



You probably drive the best cars...



And collect fine art.



*A modern rendition of 'Sunflowers'. From the famed collection of Dutch post-impressionist painter, Vincent van Gogh.*

**HAVE  
IT  
ALL**





HOW ABOUT  
A PIECE OF GREECE  
IN CHENNAI?

greenn.  
**athens**

PREMIUM GREEK-STYLE VILLAS WITH BRIDGEWALKS.  
AT KELAMBAKKAM, CHENNAI.









# Your own piece of Greece.

Hidden away in a quiet corner of Kelambakkam in Chennai, Greenn Athens presents you with an elegant canvas of regal, pearl-white villas.

Inspired by contemporary Greek architecture, the villas display refreshing blue highlights, beautiful Greek motifs and clean, simple lines.

Blending harmoniously with the surroundings, this premium project creates a paradisiacal picture of Greece. One which, you can call your own.





# Yours to experience.



At Greenn Athens, there is so much to experience. And this stays true through all four floors of each villa. Even as you enter the gates, you will notice that the lanes between villas have been skillfully elevated to conceal the car park at the stilt level and provide unique Bridgewalks for leisurely strolls.

Apart from ample car parking space, the stilt level has a lap pool and deck to keep your body toned and for you to relax in. From here, an in-house elevator will carry you to any floor you please, including the beautifully landscaped terrace. The soothing sprays of green and open spaces incorporated throughout the villa, transforms being indoors to a bright, airy and delightful experience.





# Yours to flaunt.

Greenn Athens pays close attention to detail to ensure your home is perfect and comes with plenty of flourishes for you to flaunt. Here's a list of some of them.

- In-house passenger elevator
- Lap pool
- Landscaped gardens
- Home theatre
- Jacuzzi in master bath
- Bridgewalks
- Imported marble/wood flooring
- Teak wood doors and architraves
- Imported modular kitchen and much more

In addition to this, Green Tree Homes and Ventures will even be taking care of maintenance\* for 5 years!



\*Conditions apply.



# Yours to choose.

If you're looking for an exclusive experience and would like to add your own flavour to your home, Greenn Athens gives you the choice to do that. Whether it's as simple as picking an East or West facing villa, or as detailed as deciding where you want your pool to go, at Greenn Athens you're in control. So go ahead, flip through our layout options, and start thinking about how you want your home to be.

If you like to take things easy, we can also arrange to have your interiors done up for you by the skilled designers of Sumana Dinesh Associates - our group company. In this case, all you need to do is pack your clothes and move into your beautifully done up villa.





# Yours to explore.

Spread across 3 acres, this pristine villa project is nestled in an unadulterated part of Kelambakkam, close to the Muttukadu lake.

Apart from being pleasing to the eye, the lake is emerging as a hot tourist destination for water sports. Here, both naturalists and adrenaline junkies will feel at home.

## Location map







# Scheme - 1A

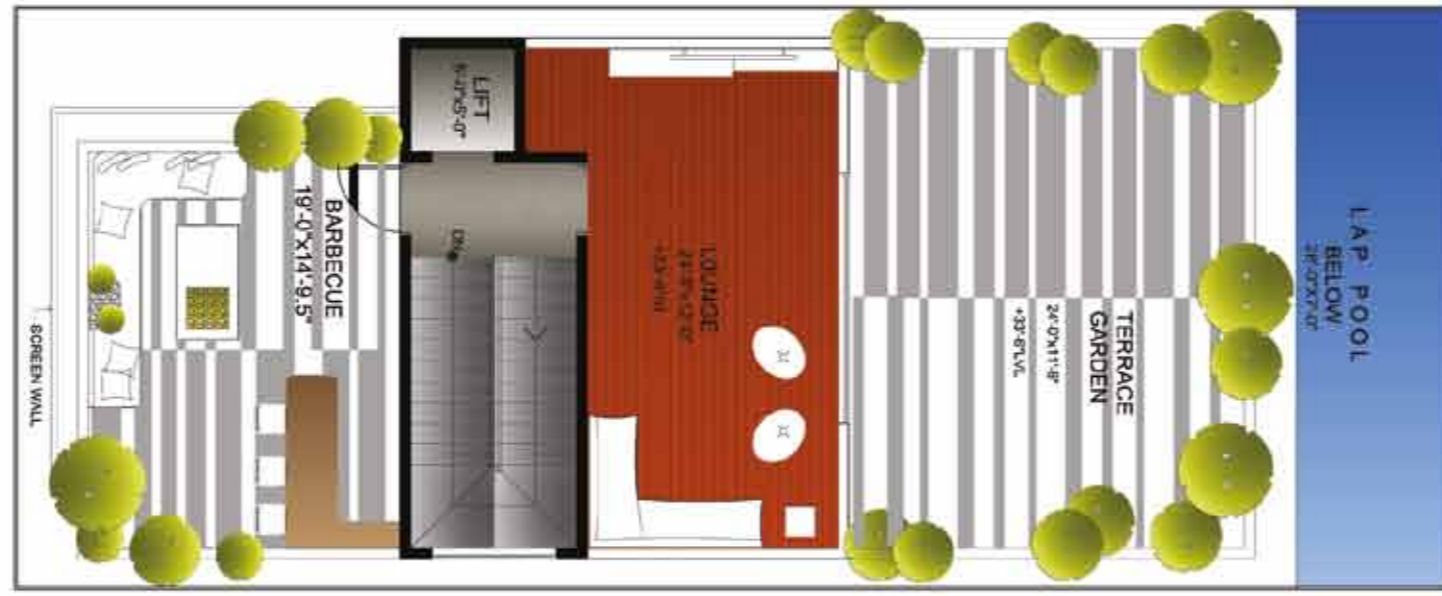
(West facing)





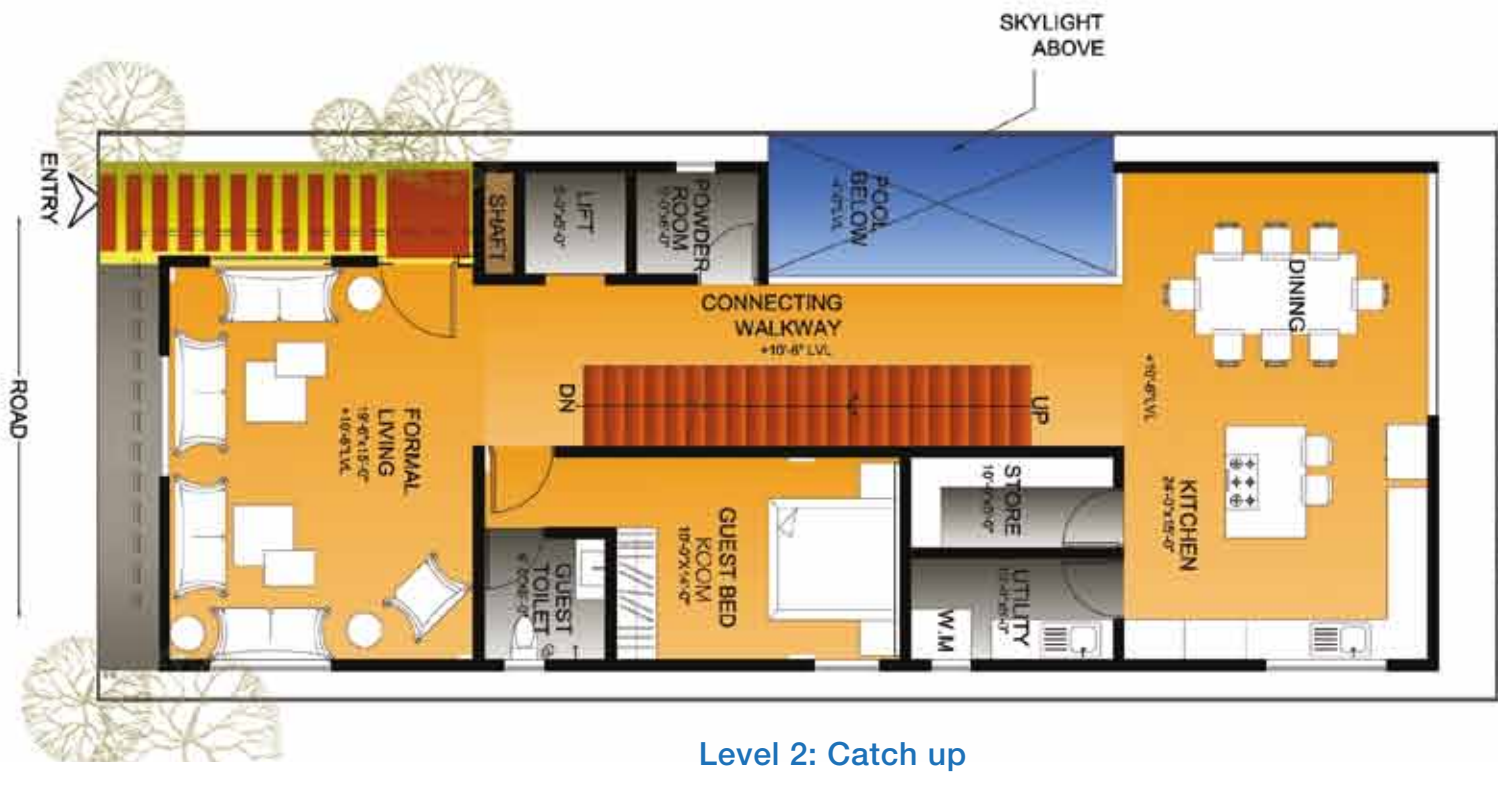
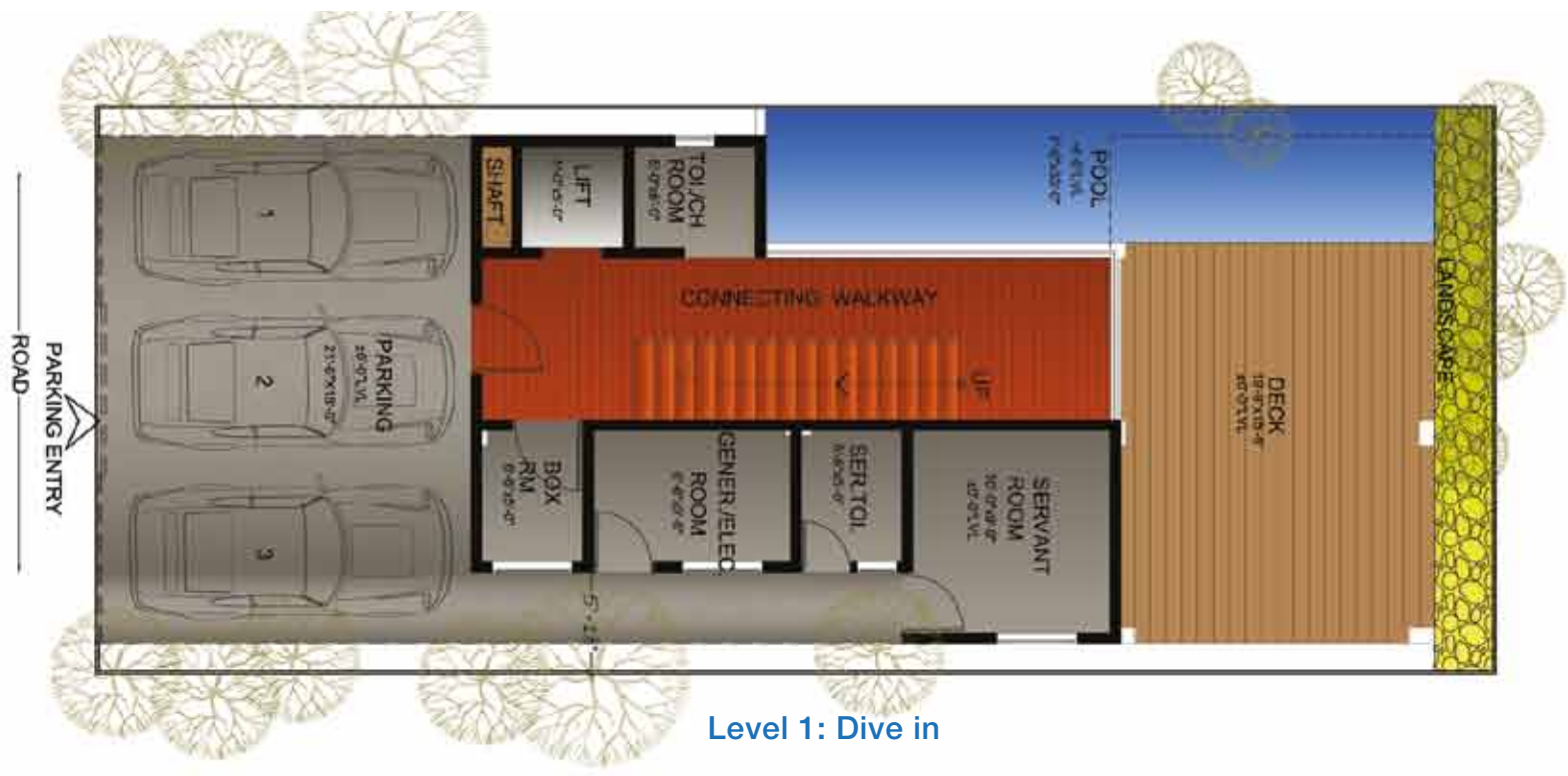


Level 3: Unwind



Level 4: Indulge





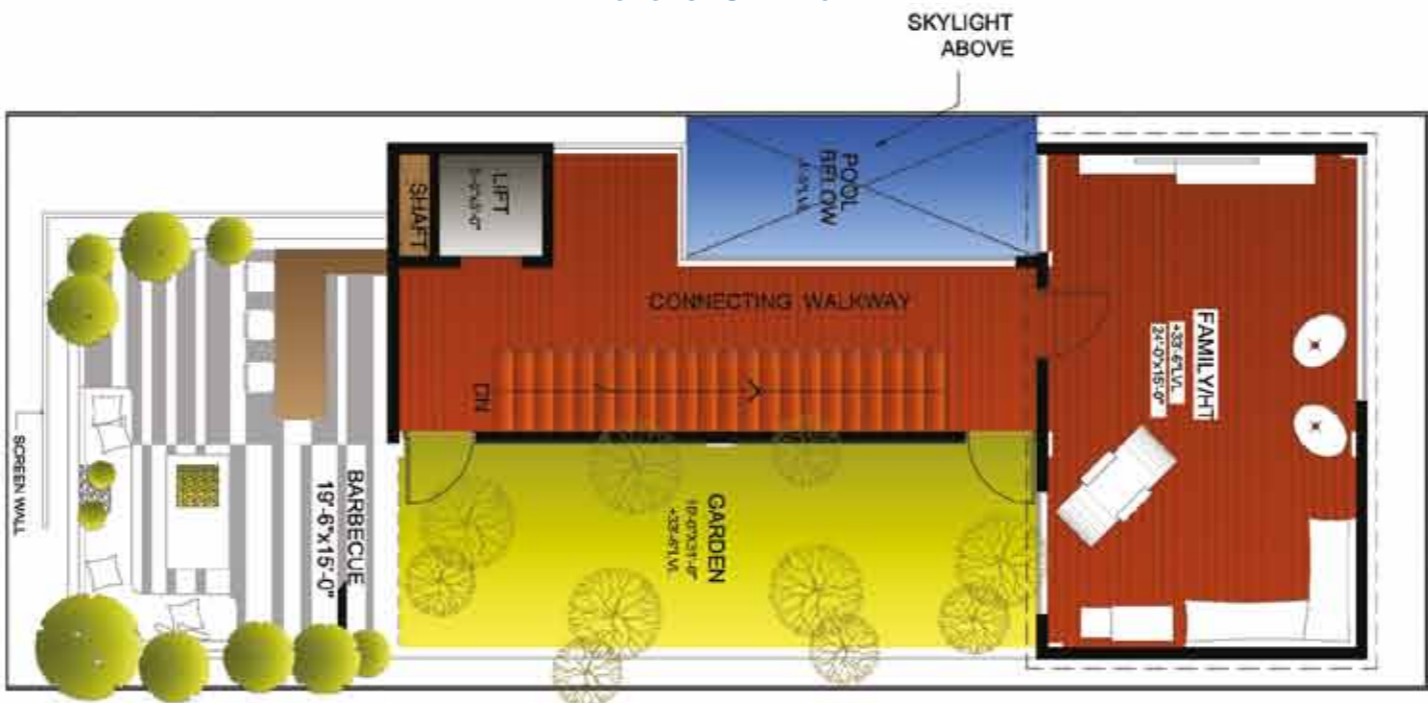
Scheme - 2A  
 (West facing)







Level 3: Unwind



Level 4: Indulge



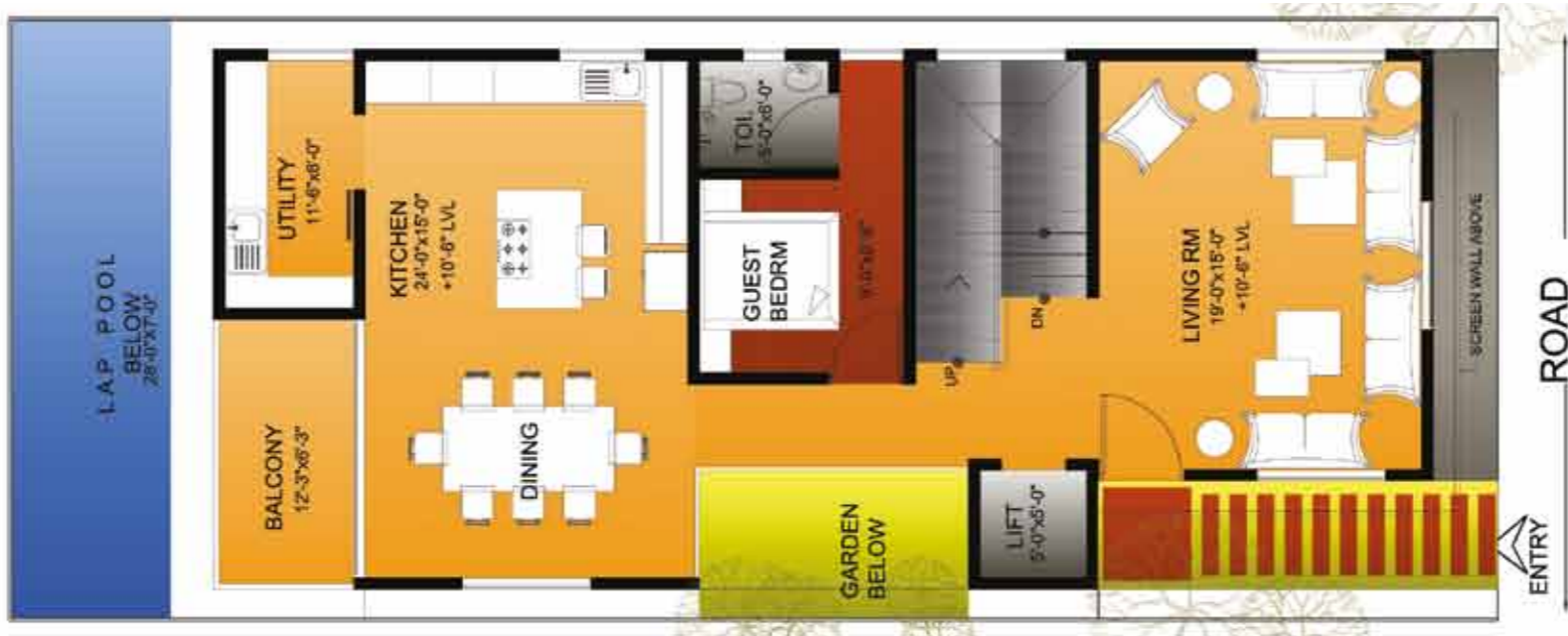


# Scheme - 1B

(East facing)



Level 1: Dive in



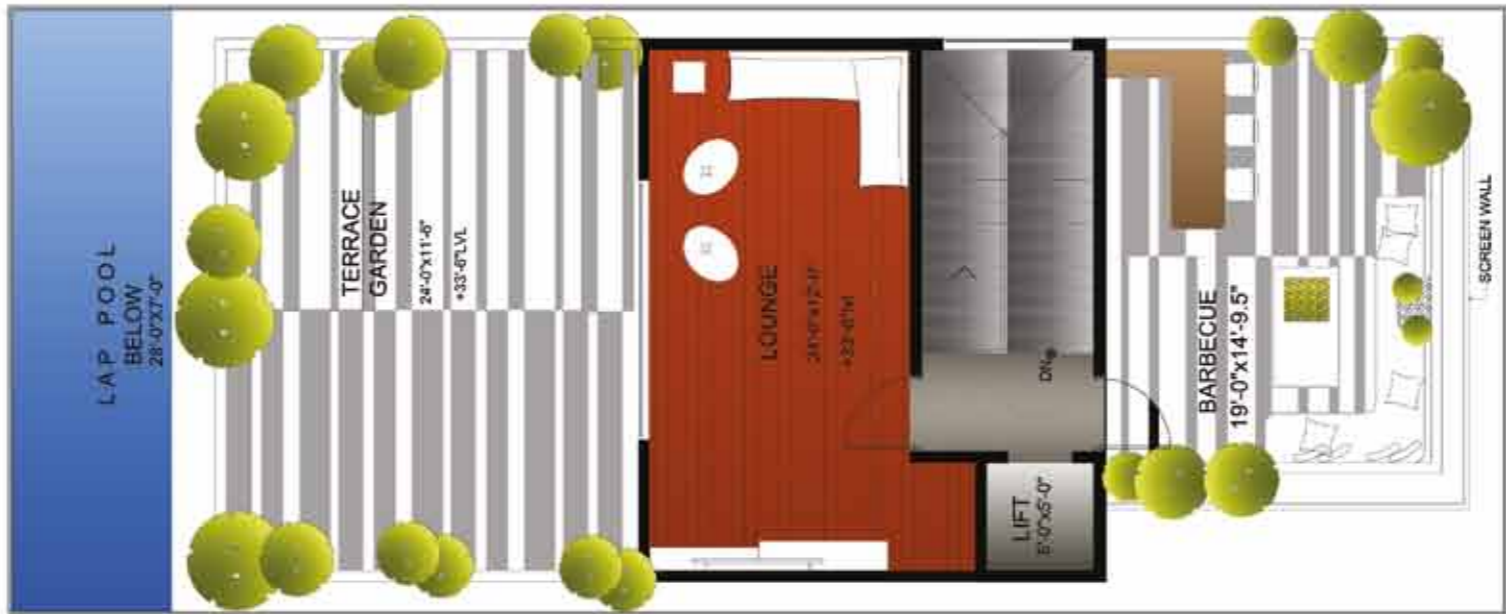
Level 2: Catch up



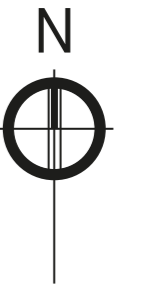




Level 3: Unwind



Level 4: Indulge



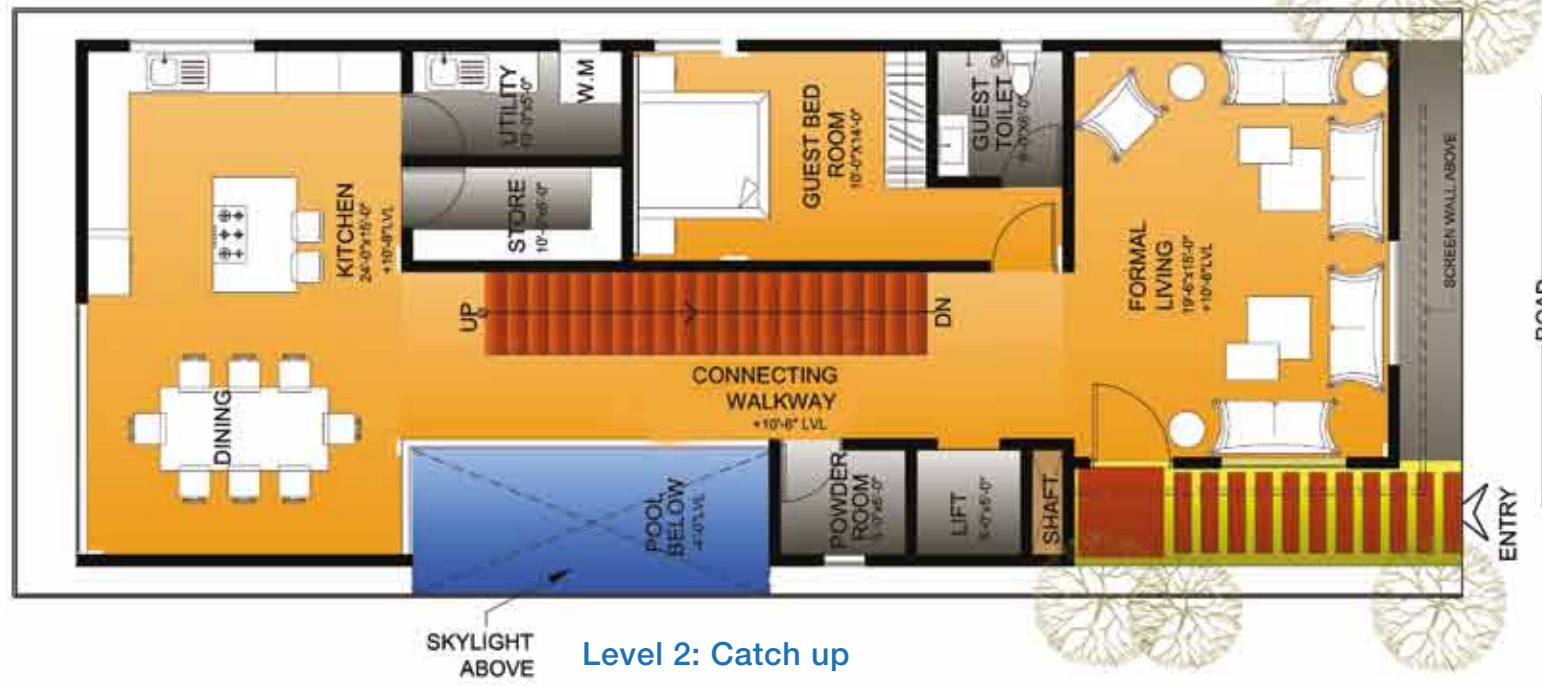


# Scheme - 2B

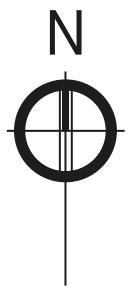
(East facing)



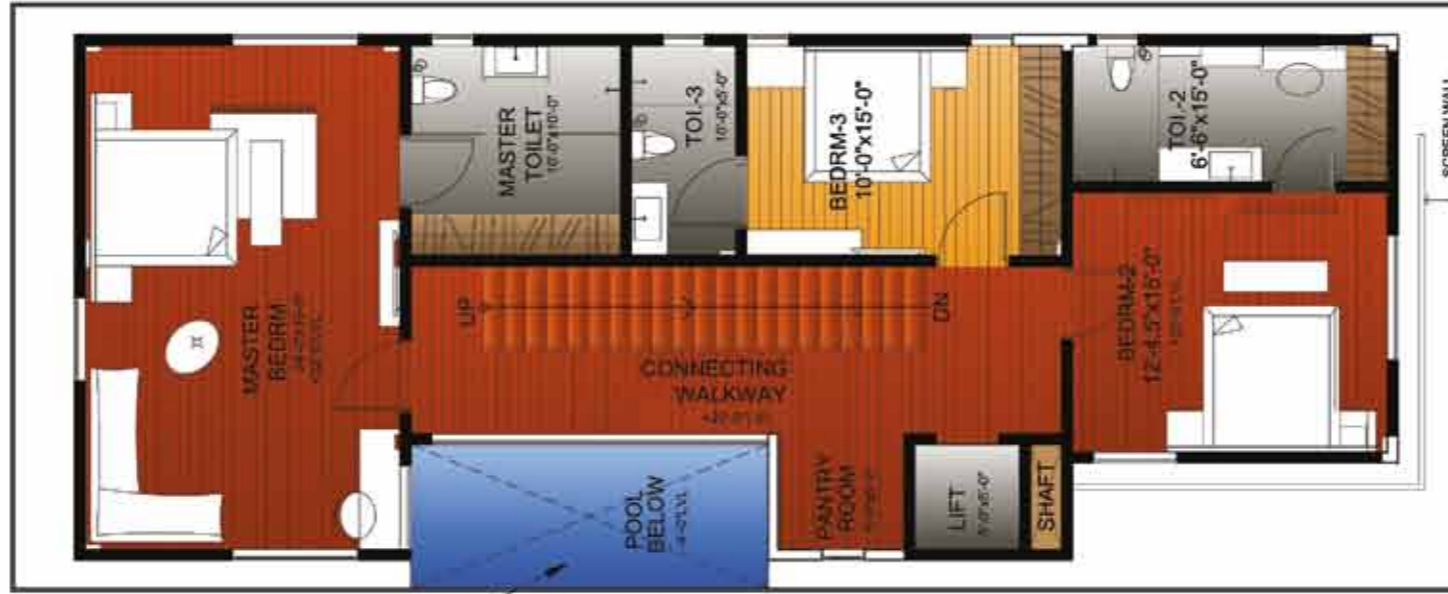
Level 1: Dive in



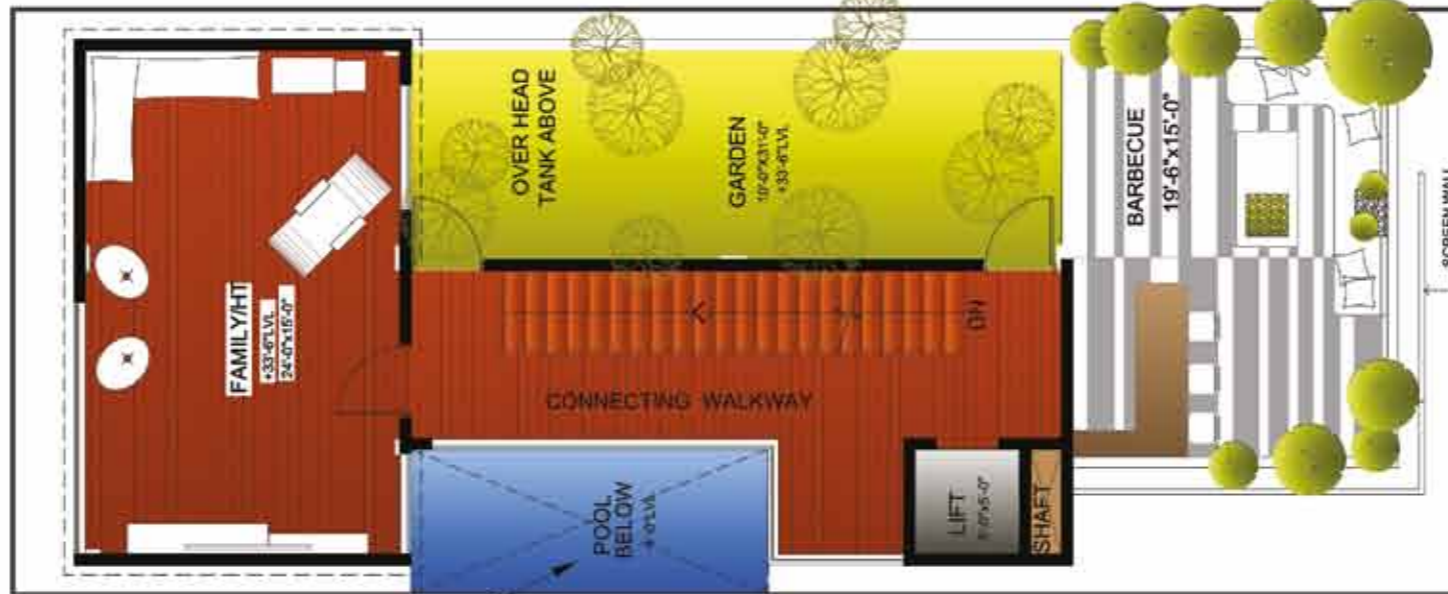
Level 2: Catch up



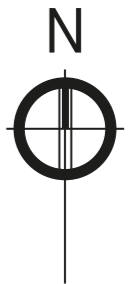




SKYLIGHT ABOVE **Level 3: Unwind**



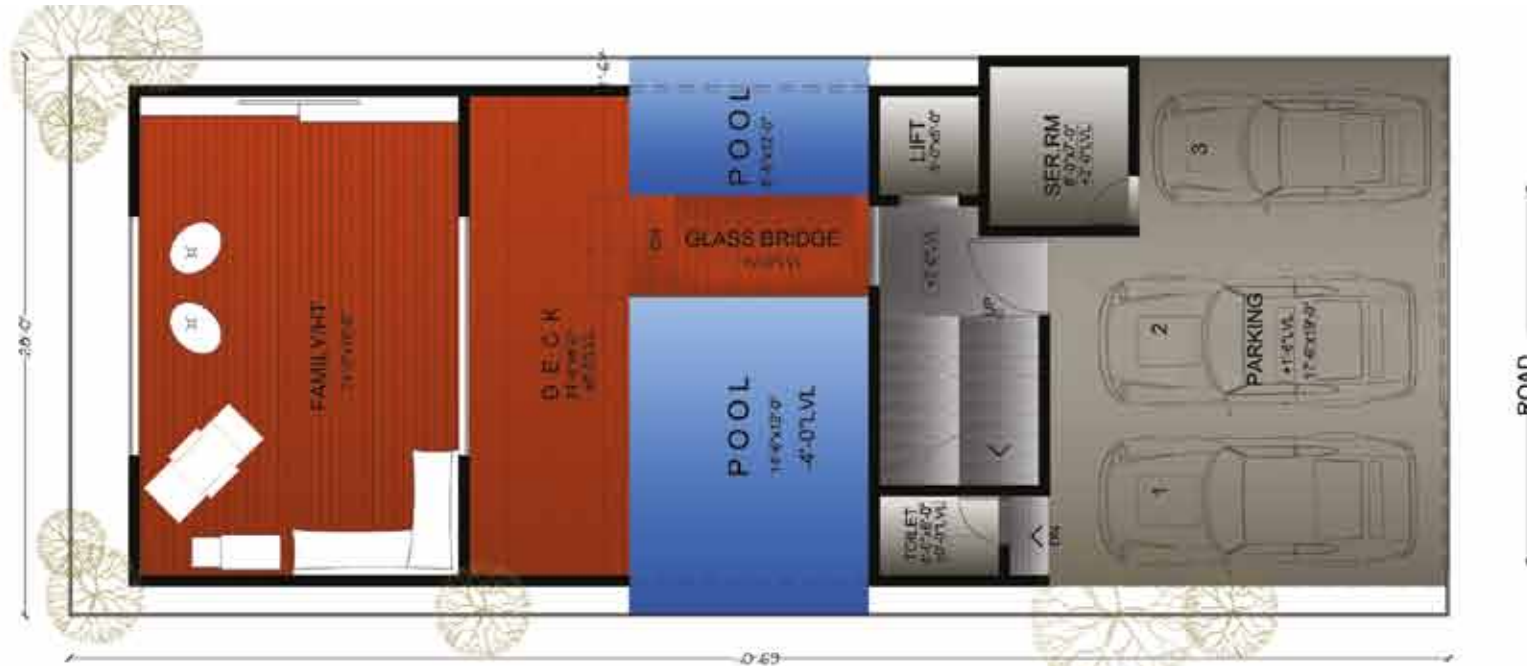
SKYLIGHT ABOVE **Level 4: Indulge**



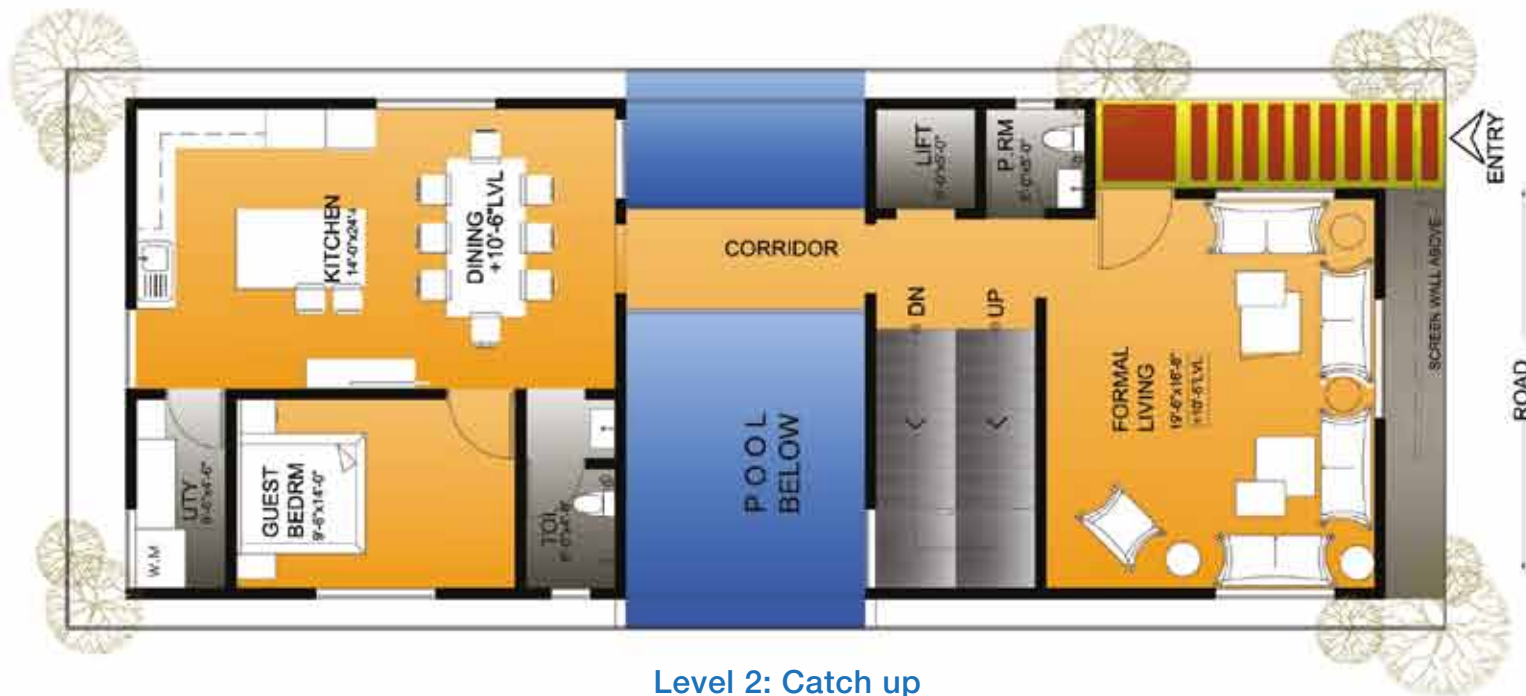


# Scheme - 3

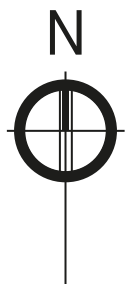
(East facing)



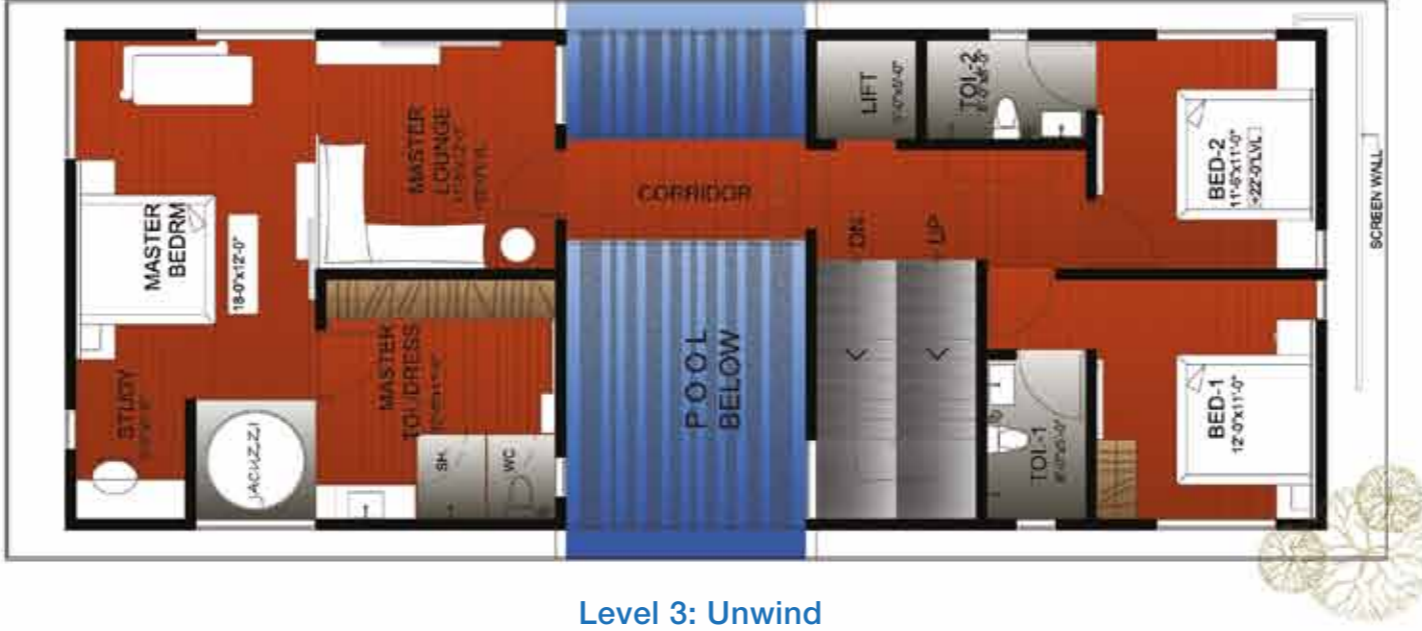
Level 1: Dive in



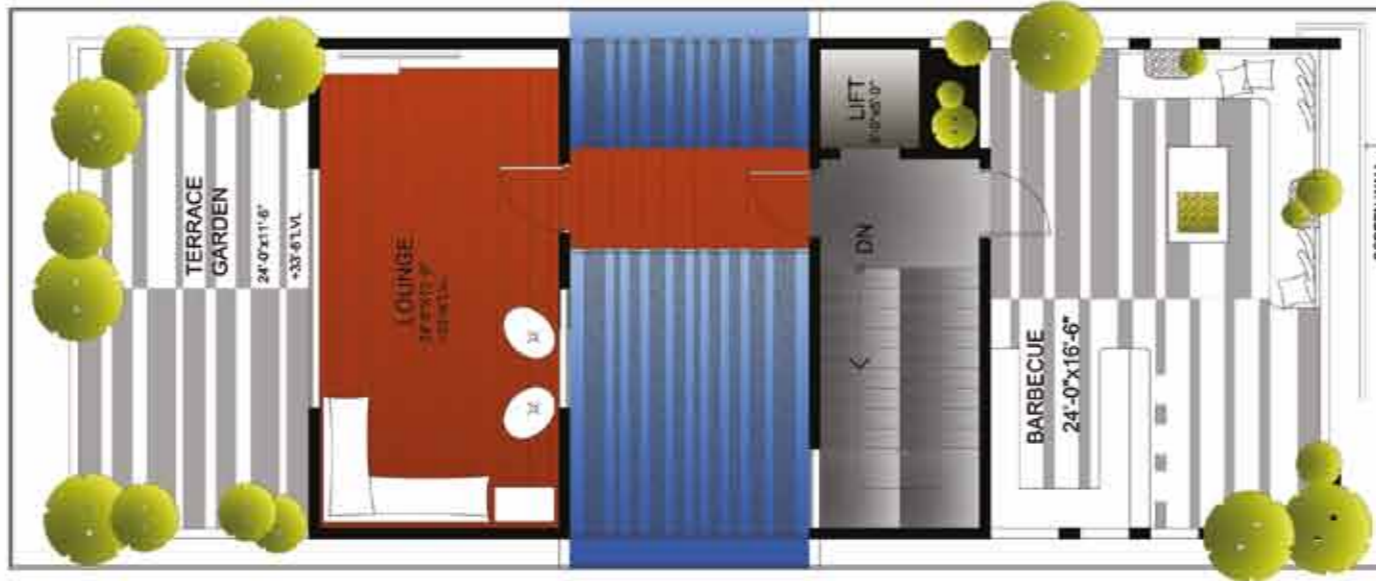
Level 2: Catch up



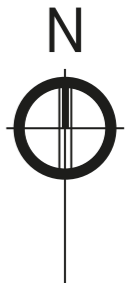




Level 3: Unwind



Level 4: Indulge





# Specifications

## **Structure**

Ground + two levels RCC structure  
Covered car parks in ground floor

## **Flooring**

### *Foyer/Living/Dining*

Imported marble with 4" flush skirting

### *Master bedroom/Entertainment area*

Laminated wooden flooring

### *Balcony/Terrace*

Rustic tiles

### *External steps*

Rough granite

## **Staircase**

### *Internal staircase*

Granite tread/raiser

SS and glass railing

## **Exclusive**

Passenger lift

Swimming pool

## **Kitchen**

Granite polished edge counter top

Ceramic designer tiles 2' high above counter

Imported modular kitchen and cooking counter with single bowl sink and drain board

Utility area – Single bowl (optional)

## **Toilet**

Superior quality anti skid ceramic tile flooring

Ceramic designer tiles for dado and ledge walls

## **Servant room/Toilet**

Indian ceramic tiles

Anti skid ceramic tiles in the toilet with Indian commode and wash basin

## **Balconies**

Superior quality rustic tile flooring and skirting

MS powder coated railing

## **Terrace**

Superior quality rustic tile flooring

## **Doors and windows**

### *Main door*

Teak wood frame with architrave

Teak wood designer door shutters

Melamine finishes on both sides

### *Master bedroom/Powder room*

Flush doors finished with 4 mm thick veneer

melamine polish

### *Kitchen/Toilet*

Flush doors with laminate finish on both sides

### *Other internal doors*

Wood frames and doors with veneer and melamine polish

### *External doors/Windows*

UPVC/Anodized aluminum sliding French doors with shutter



### **Hardware**

CP brass tower bolts, door stoppers, ball bearing hinges with night latch and safety chain for main door

### **Painting and polish**

#### *Internal walls*

Superior wall putty with acrylic emulsion paint

#### *External walls*

Plaster finish with weather shield exterior emulsion

### **Elevator**

Dedicated four passenger lift of Johnson or equivalent make, with automatic doors

### **Sanitary and plumbing**

#### *Sanitary fittings*

EWC wall-hung, concealed cisterns

Counter wash basin

All sanitary fittings are Kohler/Toto/equivalent

All water supply lines are in superior class CPVC pipes

PVC drainage lines and storm water drain pipes

Hot water connection shall be provided for shower and wash basin in all bathrooms

### **Electrical**

#### *Wiring*

Concealed copper wiring using Power Flex/Finolex cables or equivalent

#### *Power points*

5/15 Amps and AC points with modular plate switches

#### *Switches*

Legrand or equivalent switches

#### *Light fittings*

External light fittings would be provided

#### *Fans*

Exhaust fans shall be provided

### **Back-up facility**

100% power back-up including air conditioning

### **Home automation**

Fully integrated basic home automation for security, lighting, appliances control and easy communication

Mood lighting in living and master bedroom

Dimmers in entertainment room

### **Electro-domestic equipment**

90 cm electric chimney

4-burner cooking hob

Microwave

Dishwasher

### **Air conditioning**

All rooms are provided with split AC ducting

### **Telephone/Internet/DTH**

Wi-Fi facility throughout the project

Fixed phone line/DTH

### **Landscaping**

Designer landscape around the villa, drive ways and entrance arch







# Green Tree Homes and Ventures

Green Tree Homes and Ventures, Chennai, is promoted by a group of successful architects and designers with over 20 years of experience in real estate with insights, competencies and technology to develop integrated townships. Our residential and commercial projects currently cover over 1 million square feet. We employ international standards of mechanized construction, with a strict adherence to building laws and regulations, meticulous attention to detail, and dedication to ensure timely completion, total customer satisfaction and excellent value for money. Green Tree Homes and Ventures seek to deliver world-class designs that blend cultural, social, environmental and economic needs to develop well integrated communities.



**To own a piece of Greece,  
call: +91 44 4042 2222, 2498 4988**

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A group company  
**sumana dinesh associates**  
architects & interior designers

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