



Site: Saisun Paraiso, Pudhupakkam - Medavakkam Road, Pudupakkam, Chennai. (Near Siruseri IT Park)

This is not a legal offering. The Company has the right to modify or change the plan without any prior notice. All the images and layout shown are just a conceptual representation of the offerings.

Pencilarts Graphics - 98415 73942



SAICARE INDIA PVT. LTD.

Door #13, Ceebros Arade (Ambika Appalam Complex),
2nd Floor, 3 rd Cross Street, Kasturibai Nagar, Adyar, Chennai -20.
Phone: 93601 93601 Email: info@saikare.com, sales@saikare.com
Web: www.saikare.com

HOME LOAN APPROVED BY:-
**ALL MAJOR
FINANCIAL INSTITUTIONS**



SAICARE
INDIA PVT. LTD.

A home for the heart.

INDEPENDENT VILLAS

39 TO 70 LAKHS

Secured Gated Community with Amenities

*Of OMR Near
SIPCOT IT PARK*



LOCATION IS EVERYTHING
Villas on MSB Roads @ Apartment Prices!



Specifications

STRUCTURE

Seismic resistant RCC Column Framed Structure.

FLOORING

2X2 Vitrified Tiles for Living & Dining Bedrooms: Wooden flooring (kajaria or equivalent) Anti skid ceramic tiles for kitchen and toilets.

PAINTING

Internal Walls :Smooth high quality putty Finish with Emulsion Paint by Asian I Nerolac or Equivalent
External Walls will be with Waterproof Cement Paint

DOORS

Main Door: Teak wood frame with teak wood shutters
Bedrooms: Flush Doors.
External Doors: UPVC / Aluminum / Wooden doors at balconies.
Toilet Doors: Water Proof Doors
Hardware: Brass Bolts and Cylindrical locks (Godrej or equivalent)

WINDOWS

UPVC / Aluminum / Wood With Safety grills and locks/bolts.

ELECTRICAL

Ample points with modular switches and concealed conduits for power, lighting and fans split A/C points in living/ dining and bedroom.(Philips,Roma, Litaski or equivalent.)

Good quality copper wiring.(Finolcx or equivalent.)
Provision for air conditioners in all bedrooms, drawing room, and for RO, fridge, grinder, microwave in the kitchen. Telephone points,1V outlet points in drawing and bed rooms.
Provision for UPS.

PLUMBING

Concealed Plumbing. All pipelines will be PVC/CPVC/UPVC pipes.
(Finolex/Supreme / Prince or equivalent).
All CP fittings will be jaguar, cera or equivalent.
Toilet Fittings & Accessories will be Parryware / cera or equivalent.



Type 1

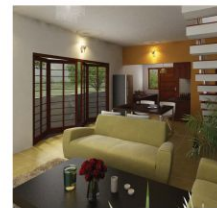
Area Statement

PLOT AREA 1200 Sq.ft onwards

Ground Floor Area : 851 Sq.ft.

First Floor Area : 839 Sq.ft.

Total Builtup Area : 1690 Sq.ft.



Type 2

Area Statement

PLOT AREA 900 Sq.ft onwards

Ground Floor Area : 709 Sq.ft.

First Floor Area : 606 Sq.ft.

Total Builtup Area : 1315 Sq.ft.



Type 4

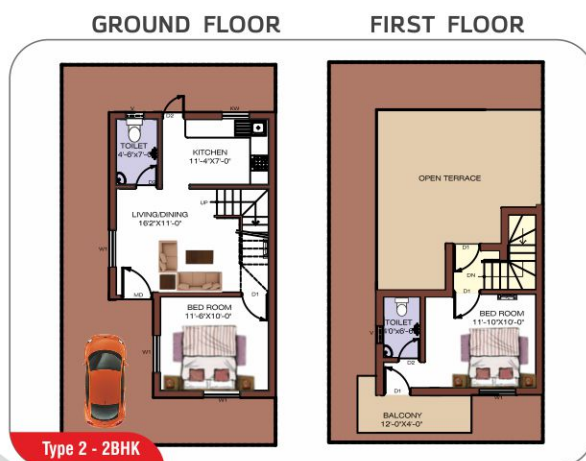
Ground Floor Area : 681 Sq.ft.

First Floor Area : 672 Sq.ft.

Total Builtup Area : 1353 Sq.ft.

Area Statement

PLOT AREA 900 Sq.ft onwards



Type 2 - 2BHK

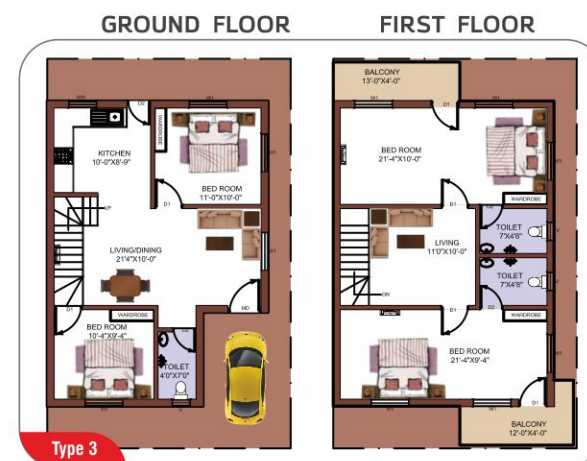
Ground Floor Area : 709 Sq.ft.

First Floor Area : 310 Sq.ft.

Total Builtup Area : 1019 Sq.ft.

Area Statement

PLOT AREA 800 Sq.ft onwards



Type 3

Ground Floor Area : 822 Sq.ft.

First Floor Area : 815 Sq.ft.

Total Builtup Area : 1637 Sq.ft.

Area Statement

PLOT AREA 1000 Sq.ft onwards



Location advantage

- ▶ 2kms to SIPCOT IT Park
- ▶ 2kms to PSBB School
- ▶ 3kms to Chettinad Health City
- ▶ 200m to Purvankara Cosmo City
- ▶ 1km to L&T Eden Park
- ▶ 5kms to Velammal Vidyashram
- ▶ 2kms to Apollo Health City
- ▶ Near by ATMs / Commercial complex

