



Corporate Office

#11, (Old # 32), 1st Cross Street,
Ganga Nagar, Kodambakkam, Chennai ,
Tamilnadu, India. PIN - 600 024.

Phone : +91 44 4555 4555
Email : chennaisales@maruthamgroup.com

Site / Sales Office

No.51, NT Patel Road,
Nerkundram,
Chennai - 600 107.

Phone : +91 44 4555 4555
Email : neptune@maruthamgroup.com

Coimbatore

No. 47A - Ground Floor,
North Alagesan Main Road, Saibaba Colony,
Coimbatore. PIN - 641 011.

Mobile : +91 - 95004 25555 / 92444 05632
E-mail : coimbatoresales@maruthamgroup.com

Thiruvananthapuram

TC - 30 / 1599(3),
Pallimukku, Pettah (PO),
Thiruvananthapuram. PIN - 695 024

Mobile : +91 - 93881 55336 / 93881 55335
E-mail : keralasales@maruthamgroup.com

Puducherry

Flat No.F1, First Floor, Marutham Kavi Nara Castle,
Bajanai Madam Street, Ellaipillaichavady,
Puducherry - 605 005

Mobile : +91 - 99406 72564 / 98409 23805
E-mail : pondicherrysales@maruthamgroup.com

Dubai

Unit No.1501, Jumeirah Business Center 2 (JBC 2),
Cluster V (Opposite to DAMAS),
Jumeirah Lake Towers, Dubai,
United Arab Emirates.

Mobile : +971 55 4774776
E-mail : dubaisales@maruthamgroup.com

SOME SAY YOU CAN'T HAVE THE BEST OF EVERYTHING.

NOT TRUE.



Site Address: No.51, NT Patel Road, Nerkundram, Chennai - 107.

You always wanted a home in a central location, but a quiet environment. You wanted to be surrounded by greenery, but be connected to the whole city. You wanted spectacular views and modern luxuries. But, at an affordable cost. You began to feel that it is just a dream that's never going to realize. And, like most people you learnt to make compromises.

With Marutham Neptune, you won't have to.



Welcome

to a new urban life that integrates modernization with greenery, luxury with affordability and urban living with a holistic lifestyle





Matchless location

Neptune is located at Nerkundram, just 2 kms from Koyambedu Bus Terminus, which is one of modern Chennai's busiest locales. Situated in close proximity to the geographic centre of the city, Nerkundram boasts of a well-developed urban and social infrastructure making it one of the city's most sought-after destinations in this part of Chennai.

Finest luxuries

Marutham Neptune has been planned to provide a life of limitless comfort and convenience. Whether it is indoors or outdoors, every amenity has been designed to make your life more exciting and comfortable. Spectacular views from each apartment, serene natural surroundings, thoughtful amenities and state-of-the-art facilities add up to create a lifestyle of absolute opulence and luxury.

World-class design

Marutham Neptune personifies efficient space planning, finest amenities and flawless execution that befits your lifestyle. The unique design is a hallmark of this project. An epitome of exquisite elegance and absolute comfort, it is your very own retreat of peace and privacy close to Koyambedu.

LUXURIOUS YET AFFORDABLE HOMES

CLOSE TO THE HEART OF THE CITY

Well-connected by bus and metro train service.
Lush green ambience close to the heart of the city.

Just the location you always dreamt of!

Marutham Neptune is a very thoughtfully and aesthetically designed residential community very close to the heart of the city. Located just 2 kms from Koyambedu bus terminus and 2.5 kms from the Metro Station, Neptune will be a dream come true for those who always wanted to own an affordable house within the city. The project is in close proximity to shopping malls, banks, multiplexes, commercial areas, schools, colleges and hospitals.

3 kms from VR Mall

4 kms from Anna Nagar

1.5 kms from Valasarawakkam

2 kms from Alwarthirunagar

4 kms from Vadapalani Forum Mall



Easy & convenient access to the very best of Chennai!

Open Google Maps on your device, here at Neptune, and you won't believe how much there is around you. Schools, Colleges, hospitals, convenience stores, shopping malls, restaurants, theatres, everything is around the corner.



Connectivity

Koyambedu Terminus - 2 kms
Vadapalani Metro - 4 kms
Valasarawakkam - 1.5 kms
Alwarthirunagar - 2 kms
Poonamallee High Road - 1.5 kms



Business Hubs

DLF IT Park - 7 kms
Guindy IT Park - 7 kms
Chennai One - IT Park - 5 kms



Recreation & Shopping

VR Mall - 3 kms
Vadapalani Forum Mall - 4 kms
Anna Nagar Tower - 5 kms
Ampa Sky Walk - 6 kms
AGS Cinemas - 2.5 kms
Chennai Trade Centre - 6 kms
Big Bazaar - 4 kms



Education

SBOA School - 5 kms
DAV school - 4 kms
Chennai Public School - 6 kms
Dr. MGR University - 2 kms
St. Joseph's College - 3 kms
Adarsh College for Women - 4 kms
SRM Ramapuram Campus - 4 kms



Places of Worship

Kurungaleshwarar Temple - 2 kms
Lord Anjaneya Temple - 2 kms
Vadapalani Murugan Temple - 4.5 kms
Siva Vishnu Temple - 3.5 kms
CSI Church Alwarthirunagar - 2.5 kms



Hospitals

Vijaya Group of Hospitals - 4 kms
Fortis Hospital - 4 kms
SIMS Hospital - 4.5 kms
ESI Hospital - 6 kms



REJUVENATE. REFRESH. RELIVE!

At Neptune, you will have numerous ways to rejuvenate yourself. Choose a quiet corner in the library with your favourite book. Burn some calories working out at the fully equipped gymnasium or catch up on your favourite indoor sport or take a walk around the lush green walkway. You may also choose to watch a movie with your near and dear ones in the comfort of the state-of-the-art theatre at the Club house. The multi-purpose hall is also a perfect place to host parties.

Striking a fine balance between elegance and convenience, a variety of amenities come together to make these living spaces truly luxurious.



5500 Sq.ft Ultra-modern Clubhouse



Conference Hall



Terrace BBQ



Library



Gymnasium



Mini Theatre



Indoor Play Area



IN THE PURSUIT OF HAPPINESS...

The landscaped greenery and community spaces invite people to come together and share the joy of living. Take a quiet walk around the garden, engage in a light workout at the gymnasium or simply watch your kids have fun in the play area. The plush seating alcoves are convenient spaces for resting and mingling with others.

A peek outside your window and you'll be greeted by greenery every moment of the day. Living in the heart of the city, it is hard to believe that greenery is your permanent companion.



THE FINE ART OF BUILDING HOMES

Only minds that have a deep understanding of an unsurpassed level of quality, have the hands and passion to build the finest residences. That's the reason we have put together the best multi-disciplinary team to provide you the most effective and innovative solutions. Marutham Neptune is built by specialists that have designed these homes intelligently, efficiently and with an emphasis on personalisation. Ensuring every home is detailed to not just match, but exceed the expectations of its owners.



**Architectural
Consultant**

Srishti
Arumbakkam, Chennai

**Structural
Consultant**

Jayam Consultants Pvt Ltd
Alwarpet, Chennai

**Interior
Architect**

Element Design
Choolaimedu, Chennai

**Plumbing
Consultant**

Prism Consultancy
T.Nagar, Chennai

**Electrical
Consultant**

Pranav Engineering Services
Mugalivakkam, Chennai



BLOCK 1 - PRINCETON



BLOCK 2 - TRITON



Neptune
Nerkundram (Near Koyambedu)

120 UNITS

Stilt + 5 floors

2 / 2.5 / 3 & 4 BHK

1025 Sq.ft - 1737 Sq.ft

PAYMENT SCHEDULE - STAGE WISE

Flat Booking Advance	Rs.5 Lakhs
Agreement signing Within 30 days from the date of Booking.	20%
UDS Registration Within 30 days from the date of Signing the Agreement.	30%
On Completion of Foundation Level.	5%
On Completion of Roof Level.	20%
On Completion of Block Work.	15%
On completion of Plastering.	8%
Final payment - By RTGS or DD Before House warming ceremony	2%

NEPTUNE CLUBHOUSE



**20+ PREMIUM AMENITIES
INCLUDING WORLD-CLASS
ULTRA MODERN CLUBHOUSE**

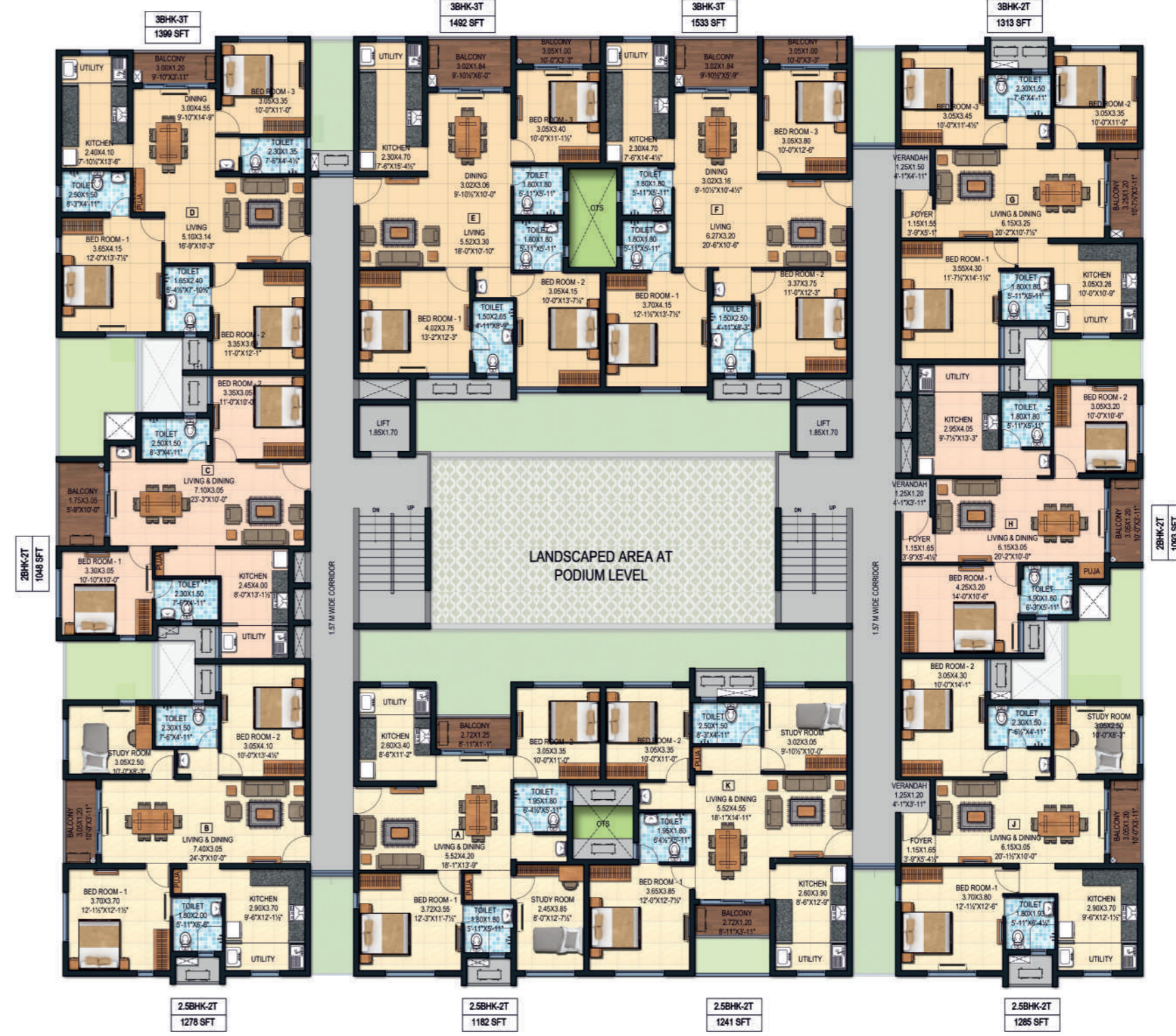


**MASTER
LAYOUT PLAN**

PRINCETON BLOCK	70 UNITS
TRITON BLOCK	50 UNITS

All specifications, design, layout images are only indicative and some of these can be changed at the discretion of the builder / architect / authorities. These are purely conceptual and constitute no legal offerings. Applicant / allottee shall not have any right to raise any objection in this regard.

PRINCETON
BLOCK

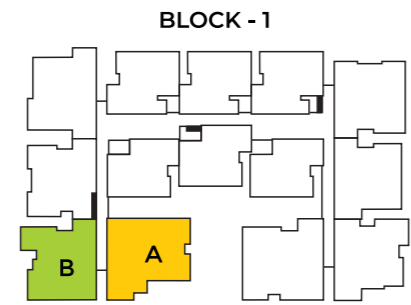


2
BLOCKS
120
UNITS

Designed to the highest standards, Marutham Neptune has been meticulously planned with ample floor space and abundant lighting as a priority. High quality finishes and detailed planning ensure that your home exceeds all expectations.

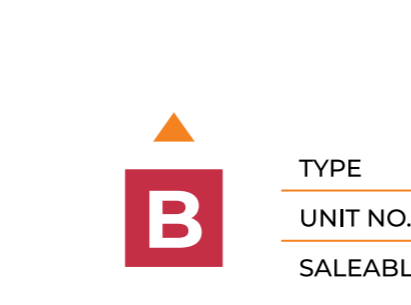
TRITON
BLOCK

TYPICAL FLOOR PLANS
PRINCETON BLOCK



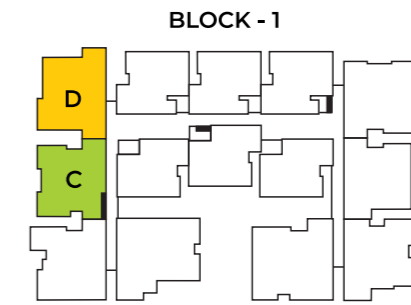
A

TYPE	: 3BHK+3T
UNIT NO.	: 1A,2A,3A,4A,5A
SALEABLE AREA	: 1674.00 SFT



B

TYPE	: 3BHK+2T
UNIT NO.	: 1B,2B,3B,4B,5B
SALEABLE AREA	: 1494.00 SFT



C

TYPE	: 3BHK+2T
UNIT NO.	: 1C,2C,3C,4C,5C
SALEABLE AREA	: 1387.00 SFT

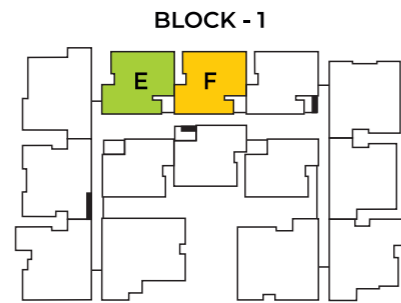
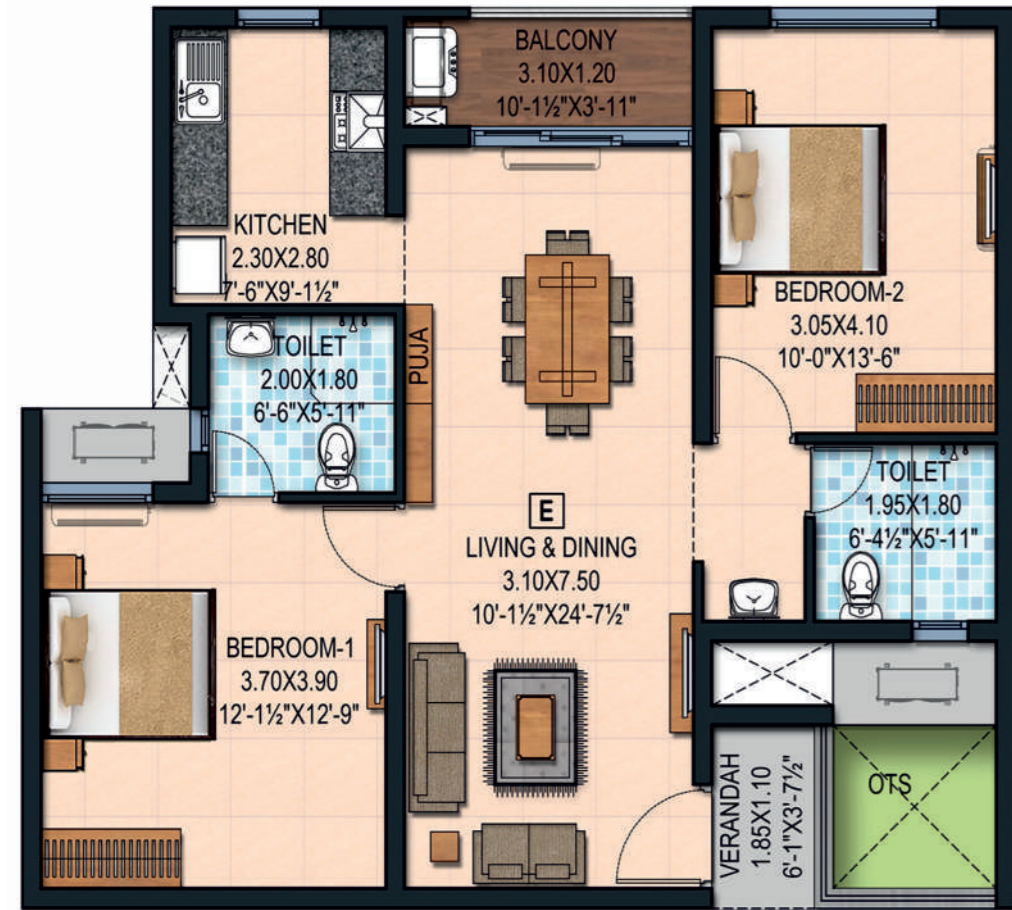
TYPICAL FLOOR PLANS
PRINCETON BLOCK



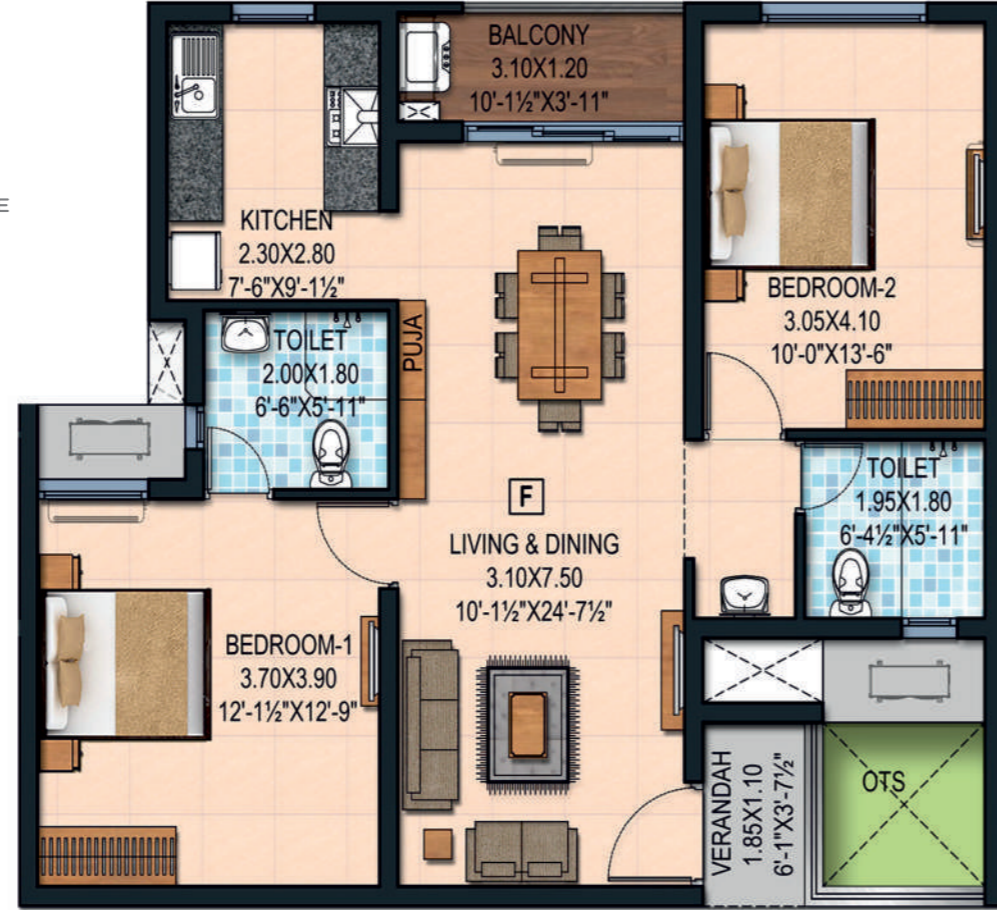
D

TYPE	: 3BHK+3T
UNIT NO.	: 1D,2D,3D,4D,5D
SALEABLE AREA	: 1507.00 SFT

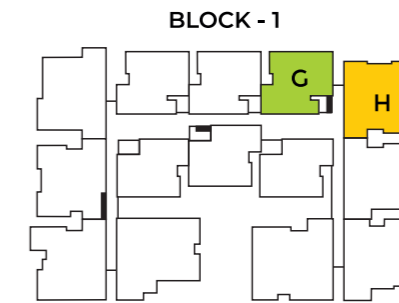
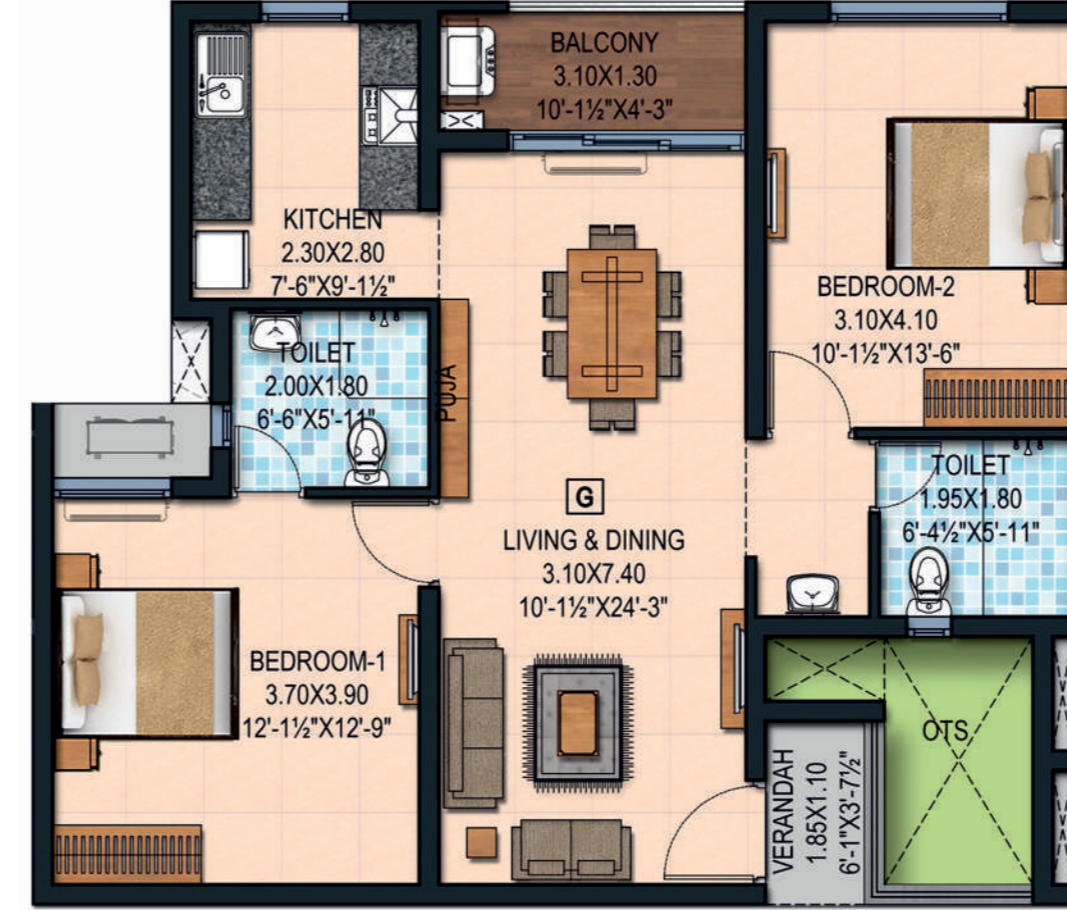
TYPICAL FLOOR PLANS
PRINCETON BLOCK



TYPE : 2BHK+2T
UNIT NO. : 1E,2E,3E,4E,5E
SALEABLE AREA : 1130.00 SFT



TYPE : 2BHK+2T
UNIT NO. : 1F,2F,3F,4F,5F
SALEABLE AREA : 1127.00 SFT



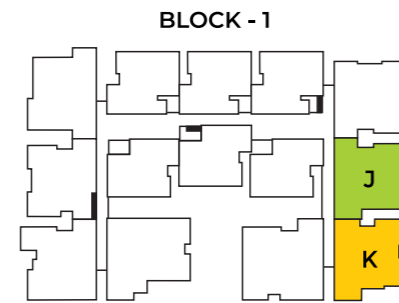
TYPE : 2BHK+2T
UNIT NO. : 1G,2G,3G,4G,5G
SALEABLE AREA : 1131.00 SFT

TYPICAL FLOOR PLANS
PRINCETON BLOCK



TYPE : 3BHK+3T
UNIT NO. : 1H,2H,3H,4H,5H
SALEABLE AREA : 1487.00 SFT

TYPICAL FLOOR PLANS
PRINCETON BLOCK



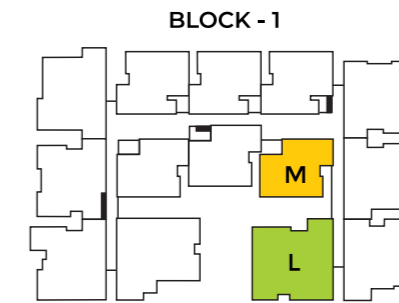
J
TYPE : 3BHK+2T
UNIT NO. : 1J,2J,3J,4J,5J
SALEABLE AREA : 1373.00 SFT



K
TYPE : 3BHK+3T
UNIT NO. : 1K,2K,3K,4K,5K
SALEABLE AREA : 1467.00 SFT



L
TYPE : 4BHK+3T
UNIT NO. : 1L,2L,3L,4L,5L
SALEABLE AREA : 1737.00 SFT

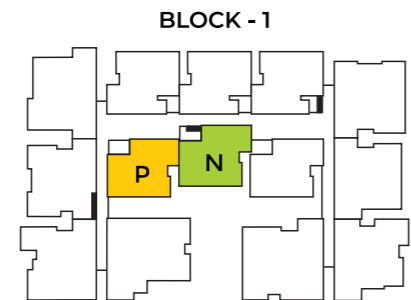


TYPICAL FLOOR PLANS
PRINCETON BLOCK



M
TYPE : 2BHK+2T
UNIT NO. : 1M,2M,3M,4M,5M
SALEABLE AREA : 1033.00 SFT

**TYPICAL FLOOR PLANS
PRINCETON BLOCK**



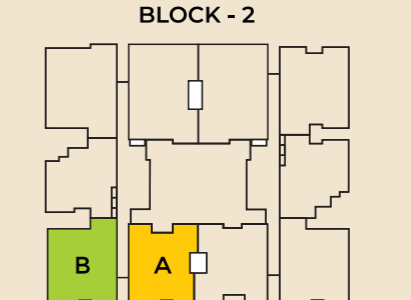
N

TYPE : 2BHK+2T
 UNIT NO. : 1N,2N,3N,4N,5N
 SALEABLE AREA : 1088.00 SFT

P

TYPE : 2BHK+2T
 UNIT NO. : 1P,2P,3P,4P,5P
 SALEABLE AREA : 1025.00 SFT

**TYPICAL FLOOR PLANS
TRITON BLOCK**



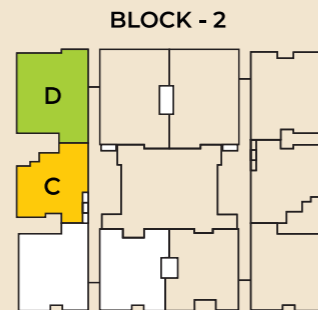
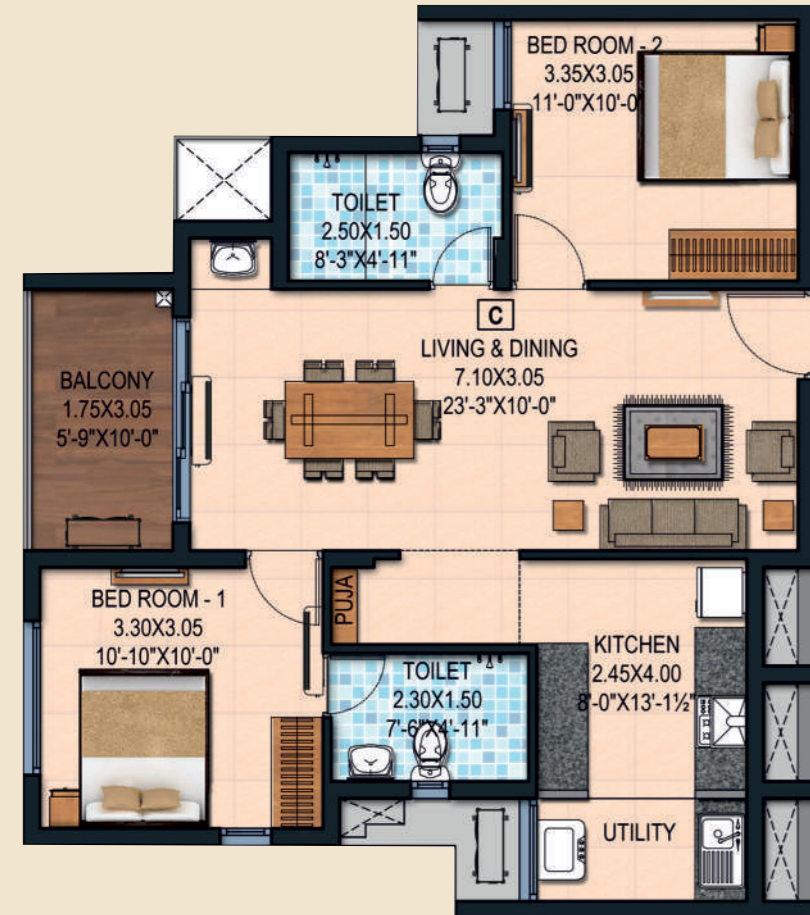
A

TYPE : 2.5BHK+2T
 UNIT NO. : 1A,2A,3A,4A,5A
 SALEABLE AREA : 1182.00 SFT

B

TYPE : 2.5BHK+2T
 UNIT NO. : 1B,2B,3B,4B,5B
 SALEABLE AREA : 1278.00 SFT

TYPICAL FLOOR PLANS
TRITON BLOCK



C

TYPE : 2BHK+2T
 UNIT NO. : 1C,2C,3C,4C,5C
 SALEABLE AREA : 1048.00 SFT



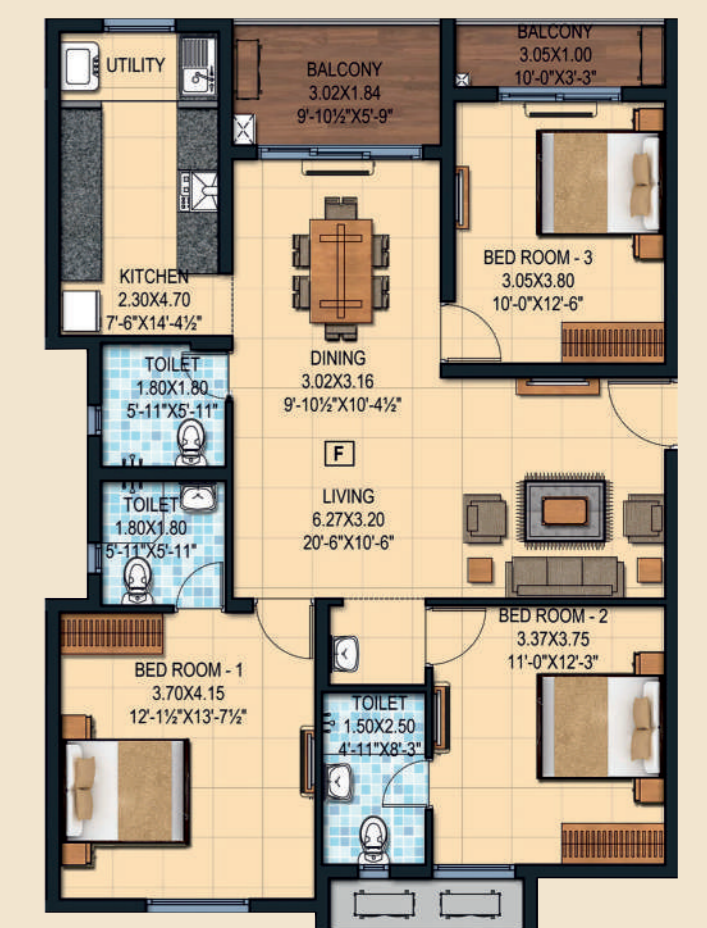
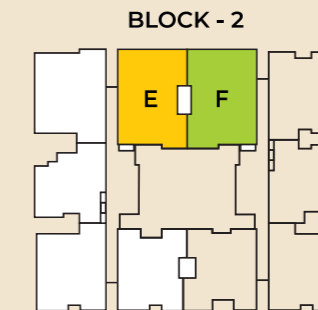
D

TYPE : 3BHK+3T
 UNIT NO. : 1D,2D,3D,4D,5D
 SALEABLE AREA : 1399.00 SFT



E

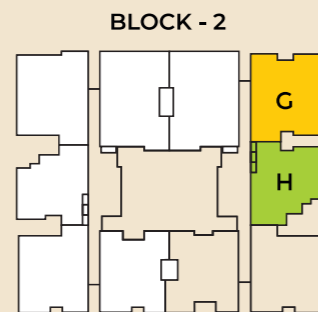
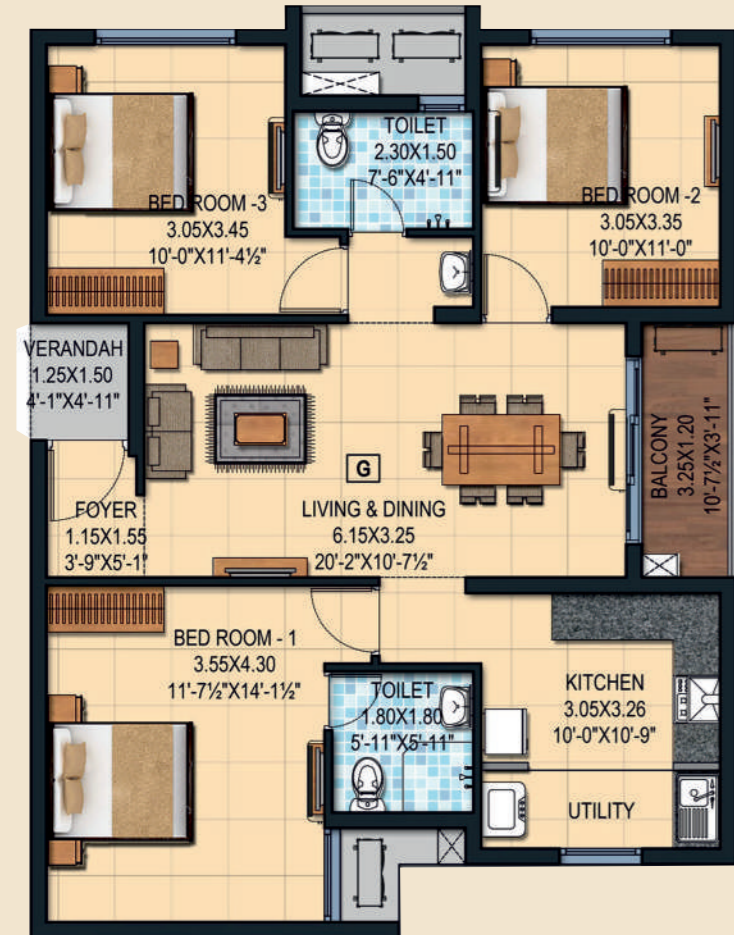
TYPE : 3BHK+3T
 UNIT NO. : 1E,2E,3E,4E,5E
 SALEABLE AREA : 1492.00 SFT



F

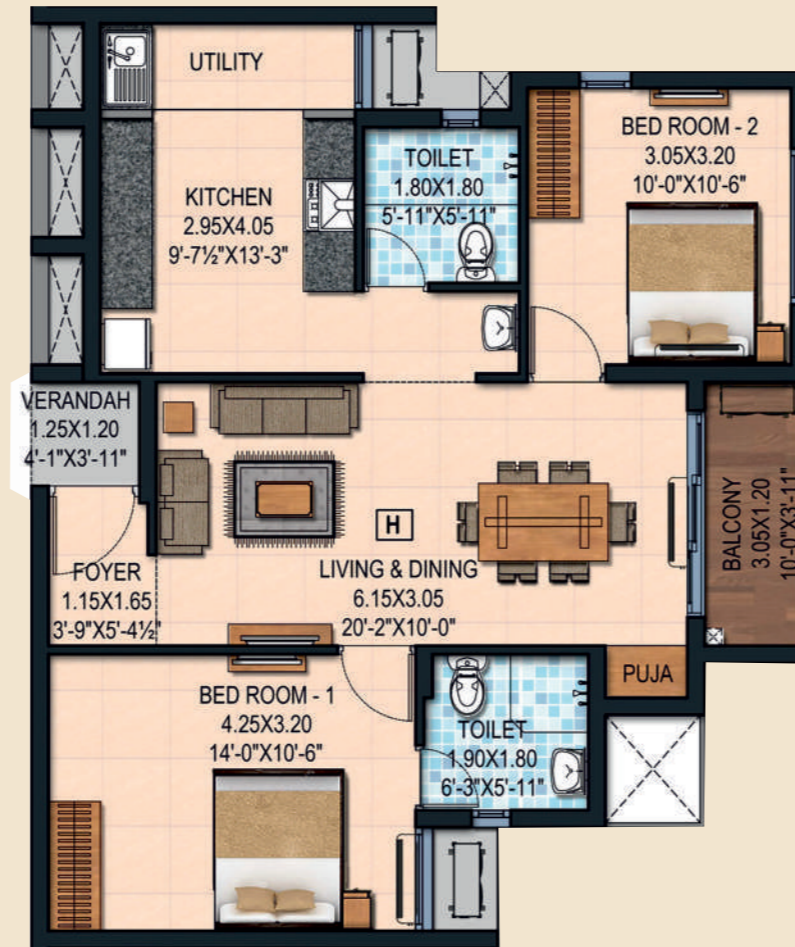
TYPE : 3BHK+3T
 UNIT NO. : 1F,2F,3F,4F,5F
 SALEABLE AREA : 1533.00 SFT

TYPICAL FLOOR PLANS
TRITON BLOCK



G

TYPE : 3BHK+2T
UNIT NO. : 1G,2G,3G,4G,5G
SALEABLE AREA : 1313.00 SFT



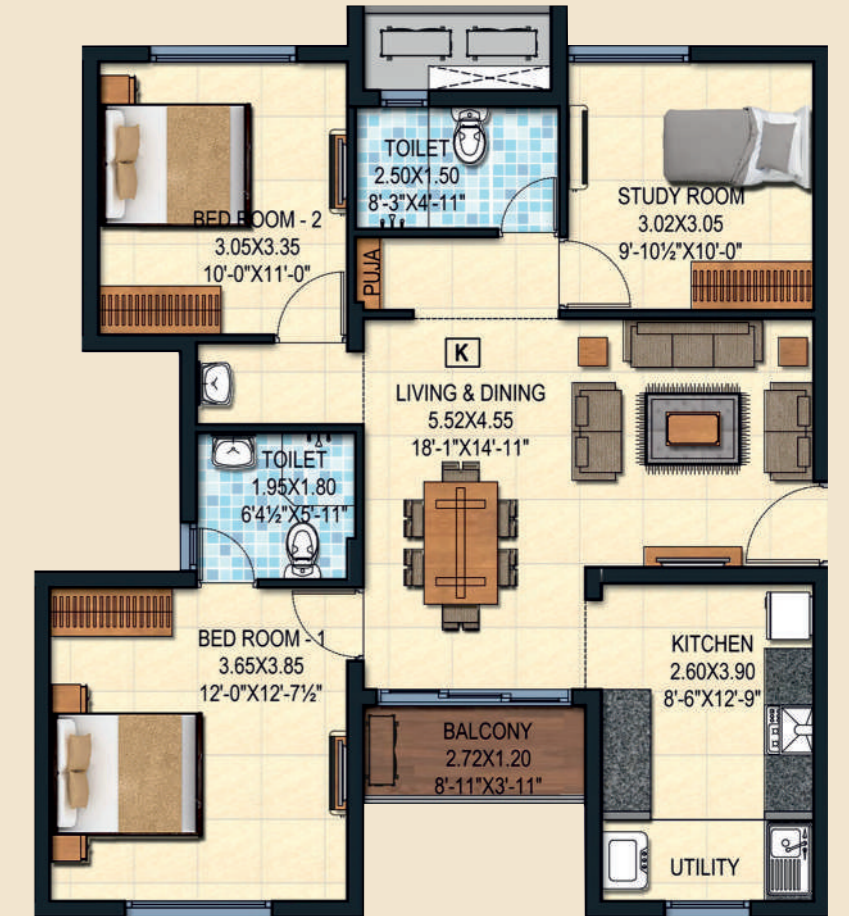
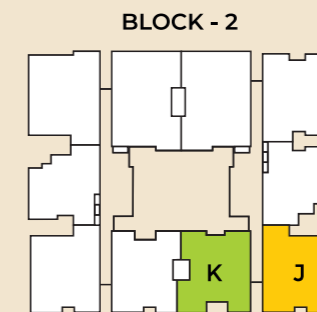
H

TYPE : 2BHK+2T
UNIT NO. : 1H,2H,3H,4H,5H
SALEABLE AREA : 1093.00 SFT



J

TYPE : 2.5BHK+2T
UNIT NO. : 1J,2J,3J,4J,5J
SALEABLE AREA : 1285.00 SFT



K

TYPE : 2.5BHK+2T
UNIT NO. : 1K,2K,3K,4K,5K
SALEABLE AREA : 1241.00 SFT

TYPICAL FLOOR PLANS
TRITON BLOCK

At Marutham, quality isn't a destination... It is the starting point.

At Marutham, quality isn't a destination, it's the starting point. Which is why we don't look to merely conform to exacting standards; we're out to exceed them. The look of the floor you walk upon. The faucet you turn sideways every morning. The walls. The paint on those walls. Even something as little as a floor drain that doesn't hurt you when you walk over it. It should all make our stance on thoughtful design ring resoundingly true.

Have a look at the brands that we are using inside and outside of your home.

FLOORING

• Living/Dining	-	1200mmX600mm - Somany / Kajaria / Asian or Equivalent
• Kitchen	-	200mm X 1000mm Wooden Pattern Tile - Somany / Kajaria / Asian or Equivalent
• M.Bedroom	-	200mm X 1000mm Wooden Pattern Tile - Somany / Kajaria / Asian or Equivalent
• other Bedroom	-	600mm X 600mm Virtified Tile - Somany / Kajaria / Asian or Equivalent
• Balcony,Toilet,Service	-	300mm X 300mm Antiskid Tile with Spacer - Somany / Kajaria / Asian or Equivalent
• Door Sill	-	Tile/Granite
• Balcony Handrail Sill	-	Putty Finish/Granite
• Kitchen Platform	-	RCC Platform With Granite
• Ground Floor Lobby	-	Granite/Tile
• Typical Lobby	-	Tile
• Car Park/Driveway	-	Grano/Paver

WALL DADOING

• Toilet	-	600x300mm Upto False Ceiling - Somany / Kajaria / Asian or Equivalent
• Kitchen	-	600x300mm Upto 2ft Height - Somany / Kajaria / Asian or Equivalent
• Service	-	600x300mm Upto 3ft Height - Somany / Kajaria / Asian or Equivalent

DOORS & WINDOW

• Maindoor	-	Teakwood Frame in & outside Architrive, Veneer Shutter - AVT/Kalpatharu/Fero or Equivalent
• Other Door	-	Laminated Flush shutter/Panelled Skin Shutter -AVT/Kalpatharu/Fero or Equivalent
• Hardwares	-	Dorset/Godrej/Yale or Equivalent
• French Door	-	Sliding UPVC with Grill -NCL VEKA/ALPINE or Equivalent
• Windows	-	Sliding UPVC with Grill -NCL VEKA/ALPINE or Equivalent
• Ventilator	-	UPVC -NCL VEKA / ALPINE or Equivalent

PLUMBING PIPES

- Supreme / Ashirwad / Astral or Equivalent

MASTER TOILET

• Closet	-	Concealed Tank with Wall Mounted Closet - Jaquar / Hindware Italian / Roca or Equivalent
• CP Fittings	-	Divertor - Jaquar / Hindware Italian / Roca or Equivalent
• Shower Encloser	-	Toughned Glass Shower Partition with Openable Door - Jaquar / Hindware or Equivalent

ATTACHED TOILET

• Closet	-	Wall Mounted Closet with Elevated Tank - Jaquar / Hindware Italian / Roca or Equivalent
• CP Fittings	-	Divertor - Jaquar / Parryware / Hindware or Equivalent

COMMON/3RD TOILET

• Closet	-	Floor Mounted Closet with Elevated Tank - Jaquar / Hindware Italian / Roca or Equivalent
• CP Fittings	-	Divertor - Jaquar / Parryware / Hindware or Equivalent

KITCHEN

• Sink	-	SS Sink with Drain board - Franke or Equivalent
• CP Fittings	-	Sink Mixer - Jaquar / Parryware / Hindware or Equivalent

ELECTRICAL

• Switches	-	Crabtree / Panasonic / Anchor Roma or equivalent
• MCB	-	Crabtree / Panasonic or equivalent
• Wire	-	Standard / Havells / Polycab or equivalent
• DG	-	Kirlosker / Ashok Leyland / Mahindra
• DG Backup	-	500W for 2BHK, 750W for 2.5&3BHK, 1000W for 4BHK

PAINTING

• Ceiling & Walls	-	Putty with Emulsion - Putty: Birla / Asian / Nippon. Paint: Asian / Nippon or Equivalent
• Grills	-	Enamel - Asian / Nippon or Equivalent
• Doors Frames	-	Enamel - Asian / Nippon or Equivalent
• Exteriors	-	Texture with Exterior Emulsion - Texture: Berger / Nippon / Asian. Paint: Nippon or Equivalent



HANDRAIL

- Balcony - Glass with Top SS /MS Handrail
- Staircase - Fully SS Handrail

ELEVATOR (LIFT)

- Automatic Open 8 Passenger / 6 Passenger Kone / Johnson or Equivalent

GYMNASIUM

- Treadmill - 2 No (IS Branded)
- EFX - 1 No (IS Branded)
- Cycle - 2 No (IS Branded)
- Multi Gym - 1 No (IS Branded)
- Weights (Dumbells) - 1 Set as per Standard requirement
- Aircondition - Daikin or Equivalent
- False Ceiling - Decorative False ceiling with Lighting

MINI THEATER

- Projector - Sony / Epson / BenQ or Equivalent
- Sound System - Traid / Dali or Equivalent
- Seat Capacity - 26 Seater

LIBRARY

- Table & Chair - Designer Table and Chair
- Book Shelf - Designer Shelf

PARTY HALL WITH DINING

- Seat Capacity - 80-100 Seater
- Aircondition - Daikin or Equivalent
- False Ceiling - Decorative False ceiling with Lighting
- Sound System - Basic amplifier, Speaker and Mike

INDOOR GAMES

- Adults Play Equipment - As per IS Standards
- Kids Play Equipment - As per IS Standards
- Aircondition - Daikin or Equivalent
- False Ceiling - Decorative False ceiling with Lighting

OSR

- Landscapped Garden
- Walkway
- Peepal Tree
- Children's Play area

A FEW YEARS FROM NOW,
WE ARE SURE YOU WILL PROUDLY
TELL YOUR CHILDREN THAT

BUYING A HOME AT NEPTUNE WAS
ONE OF THE WISEST DECISIONS
THAT YOU EVER MADE.

