



SARABEUZ
illuminating your dreams

Presents



PARADISE

PREMIUM APARTMENTS WITH
A LIFESTYLE

56 Apartments

2BHK & 3BHK

Ranging from
825 sq.ft to 1275 sq.ft



BRINGING HEAVEN CLOSER TO YOU





Saradeuz, a new age construction company born as a vision of an young, enthusiastic and inspiring Engineer aims at developing a world class urban lifestyle at an affordable pricing well suited for the upcoming people of Chennai.

QUALITY

Our products boast the highest standards of Quality and Design.

TRANSPARENCY

We practice the highest level of ethics. No frills attached is our tradition.

PARADISE

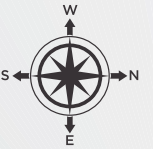
Premium apartments with a lifestyle. Your new living space is defined with style, sophistication and class. built with unmatched quality and design at meeting your affordable budget.



Typical Floor Plan Block - A

First, Second, Third & Forth Floor

KEY PLAN



Typical Floor Plan Block - B

First, Second, Third & Forth Floor

KEY PLAN



Flat 4 (2 BHK)
825 sq. ft

Flat 5 (2 BHK)
863 sq. ft

Flat 6 (2 BHK)
859 sq. ft

Flat 7 (3 BHK)
1083 sq. ft



Flat 3 (3 BHK)
1100 sq. ft

Flat 2 (2 BHK)
914 sq. ft

Flat 1 (3 BHK)
1232 sq. ft

PARADISE
PREMIUM APARTMENTS WITH
A LIFESTYLE



Isometric View



Specification

Structure

RCC framed structure with Solid cement blocks, Aerocon blocks or Porotherm blocks

Plastering

All internal plastering are smooth trowel finish and External plastering shall be rough sponge finish.

Flooring

All rooms will have Vitrified tile flooring of 24" * 24" with matching skirting of 4" height.

Toilets

Anti- skid tiles flooring of 12" * 12", dadoing with 8" * 12" tiles up to 7'-0" height.

Door & Windows

Main door with first Quality teak wood frame section and Teak veneered with good quality hard wares.

All the Bed room frames will be chemically treated country wood with suitable section. The shutters are both side commercial ply painted quality flush doors. The Toilet will have single side plastic coated doors or its equivalent.

All the window frames and shutters will be UPVC with M.S. Grills fixed

Kitchen

Black granite counter with stainless steel sink. Exhaust fan opening will be provided. Ceramic tiles above the Kitchen counter up to the height of 24" will be provided.

Wardrobe

Space is provided for lofts and shelves on one side of all the bedrooms and kitchen.

Electrical

• Three phase connection will be provided. Main board will be fixed with Mini Circuit Breakers and the main switch is connected to the consumption meter as per TNEB's regulation.

• Copper wires will be concealed in PVC conduits connected to quality brand Modular switches.

• Living room will be provided with two wall light points, two fan points, one chandelier point, three 5A sockets and provision for Telephone and TV.

• Dining room will be provided with 2 wall light points, one fan point and one 5A sockets.

• All Bedrooms will be provided with one 5A plug socket, one fan point, two light points and one AC point.

• Master bed room will provided with one TV and Telephone point.

• Kitchen will be provided with three 5A sockets, one light point, one exhaust fan point and one 15A socket point.

• Wash area will be provided with one light point and one 5A point for washing machine.

• All Toilets will be provided with one light point, one mirror light point, one 15A socket for Geyser and one 5A point.

• Balcony will be provided with one light point.

• Provision for cable TV connection in Living and Master bedroom.

Painting

Interior emulsion in inner walls and exterior emulsion in outer walls. Doors and Grills are painted with good quality Enamel paint and Main door will be coated with varnish.

Plumbing & Sanitary Fitting

All the plumbing lines will be of medium gauge CPVC Pipe internally & PVC pipes externally. All the sanitary fittings such as EWC, IWC and Washbasin will be white color Porcelain Handwear or its equivalent make. All the taps and other fittings will be Metro/ Jaguar or its equivalent.

Elevator

Two elevators (JOHNSON) in each block will be provided.

Rainwater Harvesting

Water will be conserved with rainwater harvesting Methods.

Amenities

Multi-Purpose Hall



AC Gymnasium with Bathing Facility



Children Play Area



Power back up for common areas



Video Door Phone



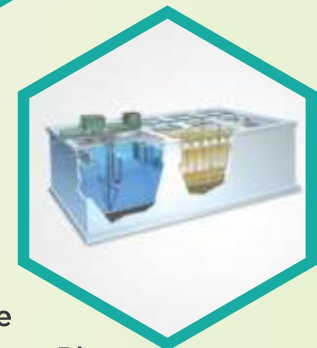
DTH connection



Individual Portable Water Purifier



Sewage Treatment Plant

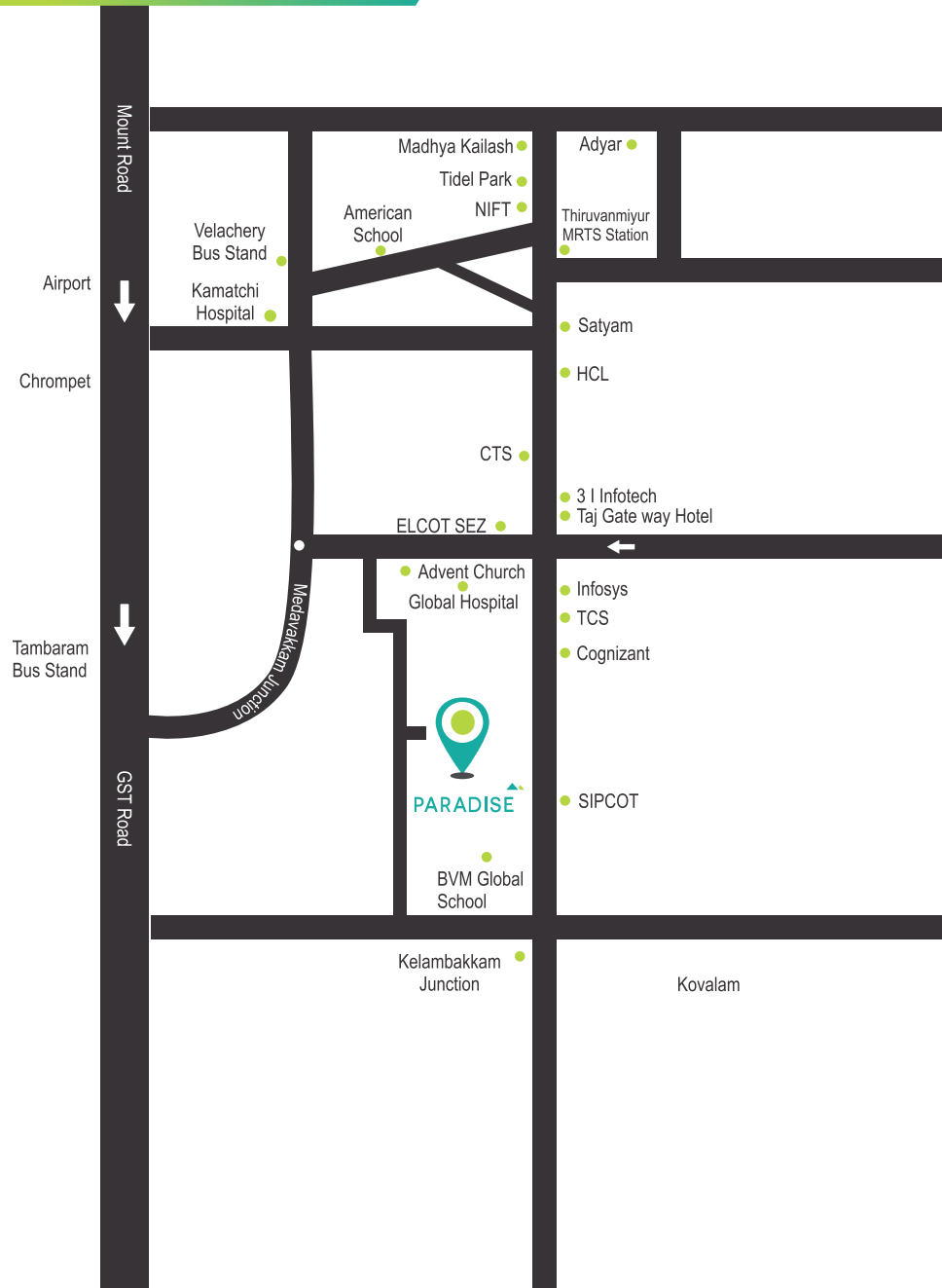


- ▶ Indoor game zone
- ▶ 24 × 7 Security

- ▶ 100% Vaastu complaint
- ▶ Landscaped boundary

- ▶ Water level controller
- ▶ Rain Water Harvesting

Paradise Location Map



Locational Advantages

EDUCATIONAL INSTITUTIONS

Bala Vidhya Mandir School	: 0.7
Bharati Vidyalaya Sr.Sec	
School CBSE (New Delhi)	: 2.5
ST.John's Public School	: 2.5
Sathyabama University	: 5.5
Jersalam Engg. College	: 7.5
Tambaram MCC College	: 10.5

HOSPITALS

Global Hospital	: 2.3
Kamatchi Hospital (Pallikaranai)	: 7.5
Balaji Dental Hospital (Pallikaranai)	: 7.5

RELIGIOUS SITES

Advent Church	: 1.7
Mosque	: 2.0
Prathyangira Devi Tenple	: 4.5

CONNECTIVITY

Sholinganallur Junction	: 4.7
Medavakkam Junction	: 4.0
Velachery	: 10.5
Tambaram	: 10.5
Pallikaranai	: 7.5
Navalur	: 10.5
Tambaram Railway Stn.	: 10.5
Meenambakkam Airport	: 14.5

IT HUBS

INFOSYS (Sholinganallur)	: 4.7
Accenture (Sholinganallur)	: 5.0
SEZ Avenue	: 2.8
WIPRO, SEZ Avenue	: 3.3
Satyam, SEZ Avenue	: 3.3
TCS, SEZ Avenue	: 3.3
Siruseri Sipcot	: 9.5
Chennaione Campus	: 10.5
Ascendas (Taramani)	: 11.5
Tidel Park	: 12.5

ENTERTAINMENT

AGS Theatre (Navalur)	: 10.5
Phoenix Mall (Velachery)	: 11.5

Banks & ATMS

City Union Bank	: 1.7
ICICI Bank	: 2.5
Indian Overseas Bank	: 3.0
ICICI ATM	: 2.5
HDFC ATM	: 3.0



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Architect



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