

 Ark  
**LILLY DASS**  
K O D A M B A K K A M

Discover Luxury  
Embrace Comfort





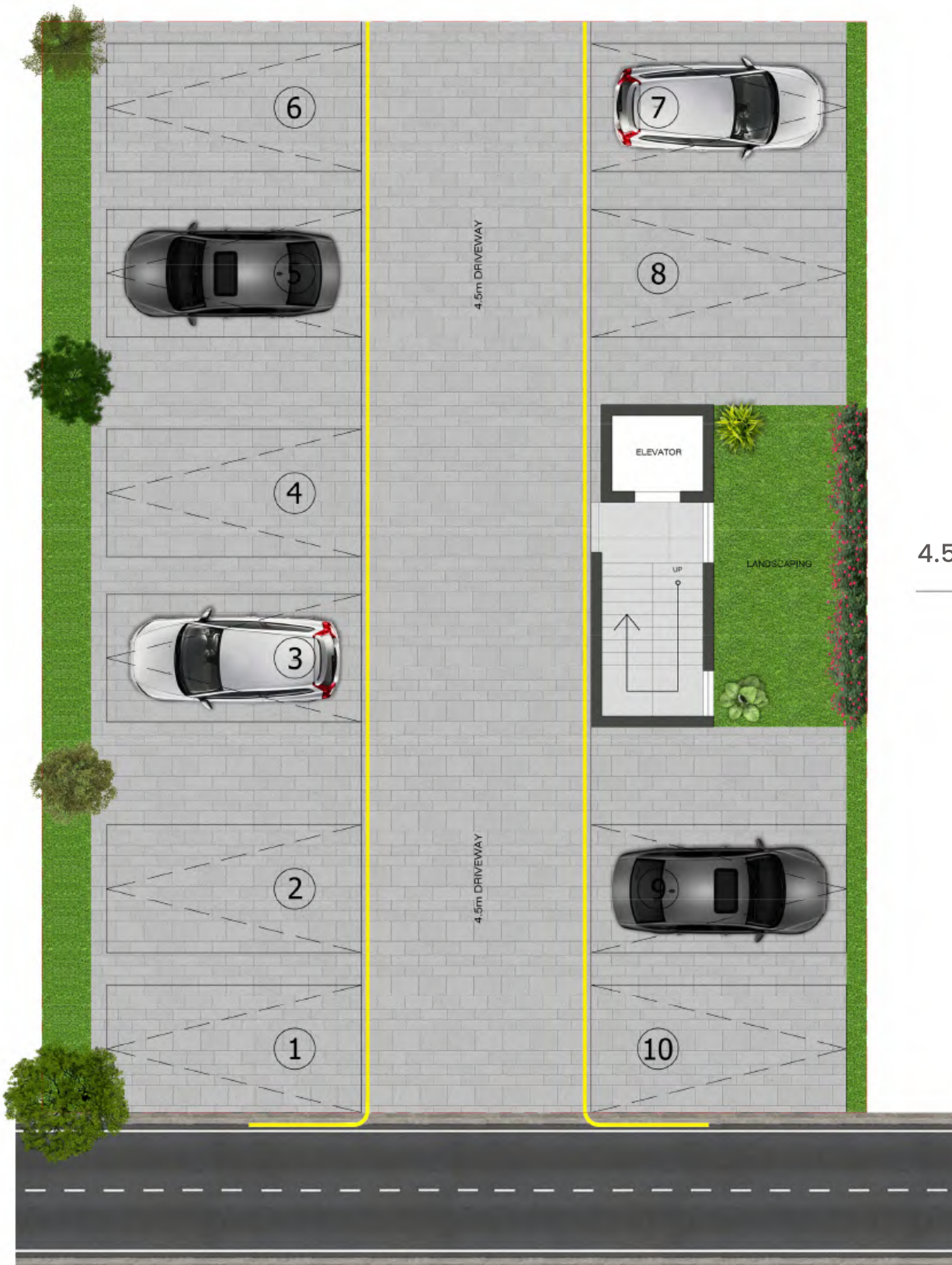
## Discover Luxury Embrace Comfort

An exclusive opportunity for **luxurious living** in the vibrant heart of Kodambakkam, Chennai. Nestled in one of the city's most sought-after locales, this exceptional residential project is defined by its blend of sophistication, comfort, and convenience.

Elevating lifestyles, Lilly Dass Ark offers meticulously designed **Stilt + 5** apartment complexes, boasting an array of **Spacious 2BHK** units meticulously crafted to meet discerning tastes. Whether a stylish retreat is sought by young professionals or a cozy yet functional home is needed by small families, Lilly Dass Ark promises the perfect abode tailored to their needs.

2 BHK apartments @ Raghavan Colony, Kodambakkam.





4.5M DRIVE WAY

STILT FLOOR PLAN



TYPICAL FLOOR PLAN

# SPECIFICATIONS AND FEATURES

## STRUCTURE

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

## KITCHEN

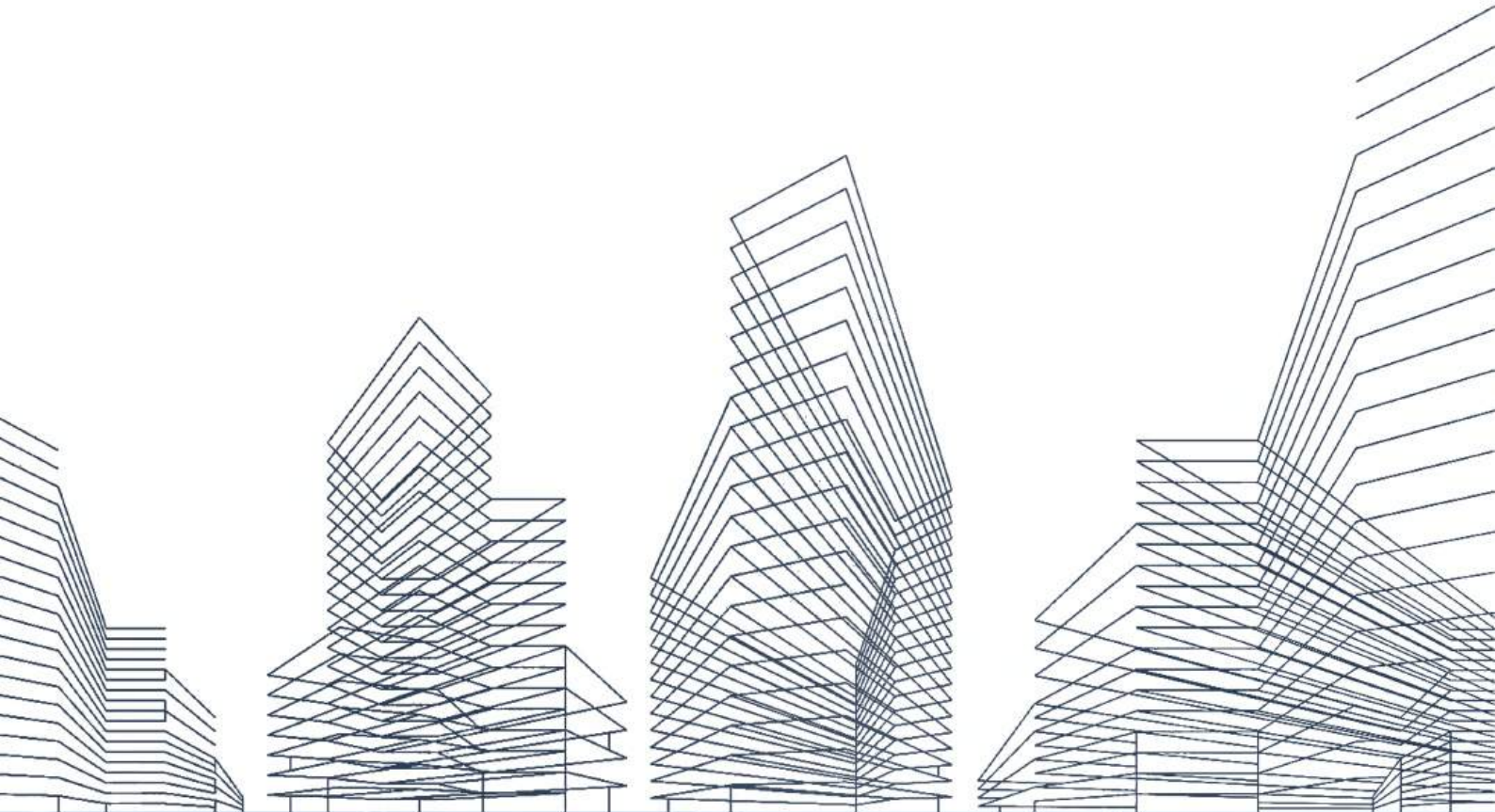
- Dado above Kitchen Platform in Glazed tiles
- Provision for Washing Machine in utility area
- Kitchen Platform of black polished granite top with CARYSIL Sink
- Provision for Water Purification System
- Provision for Exhaust fan/ Chimney

## 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



"LILLY DASS ARK", Old No. 49, New No.34, Raghavan Colony,  
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