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DEVINARAYAN





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## **SCENIC LUXURY DOESN'T GET MORE EXCLUSIVE THAN THIS**

Aquarelle comprises 4 uber luxurious bungalow type designer villas on the iconic East Coast Road, the hub of scenic chic and of entertainment. Built at a walkable distance from the beach, each villa spans an expansive 5850 sq.ft. to 5968 sq.ft. (on divided plots) with a private courtyard, dedicated swimming pool and deck. The fine wooden flooring and designer tiles give the villas a character of their own even as large windows and high ceilings let in abundant light and air. The villa's contemporary architecture ensures you are connected to the latest amenities: VRV air conditioning, round-the-clock CCTV surveillance for all the common areas and iPad controlled smart homes.



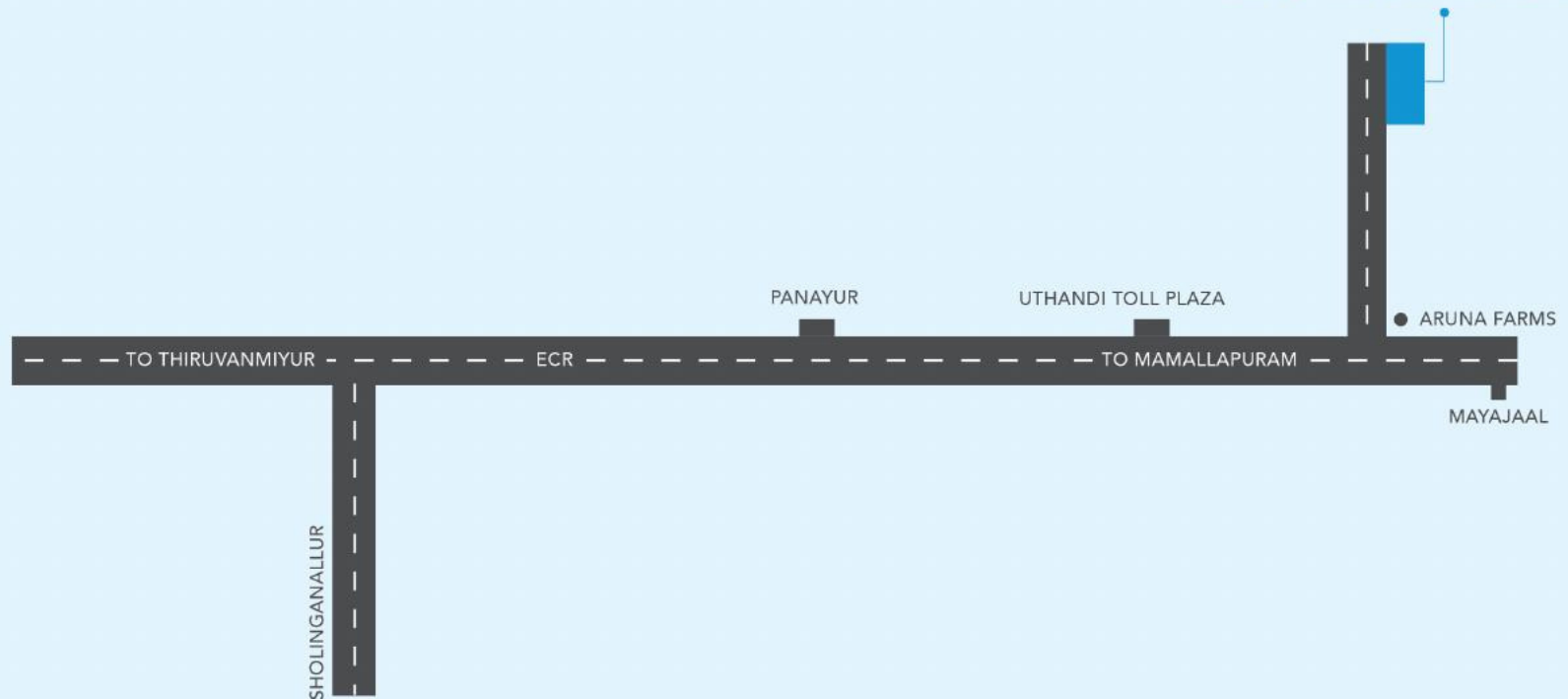


## LOCATION MAP



**AQUARELLE**

Luxury Villas at Kanathur



**Location:** No.142, Aruna Farms, Kanathur, ECR, Chennai- 603 112

## PROJECT DETAILS

4 LUXURIOUS DESIGNER VILLAS

| **SIZE RANGE:** 5850 sq.ft. & 5968 sq.ft. (on divided plots)

## FACILITIES & AMENITIES



Covered Car Park  
for each Villa



Dedicated Power  
Backup



Independent  
Swimming Pool  
for All Villas



Private  
Courtyard



Intercom  
Security Room



Satellite TV Cabling  
with Service Providers



Video Door  
Phone Control  
Access



Centralized  
Vacuum Cleaning



Beautifully  
Landscaped  
Gardens



Water Softener  
Plant



Wi-Fi Access



VRV Air Conditioning  
for All Villas



iPad Controlled  
Smart Homes







Saleable Area 5850 sq.ft  
 Plot Area 4733 sq.ft.







Saleable Area 5968 sq.ft  
 Plot Area 4740 sq.ft.



Villa -2 Ground Floor Plan

ORIENTATION



Devinarayan Housing & Property Developments Pvt.Ltd.

# 2, Link Street, Kottur Gardens, Chennai- 85. www.devinarayan.com



**PROJECT ADDRESS**  
 No.142, Aruna Farms,  
 Kanathur, ECR,  
 Chennai- 603 112

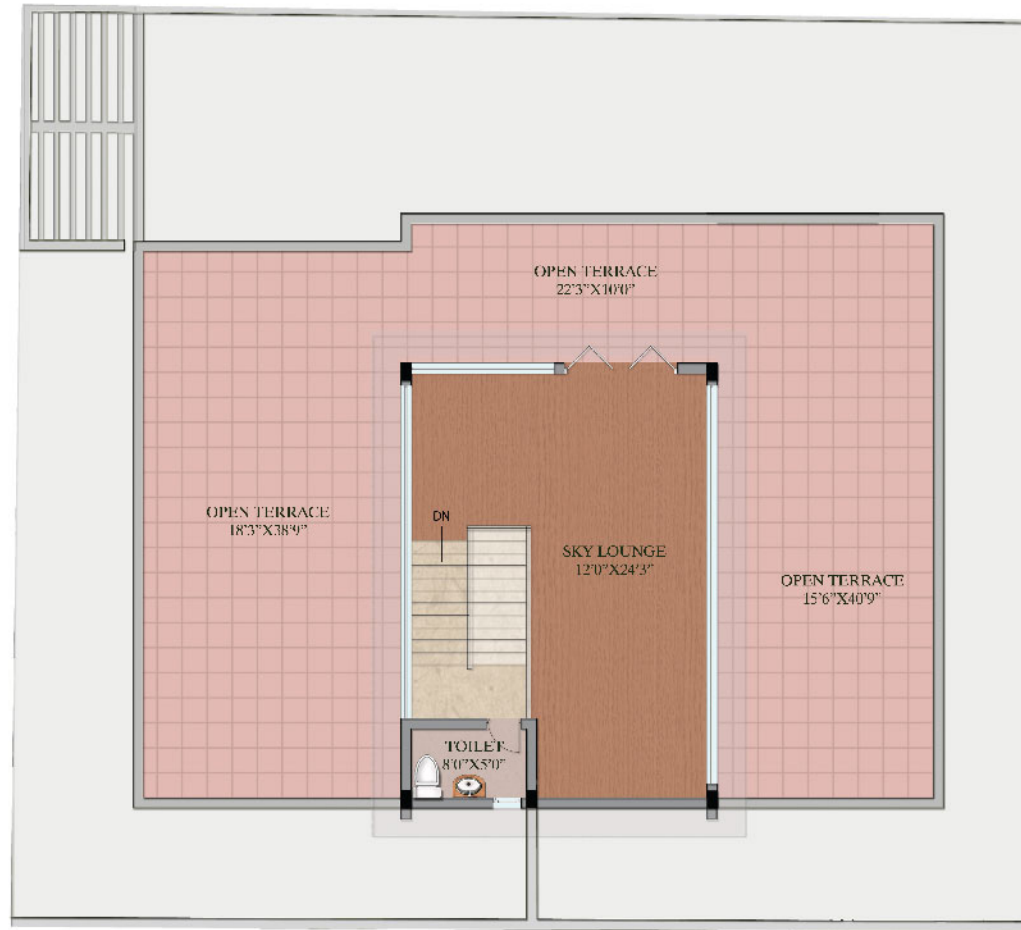
**Villa -2 First  
 Floor Plan**

**ORIENTATION**



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# SPECIFICATIONS

## Structure

- Isolated RCC Footings complying with seismic zone 3.
- RCC frame structure with brickwork. The height of each floor shall be 12' top of slab (3.65 m).

## Flooring & Tiling

- **Car Park Area:** Decorative paver tiles.
- Foyer, Living/dining, Bedrooms - Italian marble/laminated wooden floor/Engineered marble slabs.
- **Kitchen:** Vitrified Tiles / Engineered marble slabs.
- **All Toilets:** Imported ceramic tiles for flooring & wall dadoing.
- **Balconies & Utility:** Rustic antiskid tiles with brushed SS railings.
- **Service Area:** 3 '0" ht dado tiles on all sides.

## Sanitary & Plumbing

- **Sanitary fittings:** Vilroy & Boch or equivalent.
- **Concealed Cistern:** Dual Flush wall mounted concealed cistern of Geberit or equivalent make.
- **Faucets:** All Faucets shall be single lever brass Vilroy & Boch or equivalent make.
- **Plumbing:** All water supply lines shall be CPVC pipes. Drainage lines and storm water drain pipes shall be in PVC.
- Floor mounted Faucet would be provided on custom built sink and drainboard.
- Pressurized water Supply shall be provided.

## Doors & Windows

- **Window Shutters:** Customised Aluminium system windows.
- **Main door:** Teak wood Frame and shutter with Handle set single cylinder lockset of Yale or equivalent and brass hardware.
- **Internal doors:** Teak wood frame with flush door shutters with cylindrical locks of Dorset /Yale /Godrej or equivalent make and aluminum hardware.

## Electrical

- Concealed Copper wiring of Finolex or equivalent make with modular plate switches, centralized cabling system for centralized DTH and Telephones.
- **Switches:** All switches shall be Crabtree / Legrand or equivalent make & sockets with isolators.
- MCB's & ELCB mounted on individual distribution boxes for each apartment.
- Common area and external Light fittings would be provided.

## Wall Ceiling and Joinery Treatment

- Premium Plastic Emulsion paint for ceiling.
- Internal walls & ceiling will be plastered smooth - Acrylic Putty finish and plastic emulsion over primer.
- External walls and stilt floor Columns and walls - Weather coat emulsion over primer / Texture finish.
- **Joinery:** All Internal doors enamel paint over primer.
- **Main door:** Burma Teak wood for frame & shutters with melamine finish on both sides.
- **Internal Grills & Balcony Railing:** Enamel paint over 1 coat zinc chromate primer.

## Air Conditioning

- VRV airconditioning for living, dining & bed rooms.

## Automation

- **Water level Controller:** treated water sump to OHT.
- CCTV in common areas with DVR recording facility to be viewed in living area of every villa.

## Landscaping

- Adequate nucleus landscape shall be provided.
- Interlock Pavers to be laid in driveways.



## Devinarayan Housing & Property Developments Pvt.Ltd.

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### Corporate Office

#### Devinarayan Group,

No.2, Link Street, Kottur Gardens, Chennai-85. **Ph.No:** 24472727, 24472929, 24470809, 24475358. **E mail:** enquiry@devinarayan.com, housing@devinarayan.com

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### Marketing & Sales Office

#### Devinarayan's MGN Splendour,

3rd Floor, No.1, Co-operative Colony Off-Chamiers Road, Teynampet, Chennai- 18. **Mob:** 9841727569, 7299043366. **E mail:** marketing@devinarayan.com, sales@devinarayan.com, crm@devinarayan.com

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**Disclaimer:** The features and amenities shown are illustrative in nature and not a legal offering and is subject to modification at the sole discretion of the Developer. Linear measurements and area shown may be reckoned in metric system by conversion as follows: 1 meter = 3.2808 Feet, 1 sq.ft. = 10.76 sq.ft. In compliance with weights and measurements act.