



A Brand New **World**
A Brand New **Lifestyle**

Now here's your chance to own a spectacular home in one of the most exclusive and rewarding residential environments ever conceived, with every comfort & convenience right at your doorstep.

Presenting, Arun Excello Estancia, a sprawling 82 acre world-class totally integrated township on GST Road, in the rapidly developing location of Guduvancheri. Designed & crafted by renowned International Consultants, Estancia encompasses within its impressive compounds a 41 acres Residential Gated Township, 12 acres of Commercial & Retail Development with a

fully functional Vidya Mandir School and 29 acres of IT Special Economic Zone.

Surrounded by pristine natural beauty, luxurious lifestyle amenities and delightful leisure facilities, the six residential towers of Estancia are a striking blend of modern sophistication and elegant styling.

Defined by its spacious floor plans, picturesque views, top-notch specifications and refined sensibility, the charming 3BHK apartments present a remarkable investment for smart homebuyers with a penchant for the best, in beauty, in quality, in value and in features.

Estancia
You will like it!



Steps Away From School

Estancia comes with the promise of a superior quality of life for modern families by bringing together all the essential components of everyday life which are places to live, work and play, all at walking distance, without travelling for miles and hours.

No more morning rush! No more tiring drives to school! No more safety concerns! At Estancia your kids can take a short delightful walk to their school every day to the Vidya Mandir CBSE School right at the end of your driveway, for the exclusive use of

residents. Featuring fully functional infrastructure with highly qualified teaching staff, this school is a branch of Vidya Mandir Mylapore and operational with classes from LKG to 11th. A part of the school has come up in a vast 3 acre campus with a total built up area of 70,000 sq.ft. and play area of 8400 sq. ft. The school has opened a 2nd block in the ZOHO Corporation premises within Estancia to cater to the schooling needs of children from both Estancia and ZOHO, extending preferential admission.





Steps Away From Work

With a dedicated IT SEZ, this world-class integrated township offers its privileged residents a safe, practical and delightful break away from the congestion, pollution and high-octane existence of city life. You can save time and money by not commuting long hours to work and living close to work will give you the flexibility to balance your home and office with more quality time to spend with my family.

An imposing blue clad multi-storeyed building, the landmark building at the entrance of Estancia Township houses

ZOHO Corporation, a multinational company employing about 2600 employees at this place. Headquartered in Pleasanton, California, USA and carrying out bulk of their sales and support operations from Chennai, ZOHO Corporation houses a total number of 6500 employees. Thus ZOHO CORPN. is a value addition to India and to Estancia, in particular. Furthermore, Estancia is surrounded on all sides by well-known multinational companies, automobile giants, IT parks and other prominent industrial hubs.

Step into Opulence



Estancia
You will like it!



Steps Away From Play

Through ingenious master-planning, Estancia offers a secure gated neighbourhood that ensures the overall welfare of residents apart from meeting their diverse lifestyle needs. Occupying pride of place in the township, the majestic, opulently fashioned club house takes centre stage in the township with exquisite amenities and exclusive services that offers a five-star luxury resort experience. Gymnasium, Meditation Hall, Sauna, Library, Indoor Games Room, Billiards Room, Badminton Court, Multipurpose Hall & other indulgent facilities, enrich the texture of the sporting and social experience

at Estancia. With a magnificent balance of form and function, the Club House is the nucleus of all activity and offers residents numerous possibilities for leisure, relaxation and entertainment, all year through.

As an alternative to a rejuvenating swim in the sparkling pool or a refreshing walk in the manicured gardens you can burn some calories at the modern, well-equipped gym, play an energetic game of badminton or tennis, take a quick jog on the neatly paved jogging track or challenge your neighbour to a game of chess.



Amenities

A nighttime architectural rendering of a modern apartment complex. The background features several tall, multi-story apartment buildings with balconies and lit windows. In the foreground, a large, two-story clubhouse building with a prominent wooden slat facade is illuminated from within. The clubhouse has large glass windows and open-air sections. Below the clubhouse, there is a landscaped area with a swimming pool, a paved walkway, and some trees. The overall scene is lit with a mix of warm interior lights and cool exterior lighting, creating a sophisticated and inviting atmosphere.

Club House

- Gymnasium • Meditation Hall • Library & Reading room
- Indoor Games Room • Indoor Kids Play Pen
- Sauna , Jacuzzi & Steam Bath • Multipurpose Hall
- Billiards Room

Other Facilities

- Video Phone with Boom Barrier Gate • Fire Fighting System • Rain Water Harvesting • High Speed Lift with Lift Phone
- Generator Power Back up • Laundromat
- Provision for Telephone, Broad-Band and Cable TV

Connection

- Effluent Treatment Plant
- Piped Gas • Potable Water • Security Intercom Facility
- Covered Car Park • Car Wash Area • Visitors Car Parking Space • Rest Rooms for Drivers and Servants

Outdoor

- Jogging Track • Cricket Nets with Practice Pitch
- Badminton Court • Tennis Court • Senior Citizen's Nook
- Children's Play Area / Tot lots • Water Bodies
- Swimming Pool with Toddlers Pool • Landscaped Garden
- Podium Garden • Vidya Mandir School

Estancia

You will like it!





Estancia
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Multipurpose Hall



Dedicated landscaped vehicle free pedestrian pathways



Table Tennis



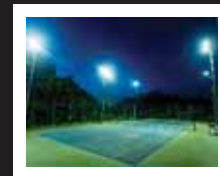
ATM



Departmental Store



Pharmacy



Tennis Court



Estancia
You will like it!



Polyclinic



Fire Springless & Fire Safety Systems



Laundromat



Cricket Net Pitch



AIRTEL Dish TV - DTH



Free BSNL Telephone
Conneciton with Centrix Facility



Volley Ball



Estancia
You will like it!



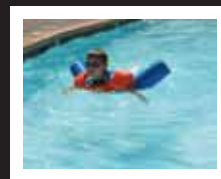
Aerobics



Jogging Track



Day Care @ Estancia



Swimming Pool



Cafeteria



Place of Worship



Sewage Treatment Plant



Specifications

Structure

RCC Framed structure conforming to seismic zone III requirements.

Walls

Concrete / Masonry

Flooring

Vetrified tiles for living, bed, dining and kitchen areas.

Main Door

Teak wood frames varnished teak flush door.

Bedroom & Bathroom Doors

Sal Wood frames with Flush / Skin Door.

Balcony / Sit out Area

Powder coated aluminum framed sliding doors.

Windows

Full Height / Large size opening using powder coated Aluminum framed sliding

Kitchen

Spacious kitchen with polished granite counter top and ceramic tiles up to 2/ above the working platform. Stainless steel sink with drain board.

Painting

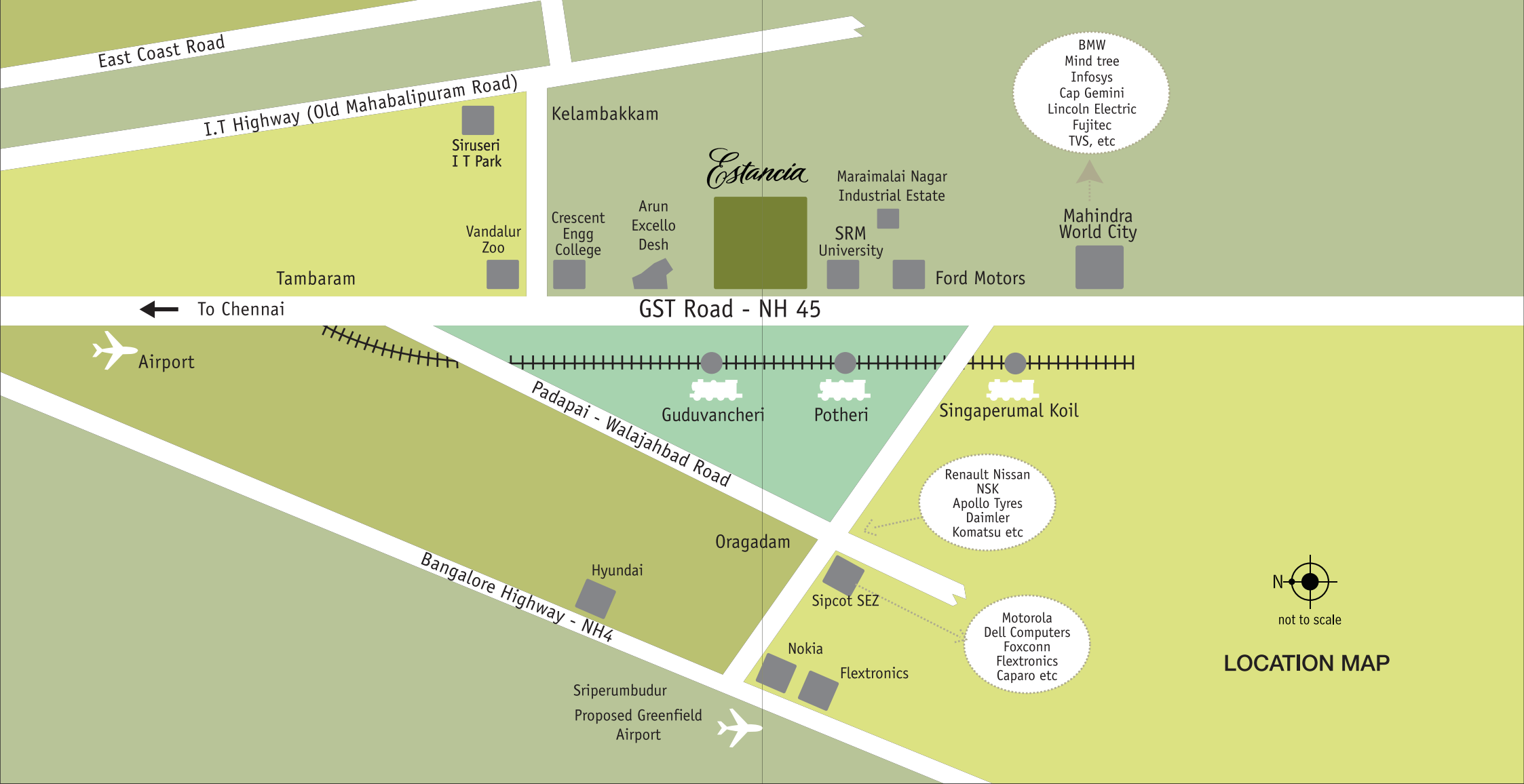
Walls coated with putty and good quality acrylic emulsion paint windows

Toilet

Ceramic / Glazed tiles for floor and wall 7" height. White sanitary fixtures, CP fittings and health faucets

Electrical Work

3 phase power supply with fully concealed wiring and high quality attractive electrical switches



Strategic Location

The Grand Southern Trunk Road (GST Road) is a 6 lane National Highway (Nh45) which connects three SEZ's that are the Industrial and Business hubs. Today these hubs are developing at a rapid pace thereby making Estancia central to creating homes and assets for the future.

- Radial Connectivity across Chennai through Nh4 and NH 45
- Connectivity to Industrial Corridor through Singaperumalkoil - Sripurumbudur Road
 - Connectivity to IT Corridor through Vandalur - Kelambakkam Road
 - Sipcot Oragadam (23 Kms)
 - Guduvancheri Railway Station (2 Kms)
- Picnic Spots including Vandalur Zoo and Kishkinta
 - SRM Hospital adjacent to the Site
 - MEPZ (15 Kms)