

xs real CENTRA



Help Chennai grow. Help India grow.



Acestar Properties Private Limited

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RERA Approval Number: Plot No 12 (TN/01/Building/0050/2017) | Plot No 13 (TN/01/Building/0049/2017) - www.tnrera.in



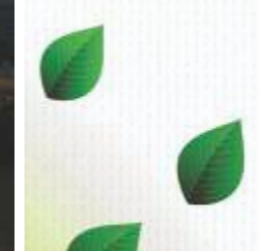
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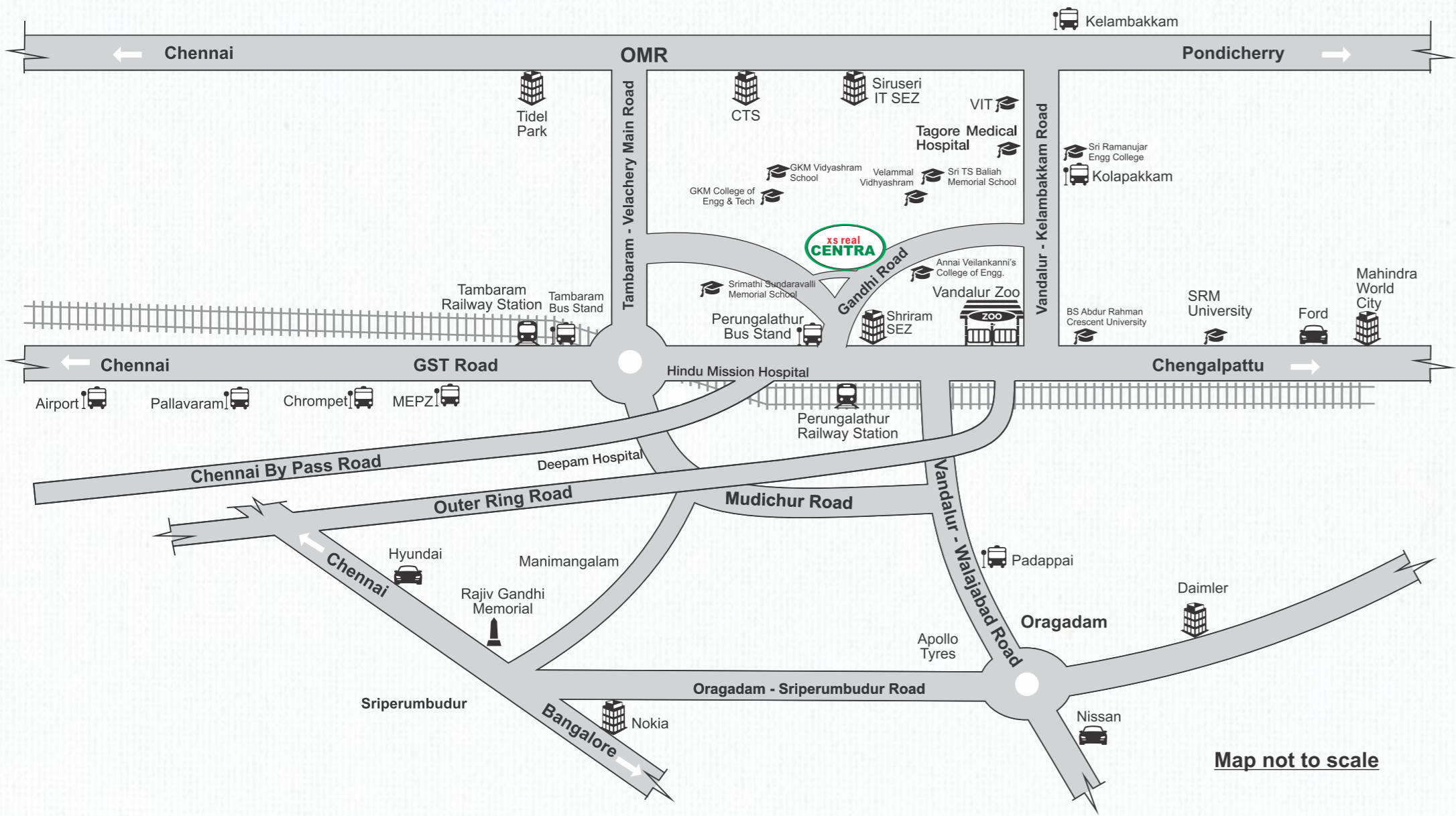
HOMES FACING VANDALUR HILL AT
Nedungundram, Near Perungalathur



MODERN IN CONVENIENCE AND CLASSIC IN CHARM

XS REAL brings to you a living experience, where Nature co-exists with you, where the community gathers, connects and builds bonds, where convenience & connectivity go hand in hand, and life thrives with happiness.





**STAY IN
A WELL CONNECTED
NEIGHBOURHOOD**

With Tambaram just a 10 minute drive from Centra , the project is supported with an excellent social infrastructure. Perungalathur railway station, bus stand & proposed mofussil bus terminus are in close proximity to the project and the area hosts reputed schools and institutes for higher education. A rare combination of lush greenery and easy accessibility to the IT corridor through Vandalur-Kelambakkam Road makes this residential enclave truly unique

4km from Perungalathur Railway Station
3km from Vandalur Junction
15 mins from Tambaram
18 kms from Airport

SCHOOLS
SSM School
Velammal Vidhyashram School
GKM Vidhyashram School

COLLEGES
VIT Chennai
BS Abdur Rahman Crescent University
Anna Velankani's College of Engg.

HOSPITALS
Tagore Medical Hospital
Hindu Mission Hospital
Deepam Hospital

Map not to scale





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WALK UP THE VANDALUR HILL

Soak up the sunshine every morning, feel the breeze in your face and experience nature in its truest form. What can be more refreshing and rejuvenating than to start the day with a walk up the hill at the break of dawn. A green haven untouched by pollution and its effect, CENTRA enchants with its immaculate purity & innate elegance.





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**CATCH
THE PICTURESQUE
VIEW**

Whether you're looking out of the window from your bedroom or from your private balcony, CENTRA offers you a green picturesque view of the Vandalur Hill. Sit back and watch the world go by, from a corner that's all your own.





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CELEBRATE
THE JOY OF
TOGETHERNESS

Elegant, refined and exclusive CENTRA's exquisite apartments promise to have a vibrant and well-knit community.





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LIVE IN A PRIVATE AND PERSONAL APARTMENT

Homes at CENTRA have been crafted with practicality in mind by giving you your well deserved privacy amidst an apartment setting. Spacious long corridors and well designed plan provides natural light and ventilation through the day.





CLEAR VISION AND CLEAN PLANNING

Each and every feature and facility here vouch for the methodical planning followed for a better living experience at affordable prices.

MODEL APARTMENT

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



GreenEdge - Scandinavian 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



Catalunya City - Spanish Styled Architecture

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**CENTRA
IS BACKED BY
A COMPANY
OF TRUST**

In the course of 23 momentous 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 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.

Specification

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,	Vitrified Tiles of size 2'0"x2'0" Bedrooms, Kitchen
Toilets	Anti skid/matte ceramic Tiles of size 1'0"x1'0"
Balcony /POT	Anitskid/equivalent ceramic Tiles

WALL TILES	
Toilet	Glazed ceramic Tile upto 7'0" ht.
Kitchen	Glazed ceramic Tile upto 2'0" ht. from the counter level

KITCHEN	
Platform	Black color Well- polished cut granite of default size shall be handed over
Sink	SS Single bowl With Drain board

JOINERY	
Main door	Hardwood door frame with flush shutter
Bedroom doors	Hardwood door frame with flush shutter
Toilet doors	Hardwood door frame with flush shutter

FITTINGS	
Main door	SS hinges/Handle;branded door lock; door viewer; safety chain; door stopper; door bush; tower bolt.
Bedroom doors	SS hinges; branded door lock; door stopper; door bush; tower bolt.
Toilet doors	SS hinges; Aldrop /lock without key; baby latch

WINDOWS	
Windows	UPVC windows with sliding shutters
Ventilators	UPVC/ Powder coated aluminum louvers
Glass panes	Plain / pinhead glass

PLUMBING	
Water line	Internal – PVC pipes for internal cold water line & CPVC for hot water line External - UPVC pressure pipes
Waste /Soil line	PVC /SWR 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; master control valve
Common Toilet	Floor-mounted European water closet with health faucet; 2-in-1 wall mixer with OH shower; Regular wash basin; master control valve
Kitchen	Sink cock; angular cock for the water purifier & washing machine



SPECIFICATIONS COMMON TO BUILDING COMPLEX

AMENITIES:	
Lift	Elevators of 6 passenger capacity 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 & selective common area lighting
Mail box	Will be provided in stilt for individual apartment
Name board	Apartment owner name will be provided in stilt.
Lift fascia in other floors	Granite lift fascia in stilt, Glazed Tiles / equivalent
Lobby floor	Granite flooring in stilt lobby, Ceramic / equivalent Tiles in other floors
Staircase	Granite flooring from stilt upto first floor, Ceramic / equivalent Tiles in other floors
Staircase handrail	MS handrail with synthetic enamel paint in all floors
Car park / stilt	Concrete / IPS flooring

Water storage	OHT & UG sump with WTP
OSR	Well designed Children Play in OSR subject to the Permissibility of use with enhanced green area.
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	compound wall with Entry/Exit gates.
Power supply	Outdoor type transformer provided as per norms
Voice, Data & Entertainment:	One Service provider will be provided Architect designed landscaped spaces at possible locations. Automatic water level controller in Over Head Tank.



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ELECTRICAL POINTS

Supply	3PHASE power supply connection.
Safety device	ELCB; MCB; 7 segment Distribution box.
Switches & Sockets	Modular box & branded modular switches & sockets
Conduits	Concealed PVC conduit
Wires	Fire Retardant Low Smoke (FRLS) copper wires
Back-up	Only Conduit for Inverter Provision from DB



PAINTING FINISHES

Internal walls	Tractor Emulsion / equivalent paint with two coat of putty & 1 coat of primer & 2 coats of color as per architect Recommendation
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 Recommendation
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

