



Where **Luxury Meets Legacy**
in the Heart of West Mambalam |



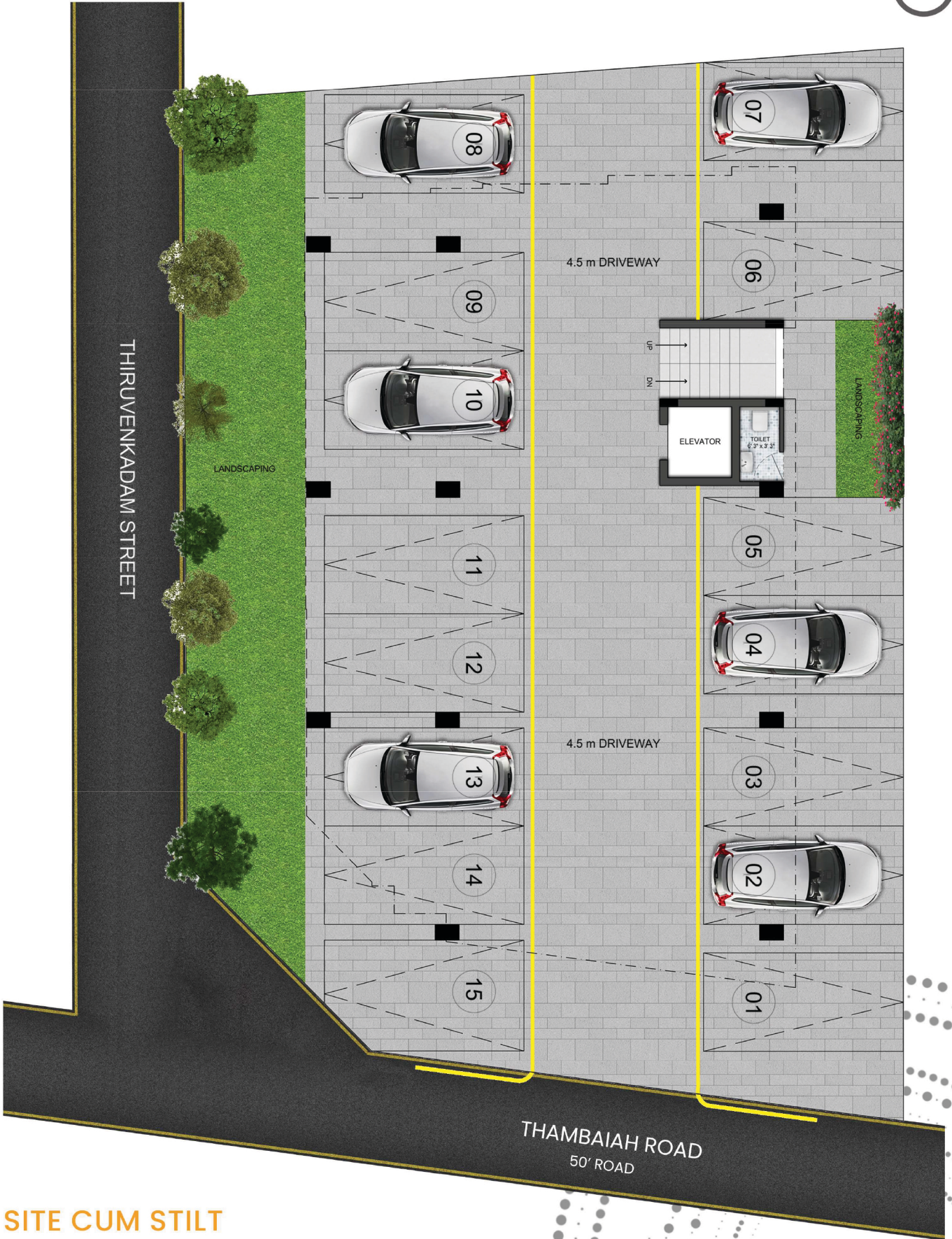


Where **Luxury Meets Legacy** in the Heart of West Mambalam

Nestled in the lush surroundings of West Mambalam, **Ark Crest** is a testament to luxurious living. Here, you'll find the perfect blend of sophistication, comfort, and convenience, making it more than just an apartment – **it's a lifestyle.**

Our stilt + 5 apartment complex features a range of spacious and thoughtfully crafted 3 and 2 BHK apartments to suit your lifestyle. Whether you're seeking a cozy haven or a spacious family home, **Ark Crest** has the perfect residence for you.

2 & 3 BHK apartments @ West Mambalam, Chennai.



Driveway - 4.5 m



FIFTH FLOOR PLAN OPTION - 1

UNIT A

| | |
|---------------|--------------|
| Saleable Area | 2076 Sq.ft |
| UDS | 712.23 Sq.ft |
| Facing | North |

UNIT B

| | |
|---------------|--------------|
| Saleable Area | 777 Sq.ft |
| UDS | 266.57 Sq.ft |
| Facing | North |

THAMBAIAH ROAD

THIRUVENKADAM STREET



FIFTH FLOOR PLAN OPTION - 2

UNIT A

| | |
|---------------|--------------|
| Saleable Area | 905 Sq.ft |
| UDS | 310.49 Sq.ft |
| Facing | West |

UNIT B

| | |
|---------------|--------------|
| Saleable Area | 1171 Sq.ft |
| UDS | 401.74 Sq.ft |
| Facing | North |

UNIT C

| | |
|---------------|--------------|
| Saleable Area | 777 Sq.ft |
| UDS | 266.57 Sq.ft |
| Facing | North |



THAMBIAH ROAD

THIRUVENKADAM STREET

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.
- Staircase 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

"Ark Crest", New No.66, Thambaiah Road,
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CORPORATE OFFICE

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