



AISHWARYAM
K O D A M B A K K A M

Where Timeless
Elegance Resides





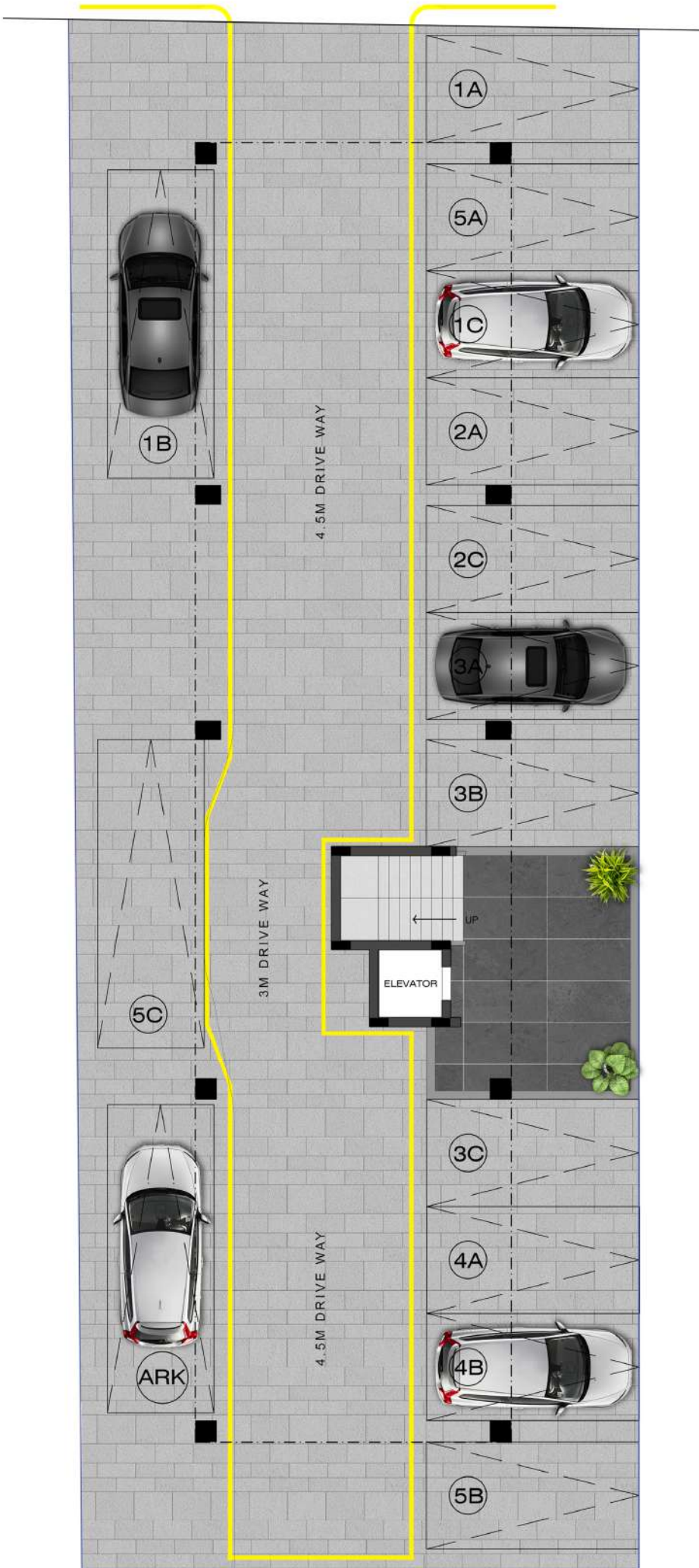


Where Timeless Elegance Resides

A symphony of elegance and grace nestled in the heart of Ashok Avenue, Kodambakkam. Rising majestically with its **Stilt + 5 floors**, this esteemed residential project offers a collection of **luxurious 2 and 3 BHK apartments**, each exquisitely designed to epitomize classical splendor.

Set against the backdrop of Kodambakkam's lush greenery, Ark Aishwaryam offers a serene retreat from the hustle and bustle of city life, providing residents with a sanctuary of peace and tranquility. Whether you're a connoisseur of classical aesthetics or a modern-day sophisticate, Ark Aishwaryam beckons you to experience the epitome of luxurious living in Ashok Avenue, Kodambakkam

2 BHK & 3BHK apartments @ Ashok Avenue, Kodambakkam.



STILT FLOOR PLAN





DUPLEX_UPPER LEVEL

UNIT A

Saleable Area - 1070 Sq.Ft

UDS - 422.62 Sq.Ft

UNIT B

Saleable Area - 1350 Sq.Ft

UDS - 533.21 Sq.Ft

UNIT C

Saleable Area - 920 Sq.Ft

UDS - 363.37 Sq.Ft

SPECIFICATIONS AND FEATURES

STRUCTURE

- Foundation shall be as per Structural Drawings
- RCC Framed Structure
- AAC Block masonry and plastering

KITCHEN

- Dado above Kitchen Platform in Glazed tiles
- Provision for Washing Machine in utility area
- Kitchen Platform of black polished granite top with CARYSIL Sink
- Provision for Water Purification System
- Provision for Exhaust fan/ Chimney

JOINARIES

- Main Door Teak Wood with Solid Shutter
- First Class Solid Wood frame with flush Door Shutters for Bedrooms and Toilets
- Windows UPVC

FLOORING

- Living/dining bedrooms- Premium Vitrified Flooring
- Lobby - Vitrified Tile Flooring , Lift wall Cladding vitrified tile.
- Slaircase and Landings Granite Flooring as specified by the Architect



BATHROOMS

- Glazed Designer Ceramic/ Porcelain wall tile up to Lintel level
- Anti-Skid Tile flooring
- Wall Mounted Wash Basin from KOHLER or equivalent
- Wall Mounted EWC Closets with Health faucet from KOHLER or equivalent
- Wall Mixer from KOHLER or equivalent with shower for Hot and Cold water
- All CP fittings and Sanitary fittings from KOHLER or equivalent
- Provision for GEYSER
- Provision for exhaust fan

COMMON AMENITIES

- OTIS / KONE or equivalent with automatic Rescue. Device(ARD)
- Standby Generator for Common Area power backup
- Grano flooring for Driveways & Parking Anti-Termite Treatment
- Common Toilet for Servants / Drivers
- Alotted Car Parking Area
- Rain Water Harvesting
- Adequate Light in the Common Area

ELECTRICALS

- 3 Phase power supply with concealed wiring of low smoke(FRLS) from FINOLEX/ HAVELLS or equivalent
- Modular Switches from LEGRAND / HAVELLS or equivalent
- DTH / Cable TV Provision
- Independent Distribution Board from LEGRAND / HAVELLS or equivalent with one ELCB
- All bedrooms will be provided with a point for Air Conditioner

PAINTINGS

- Interiors: Emulsion Premium Paint from ICI / ASIAN PAINTS or equivalent with two coats of BIRLA wall care patty
- Exteriors: Premium finish with ICI / ASIAN equivalent
- MS grills with two coats of synthetic enamel paint from ICI / ASIAN or equivalent

ADDITIONAL FEATURES @ extra cost

1. Centralized Air Conditioning
2. Architected Interior
3. Wood works & False ceiling
4. Smart home provision & Automation

SITE ADDRESS



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