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PADMANABHA






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Comfortably nestled in karapakkam, the property is situated minutes away from the city's business districts and within close proximity to the social and entertainment hubs. With effortless connectivity through road and rail, you will be living in one of Chennai's most sought-after addresses. Much like the spirit of the land the atmosphere here is vibrant and fashionable.

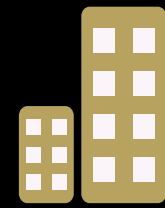




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PROJECTS HIGHLIGHTS



18 PREMIUM APARTMENTS



STILT + 5 FLOOR



2 & 3 BHK



100% VAASTU-COMPLIANT HOMES

A SELF-RELIANT COMMUNITY, THE PADMANABHA HAVE BEEN PLANNED COMPLETELY WITH YOU IN COGNIZATION USING FORWARD-THINKING DESIGN INTELLIGENT PRINCIPLES. POSITIONED ON YOU, YOUR REQUIRMENTS AND DESIRES AND CURATED BY THE SELF-SAME BEST DESIGNATION IN REAL ESTATE PLANNING, DESIGN AND CONSTRUCTION.





BUSINESS & WORK HUBS

- CAPGEMINI
- COGNIZANT
- TATA CONSULTANCY SERVICES
- TIDEL PARK
- ACCENTURE
- HEXAWARE TECHNOLOGIES
- MINDTREE
- PAYPAL
- TECH MAHINDRA
- AMAZON

HEALTHCARE

- APPOLO HOSPITAL
- RAINBOW CHILDREN'S HOSPITAL
- CHETTINAD HOSPITAL
- SWARAM HOSPITAL & SPECIALTY CLINIC
- PROMETHEUS MEDICA CLINIC

EDUCATIONAL INSTITUTIONS

- SATHYABAMA COLLEGE
- KCG COLLEGE OF TECHNOLOGY
- HINDUSTAN UNIVERSITY
- SRR ENGINEERING COLLEGE
- ST. JOSEPH'S COLLEGE
- THANGAVELU ENGG COLLEGE
- BABAJI VIDHYASHRAM (CBSE)
- RAMANA VIDYALAYA (CBSE)
- AKG PUBLIC SCHOOL

SHOPPING & RETAIL DESTINATIONS

- BSR MALL
- THE MARINA MALL
- VIVIRA MALL
- FABINDIA LIMITED
- PANTALOONS
- MAX

LOCAL LANDMARKS

- AKDR GOLF VILLAGE
- VENTURE PARK
- GRT
- VIVANTA CHENNAI
- KARAPAKKAM CORPORATION PARK

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STILT FLOOR PLAN



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FIRST FLOOR PLAN



- 1. 1A | 3BHK | 1621 SQ.FT
- 2. 1B | 3HK | 1517 SQ.FT
- 3. 1C | 2 BHK | 1653 SQ.FT

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SECOND FLOOR PLAN



- 1. 2A | 3BHK | 1621 SQ.FT
- 2. 2B | 3 BHK | 1517 SQ.FT
- 3. 3B | 2 BHK | 1653` SQ.FT

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THIRD FLOOR PLAN



- 1. 3A | 3BHK | 1621 SQ.FT
- 2. 3B | 3HK | 1106 SQ.FT
- 3. 3C | 2 BHK | 1074 SQ.FT
- 4. 3D | 2 BHK | 931 SQ.FT
- 5. 3E | 2 BHK | 1211 SQ.FT

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FOURTH FLOOR PLAN



- 1. 4A | 3BHK | 1621 SQ.FT
- 2. 4B | 2BHK | 1106 SQ.FT
- 3. 4C | 2BHK | 1074 SQ.FT
- 4. 4D | 2BHK | 931 SQ.FT
- 5. 3E | 2 BHK | 1211 SQ.FT

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FIFTH FLOOR PLAN



- 1. 5A | 3BHK | 1621 SQ.FT
- 2. 5B | 2HK | 1106 SQ.FT
- 3. 5C | 2 BHK | 1074 SQ.FT
- 4. 5D | 2 BHK | 931 SQ.FT

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3BHK-1A,2A,3A,4A,5A

1621 SQ.FT

1. MASTER BEDROOM - 14'10" X 12'9"
TOILET - 5'0" X 8'0"
2. BEDROOM(1) - 10'4" X 11'9"
TOILET - 8'6" X 4'0"
3. BEDROOM(2) - 10'4" X 13'0"
TOILET - 7'0" X 4'0"
4. KITCHEN - 9'6" X 11'0"
5. LIVING AREA - 15'3" X 10'7"
6. POOJA UNIT - 4'6" X 6'0"
7. DINNING - 9'6" X 14'1"
8. BALCONY - 5'0" X 9'9"
9. BALCONY - 5'0" X 9'0"



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3BHK-1B,2B 1571 SQ.FT

1. MASTER BEDROOM - 10'9" X 14'0"
TOILET - 8'0" X 4'3"
2. BEDROOM(1) - 10'0" X 13'0"
TOILET - 8'0" X 4'3"
3. BEDROOM(2) - 10'06" X 13'0"
4. KITCHEN - 10'0" X 10'3"
5. LIVING AREA /
DINNING - 10'0" X 23'4"
6. BALCONY - 9'7" X 5'0"
7. BALCONY - 11'0" X 5'0"
8. UTILITY - 06'0" X 5'3"



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3BHK 1C,2C 1653 SQ.FT

1. MASTER BEDROOM - 15'0" X 12'9"
- TOILET - 5'0" X 8'0"
2. BEDROOM(1) - 10'0" X 13'0"
- TOILET - 8'0" X 4'0"
3. BEDROOM(2) - 10'1" X 13'0"
- TOILET - 6'7" X 4'0"
4. KITCHEN - 10'0" X 10'0"
5. LIVING AREA - 15'4" X 10'7"
6. POOJA UNIT - 5'0" X 6'0"
7. DINNING - 10'0" X 9'4"
8. BALCONY - 9'0" X 5'0"
9. BALCONY - 5'0" X 9'9"



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2 BHK-3B,4B,5B 1106 SQ.FT

1. BEDROOM(1) - 10'0" X 13'0"
- TOILET - 7'1" X 4'3"
2. BEDROOM(2) - 10'6" X 13'0"
- TOILET - 4'6" X 9'0"
3. KITCHEN - 8'6" X 10'3"
4. LIVING AREA /
DINNING - 10'0" X 18'4"
5. UTILITY - 6'0" X 5'3"
6. BALCONY - 9'7" X 5'0"



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2 BHK 3C,4C,5C
 1074 SQ.FT

1. BEDROOM(1) - 11'0" X 14'0"
TOILET - 6'7" X 4'3"
2. BEDROOM(2) - 10'6" X 14'0"
TOILET - 6'7" X 4'7"
3. KITCHEN - 8'6" X 10'3"
4. LIVING AREA /
DINNING- 10'0" X 18'4"
5. UTILITY - 6'0" X 5'3"
6. BALCONY - 9'7" X 5'0"



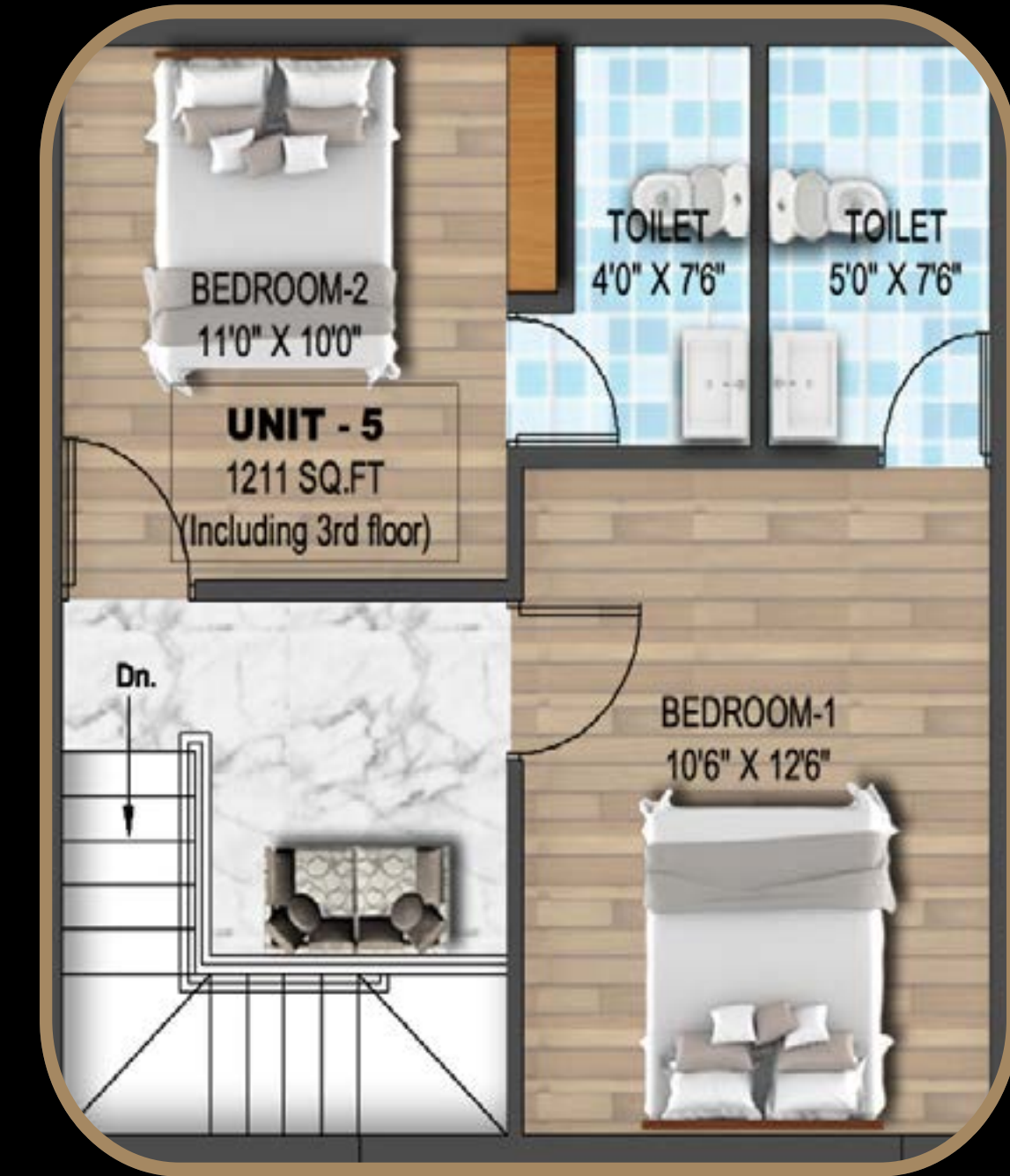
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2 BHK 3D,4D,5D 931 SQ.FT

1. BEDROOM(1) - 10'0" X 11'3"
TOILET - 6'7" X 4'9"
2. BEDROOM(2) - 10'0" X 12'9"
TOILET - 8'0" X 4'0"
3. KITCHEN - 10'0" X 8'3"
4. LIVING AREA /
DINNING- 10'0" X 17'6"
5. UTILITY - 9'7" X 3'0"



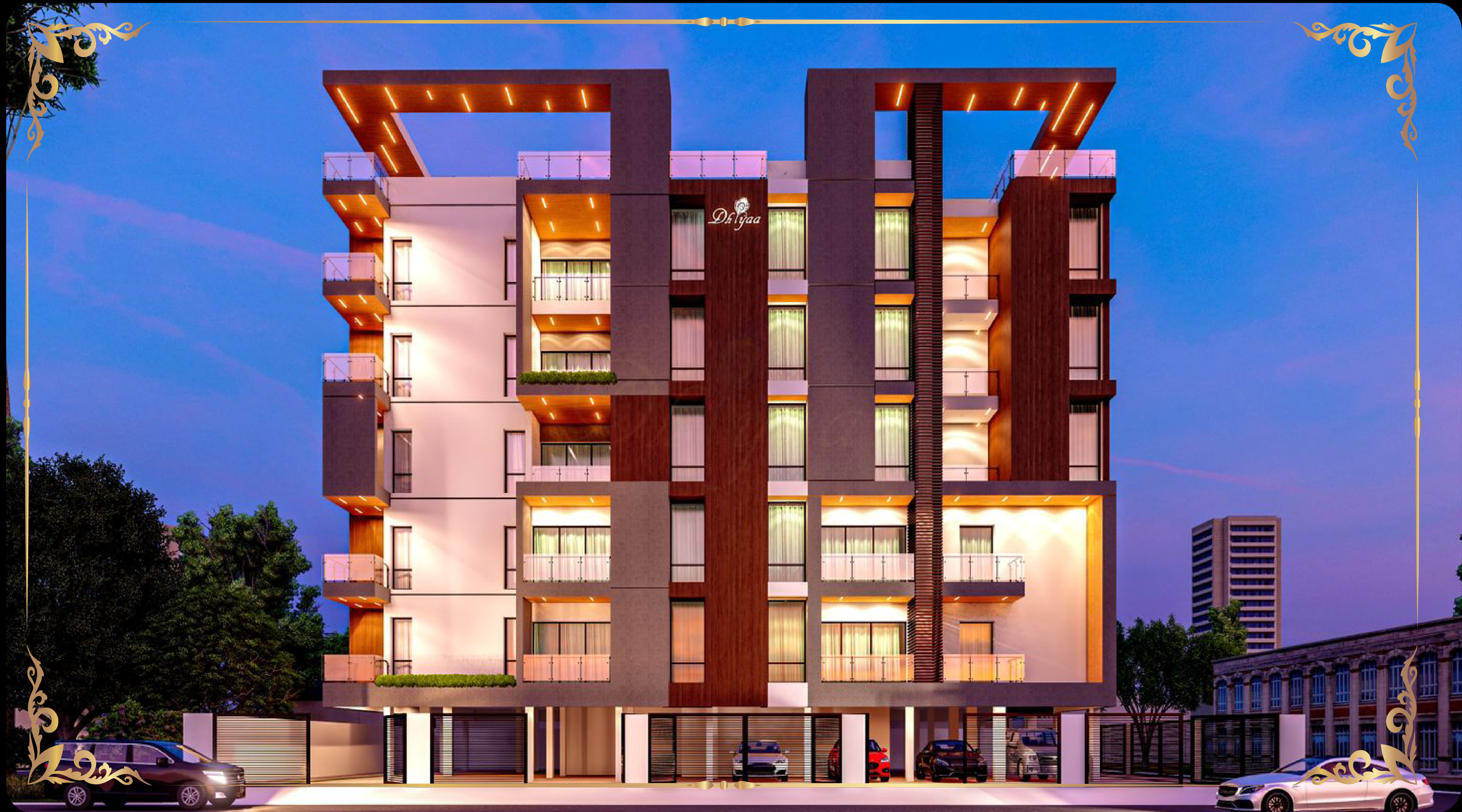
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2 BHK 3E 1211 SQ.FT

1. BEDROOM(1) - 10'6" X 12'6"
- TOILET - 5'0" X 7'6"
2. BEDROOM(2) - 11'0" X 10'0"
- TOILET - 4'0" X 7'6"
3. KITCHEN - 10'0" X 8'3"
4. LIVING AREA - 10'6" X 12'0"
5. DINNING- 10'0" X 12'4"
6. TOILET - 6'7" X 4'3"



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AMENITIES

- HOME AUTOMATION • R.O WATER TREATMENT PLANT
- MULTI PURPOSE HALL / MINI THEATRE • HIGH HYDRO PRESSURE PUMP
- GYM • INTEGRATED DTH FACILITY
- ROOF GARDEN • VIDEO DOOR PHONES
- LANDSCAPE WALK (WELL LIT) TERRACE • SHOWER PANEL IN MASTER BEDROOM
- PERGOLA SITTING • LIFT LOBBY & WAITING LOUNGE
- ACCESS CONTROLLED ENTRY • AUTOMATIC PASSENGER LIFT
- SECURITY INTERCOM • FIRE FIGHT EQUIPMENTS
- COMPLETE POWER BACKUP • DIGITAL MAIN DOOR LOCK
- SCULPTURE IN ROOF GARDEN •



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SPECIFICATION

Structure/Walls – Seismic Zone III compliant RCC framed structure with walls made of aerocon blocks.

Wall Finishing – Cement-plastered internal walls with 1 coat of putty and 2 coats of emulsion paint.

Flooring – 4’0 X 2’0” vitrified tiles with 4” high skirting in living and 2’0” X 2’0” vitrified tiles in other areas. Anti-skid ceramic tiles in balconies, bathroom & Utility area.

Kitchen – Counter-top granite platform with a stainless steel sink & 2’6” wall tiling.

Toilets – Designer glazed ceramic wall tiles up to ceiling level.

Main Door – Teakwood-framed door with paint finish and teak skin panel shutter with digital door lock of Yale/equivalent, tower bolts, door viewer, door stopper.

Bed Room – Country wood frames with paint finish and shutters with laminated finish, door lock Yale/equivalent, tower bolts, door viewer, door stopper.

Windows – Modular UPVC panel plain glass and MS grills on the inner side. Modular UPVC French panel plain glass in balconies.

Sanitaryware – CP fittings & sanitary wares from Jaquar or Kohler or equivalent.

Switches & Sockets: Modular switches & modular sockets of Anchor Roma/equivalent.

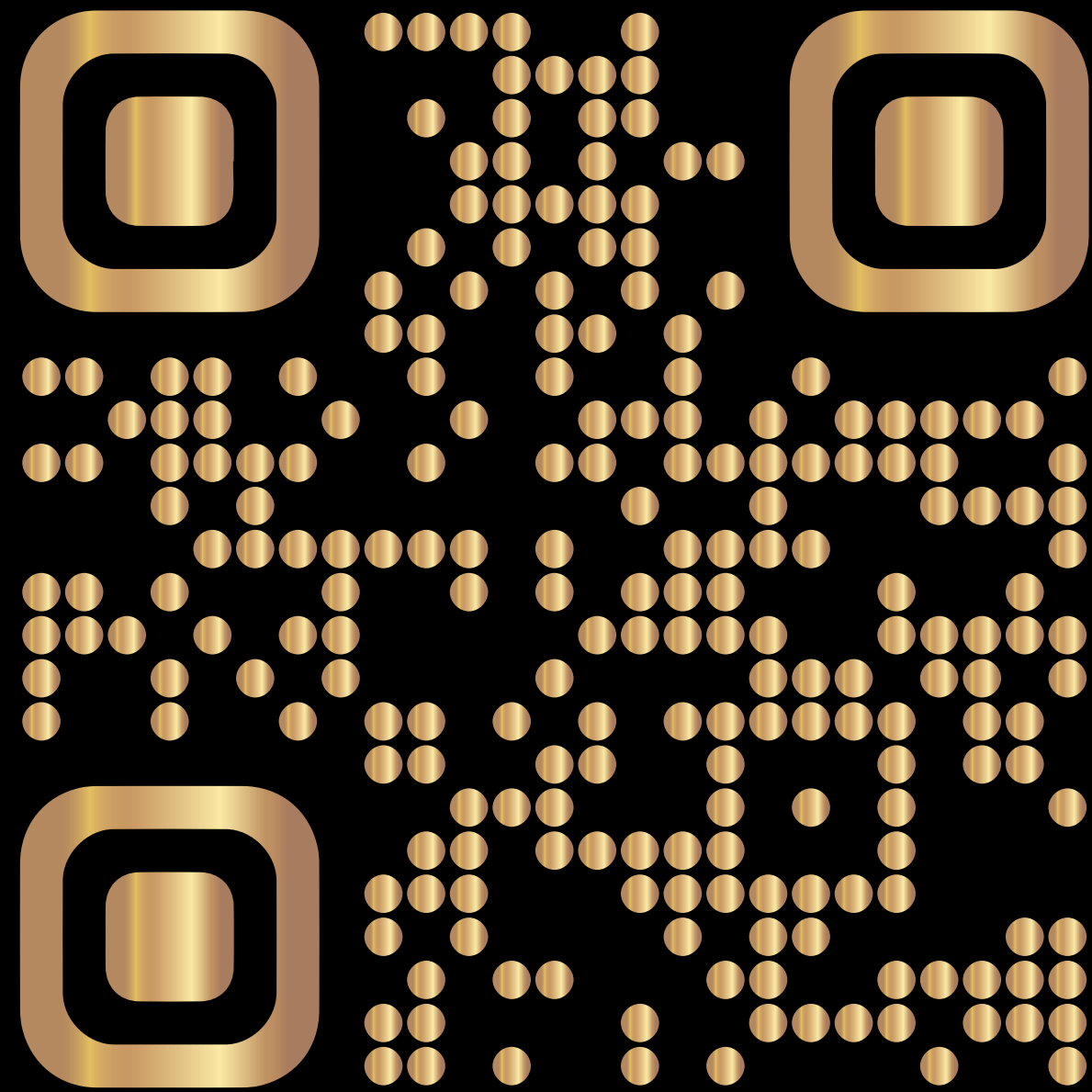
Lifts – Fully-automatic elevators with 100% Genset power backup.

Lobby & Staircase – Granite/full body vitrified flooring with MS railing.

Security – CCTV surveillance across the community. Security intercom facility.

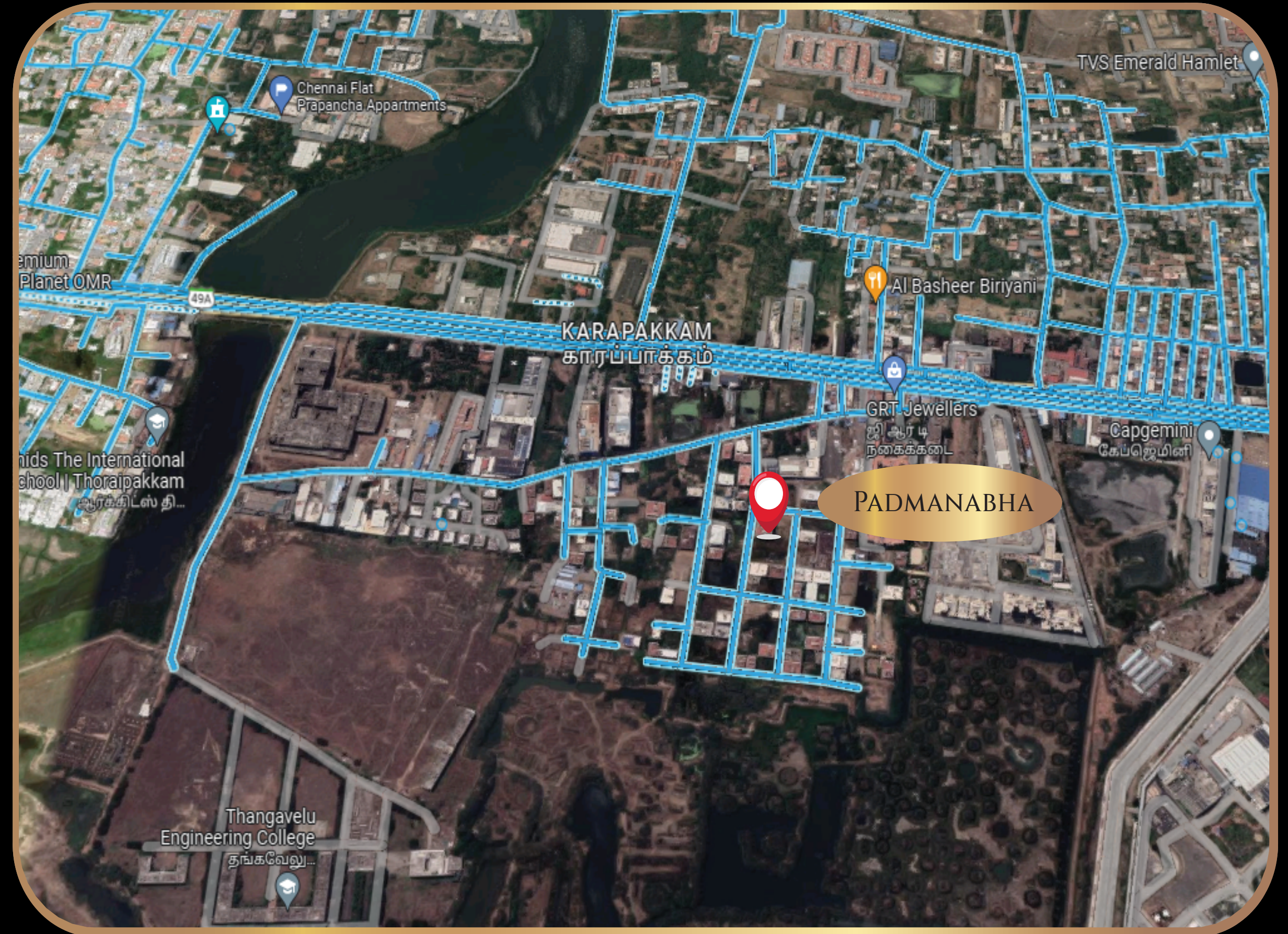
Others – Adequate well lit landscaping will be provided as per architect’s design. Compound wall on all sides of the property as per architect’s design. Sewage treatment plant

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PROJECT DETAILS



SCAN FOR MORE INFO

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LOCATION





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Plot no 53 & 54 , River view residency 4th street ,
Karapakkam Chennai