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# EMBRACE THE LUXURY

A PLACE WHERE YOU CAN WEAVE AN  
EXPANSIVE AND ENRICHING TAPESTRY OF LIFE,  
ONE ABUNDANT IN EVERY SENSE.



- PRESENTING -



Land Area : **27,000** sq.ft.

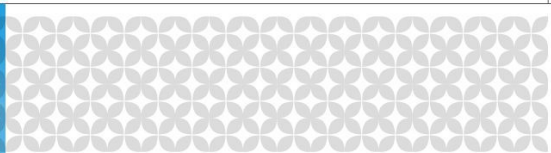
Constructed Area : **80,000**

No. of flats : **48** units

**3 BHK** apartments ranging from **1200** to **1530** sq.ft.

Located at : Arcot Road, Valasaravakkam, Chennai 600087.

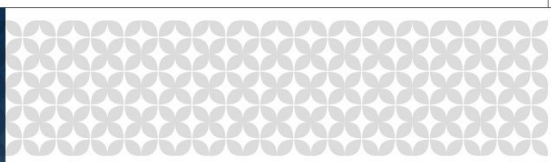




WELCOME TO  
THE DRESS CIRCLE

An exquisite home is a setting that magnifies life's brilliance, reflecting the discernment and ambition of those who live there. The exclusive enclave of Sindur Pushpavanam embodies this principle, with a modernist fusion of expansive and luxurious design nestled within a verdant landscape. With only 48 architecturally-designed 3 bedroom executive-style residences, the perfect balance is found between privacy and community, offering you the epitome of security, tranquility and ease.





## ARCHITECTURAL ELOQUENCE

With its modernist and striking articulation and intelligent planning, Sindur Pushpavanam's melding of verdant surrounds and sophisticated built-forms creates a unique environment, discretely positioned to magnify the sense of privacy. Expansive light-filled living areas and gourmet spacious kitchens with stone tops and stainless steel European sink flow through to landscaped outdoor entertaining areas. The functional is also imbued with beauty, with exceptionally crafted bathrooms featuring exquisite fixtures and fittings.





MASTERPLAN  
MASTERPIECE

Living in Sindur Pushpavanam's prestigious apartment with low-maintenance landscaped outdoor courtyards, sophisticated interior finishes and outstanding views over the neighborhood also means having all the amenities required for a superlative lifestyle at hand. This elite address at Arcot road, Valasaravakkam with excellent schools and the diverse offerings of Chennai's best Malls, Shopping Centre, Major retailers, Supermarkets and Boutiques.





BEAUTIFULLY  
BALANCED LIVING

For all its natural attractions and innate tranquility, Valasaravakkam is also exceptionally well-placed in relation to the city's thriving hubs of commerce. Balance between work and family is also simplicity itself, with quality childcare, primary schools, public and private secondary schools, music teachers, martial arts schools and education providers all close at hand. Just to complete the peace-of-mind picture, you'll be pleased to know the Chennai's most reputed hospitals are just moments away.



## PREMIUM AMENITIES



GYMNASIUM



CHILDREN'S PLAY AREA



LIBRARY



SWIMMING POOL



TABLE TENNIS

## PREMIUM SPECIFICATIONS

### FLOORING

- Living, Dining, & All bedrooms will have 800x800mm Premium vitrified tiles flooring.
- Flooring in service area and balconies will be of Antiskid Ceramic tiles.
- Master Bedroom will have Laminated Wooden Flooring.

### KITCHEN

- Granite counter top with Carysil Granite Sink.
- Premium Glazed tiles upto 2' above kitchen slab.

### PAINTING

- All internal walls with putty and Plastic Emulsion paint.
- Service area and Servant room with exterior paint.
- Exterior walls with exterior grade paint.

### DOORS AND WINDOWS

- Main Door - African Teakwood frame with Moulded Flush door or similar
- Interior door frame with DST Flush Doors.
- All windows/French Door will be of UPVC profile.

### TOILETS

- Single Lever CP fittings, Wall Hung WC of Kohler or similar make in all toilets.
- Toughened Glass partition for master bathroom shower area provided.
- Flooring with antiskid ceramic tiles and wall with 2'x1' premium tiles or similar.

### ELECTRICAL

- All switches will be of Schneider ZenCelo or similar model with copper wiring.
- Sufficient numbers of lighting and fan points will be provided in each area.
- DG power back up for all lighting points in each apartment and for all common areas.

### LOBBY

- A beautifully designed and crafted lobby with combination of granite and marble.
- Separate Entrance for service lift and fire escape staircase in each floor.

9TH FLOOR PLAN

FLAT - 906  
TYPE - 3BHK

FLAT - 905  
TYPE - 3BHK

FLAT - 902  
TYPE - 3BHK

FLAT - 901  
TYPE - 3BHK







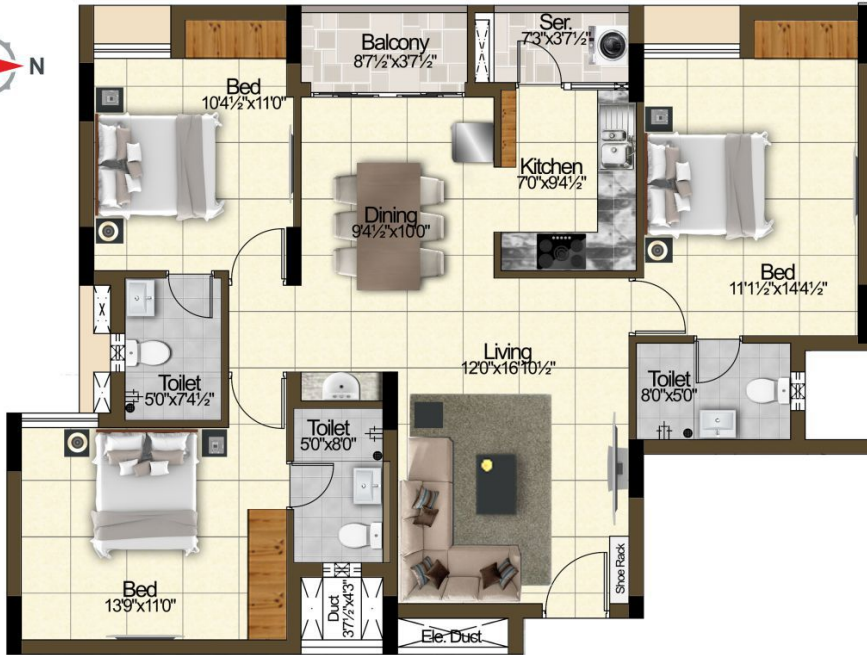
**FLAT NO. 301 - 901**

SALE AREA	1849 sq.ft.
CARPET AREA	1132 sq.ft.
PLINTH AREA	1396 sq.ft.
COMMON AREA	376 sq.ft.
AMENITIES AREA	76 sq.ft.



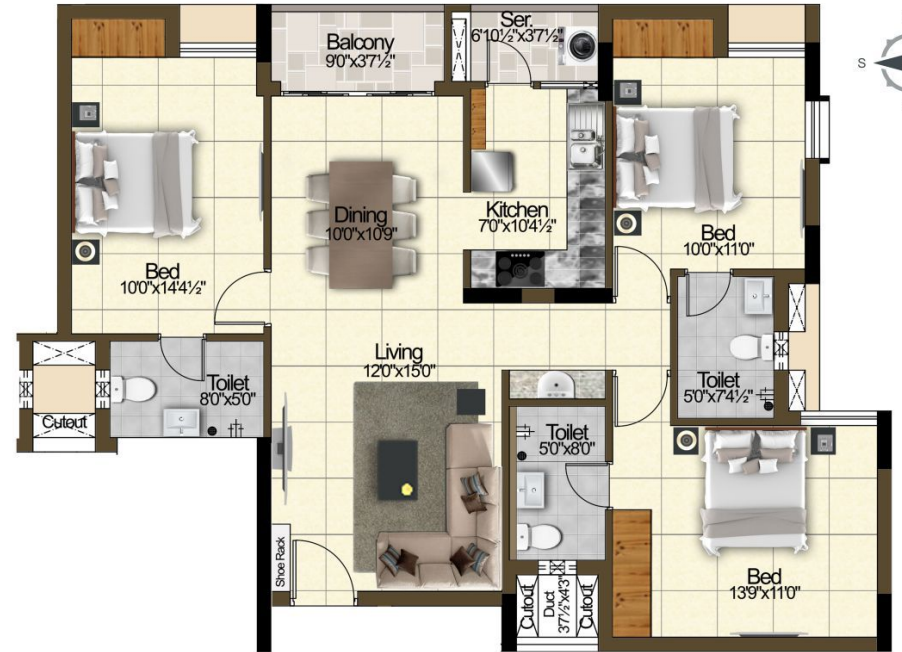
**FLAT NO. 302 - 902**

SALE AREA	1603 sq.ft.
CARPET AREA	1032 sq.ft.
PLINTH AREA	1211 sq.ft.
COMMON AREA	326 sq.ft.
AMENITIES AREA	66 sq.ft.



**FLAT NO. 103 - 803**

SALE AREA	1591 sq.ft.
CARPET AREA	1021 sq.ft.
PLINTH AREA	1201 sq.ft.
COMMON AREA	324 sq.ft.
AMENITIES AREA	66 sq.ft.



**FLAT NO. 104 - 804**

SALE AREA	1548 sq.ft.
CARPET AREA	993 sq.ft.
PLINTH AREA	1169 sq.ft.
COMMON AREA	315 sq.ft.
AMENITIES AREA	64 sq.ft.