

Make a beginning



Help Chennai grow. Help India grow.

Pallava Estate LLP

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Priceless

The feeling of being together is

Priceless



Home is where love resides
Memories are created
Friends always belong
And families are forever



Welcome to
xs real
SKYCITY
Priceless



We bring you yet another tribute to happy living. A medley of tranquility and sophistication. It's a home where design spells out a great lifestyle and attention to every detail creates a tailor made home that is exclusively yours.

Come, live at SKYCITY and enjoy the bliss of owning a home that exudes love, happiness, sophistication & refinement that few can resist.

And all these @ a Price beyond imagination.

It's Priceless



2 BHK | 3 BHK
616 sq.ft – 1405 sq.ft
135 well designed homes

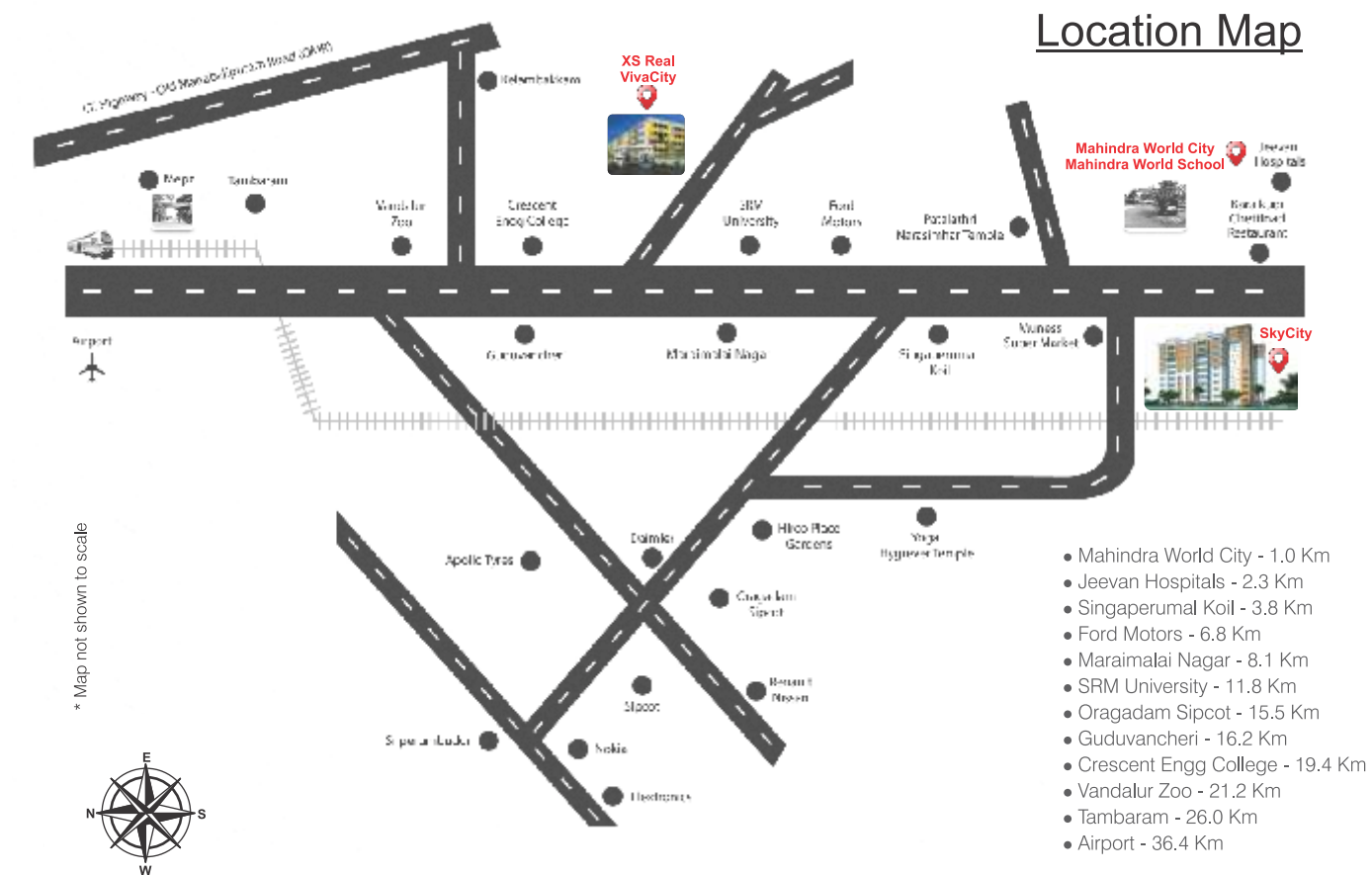


Priceless
Site Plan

- | | |
|----------------------|-----------------------|
| 1. Water Body | 7. Basketball Court |
| 2. Jogging Track | 8. Skating Rink |
| 3. Landscaped Garden | 9. Children Play Area |
| 4. Shuttle Court | 10. Pergola |
| 5. Volleyball Court | 11. Power Backup |
| 6. Tennis Court | 12. Swimming Pool |



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Location



Situated on one of the busiest National Highways in Southern India, SKYCITY is right opposite to Mahindra World City.

A myriad of residential & Commercial hubs spread along the stretch of where SKYCITY is located.

The area hosts a legion of reputed schools, colleges, healthcare institutes & well connected roads. The Civic infrastructure is also commendable with railway station & bus stops in the close vicinity.





The Home is designed
with space for family time



FAMILY TIME IS PRICELESS

Your home is Priceless. The living room is large, well-ventilated & designed for enjoying moments of joy such as family get together & entertaining guests at home.



THE TOGETHERNESS IS PRICELESS

In your home, the dining area adjoining the kitchen is a thoughtfully designed space for a picture perfect setting for the family to sit down & relish Priceless moments of Togetherness



Every home is a picture of togetherness

Homes have large, airy bedrooms filled with warmth & comfort.



LOVE IS PRICELESS

The master bedroom is a cosy space that provides much needed relaxation at the end of the tiring day. Experience the comfort of your quiet & spacious retreat, while your children discover the joys of childhood in their own smartly designed bedroom.

HEALTH IS PRICELESS

Set against a stunning green backdrop, swimming pool, cycling & jogging trails will entice residents to get moving on a daily basis.



Unwind in the lap of Luxury



Soak in the Luxury
of a fit lifestyle



FITNESS IS PRICELESS

With access to the best sporting facilities at your doorstep, you will have the flexibility to bring sport & exercise into your life to suit your pace and timing. With tennis & basketball courts, state of the art gymnasium, shuttle court & board games, you are spoilt for choice.

BLISSFUL IS PRICELESS

Natural, unmanicured greenery abounds at every corner of SKYCITY, and multicolored floral spring forth at every turn. Spaces tucked away from the centre of activity, including a serene landscaped garden with Pergola, inspire quiet introspection and repose. Myriad places for gathering foster a spirit of fraternity and pride.



A health friendly environment
awaits you



A perfect and varied setting
for family and social gatherings



TOGETHERNESS IS PRICELESS

Emotional well being, creative energy & a sense of purpose are all borne out of close-knit relationships. The Clubhouse celebrates the emotional affiliation between members of the community & provides the space for truly communal recreation.

BONDING IS PRICELESS

What can be more refreshing than a walk at the break of dawn, in unison with nature's elements with little to break the golden silence. Stone walk ways & Cobbled paths crisscross the entire project, beckoning residents to linger in the shades



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Apartment Specifications

STRUCTURE

Foundation : RCC Isolated/ Combined Footings. **Structural System :** RCC Framed Structure (Column, Beam & Slab) Seismic compliant (Zone 3). **Masonry:** Block work & plastering

FLOOR FINISH WITH SKIRTING

Living/ dining /Bedrooms/Study & Kitchen : Vitrified Tiles of size 2'0"x2'0". **Toilets & Utility :** Anti skid/matte ceramic Tiles of size 1'0"x1'0". **Balcony /POT:** Anti skid vitrified tiles /ceramic Tiles/equivalent

WALL FINISH - Toilet: Glazed ceramic Tile upto 7'0" ht. **Kitchen:** Glazed ceramic Tile upto 2'0" ht. from the counter level. **Utility :** Glazed ceramic Tile upto 3'0" ht. on all sides

KITCHEN

Counter platform: Well- polished cut granite mounted on a modular friendly structural framework, **Sink:** Single bowl Stainless Steel sink with drain board. For Precinct 5 - Single bowl sink only.

JOINERY

Main door: FRP frame with FRP shutter / Hardwood frame with moulded skin shutter. **Bedroom doors:** FRP frame with FRP shutter / Hard wood frame with flush shutter. **Toilet doors:** FRP frame with FRP shutter / Hard wood frame with flush shutter coated with BWP laminate on one side and painted on the other side.

FITTINGS

Main door: SS hinges; branded door lock; door view; safety chain; door stopper; door bush tower bolt. **Bedroom doors:** SS hinges; door lock; door stopper; door bush; tower bolt. **Toilet doors:** SS hinges; Al drop /lock without key ; baby latch

WINDOWS

Windows: UPVC windows with sliding shutters. **Ventilators:** Fixed UPVC/ Powder coated aluminum louvers. **Glass panes:** Plain / pinhead glass

PLUMBING

Water line : Internal – CPVC pipes, External – UPVC pressure pipes. **Waste /Soil line:** PVC pipes fixed on wall with clamps. **Rain water line:** PVC pipes fixed on wall with clamps

CP & SANITARY FITTINGS

Sanitary fixture: Parryware / equivalent. **CP fittings:** Parryware / equivalent. **Color:** White. **Master bedroom/Attached Toilet:** Floor-mounted European water closet with health faucet; 2-in-1 wall mixer with OH shower; Regular wash basin. **Common Toilet:** Floor-mounted European water closet with health faucet; 2-in-1 wall mixer with OH shower. **Dining:** Regular wash basin with bottle trap. **Kitchen:** Sink cock; angular cock for the water purifier. **Utility:** Angular cock for the washing machine

ELECTRICAL POINTS

Supply: 3PHASE power supply connection. **Safety device:** ELCB; MCB; manual phase changeover in 7 segment distribution box. **Switches & sockets:** Modular box & modular switches & sockets. **Conduits:** Concealed PVC conduit. **Wires:** Fire Retardant Low Smoke (FRLS) copper wires. **Back-up:** Only conduit from the DB for inverter provision.

PAINTING FINISHES

Internal walls: Tractor Emulsion / equivalent paint with two coat of putty & 1 coat of primer & 2 coats of color as per architect. **Ceiling:** Oil bound distemper with each 1 coat of putty & primer – color white of 2 coats. **Exterior walls:** Weather proof exterior paint with color as per architect design. **Toilet ceiling:** Grid type false ceiling

RAILINGS

Balcony / Parapet: MS / block work handrail with synthetic enamel paint / exterior emulsion paint with respect to its finish. **Staircase:** MS handrail with synthetic enamel paint.



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Common Specifications

AMENITIES

Lift: Elevators of 16 passenger & 10 passenger capacities will be provided. **Physical fitness:** Well designed Gym room. **Entertainment:** Architect designed indoor games room. **Back – up:** 100% Power back up for common amenities such as lifts, Water pump, STP & selective common area lighting. **Stilt column guard:** Column reflector paint for 1.0m height in stilt for easy parking of the cars. **Mail box:** Will be provided in stilt for individual apartment. **Name board:** Apartment owner name will be provided in stilt. **Lift fascia:** Granite lift fascia in stilt / Glazed Tiles / equivalent in other floors. **Lobby floor:** Granite flooring in stilt lobby. Ceramic / equivalent Tiles in other floors. **Lobby door:** Main door with UPVC glazed sliding door / openable door. **Staircase floor:** Granite flooring in stilt upto first floor Ceramic / equivalent Tiles in other floors. **Fire staircase floor:** Grano flooring in all floors. **Staircase handrail:** MS handrail with synthetic enamel paint in all floors. **Car park / stilt:** Concrete / IPS flooring.

OUTDOOR FEATURES

Swimming pool: Aesthetically designed swimming pool with toddler pool finished with good quality tiles. **Water storage:** OHT & UG sump with WTP (min. requirement as per water test report). **Toddlers play area:** Children play area in appropriate place within the premises. **STP:** Sewage Treatment plant with ultra filtration membrane (includes Tertiary treatment). **Architect designed landscaped spaces at possible locations.** Automatic water level controller in Over Head Tank. Terrace slab. Terrace slab treated with Weather proof. **Well defined driveway:** Paver block / concrete paved all-round the building with demarcated driveway. **Security:** Security booth will be provided at an appropriate place. **Rain water harvest:** RWH is done wherever possible for recharging the ground water level. **Compound wall:** Building perimeter fenced by compound wall with entry gates. **Power supply:** Outdoor type transformer provided inside the building premises **Voice, Data & Entertainment:** We will provide one service provider.



Water Treatment Plant



Swimming Pool



Sewage Treatment Plant



Gymnasium



Multipurpose Hall



Indoor Games Facility



Children Play Area



Themed Landscape



A priceless possession



5 REASONS TO BUY A HOME TODAY



PRICE PARITY

Will the prices drop after I have bought?

Don't worry, at SKYCITY you will be compensated fully if it happens.



ON TIME
DELIVERY

One of the few builders, we have a track record of ensuring handing over of projects on-time, since our inception. In case of a delay in delivery, we assure you of bearing the penalty.



QUALITY
ASSURANCE

Have you heard of a three year warranty? For the first time in India XS Real assures your apartment with a three year defect free performance.



GUARANTEED
RENTAL

SKYCITY comes with a Guaranteed monthly rental of Rs.10 per sq.ft for next 1 year, irrespective of the market conditions.



COMPLIMENTARY
CAR PARK

At XS Real we value relationships. As a mark of appreciation, a Car Park comes free from us, to mark the beginning of this relationship.



In the course of 21 eventful years, XS Real Properties Pvt. Ltd. has, in the process of building 3 million Sq. ft. of space, garnered for itself a matchless reputation-that of endearing itself to its customers by providing apartments that are built to last, built for "lasting happiness." It is the culmination of adhering single-mindedly to a policy of fair business practices and a zero-compromise attitude toward quality, be it location, material, finish, or aesthetics.



MAKE A BEGINNING
HELP CHENNAI GROW. HELP INDIA GROW.



xs real[®]
Happiness
ZERO DELAY, ZERO DEFECT
HOME

21 Years in the Industry | 3 Million Sft Delivered
6 Million Sft in the Pipeline | More than 1800 Happy Families



GreenEdge - Contemporary Styled Architecture



Villa Espana - Spanish Styled Architecture



Prathyeka - Chettinad Styled Architecture



Pallava Heights - Pallava Styled Architecture



Chesterfields - Tudor Styled Architecture



La Celeste - French Styled Architecture



Villa Bali - Balinese Styled Architecture



Siena - Tuscan Styled Architecture

Only developer in the country to deliver projects with 8 different Thematic Architecture.



Move in to XS Real SKYCITY
discover the feeling of being priceless



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