

exclusive
villas



THE
FERN'S

CHENNAI-INDIA



REGALIAA REALTY presents the first Gated Community International Style Exclusive Villas and Town Houses just 10 minutes from the Siruseri Complex, IT Corridor (Old Mahabalipuram Road), 25 minutes from Tiruvanmiyur, Chennai, 5 minutes from Kelambakkam on the IT Corridor of Chennai where more than 75 IT, ITES, BPO and KPO company's are setting up international class facilities with more than TWENTY million sqft of office space under construction.

The Villas and Town Houses Complex is located Off the East Coast Road in Thiruvidadanthal panchayath very close to the TAJ FISHERMAN's COVE resort. The Villa complex is in a site which is rich with fresh and unpolluted air. Neighborhood away from the hustle, buzzle of city life, yet not too far from the city and close to the most happening place in the city of Chennai.

Out of the total land area of 6.6 acres, only 32 Villas and 17 Town Houses will be built and the Villas alongwith the Club House will occupy only 30% of the total land area thus leaving 70% for your own private garden, well laid out pathway, landscaped roads, childrens play area and other common amenities.



The Villas are designed as per Western Standards taking Indian sensitivities into consideration. The Architecture will make you feel for a moment wondering whether you are in U.S.A. or Chennai, India, that is the magic we are in the process of creating at "THE FERNS", Chennai's first International class living space created exclusively for you and every villa and Town House is designed as per Indian Vaastu Sashtra combined with world class facilities.

Right from the beautifully designed entrance arch to the landscaped drive-way, the white picket fence will make you feel that you are entering into a Home you have seen in the Western world

Each house is designed keeping in mind the needs of the present generation with a provision for an Internet connection, Home theatre system, a Security system, Split Air Conditioners, and has a Family Room and a partly covered terrace with a bar counter to entertain your guests in style in your own Private Villa / Town House. There is a lot of space inside the house, as the living, dining, bedrooms are all designed to accommodate everything you fancy with plenty of space.

There will be a Club House designed as per International standards with landscaping designed by a Singapore Architect. A beautifully designed Swimming Pool with a Toddlers Pool and all the facilities that you would look for in a high quality Club House.

master
plan



Ariel
View





Adel

Type 'A'

Floor Area - 3425
Partly Covered Terrace - 420
Total Area - 3845



ground floor
plan



first floor
plan



Beverly

Type 'B'



Floor Area - 3405
Partly Covered Terrace - 575
Total Area - 3980



ground floor
plan



first floor
plan





Clara

Type 'C'

Floor Area - 2325

Partly Covered Terrace - 215

Total Area - 2540



ground floor
plan



first floor
plan



Godiva

Type 'G'

Floor Area - 2940

Partly Covered Terrace - 345

Total Area - 3285



ground floor
plan



first floor
plan





Knightswood

Type 'K'

Floor Area - 2600

Partly Covered Terrace - 540

Total Area - 3140



ground floor
plan



first floor
plan





CHENNAI-INDIA

Lockwood

Type 'L'

Floor Area - 3160

Partly Covered Terrace - 500

Total Area - 3660



ground floor
plan



first floor
plan





Melforde

Type 'M'

Floor Area - 3230

Partly Covered Terrace - 325

Total Area - 3555



ground floor
plan



first floor
plan





Northbrook

Type 'N'

Floor Area - 4320

Partly Covered Terrace - 585

Total Area - 4905



ground floor
plan

first floor
plan



Pinewood

Type 'P'



Floor Area - 3045

Partly Covered Terrace - 325

Total Area - 3370



ground floor
plan



first floor
plan



Specifications



Floor : Vitrified Ceramic Tiles

Toilet Wall/floor : Glazed Tiles dado upto 7 high

Good quality sanitaryware & fittings

Kitchen Platform : Black Granite kitchen counter

Wall Dado : Upto 2 feet glazed tiles in the kitchen and 5 feet in the utility

Sink & Drain Board Stainless Steel



Doors : Teak Wood frames and Teak wood panel shutter for Main door, flush doors with teak frames for all other doors

Windows : UPVC windows with MS grills

Walls : Oil bound distemper for all interior walls and cement Paint for all common areas

Electricity Supply & Wiring :

Modular switches, concealed conduits with copper wires and suitable points for power & lighting.

Provision for split Air Conditioner in all bedrooms & living Room.

Power points for water heaters, fridge and other Electrical accessories.

Provision for Exhaust fan in kitchen

Telephone & TV Cables :

Telephone points in all bedrooms, living room, kitchen and family room.

Provision for Internet connection.

TV points in all bedrooms, living room and family room

Back-up power for all villas (running cost to be borne by the home owner)

Amenities



CLUB HOUSE CONSISTING OF THE FOLLOWING :

Lobby / lounge

Party area

Billiards / Pool Table

Cards Room

Table Tennis

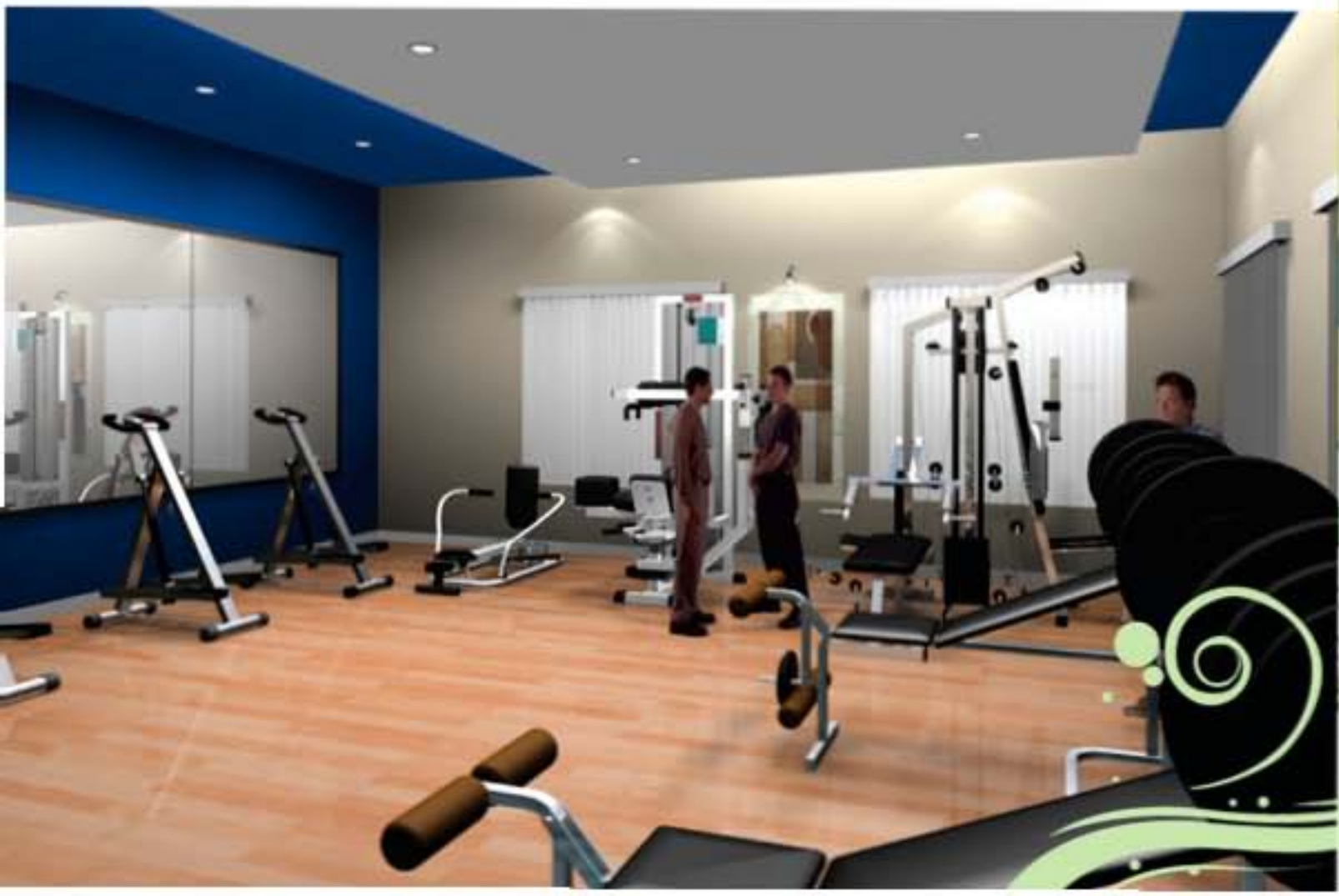
Swimming Pool / Toddlers Pool

A fully equipped fitness center

Yoga Room

Multi purpose hall

Indoor Games Room



Childrens Play area

Convenience Store

Walk Way / Jogging Track

Association Office

Entire estate is secured with a compound wall and provision for manning the Entrance & Exit by Security and each Villa is connected by Intercom from the Entrance area manned by Security

Rest Room for Security and other office/maintenance staff

Landscape Garden will be provided for all Villas with low rise fences/hedges at the boundary of each plot

Roads : Common roads will be of 24 feet wide and will be tarmacked.

Water Supply : Water supply through sump provided with Hydro Pneumatic System

Plumbing & Waste Water Lines : Concealed GI/PVC Pipes in each Villa connected to the common sewage line

Sewage : A Centralised Sewage Treatment Plant will be provided for Treatment of all sewage.

location plan



SITE FOR
PROPOSED
DEVELOPMENT





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NOTE: This Brochure is purely conceptual and not a legal offering. Further, the Promoters / Builders / Architects reserve the right to add / delete / alter any details / specifications / elevations mentioned. Furniture, TV, Fridge, Wardrobes, equipment etc. shown in the plan are only to indicate their suggested positions and are not part of the offering.