

KHURINJI'S
Angelica
LIVING EXCELLENCE
— A D Y A R —



YOUR
GATEWAY
TO
HAPPINESS





**HEAVENLY
ABODE OF
PEACE,
HAPPINESS &
PROSPERITY!**





Khurinji Homes Pvt Ltd, is one of the leading realty promoters in Chennai, who have carved a niche for themselves with projects that reflect their values, for the past over 15 years and over 20 projects.

Each project bearing the stamp of Khurinji's quality, safety, innovation and aesthetics, that have set them apart in the eyes of their discerning buyers.


Over 350 families who have moved into Khurinji family, from India and abroad will vouch for Khurinji's commitment for transparency and quality.

Over the past decade, Khurinji Homes, comprising of promoters based in India and abroad, passionate about design, has been growing steadily, from a humble beginning to being reckoned as one of the builders with an impeccable track record. The gated communities that they have built over the years, stand a testimony to their mission.



A hand is shown from the bottom right, holding a small, light-colored wooden house-shaped sign. The sign has a gabled roof and a chimney on the right side. The text is printed in a dark brown, serif font on the front of the house. The background is a solid, light green color.

GOING
ABOVE &
BEYOND
TO FIND YOUR
NEXT HOME



In keeping with the true spirit of Khurinji Homes, we are happy to present to you **Khurinji's Angelica**, a 12 apartments luxury project, right in the heart of Chennai, Adyar, the Residential hub that is well connected to all parts of Chennai.

This stilt plus four floor edifice, allows you to ensconce yourself in luxury that will be a true delight to the connoisseur in you, with choicest brands that add to the elegance and utility besides satiating your aesthetic needs.

A landmark of luxury, which will be a benchmark for others to emulate.

**STYLE,
CLASS &
INNOVATION
BROUGHT TO LIFE**

KHURINJI'S

Angelica

LIVING EXCELLENCE



12 Luxurious 3 BHK Apartment Homes



STILT FLOOR PLAN



TYPICAL FLOOR PLAN

FLAT - A
1627 SQ.FT.



**HOME OF
COMPLETE
BLISS &
DELIGHT**



FLAT - B
1548 SQ.FT.



WHERE YOUR
DESIRES &
DREAMS
COME TRUE



FLAT - C
1652 SQ.FT.



**HAPPINESS
INSIDE
OUTSIDE**



KHURINJI'S

Angelica

LIVING EXCELLENCE

— A D Y A R —



New No. 10, 2nd Main Road, Kasthuribai Nagar, Adyar, Chennai 600020

SPECIFICATIONS

STRUCTURE

- RCC framed structure
- Chamber bricks/Aerocon blocks of 230 mm for outer wall and 115mm for internal partition wall
- Floor to floor height will be maintained at 3150mm for 1st, 2nd, 3rd floors and 3650mm for 4th Floor

WALL FINISH

- Internal walls: 1 coat of primer, 2 coats of putty and 2 coats of acrylic emulsion.
- Ceiling: 2 coats of putty and acrylic emulsion paint
- Exterior: 1 coat of primer and 2 coats of weather proof exterior emulsion
- Bathroom: Joint free ceramic tiles cladding up to ceiling
- Utility walls: Joint free ceramic tiles up to 4 feet height

FLOORING

- Foyer, Living, Lounge and dining: Imported marble
- Master bedroom: Parquet wooden flooring
- Kitchen & other bedrooms: 600 x 600 mm imported vitrified tile
- Bathrooms & utility: 300 x 300 mm matt/rustic finish ceramic tiles
- Balcony: Wood finish vitrified tiles
- Terrace: Heat reflective coolant tile
- Common areas and main staircase: Granite flooring with SS railing.
- Ground floor lobby: Imported marble
- Car parking: Grano flooring with threaded grooves and columns with rubber cladding upto 3 feet height

KITCHEN

- Provision for chimney and water purifier
- CP fittings of Duravit/Grohe or equivalent.
- Kitchen will be left open for modular kitchen with electrical and plumbing lines
- 2 plumbing outlets will be provided, one for ground water and other for drinking water

BATHROOM

- Polished granite slab with vanity counter top wash basin Duravit/Grohe or equivalent
- Wall mounted W/C with health faucet of Durovit/Grohe or equivalent
- CP and sanitary fittings of Duravit/Grohe or equivalent
- Concealed wall mixer of Duravit/Grohe or equivalent
- Provision for Geysers will be provided
- Shower glass partition in master bathroom
- Rain shower in master bathroom

ENTRANCE DOOR

- Main door: Teak wood door frame and double side veneer finish flush doors of 1000mm x 2350mm with tower bolt, door viewer, safety latch, door stopper with Yale or equivalent locks

BEDROOM DOOR

- Double side veneer finish flush doors of 2350mm height with Godrej or equivalent locks, thumb turn & door stopper

BATHROOM DOOR

- Designer moulded skin doors of 2350mm height with water proof finish on internal side

WINDOW

- Windows: UPVC panel with see-through glass and MS grills wherever applicable
- Balconies: Sliding UPVC french doors and toughened glass will be provided without grills
- Ventilators: UPVC frame with suitable louvered glass panes

ELECTRICAL FITTING

- Cables and wiring: Finolex or equivalent
- Switches and sockets: Legrand/schneider or equivalent
- Split air conditioners points will be provided in all bedrooms & living room
- DB with phase change over, MCB and ELCB (Earth leakage circuit breaker) system
- Telephone and TV (DTH) points will be provided in living, master bedroom
- USB charging port in living/dining, master bedroom
- Master control switch at the entrance to control all light and fans

SECURITY SYSTEM

- Video door phone, Access Control, CCTV for all common areas

BALCONY

- Glass and SS railing as per Architect's design

OTHER FEATURES

- Sump, OHT, Rain water harvesting, 24X7 Generator backup for all apartments (100% power backup), lifts and common area
- Grand entrance lobby
- Elevator: 8-Passenger automatic lift
- Power Supply: 3-Phase power supply
- Suitable Landscaping
- Elegant lighting in common lobbies

WHERE LUXURY
CITY LIVING REACHES
NEW HEIGHTS





Khurinji

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