m20 grade concrete.
- **Flooring :** 2' x 2' Vitrified tiles of good quality will be provided for the rooms and living areas with necessary skirting, as per builder's choice. Good quality vitrified tiles for the Balconies & Service area and Anti-skid tiles for the toilets will be provided.
- **Kitchen :** Individual Kitchen, that can be designed as per Client's choice. Electrical sockets for appliances & refrigerator have been considered. Plumbing points for sink shall be provided in the Kitchen & Utility. Dado tiles for 2' will be provided above the counter height.
- **Staircase :** Staircases shall be finished with Granite stone to detail. Railing finished in SS will be provided.
- **Plumbing :** Luxury bathrooms finished with Stylish modern tiling and fittings and a wash counter. All closets, washbasins and fittings will be of good quality, as per builder's choice. A provision for geyser, exhaust fan shall be provided in all the toilets. Separate motors for Sump will be provided.
- **Windows & Ventilators :** Windows & Ventilators will be provided in UPVC with clear glass pane.
- **Doors :** All the door frames and Main door will be provided in teak wood. Other Internal doors will be flush doors on both sides and painted in white. SS finished door fittings will be provided for all the doors.
- **Electrical :** Three phase power supply with separate Distribution Boards and concealed wiring of ISI quality will be provided separately for all the villas. Good quality switches and sockets with ample lighting points, fans and power supply will be provided as per builder's choice. A provision for Split Air- Conditioner will be provided in all bedrooms.
- **Wall Treatment :** The internal walls will be finished with putty and plastic emulsion. The external walls will be finished with weather proof emulsion point. The ceilings will be finished with putty and emulsion.
- **External :** Compound walls in the outer periphery will be provided with gates.



AN ELEGANT AND STYLISH BLEND OF 6 CONTEMPORARY VILLAS



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The project's iconic form and luxuriously scaled homes qualify Adama Villas as a residence of global standards. Adama Villas is situated in Neelankarai, just 5 kms away from Thiruvanniyur within the city limits. Adama is a luxury row villa comprising 6 units, spread on an approximately 10,000 sq.ft. plot area. Each Villa at Adama Homes is 2400 sq.ft. in area and boasts 4 ensuite bedrooms with walk in closets and 2 spacious open living areas. The area offers a plethora of entertainment avenues, coupled with the unruffled atmosphere.

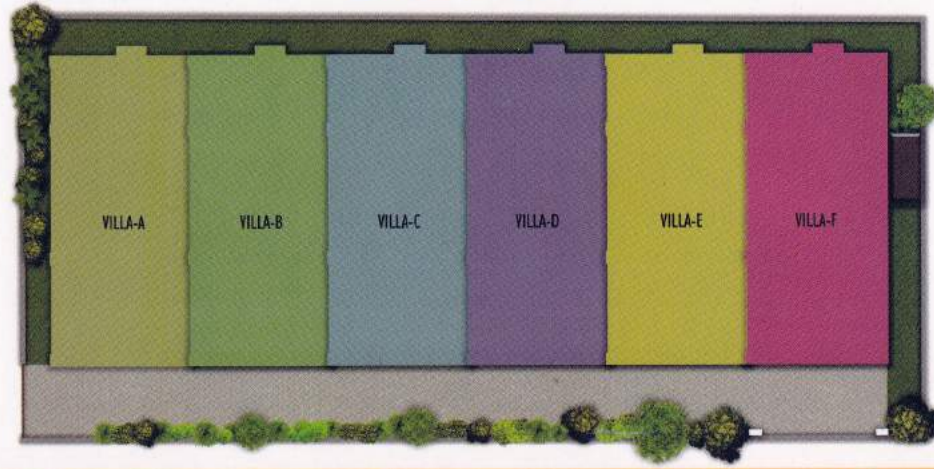
AN EXCLUSIVE RANGE OF 4- BEDROOM HOMES, EACH ABSOLUTELY UNIQUE IN DIMENSIONS & CHARACTER.

- ➔ Whatever you may choose to purchase, you may be assured that the constant at Adama Villas is an exemplification of impressive craftsmanship and attention to details applied throughout.
- ➔ On the Exterior, a well planned landscape area provides varying sized gardens with paved drive-way, private closed garages with ample parking space. One of the main attractions of this outstanding development is it's close proximity to the Sea. Take a few minutes walk from these new homes and you can enjoy spectacular views across the remarkable East Coast Road.
- ➔ Highly reputed schools & colleges are close by and a rich assortment of other amenities are within easy reach from Super markets, Hospitals, Cinema theatres to some of the best beaches.

- UDS – 1619 SQ.FT.
- BUILT – UP AREA – 2400 SQ.FT.
- WELL DEVELOPED AND PEACEFUL SURROUNDING

4 Ensuite Bedrooms | 2 Spacious Living areas | Covered car park | Terrace Garden | Security cabin in the Entrance | Paved Driveway | Individual sump, Borewell and Overhead Tank for each Unit.

SITE PLAN

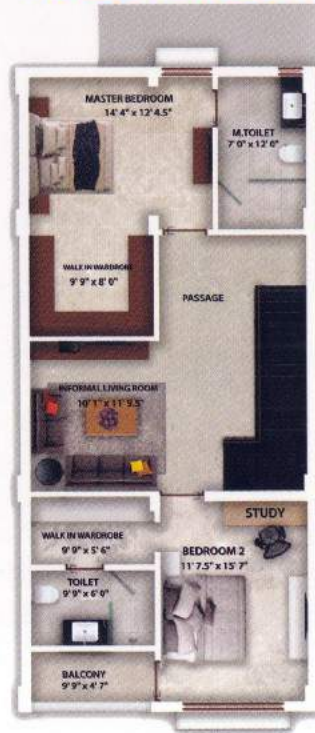


VILLA A - B - C - D - E - F

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR & TERRACE

THE HEIGHT OF FINE LIVING



Sholinganallur
6 kms

Adyar &
Besant nagar
7-8 kms

Muttukadu
12 kms

Thiruvanniyur
5 kms

Painavu
IT Park
7 kms

VGP
Universal
Kingdom
3 kms