

YOUR HOME.
YOUR SIGNATURE.
BOTH

UNIQUE!



 **S&P**
SIGNATURE
V I L L A S

Spacious family-sized villas near Tambaram

Your Signature. Your Pride.

Imagine waking up to flowers blooming and birds chirping, right outside your bedroom window. That's exactly how life would begin each day at S&P Signature Villas, surrounded by the tranquility of the verdant hills of Nedunkundram, near Tambaram.



Villa Type	Land Area	Saleable Area
2 BHK	646 sq.ft.	1182 sq.ft.
3 BHK Type A	1163 sq.ft.	1765 sq.ft.
3 BHK Type B	1163 sq.ft.	1630 sq.ft.
3 BHK Type C	1453 sq.ft.	2080 sq.ft.
3 BHK Type D	1453 sq.ft.	1986 sq.ft.
4 BHK	1453 sq.ft.	2134 sq.ft.

Giving Living A Theme

Variety is the spice of life. And life at S&P Signature Villas is a celebration of this fact. Which is why we have crafted a spectrum of 2, 3 and 4 BHK living spaces, with each lane within the campus sporting a differently designed set of villas. Well-designed street scape roads and ample street lighting to give a serene and pleasant environment.





The Joy of More Space

Just like your signature, the exclusivity of your living space goes a long way in emphasising the real you. S&P Signature Villas are uniquely crafted in ways that make the most of the space available. So your lifestyle truly becomes larger than life.

Surround Your Life With Serene Greens

One of the most striking and sought-after features of S&P Signature Villas is that every villa comes with its very own private gardens. Embrace the beauty of having views of separate gardens, be it from your living room, your dining room, or even your bedroom.

Recreation For The Entire Family



INDOOR GAMES ROOM



MULTIPURPOSE HALL



S&P Signature Villas are designed to provide owners with privacy, yet reap the benefits of being part of a community. The project houses a state-of-the-art Clubhouse - The Signature Club. Featuring a fully-equipped gym, multi-purpose hall, indoor games, mini-theatre, spa, and a plush lobby with a library and crèche, the Signature Club lets you get pumped up for the day or unwind after a long one. Also part of the campus is a commercial complex featuring a coffee shop, supermarket, unisex salon, pharmacy, laundromat and more.

As an added convenience, a shuttle service has also been provided.

FULLY EQUIPPED GYM



SPA & RELAXATION CENTRE



LOBBY WITH LIBRARY & CRÈCHE



MINI THEATRE



Project Specifications		
	Structure	RCC framed structure
	Joineries	
	Main Door	Teak wood frame and solid door with melamine polish
	Bedroom Door	Hard wood frame and flush doors with enamel paint
	Toilet / Utility Door	Hard wood frame and flush doors with enamel paint
	Windows	UPVC with clear glass (No grills)
	Other Doors	Dining to landscape area – UPVC sliding door (No grills) Bedroom to landscape area – UPVC sliding door (No grills)
	Flooring	
	Living / Dining / Bedrooms	600 X 600 mm vitrified tiles
	Balcony	Ceramic tiles
	Kitchen	Vitrified tiles
	Toilet Floor & Utility Area	Anti skid ceramic tiles
	Toilet Dado	Ceramic tiles upto 7' height
	Car Park	Grano finish
	Staircase	Black granite
	Wall Finishes	
	Internal	Acrylic emulsion for all rooms : Asian or equivalent
	External	Weather shield paint : Asian or equivalent
	Ceiling Finishes	
	All Rooms	Oil bound distemper : Asian or equivalent
	Kitchen	
	Kitchen Sink	S.S. sink with drain board
	Kitchen Platform	Granite finish
	Kitchen Dado	Ceramic tiles upto 2' height above granite platform
	Electricals	
	Internal Wiring	Anchor or equivalent
	Switches and Sockets	Anchor / Roma or equivalent
	MCBDB	Anchor / Panasonic or equivalent
	Provisions For	
	Air Conditioning	Provision for AC in living, dining and in all bedrooms
	Water Heaters	Provision for geyser in all bathrooms
	Exhaust Fans	Provision for exhaust fan in all bathrooms and kitchen
	Inverters	Provision for inverter connection
	Loft	Loft in kitchen only
	Plumbing	
	Sanitary / Waste Pipes	PVC pipes : Prince or equivalent
	Water Supply Pipes	UPVC / CPVC pipes : Astral or equivalent
	Sanitary Ware	Parryware or equivalent
	CP Fittings	Parryware or equivalent
	Handrails	
		Balcony – S.S handrail with glass Staircase and terrace - M.S finish
	Connectivity	
	TV & Telephone	Living rooms (ground & first) and all bedrooms
	Safety & Security	
	Main Door Lock	Godrej or equivalent with chain and eye piece
	General	
		Septic tank, bore well, internal landscape, rainwater sump

LOCATION MAP



LOCATION ADVANTAGES

- 5 minutes from GST Road and Perungalathur Bus & Railway Station
- 8 km from Tambaram Railway Station
- 15 km from Chennai International Airport
- Excellent connectivity to Mahindra World City, OMR and key SEZs
- Proximity to acclaimed educational institutions, renowned hospitals and major banks

FLOOR PLANS

S&P SIGNATURE VILLAS

Spacious family-sized villas near Tambaram

2 BHK VILLA



Ground Floor



First Floor



Terrace



S&P
SIGNATURE
VILLAS

VILLA TYPE
2 BHK

LAND AREA
646 SQ.FT.

SALEABLE AREA
1182 SQ.FT.



S&P SIGNATURE VILLAS

Spacious family-sized villas near Tambaram

3 BHK VILLA - Type A



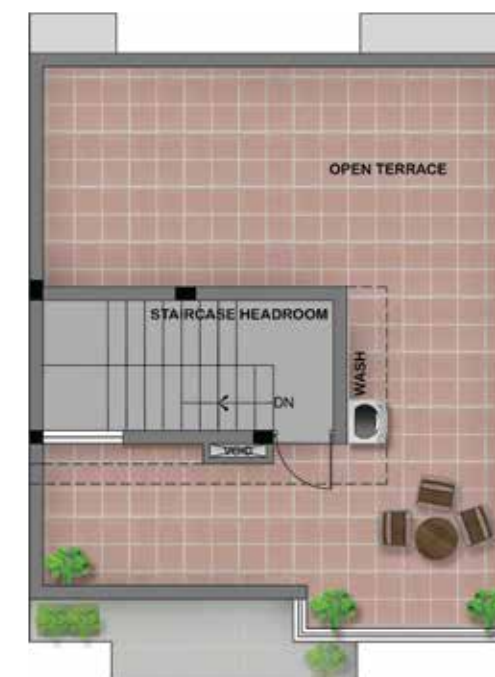
Ground Floor



First Floor



Terrace



S&P SIGNATURE VILLAS

VILLA TYPE - A
3 BHK

LAND AREA
1163 SQ.FT.

SALEABLE AREA
1765 SQ.FT.



S&P SIGNATURE VILLAS

Spacious family-sized villas near Tambaram

3 BHK VILLA - Type B



Ground Floor



First Floor



Terrace



S&P SIGNATURE VILLAS

VILLA TYPE - B 3 BHK
LAND AREA 1163 SQ.FT.
SALEABLE AREA 1630 SQ.FT.



S&P SIGNATURE VILLAS

Spacious family-sized villas near Tambaram

3 BHK VILLA - Type C



Ground Floor



First Floor



Terrace



S&P SIGNATURE VILLAS

VILLA TYPE - C
3 BHK

LAND AREA
1453 SQ.FT.

SALEABLE AREA
2080 SQ.FT.



S&P SIGNATURE VILLAS

Spacious family-sized villas near Tambaram

3 BHK VILLA - Type D



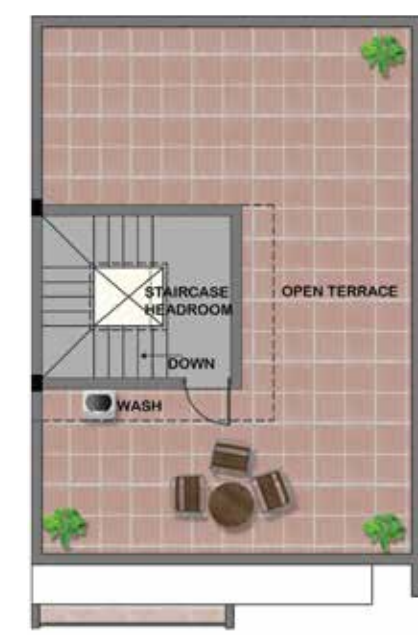
Ground Floor



First Floor



Terrace



S&P SIGNATURE VILLAS

VILLA TYPE - D
3 BHK

LAND AREA
1453 SQ.FT.

SALEABLE AREA
1986 SQ.FT.



S&P SIGNATURE VILLAS

Spacious family-sized villas near Tambaram

4 BHK VILLA



Ground Floor



First Floor



Terrace



S&P SIGNATURE VILLAS

VILLA TYPE
4 BHK

LAND AREA
1453 SQ.FT.

SALEABLE AREA
2134 SQ.FT.



S&P : Beyond Expectations

Founded in 2004, S&P Foundation Pvt. Ltd. focuses on the larger picture, creating living spaces in which life is a celebration, rather than just building apartments. It is with this vision that S&P has already developed and **delivered close to 1.5 million square feet** of residential space within just a decade.

Drawing from one of the largest **land banks of approximately 350 acres** in and around Chennai city valued at Rs. 2500 crores, S&P started its journey by implementing projects such as S&P Garden, S&P Residency and S&P Lakeview which were very successful and serve as testimonies to the company's commitment to innovation and quality. Soon after, S&P Foundation launched its then flagship project, an 80-acre township beginning with S&P Living Spaces (Phase 1) and is progressing with S&P Essense (Phase 2) which is under construction and will soon be launching S&P 24 Carat (Phase 3).

Today, S&P Foundation has over a **whopping 3.8 million square feet** of all-encompassing townships in the pipeline. S&P Fortune - a 0.25 million sq.ft. development of villa plots on the Oragadam Main Road and township projects in West Mogappair are also being developed. Thereafter, a stilt + 4, 1.5 million sq.ft. development of apartments is also in the pipeline in Nedunkundram near Tambaram, followed by a flagship project, an 18-storey, 1.1 million sq. ft. development coming up in Nolambur.

Every project S&P has developed so far has contributed to the company's progress and has exemplified its fervour to deliver outcomes beyond expectations; not because we have to, but because we want to.



AESTHETIC. EFFICIENT. EXTENSIVE.

S&P Foundation Private Limited

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