



**PBEL
CITY**
BEGIN TO LIVE LIFE

CHENNAI

Get ready to sport
a new lifestyle
***Much before
you move in***

If you aspire to have a lifestyle with best-in-class
sport facilities, high quality homes and amenities,
PBEL City is the perfect choice.

Welcome to PBEL City Chennai

PBEL City is a **42 acre** integrated township at OMR, Chennai. Our township offers high quality apartments and homes, as well as best in class sporting facilities and amenities. Our resident families are sure to have a comfortable and modern lifestyle.

One part of our property directly faces the Old Mahabalipuram Road (OMR), while another faces the beautiful Buckingham Canal. Picturesque views of the Bay of Bengal can be soaked in by families on the higher floors.

Approvals

We have acquired all the permissions and documentation from all the necessary departments, making your purchase simple and trouble free.



**GET READY FOR A CRICKET MATCH,
The largest & international standard cricket ground is now ready**

Our cricket ground is the largest within any township in Chennai. You and your family can enjoy a game of cricket anytime you want



The cricket ground includes

- 55 meters of playing radius
- Flood lights for you to play any time of the day
- A lush green outfield
- A turf wicket
- Garden sit-out at the corners
- Stepped seating for 300 people

*Actual Picture

**Play & party
MUCH BEFORE YOU MOVE IN**

A fully functional 15,000 sft. club house will be up and running for you to host get-togethers with friends and family



Our club house includes

- A multi-functional hall
- Coffee shop
- Sport facilities such as Squash court, Table tennis, Gym & Billiards table

Presenting Argent, Daytona, Matira & Aroa Our Luxury Towers

In our first phase of construction we are not only giving you world-class amenities, but also 4 towers Argent, Aroa, Daytona & Matira with apartments that will suit your every need.

Apartments in Argent & Aroa

- 1 option in 1BHK of 1003sft.
- 2 options in 2BHK of 1262sft. to 1284sft.
- 2 options in 3BHK of 1689sft. and 1733sft.

Apartments in Daytona & Matira

- 9 options in 2BHK ranging 1033sft. to 1425sft.
- 5 options in 3BHK ranging 1505sft. to 1552sft.

Features

- Designed with basic Vastu principles
- Living spaces extend to balconies that offer scenic views of the club house, cricket ground, Buckingham canal and the Bay of Bengal





Tennis court

*Actual Picture

GET READY FOR A GAME OF TENNIS, Our tennis courts are now ready

Our 4 tennis courts – equipped with flood lights and a high fence are made of synthetic surfaces. You and your partner can enjoy a game any time of the day



Basketball court

*Actual Picture

SHOOT SOME BASKETS, Our basketball court is now ready

Equipped with lights and a synthetic surface, our basketball court is now open for you and your family

GET READY TO SERVE, Our volleyball court is now ready

You and your family can now enjoy a game of volleyball at our professional standard court



Volleyball court



GET READY FOR A SWIM, Our swimming pool will be ready, *MUCH BEFORE YOU MOVE IN*

Our swimming pool will be alongside the party lawns with a picturesque view. The pool will be equipped with

- Showers and dressing rooms
- A shallow pool for kids



Badminton

Along with this, our other sport facilities such as a badminton court, squash court, gym and table tennis are under construction. These facilities will be available for you, much before you move in.



Table tennis



Squash court



Gym

Sport a new lifestyle *Much before you move in*

PBEL is committed to give you the lifestyle that you desire much before you move in.

Unlike any other township in Chennai, PBEL City's club house and other amenities will be ready for you and your family, much before we hand over the key to your dream home.

You will get more value for your money

OMR is an upcoming property and business hotspot and that is why PBEL City, is coming here.

- PBEL City is located at OMR making accessibility & connectivity easy and giving picturesque views for residents and guests
- Kelambakkam is the next property hotspot on OMR. This location is affordable now and homes in this area will get expensive in the next 2 years
- The rapid growth of IT industries and the presence of Infosys, TCS, Cognizant and other MNCs as a part of SEZ, is helping with the price appreciation of the region
- With high quality homes, PBEL City also offers picturesque views of the cricket ground and the Buckingham canal.

Amenities that make our township, a City

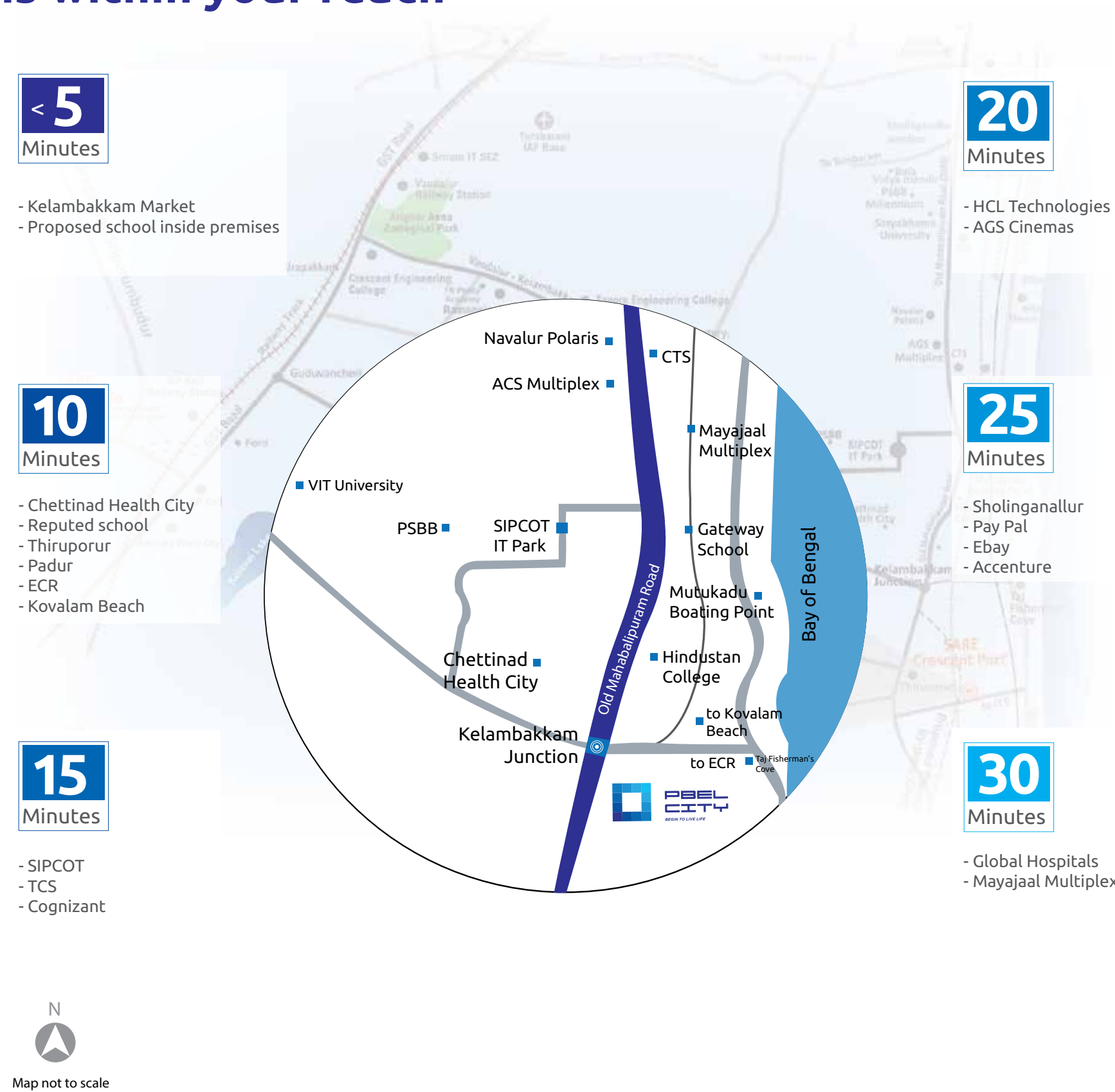
PBEL City is a self-contained township with a host of amenities that are perfect for comfortable living.

- Individual Parking Space
- Proposed School
- Jogging Track
- Parks
- Crèche
- 24 Hours Security
- ATM
- And much more...

Specifications

■	Structure:	Structure designed considering earthquake zone of Chennai.
■	Wall Finishes:	Internal Walls and ceilings painted with acrylic emulsion.
	External walls:	Weather proof exterior grade cement paint.
	Flooring:	Vitrified tiles in Drawing, Living, Dining, Bedrooms, Kitchen. Ceramic floor tiles in bathrooms & tile dadoing. Vitrified / Ceramic tiles in other common areas, amenities, corridors.
	Main Door :	Main doors with teak wood door frame and polished flush shutters. Stainless Steel hardware.
■	Doors & Windows	Internal Doors: Hard wood door frame and membrane pressed or flush shutters with paint finish. UPVC framed glazed sliding or openable doors for balconies.
	Windows:	UPVC framed glazed sliding or openable shutters.
■	Kitchen:	Granite work top with Stainless Steel sink. Glazed tiles above the kitchen platform 600mm high. 5 power points in the kitchen with multi-pin 6 / 16A sockets.
■	Electrical Installations:	PVC insulated FR wires in PVC conduits. Modular Switches. DBs with RCCB / ELCB, MCBs in each apartment for safety. Lightning Arrester and Aviation Lamp for the tower.
■	Telephone & TV Connection:	TV outlets in master bedroom and living room. Telephone Point in bedrooms and drawing room.
■	Sanitary & Plumbing:	Ceramic-ware of superior brands like Hindware or equivalent. Provision for geyser in all the bathrooms. CP fittings of superior brand like Jaquar or equivalent.
■	Water Supply Piping:	Superior quality CPVC piping.
■	Sanitary & Rain Water Piping:	Superior quality PVC piping.
■	External Hand Railing:	MS painted railing for Staircase and Balconies.
■	Elevators:	13 passenger elevators. Stainless Steel finished lift cars and doors. One stretcher or goods lift for each tower.
■	Fire Safety:	Automatic sprinkler system at Stilt floor. Fire Hydrant System. Public Address System. Portable Fire Extinguishers.
■	Backup for Power:	Generator backup provided. Common area lighting supported by inverter for uninterrupted power supply.
■	Water Supply:	Bore well water supply through Water Softener Plant.
■	Sewage:	Treatment Plant. Waste water treated by STP and reused for gardening and WC flushing.

Everything you need is within your reach



We ensure quality with strong partnerships

We are committed to bring the best in class quality and also deliver what we promise on time. That is why we have partnered with organizations with a strong reputation and extensive experience in the Indian market.

Partners



A nationally reputed architectural firm, they have designed the floor plans for all our towers keeping the Indian consumer in mind. Their expertise has enabled them to win an array of accolades over the years.



They are the structural engineering consultants for PBEL City, Chennai. They have a vast experience in the field of construction. They are committed to deliver quality buildings.



Equipped with international design skills and professional expertise, their association helped in incorporating international design trends.

42 years of experience and still counting

PBEL’s international promoters are known for delivering world-class spaces on time. Being an international company with a lot of revenue generating projects across the globe, we have the capability and the funds to push a project towards completion by ourselves.

Our reputation crosses all borders. We have properties in the United States of America, Canada, Israel and many more. We have helped companies such as Intel for office spaces, Hilton Hotels in the hospitality sector for hotels across the globe. Apart from this we also have an array of residential projects across the world.



The Indian conglomerate of international companies; which is dedicated to bring international residential standards to India. They have shown their caliber with the success of the first ever PBEL City in the beautiful city of Hyderabad.

PBEL Promoters



Property and Building Corporation, a subsidiary of the IDB group with international presence, mainly North America, Asia and Europe. IDB was established in 1961 and today is Israel’s largest business conglomerate. It is listed in the Tel Aviv Stock Exchange and has global assets of more than \$36 Billion.



They are a subsidiary of ELCO holdings Ltd. based in Israel & own 109 revenue generating properties across the globe.



The Indian counterpart, they are set up with a vision to build a customer centric and professional real estate company, that create quality housing and commercial spaces in South India.



Why wait to sport a new lifestyle?
Start now, at PBEL City



**PBEL
CITY**
BEGIN TO LIVE LIFE

#1/212, Thaiyur (OMR), Kelambakkam, Tamilnadu 603103, India

M: +91 9282 444 003, **T:** +91 44 39151515

E: chennaisales@pbel.in, **W:** www.pbelcity.in/chennai  <http://facebook.com/pbelcity>

Note: This brochure is only a conceptual presentation and not a legal offering.
The Promoters & Developers reserve the right to make change in elevation, plans and specifications as deemed fit.