



COMFORT MEETS
ELEGANCE



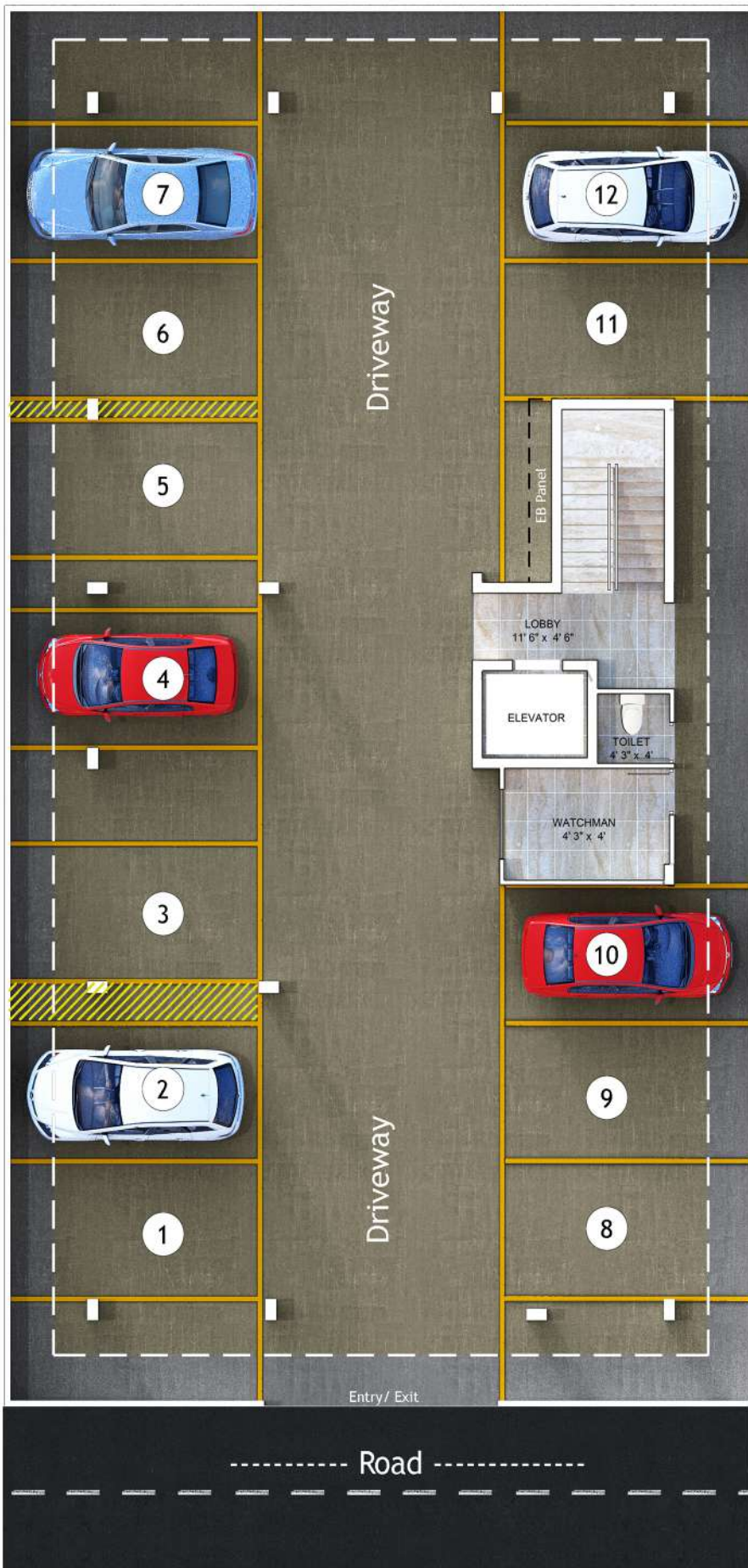


'Comfort meets Elegance'

Situated in Kodambakkam, this prestigious **2BHK** development is well designed, throughly space optimised and has every modern luxury necessary to feel more than comfortable.

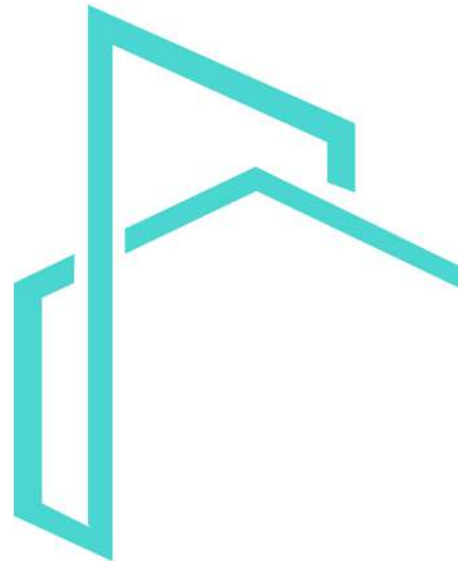
All flats are packed with every amenity you need with an individual car parking space for all owners.

2BHK Lifestyle Apartments @ Valliammal Gardens, Kodambakkam



SITE CUM STILT FLOOR PLAN

Drive way 4.5 meter





Typical Floor Plan

Unit A : 915 Sq.ft

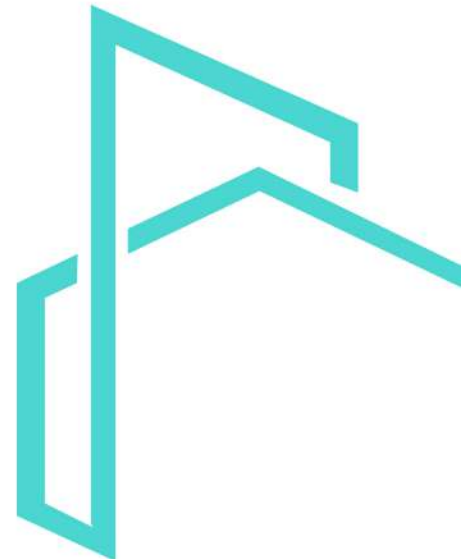
UDS : 413 Sq ft

Unit B : 888 Sq.ft

UDS : 401 Sq ft

Unit C : 856 Sq.ft

UDS : 386 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 Tiolet 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 provisions & Automation

SITE ADDRESS

Ark Srisai Enclave : Valliammal Gardens, 1st Street, Kodamnakkam,
Chennai-600024

+91-63748 72399 info@arkbuilders.co.in

CORPORATE OFFICE

Ark of Ark, No. 6/9, 1st Cross Street,
Maharaja Nagar, Palayamkottai,
Tirunelveli-627 011

+91-46225 82523

info@arkbuilders.co.in



CHENNAI OFFICE

Ark Bliss, No. 8, 4th Main Road,
United India Colony, Kodambakkam,
Chennai-600 024.

+91-44486 52210

sales@arkbuilders.co.in



Disclaimer: The furniture / images shown in the brochure are only for the purpose of illustrating a possible layout and do not form a part of the offering. Information herein is subject to change as and when required. Ark Builders Properties & Promoters (P) Ltd reserves the right to add or delete any specification and other details mentioned herein without prior permission or notice.