

PREMIUM
LIFESTYLE
THAT
ARE ALL
ABOUT
YOU.

NOVA[®]

Sprint

Super Deluxe Apartments
near Mogappair

*A creation that
thinks like you.
Because we built
it thinking like you.*

As long as you can remember,
you have been courting success.

And kicking conformity in its face.

A happy affair that lets you handle
everything life hurls at you.

With ease. With grace. With fortitude.

A journey that is about discipline, hard work and
a firm belief that God is in the details.

Something which is sadly lacking
in most homes today.

Welcome to a luxury dwelling that
aspires to be all you want it to be.

And some.

You see, we built it standing in your shoes.



NOVA[®]

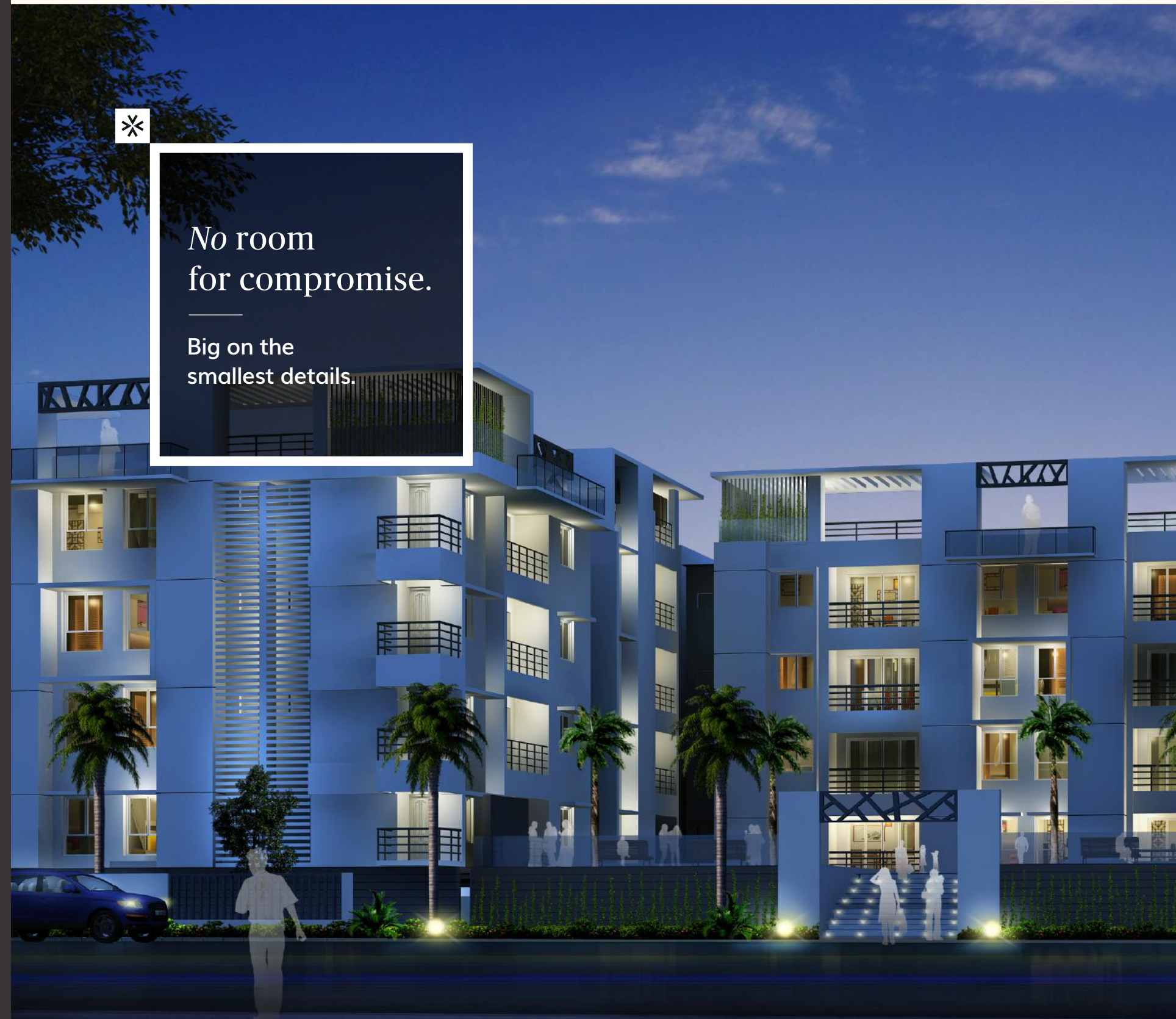
—
Sprint

Super Deluxe Apartments
near Mogappair



*No room
for compromise.*

Big on the
smallest details.





You do not believe in compromise, especially when it comes to your home. Which is why we have paid lavish attention to the minutest details.

Things which are often overlooked by most builders, either by accident or design. (A little of both, we suspect).

Take for instance our common areas: they come with false ceiling, and the common area walls are tiled all the way to the roof.

This means the interiors look as great as the exteriors!

Plus, all Sprint apartments come with 2 main doors - a solid wooden door on the inside, and a grill fitted door on the outside.

Result: Beautiful, symmetrical-looking entrances.

No rework, no extra costs, not to mention, extra angst after you move in.

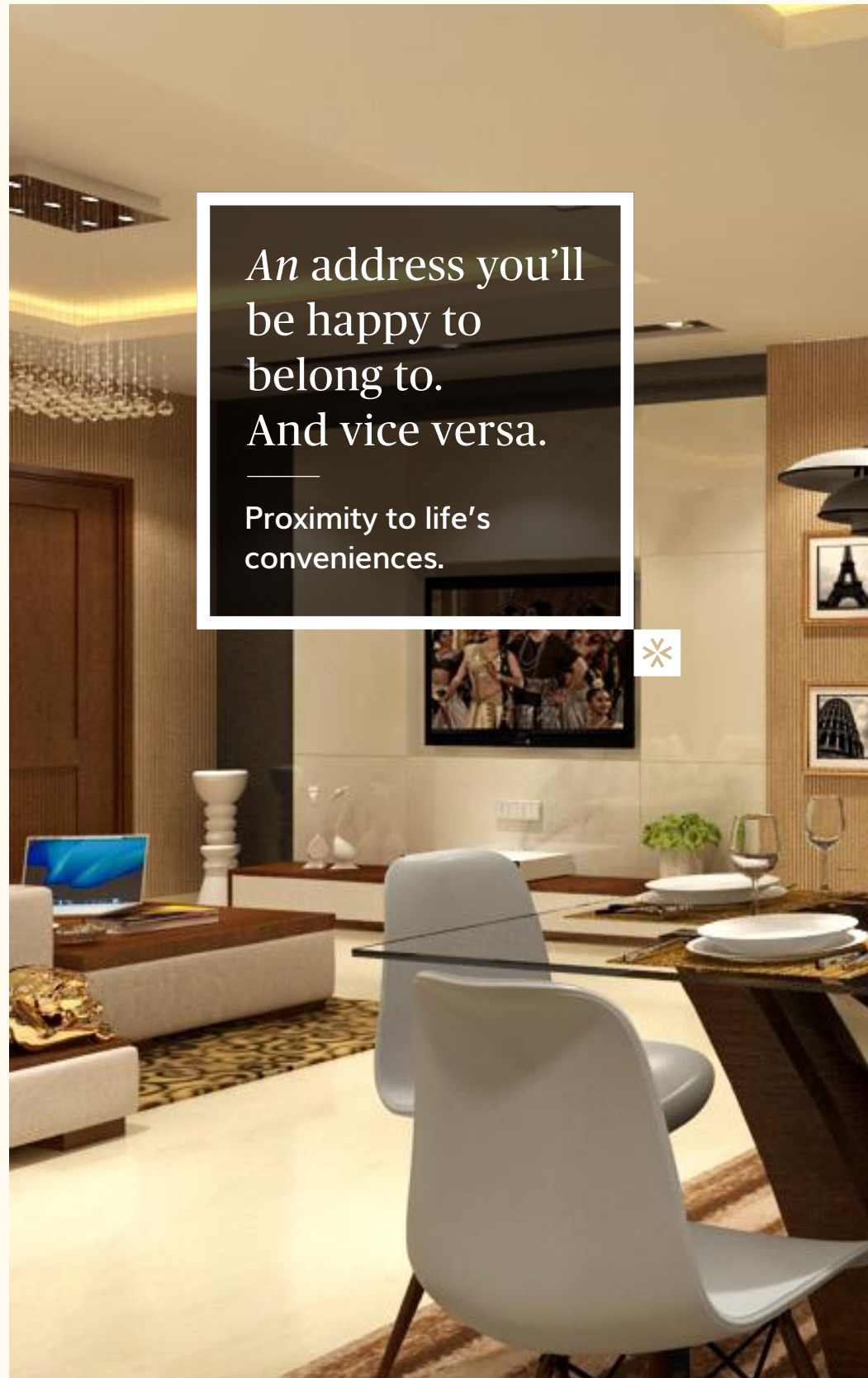
Just thoughtful design, right down to the tiniest luxuries. Hundreds like the above.





Nova 'Sprint' is located at Mogappair West, one of the prime addresses in Chennai. Built on 1.15 acres, it comprises 50 2, 2.5 & 3 BHK luxury apartments, Everyone who is someone, or would like to be, is making a beeline to have their nameplate on the myriad home projects underway in the area. Small wonder, given its ace locational advantages:

- Opposite Nolambur Bus Depot.
- Just 1.2 kms from Mogappair West, Bus Terminus.
- Close to IT Parks like India Land tech park, Ambit IT Park, HCL, TCS, among others
- Surrounded by leading schools - DAV, Vellammal, SBIOA, Schram Academy, Chennai Public School, etc.
- Close to colleges like MG University, Raja Rajeswari Eng College etc..
- Abounds in retail outlets - Benz, Volkswagan, Tata Motors, Honda and Nissan.
- A mere 3 kms from Annanagar, West Extension
- Only 4 kms from Koyambedu metro railway station.
- Everything is just a hop, skip and jump away. Well, almost.

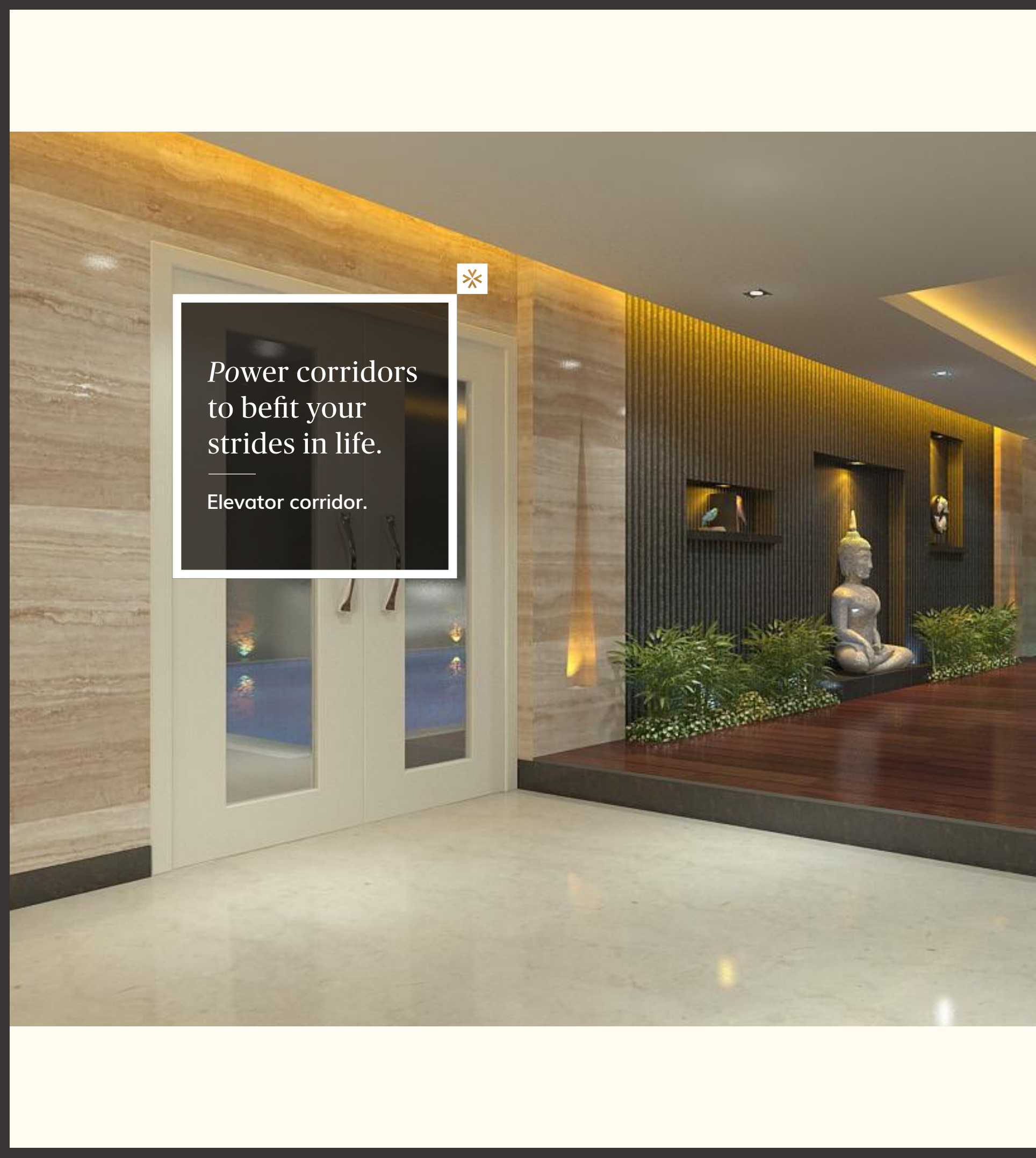


*An address you'll
be happy to
belong to.
And vice versa.*

**Proximity to life's
conveniences.**





A modern elevator corridor with marble walls, a Buddha statue, and a wooden platform. The corridor features a light-colored marble wall on the left and a dark, vertically-slatted wall on the right. A white Buddha statue is seated on a dark wooden platform. The floor is a light-colored, polished material. The ceiling has recessed lighting. A small white square icon with a black asterisk is located in the upper right corner of the image.

*Power corridors
to befit your
strides in life.*

Elevator corridor.

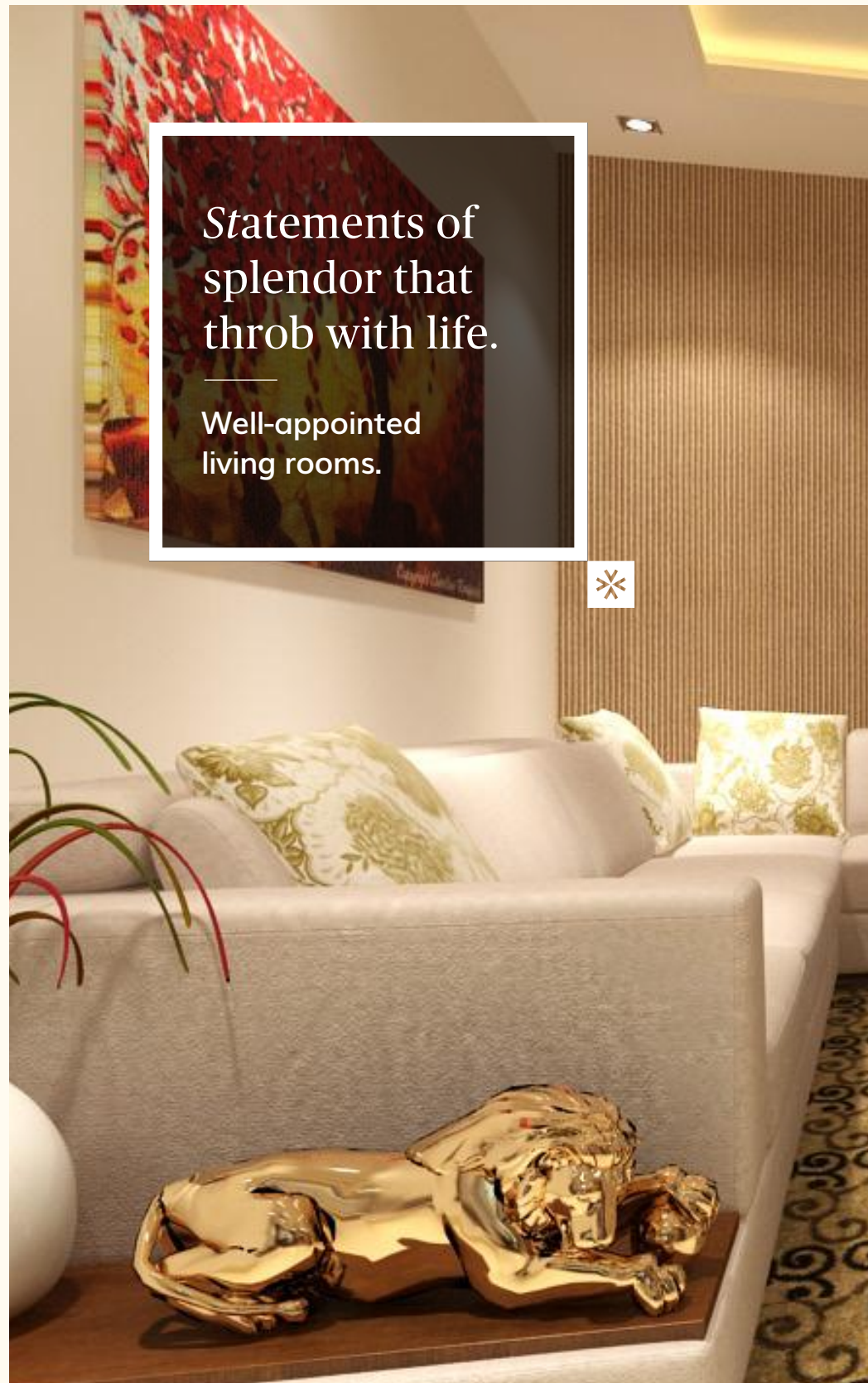


As you march down this pathway of power, discover that our hallmark of paying lavish attention to detail keeps pace with you, every step of the way. And that splendor is not a privilege enjoyed only by your apartment. Consider it our way of giving you a red carpet welcome, day in and day out.





The living room arguably leads the list of the surprisingly awe-inspiring aspects of your home. It will certainly be among the first things to make your guests' jaws drop. This place is known to inspire endless conversation - about this place. A good idea to divert the conversation, and also ensure guests don't get permanently affixed to this portrait of elegance, would be to gently suggest a guided tour of the house. But this ruse, may we add, could come with its own set of problems. (Yes, you guessed right: kickstarting endless discussions about the other zones they get to see on said tour).



*Statements of
splendor that
throb with life.*

**Well-appointed
living rooms.**







AM ENT ES

Lifestyle amenities:

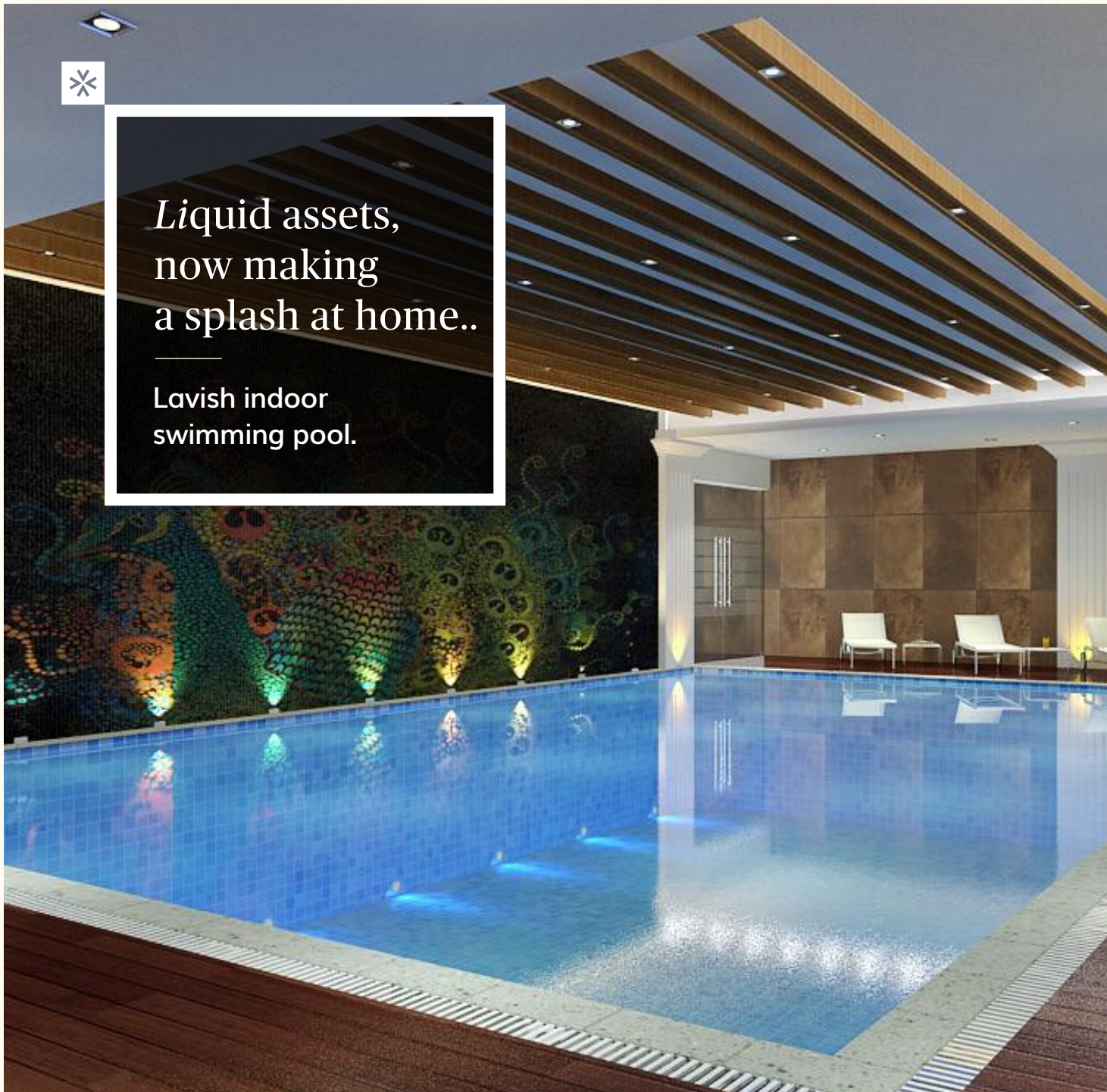
- Club House with indoor swimming pool
- Gym, Indoor Games and Banquet Hall
- CCTV • Video Door Phone
- Piped Gas Connection
- DTH and Intercom
- Lobby with controlled Access
- Main Door with Biometric Lock
- Water Treatment Plant
& Sewerage Treatment Plant
- Covered Balconies





Lifestyle amenities:

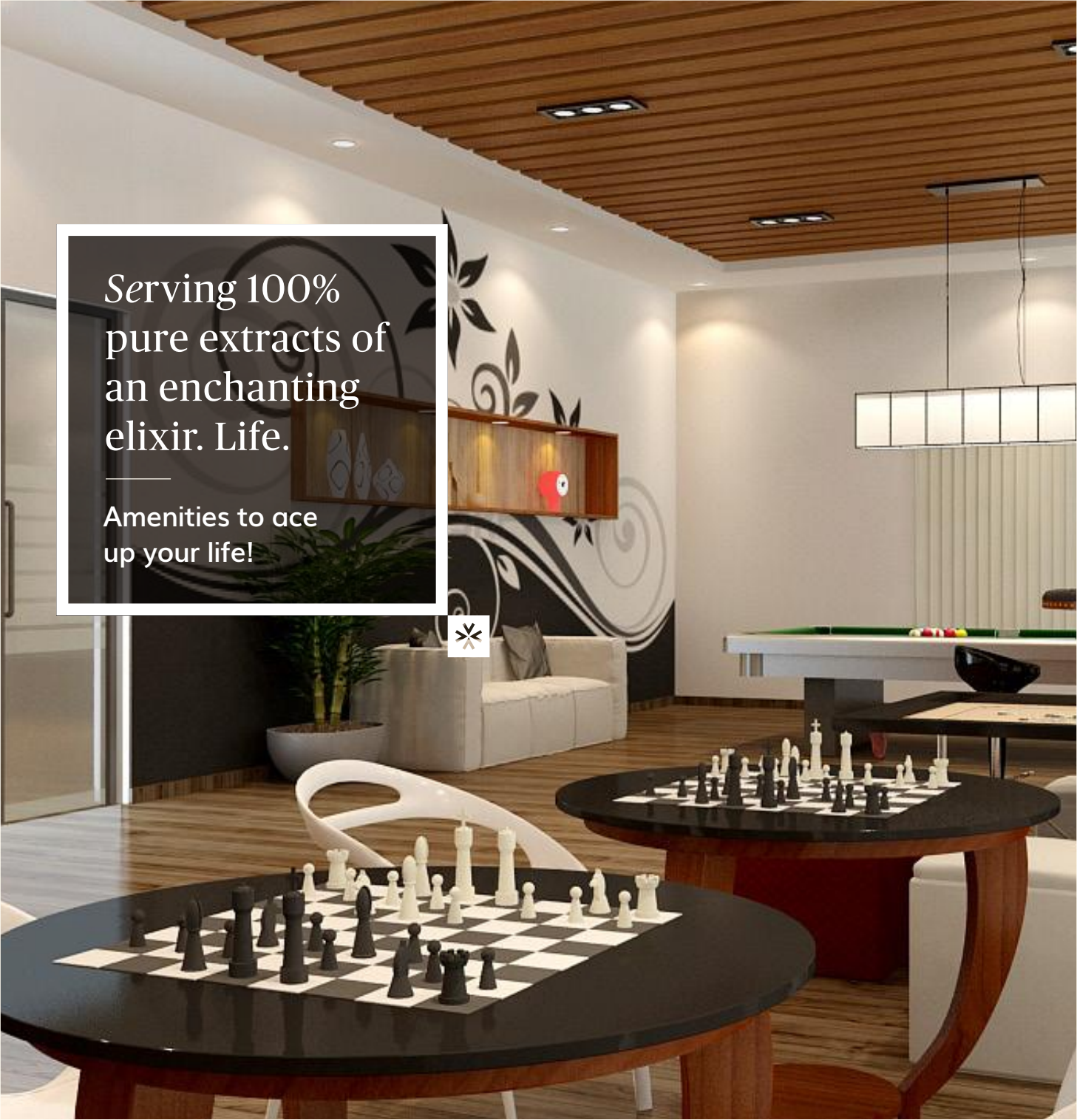
- Club House with indoor swimming pool
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- Main Door with Biometric Lock
- Water Treatment Plant
& Sewerage Treatment Plant
- Covered Balconies



*Liquid assets,
now making
a splash at home..*

Lavish indoor
swimming pool.

Who said one can't have 'Eureka' moments in this time and age? Especially when this particular receptacle of water is way larger than the bathtub made famous by Mr Archimedes. And looks the way it does - simply stunning. Why, you might want to spend all day splashing around in it, pretending to be that infamous shark in 'Jaws'. Or play beached whale, stretching out on the poolside chairs, sipping a cool drink. Who needs a resort?

A modern lounge area with a wooden slat ceiling, a white sofa, a pool table, and two round tables with chess sets. The room is well-lit with recessed ceiling lights and a long pendant light. A large decorative wall mural is visible in the background.

Serving 100%
pure extracts of
an enchanting
elixir. Life.

Amenities to ace
up your life!



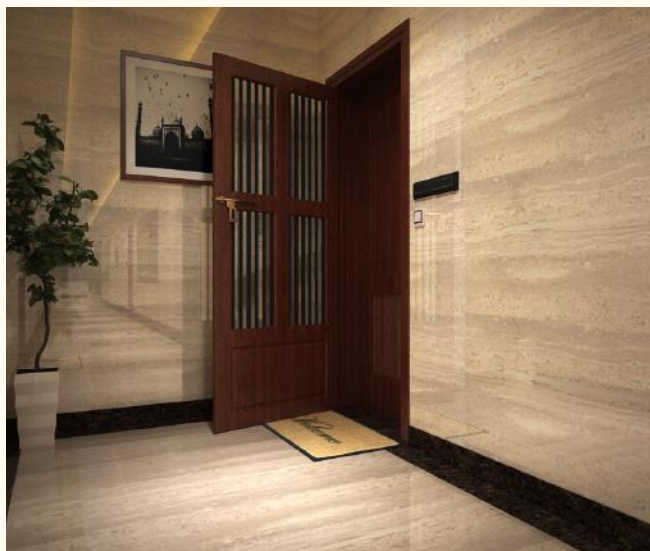
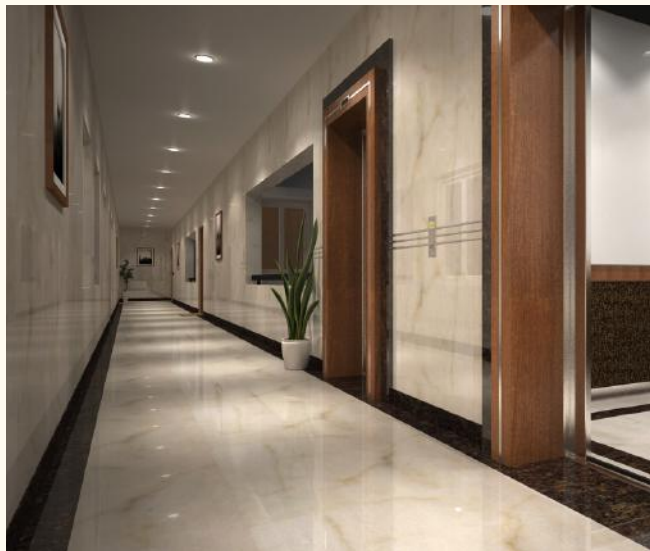
We know that to you life is a game that, like any other, has to be played well. So that there's never a dull moment in it. Keeping this in mind, we have ensured Sprint comes with an array of world class amenities designed to make your life a pleasure. Enjoy the pampering. You've earned it.



*Homes reinforced
with certain rare
ingredients.
Transparency and
value.*

Buyer-friendly transaction
terms; better UDS.





When most real estate developers' reputations seem built on conjecture and hyperbole, Nova believes in being totally honest and transparent. Things like a 'No cancellation charges' policy, an iron clad no excuses penalty, where in case of delay, we will do the interiors ourselves.

And that's not all! We offer you great value for money. As 'Sprint' is a Stilt+4 construction, you get a better UDS unlike if you buy a home in certain other high rise buildings. Sprint offers you a 61% UDS compared to 50-55% in others. If this isn't value for money, we don't know what else is.

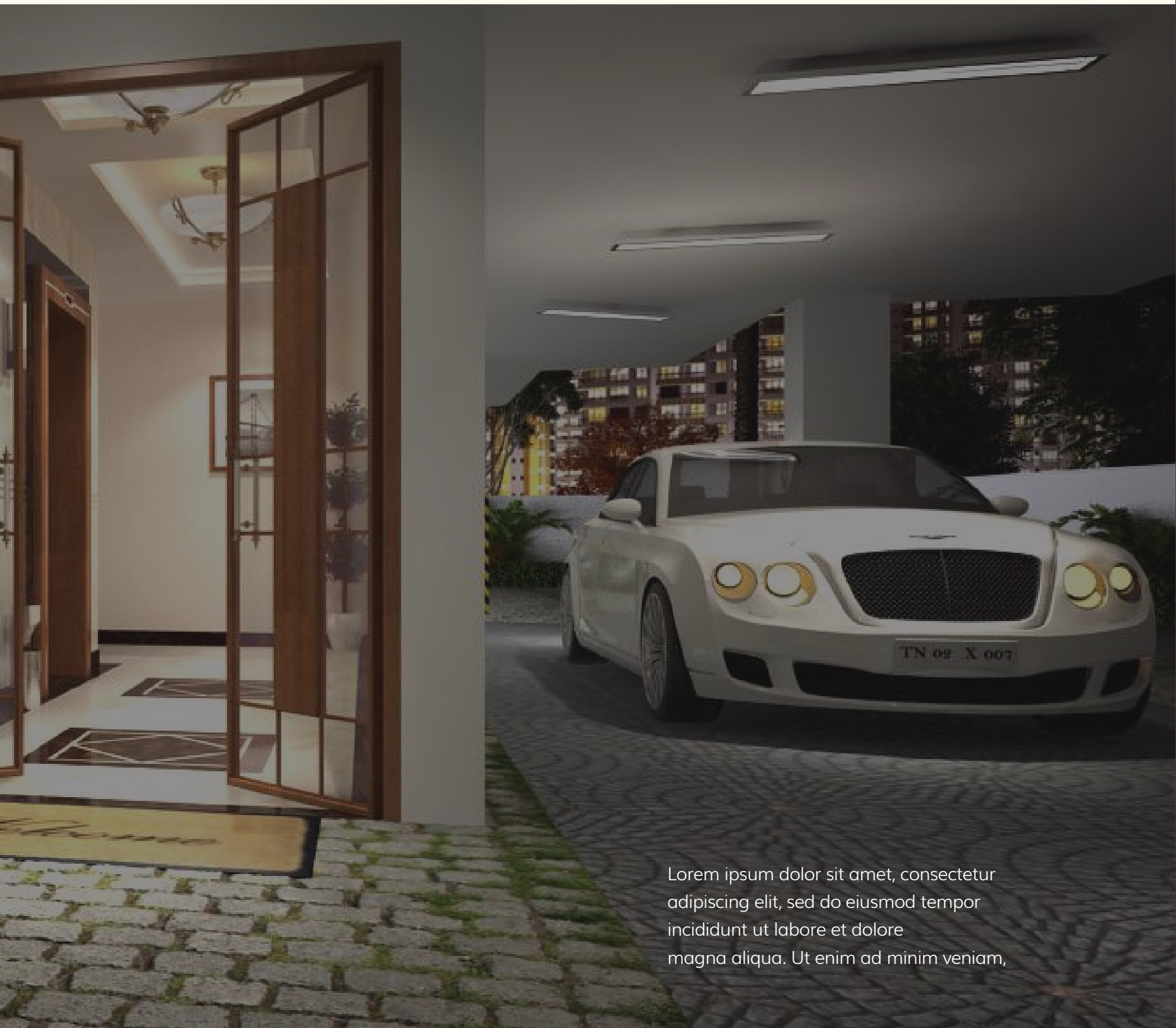




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Specifications

FOUNDATION	: RCC Piling as per consultant's specifications
SUPER STRUCTURE	: RCC Columns, slabs and beams designed to resist earthquake
MASONRY	: Brick masonry using fly ash bricks

PLASTERING & PAINTING:

Ceiling	: Semi rough finish painted with white colour cement paint
Interior wall surfaces	: Sand faced finish with 2 coats of putty + 1 coat of primer + 2 coats of interior emulsion paint.
Exterior wall surfaces	: Painted with texture paint

JOINERIES:

Main Door	: Double shutter door - Engineered wood doors with grill provision, Godrej Lock, Brass tower bolt at top and bottom, Magic eye, safety chain brass door stopper.
Internal Doors	: Good quality wood doors and accessories such as Godrej, cylindrical lock, powder coated hinges, tower bolt & door stopper.
Windows and Ventilators	: UPVC window with plain glass and grills of required sizes

FLOORING:

Living/Dining/Bedrooms/Kitchen	: 2' x 2' Vitrified tile
Toilets / Utility / Wash	: 12" x 12" Anti – Skid flooring
Wall dado	: 12" x 18" tiles as wall dado
Toilet	: 7' -0"
Kitchen	: 2' -0"
Wash Area	: 3' -0"

KITCHEN PLATFORM	: Customers to get it fixed as per modular kitchen design
WATER SUPPLY AND SANITARY WORKS	: All water line fittings will be from Jaquar or Parryware All sanitary fixtures will be from Hindware or Parry ware
KITCHEN	: SS sink with sink cock provision, Aquaguard provision
TOILET	: 3 - in - 1 wall mixture, washbasin, tap and sanitary provision
UTILITY	: Washing machine point provision
COMMON AREA FINISHES	: Corridor -2'x2' Vitrified tile in floor and wall areas
STAIRCASE	: SS handrails with granite flooring
ENTRANCE LOBBY	: Granite / Tile Flooring and walls with texture paint
DRIVE WAY	: Paver Block
COMPOUND WALL	: Masonry finish with barbed wire
LIFT	: 6 Persons Capacity
ELECTRICAL WORKS	: • 3 Phase connection • Good quality modular switches • DB box and breaker

ENTRANCE:

Bell push	: 1 No.
Wall Light	: 1 No.

LIVING

Ceiling fan	: 1 No.
Chandelier Point	: 1 No
Wall Light point	: 2 Nos.
6A Socket	: 3 Nos.
TV and Telephone socket	: 1 No. each
AC Point	: 1 No.

DINING

Wall Light point	: 1 No.
6 A Socket	: 1 No.

KITCHEN

Wall Light point	: 1 No.
6A Socket	: 1 No.

16A Socket	: 1 No.
Exhaust fan provision	: 1 No.

DINING

Wall Light point	: 1 No.
6 A Socket	: 1 No.

KITCHEN

Wall Light point	: 1 No.
6A Socket	: 1 No.
16A Socket	: 1 No.
Exhaust fan provision	: 1 No.

UTILITY

Wall Light point	: 1 No.
16A Socket	: 1 No.

MASTER BED ROOM

Ceiling fan (2 way control)	: 1 No.
Wall Light point (2 way Control)	: 1 No.
Wall light point	: 1 No.
6A Socket	: 2 Nos.
TV point + 6A Socket	: 1 No.
Wall night lamp point	: 1 No.
AC point	: 1 No.

MASTER BED ROOM TOILET

Wall light point	: 1 No.
Exhaust fan point	: 1 No.
16A Socket (Geyser)	: 1 No.
Mirror light point	: 1 No.

BALCONY MASTER BEDROOM

Wall light point	: 1 No
6A Socket	: 1 No.

SECOND and THIRD BED ROOM

Ceiling fan (2 way control)	: 1 No
Wall Light point (2 way control)	: 1 No
Wall Light point	: 1 No
6A Socket	: 2 Nos
TV Point + 6A Socket	: 1 No
Wall night lamp point	: 1 No
AC Point	: 1 No

SECOND BED ROOM TOILET

Wall light point	: 1 No
Exhaust fan point	: 1 No
16A Socket (Geyser)	: 1 No
Mirror Light Point	: 1 No.

AMENTIES

- Piped Gas Connection through Private Agency
 - DG back up for common areas, lift & 500 watts for 2 BHK and 700 watts for 3 BHK flat
 - Video door phone
 - Intercom
 - BSNL Telephone connection
 - WTP
 - STP
 - Fully Automatic 6 Passenger Lifts 2 nos in each block
 - Lobby with Access control
 - CCTV in key areas
 - Centralised DTH Provision from Videocon or Airtel
 - Amenties like
 - Swimming Pool
 - Gymnasium
 - Banquet Hall
 - Indoor Games Facilities like
 - TT
 - Billiards
 - Video Games Alley,
-



• APOLLO HOSPITAL

JESUS CALLS •

• Dr. M G R UNIVERSITY

MADURAVOYAL JUNCTION

SCHRAM ACADEMY •
SCHOOL

• RAJA RAJESWARI ENGG
COLLEGE

DOMINI'S •

FRENCH LOAF •

now
Sprint

NILGIRI'S SUPER
MARKET

• HERITAGE SUPER
MARKET

• INDIA LAND IT PARK

SRI RAM NAGAR MAIN ROAD

• NOLAMBUR
BUS DEPOT

• DABC ABINAYAM
PHASE III

BUHARI HOTEL •

• WAVE'S

AMBIT IT PARK

• THALMOOGAMBIKAI
COLLEGE

MOGAPPAIR WEST
BUS STOP

KFC

• KOCHAR INFO PARK
• PRINCE INFO PARK

• NISSAN SHOWROOM

BENZ •

HCL •

DAV SCHOOL •

SPARTAN SCHOOL •

VELAMMAL SCHOOL •

FRONTIER LIFE LINE •

MMM SCHOOL •

• CHENNAI PUBLIC SCHOOL

KOYAMBEDU METRO •
RAILWAY STATION

KOYAMBEDU
JUNCTION

THIRUMANGALAM
JUNCTION

ANNA NAGAR
ROUNDTANA

MASTER BED ROOM

Ceiling fan (2 way control)	: 1 No.
Wall Light point (2 way Control)	: 1 No.
Wall light point	: 1 No.
6A Socket	: 2 Nos.
TV point + 6A Socket	: 1 No.
Wall night lamp point	: 1 No.
AC point	: 1 No.

MASTER BED ROOM TOILET

Wall light point	: 1 No.
Exhaust fan point	: 1 No.
16A Socket (Geyser)	: 1 No.
Mirror light point	: 1 No.

BALCONY MASTER BEDROOM

Wall light point	: 1 No
6A Socket	: 1 No.

SECOND and THIRD BED ROOM

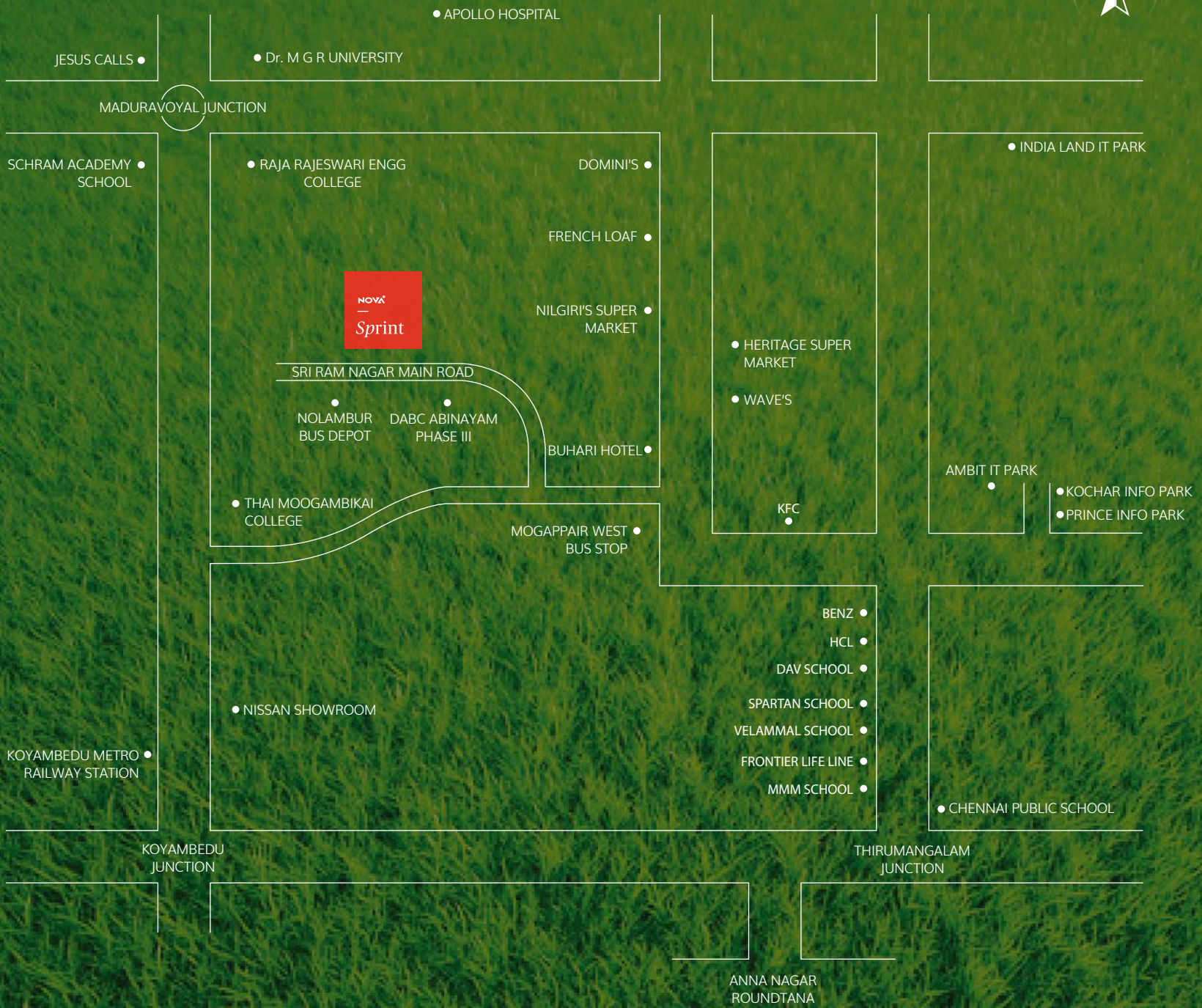
Ceiling fan (2 way control)	: 1 No
Wall Light point (2 way control)	: 1 No
Wall Light point	: 1 No
6A Socket	: 2 Nos
TV Point + 6A Socket	: 1 No
Wall night lamp point	: 1 No
AC Point	: 1 No

SECOND BED ROOM TOILET

Wall light point	: 1 No
Exhaust fan point	: 1 No
16A Socket (Geyser)	: 1 No
Mirror Light Point	: 1 No.

AMENITIES

- Piped Gas Connection through Private Agency
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 - Gymnasium
 - Banquet Hall
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• NISSAN SHOWROOM

- BENZ
- HCL
- DAV SCHOOL
- SPARTAN SCHOOL
- VELAMMAL SCHOOL
- FRONTIER LIFE LINE
- MMM SCHOOL



SITE PLA NS

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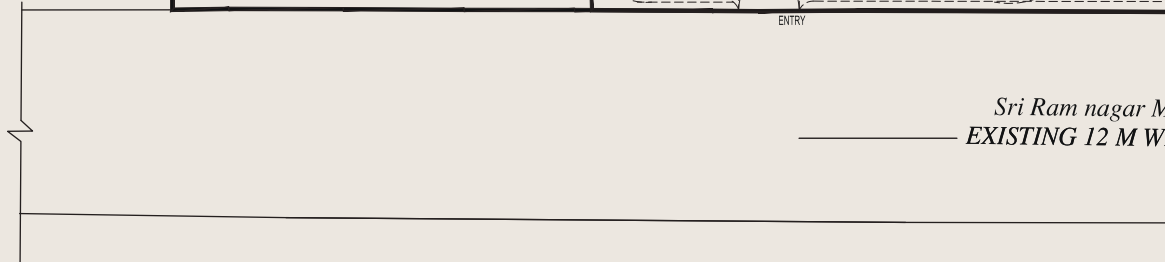
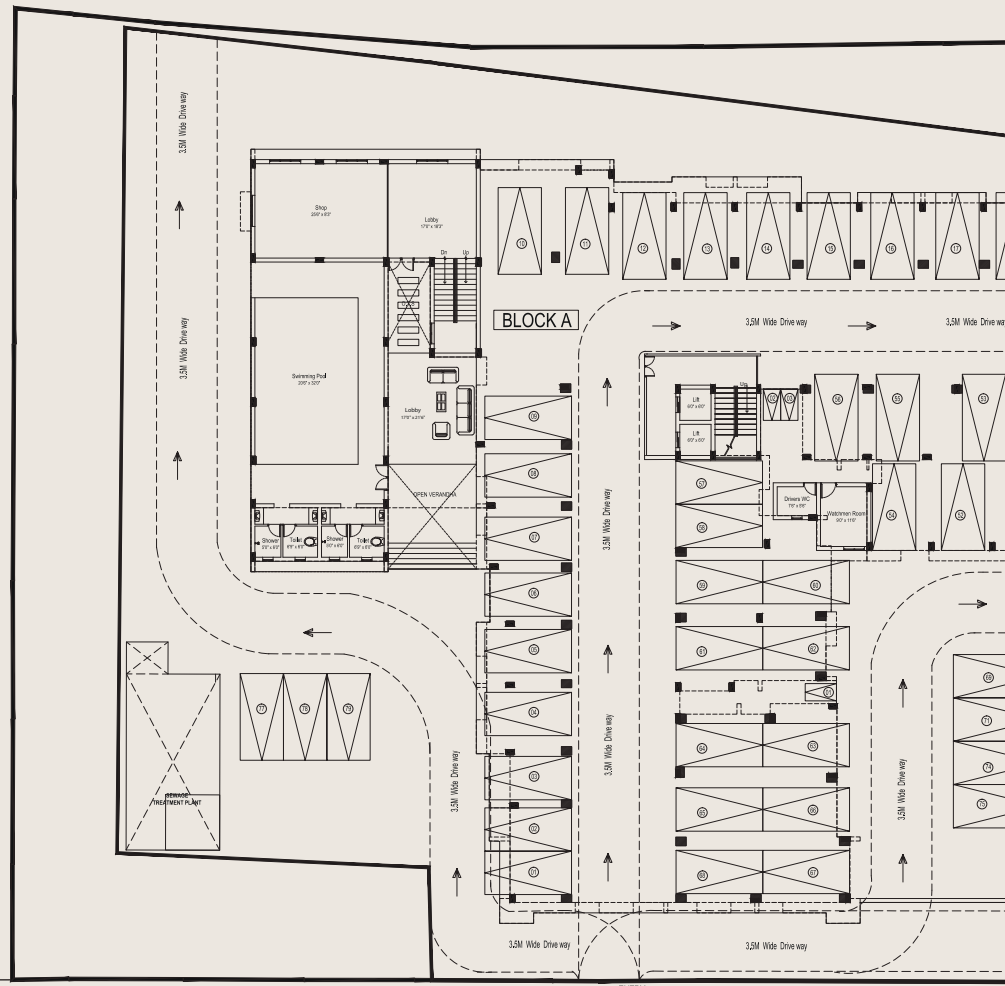




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Site cum Slit Floor Plan



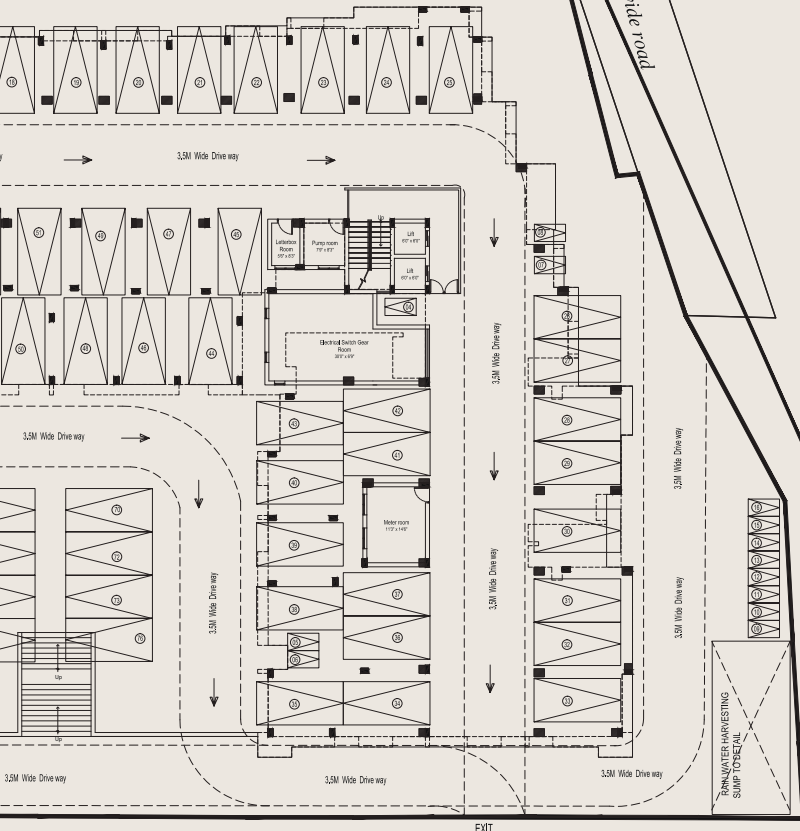


WIDE ROAD
PADASALAI ROAD

LI/12675/96
PPD/LO NO:27/96

Existing 4.8m wide road

EXISTING 9M WIDE ROAD



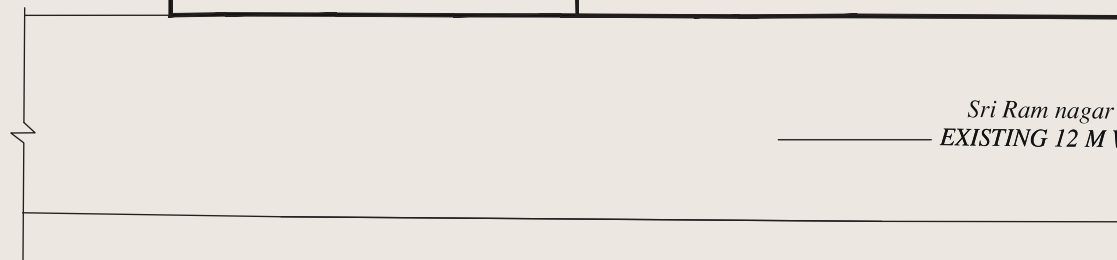
Main road
WIDE ROAD



Site cum
First Floor
Plan



EXISTING 9M



Sri Ram nagar
EXISTING 12 M

WIDE ROAD

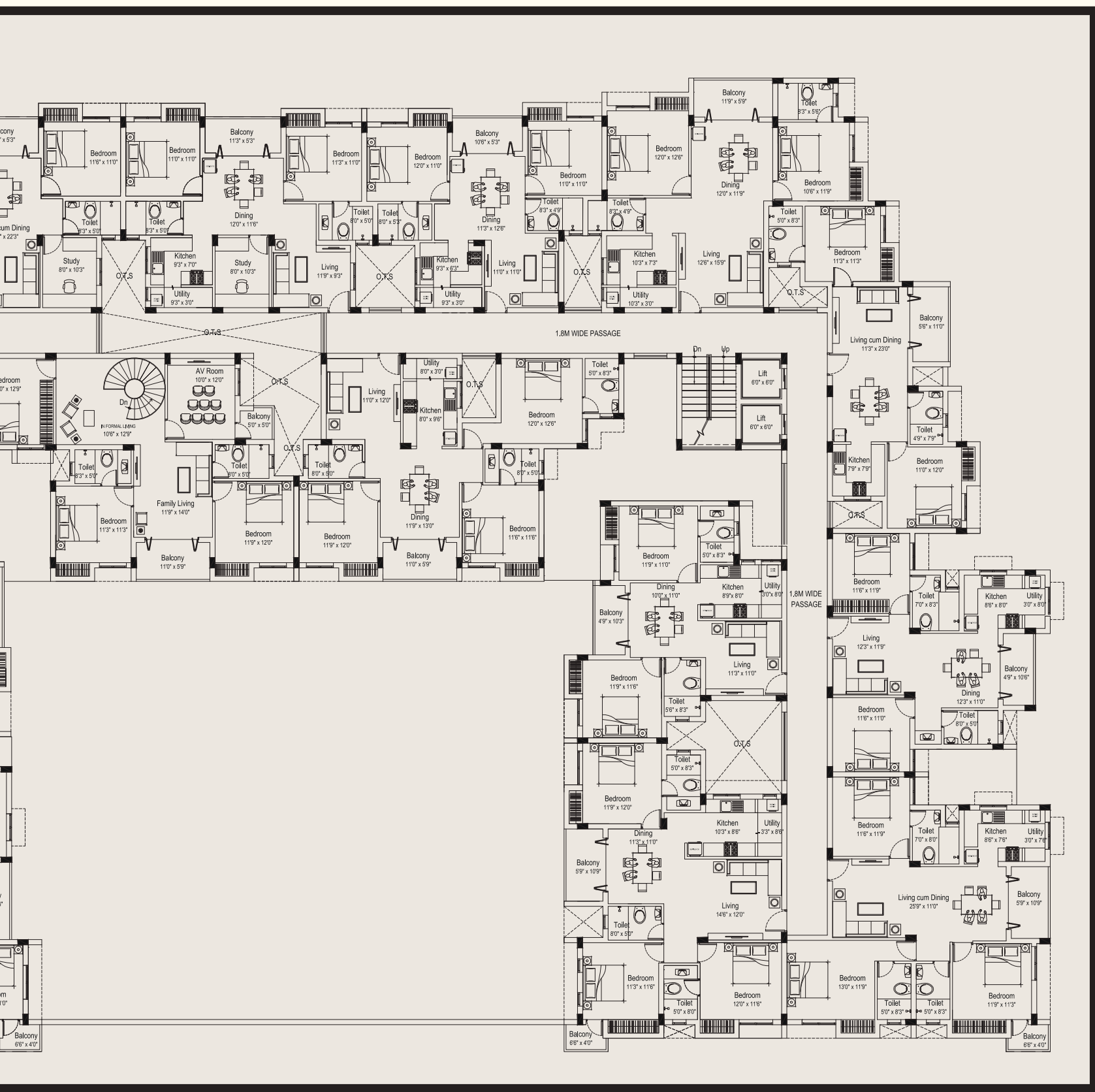
PADASALAI ROAD

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PPD/LO NO:27/96

EXISTING 9M WIDE ROAD

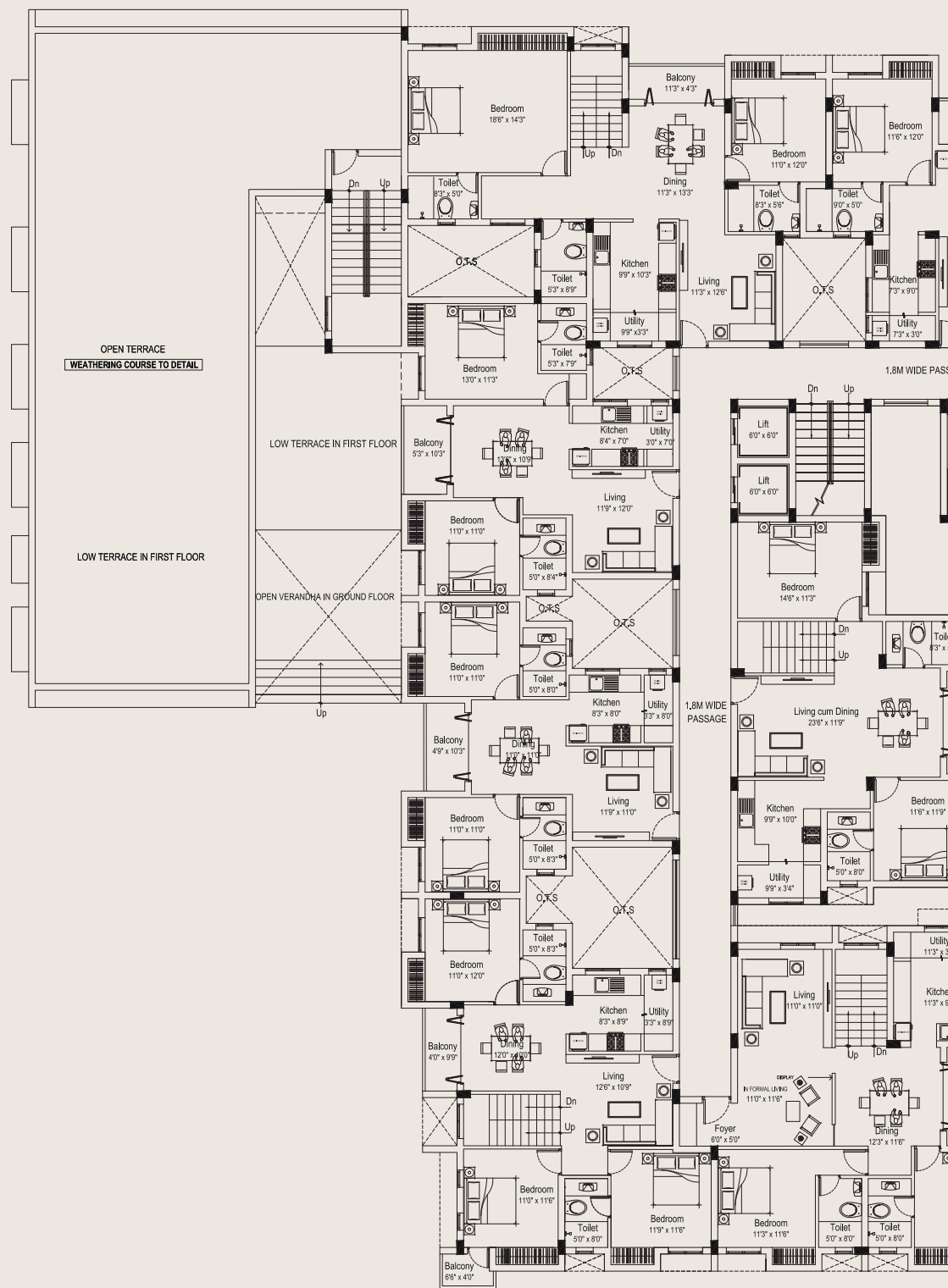


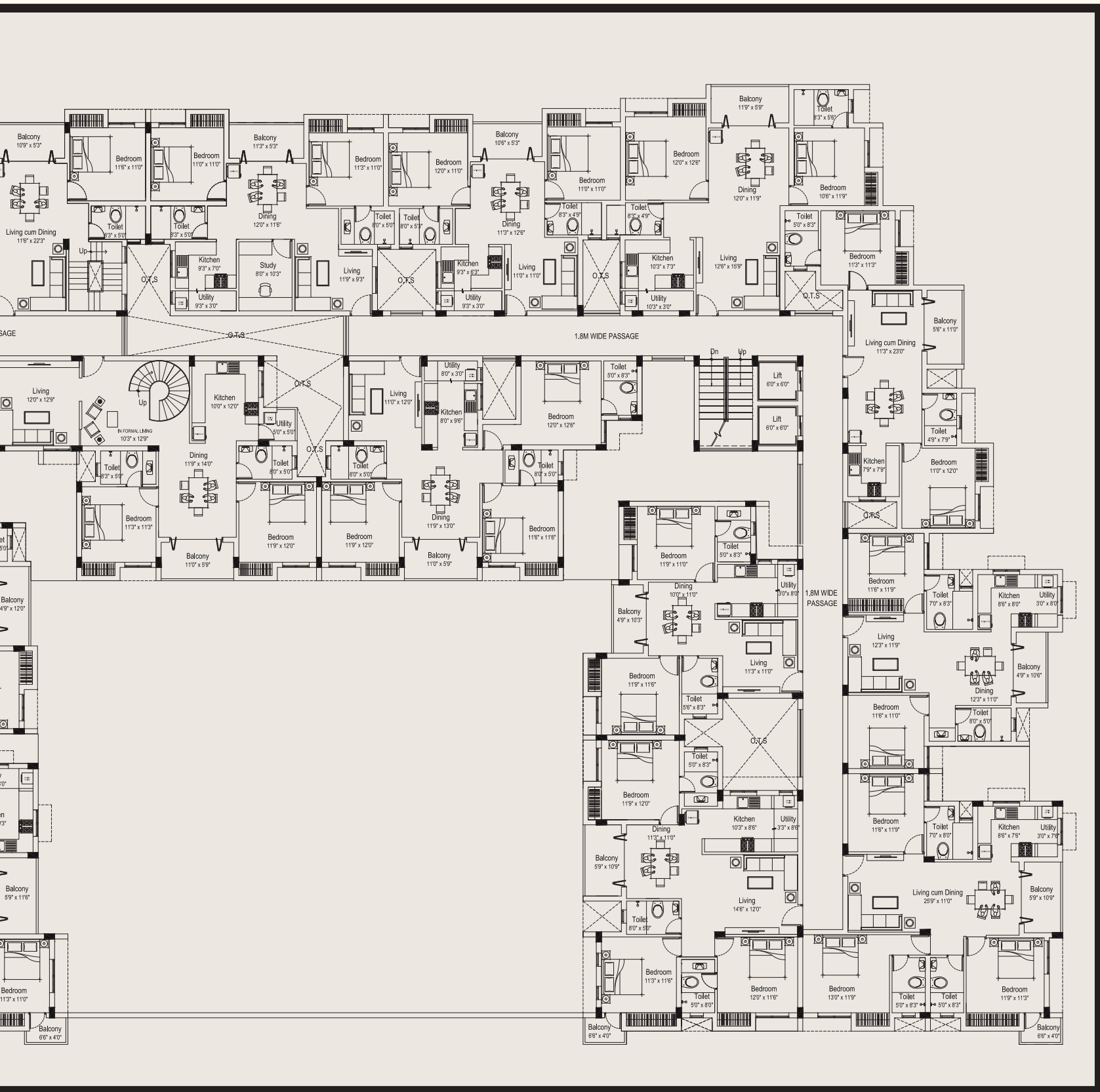
Main road
WIDE ROAD





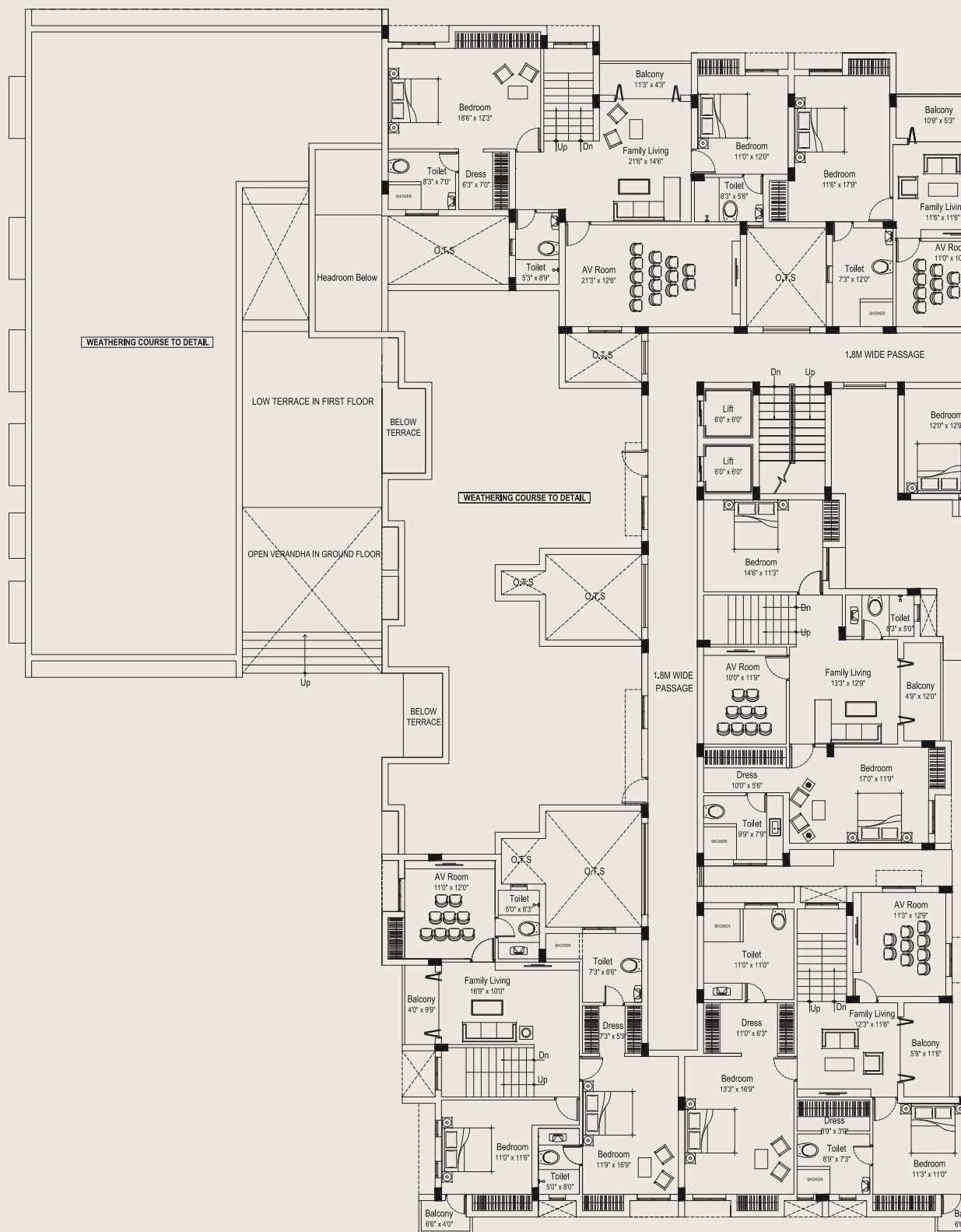
Third Floor Plan







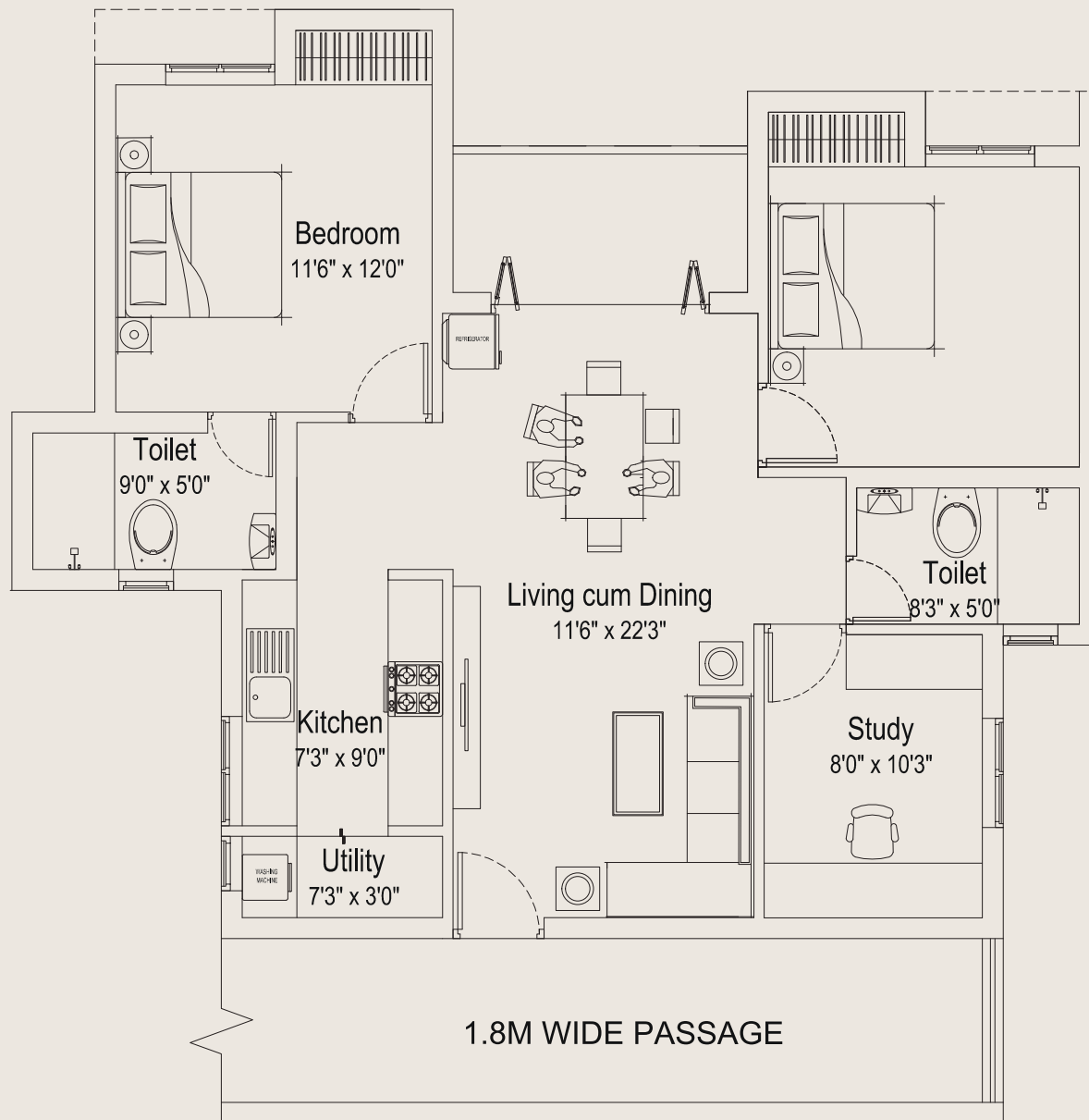
Fourth Floor Plan





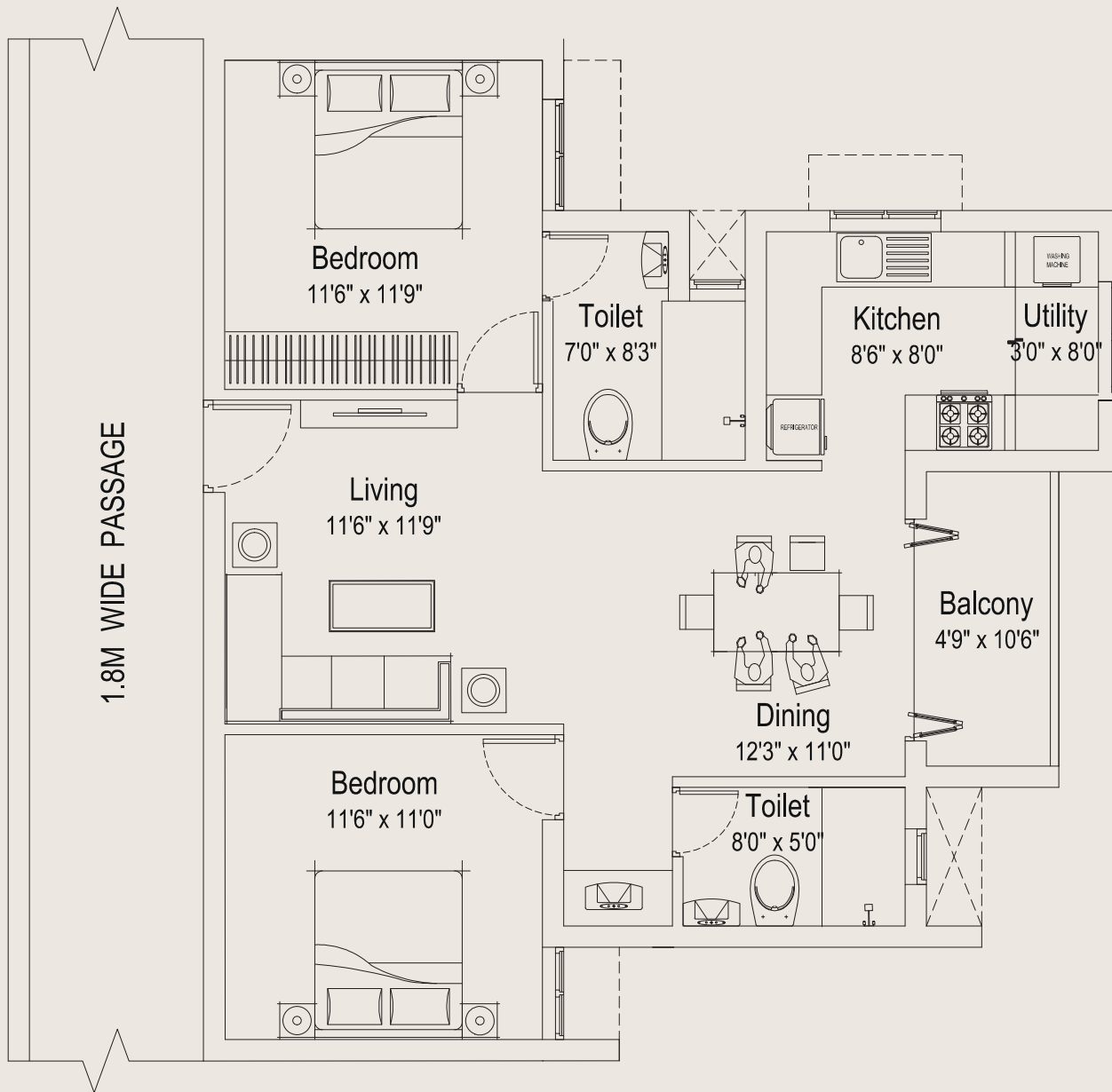


2 BHK +
Study
Flat



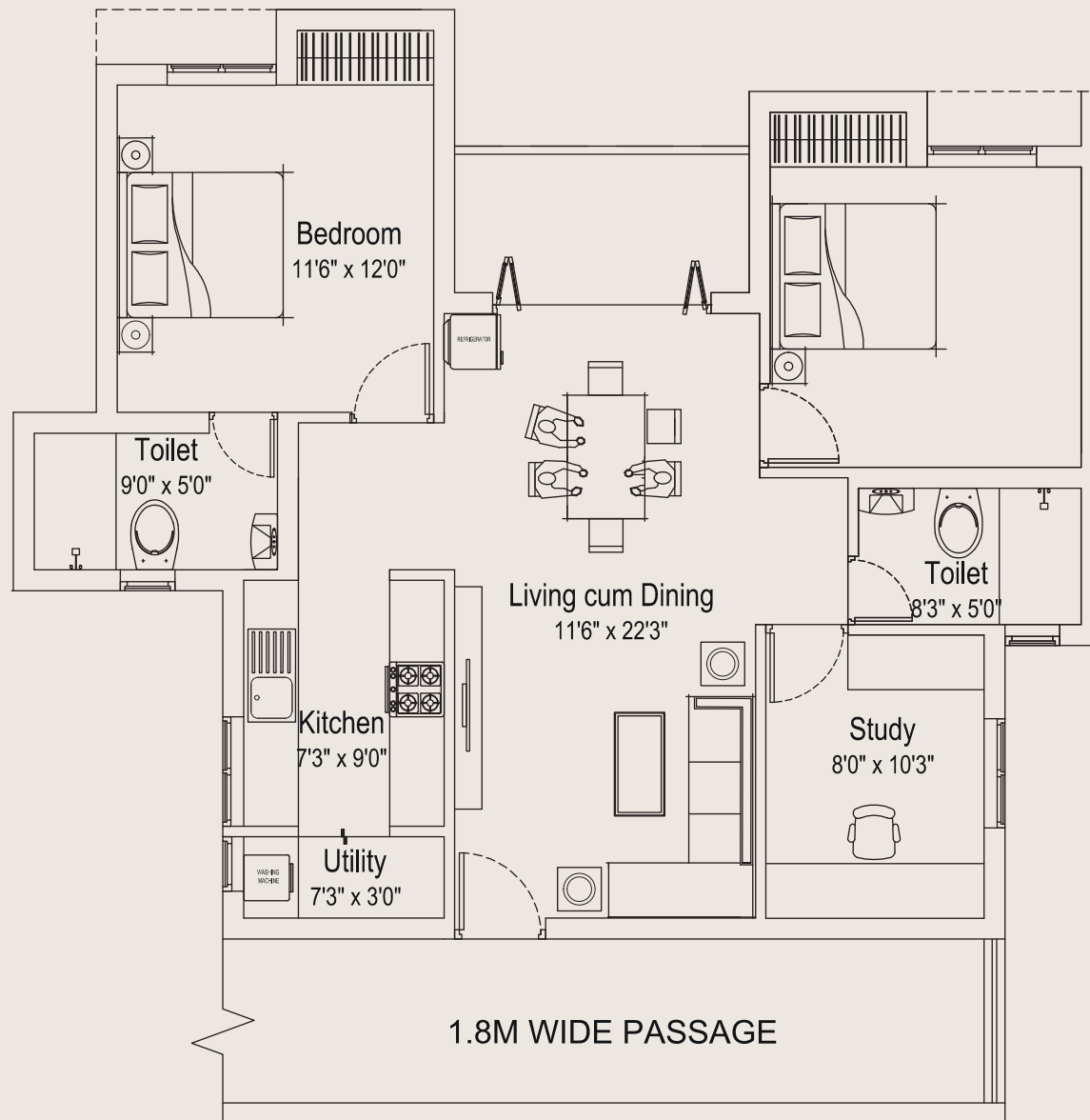


2 BHK
All Type
Flat





3 BHK
All Type
Flat







NOVA®
—
Lifespaces

Nova Lifespaces is one of the rapidly emerging forces in the construction industry, carving a niche for itself by creating one beautiful landmark after another.

What sets apart Nova homes from the rest of the herd is stunning yet thoughtful design, total transparency and great value for money. What you see is what you get - no hyperbole, no false promises, no pompous grandstanding. Just luxury that is relevant to your needs. For, we believe that when we create a home exclusively for you, you should feel at home in it – for a lifetime. Simple.



Nova Life Space Private Limited

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T: 044 - 3000 3242 M: 97106 80060 / 90946 80060

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