



# CHIRON VILLA

Shera's Flower Field,  
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# Welcome to ARIMA

CHIRON VILLA is a ARIMA's limited edition of the ultra-high-end residential project located on the east coast of Chennai. CHIRON gated community comprising of 15 exclusive villas. It has 4 levels of living space including 5 bedrooms with 5 en-suite bathrooms, a powder room in the master bedroom, wet and dry kitchens with a breakfast counter, enclosed with fully secured gates, intercom, covered parking, individual swimming pool, individual gym, individual steam, individual sump, OHT, bore well and septic tank. With your home lift, access is easy at just your fingertips., a roof terrace with the sky to sea view balcony. The open-plan layout maximizes space, light, and ventilation. Good use of glass captures the views of the natural and the surrounding greenery. Every villa has a column with less structure, which gives its occupants an option of developing a living space of their own choice. The building is 'ready for fit-outs' and salutes the concept of Definitive Living.

It's located on East coast road, close to the PVR Heritage RSL , ECR , Chennai.

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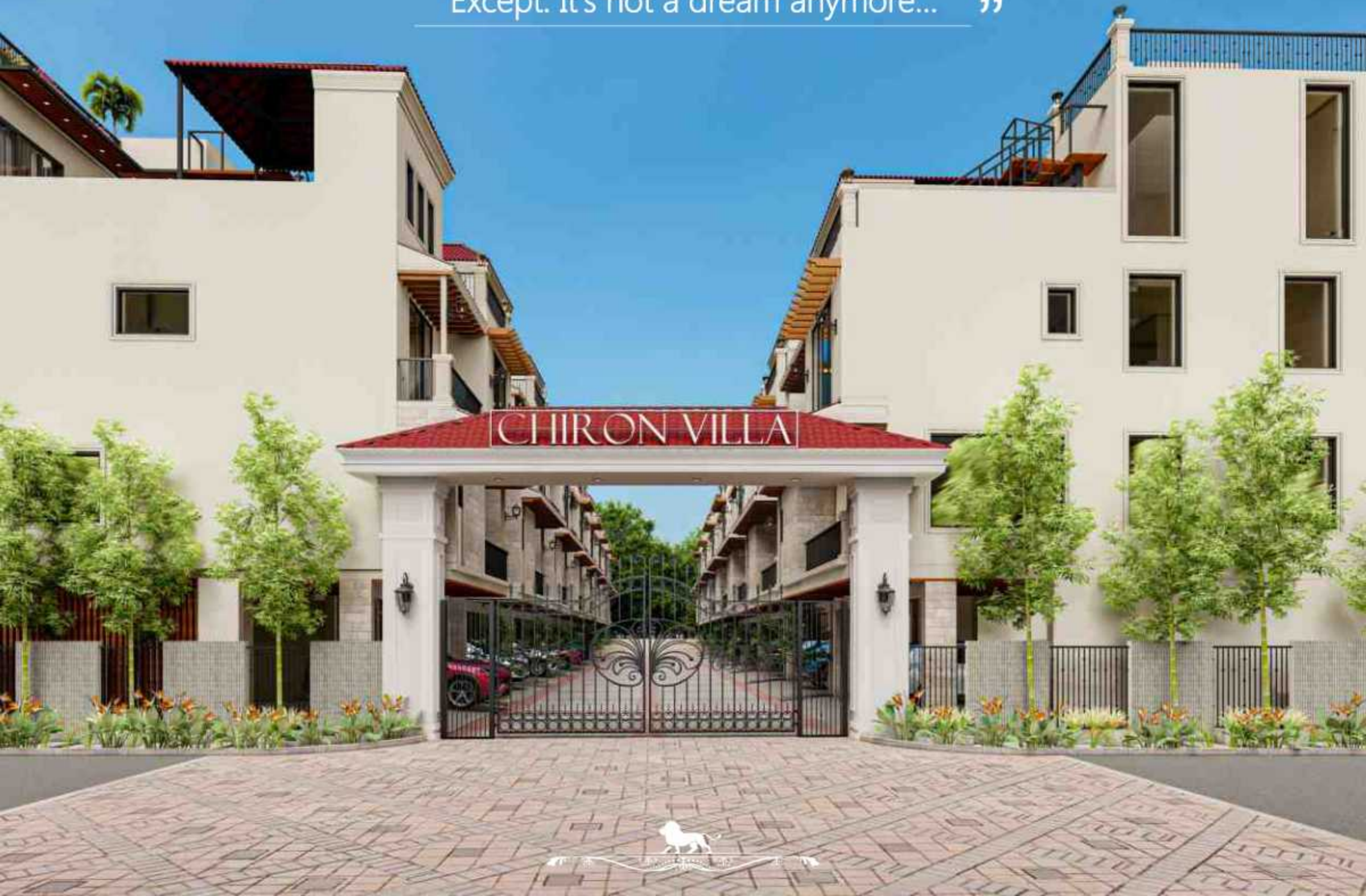
**YOUR HOME IS YOUR SANCTUARY,  
BUILT FOR REFLECTION AND REPOSE**

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“There is nothing better than a home that is you.  
A home that holds a beautiful picture of your family  
A home that welcomes sunshine with open arms  
A home that is filled with the soft humming of the wind  
A home of your dreams  
Except. It's not a dream anymore... ”





Though villas are designed with Indian traditional architecture it also adopts with cutting edge smart home automation techniques like Google home Amazon Alexa.



## BUILD YOUR HOME THE WAY YOU WANT

- » Private Pool
- » Courtyard
- » Wall Fountain In Living Room
- » Greet Living Room
- » Master Bedroom
- » Luxurious Master Washroom
- » State-of-the-art Modular Kitchen
- » Grand Deck
- » Private Gym & Steam Room
- » Terrace Organic Garden





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Indian traditional architecture elements are placed to experience all its glory, when you move in to Luxus community, the luxurious high rises and grand floors will make you feel like heaven

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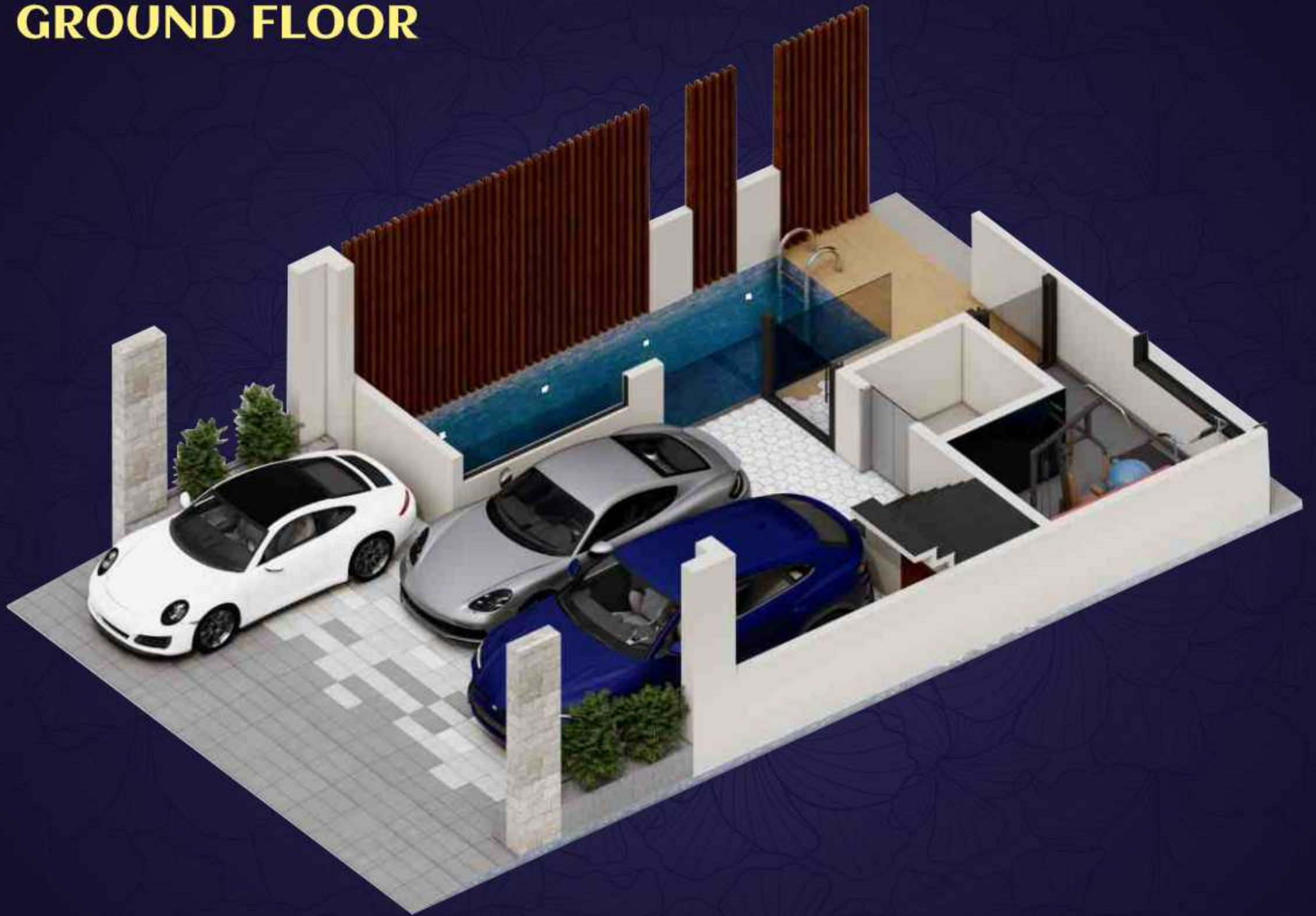


THE EXCEPTIONAL  
EXPERIENCE OF SPACE  
THAT ALLOWS YOU  
TO ENJOY YOUR RISE





# GROUND FLOOR



# FIRST FLOOR





# SECOND FLOOR





# TERRACE FLOOR





# PRIVATE POOL

Swim any time you want, in any season you want as you don't have to deal with the timings of the public pool. Our private pools, specially designed for you, are perfect for swimming according to your needs and desires.









# PRIVATE GYM AND STEAM ROOM

The gym, spa, pool, Jacuzzi or outdoor sports, ensure that you get the royal treatment you deserve.





# GREET LIVING ROOM

Lavish living room with courtyard and wall fountain features are certain to make your guests feel like royalty upon arrival.









# HAVE YOUR HOME YOUR WAY

LUXUS now lets you design the home of your dreams.  
Choose from a range of preset interior options according  
to your taste and move into a home you can truly call yours.









# STATE-OF-THE-ART MODULAR KITCHEN

Make your culinary experience more magical in the modular kitchen with the most innovative designs for comfort and ease, to prepare a meal fit for royalty.

















# MASTER BEDROOM

Bedroom for a royal treatment for your loved ones deserve









# LUXURIOUS LAVISH MASTER WASH ROOM

Our master washroom define luxury to the fullest. Take a hot water bath and pamper your senses in a washroom decked with regal stone and contemporary faucets.





# A GREAT PLACE TO GROW

Encouraging developmental growth in a loving and secure environment.









# KIDS ROOM WASHROOM





# GUEST ROOM - TERRACE FLOOR

Make your guest feel like comfortable and royal













# GAZEBO TERRACE

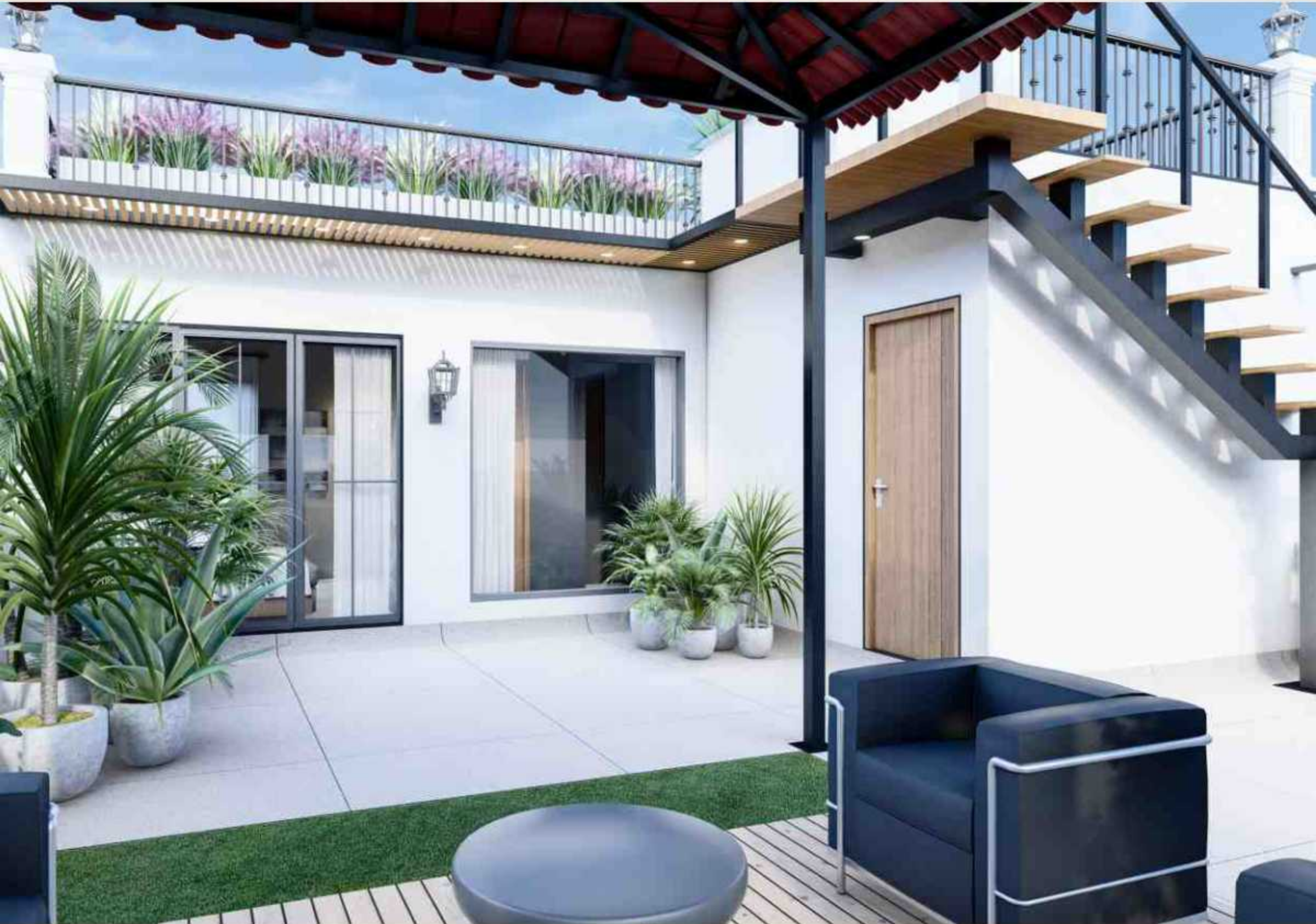
Every emperor needs a view of his kingdom. The grand balcony gives you a panoramic view of the Sea and the City, giving you the luxury of enjoying your own personal sunrise and sunset.





# TERRACE FLOOR

## BAR TABLE, BBQ & SITTING AREA









# VILLA : MODEL- A



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR






# VILLA : MODEL- A

## (VILLA : 1A to 7A) NORTH FACING ENTRANCE



### GROUND FLOOR

 SWIMMING POOL = (6'-6" X 20'-5")

 GYM = (7'-5" X 9'-10")

 LIFT = (5'-1 ½" X 5'-1 ½")

 PARKING = (23'-9" X 24'-3")






# VILLA : MODEL- A


## (VILLA : 1A to 7A) NORTH FACING ENTRANCE





### FIRST FLOOR


 PARENTS BEDROOM = (11'-0"X11'-2")


 TOILET = (6'-5"X11'-2")

 DRESS = (6'-8"X5'-5")

 LIFT = (5'-1 ½ "X5'- 1 ½ ")

 LIVING = (19'-3"X14'-9")

 KITCHEN = (9'-0"X12'-3")

 DINING = (13'-0"X11'-3")

 BALCONY = (13'-3"X2'-9")














# VILLA : MODEL- A

## (VILLA : 1A to 7A) NORTH FACING ENTRANCE



### SECOND FLOOR

-  MASTER BEDROOM = (11'-6"X13'-9")
-  TOILET = (6'-5"X11'-0")
-  DRESS = (6'-8"X5'-5")
-  WALK-IN CLOSET = (7'-8"X5'-0")
-  LIFT = (5'-1 ½ "X5'-1 ½ ")

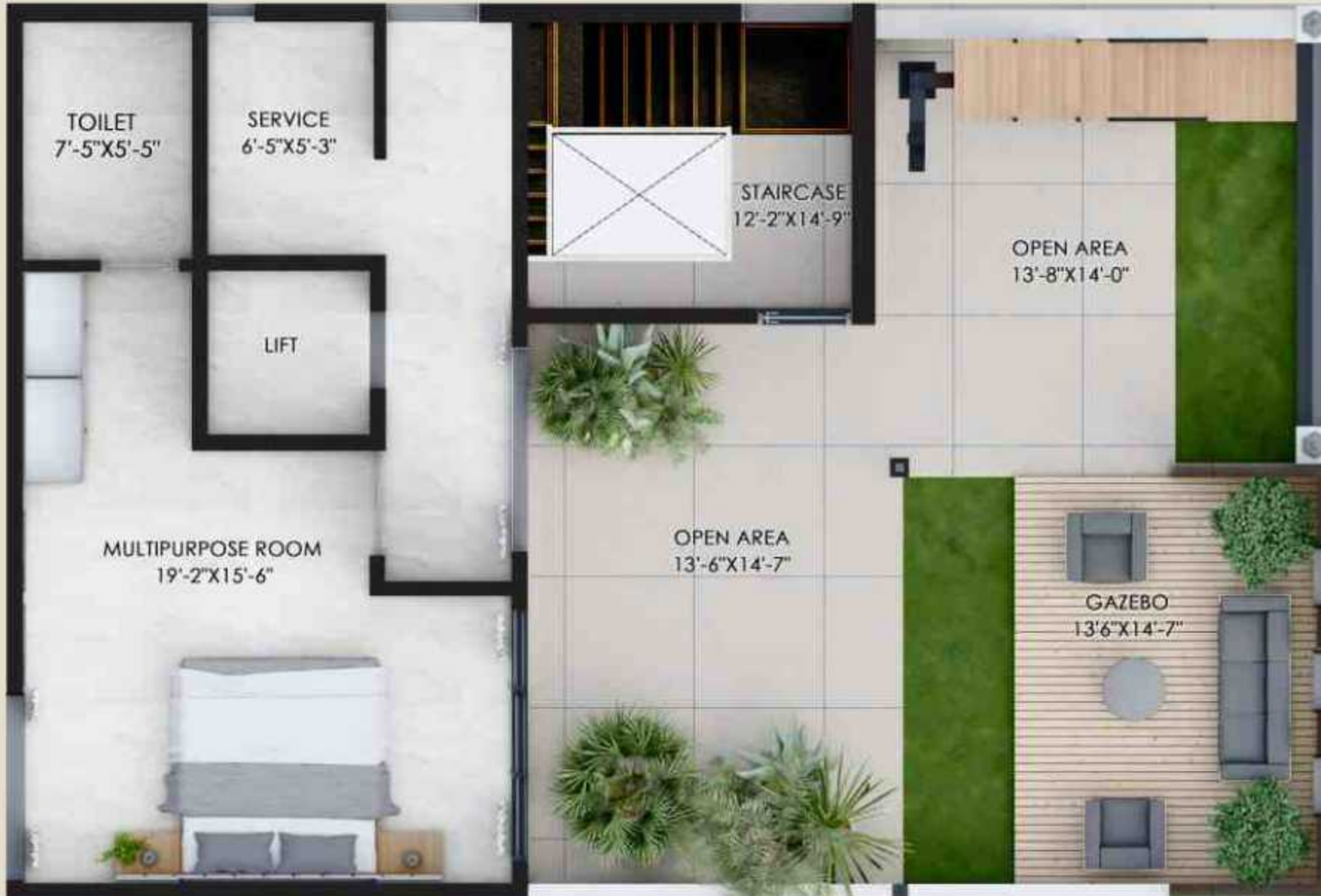
-  LOFT AREA = (8'-5"X14'-9")
-  KIDS ROOM = (14'-5"X23'-0")
-  K. TOILET = (7'-9 ½ "X6'-10")
-  BALCONY = (13'-3"X2'-0")







# VILLA : MODEL- A

## (VILLA : 1A to 7A) NORTH FACING ENTRANCE





TERRACE FLOOR

 SERVICE = (6'-5"X5'-3")

 LIFT = (5'-1 ½ "X 5'-1 ½ ")

 MULTIPURPOSE ROOM = (19'-2"X15'-6")

 GAZEBO = (13'-6"X14'-7")

 TOILET = (7'-5"X5'-5")





# VILLA : MODEL- B



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR







# VILLA : MODEL- B (VILLA : 1B to 5B) NORTH FACING ENTRANCE




## GROUND FLOOR

 SWIMMING POOL = (18'-4"X6'-0")

 LIFT = (5'-2"X 5'-2")

 GYM = (9'-7"X9'-5")

 PARKING = (18'-0"X24'-6")

 MAID ROOM = (8'-0"X8'-6")






# VILLA : MODEL- B (VILLA) : 1B to 5B) NORTH FACING ENTRANCE



## FIRST FLOOR


 **P. BEDROOM = (10'-4"X13'-9")**


 **TOILET = (5'-0"X10'-7")**

 **DRESS = (5'-7"X4'-8")**

 **LIFT = (5'-2"X 5'-2")**

 **KITCHEN/DINING = (21'-6"X11'-0")**

 **LIVING = (17'-2"X15'-8")**

 **BALCONY = (11'-3"X2'-0")**






# VILLA : MODEL- B (VILLA) : 1B to 5B) NORTH FACING ENTRANCE




## SECOND FLOOR


 MASTER BEDROOM = (10'-4"X17'-3")


 TOILET = (5'-0"X12'-5")

 DRESS = (5'-5"X6'-6")

 LIFT = (5'-2"X 5'-2")

 KIDS ROOM = (21'-6"X11'-0")

 TOILET = (6'-9"X5'-0")

 W.I.C = (10'-4"X5'-0")

 BALCONY = (10'-4"X2'-0")







# VILLA : MODEL- B (VILLA) : 1B to 5B) NORTH FACING ENTRANCE





## TERRACE FLOOR


 ROOM = (12'-6"X10'-9")

 TOILET = (8'-8"X5'-3")

 SERVICE ROOM = (8'-8"X5'-3")

 LIFT = (5'-2"X 5'-2")

 MUMTY = (4'-4"X17'-0")

 GAZEBO = (10'-3"X9'-7")







GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR











# VILLA : MODEL- C (VILLA) : 1C to 3C) NORTH FACING ENTRANCE



## GROUND FLOOR

-  GYM= (9'-9"X12'-3")
-  LAWN= (9'-2"X7'-9")
-  MAID ROOM= (8'-8"X10'-0")

-  TOILET= (3'-4 ½ "X4 ½ ")
-  S. TOILET= (3'-0"X4'-10")
-  CAR PARKING= (20'-0"X26'-3")








# VILLA : MODEL- C (VILLA) : 1C to 3C) NORTH FACING ENTRANCE



## FIRST FLOOR

-  BEDROOM = (12'-6"X11'-4")
-  P. TOILET = (6'-0"X8'-4")
-  DRESS = (6'-0"X4'-2")
-  KITCHEN = (8'-4"X10'-5")

-  DINING = (10'-8"X10'-0")
-  LIVING = (15'-5"X17'-1")
-  BALCONY = (13'-2"X1'-6")






# VILLA : MODEL- C (VILLA) : 1C to 3C) NORTH FACING ENTRANCE





## SECOND FLOOR

 BEDROOM+DRESS = (18'-6"X10'-5")

 TOILET-2 = (6'-10"X7'-4")

 M. BEDROOM = (18'-9"X12'-10")

 M-TOILET = (6'-10"X9'-6")

 LOBBY = (11'-10"X17'-1")








# VILLA : MODEL- C (VILLA) : 1C to 3C) NORTH FACING ENTRANCE





TERRACE FLOOR

 ROOM = (10'-7"X10'-3")

 TOILET = (8'-0"X5'-0")

 SERVICE = (7'-9"X5'-0")

 MUMTY = (4'-9"X17'-1")

 GAZEBO = (8'-0"X10'-5")





# MASTER PLAN

Description	Model	Main Entrance	Units
VILLA	A	North Facing	7
VILLA	B	North Facing	5
VILLA	C	North Facing	3



## CHIRON VILLA

Arima Builders & Technologies Pvt. Ltd.

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## ARCHITECTURE

- ▶ RCC framed structure
- ▶ Anti - termite treatment
- ▶ Ventilation & daylight design
- ▶ Designed seismic resistant structure Zone
- ▶ 6" AAC block for the outer wall and 4" AAC block for internal partition wall.
- ▶ Minimum common walls for maximum natural light and ventilation



## BEDROOM DOORS

- ▶ Premium quality door fixtures & fittings with Godrej or equivalent locks, thumb turn with key, door stopper etc.



## ENTRANCE DOORS

- ▶ Main door is of teak wood frame and doors with Godrej or equivalent locks, tower bolts, safety latch, door stopper etc.



## OTHERS

- ▶ Hand railings in balcony as per architect's design
- ▶ French doors to access sit outs and balconies
- ▶ Rain water harvesting



## WALL FINISHES

- ▶ Internal wall in the living, dining, bedrooms, kitchen & lobby will be finished with 2 coats of putty, 1 coat of primer, & royal emulsion finish
- ▶ Ceiling will be finished with 2 coats of putty and emulsion
- ▶ Exterior faces of the building will be finished with 1 coat of primer & 2 coats of emulsion (Ace/Ape/Exterior Emulsion as per Architect's specification)
- ▶ Utility & toilets will be finished double glazed vitrified tiles upto ceiling height



## KITCHEN

- ▶ Kitchen with plumbing provision and space will be left to adapt modular kitchen
- ▶ Provision for chimney
- ▶ Provision for water purifier
- ▶ CP fittings will be Kohler / Roca /jaguar/or equivalent



## FLOORING

- ▶ Living, dining, foyer and kitchen will have Italian marble, granite or imported tiles
- ▶ Master bedroom will have wooden flooring
- ▶ Other bedrooms will have vitrified tiles
- ▶ Bathrooms will have vitrified tiles
- ▶ Balconies & utility will have matt finish vitrified tiles/ natural stone
- ▶ Servant room will have vitrified tiles
- ▶ Car parking areas will have outdoor tiles flooring
- ▶ Staircase will have Italian marble/ granite with SS railings
- ▶ Terrace will have matt finish vitrified tiles



## WINDOWS

- ▶ Superior Quality Sliding UPVC windows & Long - life bearing for all sliding doors and windows:



## BATHROOMS

- ▶ Polished marble slab/granite with counter top basin Kohler / Roca /jaguar in the all toilets
- ▶ Concealed wall mixer in all bathrooms & rain shower
- ▶ Concealed wall mixer in master bedroom with dancing led rain shower
- ▶ Wall mounted W/C with concealed cistern and health faucet
- ▶ Sanitary fitting will be Kohler / Roca / jaguar or equivalent brand
- ▶ CP fittings will be Kohler / Roca or equivalent brand
- ▶ Servant bathroom will have sanitary and CP fittings of Ecco or equivalent
- ▶ Provision for geyser will be provided in all toilets
- ▶ Shower partition in master bathrooms & provision in all other bathrooms



## ELECTRICAL FITTINGS

- ▶ Finolex or equivalent cables and wiring
- ▶ Switches and sockets will be latest modular design
- ▶ Telephone and DTH points will be provided in all bedrooms and living rooms
- ▶ Split air conditioner points will be provided for all bedrooms and living rooms
- ▶ Modular plate switches, MCB and ELCB
- ▶ USB charging port as a part of switch in the master bedroom and living room



## TOILET DOORS

- ▶ Chemically treated door
- ▶ MS grills will be fixed on the inner side windows



## COMMON AREAS

- ▶ Garden Trails for common areas.
- ▶ Surveillance camera in all common area
- ▶ Visitor tracking system (software will be provided)



## POWER SUPPLY

- ▶ 3 - Phase power supply will be provided for all villas
- ▶ Invertor and generator provision will be provided



## GENERATOR BACKUP

- ▶ Generator backup for common area



## GENERAL FEATURES

- ▶ Under ground sump with concrete work
- ▶ Over head tank
- ▶ Individual bore well
- ▶ Individual septic tank
- ▶ Individual sump & chambers.
- ▶ Path ways will be paved using tiles
- ▶ Compound wall in outer periphery with gates
- ▶ Landscaping as per architect details
- ▶ Granite steps for the staircase
- ▶ Individual swimming pool (villa model a only)
- ▶ Individual gym - single station multi gym, and (Treadmills or, Elliptical)
- ▶ Individual steam option for 4 person lift as per client request with additional cost





# PROXIMITY MAP



Bay of Bengal





DEVELOPED BY  
**ARIMA BUILDERS & TECHNOLOGIES PVT LTD**



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Structural Design: B.Srinivasan, BE, AMIE, Chartered Engineer. CMDA No - 19/08/152, GCC No -200752019

3D Modelling : Morphe Studio, Ar. Karan Bhardwaj B. Arch & Team

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