

# Avant Garde

by *ufactor* 



avant-garde

/,avɛ'gɑ:d/

The avant-garde are people or works that are experimental, radical, or unorthodox with respect to art, culture, or society. It is frequently characterized by aesthetic innovation and initial unacceptability.

noun:

new and experimental ideas and methods in art, music, or literature

adjective:

favouring or introducing new and experimental ideas and methods







*Avant Garde is a contemporary design that embraces new ideals of modern urban architecture. Nestled in the bustling area of Saidapet, amidst a quiet lane of traditional houses, this landmark is a sight that wouldn't miss your eyes. This blend of aesthetics and functionality sets Avant Garde to stand apart and truly be the home of your dreams.*

## *Design and Details*

Avant Garde stands true to its name by being an innovative design and a modern masterpiece. The ideals behind every process from design to engineering are well ahead of its time. The minimal and elegant design features are inspired by some of the best architecture across the world. The interior living spaces are meticulously planned while still being open and transparent. The landscaping in suitable areas of the site contributes to a cooler and calmer micro-environment.

## *Bright and Breezy Days Ahead!*

Lighting and ventilation are the key factors to happy and healthy living and Avant Garde shows sheer excellence in this forte. The facade has an interesting play of windows that forms eye-catching patterns all through the day and night. Strategically placed deep-setting windows ensure abundant daylight throughout the day. This is in response to all angles that the Sun traverses, making your interior space bright, chic and beautiful. The large windows ensure abundant cross-ventilation that breezes from all sides of the apartment.

**Come experience innovation for everyday living with Avant Garde!**

## *Star Features*

With Avant Garde, we have challenged ourselves to break all barriers to build something truly remarkable. The creative structure plays its role in maximising the advantages that the site offers us and helps minimise the dispensable. The terrace is completely accessible with a lift that goes all the way up and serves as an instant escapade from daily monotony.

*Johnson 8 passenger Automatic Lift up to Terrace Floor.*

*DG Power backup.*

*Large Windows for Abundant Sunlight & 3 Side Ventilation.*

*Access Control Door at Ground Floor Lobby.*

*Video Door Phone in all Apartments.*

*CCTV Surveillance.*

*Sufficient Sump Capacity with 2 Borewells.*

*Restroom for Drivers & Domestic Helps.*

*Advanced Anti-termite Treatment.*

*Rain Water Percolation.*

*Landscaping at the entrance and other suitable spaces.*





*Artist's Impression of Type 4 Apartment Living Room.*

# 1st & 3rd Floor Plan



1. Living Room

2. Dining Room

3. Kitchen

4. Utility

5. Bedroom 1

6. Toilet 1

7. Bedroom 2

8. Toilet 2

9. Foyer



# 2nd Floor Plan



1. Living Room

2. Dining Room

3. Kitchen

4. Utility

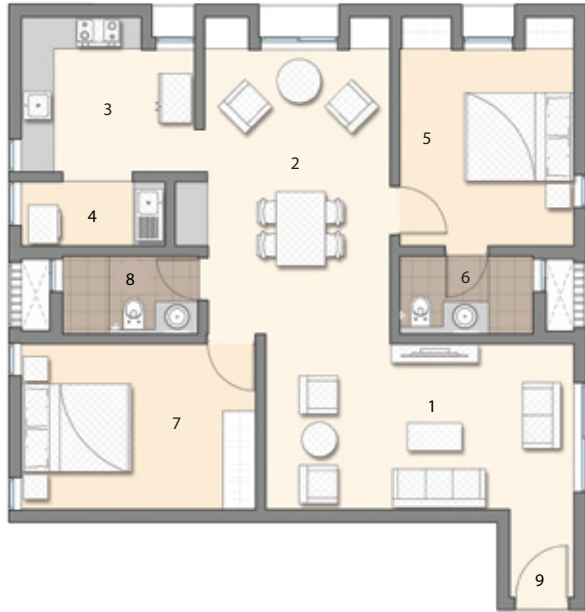
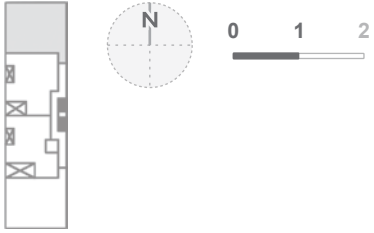
5. Bedroom 1

6. Toilet 1

7. Bedroom 2

8. Toilet 2

9. Foyer

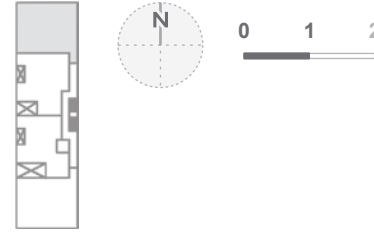


## Type 1

First & Third Floor

- Carpet Area: 1063 sqft
- Saleable Area: 1274 sqft
- Undivided Share: 615 sqft

1. Living Room 18'6" x 10'	2. Dining Room 17'1" x 11'	3. Kitchen 10'8" x 9'4"
4. Utility 8'8" x 3'11"	5. Bedroom 1 10'6" x 11'10"	6. Toilet 1 8' x 4'9"
7. Bedroom 2 14'1" x 10'	8. Toilet 2 8'2" x 4'9"	9. Foyer 3'11" x 5'3"



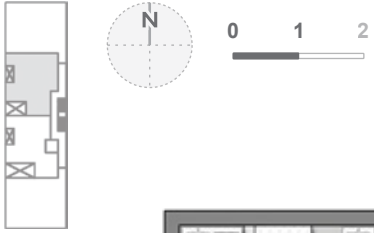
## Type 1

Second Floor

- Carpet Area: 1063 sqft
- Saleable Area: 1274 sqft
- Undivided Share: 615 sqft

1. Living Room 18'6" x 10'	2. Dining Room 17'1" x 11'	3. Kitchen 10'8" x 9'4"
4. Utility 8'8" x 3'11"	5. Bedroom 1 10'6" x 11'10"	6. Toilet 1 8' x 4'9"
7. Bedroom 2 14'1" x 10'	8. Toilet 2 8'2" x 4'9"	9. Foyer 3'11" x 5'3"



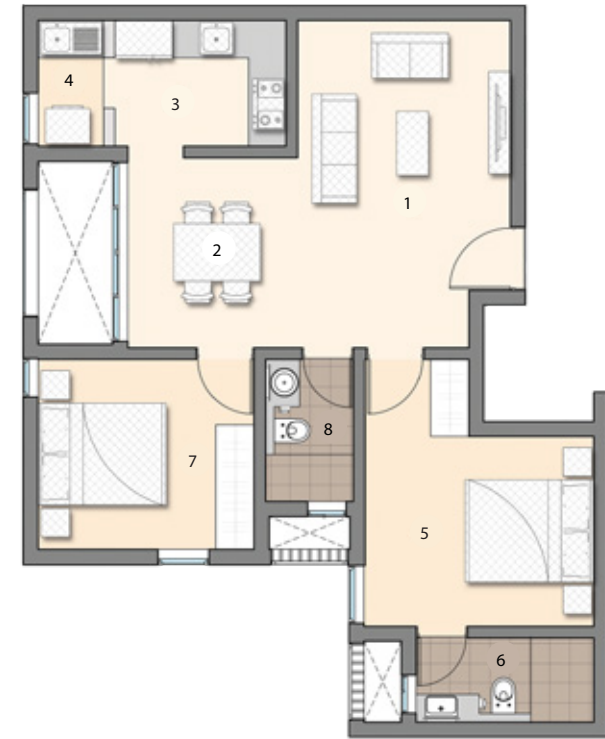
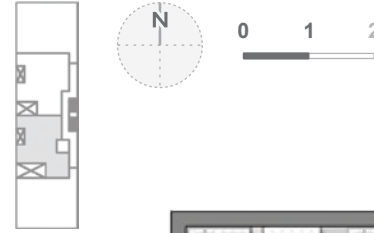


## Type 2

All Floors

- Carpet Area: 879 sqft
- Saleable Area: 1053 sqft
- Undivided Share: 508 sqft

1. Living Room 13'11" x 16'11"	2. Dining Room 10' x 9'10"	3. Kitchen 10'2" x 6'7"
4. Utility 3'5" x 6'7"	5. Bedroom 1 12'8" x 9'10"	6. Toilet 1 10' x 4'5"
7. Bedroom 2 11'2" x 10'4"	8. Toilet 2 8'2" x 4'1"	

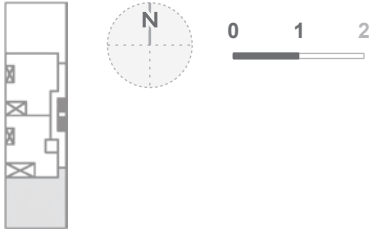


## Type 3

All Floors

- Carpet Area: 794 sqft
- Saleable Area: 952 sqft
- Undivided Share: 459 sqft

1. Living Room 11' x 16'9"	2. Dining Room 8'8" x 9'10"	3. Kitchen 8'10" x 6'7"
4. Utility 3'5" x 6'7"	5. Bedroom 1 11'2" x 9'10"	6. Toilet 1 7'5" x 4'7"
7. Bedroom 2 11'10" x 9'10"	8. Toilet 2 9'2" x 4'5"	

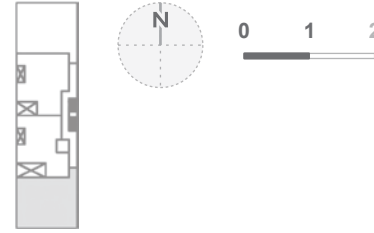


## Type 4

First & Third Floor

- Carpet Area: 1069 sqft
- Saleable Area: 1281 sqft
- Undivided Share: 618 sqft

1. Living Room 16'7" x 10'	2. Dining Room 11' x 17'1"	3. Kitchen 11'6" x 10'
4. Utility 3'11" x 10'	5. Bedroom 1 10'8" x 11'10"	6. Toilet 1 8'2" x 4'9"
7. Bedroom 2 10'6" x 11'10"	8. Toilet 2 8' x 4'7"	9. Foyer 3'11" x 5'3"



## Type 4

Second Floor

- Carpet Area: 1069 sqft
- Saleable Area: 1281 sqft
- Undivided Share: 618 sqft

1. Living Room 16'7" x 10'	2. Dining Room 11' x 17'1"	3. Kitchen 11'6" x 10'
4. Utility 3'11" x 10'	5. Bedroom 1 10'8" x 11'10"	6. Toilet 1 8'2" x 4'9"
7. Bedroom 2 10'6" x 11'10"	8. Toilet 2 8' x 4'7"	9. Foyer 3'11" x 5'3"

# Stilt Floor Plan



- 1. Electrical Room
- 2. Association Room
- 3. Lobby
- 4. Elevator
- 5. Security Room
- 6. Toilet



# Specifications



## Structure

- RCC Framed Structure with Isolated / Combined Footing Design
- Masonry using Concrete Solid Blocks



## Flooring

- Premium 600 x 600 mm Vitrified Tiles for Living & Dining
- Premium 200 x 1200 mm Vitrified Tiles for Bedrooms
- Premium 600 x 600 mm Matt Finish Vitrified Tiles for Kitchen and Utility
- Premium 300 x 600 mm Anti-skid Vitrified Tiles for Toilet Floor
- Premium 300 x 600 mm Matt Finish Vitrified Tiles for Toilet Wall
- Calibrated Kota for Lobby and Staircase
- Grade Slab with VDF Concrete Top for Carpark



## Internal Finishing

- Granite Kitchen Countertop with Vitrified Wall Cladding up to 2 feet
- Vitrified Wall Cladding Above countertop up to 2 feet high
- Satin Finish SS Sink in Kitchen Area (bowl only)
- Satin Finish SS Sink in Utility Area (with drainboard)
- Provisions for Washing Machine in Utility Area
- False Ceiling for Toilets



## Painting

- Weatherproof Emulsion (with Texture) for Exterior Walls
- Premium Emulsion for Interior Walls



## Plumbing, Sanitary & CP Fittings

- ISI Certified PVC pipes for rainwater and Waste water disposal
- Wall mounted WCs with Concealed Cistern and Health Faucet



## Joineries

- Main Door - Teakwood Frame & Flush Shutters with Teak Veneer on both sides (2.4 Mt high)
- Bedroom Doors – Teakwood Frame & Flush Shutter painted Satin Enamel (2.4 Mt high)
- Bathroom Doors - Teakwood Frame & Flush Shutter painted PU Satin Enamel (2.4 Mt high)
- Door Hardwares - Dorset make
- Polyester coated Aluminium System Windows



## Electrical & HVAC

- ISI Certified CPVC pipes for all Water Supply
  - Duravit Sanitary wares
  - Grohe CP Fittings
  - Concealed Wall Mixer for Shower
  - Provision for Geysers in Toilets
  - Provision for RO System near sink
- Three Phase Power Supply for all Apartments
  - Cables and Wires - Polycab
  - Distribution Boxes - Schneider
  - All Controls - Wipro North-West
  - Telephone and DTH Provision for Living and Master Bedroom
  - Provision for High Speed Internet
  - Wall Split AC points for Bedrooms and Living



Artist's impression of Type 4 Apartment Bed Room.

# Connectivity

Avant Garde is well connected with all modes of transportation to make your everyday commuting easy and joyful.

- 450 m Aranganathan Subway Bus Stop
- 600 m Saidapet Railway Station
- 1.0 km Saidapet Main Bus Stand
- 1.2 km West Saidapet Bus Stand
- 1.3 km Saidapet Metro Station (Blue Line)
- 1.8 km T Nagar Bus Depot
- 2.4 km Ashok Nagar Metro Station (Green Line)
- 9.1 km Chennai Airports

# Education

Avant Garde has reputed Government and Private Schools of all boards within 5 km radius to help your little ones to travel less and focus more on what matters.

- 350 m Rose Bud (Play School)
- 900 m Fathima Central Senior Secondary School
- 950 m Scribbles (Play School)
- 1.3 km Alpha School
- 2.4 km Chellammal Women's College, Little Mount
- 2.4 km Govt Arts College for Men, Nandanam
- 3.5 km Anna University, Guindy
- 5 km SRM University, Ramapuram







2.7 km Apollo Speciality Hospital

4.3 km Billroth Hospital

4.5 km Kauvery Hospital

5.4 km SIMS Hospitals

5.4 km Fortis Malar Hospital

7.2 km Kilpauk Medical College Hospital

8.6 km Govt Multi Super Speciality Hospital

9.9 km Rajiv Gandhi Govt General Hospital

2.3 km Cosmopolitan Golf Club

2.4 km T Nagar Shopping District

3.2 km Madras Race Club

3.2 km Guindy National Park

4.5 km Anna Centenary Library

5.3 km Phoenix Market City

6.6 km Express Avenue

9 km Vijaya Forum Mall

## Healthcare

From Govt Multi Super Speciality Hospital to a State of the art Private Healthcare Provider, from a General Physician for a regular check-up to a Dentist for an occasional Prophylaxis, every aspect of health care is accessible from Avant Garde with a 2 minutes walk to a 20 minutes drive.

## Lifestyle

Where in the world can you connect to a 18-hole golf course, a vibrant shopping district, a mall to shop international brands and a State of the art library, all from one place with a 10 to 20 minutes drive? From Avant Garde, you can.



### *Site Address*

Avant Garde by UFactor  
No.58 & 60, Sadayappan Street  
Saidapet, Chennai - 600015

### *Registered Office*

VALUE REALITY  
Registered Office at No.144, Bharatha  
Matha Street, East Tambaram,  
Chennai-600059.



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Locate us**