



ALTEZZA



PRESENTING

# THE NEW NEW.

What could get new in an apartment?

Is a vertical garden going up to the top floor new enough?

Towers interspersed with Sky Parks?

Open spaces for enjoyable neighbourly interaction? Emphasis on reducing, recycling and renewing resources?

The answers are new. Because the questions we asked ourselves are new.

Altezza. Live someplace new.



Lobby-Artist's Impression



Crown Garden-Artist's Impression

# URBAN VILLAGE.

Your yearning for green space (and a greener world) gets fulfilled at Altezza.

Altezza, in its entirety, is conceptualised as an ecological vertical village. In other words, you will see green life thriving all around. The impressive corridors open to streaks of green plants and shrubs at each level.

True to its name, Vertical Garden grows to the roof, giving the Altezzians their very own parks to hike.

The construction itself strictly follows the most effective environment-conscious practices. The eco-friendly materials and the finish of the building require minimum repair and repaint, allowing the building to remain timeless.

- Solar-powered common area lighting
- Rainwater harvesting
- Recycled water for gardens and OSR park
- Composter



Altezza-Artist's Impression

# OPEN. LET THE WORLD WALK IN.

Altezza is an open book that, at the same time, expands your mind and fills it with sunshine. The unhindered space broadens your horizon and opens up new vistas. You will see this in the verandah that runs deeply into the building. The huge windows and generously spaced balconies in each unit allow you to live as one with nature.

- Vertical Garden
- Crown Garden
- Roof Garden
- Interblock Courtyard
- Park



Altezza-Artist's Impression

# VIVENTI THE HEARTBEAT OF ALTEZZA.

The most happening place teeming with loads of activities is the clubhouse, Viventi. If all play and less work is your idea of a good life, Viventi is the place to be. Covered Badminton, Table Tennis, Snooker, Swimming, Theatre, Gym, Board games et al. are there. Viventi also boasts of well laid-out banquet halls with private kitchen for those special occasions you want to celebrate with your loved ones.

- Convenience Store
- Gym
- Double Height Badminton Court
- Swimming Pool
- Indoor Games
- Banquet Halls
- Guest Rooms



Gym-Artist's Impression



Theatre-Artist's Impression



Guest Room-Artist's Impression



Viventi, The Clubhouse-Artist's Impression



Banquet Hall-Artist's Impression

# ADYAR AND OMR. THE TWO MEET HERE.

At just 1.3 kms from LB Road, Adyar and 2 kms from Tidel Park, Altezza plays an easy neighbour to select blue-chip companies, excellent schools, professional institutions, five star hotels, bright entertainment spots and a planned Metro station.

## THE RIGHT NEIGHBOURHOOD.

Nearby:

- WTC
- HCL
- RMZ
- SP Info City
- Tennis Academy
- Turyaa Hotel
- Holiday Inn Hotel
- American School
- Ramanujan IT City
- Taj Wellington Mews
- Phoenix Mall
- IIT Madras
- International Airport



Altezza-Artist's Impression



# YOUR TIME TO MAKE A DIFFERENCE IS NOW.

The stunning to behold Altezza has certain themes running through its entire structure. New. Fresh. And different. New in thinking. The thinking that, the way we live today will directly impact our children tomorrow, making us add new features and technologies to reduce the overall carbon footprint. Fresh in aesthetics that apart from playing to the senses, also contribute to the environment. Different in design that tries to bring back the Indian tradition of communal living.

Yes. As an Altezzian, you will be part of the difference you want to see.



Solar Panels



Altezza - Artist's Impression



Rain Water Harvest Wells

Altezza, a one-of-its-kind skyscraper, consists of Parco and Giardino, the twin towers, and Stratos, a ‘reaching the sky’ tower. Parco and Giardino come enveloped with green and rise twenty floors. Stratos, true to its name, stands the tallest at a stupendous thirty-nine floors. On the twentieth floor is a sky garden.



Altezza-Artist's Impression

THREE  
TOWERS

PARCO  
248 units 20 floors

GIARDINO  
240 units 20 floors

STRATOS  
148 units 39 floors

2, 2.5, 3 AND 4 BHKS FROM 1311 TO 3252 SQ.FT.

Features

PARCO & GIARDINO

FLOORING

LIVING, DINING & KITCHEN  
Hi-end vitrified tiles

BEDROOMS IN ALL UNITS  
Wood finished tiles

BALCONY + BATHROOMS  
Anti-skid tiles

WALL FINISH

EXTERIOR  
Weatherproof emulsion  
(Texture finish)

INTERIOR  
Premium / Royal emulsion

CP FITTINGS &  
SANITARY WARE

Kohler / Jaquar or equivalent

Hand shower with mixer and  
shower cubicle in master bathroom

Grab rod in master bathroom

Rain shower in master bathroom

Wall mounted closet  
in all bathrooms

KITCHEN

Granite platform with SS sink /  
Carysil sink with drainboard

Wall tiles up to 2 feet above the platform

SS sink in utility &  
washing machine provision

WINDOWS

Aluminium

ELECTRICAL

A/C provision in living, dining  
and all bedrooms with required  
cables / switches

3-phase with individual meters

Legrand modular switches or equivalent

BEDROOMS  
2-way switches for light and  
fan in all bedrooms

Siemens or equivalent ELCB  
tripper in each flat

NETWORKING

DTH & network plug-in socket provision  
in living / dining and all bedrooms

DOORS

MAIN DOORS  
Solid wood / engineered door frame  
with veneer door finish

BEDROOM DOORS  
Hard core flush door with  
lamine finish

Termite treated wooden frames

BATHROOM DOORS  
Protective coating inside  
the bathroom doors

DOOR FITTINGS & LOCKS  
Dorma or equivalent

LIFTS

Lifts with ARD & V-3F Drive

Features

STRATOS

FLOORING

LIVING, DINING & KITCHEN  
Italian marble

BEDROOMS IN ALL UNITS  
Wood finished tiles

BALCONY + BATHROOMS  
Anti-skid tiles

WALL FINISH

EXTERIOR  
Weatherproof emulsion  
(Texture finish)

INTERIOR  
Premium / Royal emulsion

CP FITTINGS &  
SANITARY WARE

Kohler or equivalent

Hand shower with mixer and  
shower cubicle in all bathrooms

Grab rod in master bathroom

Rain shower in master bathroom

Wall mounted closet in all bathrooms

KITCHEN

Italian modular kitchen

SS sink in utility, washing machine  
& dish washer provision

WINDOWS

Aluminium

NETWORKING

DTH & network plug-in socket provision  
in living / dining and all bedrooms

LIFTS

High speed lift with ARD & V-3F Drive

DOORS

MAIN DOORS

Teak wood frame with veneer door finish

BEDROOM DOORS

Flush door with teak veneer on both sides  
and high quality polish finish

Termite treated wooden frames

BATHROOM DOORS

Protective coating inside  
the bathroom doors

DOOR FITTINGS & LOCKS

Dorma or equivalent

ELECTRICAL

A/C provision in living, dining and  
all bedrooms with required cables /  
switches

3-phase with individual meters

Provision for home automation –  
lights, fans and A/C controls

Legrand modular switches or equivalent

BEDROOMS

2-way switches for light and  
fan in all bedrooms

Siemens or equivalent ELCB  
tripper in each flat

Features

|                                                       |  |
|-------------------------------------------------------|--|
| <div><div>VIVENTI</div><div>The Clubhouse</div></div> |  |
| <div></div>                                           |  |
| <div>Swimming Pool</div>                              |  |
| <div></div>                                           |  |
| <div>Kids Pool</div>                                  |  |
| <div></div>                                           |  |
| <div>Yoga Pavilion</div>                              |  |
| <div></div>                                           |  |
| <div>Gym</div>                                        |  |
| <div></div>                                           |  |
| <div>Private Theatre</div>                            |  |
| <div></div>                                           |  |
| <div>Indoor Games</div>                               |  |
| <div></div>                                           |  |
| <div>Double Height Badminton Court</div>              |  |
| <div></div>                                           |  |
| <div>Twin Party Halls</div>                           |  |
| <div></div>                                           |  |
| <div>Guest Rooms</div>                                |  |
| <div></div>                                           |  |
| <div>Convenience Store</div>                          |  |
| <div></div>                                           |  |
| <div>Basketball Court</div>                           |  |
| <div></div>                                           |  |
| <div>Kids Play Area</div>                             |  |
| <div></div>                                           |  |
| <div>Walking / Jogging Track &amp; Benches</div>      |  |

COMMON FEATURES

|                                                                                                     |  |
|-----------------------------------------------------------------------------------------------------|--|
| <div>CCTV camera</div>                                                                              |  |
| <div>Association office</div>                                                                       |  |
| <div>Video security phone &amp; intercom</div>                                                      |  |
| <div>Access controlled doors</div>                                                                  |  |
| <div>Solar lighting for common areas</div>                                                          |  |
| <div>Boom barrier with RFID access for car park entry</div>                                         |  |
| <div>Security office with visitors lobby</div>                                                      |  |
| <div></div>                                                                                         |  |
| <div>1000 watts standby power supply for each apartment</div>                                       |  |
| <div></div>                                                                                         |  |
| <div>100% power back-up for common areas / lifts / pumps</div>                                      |  |
| <div></div>                                                                                         |  |
| <div>Sewage treatment plant</div>                                                                   |  |
| <div>Garbage management system</div>                                                                |  |
| <div>Provision for converting / recycling organic waste for domestic farming (CSR Initiative)</div> |  |
| <div>Hydrant for car wash in parking areas</div>                                                    |  |
| <div>Hydro Pneumatic system</div>                                                                   |  |
| <div>Rain water harvesting</div>                                                                    |  |
| <div>Landscaped garden with water bodies</div>                                                      |  |
| <div>Water softening plant</div>                                                                    |  |
| <div>Toilets for drivers / domestic Help</div>                                                      |  |
| <div>Digital water meters for all apartments</div>                                                  |  |
| <div>Drivers waiting room with fitting</div>                                                        |  |
| <div>Reticulated gas</div>                                                                          |  |
| <div>Fire fighting sprinklers</div>                                                                 |  |

# MODEL APARTMENT





# ABOUT APPASWAMY

Altezza is brought to you by Appaswamy Real Estates, the most trusted developers in Chennai for more than six decades.

Started in 1959, the company with a rapidly expanding loyal customer base of over 12,000 happy families personifies trust, transparency, quality and commitment.

The company's foray into hospitality with The Residency Group of Hotels established new standards for business hotels in South India.

In 2016, the hospitality division made its debut in the Maldives with an uber-luxury resort boasting avant-garde designs, managed by Starwood Hotels under the prestigious St. Regis brand.



St. Regis, Vommuli Island, Maldives  
Actual Image



Cerus, Virugambakkam  
Actual Image



Clover By The River, Kotturpuram  
Artist's Impression



Azure The Oceanic, Santhome  
Artist's Impression



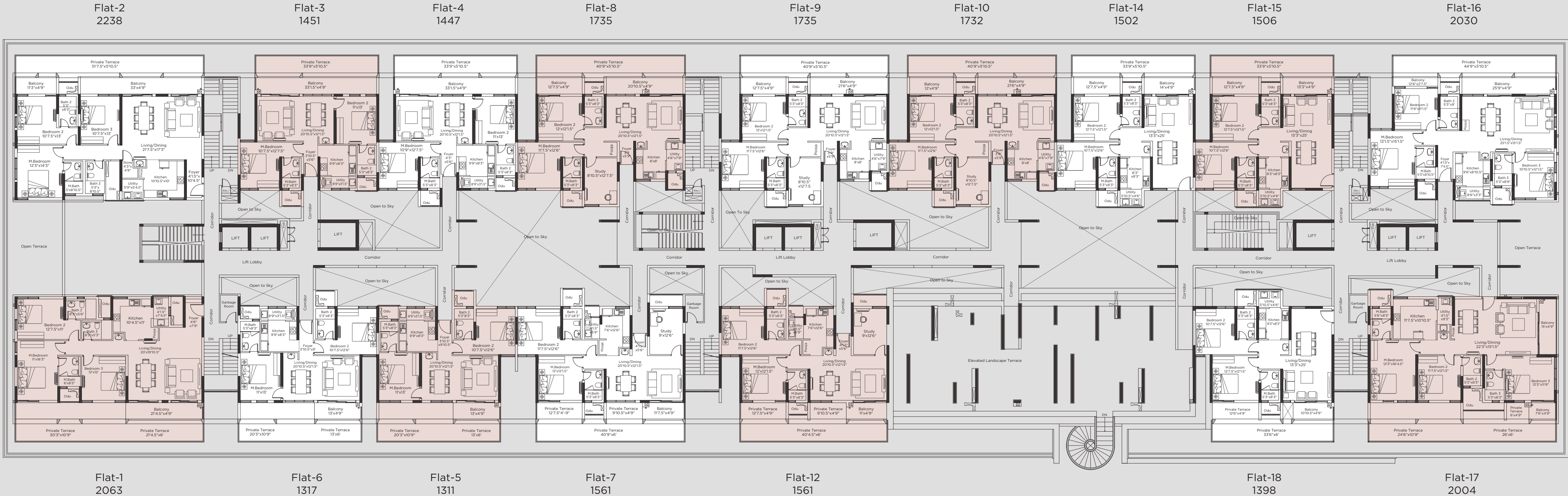
Trellis, Vadapalani  
Actual Image

# SALES GALLERY





# FLOORPLANS PARCO







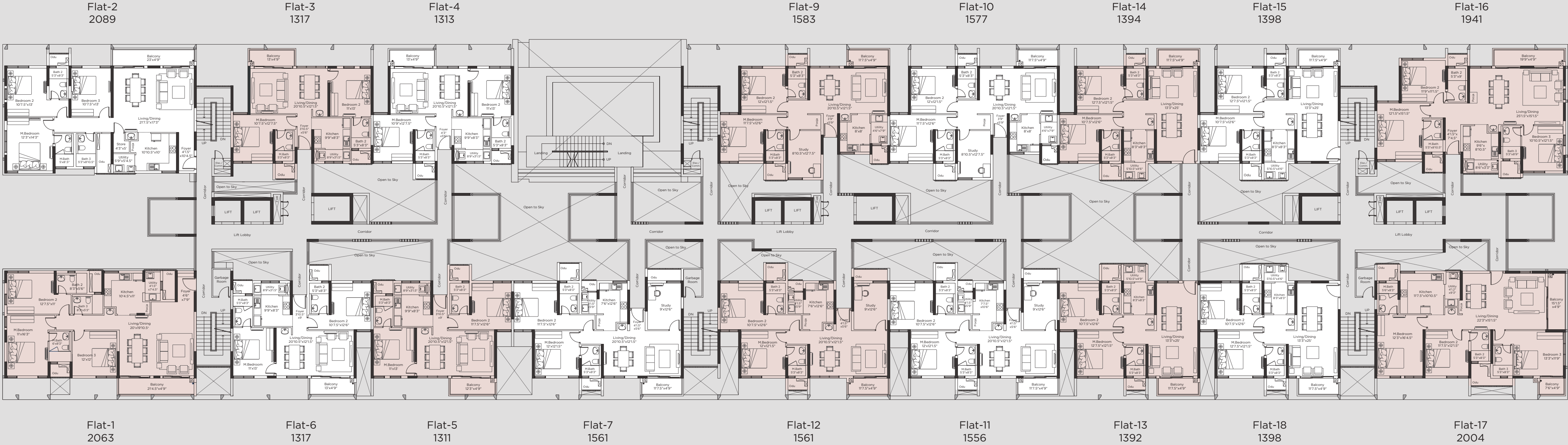






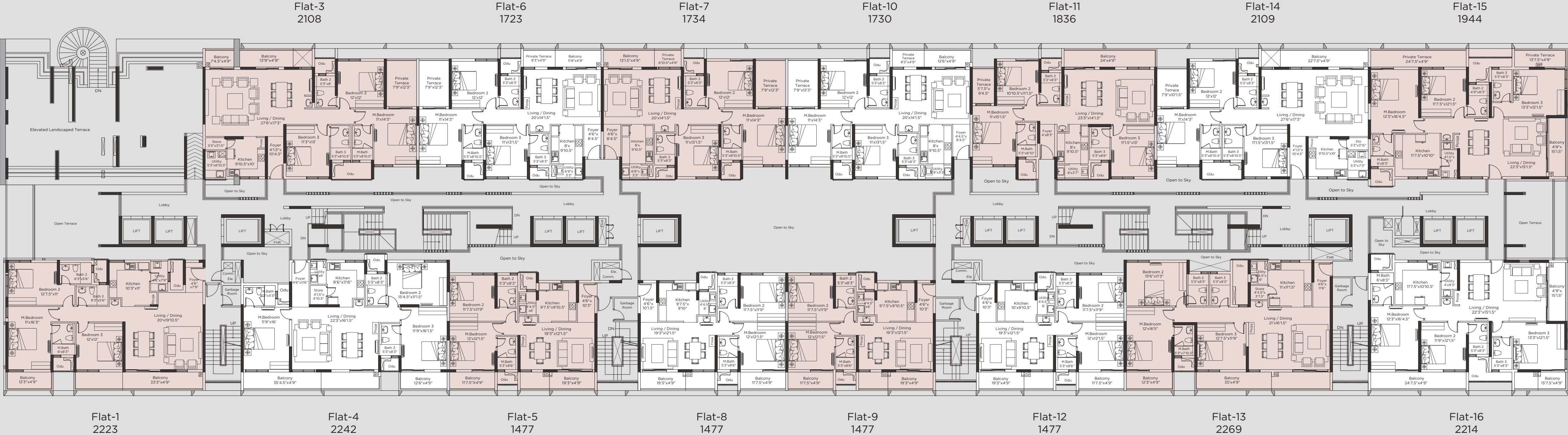


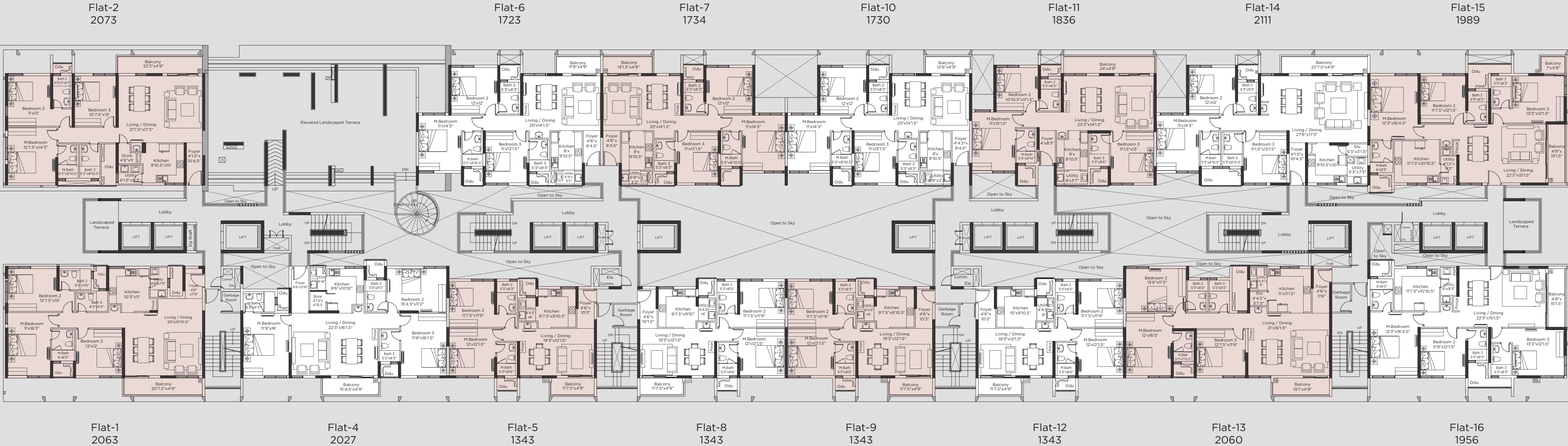






# FLOORPLANS GIARDINO









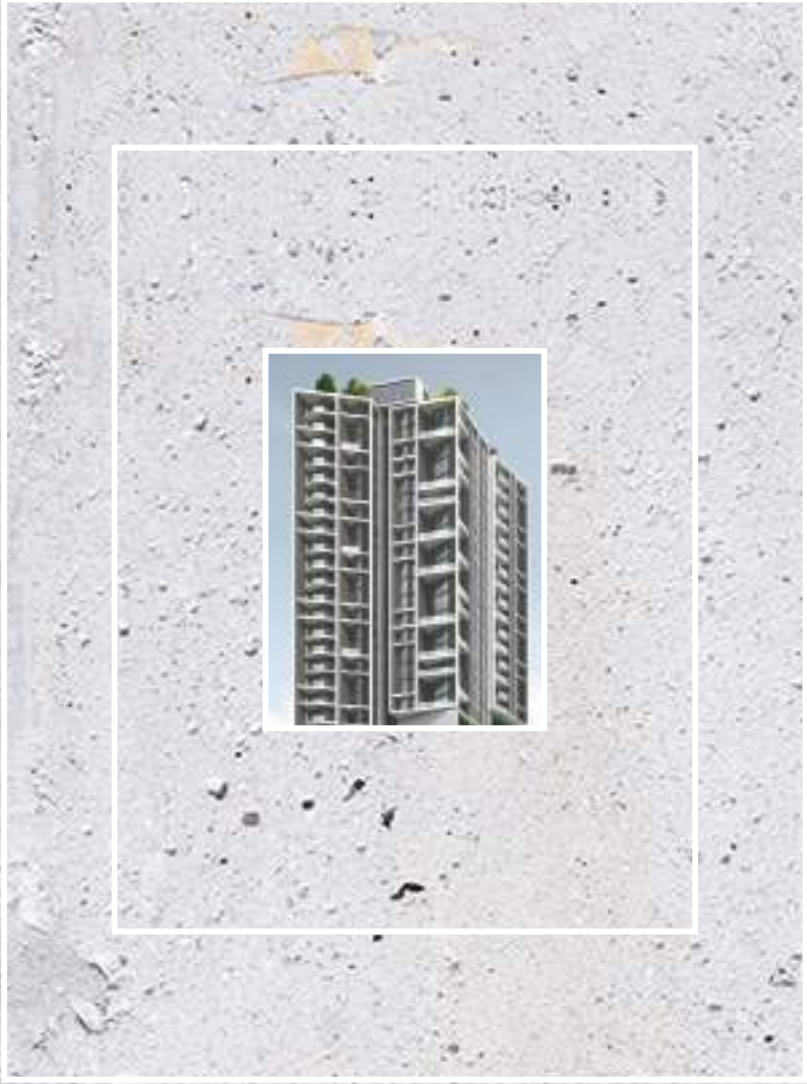












# FLOORPLANS STRATOS

# STRATOS

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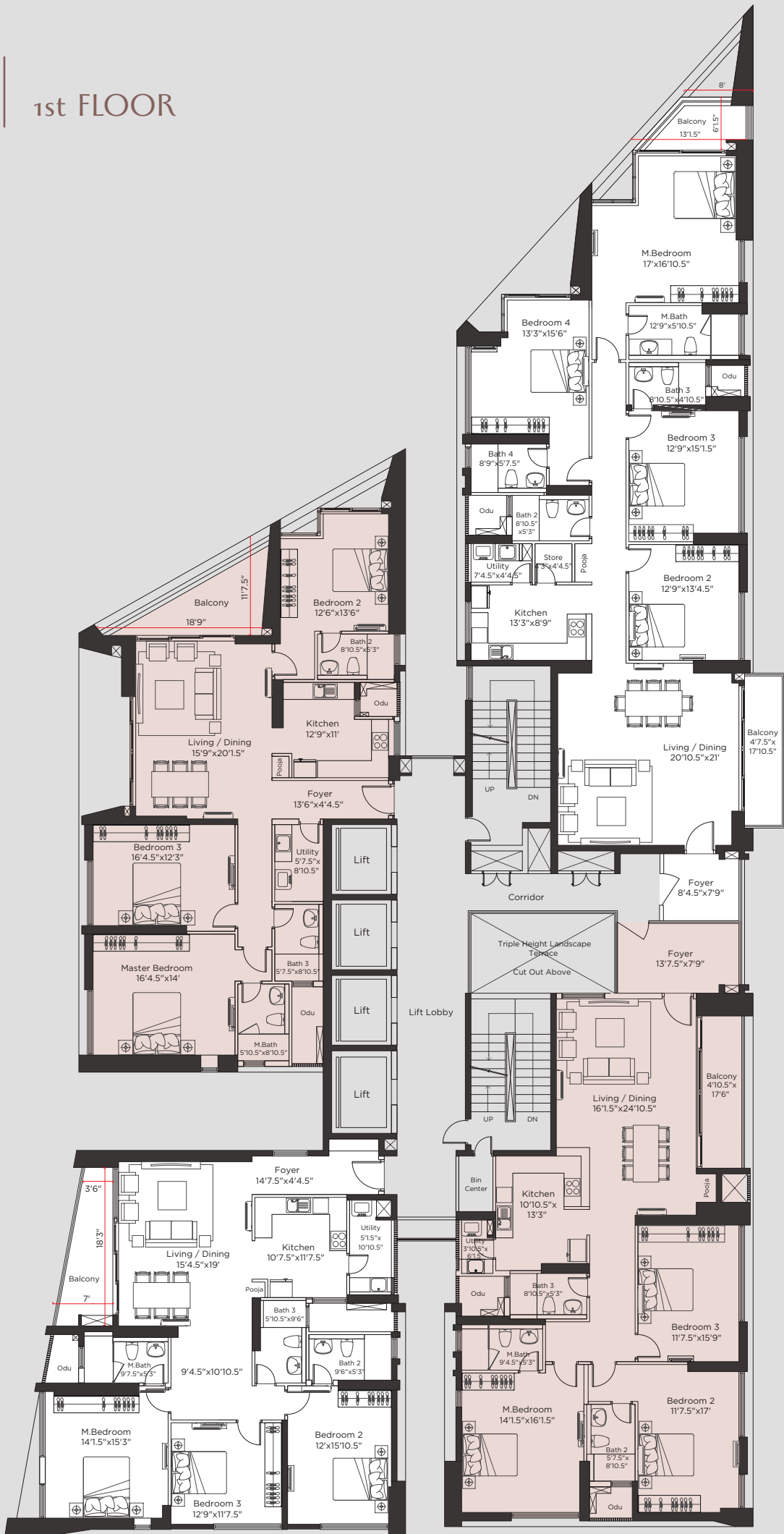
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# STRATOS

2nd FLOOR

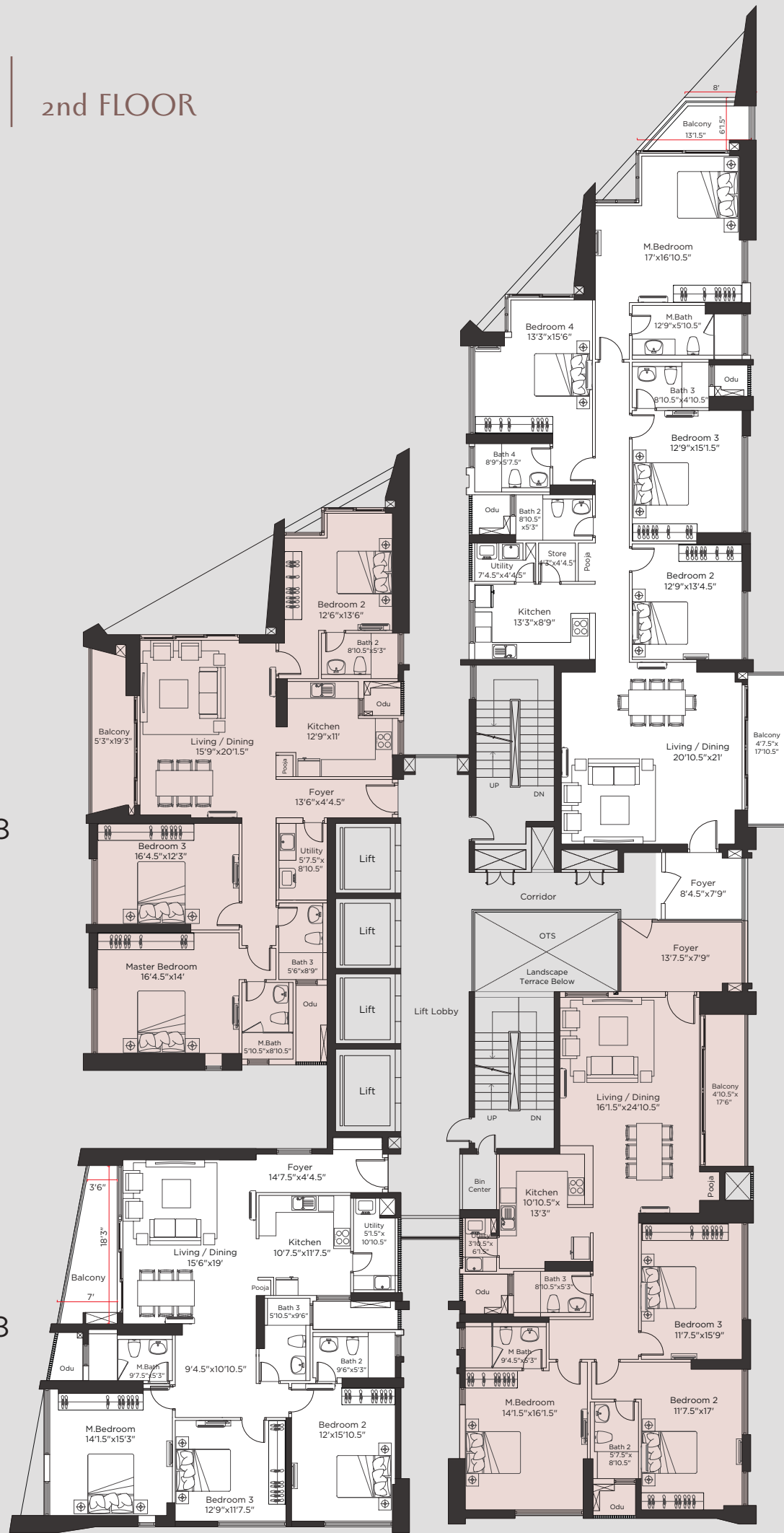
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# STRATOS

3rd FLOOR

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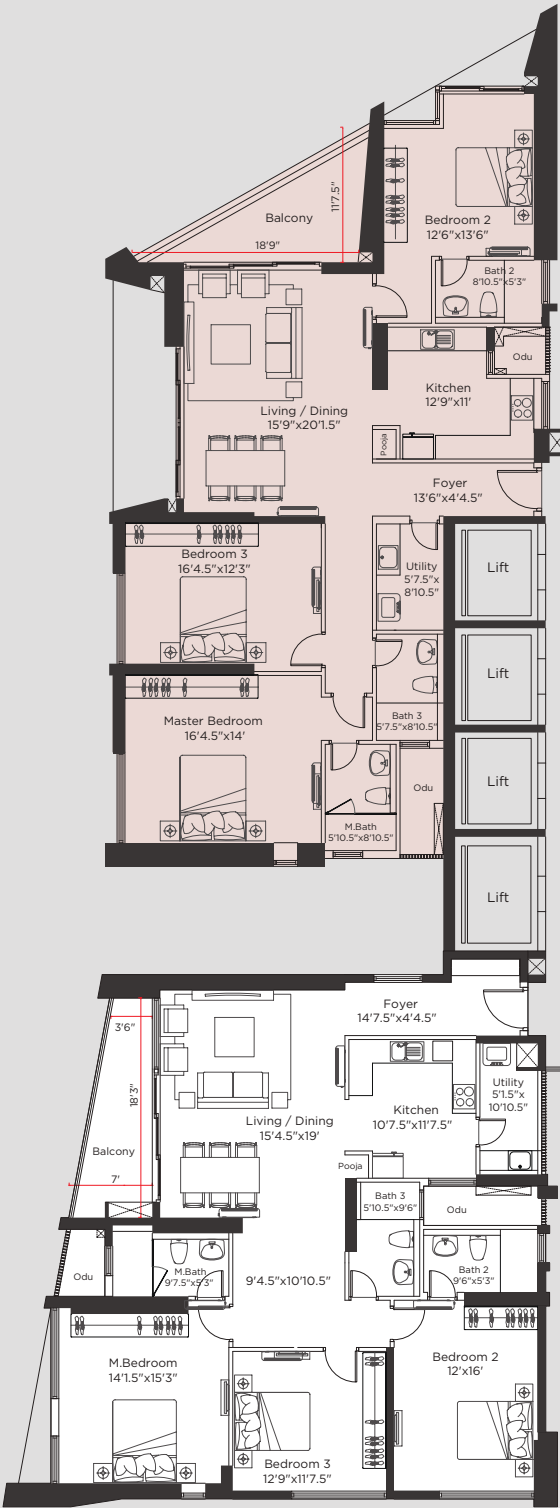


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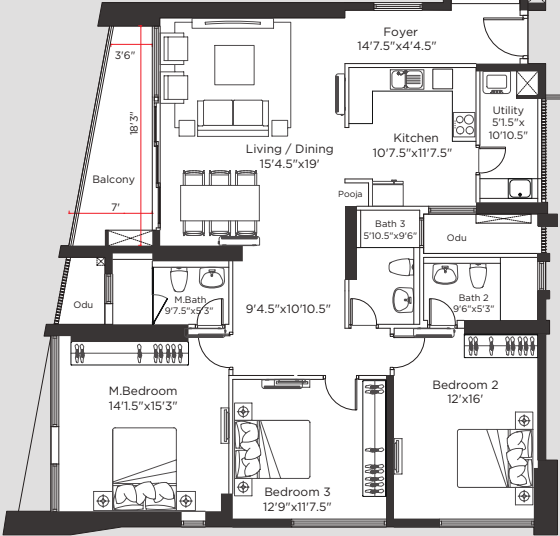
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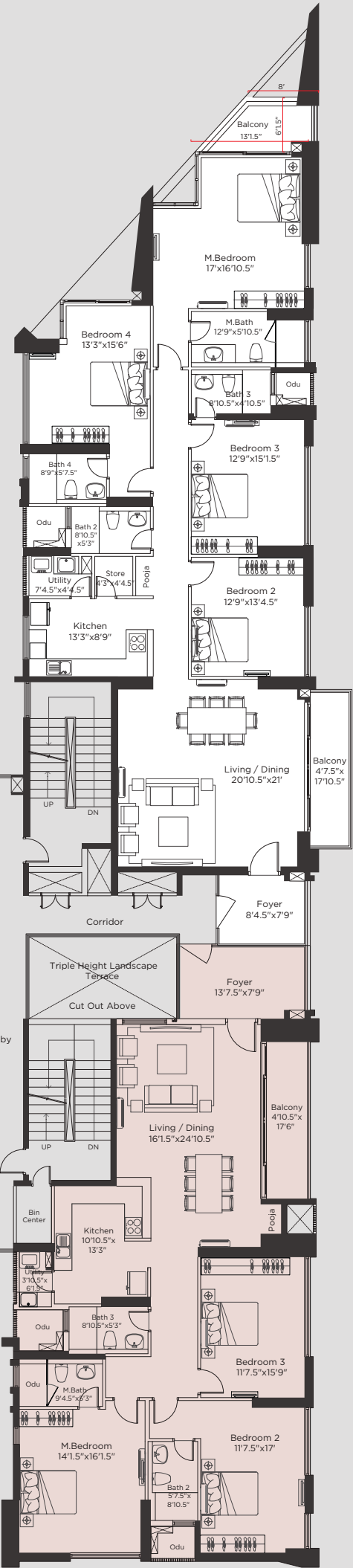
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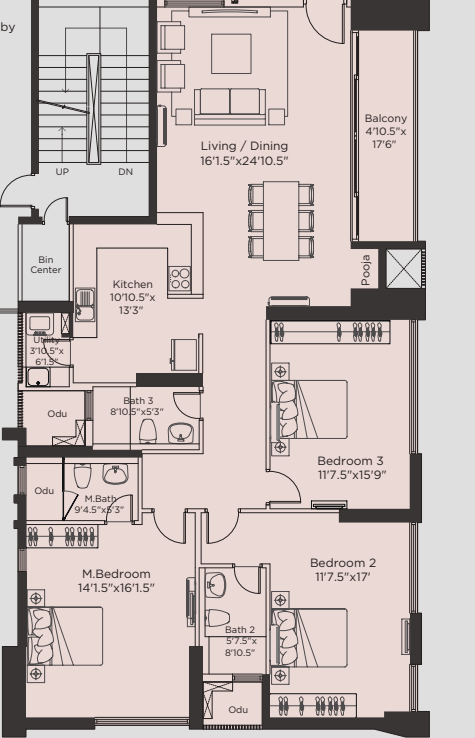
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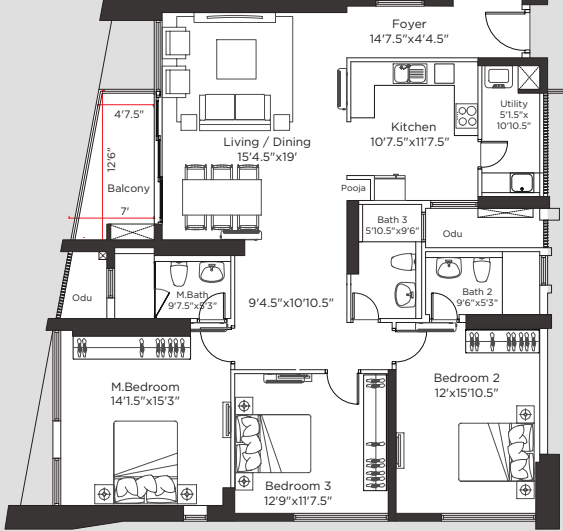
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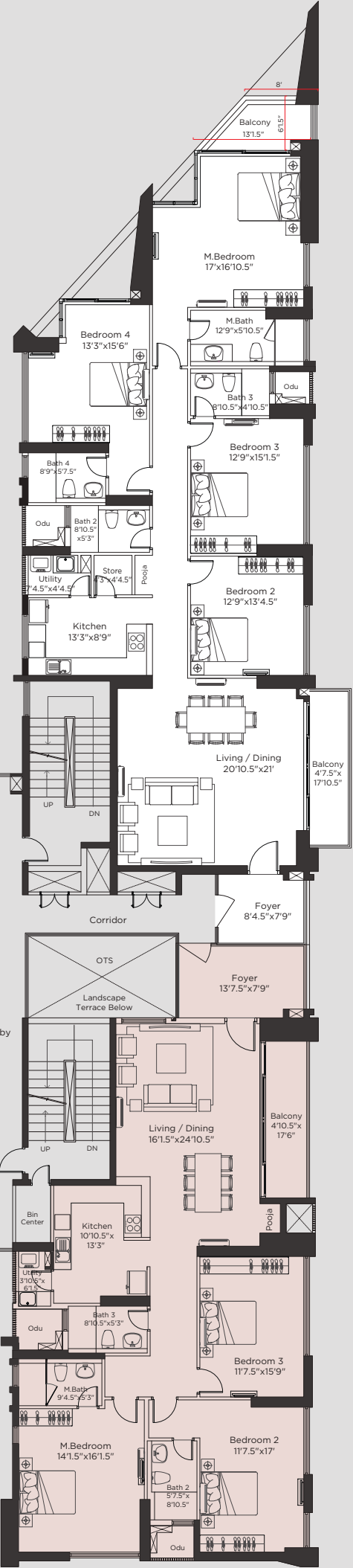
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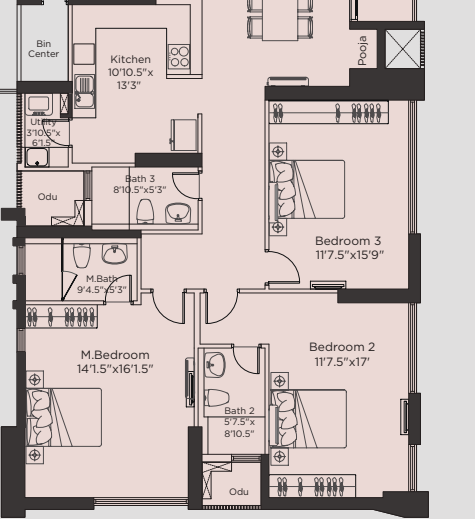
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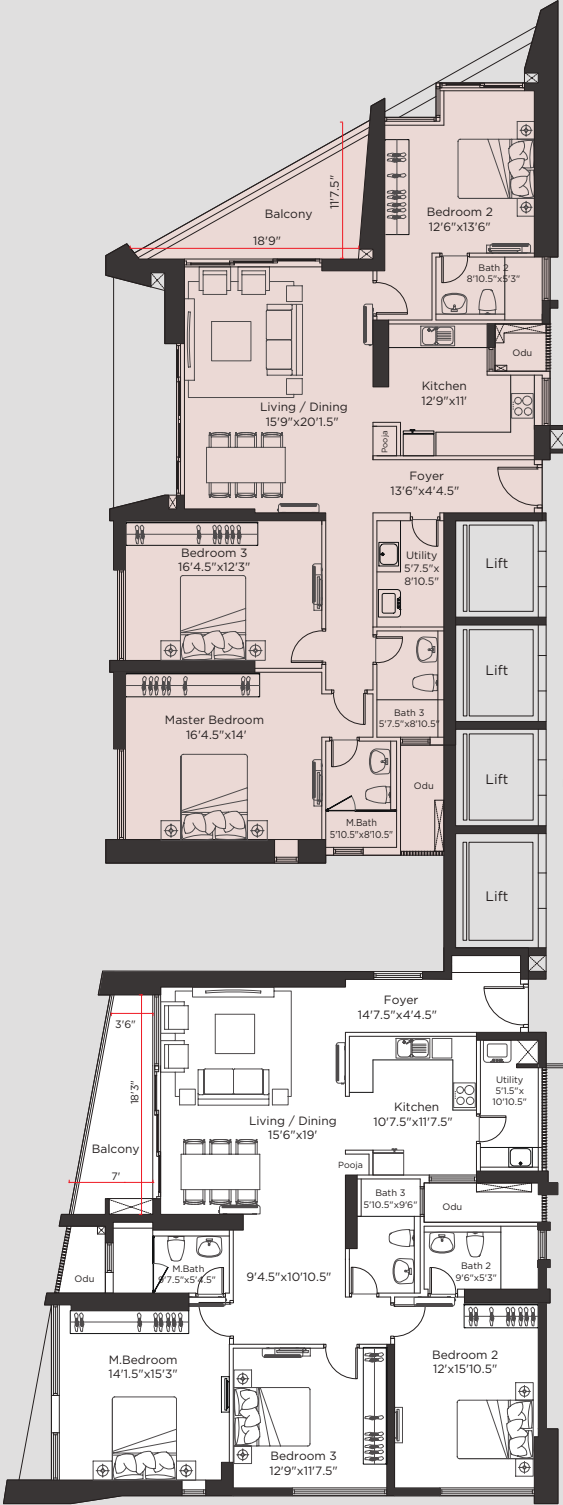


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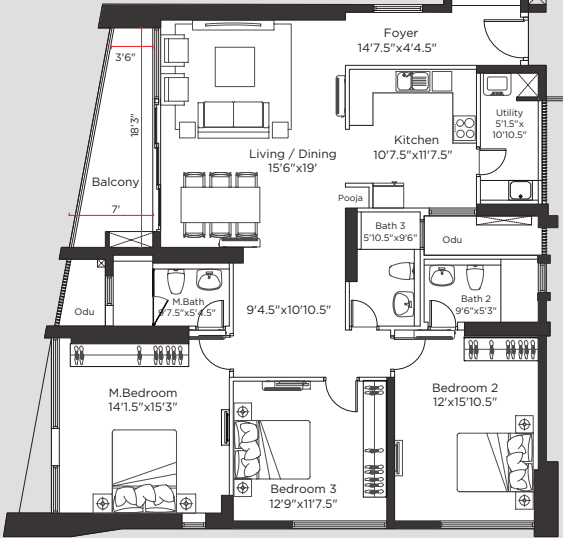
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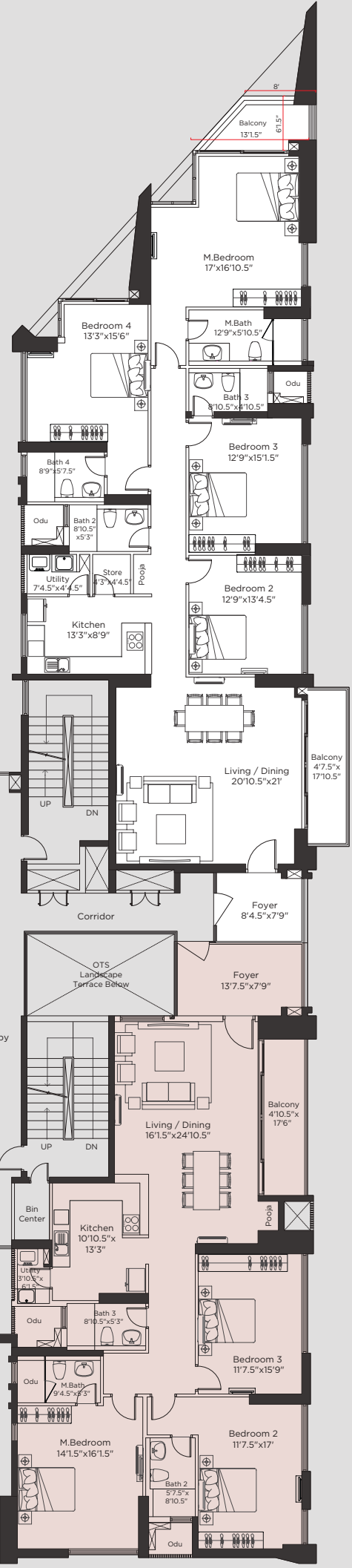
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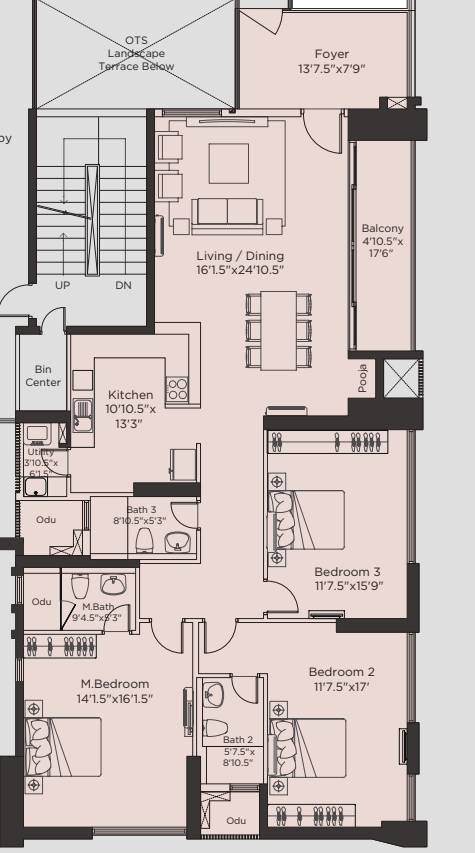
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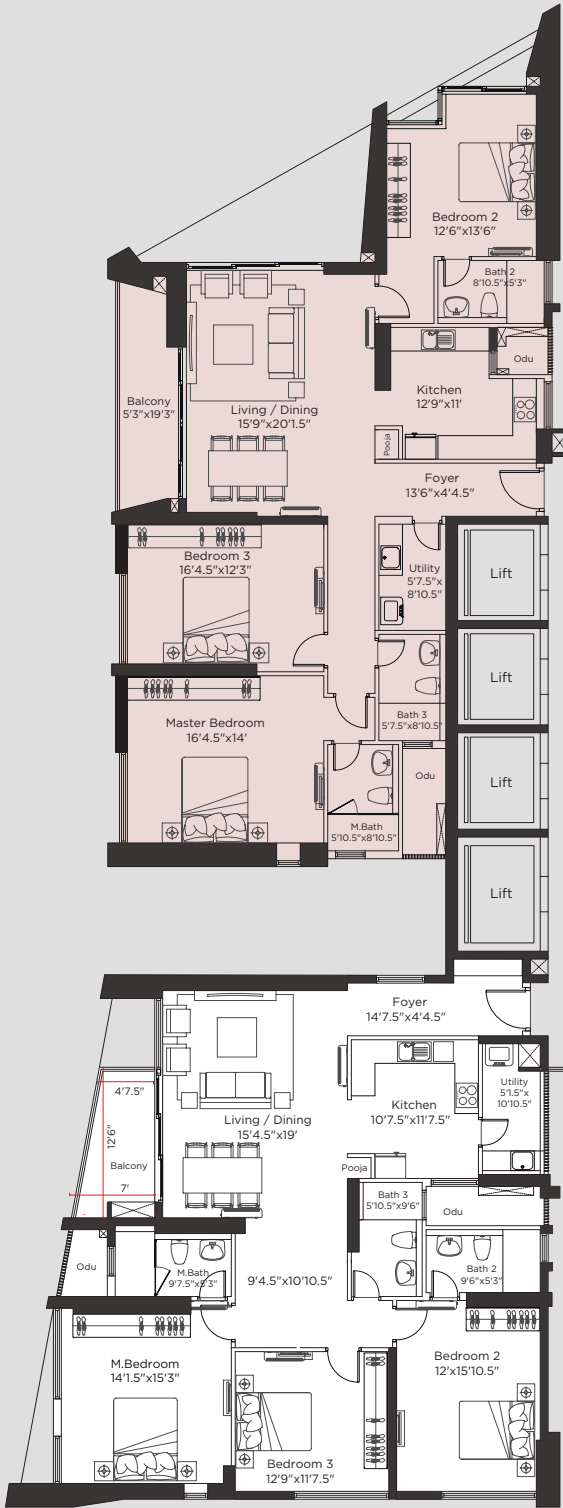


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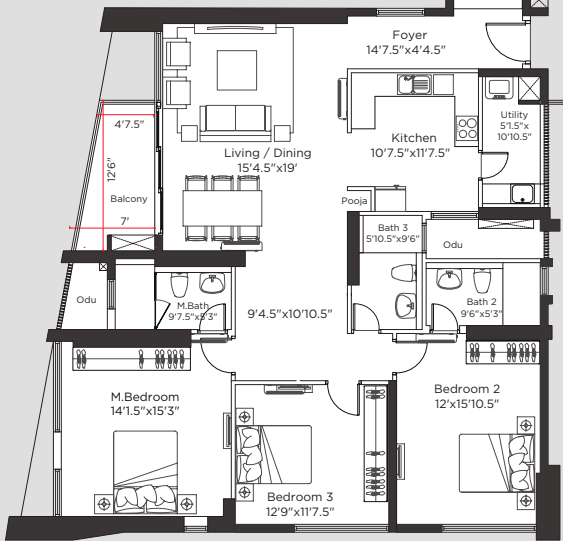
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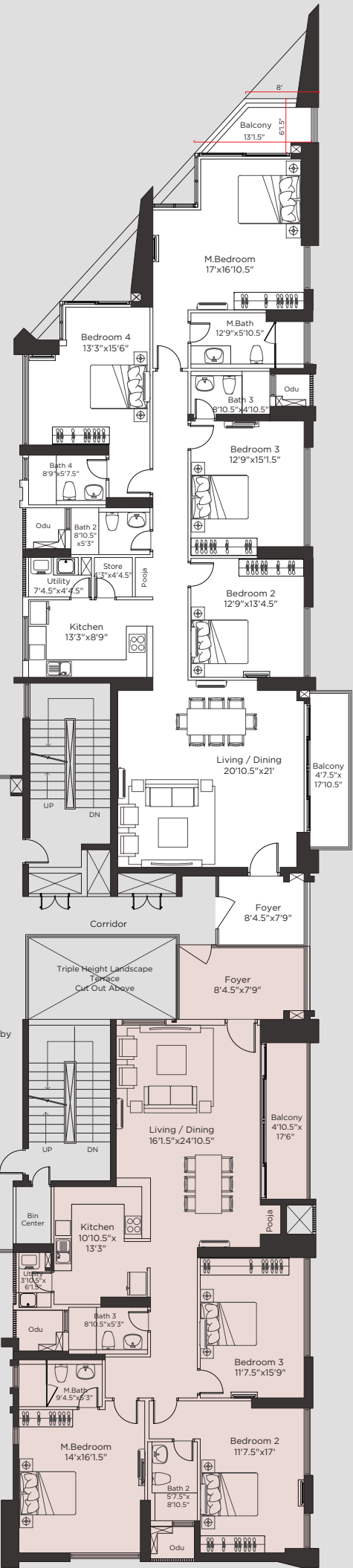
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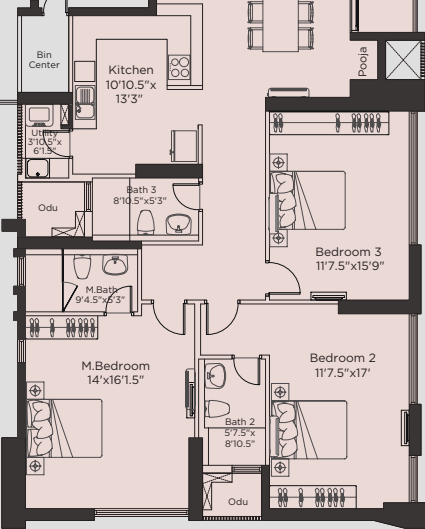
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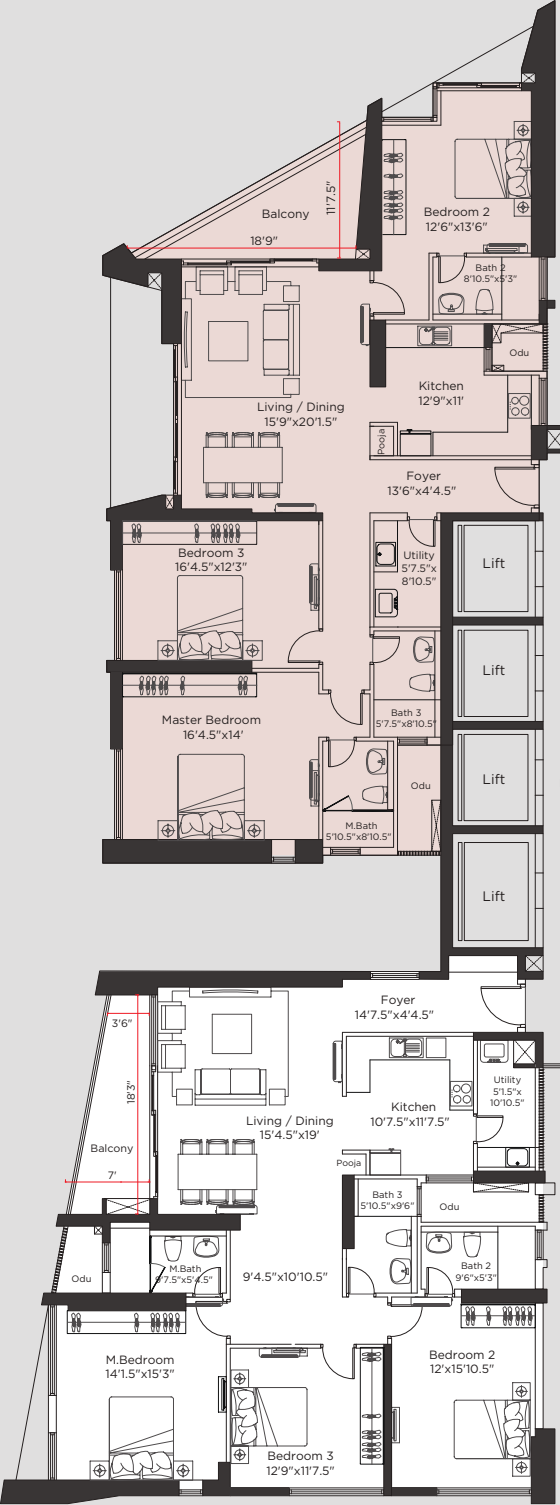


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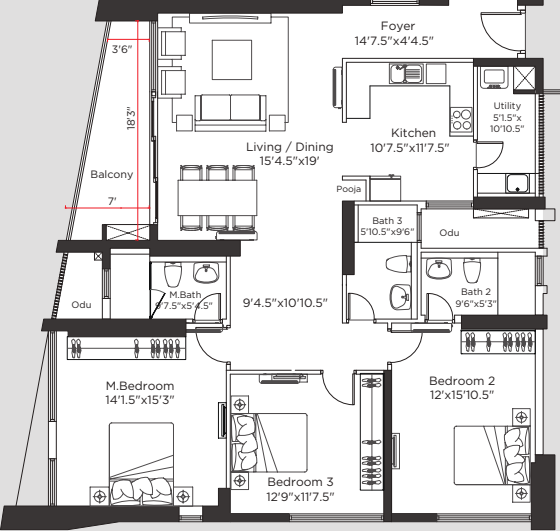
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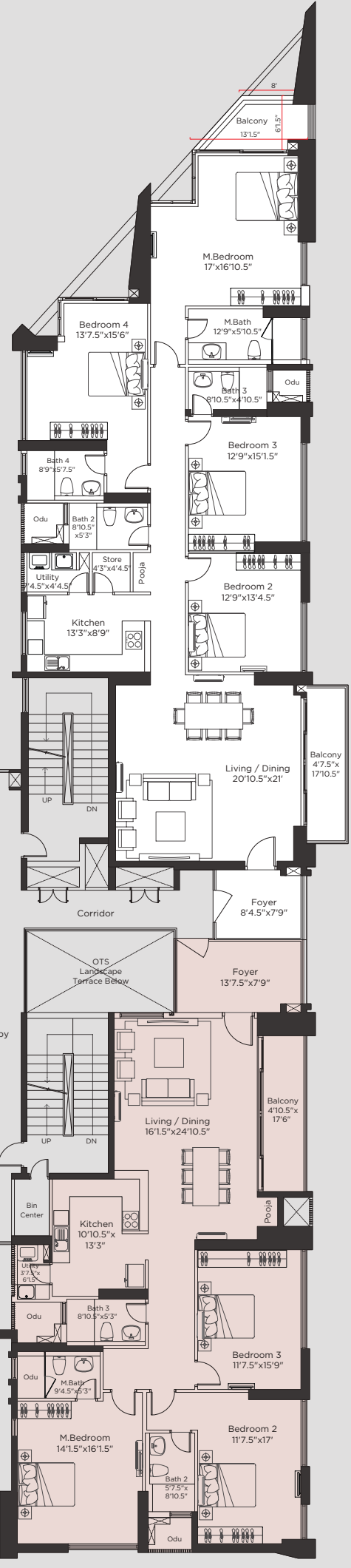
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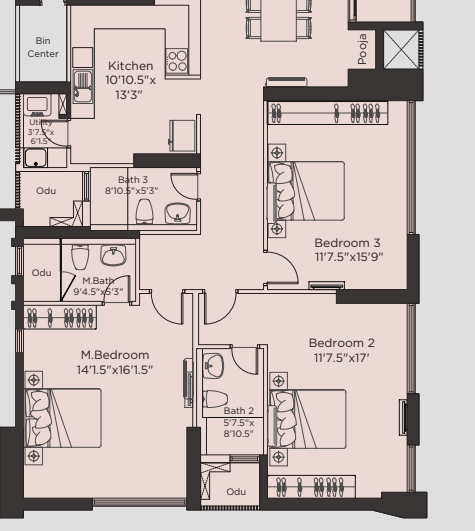
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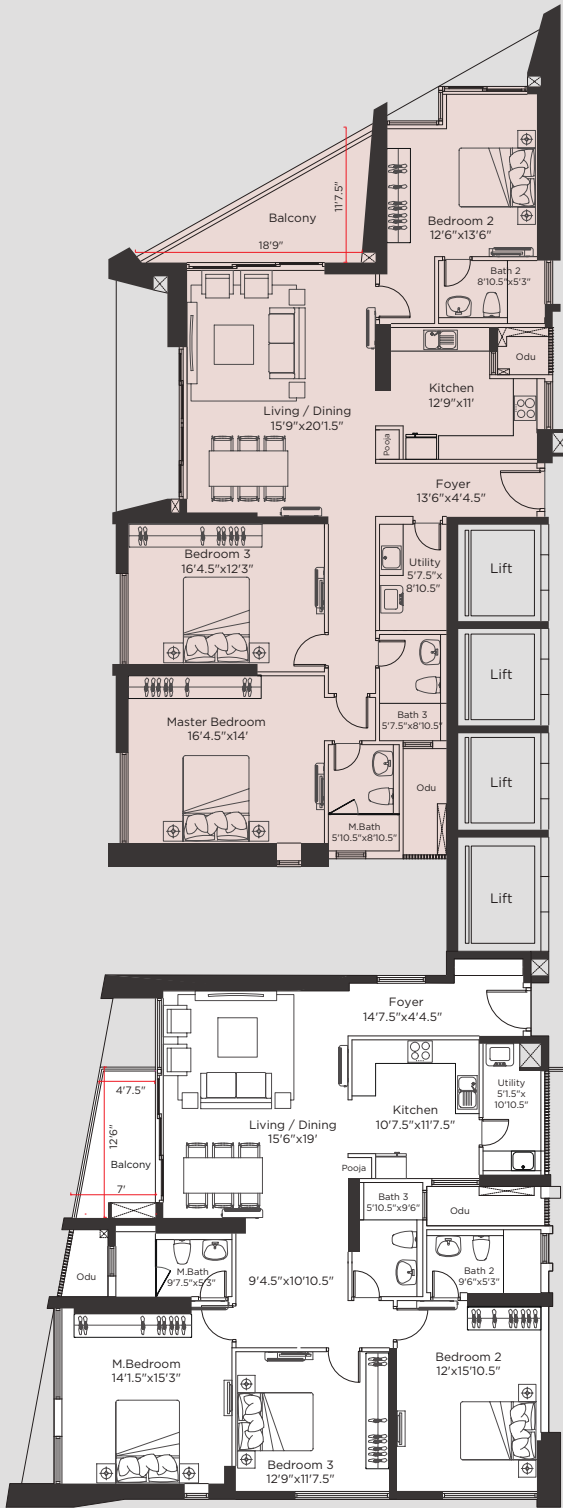


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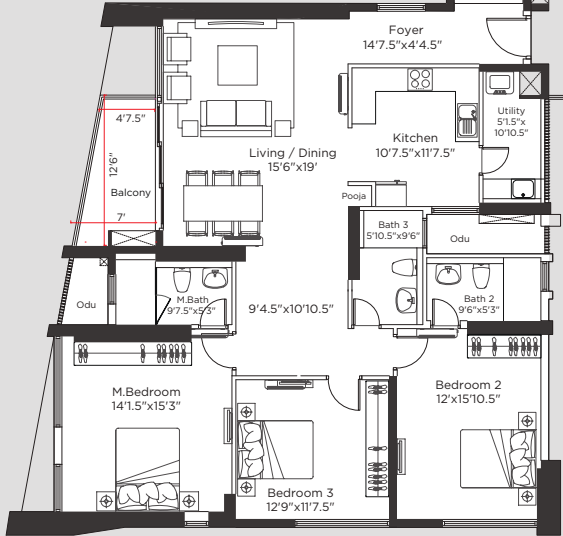
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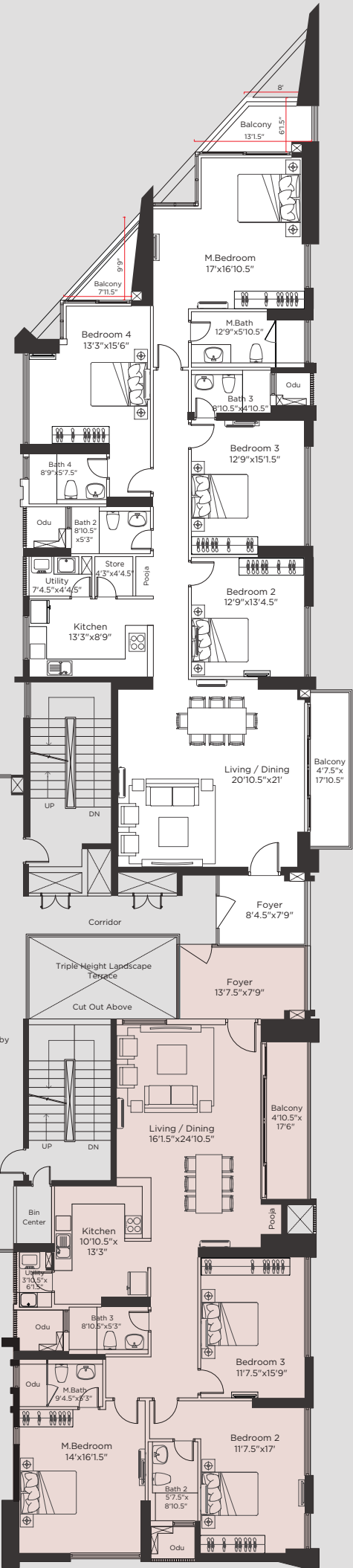
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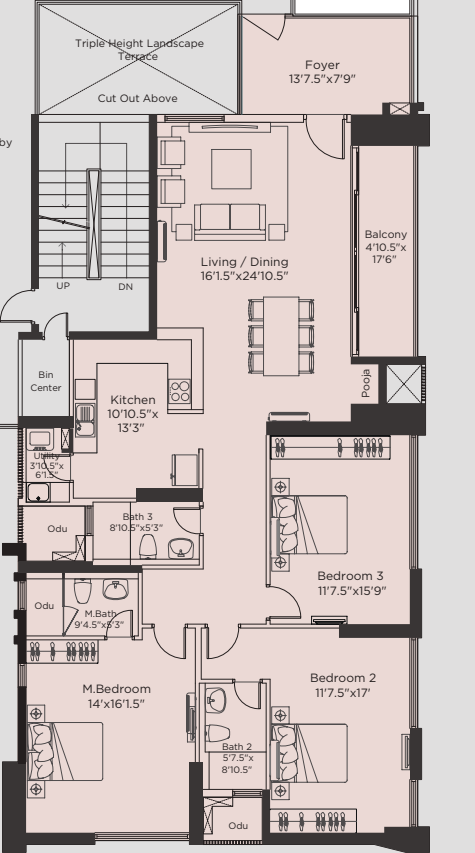
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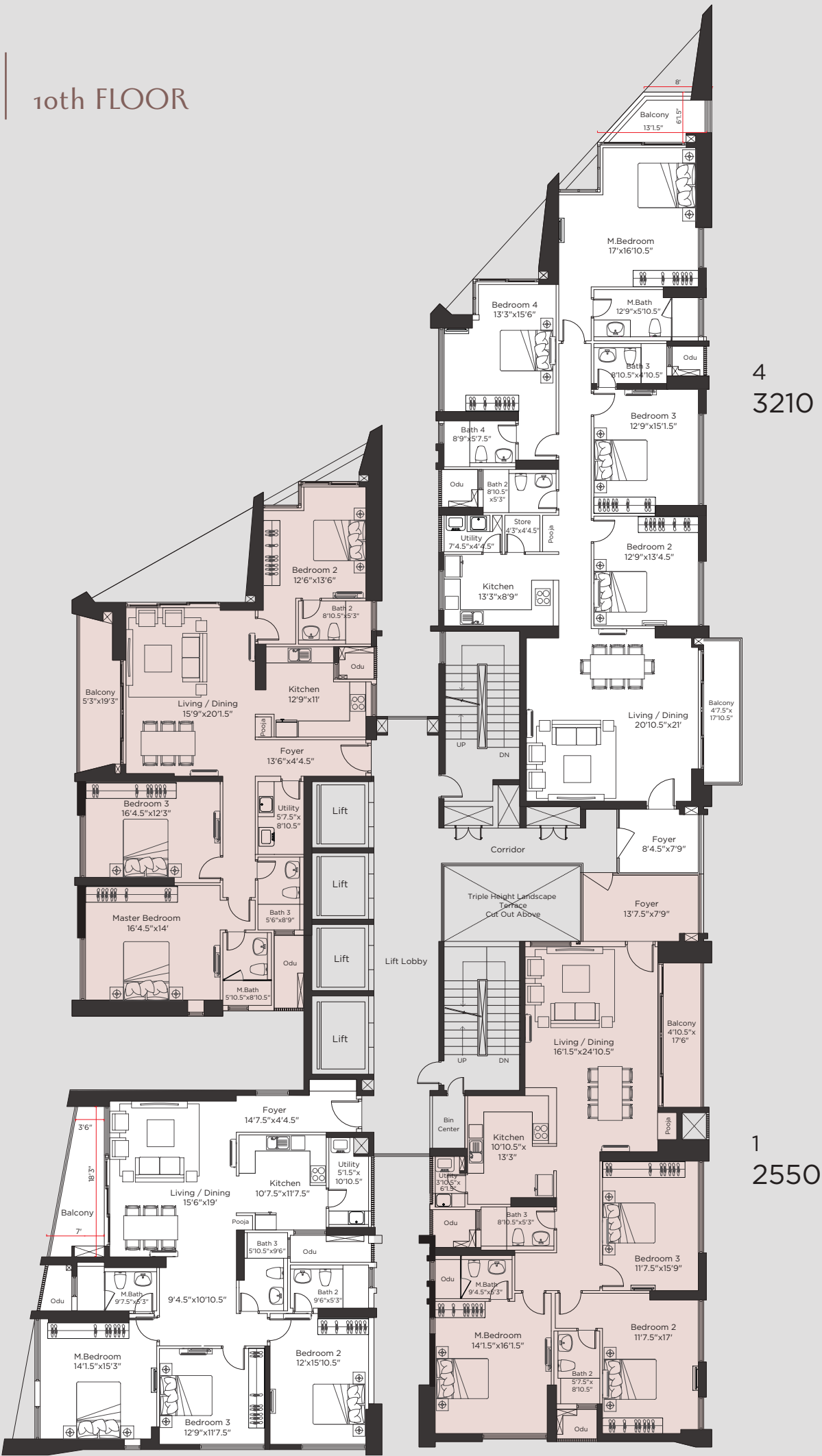


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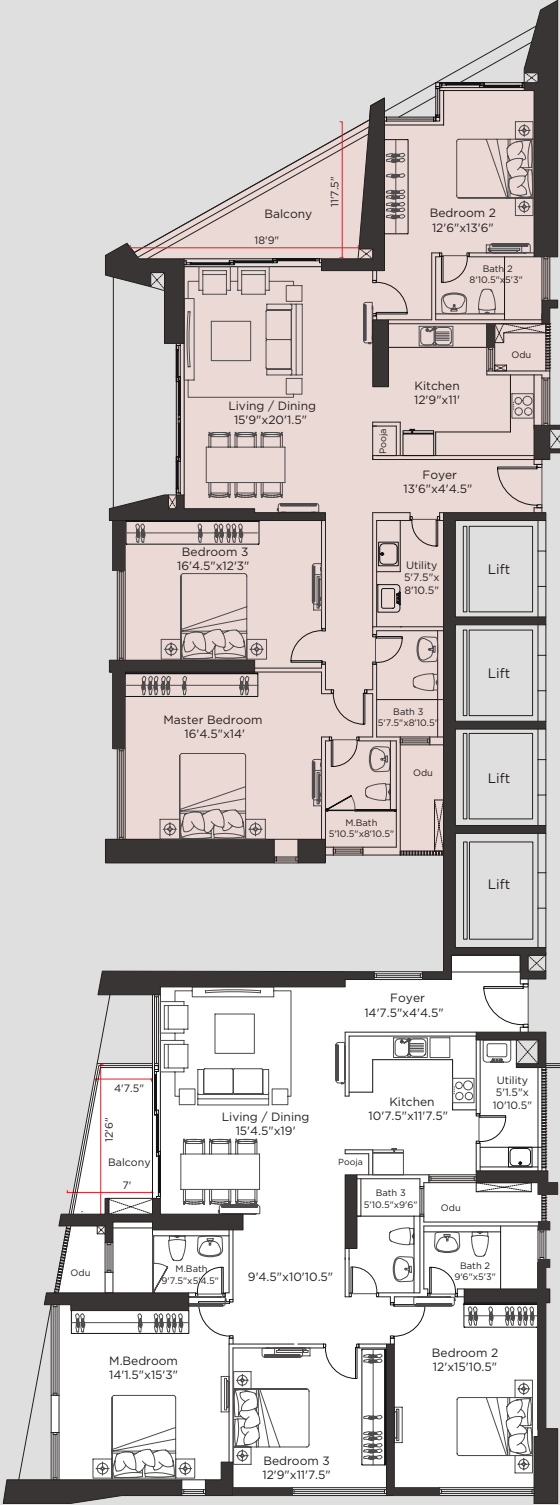


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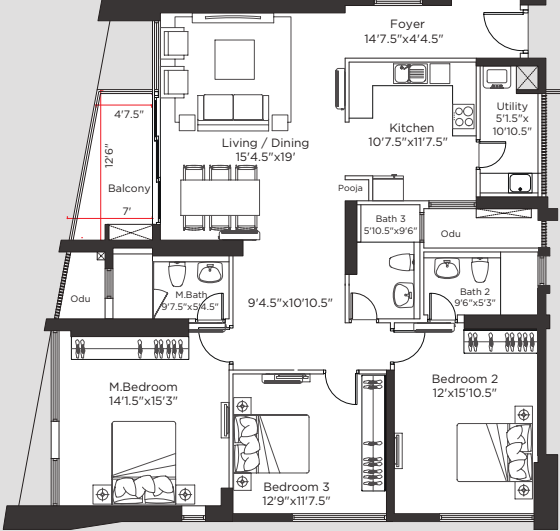




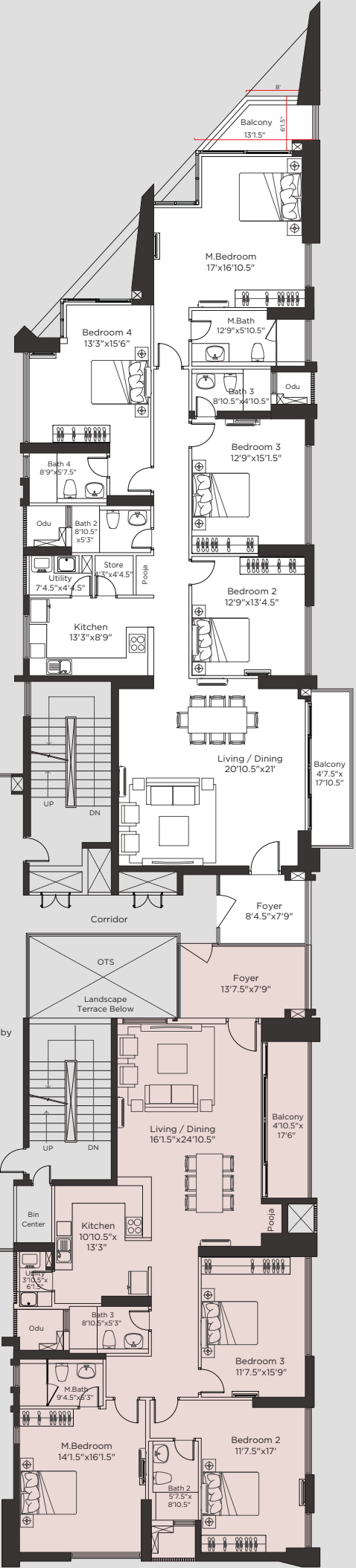
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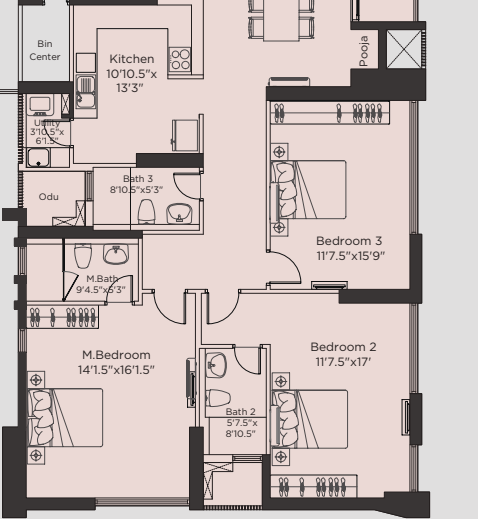
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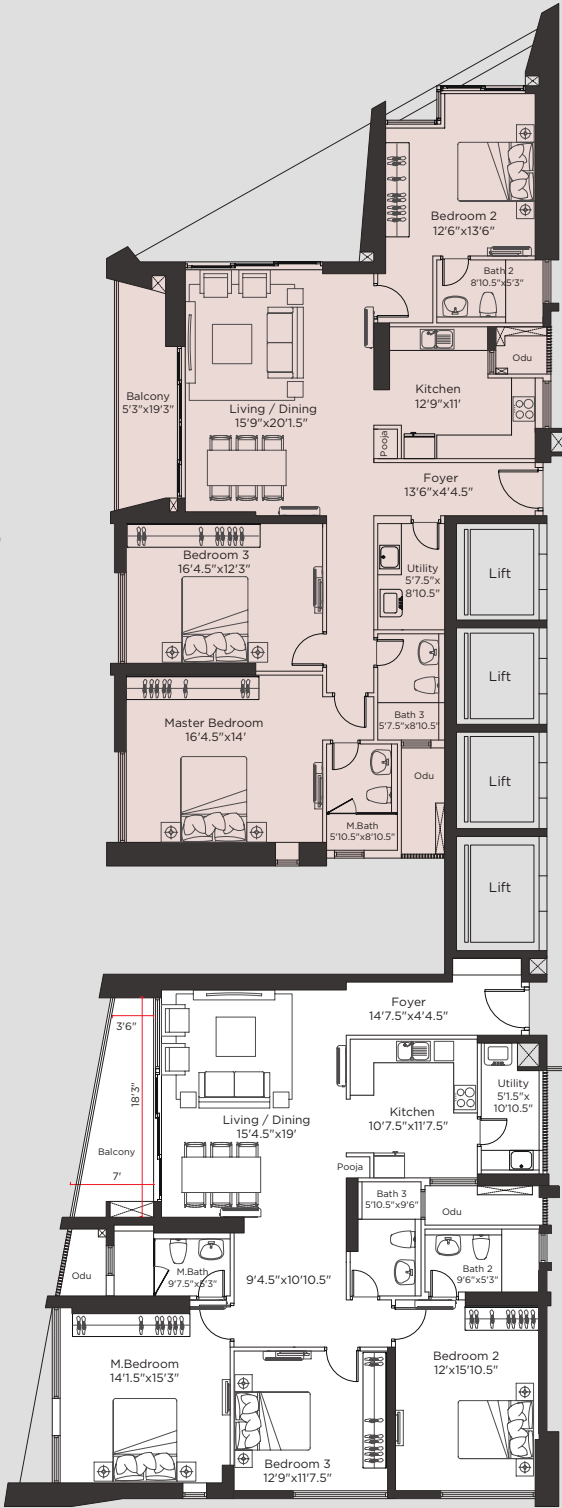


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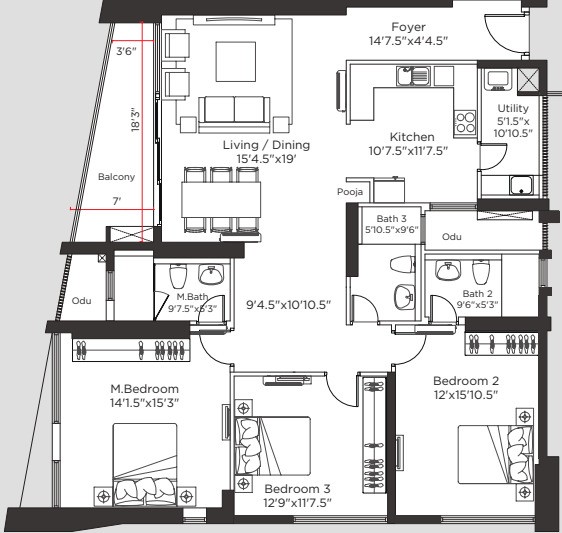
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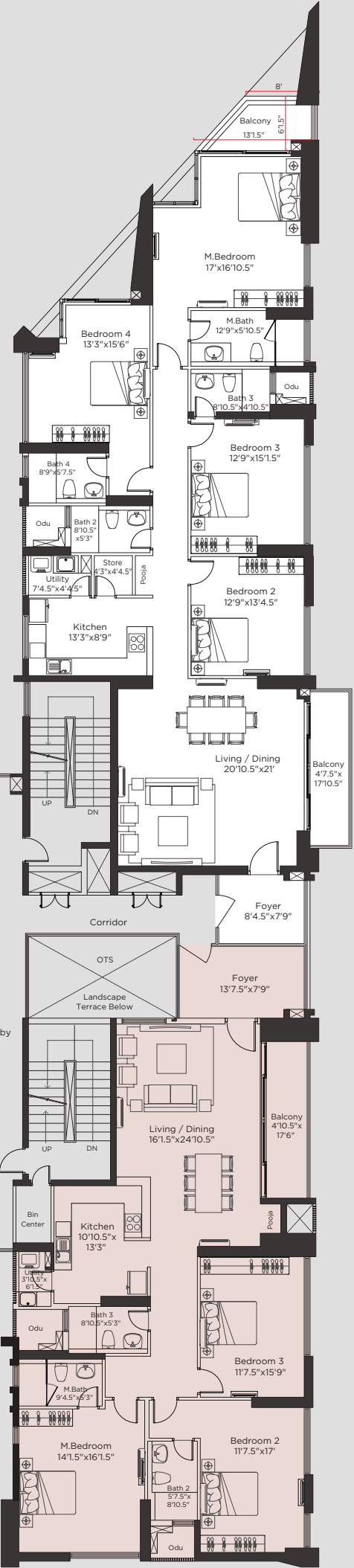
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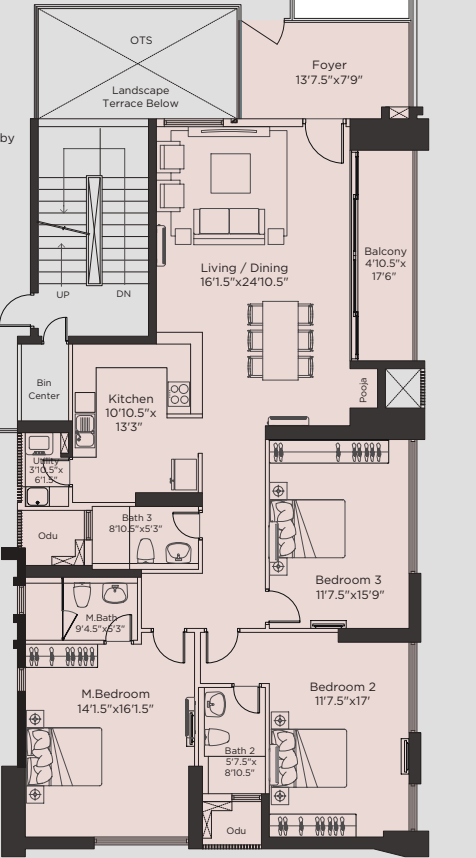
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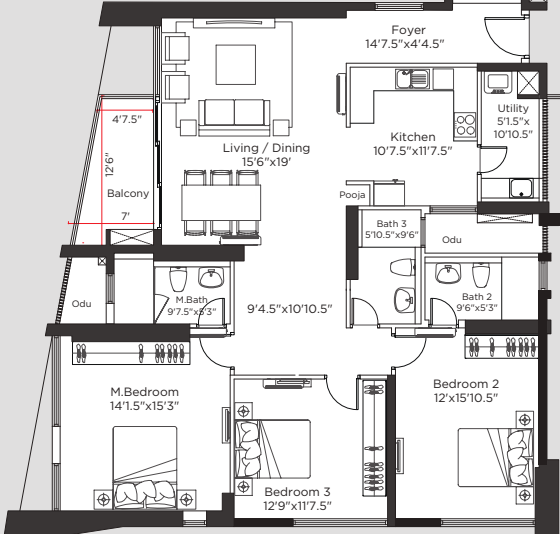
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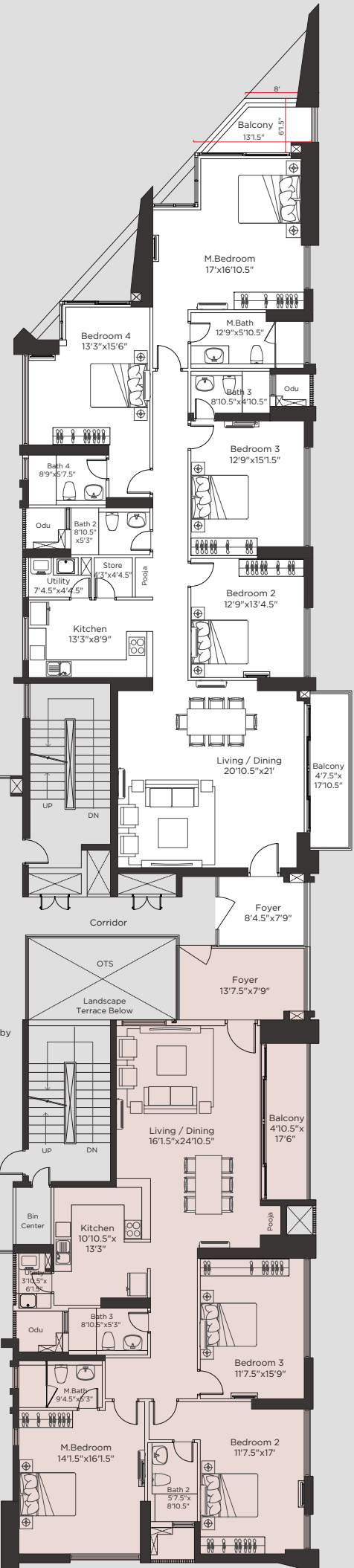
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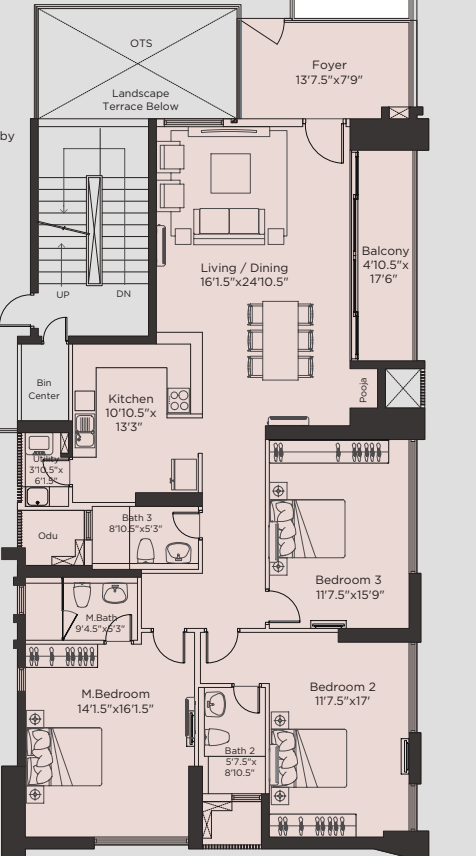
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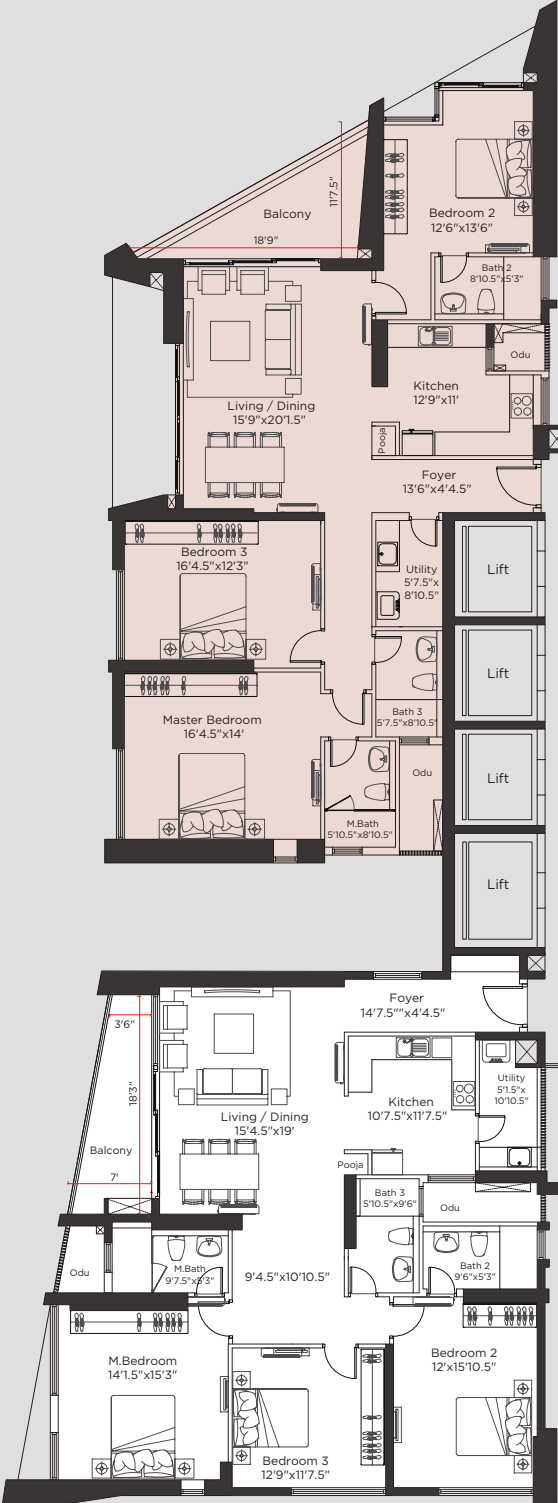
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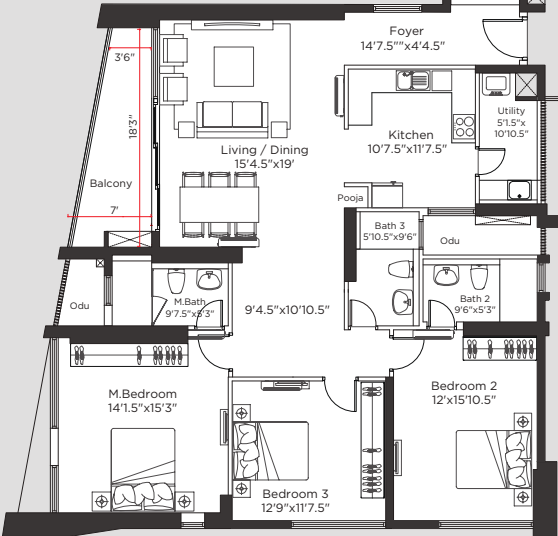
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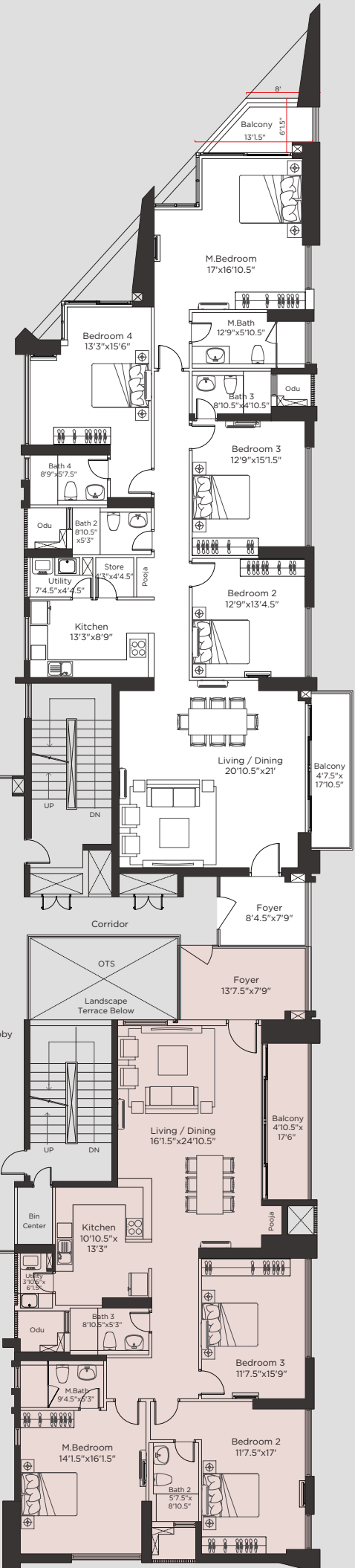
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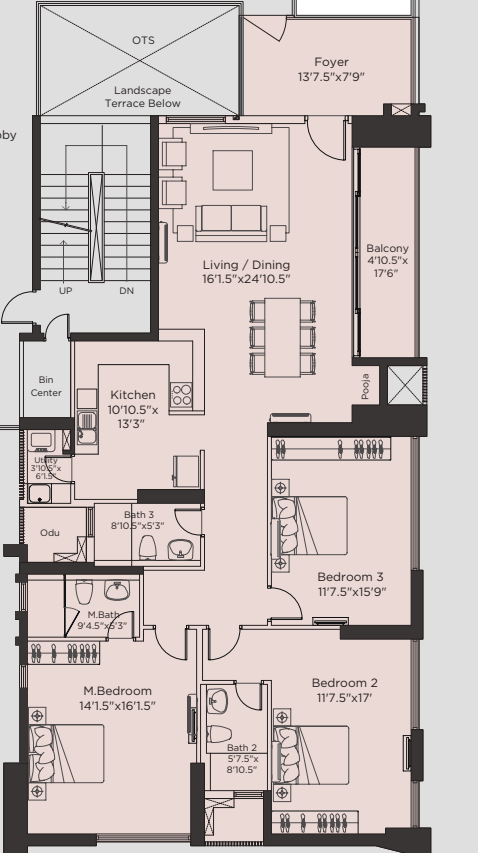
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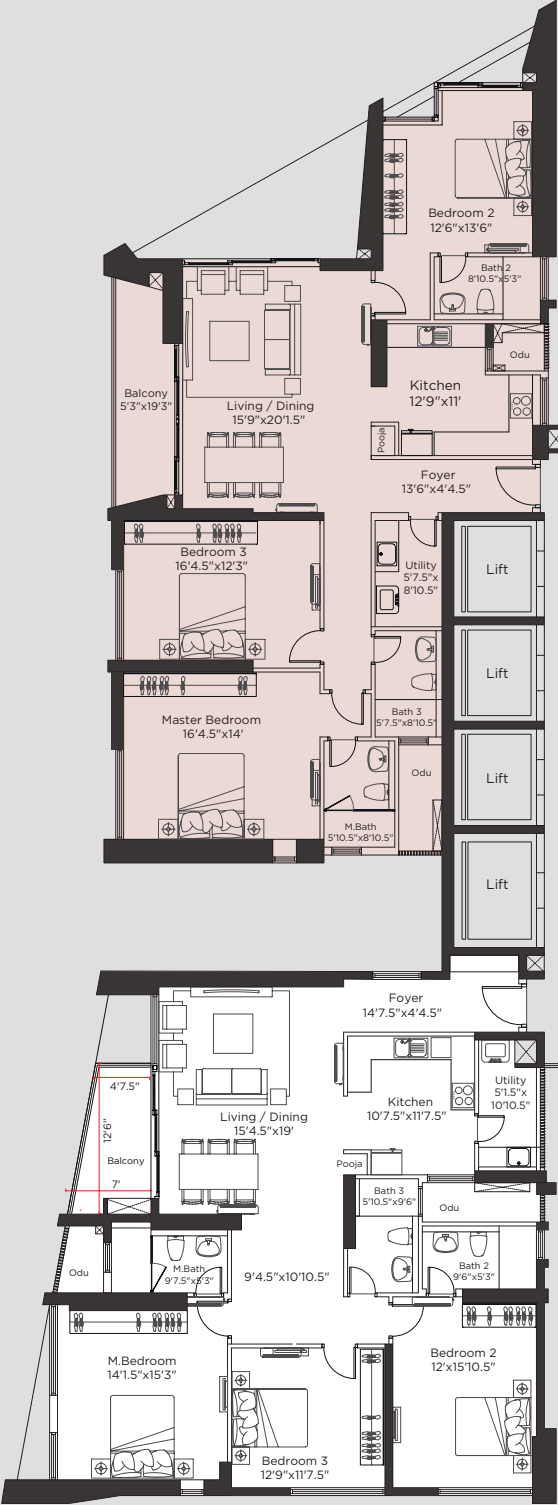


# STRATOS

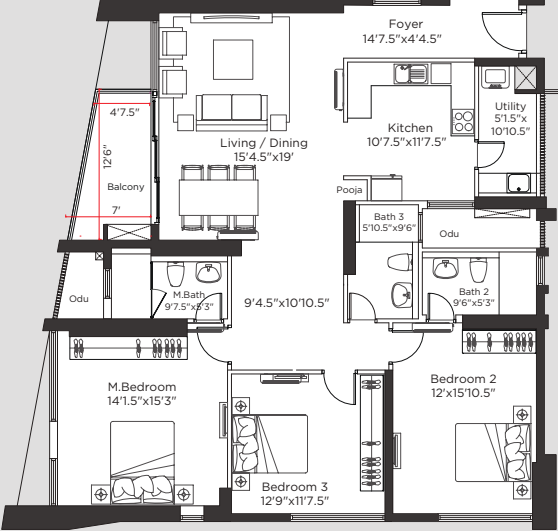
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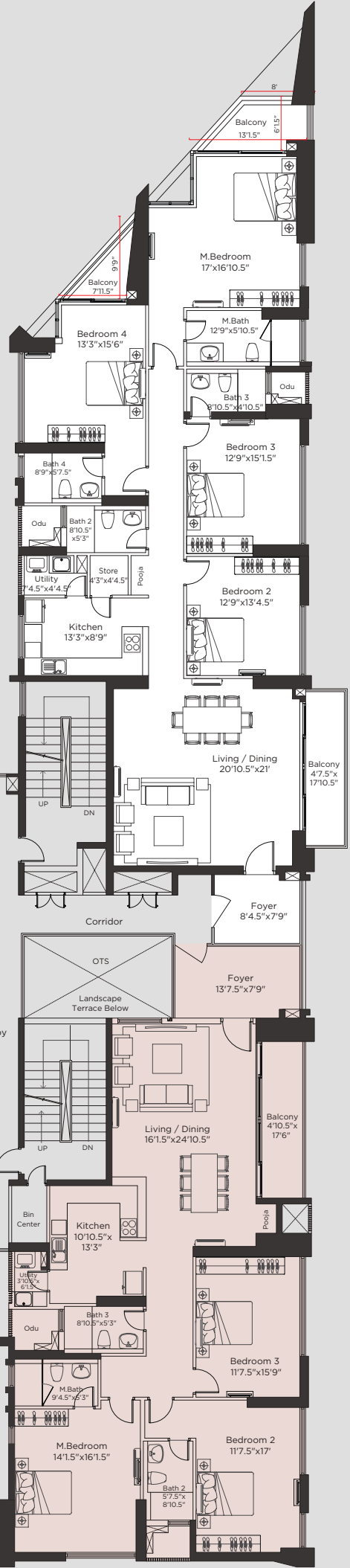
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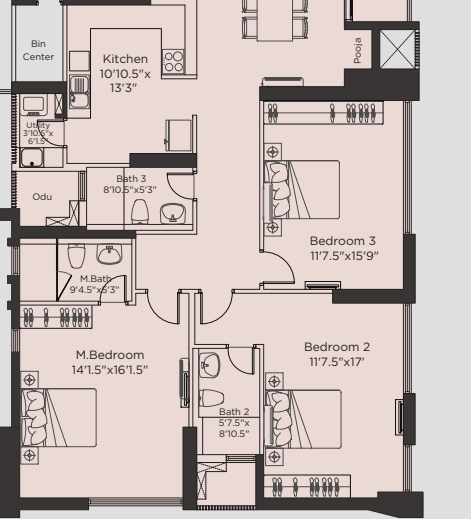
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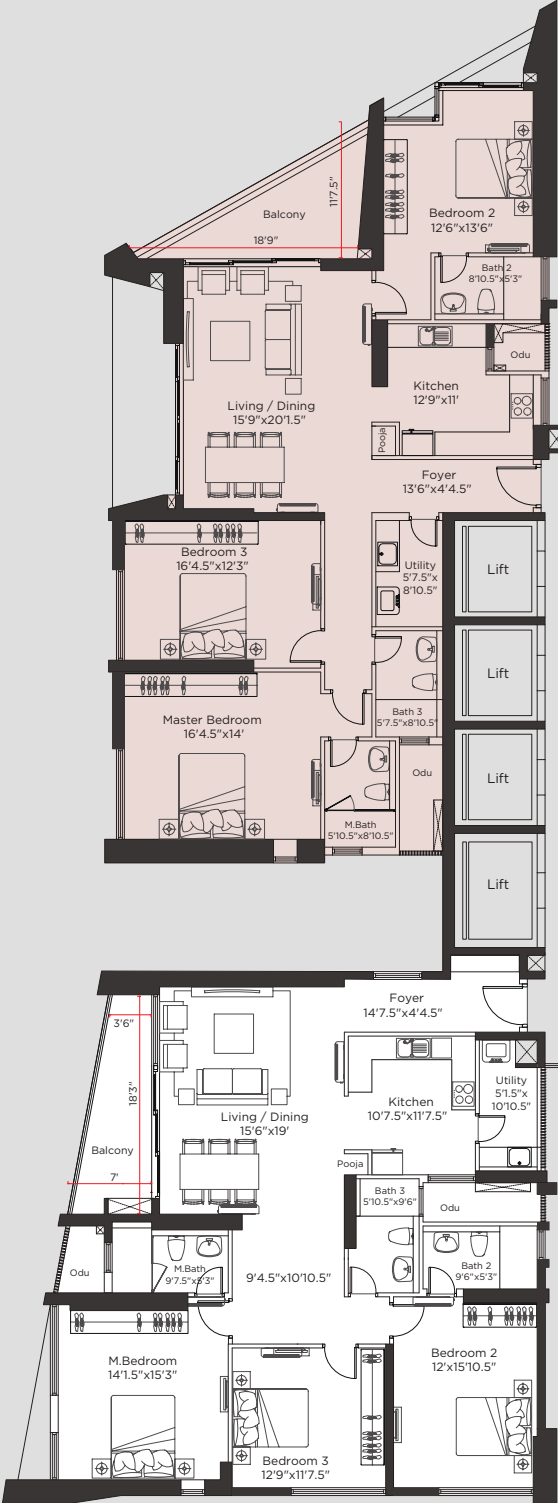
4  
3252



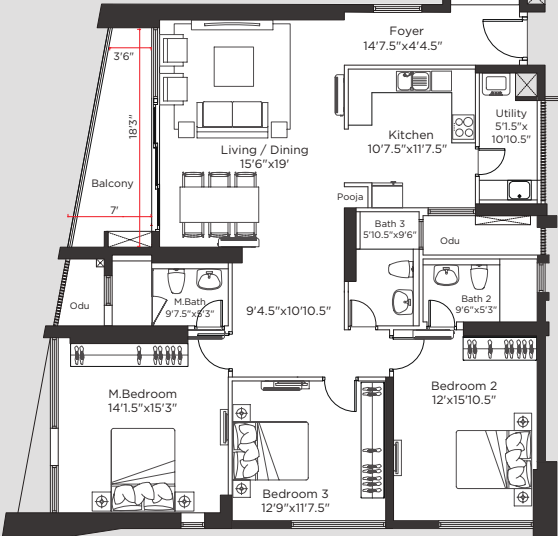
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2550



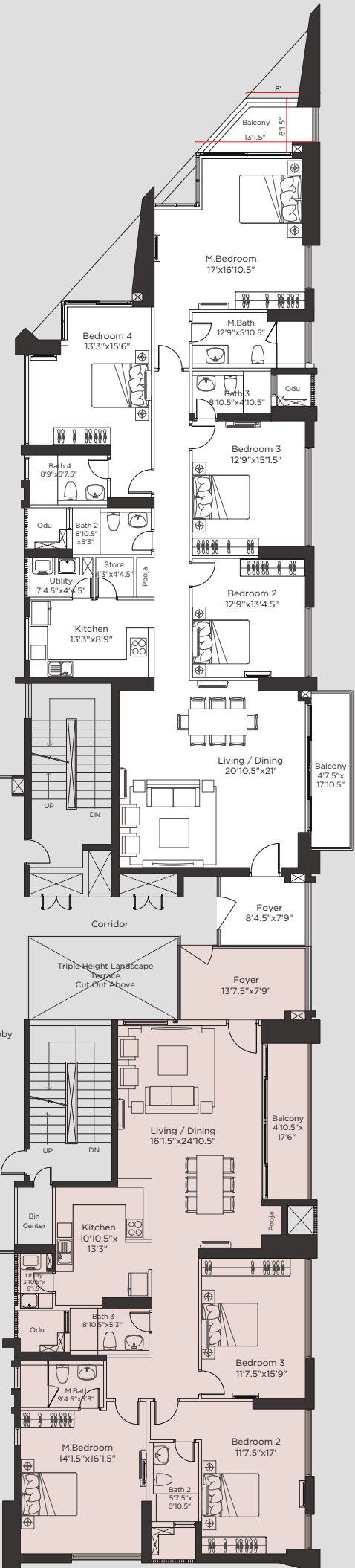
3  
2429



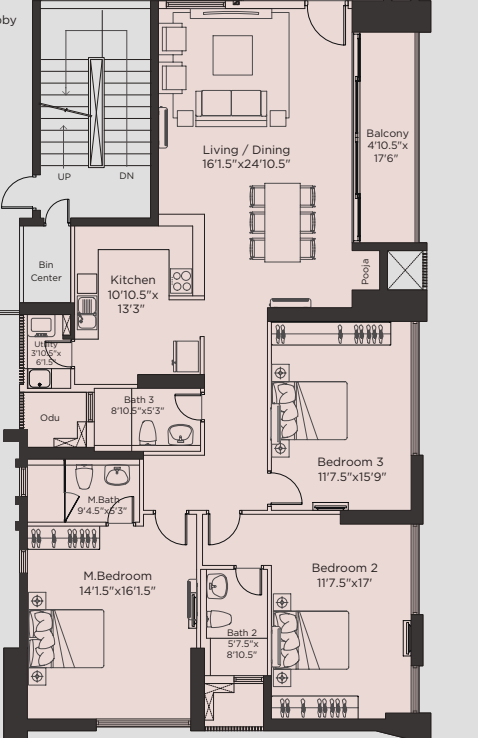
2  
2288



4  
3210



1  
2550

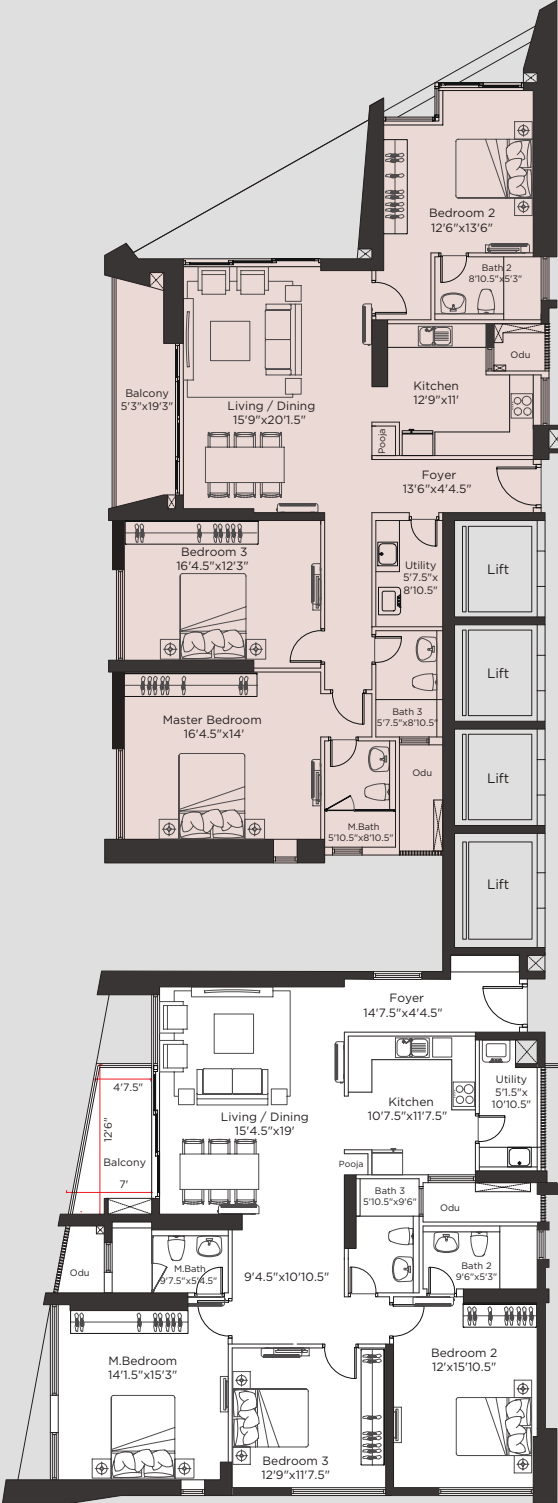


# STRATOS

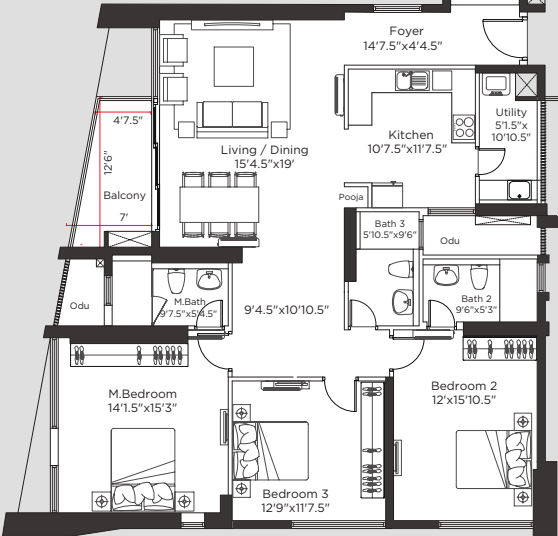
17th FLOOR



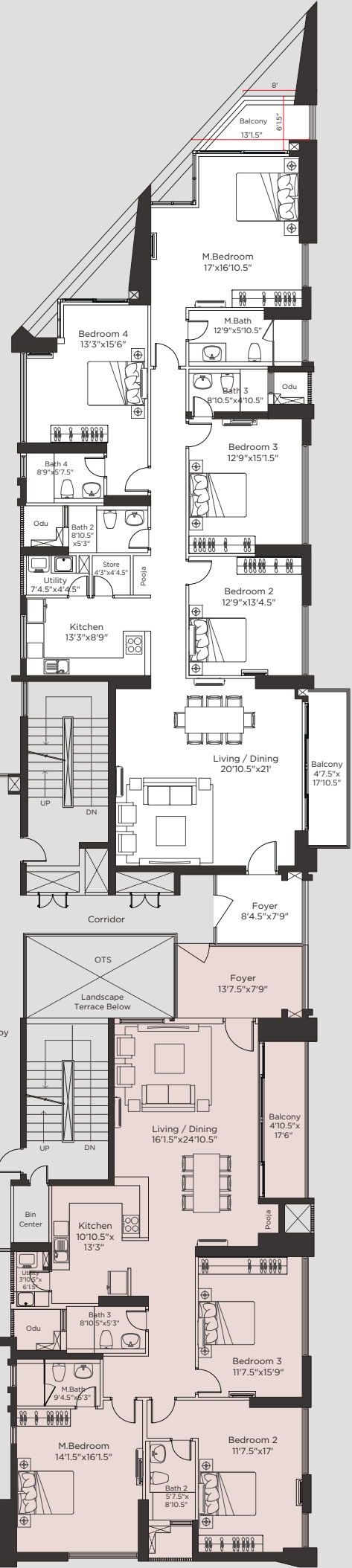
3  
2398



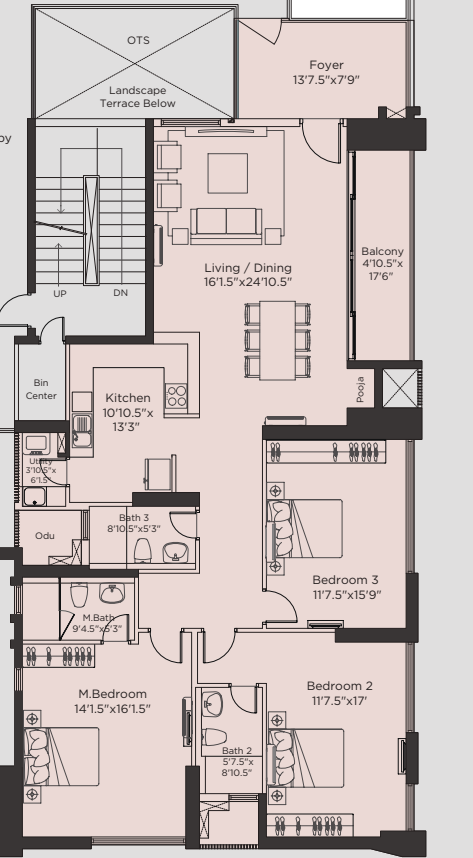
2  
2256



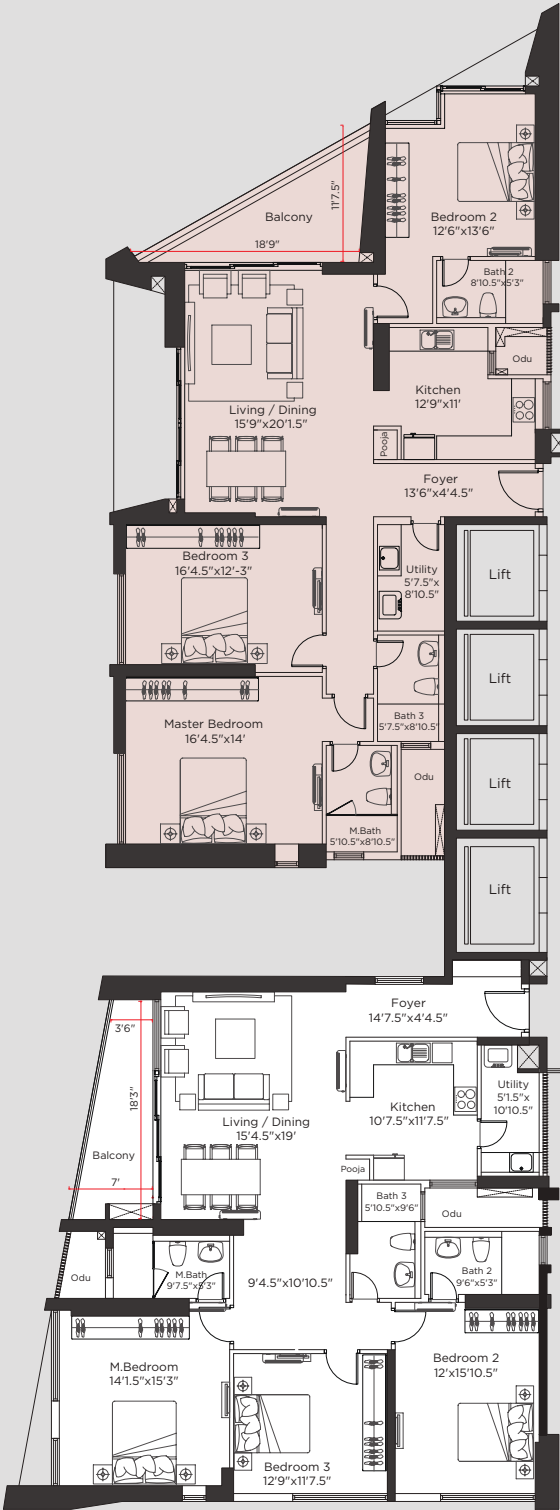
4  
3210



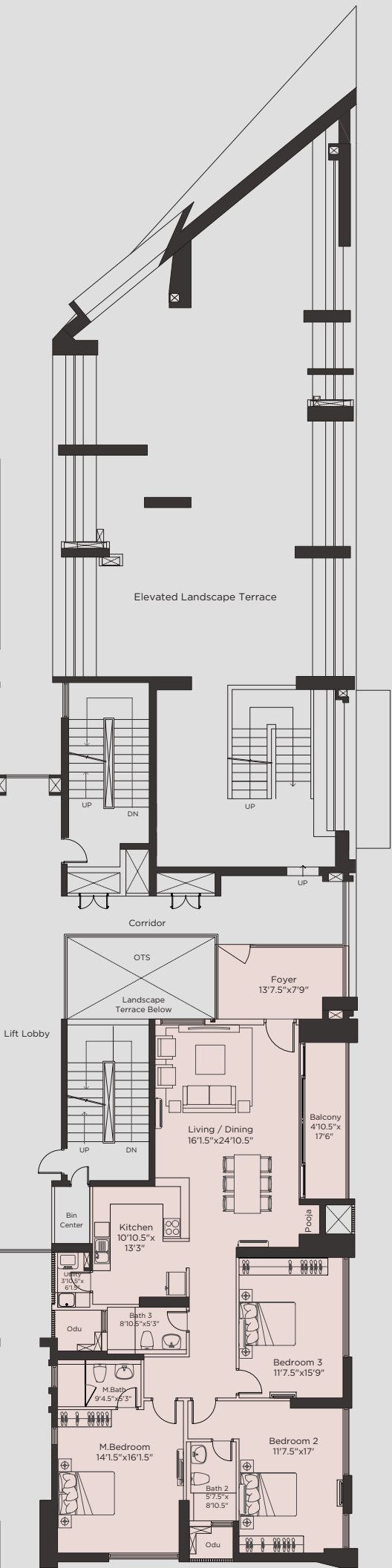
1  
2550



3  
2429

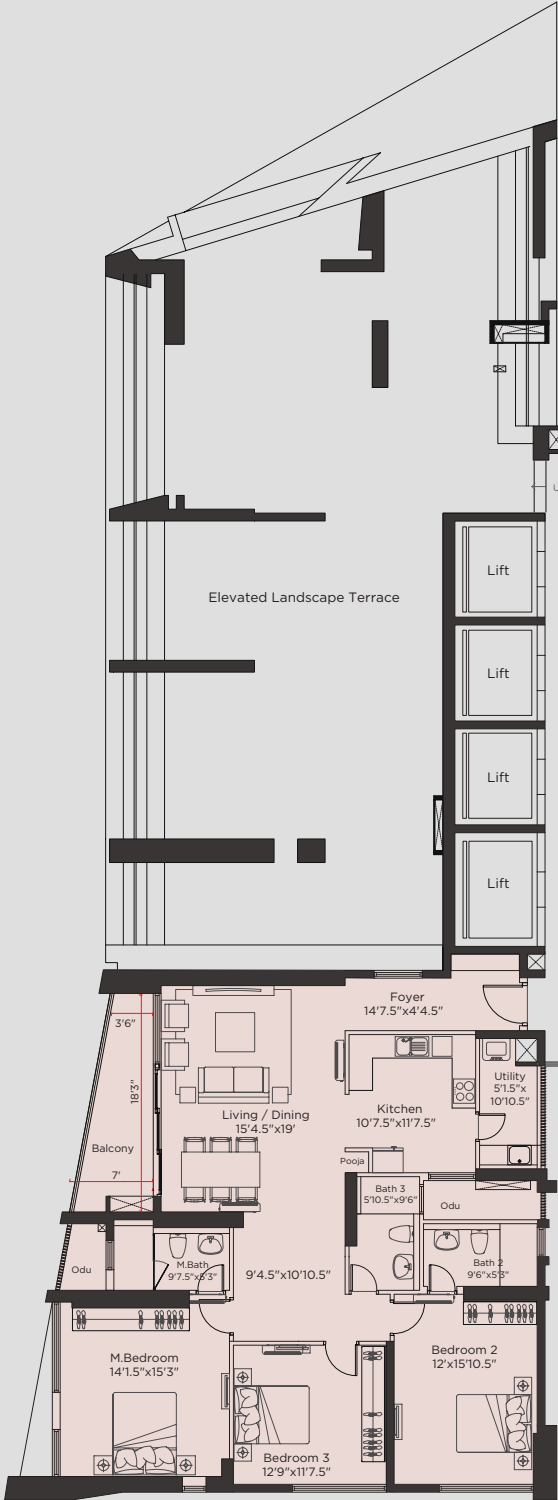


2  
2288

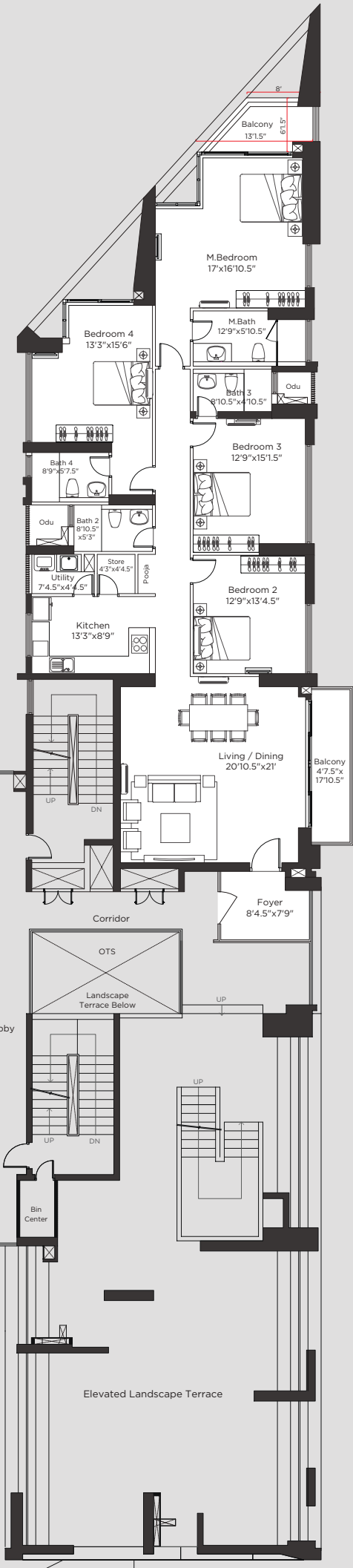


1  
2550

2  
2288



4  
3210



# STRATOS

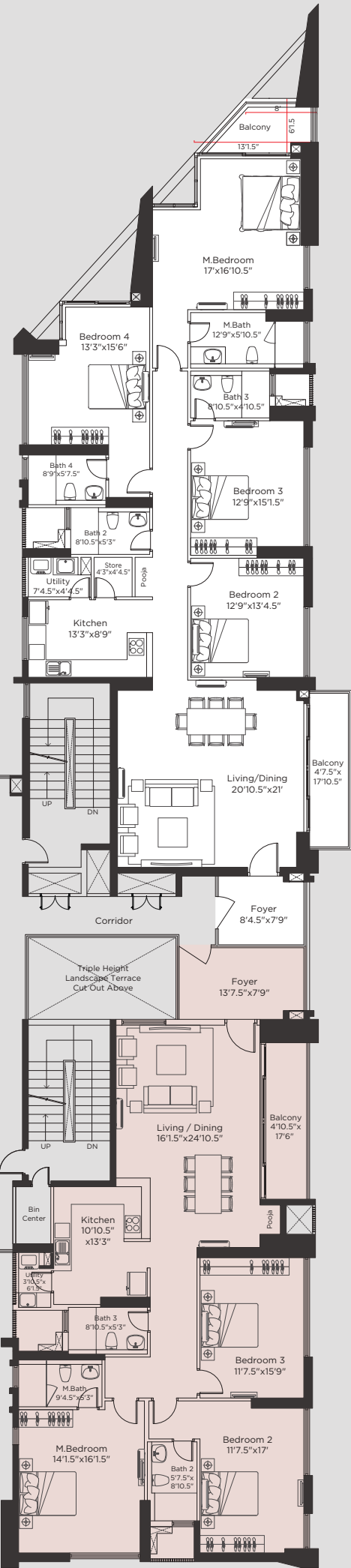
22nd FLOOR



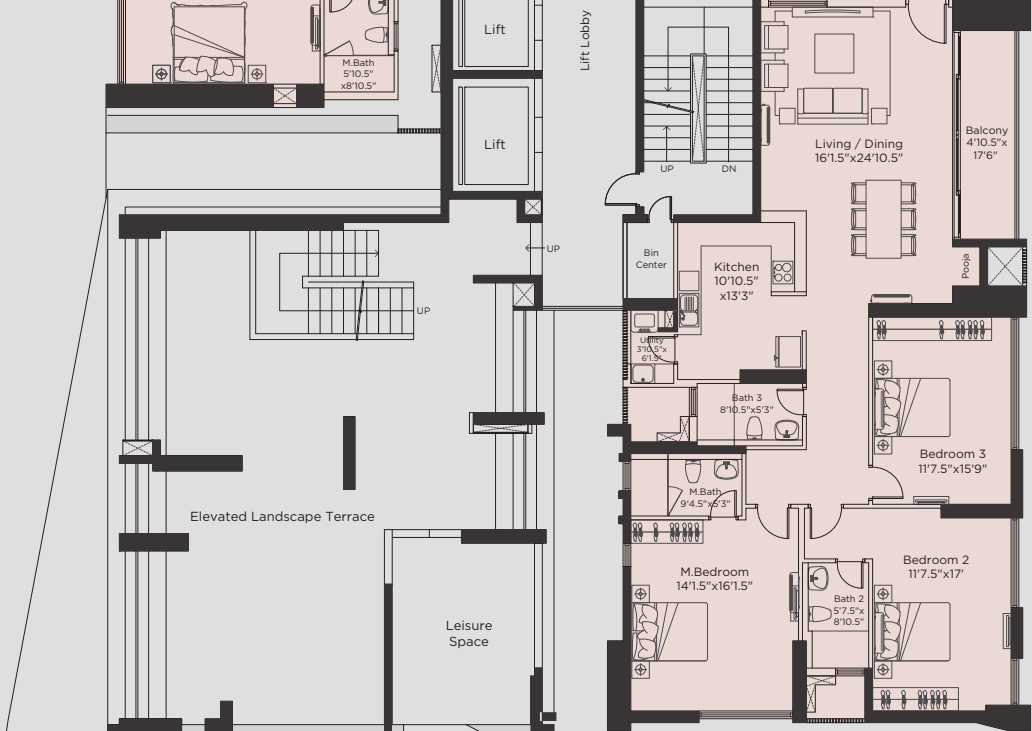
3  
2429



4  
3210



1  
2550



# STRATOS

24th FLOOR



3  
2429

2  
2288

4  
3210

1  
2550

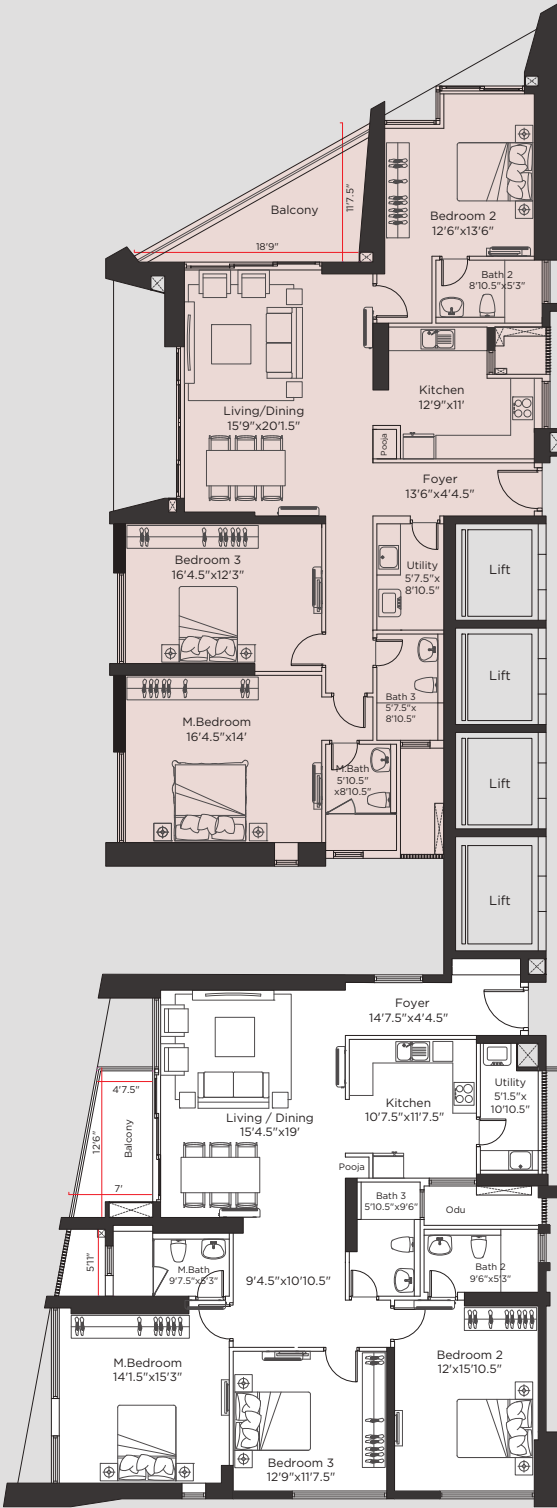


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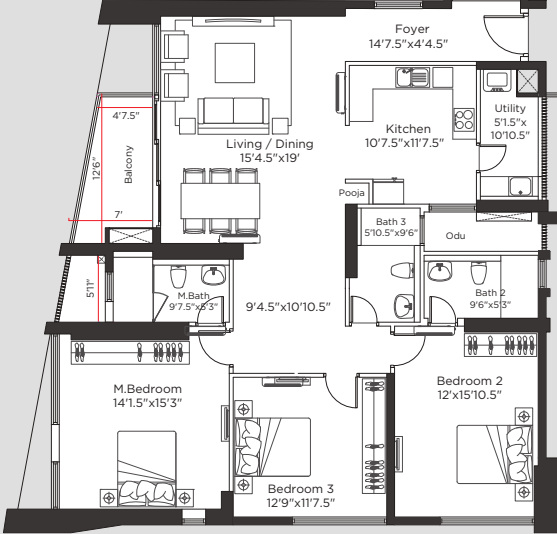
25th FLOOR



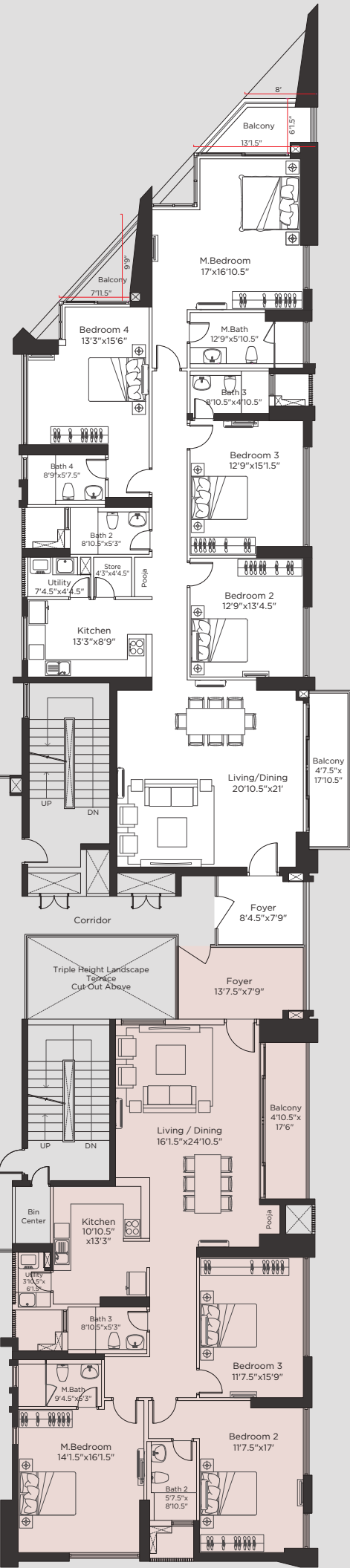
3  
2429



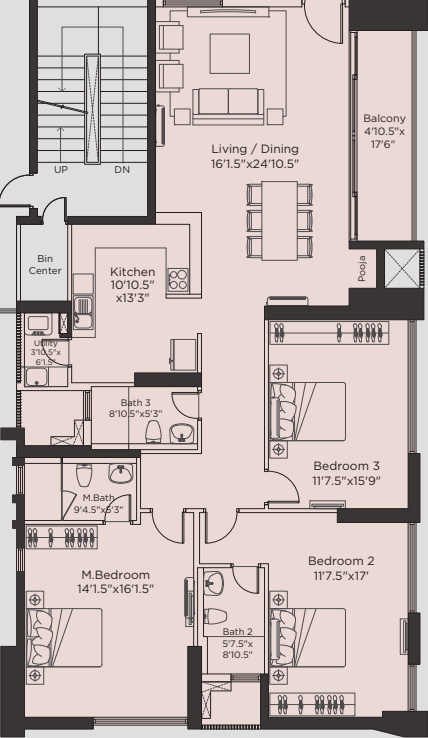
2  
2256



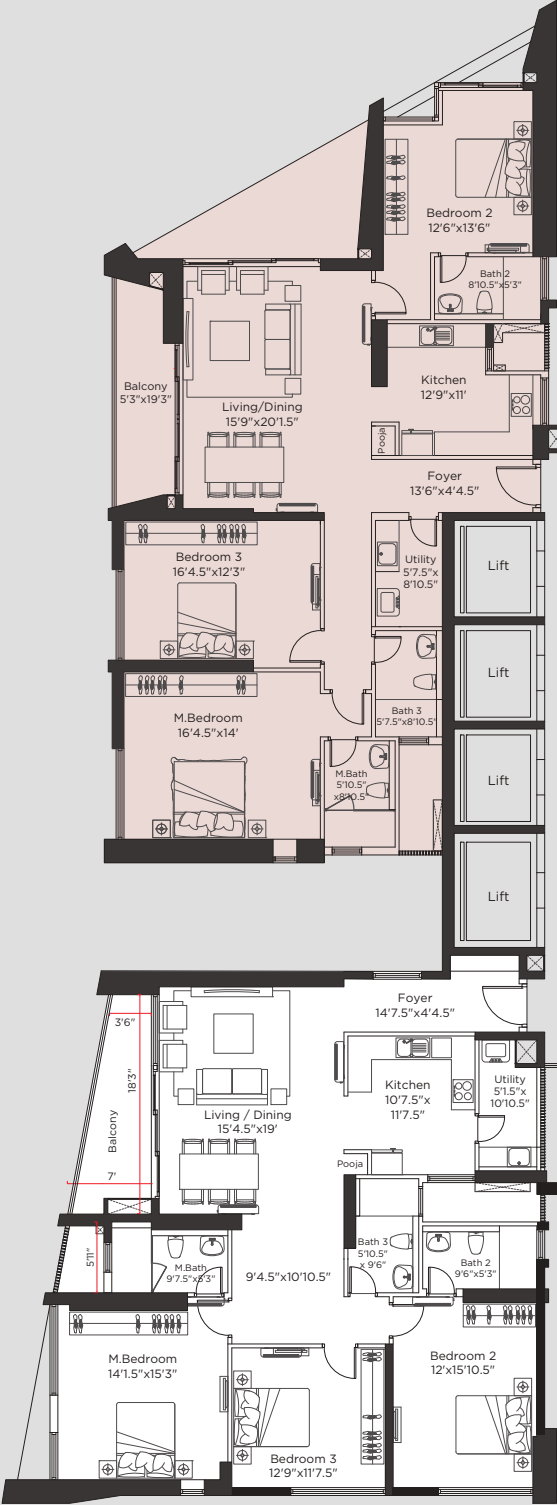
4  
3252



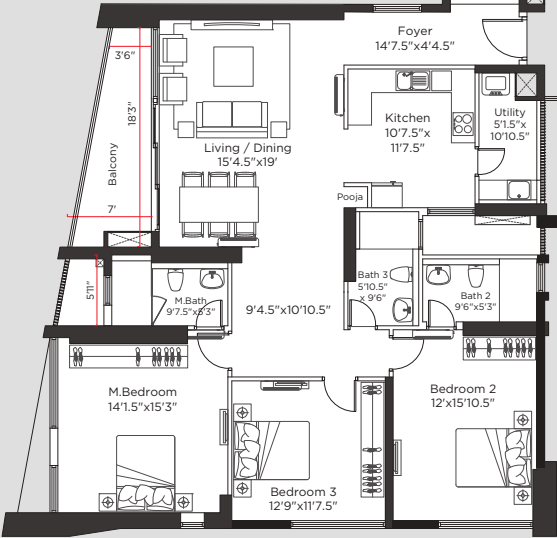
1  
2550



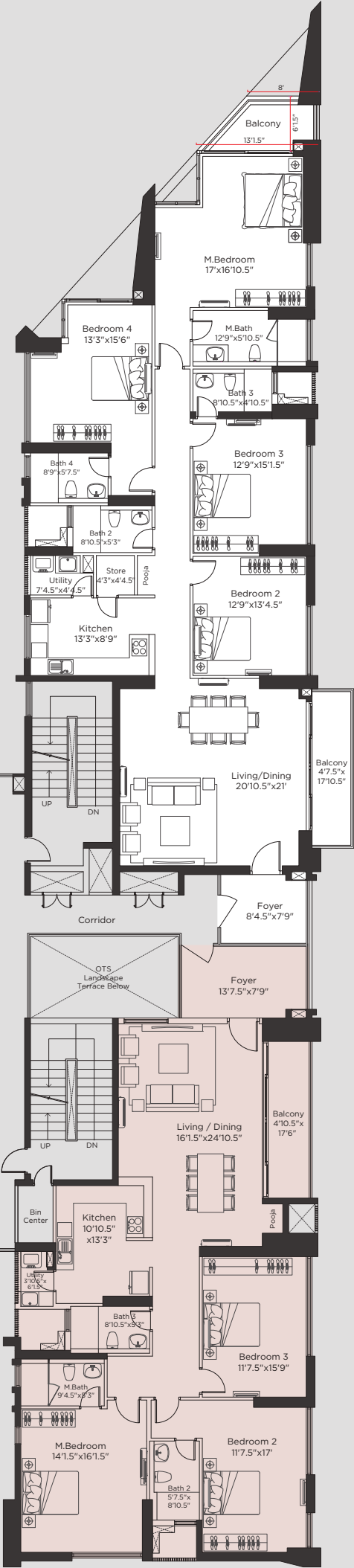
3  
2398



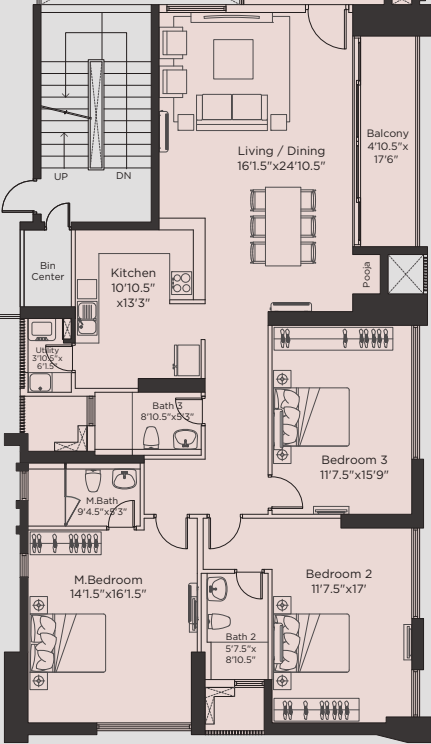
2  
2288

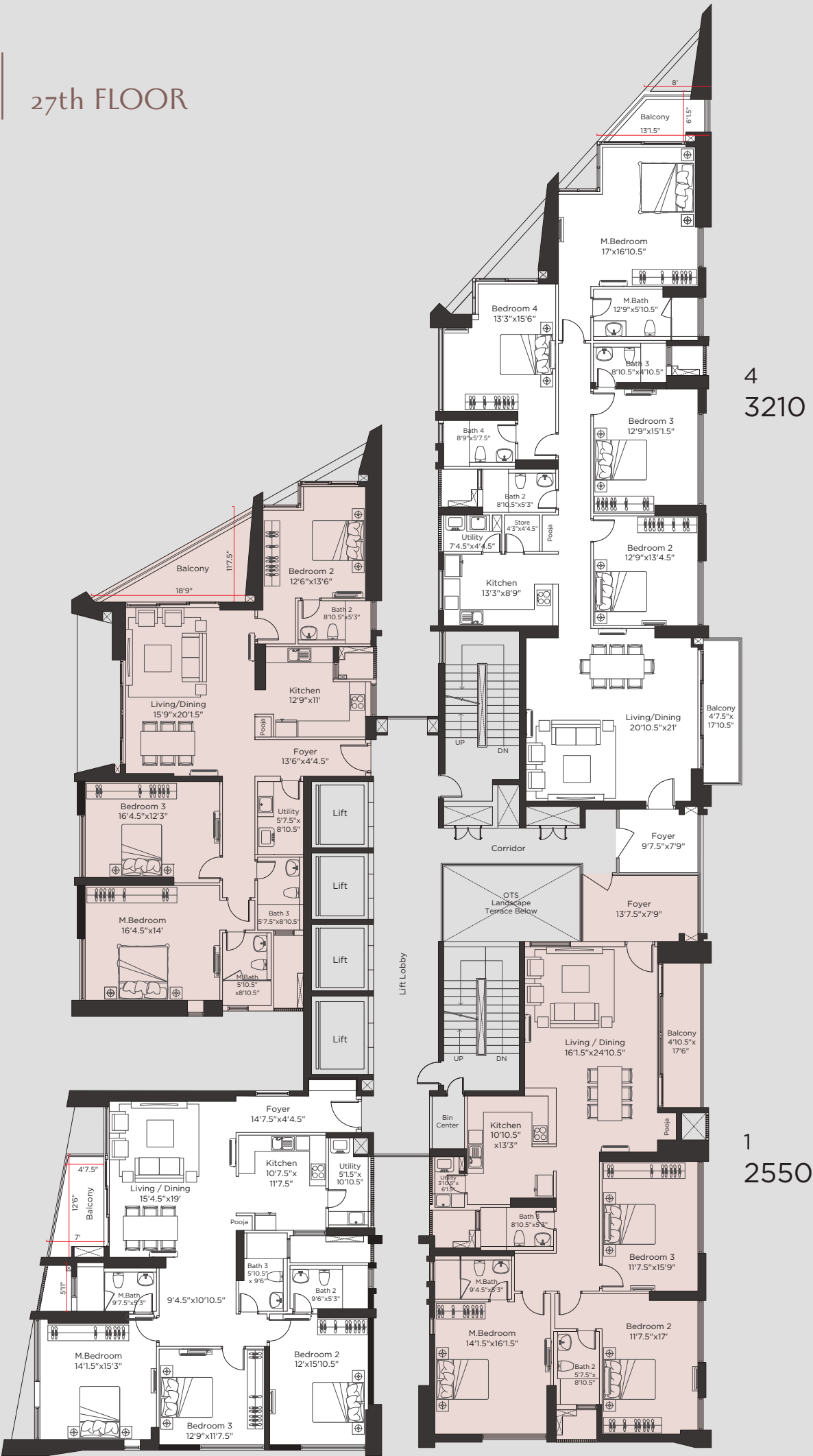


4  
3210



1  
2550



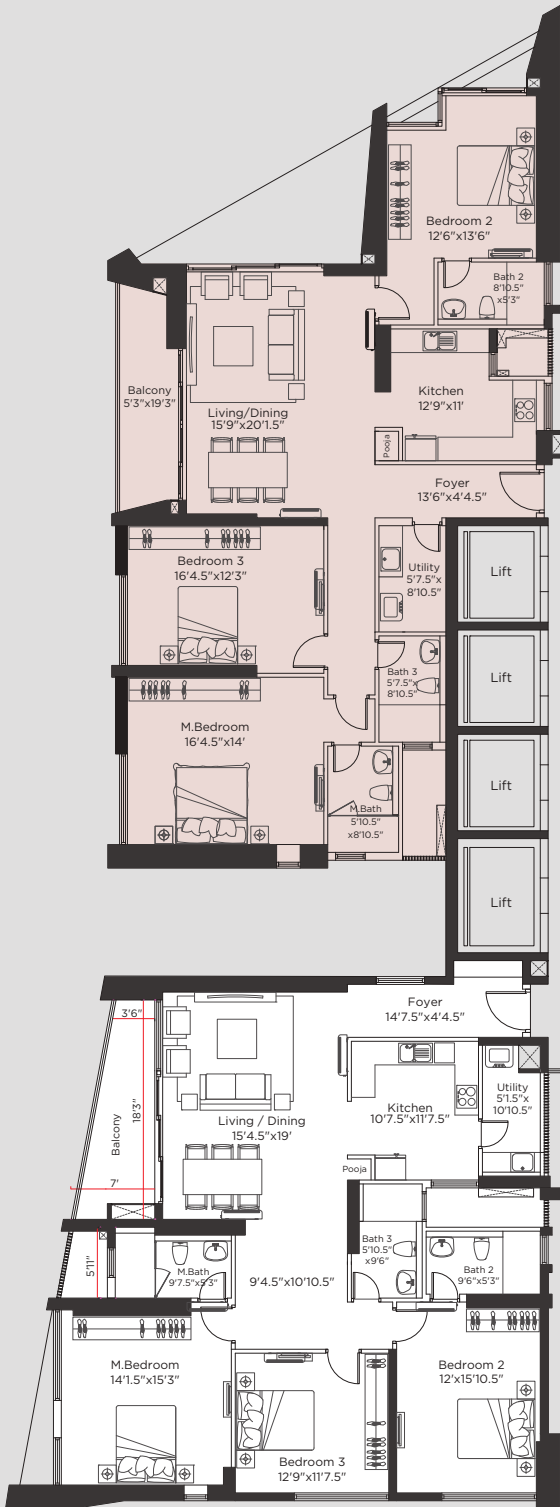


# STRATOS

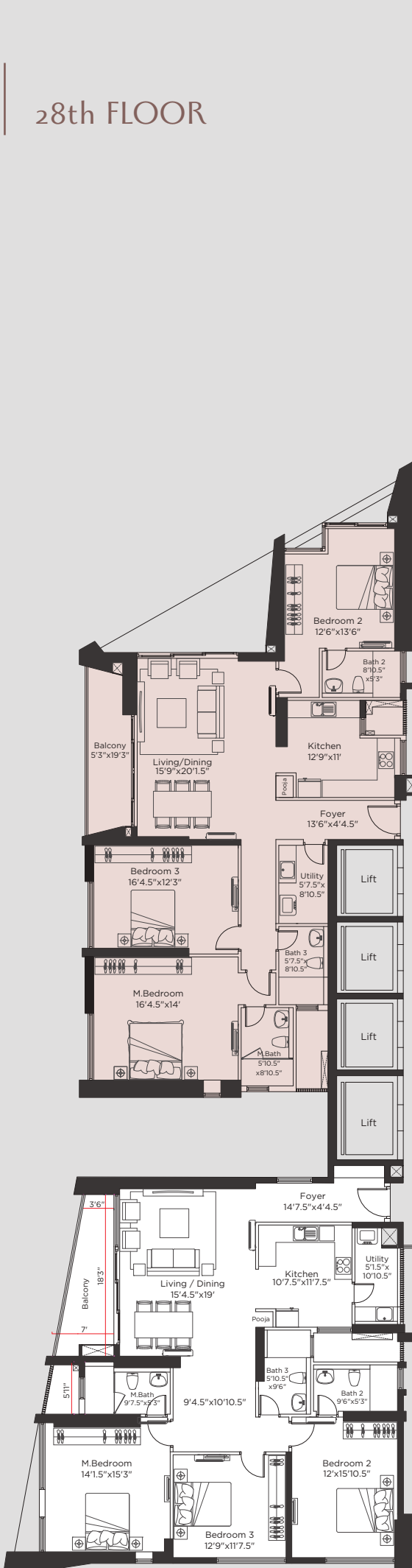
28th FLOOR



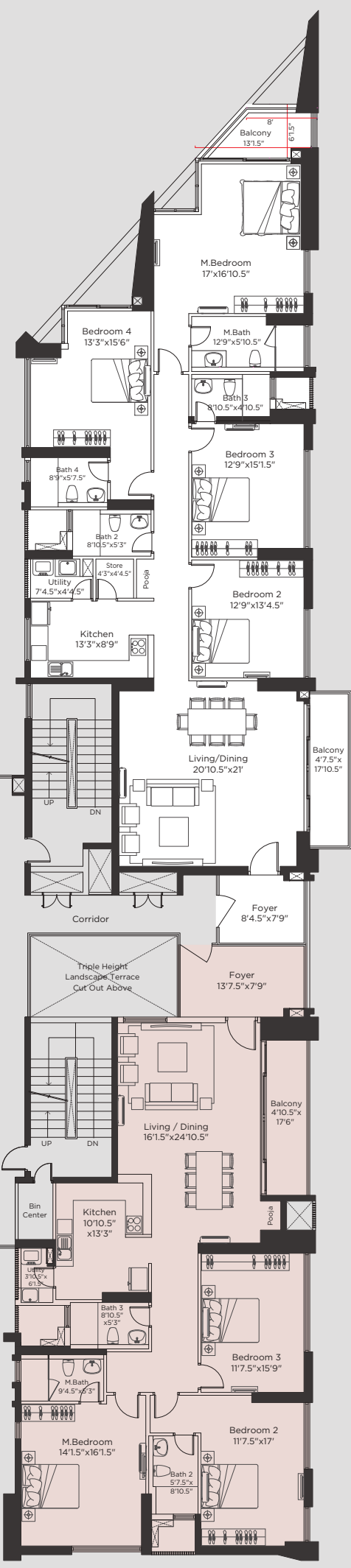
3  
2398



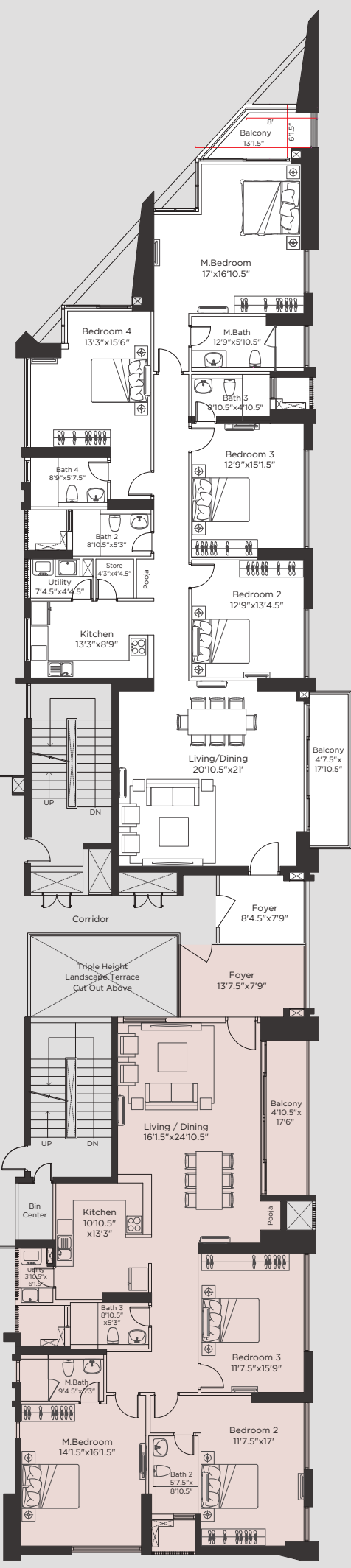
2  
2288



4  
3210



1  
2550



# STRATOS

29th FLOOR

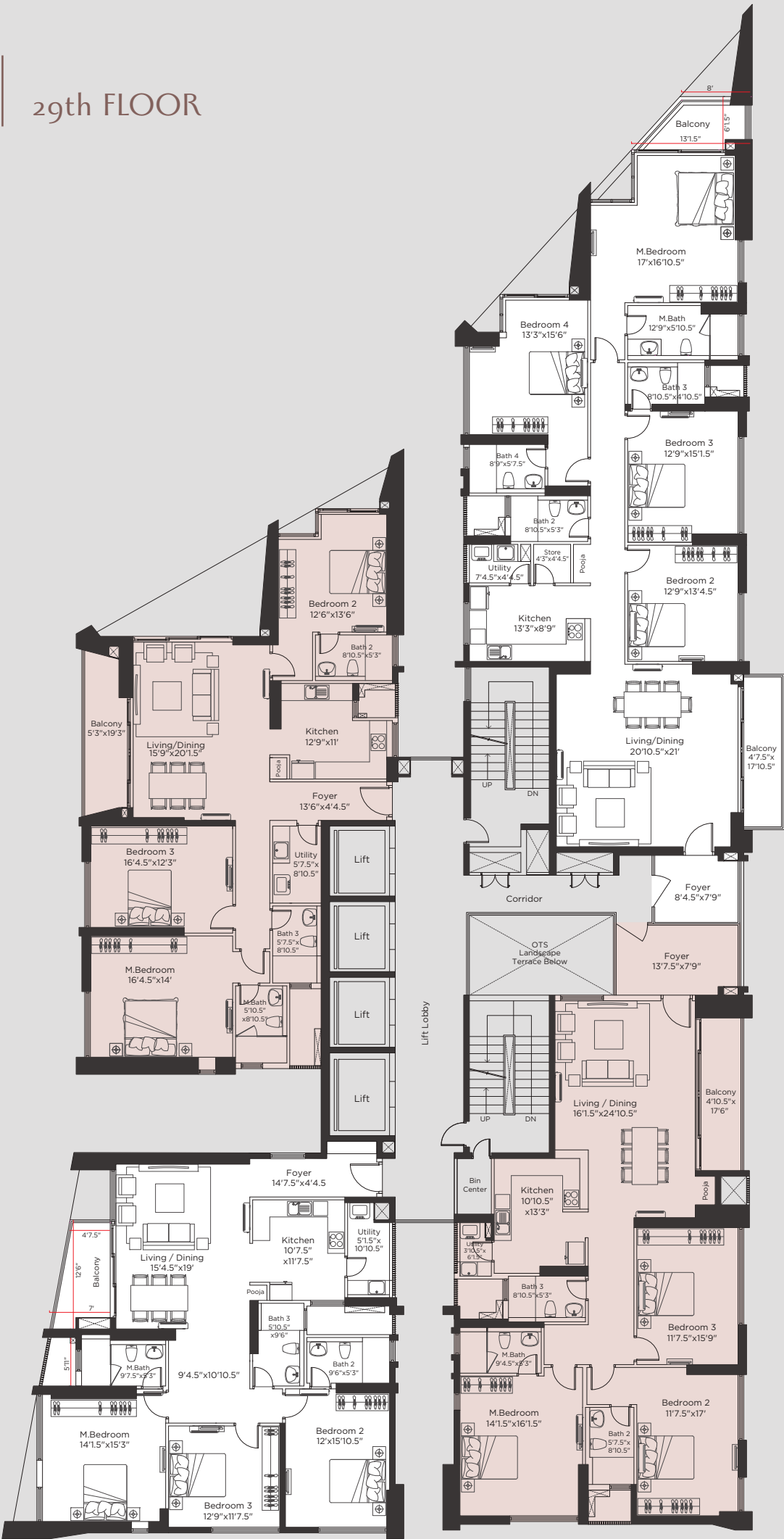
22

3  
2398

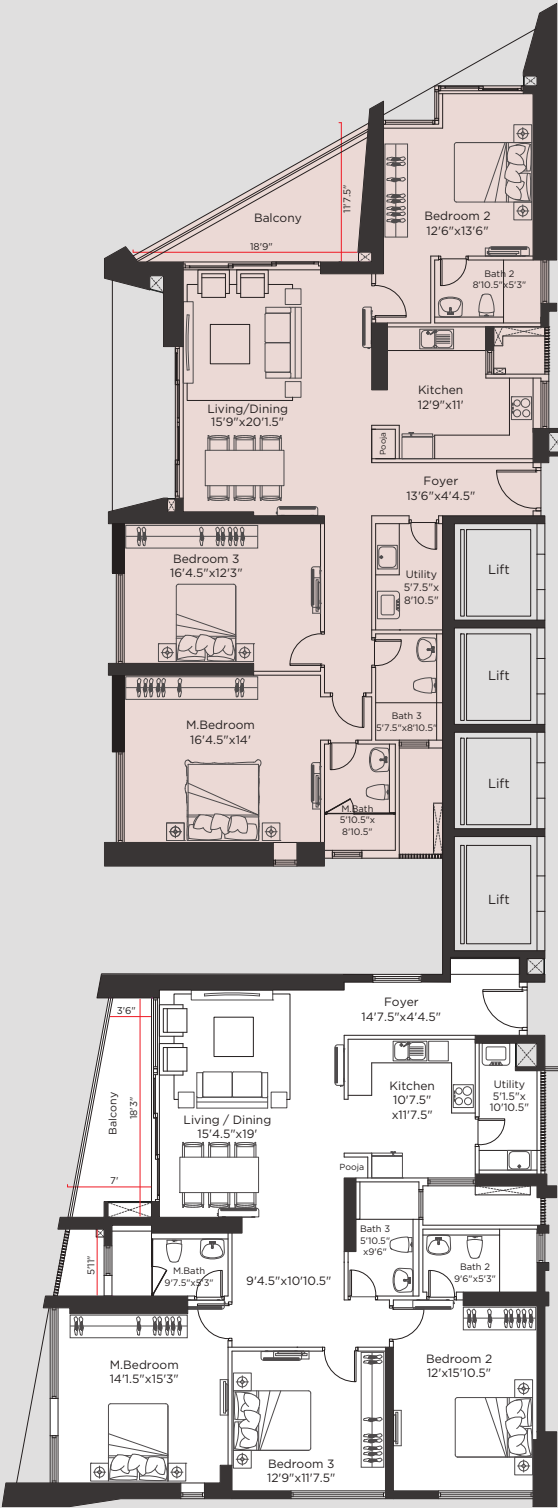
2  
2256

4  
3210

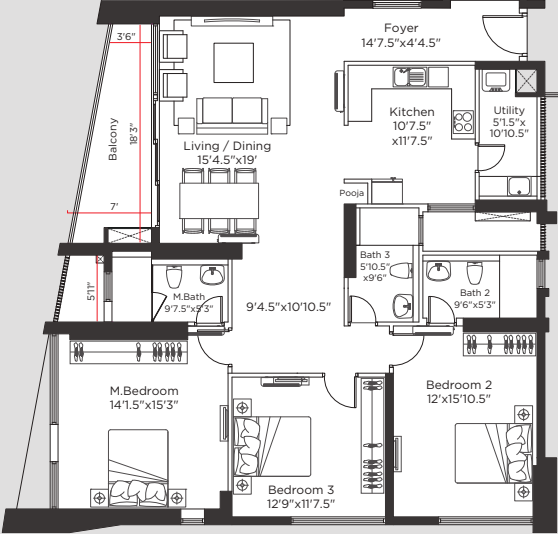
1  
2550



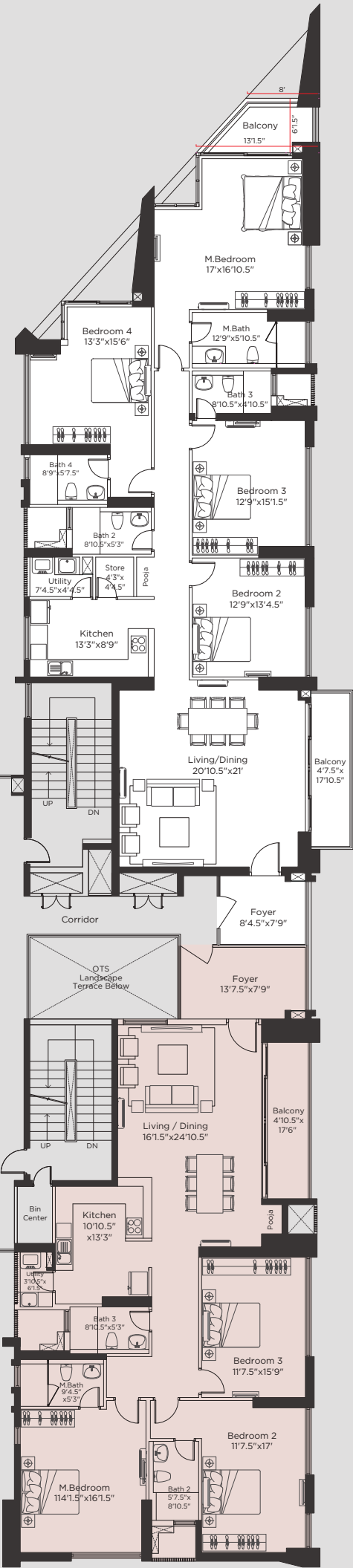
3  
2429



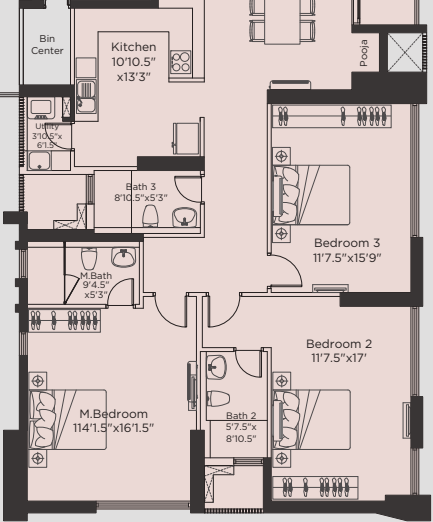
2  
2288



4  
3210



1  
2550

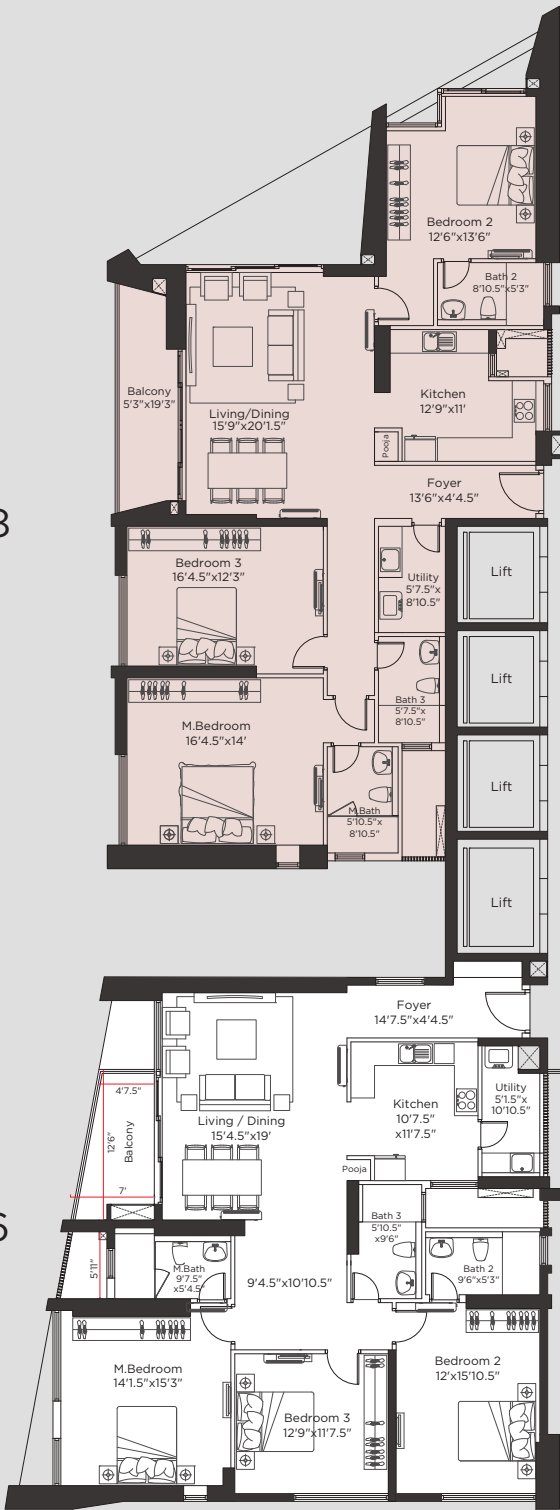


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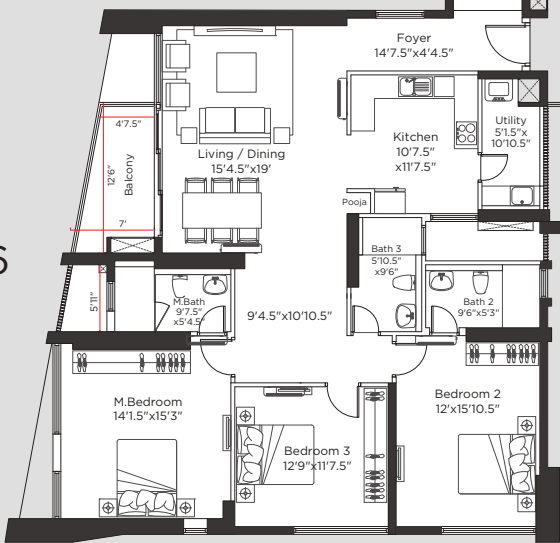
31st FLOOR

22

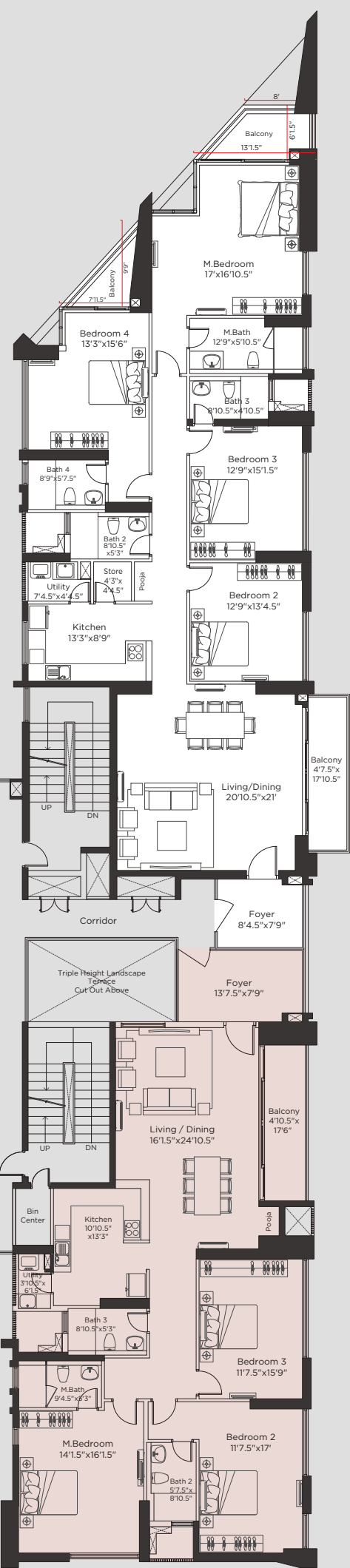
3  
2398



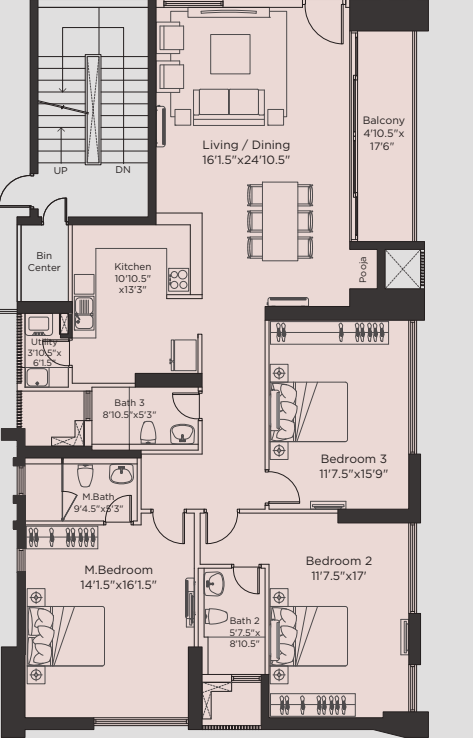
2  
2256



4  
3252



1  
2550

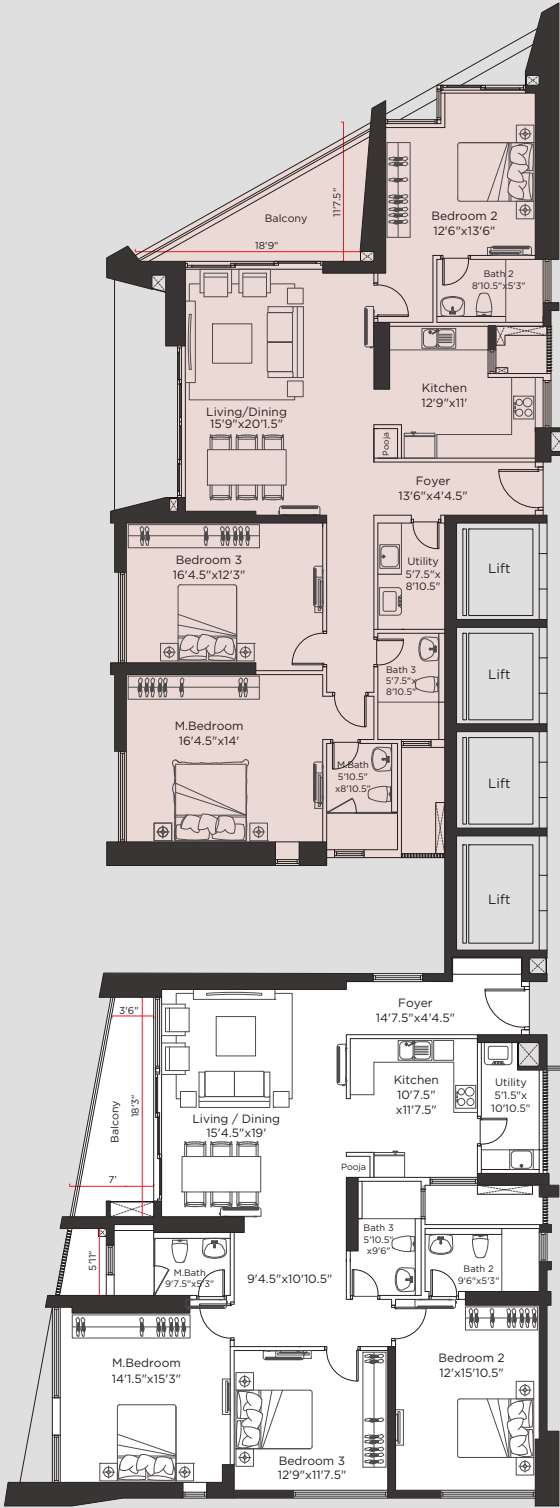


# STRATOS

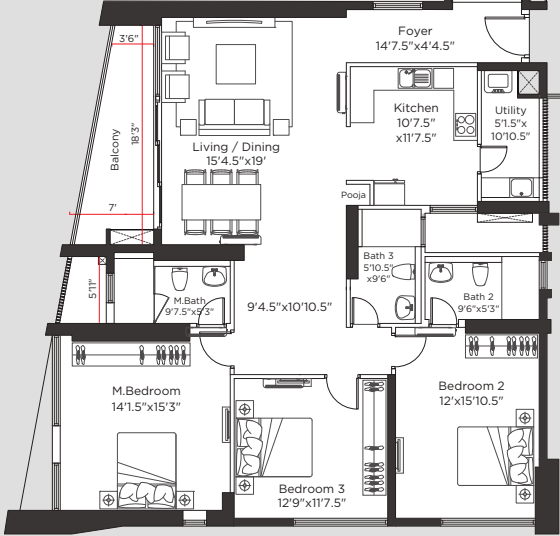
32nd FLOOR

32

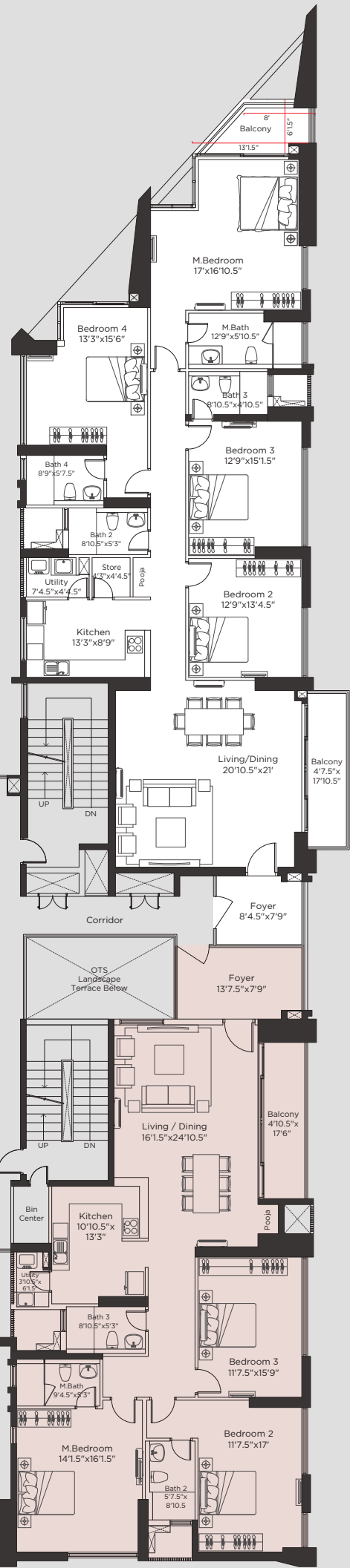
3  
2429



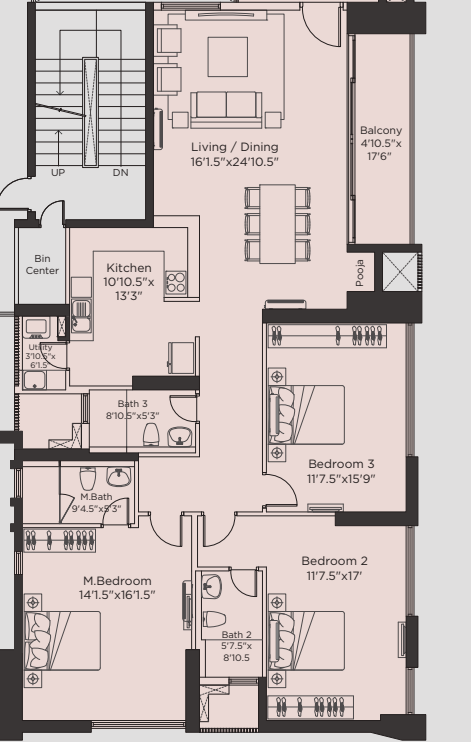
2  
2288



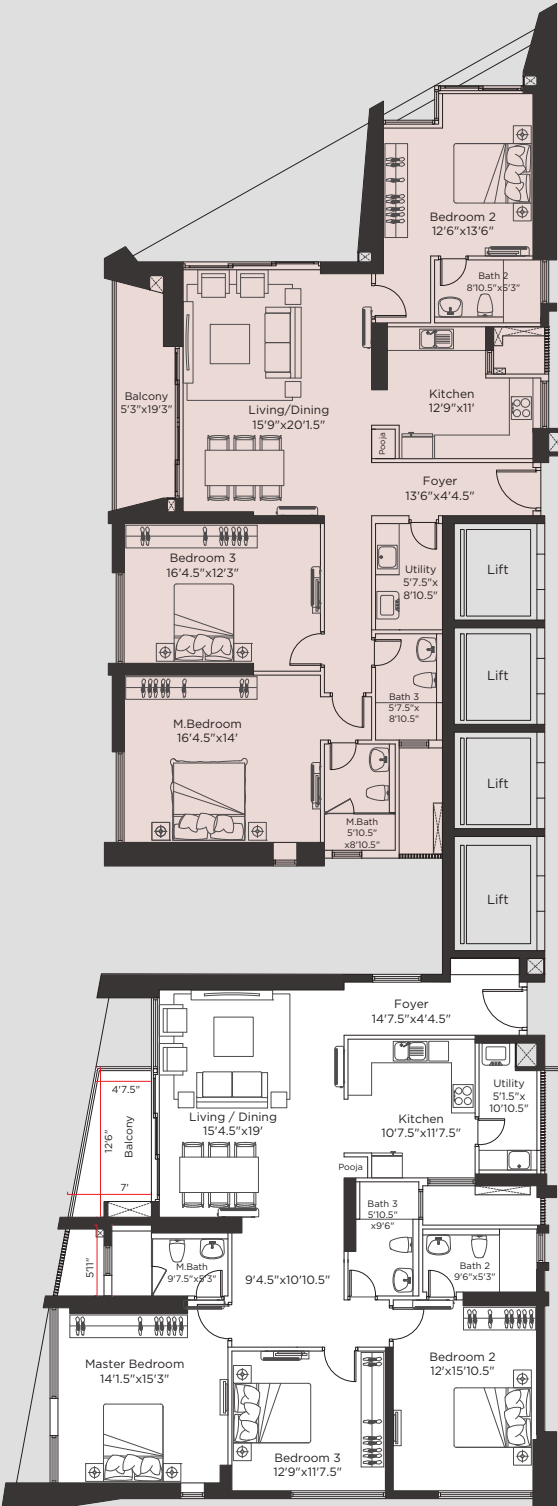
4  
3210



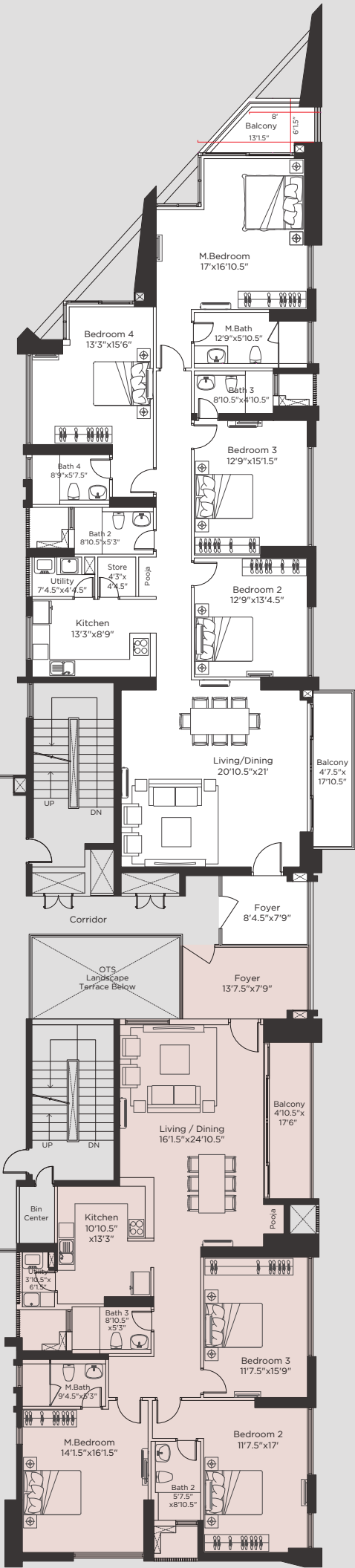
1  
2550



3  
2398



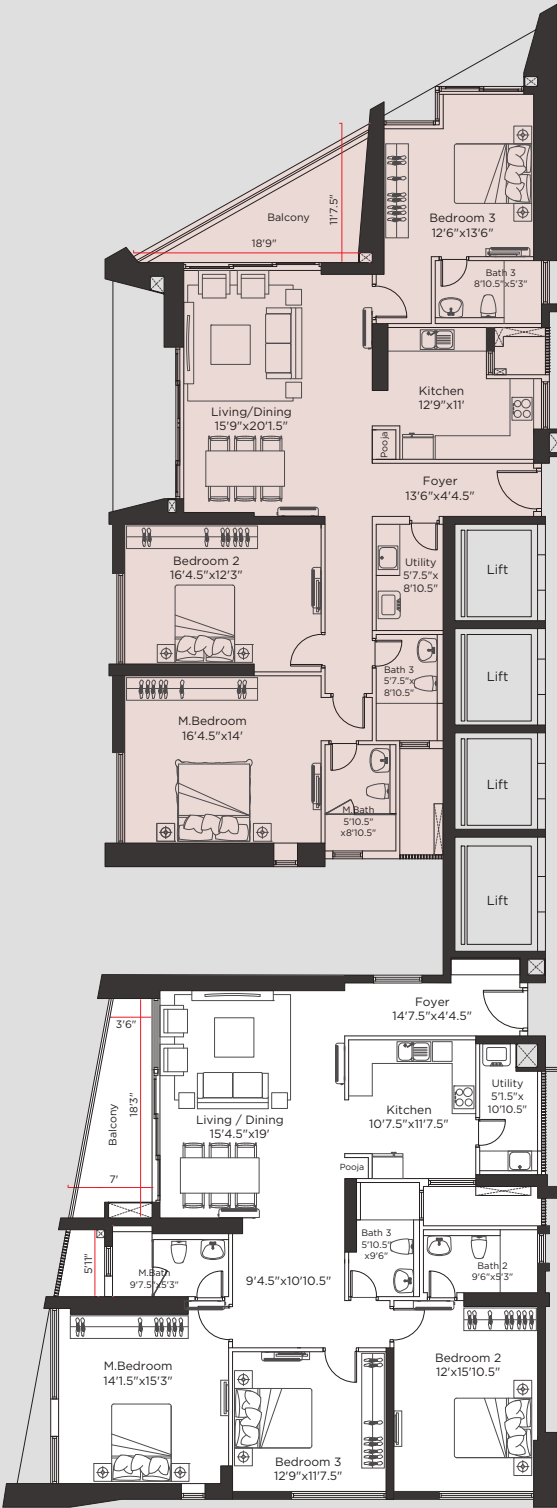
2  
2256



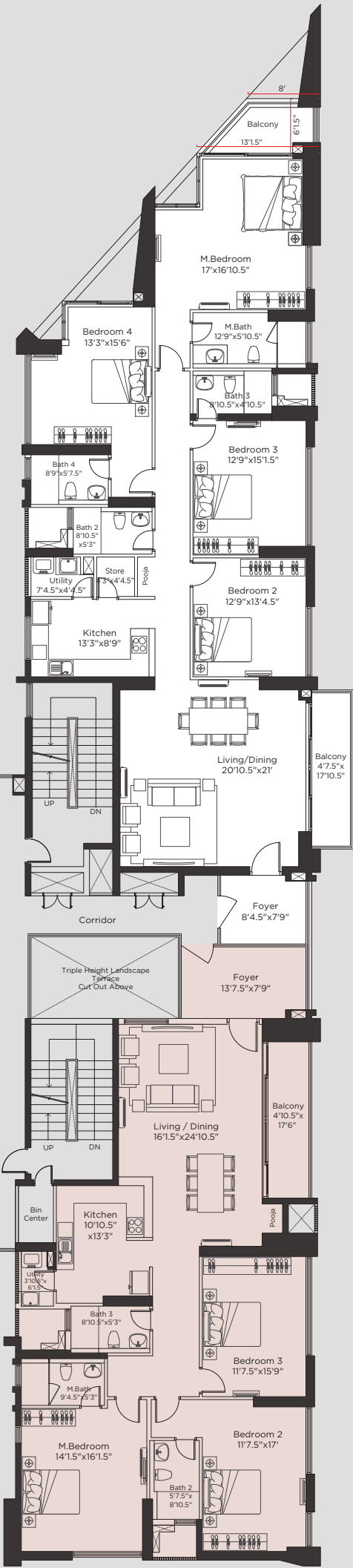
4  
3210

1  
2550

3  
2429



2  
2288



4  
3210

1  
2550

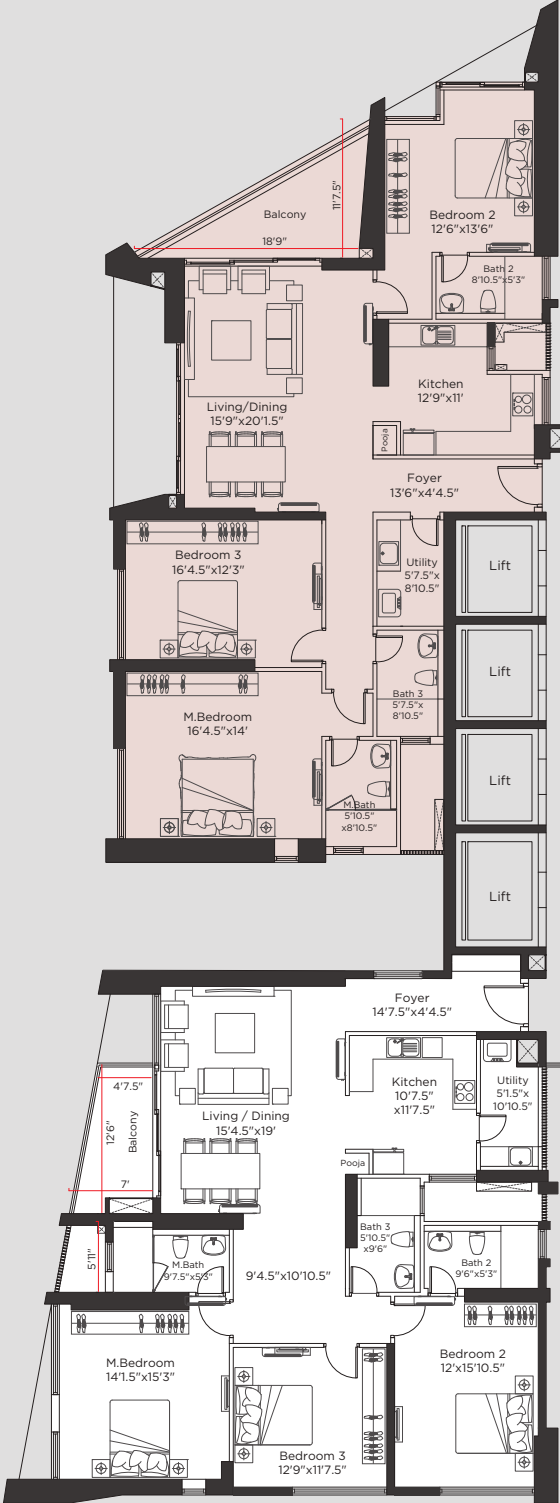
Lift Lobby

# STRATOS

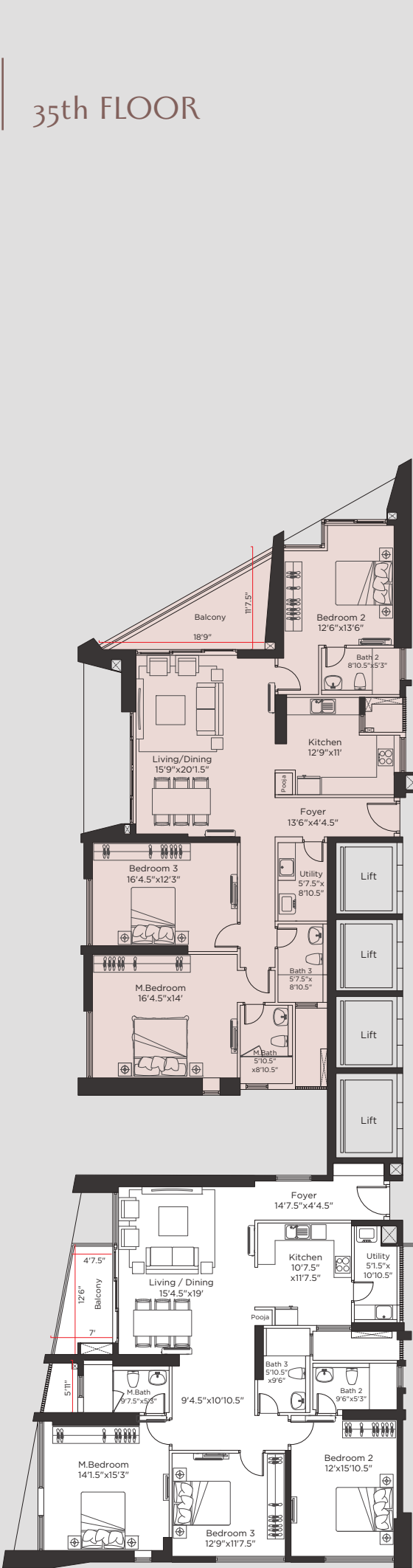
35th FLOOR

35

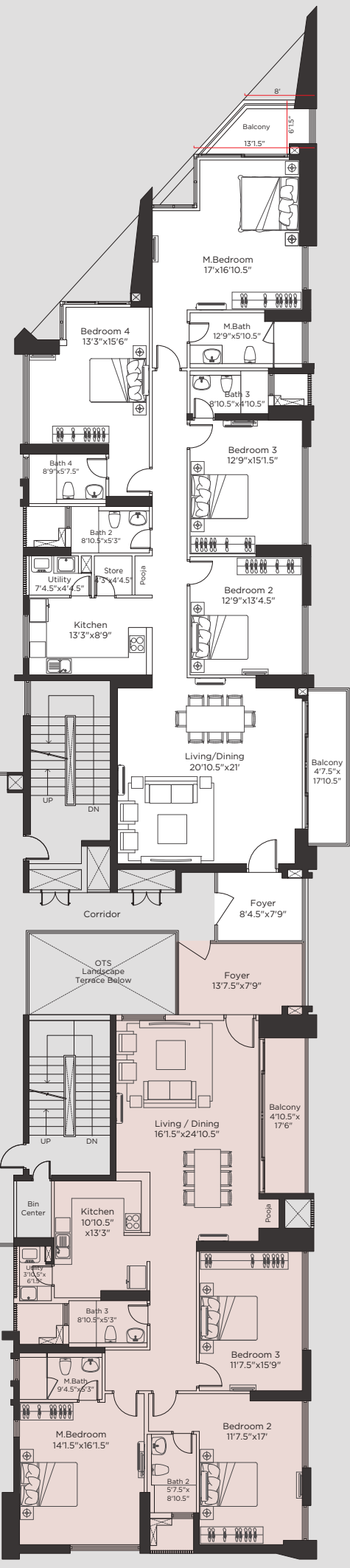
3  
2429



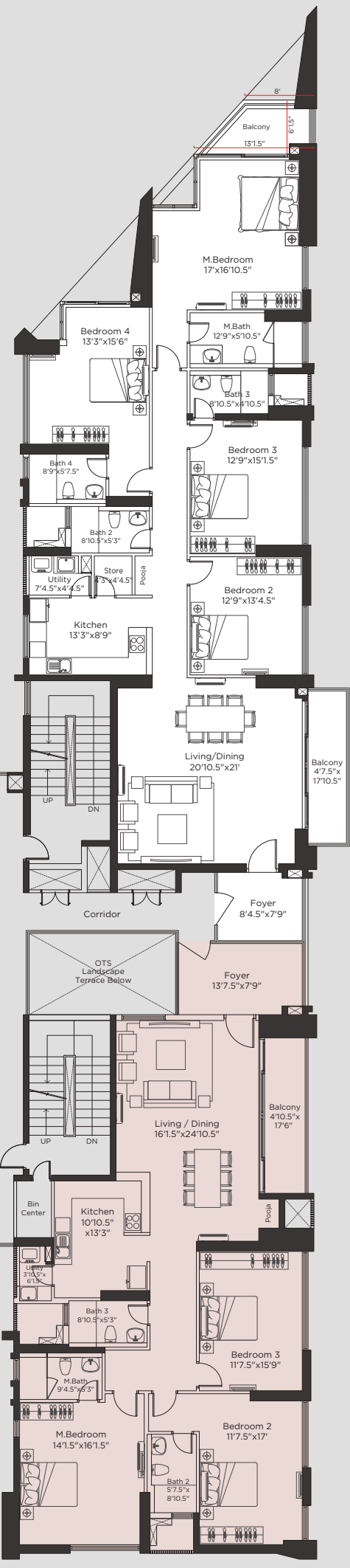
2  
2256



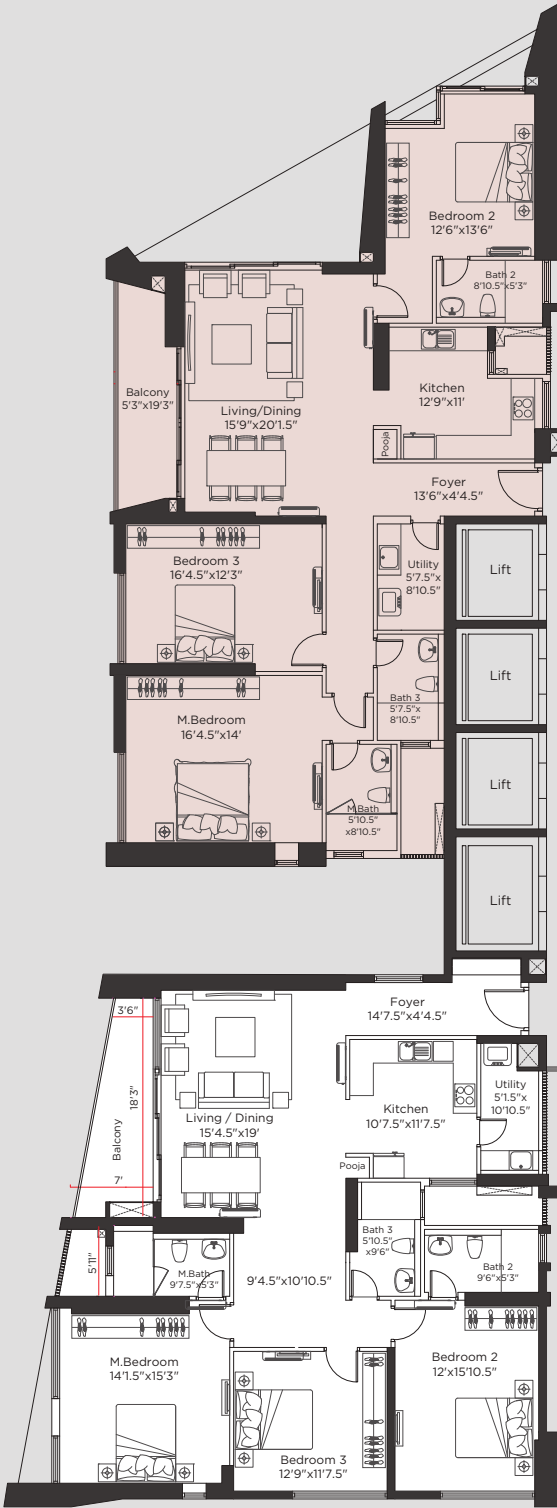
4  
3210



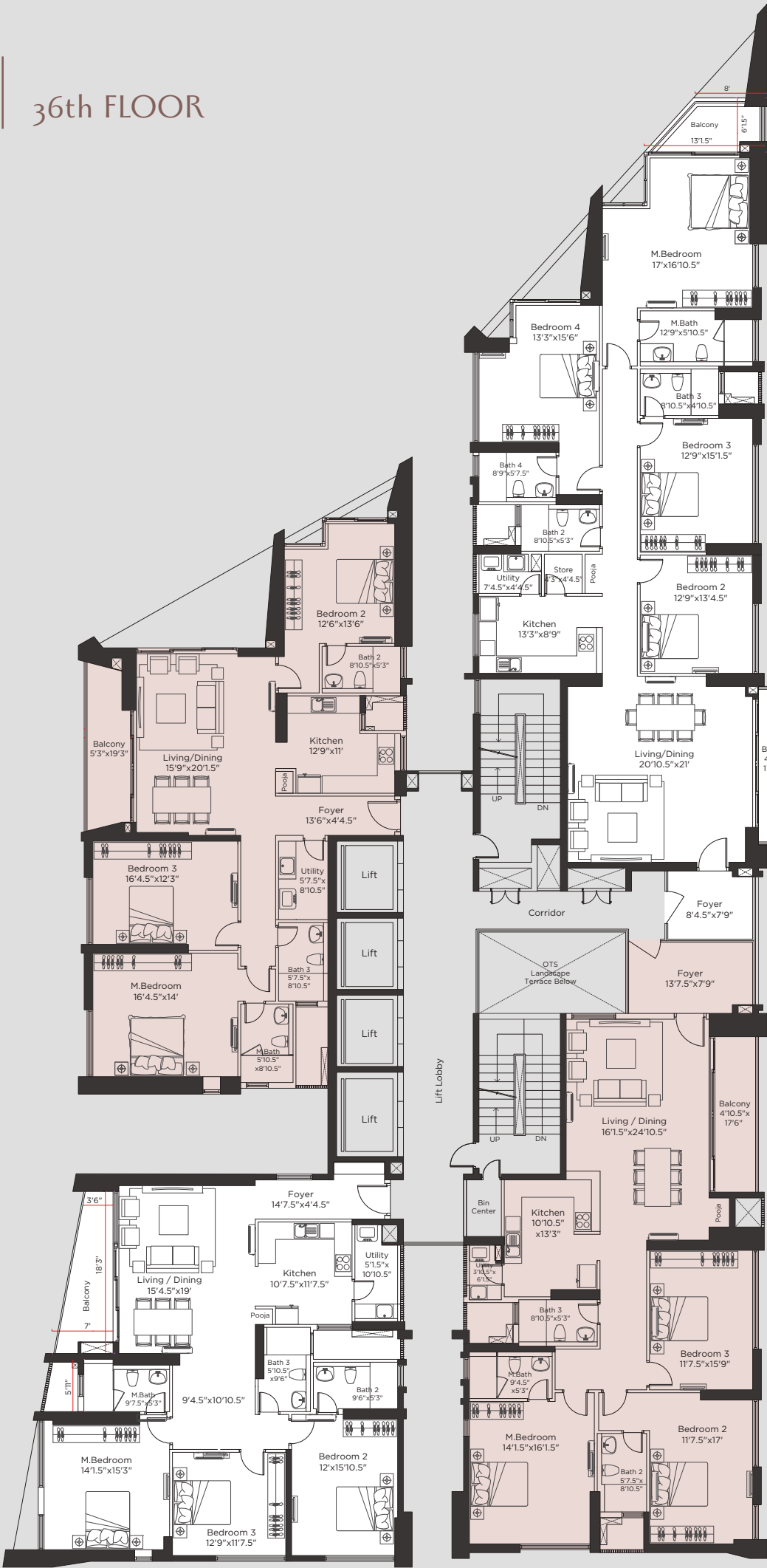
1  
2550



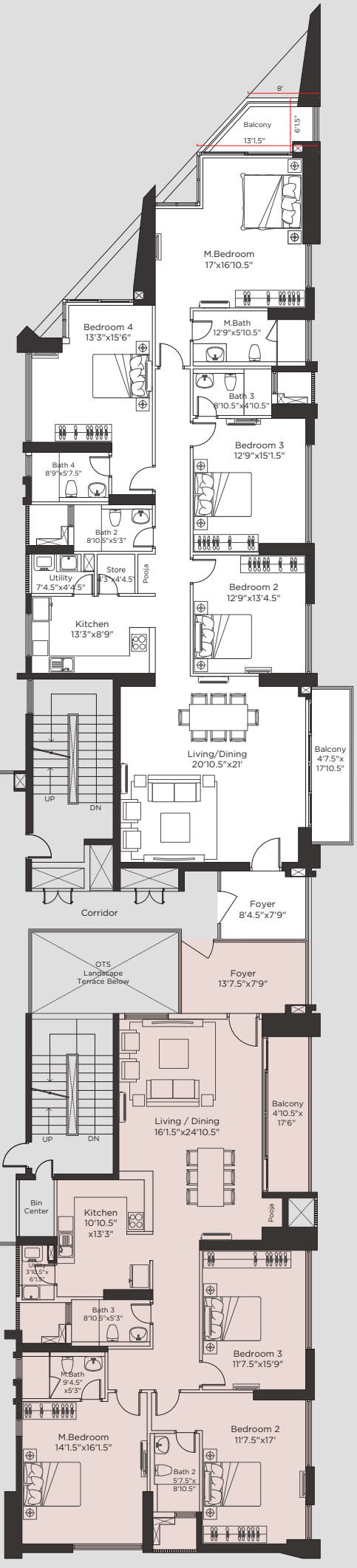
3  
2398



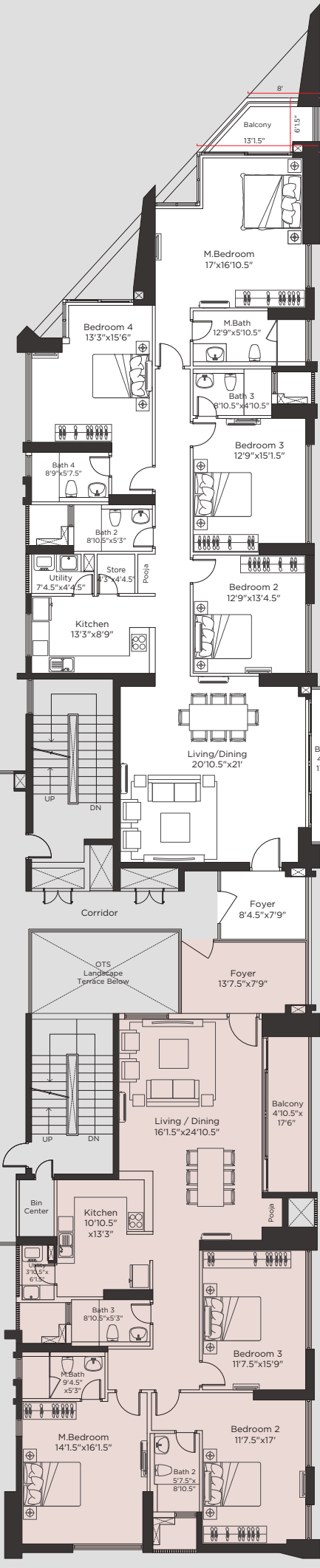
2  
2288



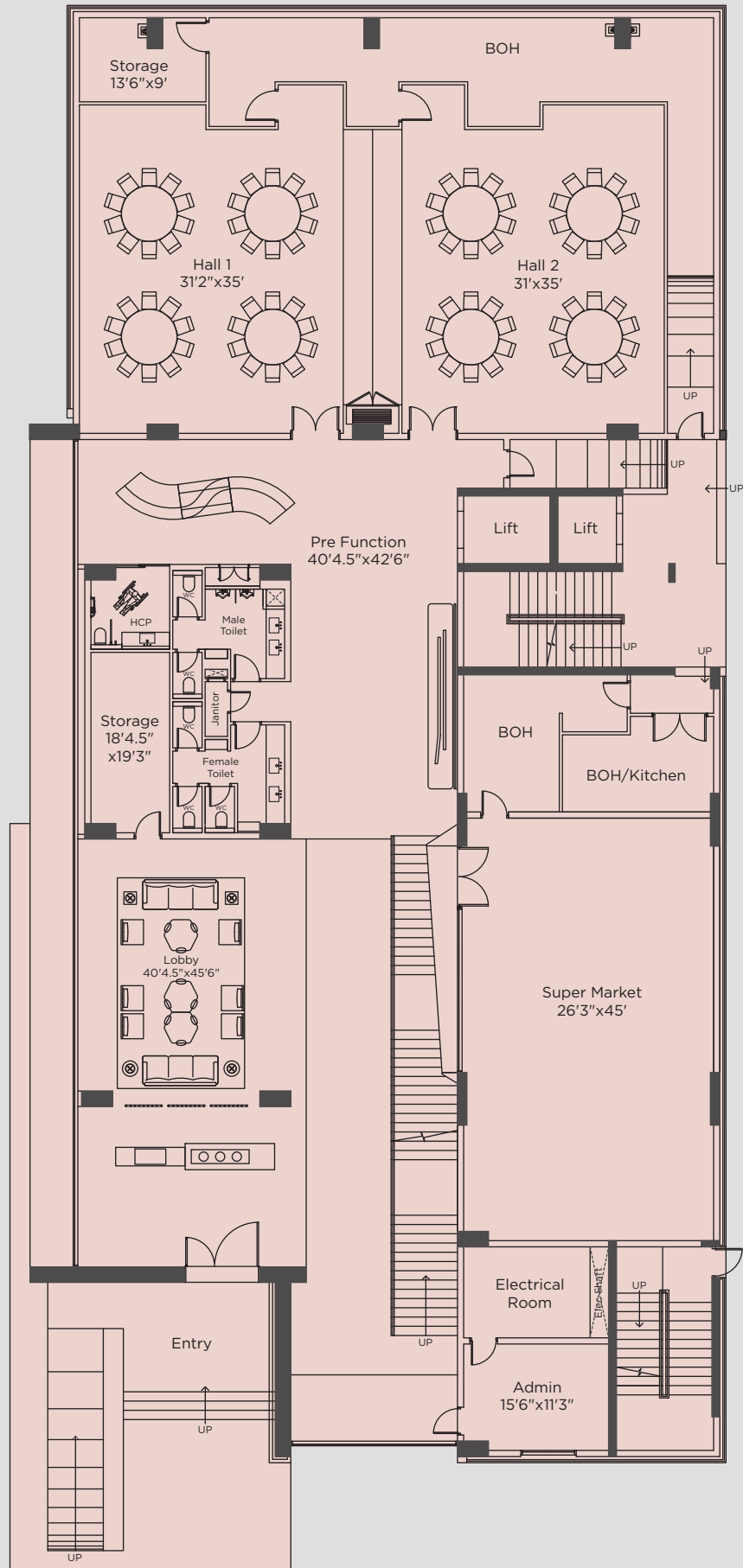
4  
3210



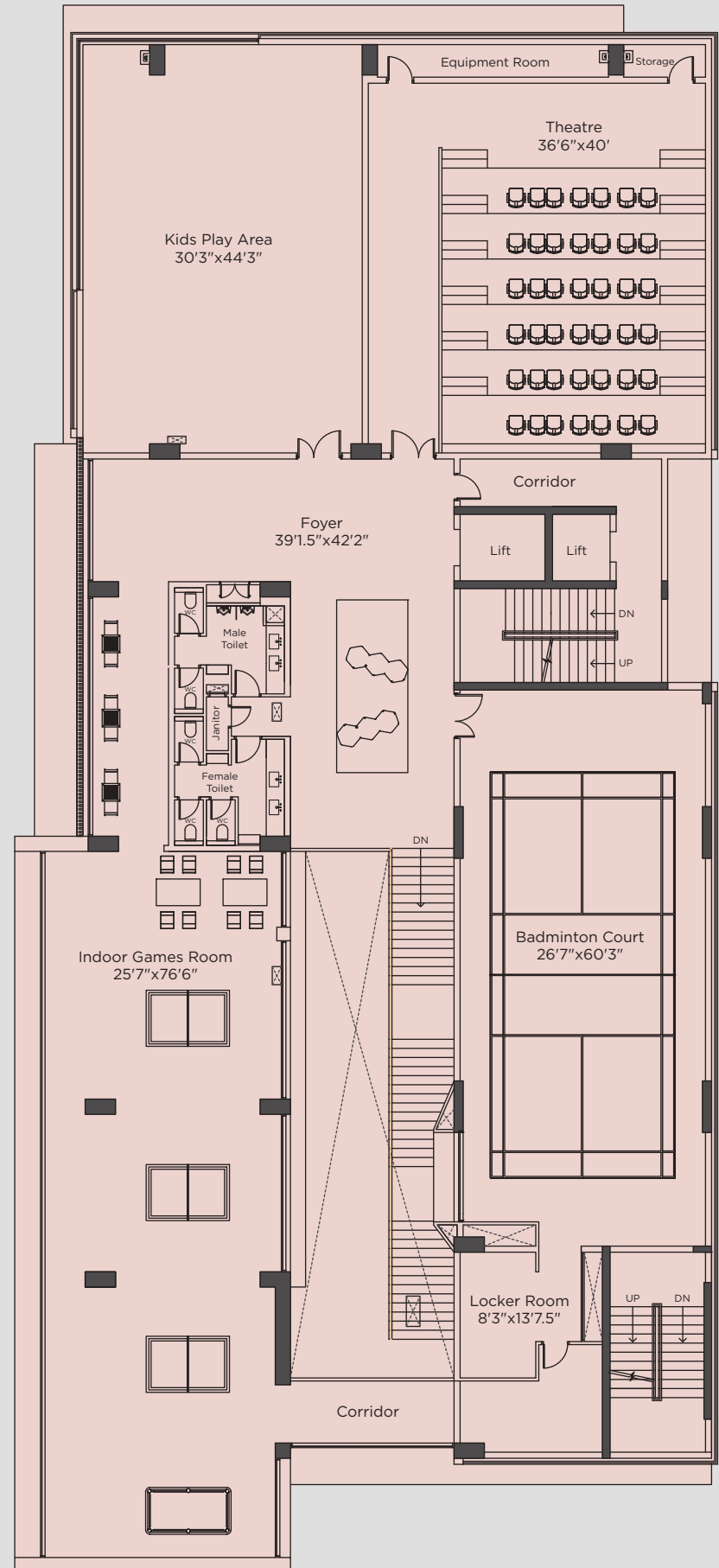
1  
2550



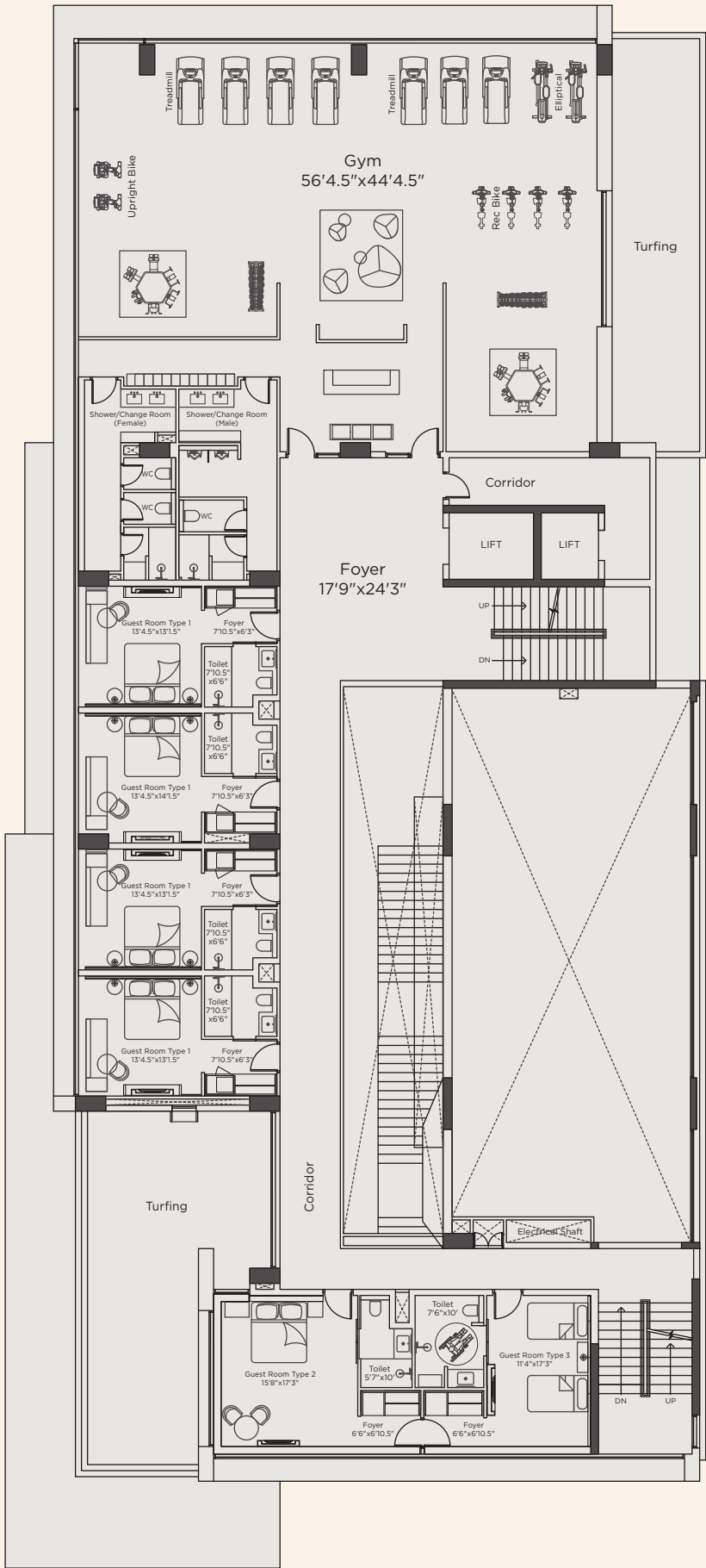
GROUND FLOOR



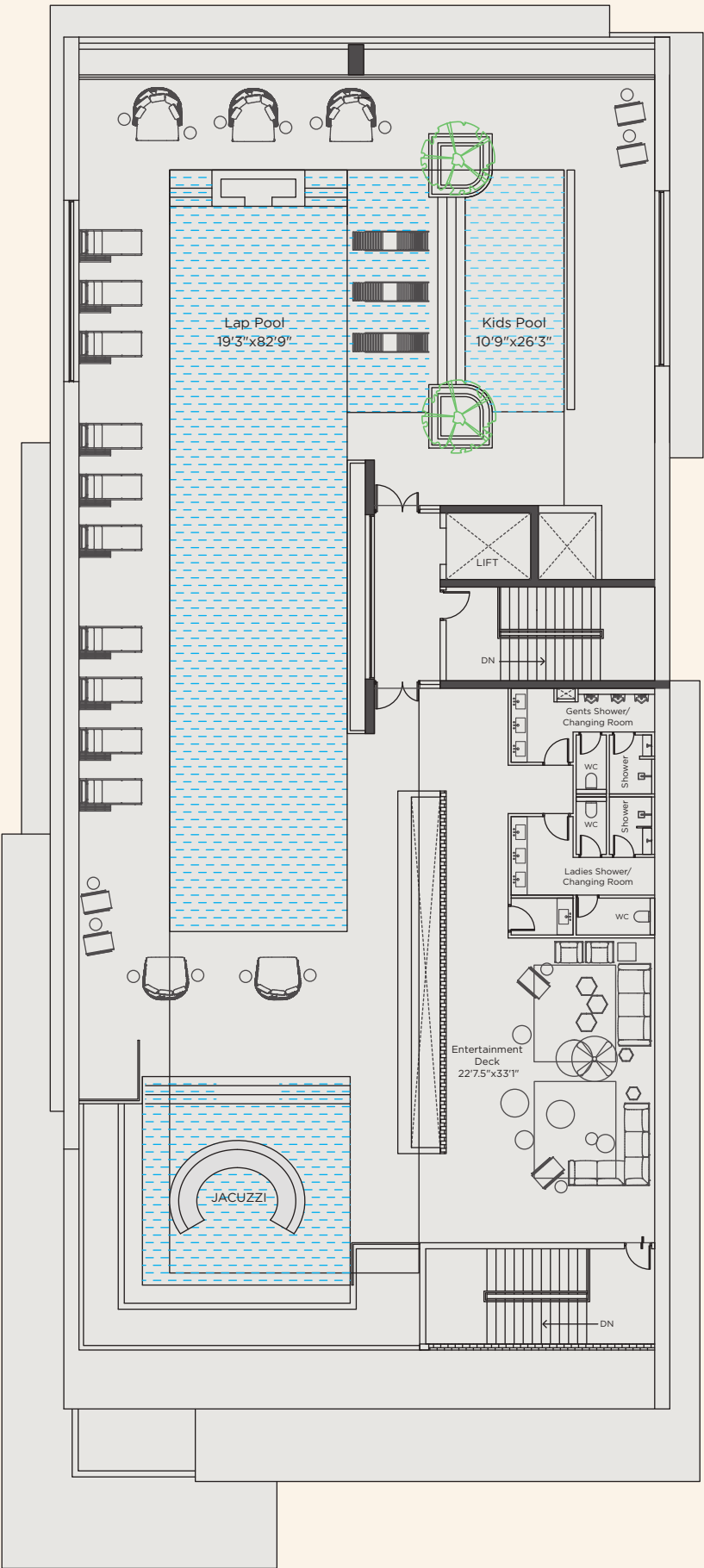
FIRST FLOOR



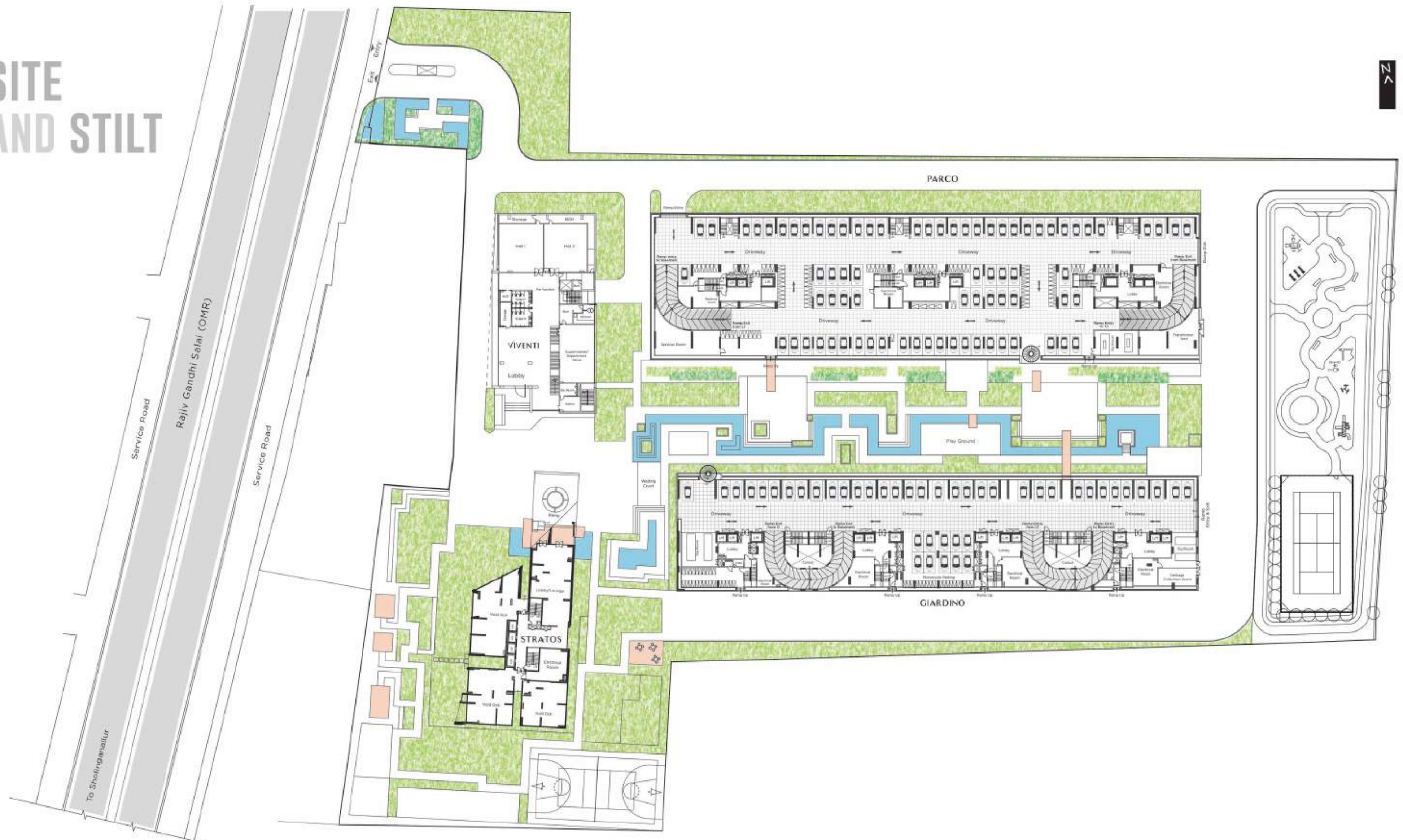
SECOND FLOOR



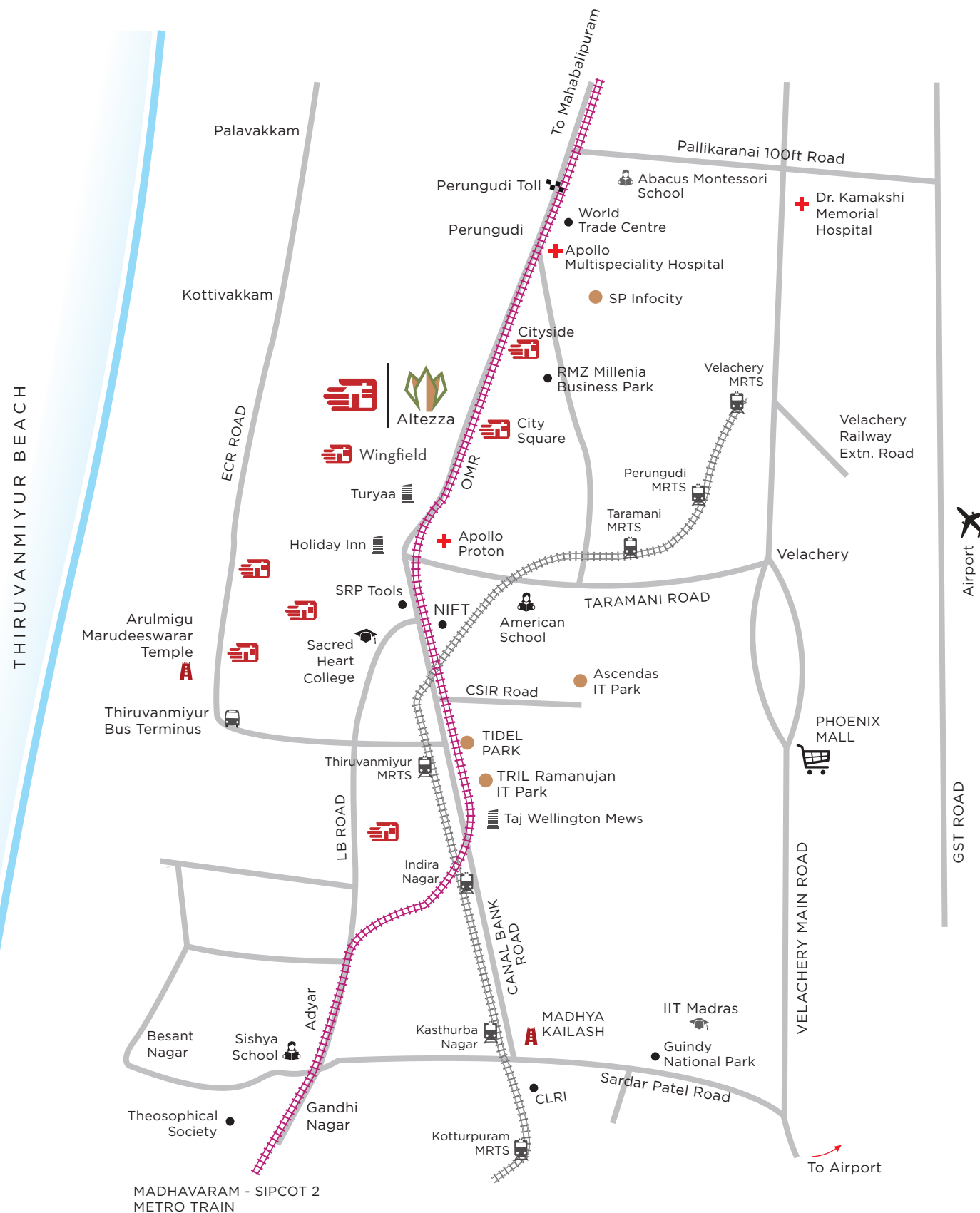
TOP FLOOR



# SITE AND STILT



# LOCATION



MAP NOT TO SCALE.



Corporate Office  
3, Mangesh Street, T. Nagar, Chennai 600 017



RERA No. TN/01/Building/0137/2021 dated 28.04.2021 [www.tnrra.in](http://www.tnrra.in)

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