



BHARATHWAJ

K O D A M B A K K A M

Enter into an exceptional
luxurious lifestyle



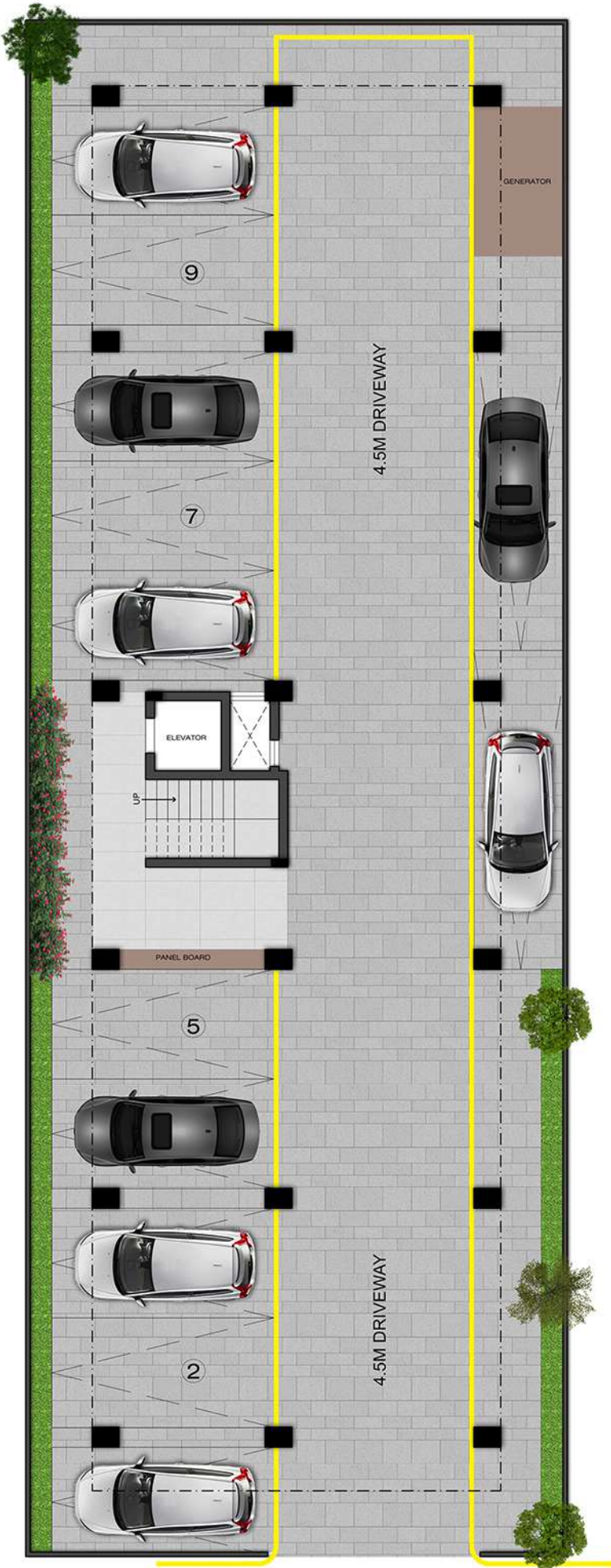


'Luxury living, redefined'

Ark Bharathwaj, nestled in the heart of one of the city's most vibrant neighborhoods. Our property offers the perfect balance of urban living and neighborhood charm.

Step in and experience the ultimate in modern luxury, with space-optimized designs that make the most of every square inch.

Lifestyle Apartments @ Kodambakkam, Chennai



Stilt Floor Plan

Driveway 4.5m



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Third Floor Plan

Unit T1

Salable area: 938 Sq.ft

UDS: 410.06 Sq.ft

Unit T3

Salable area: 780 Sq. ft

UDS: 340.99 Sq.ft



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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 Ceramic Stone finish / Glazed Tiles
- Kitchen Platform of black polished granite top with CARYSIL Sink
- Provision for Washing Machine in Service Area
- Provision for Water Purification System
- Provision for Exhaust Fan/ Chimney.

JOINARIES

- Main Door Teak Wood with Solid Shutter with magic eye
- First Class Solid Wood frame with Flush Door Shutters for Bedrooms & Toilets
- Windows UPVC – NCL Veka / Fenesta

FLOORING

- Living/dining/bedrooms – Vitrified Flooring Tile
- Lobby – Vitrified Flooring Tile
- Lift Wall Cladding – Vitrified Tile
- Staircase and Landings Granite Flooring as specified by Architect.



BATHROOMS

- Stone Finish / Glazed Designer Ceramic / Porcelain Wall Till up to Lintel level
- Anti-Skid Ceramic / Porcelain / Vitrified 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 / JOHNSON or equivalent Lifts with Automatic Rescue. Device (ARD)
- KIRLOSKAR or equivalent Standby Generator to support 1-fan, 1-light in each room of the Flat' lighting load, to support lighting load in the Common Areas and to support Motor Pump & Lifts
- Anti-Termite Treatment
- Common Toilet for Servants / Drivers
- Grano Flooring in the Car Parking Area
- Rain Water Harvesting & Adequate Lights in the Common Area

- Over Head Tank with volume 6000 L for metro water and 6000 L for bore water & Metro Water sump with volume 12000 Litre

ELECTRICALS

- 3 Phase power supply with concealed wiring of low smoke(FRLS) from FINOLEX/ HAVELLS or equivalent
- Modular Switches from LEGRAND / HAVELLS or equivalent
- Multi 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
- CCTV camera in lift lobby at ground and other floor landings.

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 provisions & Automation

SITE ADDRESS

Ark Bharathwaj : No: 38, Shyamalaradana street, Kodambakkam, Chennai - 6000-024

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