

VIVA VELAR



HOUSING

Make Dreams Alive



DREAM HOME



VIVA VELAR is a classy residential project established in Madambakkam, Chennai. This project offers spacious 2BHK apartments ranging 925 to 950 sq. ft. at an affordable cost. It is a 3 story building with single Block has 12 units in total. The apartments are UN-FURNISHED and at under construction.

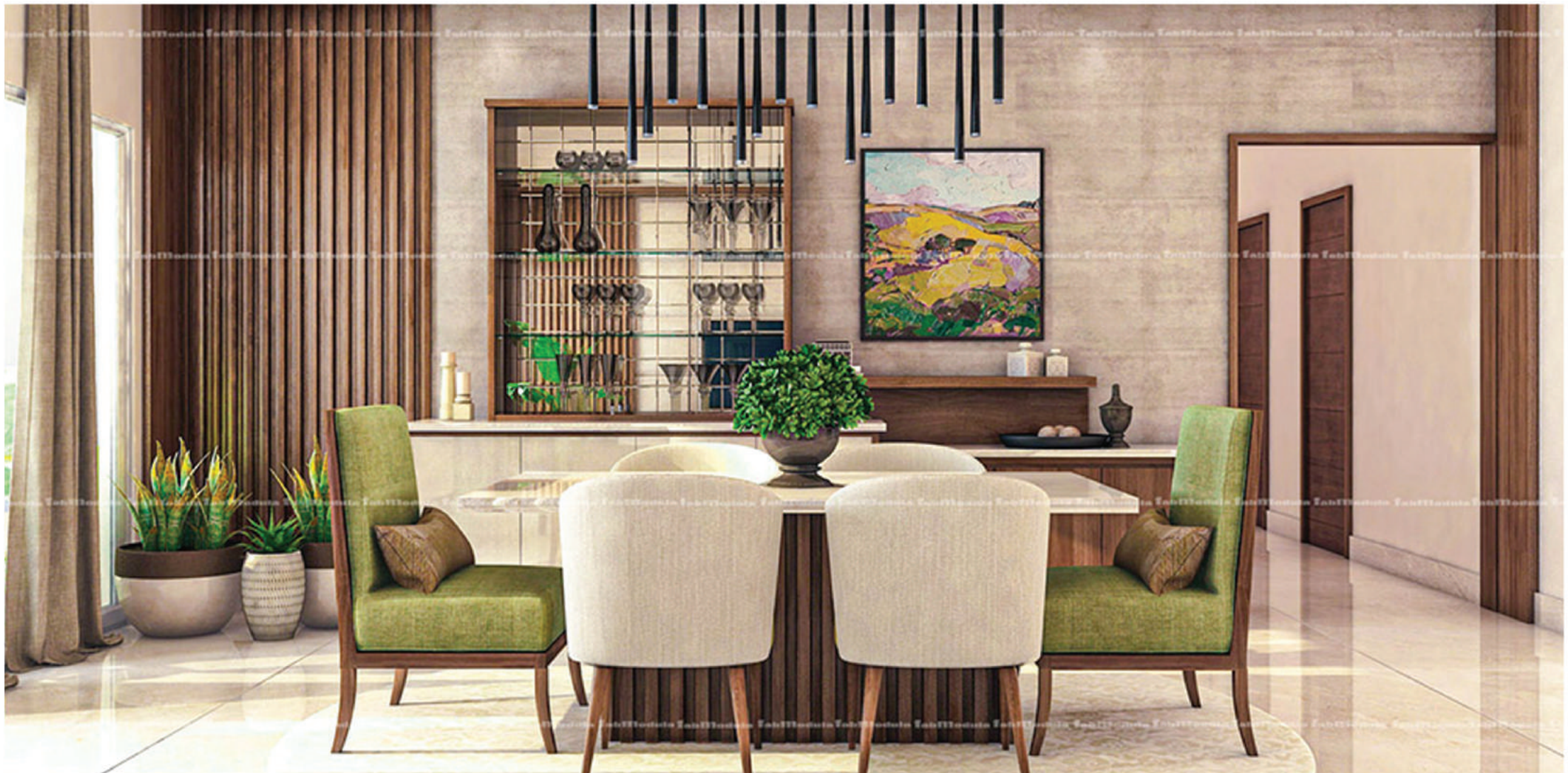
Built in a modern architecture, VIVA VELAR apartments are well-ventilated and well-lit for a healthy living.

You can find an array of modern amenities available here for convenience. Reputed schools, colleges, hospitals, markets, banks, restaurants & other recreational activities are located in close vicinity to the project site.

VIVA VELAR is an ideal residential abode for a hassle-free, comfortable lifestyle.

THE HOME

should be the treasure chest of living.





ROOFGROUND



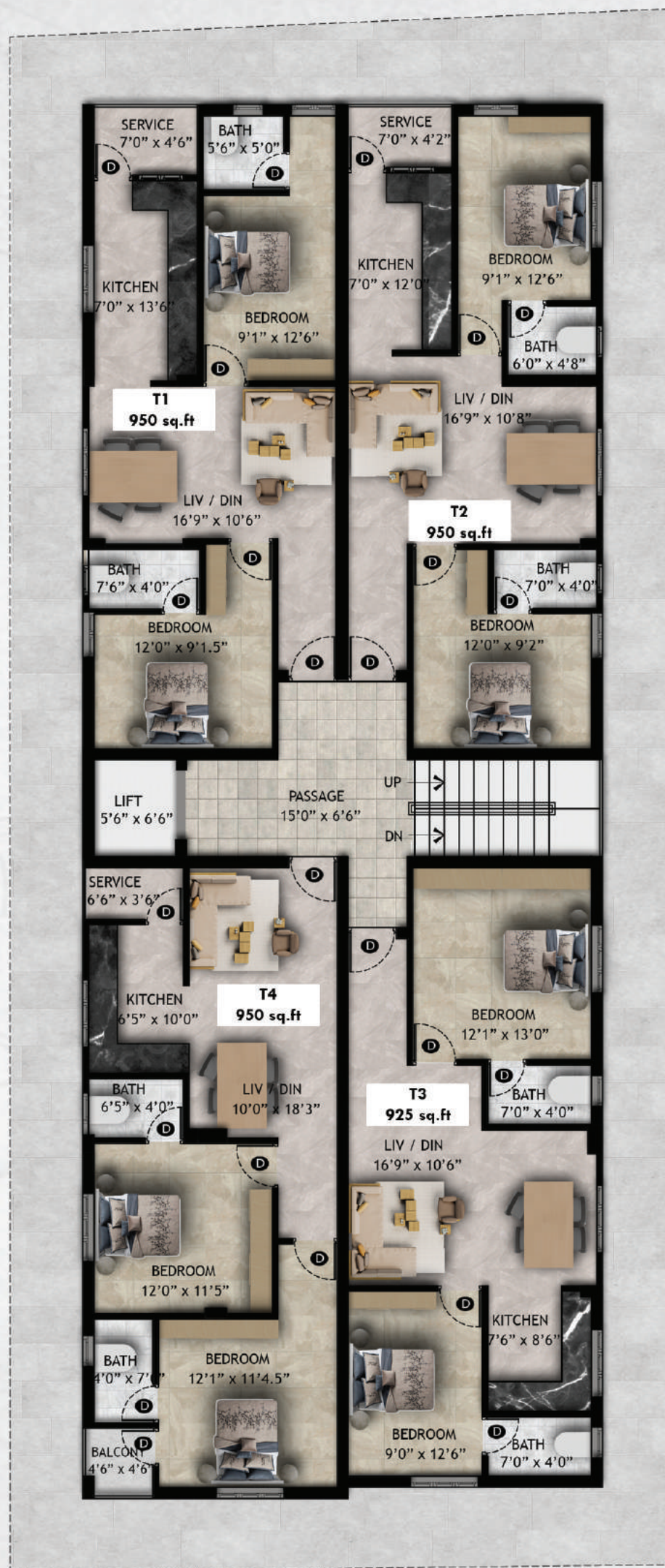
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



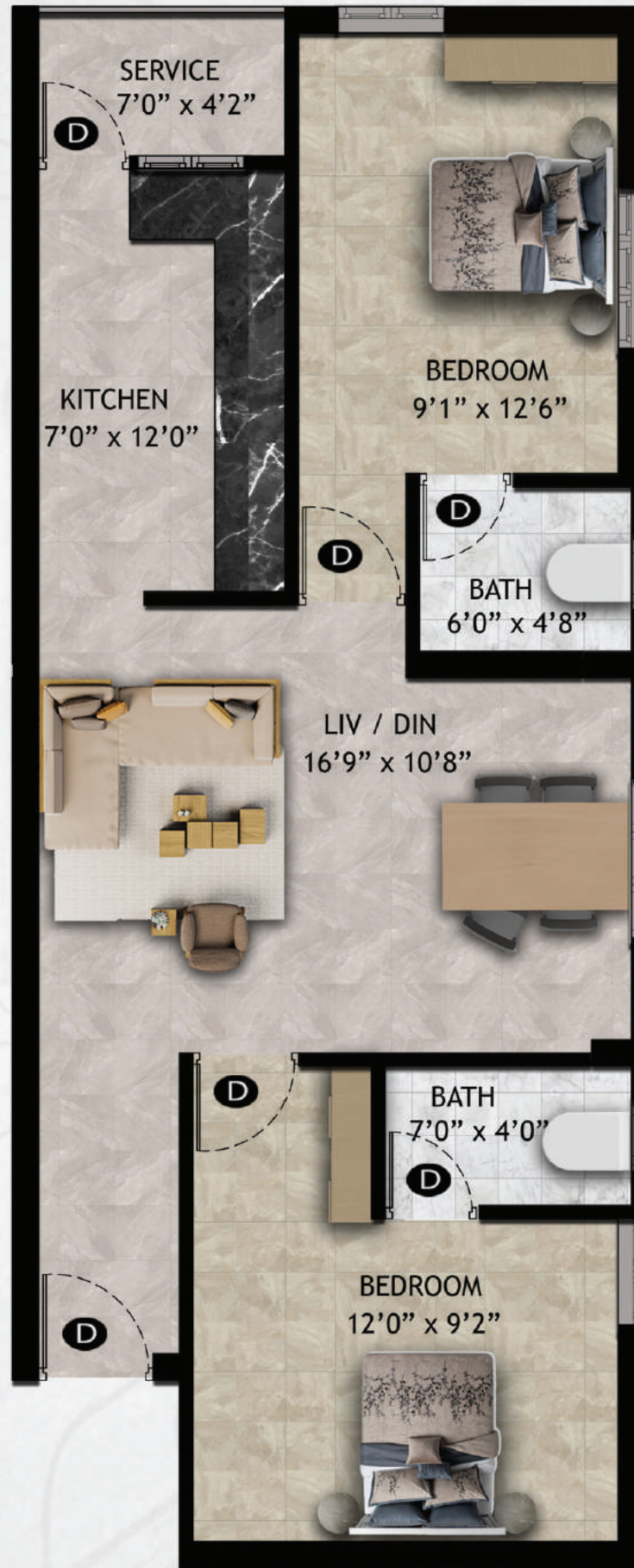
VIVA
VELAR



2 BHK
F1/S1/T1
950 sq.ft
North Facing



2 BHK
F2/S2/T2
950 sq.ft
North Facing



2 BHK
F3/S3/T3
925 sq.ft
South Facing



2 BHK
F4/S4/T4
950 sq.ft
South Facing





Family
is a gift
That Lasts
forever

SPECIFICATIONS

DOORS & WINDOWS:



Main Door -

Handmade teak wood door with Teak Wood frame.

Bed Room Door -

Teak Wood Frame with treated Flush Door.

Toilet door -

PVC Frame with PVC door

Window -

UPVC Glass Windows.

ELECTRICAL WIRING:



Concealed Branded wiring orbit or equivalent with essential number of electrical Points.

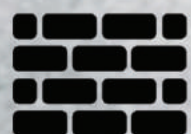
Three phase MES Power Supply with separate meter, rotary phase shift switch. All switches are with ISI recessed Modular Switches Phillips or equivalent. A/C Point in all the Bed Rooms.

LOFT & CUPBOARD:



Bed rooms with open Cuddapah slab both sided polished 7'*4' and with 2' wide loft. kitchen with open cuddapah slab both sides polished 6'*7" and 1'6"feet wide loft.

WALLS:



Brick masonry 9 inches thickness. Inside partition 4 1/2 inches thickness.

FOUNDATION:



RCC frames structure, designed for earth quake Resistance.

WATER TANK:



Common water tank for domestic supply. One Drinking water tap and one bore water tap provision in Kitchen only.

PAINTING:



Two coats of Birla wall putty with Asian Primer Asian tractor emulsion for interior walls, enamel paints for MS grills, Exterior wall painted with Asian weather shield paint

LIFT:



Johnson brand 6 passengers lift

FLOORING:



Nitco or equivalent vitrified Tiles flooring with Matching 4" skirting all around Bath room 7' Feet glazed tiles all around in bath room and toilets. Kitchens-3' Feet glazed tiles above kitchen table. Well polished black granite top for kitchen cooking table Kitchens sink. stainless steel sink will be provided.

ROOF:



RCC roof slab 1:2:4 mix 4 inches thick.

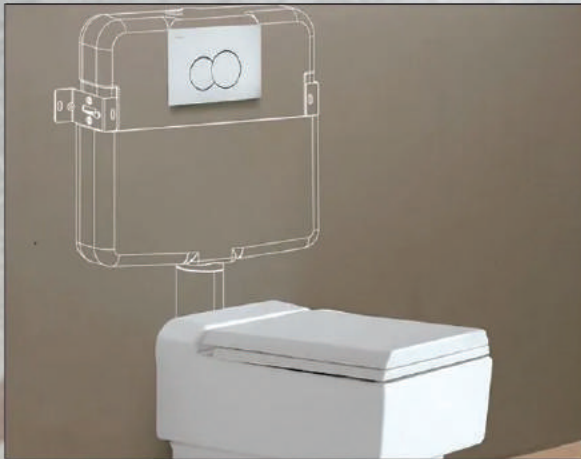
SANITARY & WATER SUPPLY:



Parry ware or equivalent Western style water closets in Attached Baths, and common baths with Branded Indian Style closet. One shower connection and Branded parry ware or equivalent wall mixer for hot and cold water for bath rooms provision will be given for one Geyser point and one wash basin point.

FEATURES

BRANDED FITTINGS



VAASTHU



BRICK WORK
CONSTRUCTION



24*7 WATER SUPPLY



RAIN WATER
HARVESTING



LOCATION

Presenting “VIVA VELAR ”, premium homes conveniently located near selaiyur, one of Chennai’s fastest growing hubs.

PROJECT NAME : VIVA VELAR

PROJECT ADDRESS :

No. 4 Padma Prabhu
Nagar Madambakkam
CHENNAI--600126

SURVEY NUMBER :745/88,

PLOT NUMBER : 04

Nearby Area:

- 04 km drive to Semabakkam,
- 08 km drive to Tambaram,
- 06 km drive to Medavakkam,
- 10 km drive to Perungulathur,
- 12 km drive to velacherry.



- Essential Services Are Reassuringly Close By
- Close to Bharath university.
 - Close to major Multi cuisine restaurants & Theaters.
 - Close to all major outlets (such as: Iraivi, Trends ,Saravana Stores, Jeyachandran etc..)
 - Close to all leading banks

<https://www.google.com/maps/place/12%C2%B054'16.3%22N+80%C2%B009'09.0%22E/@12.9045286,80.1503,17z/data=!3m1!4b1!4m5!3m4!1s0x0:0x62da9ecc7d927cb9!8m2!3d12.9045286!4d80.1524887?hl=en>



HOUSING

Make Dreams Alive

*Thank
you*

