



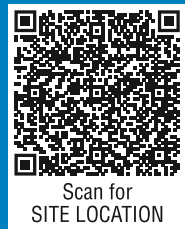
📍 Corporate office : No.72/104, Greenways Road Extn, R.A.Puram, Chennai - 600 028.

☎ 044 - 2464 0221 ✉ sales@aliyah.in 🌐 www.aliyah.in

For more information call : 98 40 47 27 38 / 99 40 50 97 60



Site Address : # 3, 48th Street, Ashok Nagar, Chennai - 600 083



Scan for
SITE LOCATION

Malliga Castle

YOUR
HAPPIEST
MOMENTS
STARTS HERE



www.aliyah.in

WE ARE AT NOW

15 YEARS



A SMALL BEAUTIFUL JOURNEY

Home is where we Live. And we build Lives Not just homes !

Building residences for more than a decade has given us ample satisfaction of having contributed to the happiness of more than 100 families of fulfilling their lifetime dream. We do this through a strong in-house team of architects, designers, project managers and relationship managers with years of combined experience in the construction industry.

We promise highest Quality standards, best value for money, meeting client's expectations and a hassle-free experience for fulfilling your dream home.



“Wave of newer technology, modern machinery, innovation and the quest for growth are the inimitable hallmarks of the company...”

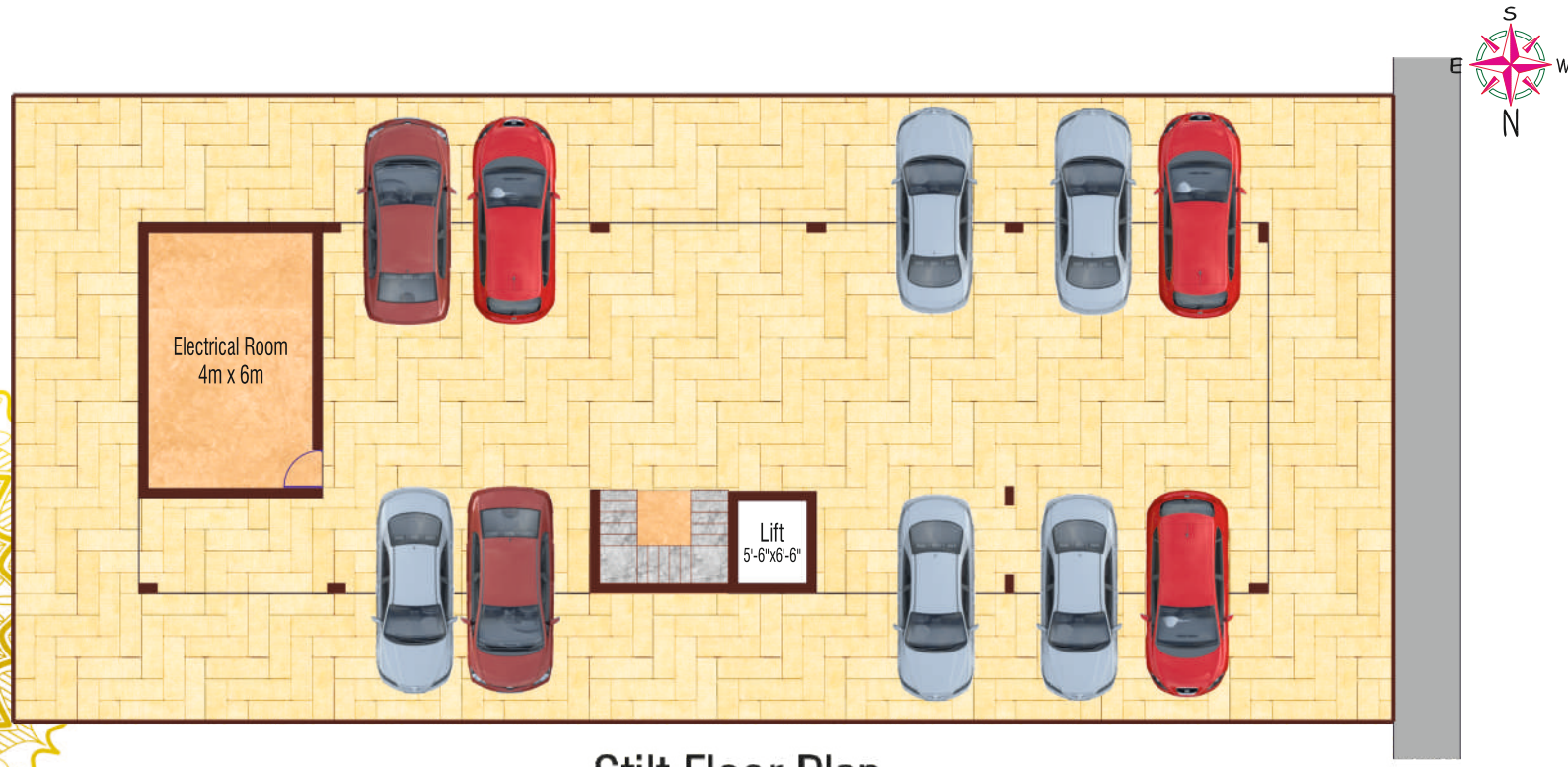
LIMITED EDITION
UNLIMITED HAPPINESS

Malliga Castle

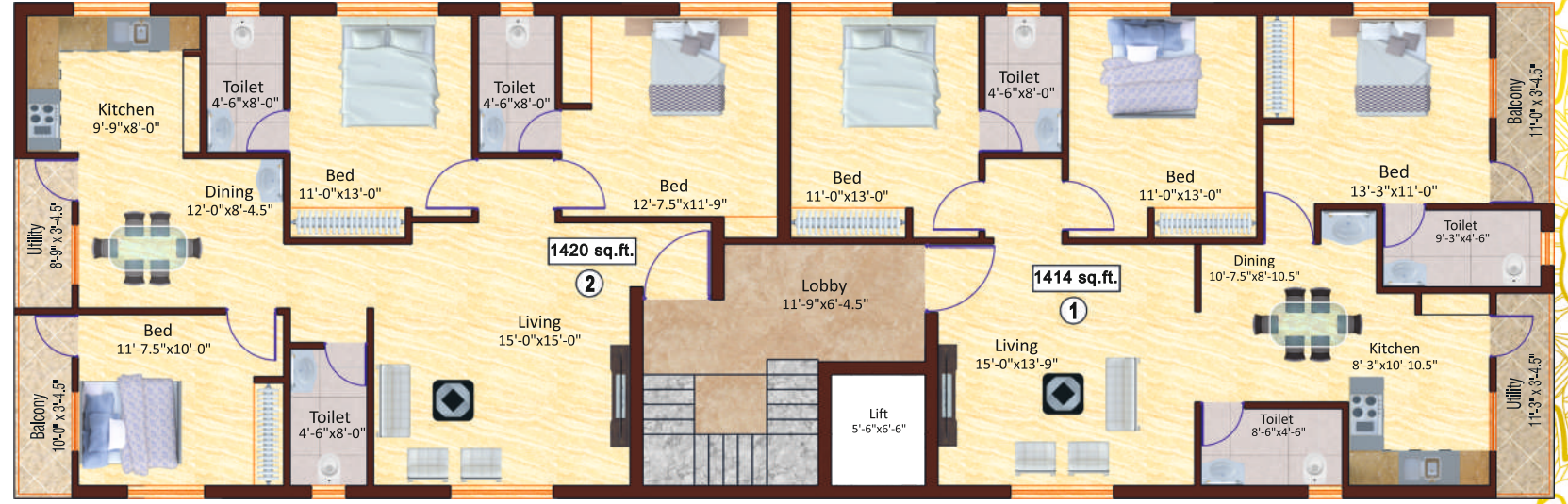


3-BHK Deluxe Flat

3, 48th Street, Ashok Nagar, Chennai - 600 083



Stilt Floor Plan



Typical Floor Plan - (I,II,III,IV& V)

Malliga Castle SPECIFICATIONS

Structures

- RCC framed structures with high quality clay chamber brick walls with 9" thick for external walls 4.5" thick for internal walls
- Smooth finishing plaster
- Anti- termite treatment under foundation & along the external Perimeter

Flooring

- Bedroom, Kitchen and Walkways - Vitrified Tiles (2'0"X 2'0")
- Living and Dining- Italian Marble
- Toilets – Anti-skid ceramic floor tiles and wall tiles upto roof level
- Car parking and Balconies – Anti- Skid Ceramic Floor Tiles
- Steps and lobby – Best quality Granite
- Thermal insulation tiles will be provided in terrace to reduce the heat.

Joinery

- Main door- Teakwood frame with Teak wood panel door for main entrance country wood frame with flush doors/skin doors for bed rooms and Toilets
- UPVC Windows with glazed Shutters
- All doors with Locking system
- MS Painted Grills for all windows and main doors safety Gate.

Painting

- Exterior – Weather shield paint,
- Interior – Two Coat Birla putty and Two coat emulsion Paint,
- MS Grills and Gate – Enamel Paint.

Kitchen utility

- Polished granite kitchen counter with one stainless steel sink with movable tap
- Ceramic Tile up to 2' height above cook top
- Provision for water Purifier and one chimney/ Exhaust fan opening will be provided

Water Supply

- ISI certified CPVC and PVC Shower lines
- Deep borewell for ground water
- Under ground sump – Twelve thousands liters for both metro and ground water storage
- Overhead water tank – Seven thousands Liters

Electrical

- 3 Phase Electric Connections.
- Multi-core high quality copper wiring in concealed PVC conduits with MCB and recessed switches.
- Split air conditioner points will be provided for all the bedrooms and living room
- Modular Switches in all rooms
- Telephone points will be provided in master bedroom and living room, TV (DTH) provision will be provided in all bedrooms and living room & Internet Point will be provided in living room.

Lifts

- High Speed Elevator of required capacity with power backup

Security

- Intercom Facility
- 24 hrs security system with CCTV Surveillance

Amenities

- Power Backup ● Security Room ● Gardening

Plumbing and Sanitary

- EWC- Wall mounted with flush tank. ● Wash basin with CP fitting in toilets .

CURRENT PROJECTS



LILY – KANDANCHAVADI



IRIS – TARAMANI

PREVIOUS PROJECTS



GARDENIA – KOTTURPURAM



RESIDENTIAL VILLA – MUGALIVAKKAM



NOBLE ENCLAVE – NANGANALLUR



HELVETICA – KANDANCHAVADI



PRINCE COURT – THORAIPAKKAM



ALIYAH'S CELSIA – PERUNGUDI