

DAC



MEDALLION

Goldener's Abode

• LOCATION • LUXURY • LIFESTYLE •



Our Vision To be the leading and most trusted construction company in India, renowned for transforming landscapes into beautiful, sustainable and innovative structures that exceed customer expectations and contribute to the nation's betterment. Our goal is to achieve a turnover of 10,000 crores and operate from four major cities while providing a positive work environment for 5000 employees by 2030.

Our Mission To deliver exceptional construction services with a focus on customer satisfaction. We aim to provide families with the homes of their dreams, offering quality output, value for money and environmental responsibility. We will achieve this through the use of quality vendors; innovative, passionate and satisfied workforce and ethical business practices, as we strive to build a better future for all.

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WELCOME TO THE WORLD OF EXQUISITENESS

DAC Invites you to be a part of this Magnificent luxury living experience. Choose a home which depicts the spirit of luxurious living spaces through the vibrancy of nature, one that reflects you and everything that you deserve out of life, beauty, comfort, relaxation.

Come closer to live your dream life,
in your dream home...

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THE THREE MOST IMPORTANT THINGS
IN BUYING A HOME ARE

LOCATION
LOCATION
LOCATION

Strategically located in Medavakkam surrounded by 3 metro stations minutes away,
surrounded by eminent international schools and colleges,
and many more attractions.

Be ready for an immaculate living experience
in the city's most thriving neighbourhood.

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UNVEILING
THE NEW MASTERPIECE OF
LUXURY LIFESTYLE

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EXPERIENCE THE HIGHEST
OCTAVE OF COMFORT

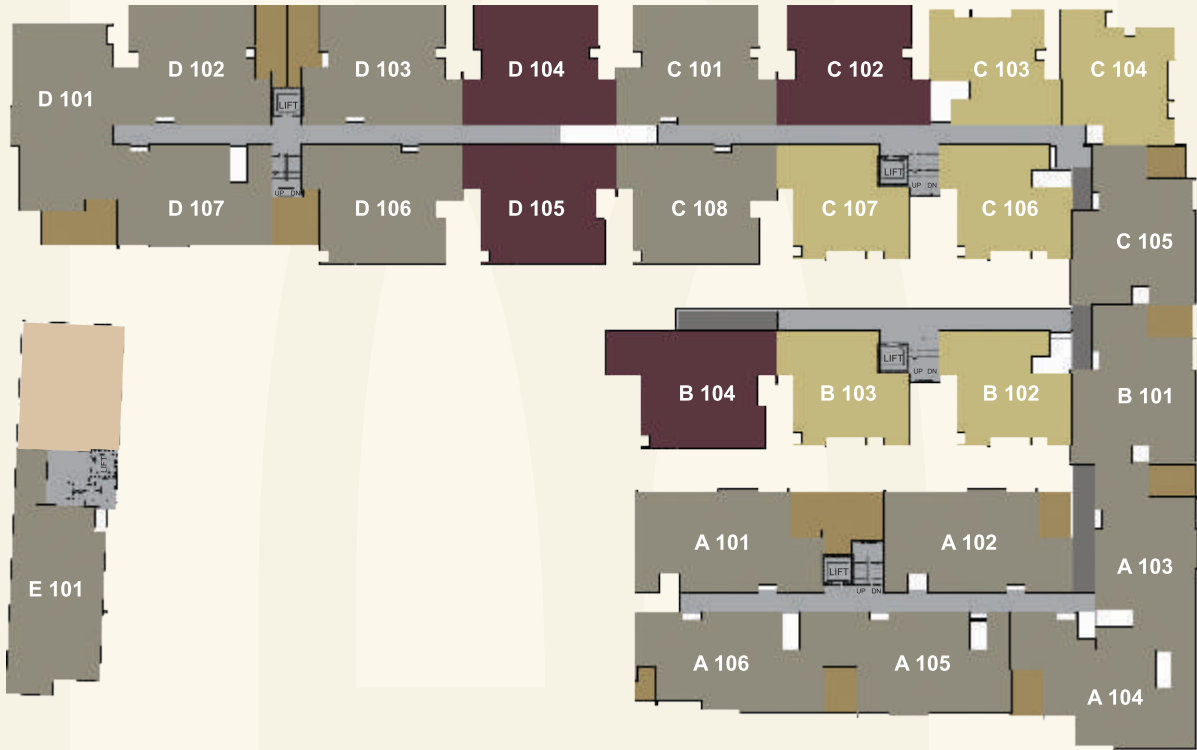




DAC
DEVELOPERS

ARTISAN
LIFE

FIRST FLOOR PLAN

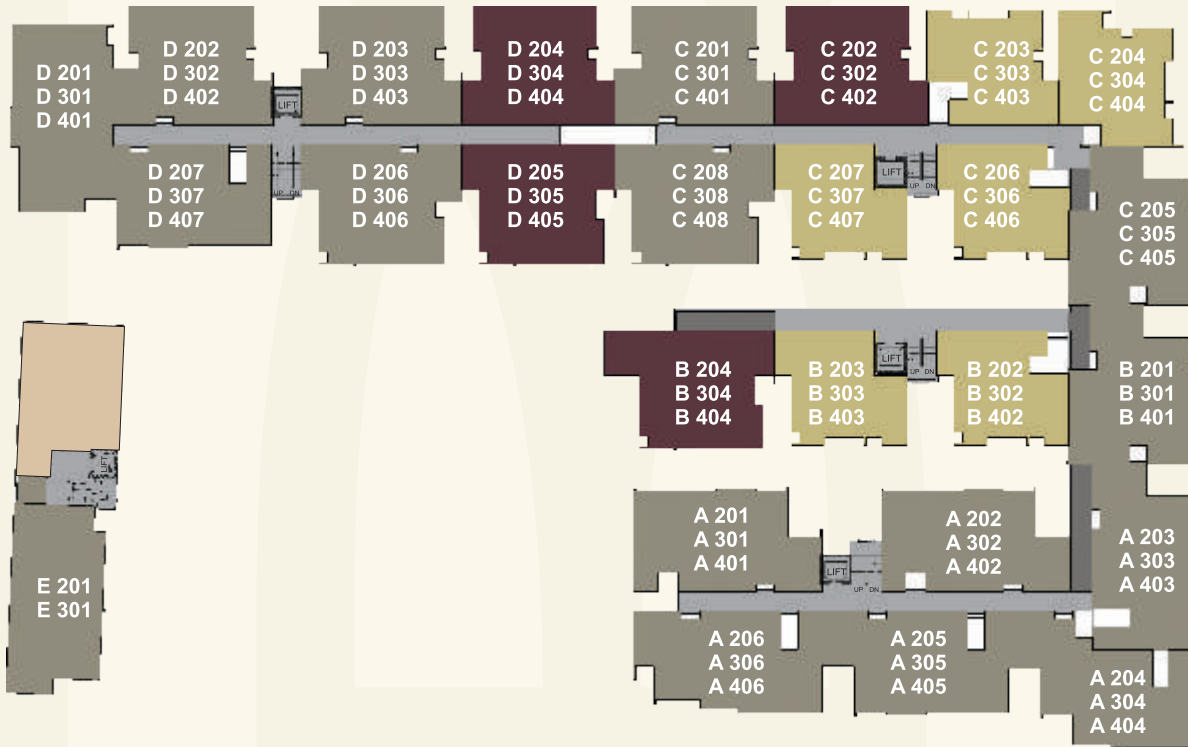


*NOT TO SCALE

- AMENITIES
- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T

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TYPICAL FLOOR PLAN (2ND, 3RD & 4TH)

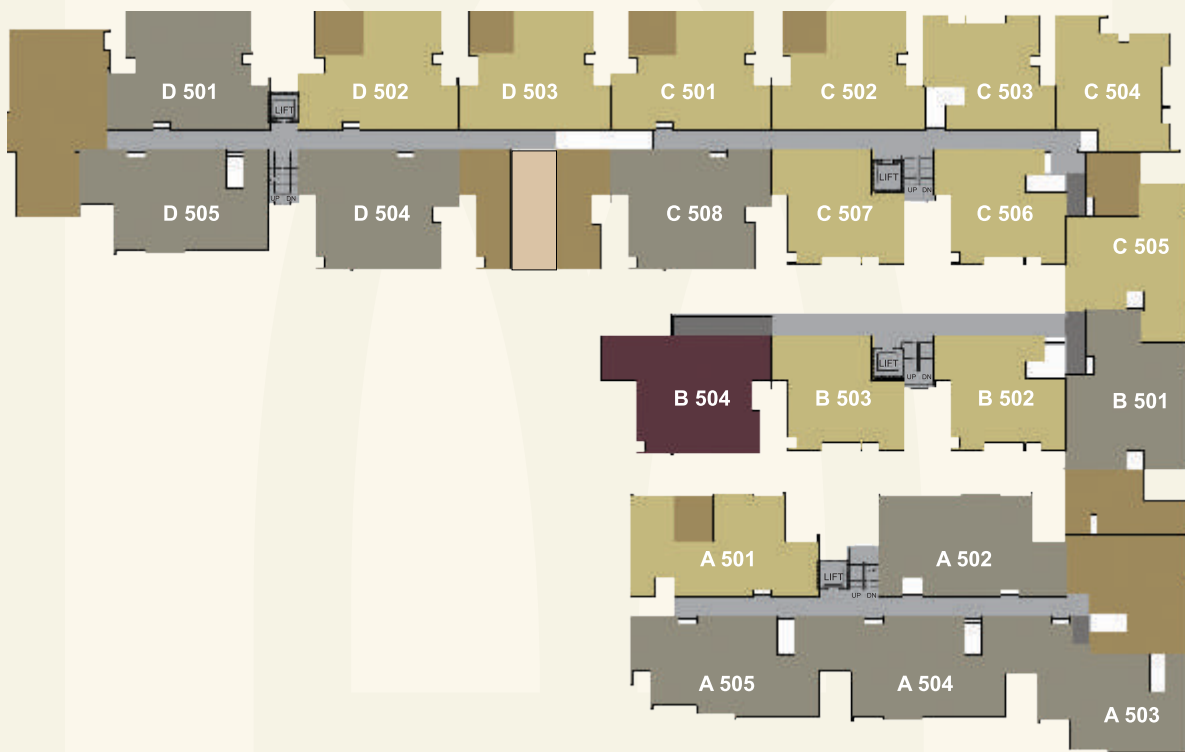


*NOT TO SCALE

- AMENITIES
- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T

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FIFTH FLOOR PLAN



*NOT TO SCALE

- AMENITIES
- 2 BHK + 2T
- 3 BHK + 2T
- 3 BHK + 3T

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FIRST FLOOR PLAN (BLOCK A)

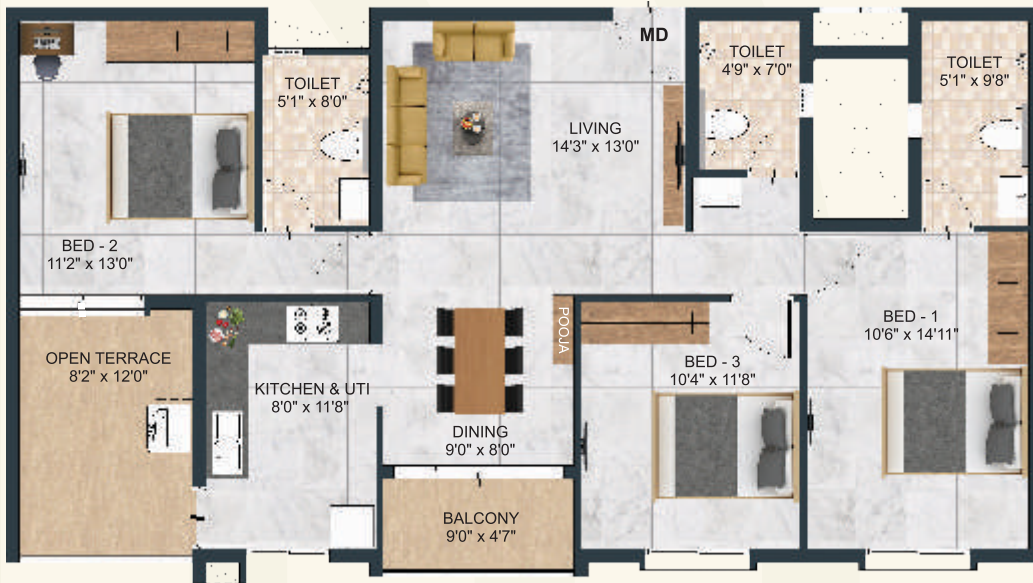


*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

A101 **3 BHK + 3 T** Area : 1445+225 Sq.Ft. Facing : **NORTH**

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FIRST FLOOR PLAN (BLOCK A & D)



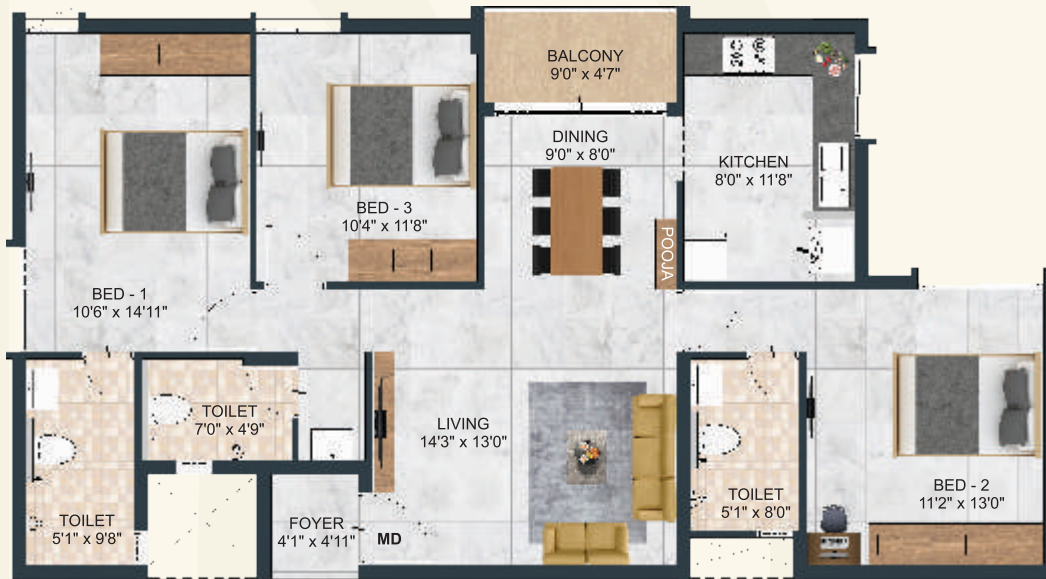
*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

A105 3 BHK + 3 T Area : 1406+100 Sq.Ft. Facing : EAST

D107 3 BHK + 3 T Area : 1410+101 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK A)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

A201,A301,A401

3 BHK + 3 T

Area : 1445 Sq.Ft. Facing : NORTH

A202,A302,A402

3 BHK + 3 T

Area : 1443 Sq.Ft. Facing : NORTH

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TYPICAL FLOOR (BLOCK A)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

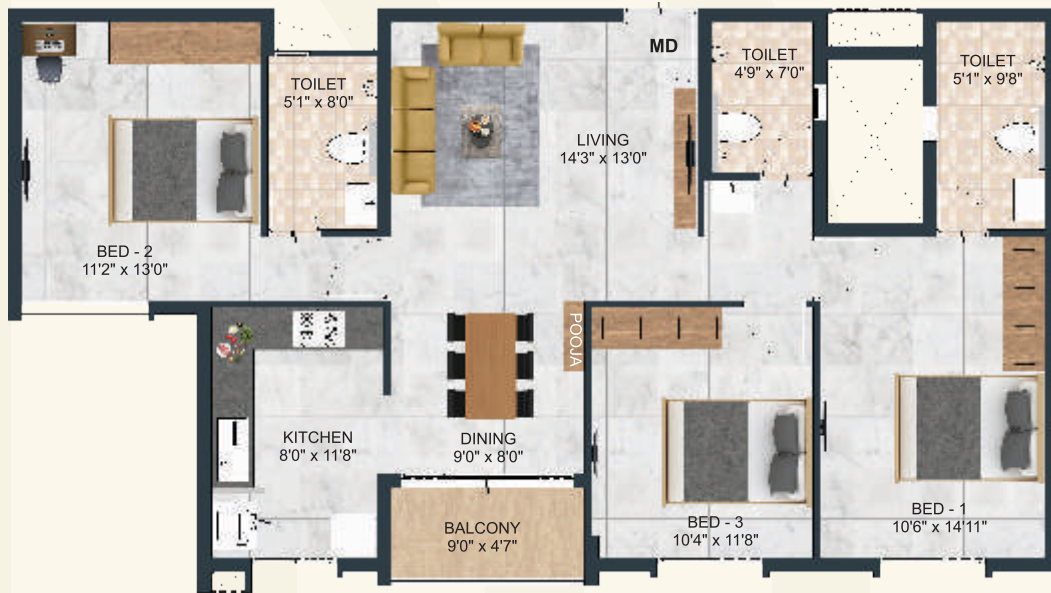
A203,A303,A403

3 BHK + 3 T

Area : 1405 Sq.Ft. Facing : NORTH

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TYPICAL FLOOR (BLOCK A & D)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

A205,A305,A405

3 BHK + 3 T

Area : 1406 Sq.Ft. Facing : EAST

D207,D307,D407

3 BHK + 3 T

Area : 1410 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK A)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

A206,A306,A406

3 BHK + 3 T

Area : 1405 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK B & C)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

B102,B202,B302,B402,B502

2 BHK + 2 T

Area : 1036 Sq.Ft. Facing : EAST

C106,C206,C306,C406,C506

2 BHK + 2 T

Area : 1038 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK B & C)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

B103,B203,B303,B403,B503

2 BHK + 2 T

Area : 1041 Sq.Ft. Facing : EAST

C107,C207,C307,C407,C507

2 BHK + 2 T

Area : 1040 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK B)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

B104,B204,B304,B404,B504

3 BHK + 2 T

Area : 1387 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK C)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

C101,C201,C301,C401

3 BHK + 3 T

Area : 1400 Sq.Ft. Facing : **NORTH**

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TYPICAL FLOOR (BLOCK C)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

C205,C305,C405

3 BHK + 3 T

Area : 1380 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK C)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

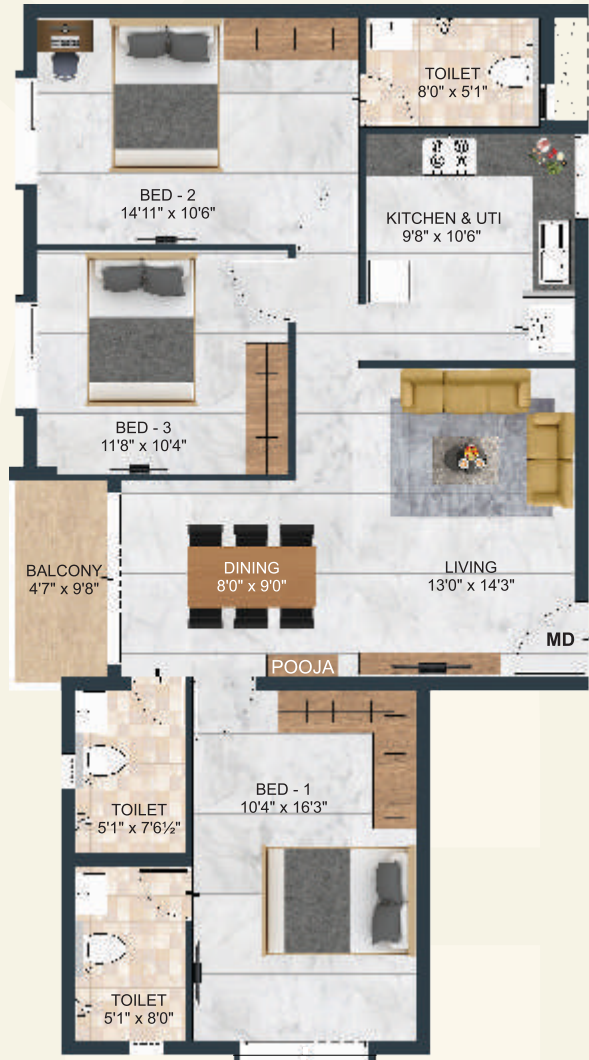
C208,C308,C408

3 BHK + 3 T

Area : 1400 Sq.Ft. Facing : EAST

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TYPICAL FLOOR (BLOCK D)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

D201,D301,D401

3 BHK + 3 T

Area : 1389 Sq.Ft. Facing : SOUTH

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TYPICAL FLOOR (BLOCK C & D)



C202,C302,C402

3 BHK + 2 T

Area : 1346 Sq.Ft. Facing : **NORTH**

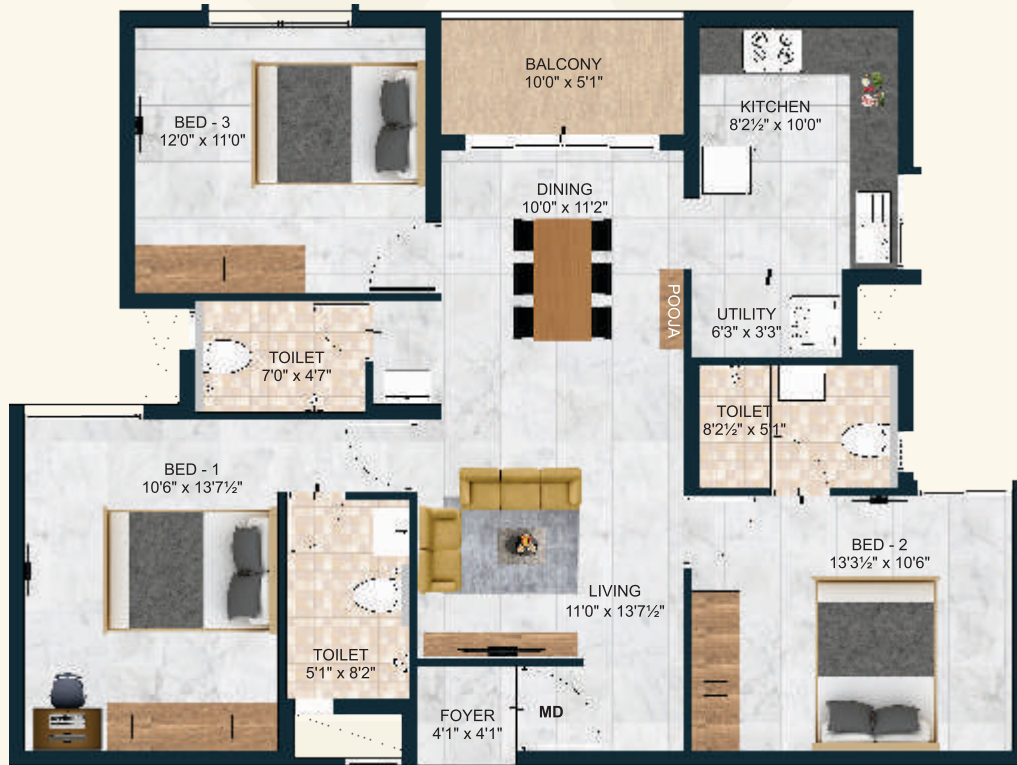
D204,D304,D404

3 BHK + 2 T

Area : 1341 Sq.Ft. Facing : **NORTH**

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TYPICAL FLOOR (BLOCK C & D)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

C201,C301,C401

D202,D302,D402

3 BHK + 3 T

Area : 1400 Sq.Ft. Facing : **NORTH**

D203,D303,D403

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TYPICAL FLOOR (BLOCK D)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

D105,D205,D305,D405

3 BHK + 2 T

Area : 1341 Sq.Ft. Facing : EAST

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TYPICAL FLOOR(BLOCK E)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

E201

3 BHK + 3 T

Area : 1410 Sq.Ft. Facing : EAST

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FIFTH FLOOR PLAN (BLOCK C)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

C502 2 BHK + 2 T Area : 1186+128 Sq.Ft. Facing : NORTH

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FIFTH FLOOR PLAN (BLOCK B)



*Furniture shown in the plan are only for indicative purpose
*Room sizes may vary according to the unit size

B501

3 BHK + 3 T

Area : 1383+445 Sq.Ft. Facing : EAST

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THE OPULENT INSIDE

Brochure image is indicative, subject to change without notice, and developer not liable.



Experience a new pinnacle of comfort and luxury. Carefully crafted 2&3 bhk classy apartments with exquisite taste and style, these life spaces are guaranteed to enhance the living experience and reflect your lavish lifestyle.

It is a place as welcoming and comforting as a mother's embrace. Each element of Medallion's design, from the space to the details, exudes a sense of luxury that lets you remain secluded yet connected to life.

The aesthetics are intended to meet all of your sophisticated needs as well as providing convenience.

Luxury is now an essential part of life - a symbol of wealth and opulence.

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AMENITIES



Unisex Gym



Billiards



Out Door play area



Reading Lounge



Multipurpose Hall



Carrom Board



Meditation / Aerobic



Table Tennis



Barbecue Counter



Rooftop Party Area



Exclusive Space For Senior Citizen

SPECIFICATIONS - MEDALLION

STRUCTURE

Structural System

- RCC Framed Structure and AAC blocks used for External/Internal walls
- Earth Quake Resistant Structure to adhere to Seismic Zone III.
- Anti-Termite Treatments wherever applicable during Construction Stage.

TILING

Flooring

- All tiles will be from SOMANY/KAJARIA or equivalent make.
- Living, dining and Bedrooms – 600MM x 600MM vitrified tiles with spacers.
- Toilets, Balconies & utility area - Antiskid ceramic tiles with spacers.
- Terrace – Weather proof tiles.
- Door threshold in flats will be finished with granite.
- Staircase – finished with Granite flooring
- Stilt floor lobby with Granite flooring and Corridors & typical floor lobby – vitrified tiles.
- Car Parking – Grano flooring and Driveway (External) – Interlocking paver.

Dado

- All tiles will be from SOMANY/KAJARIA or equivalent make.
- Kitchen – 2' x 1' ceramic wall tiles up to 2 feet above the platform will be provided.
- Toilet – 2' x 1' ceramic wall tiles up to 8 feet height from the floor level.
- Utility areas – 2' x 1' ceramic tiles, height to match the kitchen wall tile level.

KITCHEN

- 18mm thick Black granite of size as per drawing for kitchen platform will be provided.
- Stainless steel sink with drain board – FRANKE/DIAMOND or equivalent make will be provided.
- Vitrified tile flooring from SOMANY/KAJARIA or equivalent make.
- Sink water point - CP fittings will be provided.

DOORS / WINDOWS / VENTILATORS

- **MAIN DOOR (3'6" x 7'0")** 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 44mm thick both Sides finished with engineered Veneer with grooves and designer hardware's of GODREJ / YALE or equivalent make.
- **BEDROOM DOOR (3'0" x 7'0")** 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of GODREJ / YALE or equivalent make.
- **TOILET DOOR (2'6" x 7'0")** 7 FEET HEIGHT, frame is made of good quality Engineered wood. Shutter of 36mm thick both Sides finished with engineered Veneer and designer hardware's of GODREJ / YALE or equivalent make.
- UPVC French doors with sliding shutter will be from **SAINT-GOBAIN/FENESTA** or Equivalent make.
- UPVC Windows with sliding shutters for all windows will be from **SAINT-GOBAIN/FENESTA** or Equivalent make. Grills will be provided.
- UPVC Ventilators with pin headed glass along with Exhaust fan provision will be from **SAINT-GOBAIN/ FENESTA** or Equivalent make.

PAINTING FINISHES

- All internal walls will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Premium emulsion paint of **ASIAN/NIPPON/DULUX/** or Equivalent make.
- All external walls will be finished with Texture, 1 coat of primer and 2 coats of weather proof emulsion paint of **ASIAN/NIPPON/DULUX/** or Equivalent make.
- Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor Emulsion **ASIAN/NIPPON/DULUX/** or Equivalent make.
- **MS Railing for** Balcony and Staircase finished with enamel paint aesthetically designed & fixed to wall.

SPECIFICATIONS - MEDALLION

ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of **HAVELLS/SCHNEIDER** or equivalent make.
- Cables & wiring will be of **HAVELLS /ANCHOR/POLY CAB/** or equivalent make.
- SPLIT A/C provision with electrification will be provided in Living room cum Dining and in all bedrooms.
- 15A plug points will be provided for Refrigerator, Washing machine and Micro-oven.
- 15A plug points will be provided for Geyser in all toilets.
- 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
- Power back up of 600W FOR 2BHK, 800W FOR 3BHK apartments & the essential points in common areas.
- Solar power for the essential points in common areas.
- TV points will be provided in Living and in all bedrooms and Telephone/Internet point in Living & Master bedroom.
- USB charging port in switch boards will be provided in Living and in all bedrooms.

PLUMBING & SANITARY

- All sanitary ware in ceramic of superior brands like **GROHE/KOHLER** or equivalent will be provided.
- EWC with health faucet of superior brand like **GROHE/KOHLER** or equivalent will be provided.
- Washbasin of superior brand like **GROHE/KOHLER** or equivalent will be provided in toilets.
- CP fittings of superior brand like **GROHE/KOHLER** or equivalent will be provided.
- Single lever HI – FLOW concealed diverter of **GROHE/KOHLER** or equivalent makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC/UPVC pipelines/ PVC Soil waste lines/ sewage pipelines and Rainwater lines of a quality ISI brands like **ASTRAL/SUPREME/PRINCE** or Equivalent will be provided.

Experts Associated with DAC MEDALLION



ARCHITECT

Mr.S.Jeyachandar
Principal Architect



STRUCTURAL

Mr.N.Kanagavel
ME,MBA,M.I.E.F.I.V



MEP

Mr.Rajasekar
(TEAMX)



LOCATION ADVANTAGES



- Velammal New Gen School - 50m
- Sujay Public School - 100m
- Vista Billabong High International School - 600m
- Sacred Heart Matriculation Higher Secondary School - 1.2 kms
- Sri Chaitanya Techno School - 1.7 kms
- AKG Public School - 2.2 kms
- St. Paul's Matriculation School - 2.6 kms
- Ravindra Bharathi Global School - 2.8 kms
- Vidhya Matric Higher Sec School - 2.9 kms
- DAV School, Pallikaranai - 3.5 kms



- Arun Hospital -1.5 kms
- KPP Multi-Speciality Hospital -1.7 kms
- Annai Therasa Hospital - 2.9 kms
- Kauvery Hospital (Pallavaram-Thoraipakkam) - 4.2 kms
- V Cure Hospital - 4.3 kms
- Dr.Kamakshi Memorial Hospitals - 5.1 kms
- Gleneagles Global Health City - 5.8 kms



- The Quaide Milleth College for Men -1.5 kms
- New Prince Art and Science College - 2.4 kms
- SIVET College - 3.9 kms
- ASAN Memorial College of Arts and Science - 4.2 kms
- Jerusalem College of Engineering-4.5 kms
- Balaji Dental College - 4.6 kms
- Vels Institute of Science, Technology & Advanced Studies (VISTAS) - 5.6 kms



- Medavakkam Koot Road Metro CMRL Phase - II - 1km
- Kovilambakkam Bus Stop -1.2 kms
- Tambaram-Velachery Main Road - 1.5 kms
- Pallavaram-Thuraipakkam Radial Road - 2.5 kms
- Medavakkam Bus Depot - 2.6 kms
- OMR (Sholinganallur Junction) - 6.5 kms
- Chennai International Airport - 9.1 kms



LOCATION MAP (NOT TO SCALE)



Scan for Site Address



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DAC DEVELOPERS PVT. LTD.

TAMBARAM OFFICE:

Plot No.A, Thiruvalluvar Street, RV Garden, Tambaram, Chennai - 600 045.

CORPORATE OFFICE:

New No.27, Old No.19, K-Block, Flat - A1, First Main Road, Anna Nagar East. Chennai - 600 102.



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