

L U X U R Y i n F O C U S



**VENUS**  
**SIGNATURE**  
KILPAUK • KELLYS



# **New Venus Builders & Developers Pvt. Ltd.**

New Venus Builders and Developers Pvt. Ltd., was established in the year 2011 formerly known as Venus constructions since 1990, in the interest of executing all construction related activities including Commercial complexes, Residential complexes, Flat promotions, etc.,

Our expert qualified team in design and engineering continuously strives to deliver the finest quality with the updated latest technology both in execution and products in the field of construction.

Over the years the firm has created enormous trust and credibility in the minds of our clients with regards to quality of construction and time bound execution of contracts.



Venus Signature is a golden feather in the crown of venus, located in the heart of the city with all amenities in the access of less than 500m including kellys metro station, hospitals, CBSE schools, upcoming malls and chennai's most favourite shopping hub.

A meticulous fusion of classical design with modern luxury living, stilt plus five floors, each floor having 2nos. 3BHK luxury flats measuring 1518 sft. and 1600 sft.





**VENUS**  
**SIGNATURE**  
KILPAUK • KELLYS





# Specifications

## I. General

1. Classical Luxury Elevation
2. Vaasthu compliant plans
3. V3F LIFT
4. Designer Parking Tiles
5. Back-up Generator for Common areas
6. Invertor back-up for all flats
7. Landscape area

## II. Flooring

1. Italian Marble Flooring for all rooms
2. Wooden Tile Flooring for Kitchen
3. Designer Tiles for toilet walls – full height
4. Granite For kitchen Counter-Top
5. Granite Flooring for Staircase Area with S.S.Handrail

## III. Carpentry

1. Teak Wood Main door Frames with double side Teak Doors  
(1 solid panel door and 1 grill teak door for safety)
2. Teak wood Frames for all Room doors
3. Granite Frames for all Toilet doors.
4. Solid Plywood Door with Laminate Finish for all Other Rooms.
5. Waterproof Doors for Toilets
6. UPVC windows

## IV. Electrical

1. Finolex or equivalent wires
2. AC point in all rooms including Living and Dining.
3. Modular Switches with Metal box. (Anchor/ legrand or equivalent)
4. ELCB board for each Flat
5. CCTV surveillance system in common areas.

## V. Painting

1. Asian brand or equivalent Premium emulsion paint with birla putty for entire Interior
2. Apex Ultima or equivalent Paint for exterior with texture finish.
3. MRF Matt Melamine finish for Entrance door.
4. Enamel for all grills and steel items.

## VI. Plumbing

1. Kohler or equivalent ceramic and CP fittings
2. Divertor and Rain ceiling shower in all toilets.
3. Carysil or equivalent Sink with metro water and borewell mixer.
4. Pressure booster pump for each flat



GROUND FLOOR PLAN



**VENUS**  
SIGNATURE  
KILPAUK • KELLYS

STILT + 5 FLOORS  
10 LUXURIOUS 3 BHK FLATS  
1518 Sft to 1600 Sft



TYPICAL FLOOR PLAN



Site Address:  
**VENUS SIGNATURE**  
No 1, Kuttippappan 1st street,  
Kilpauk, Kellys,  
Chennai - 600 010



**Aara Properties:** No.72, MNJ Centre, Moore Street, 2<sup>nd</sup> Floor, Parrys, Chennai - 600 001

✉ [sales@aaraproperties.com](mailto:sales@aaraproperties.com) 🌐 [www.aaraproperties.com](http://www.aaraproperties.com)