

MAHAM

54th STREET, ASHOK NAGAR



Kaaviya
PROPERTIES (P) LTD.



UNLOCK YOUR DREAM HOME

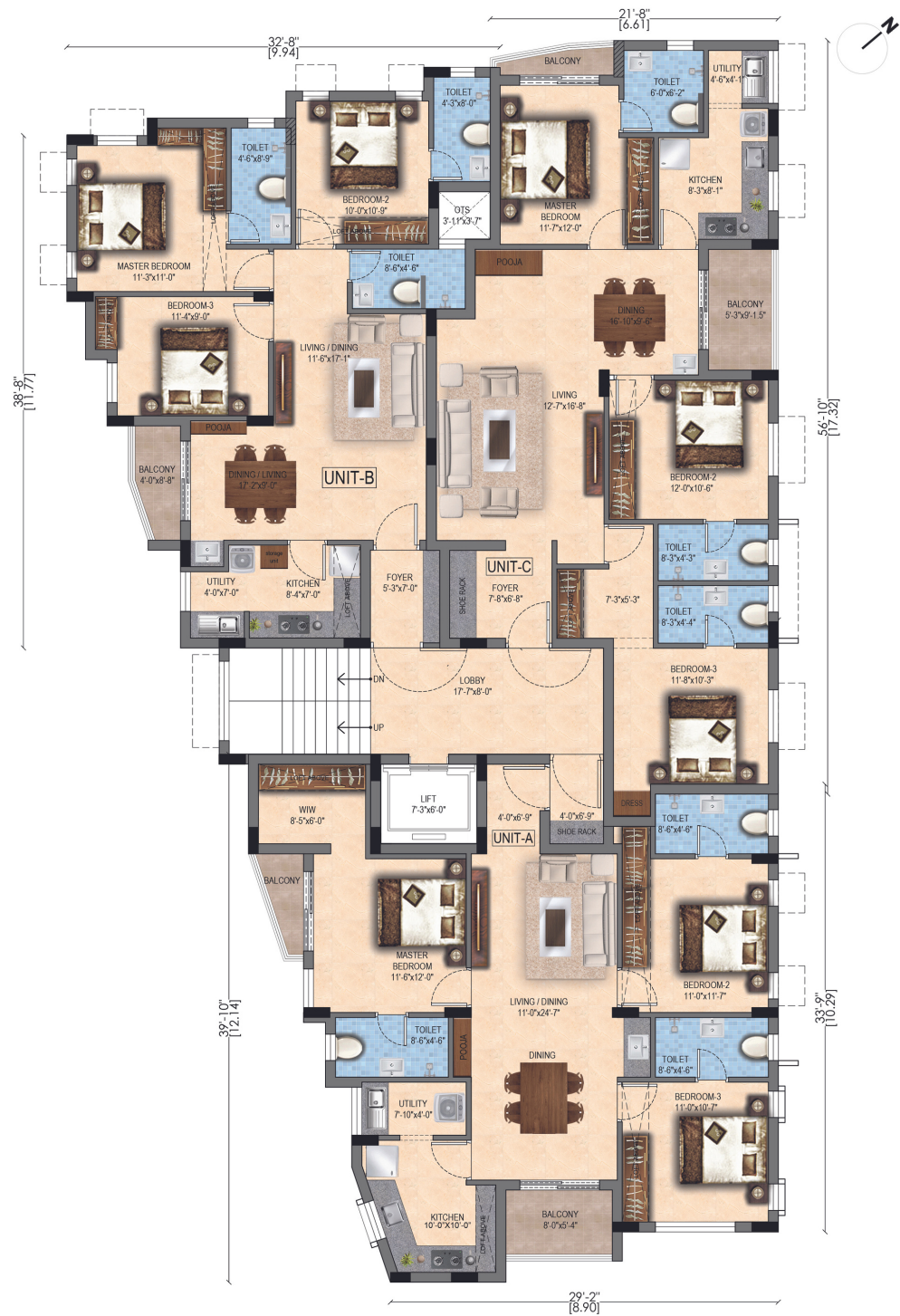
15 Premium Residential Apartments on
54th St , Ashok Nagar, Chennai



FLOOR PLAN

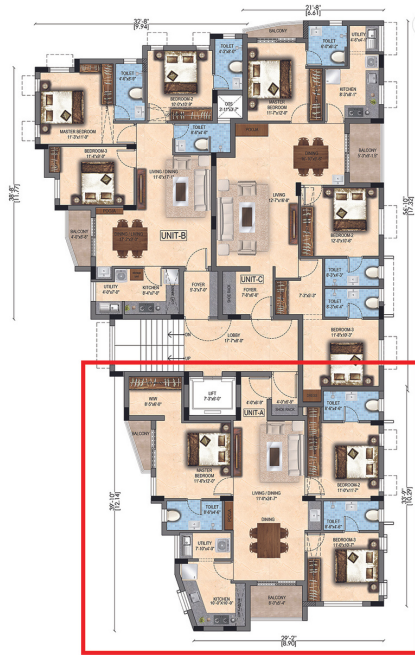
TYPICAL

MAHAM is a five story building that encompasses 15 three bedroom Premium and Compact Apartments located in 54th Street, Ashok Nagar, Chennai. Built with Premium specifications, these homes are Vaasthu Compliant and are carefully curated to suit modern living. Each of these 3BHK Apartments feature three bedrooms with attached bathrooms, separate Kitchen, Living area, Dining room and a Balcony that brings in ample light and Ventilation.



UNIT PLAN

3rd floor 3A 3bhk 1496Sq.ft



KEYPLAN



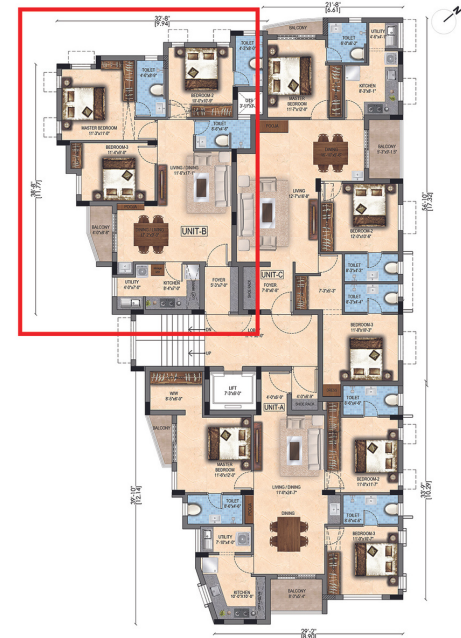
UNIT-3A
AREA- 1495 SQFT(approx.)

UNIT PLAN

1st floor	1B	3bhk	1196Sq.ft
2nd floor	2B	3bhk	1196Sq.ft
3rd floor	3B	3bhk	1196Sq.ft
4th floor	4B	3bhk	1196Sq.ft



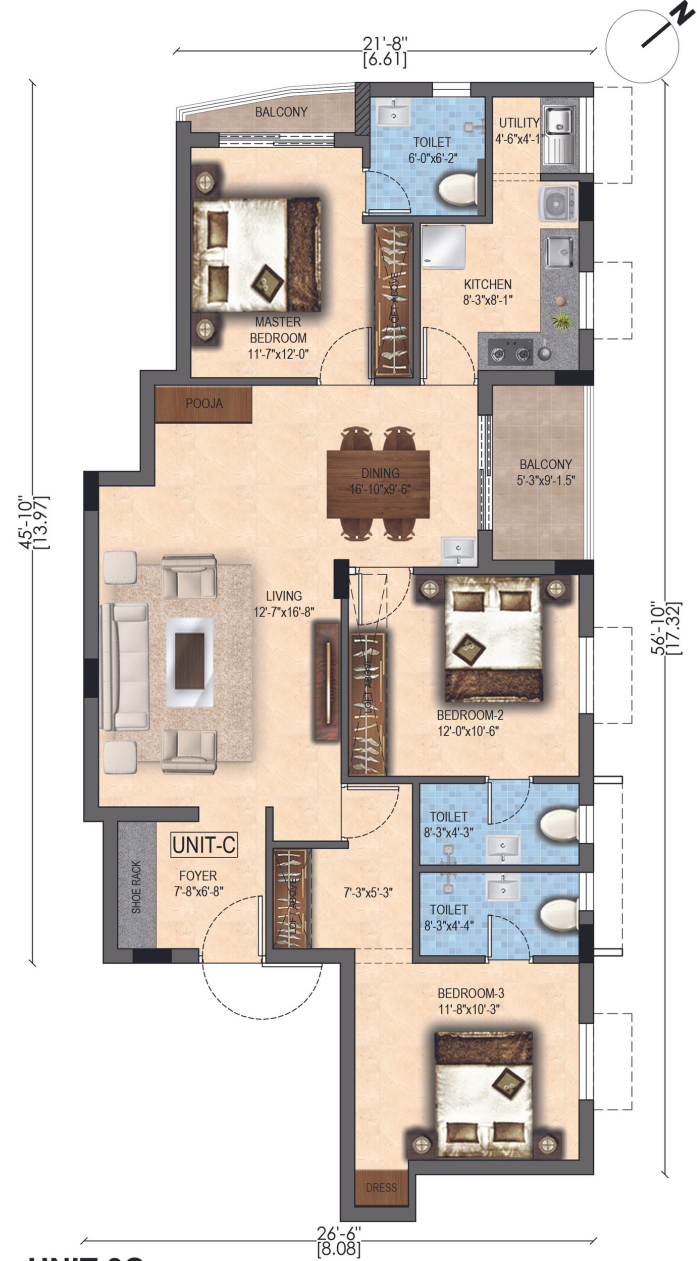
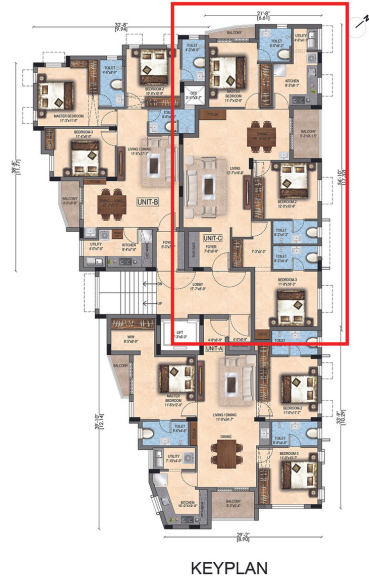
UNIT-B
 (1B,2B,3B&4B)
 AREA- 1196 SQFT(approx.)



KEYPLAN

UNIT PLAN

3rd floor 3C 3bkh 1470Sq.ft



UNIT-3C
AREA- 1495 SQFT(approx.)

PROJECT SPECIFICATIONS

FLOORING

Living /Dining Vitrified tiles(2'x2')

Bedrooms Vitrified tiles (2'x2')

Toilet Designer Ceramic Tiles upto Lintel level

Sit-out Vitrified Tiles (2'x2')

Kitchen Vitrified Tiles (2'x2')

ELEVATOR

Johnson/Emperor 6 passesger Elevator

POWER BACKUP

1 light, 1 fan and plug point in all rooms

SANITARY FITTINGS

Taps and Shower heads Single lever diverter tap with overhead shower of Jaguar/ Equivalent range.

Wash basin(all bedrooms) Plain colored basins

EWC Flushing tank 'Jaguar". One health faucet in each toilet.

Toilets-Exhaust Fan provision will be given

DOORS

Main Door-Doors-Walnut color wood with frame and Architrave ,42mm thk shutter

Other Doors- Doors-Walnut color wood with frame and Architrave,36mm thck shutter.

French Doors- UPVC with 6mm Toughened Glass.

Lock system Provided with Dorset/Equivalent cylindrical Locks

Hinges/Tower bolts for all doors SS

KITCHEN COUNTER

Granite slab with Franklin/Equivalent sink(single bowl with drainboard)

2' kitchen wall dado above counter

WINDOWS

Frames UPVC white color- sliding/Openable

Glass 5mm Toughened glass from Saint Gobain

Locking system Multi Point Espag Patio

Hardwares SS 304

PAINT

All walls 1 coat Primer and 2 coats of Emulsion Paint

Ceiling Entire Apartment ceiling paint with emulsion paint

TELEPHONE POINTS

In Living room and all bedrooms

TELEVISION POINTS

In Living room and all bedrooms

SPLIT AIR CONDITIONER(Electrical and Masonry)

Provision in all bedrooms and Living room

ELECTRICAL WIRING

Supply Concealed wiring for 3 Phase. Orbit or Equivalent

Switches LEGRAND

GENERAL

Anti-Termite Treatment

Lobby Flooring Granite slabs 18mm

Staircase Granite

Car Park Eurocon/Equivalent exterior tiles

SUMP of adequate capacity- 12,000 litres

Security System Access Control with Video door phone

Automatic Phase change over

CCTV cabling

CAT 6 cabling

Landscape in site

Generator Power for Common Area

1 Car Park slot for each unit

KAAVIYA PROPERTIES



Kaaviya Properties, a Company with about 20 years of experience and which has to its credits over a million sq.ft of Real Estate, Construction and Development projects, ranging from large Residential to Commercial establishments. Kaaviya Properties aims at providing Premium Housing Solutions for mid-sized Apartments in Prime locations in the city and suburbs.

COMPETENT CONSULTANTS

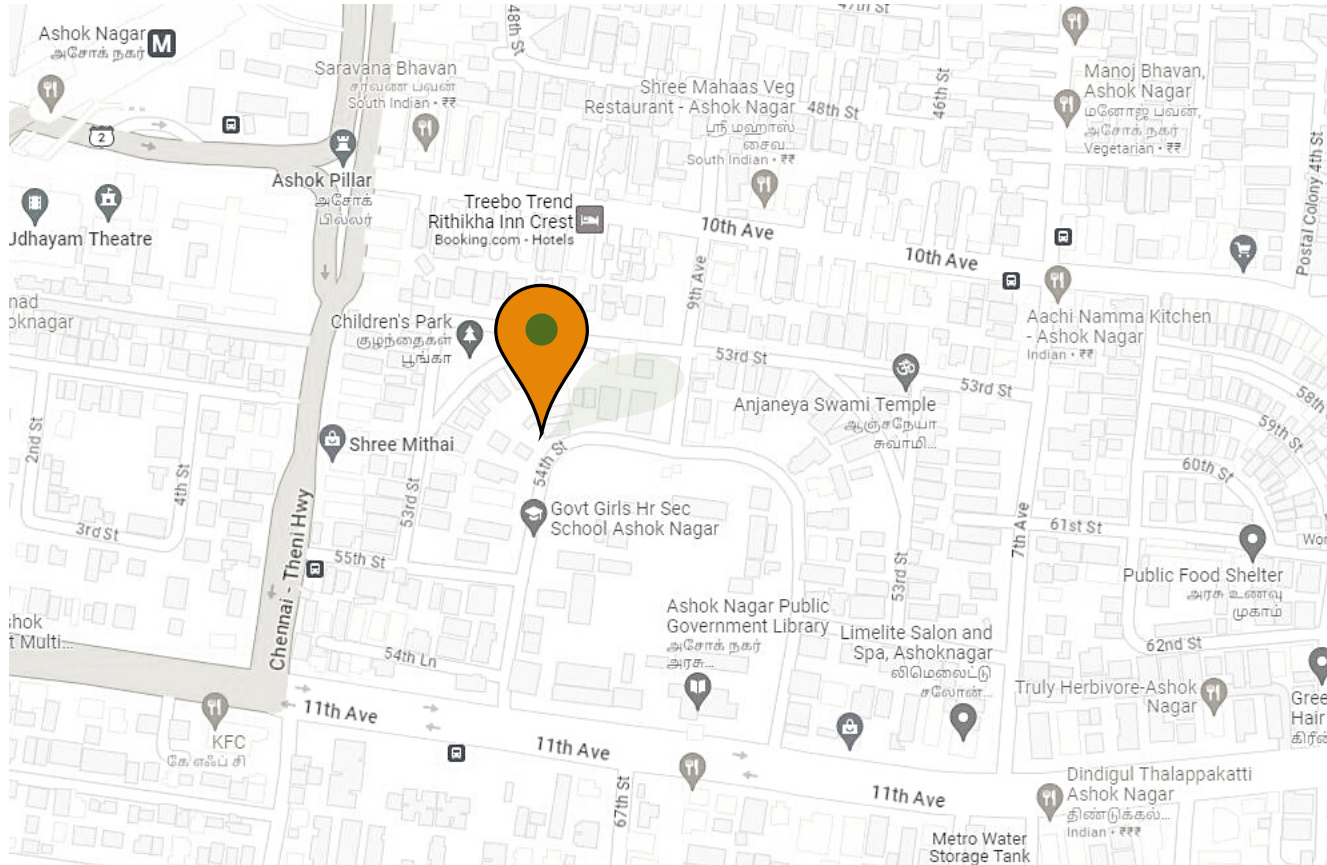
Associate Architect - Auta Designs
Structural Consultant- AP Engineers
Project Management- KPPL+

Site Address
54th street,
Ashok Nagar, Chennai

For more information
Call 9940 457 457 or email at
admin@kaaviyaproperties.com



Kaaviya
PROPERTIES (P) LTD.



LOCATION MAP

Registered Office

Casa Blanca II,
1b, No.16, Fredrick Avenue,
Thirumoorthy Nagar,
Nungambakkam,
Chennai-600 034

Site Address

MAHAM
54th street,
Ashok Nagar, Chennai

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