



Presents



30 Apartments | 2 BHK & 3 BHK | Ranging from 882 sq.ft to 1258 sq.ft

An invitation
to experience life in the **Haven**

The creator of Haven

The core objective at Saradeuz is to develop world class urban lifestyle at an affordable price. Pursuing this ambitious commitment, a vibrant team of young, motivated professionals at Saradeuz are determined to change the skyline of the city with its aesthetically designed projects. The pursuit starts with Haven.

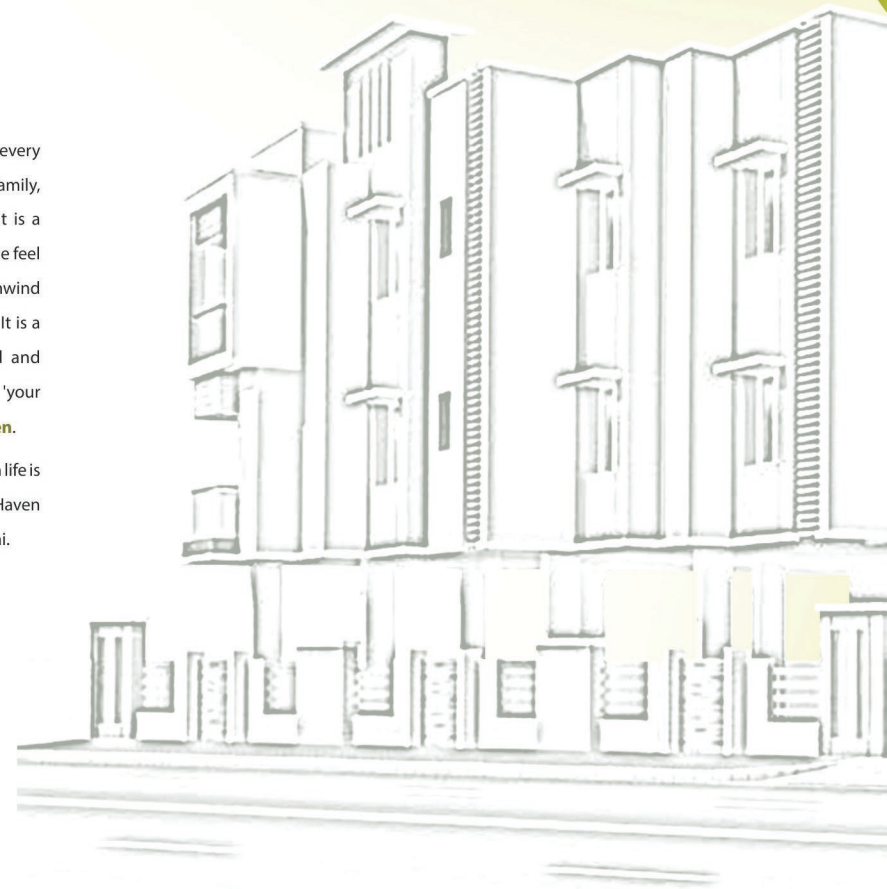
Core Values

- To create spaces that best reflects our client's vision, that will function far beyond the limits of momentary trends.
- To provide our customers the highest possible level of quality in our construction and services at competitive prices.
- To maintain high standards of professionalism, integrity and honesty in our relationship with our clients and associates.

There's nothing better than coming back every day to a place one love's to be with family, shutting all thoughts about the World. It is a place where one is comfortable, where one feel happy and where one feel at ease to just unwind and refresh to live another day to its full. It is a nest where one is nurtured, protected and where one feels safe. It is a place called 'your home'. A home that's truly a beautiful **Haven**.

A Haven where everything you aspire for in life is there for you to discover. Welcome to the Haven you'll love to live at Perumbakkam. Chennai.

A Haven by Saradeuz.





Experience the joy of living in the Haven

Haven is a home to contemporary lifestyle comprising of 30 luxury apartments developed on a sprawling 7 grounds of land extent at Perumbakkam. Tucked along the corridor of a collection of beautiful lakes and surrounded by an eye soothing greenery, Haven has all the ingredients of a true Haven. This stilt plus two-floor luxury homes of two and three bedrooms ranging from a comfortable 882 sq.ft to 1258 sq.ft of living space have been designed to capture the best of quality living with world-class specifications. Promoted by Saradeuz, the new age construction company headquartered at Chennai, Haven overflows with all the amenities you could want for a relaxing life surrounded by the finer things in life.



Explore where your Haven is

When you're ready to explore Haven, you'll find it at the well established residential hub of Chennai at Perumbakkam. The hottest spots in this locality and the city are minutes from your Haven. Shops, restaurants and the upscale establishments including SIPCOT, one of Asia's biggest IT Hubs and Global Hospitals are just a drive away. That's not all. Strategically located Haven also conveniently connects to the OMR, Medavakkam, Velachery, Tambaram and GST Road. What's more, ranked among the 10 best high growth destinations of Chennai, this part of Perumbakkam falls under the limits of the Corporation of Chennai. The best is, the value appreciation here is predicted rise to over 100% in the next 5 years. Isn't it a wise move to own a home here? Think about it.

Live a life in absolute comfort



Haven is ideal for people in pursuit of quality living. The development has quality lifestyle amenities to lead a life in comfort and style. Check out what Haven has to offer for you and your family.

Lifestyle Amenities



Indoor game zone



Multi-purpose hall

Project Features

- 100% Vaastu compliant • Power back up for common areas
- Lift • Video Door Phone • Landscaped boundary
- Sewage treatment plant • Water level controller
- Rain water harvesting • 24 x 7 Security

Upscale Specifications

Structure - RCC framed structure with Aerocon blocks, Solid blocks and Flyash bricks.

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 tile flooring of 12" * 12", dadoing with 18" * 12" tiles up to ceiling level.

Door & windows - Main door with first Quality teak wood frame section and Teak veneered with good quality hardware. All the Bed room frames will be chemically treated country with suitable section. The shutters are with both side commercial ply painted quality flush doors. The Toilet will have two side resin 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 - Required 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 in Mini Circuit Breakers and with the main switch connected to consumption meter as per TNEB's regulation. Copper wires will be concealed in PVC conduits connected to 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 be provided with one TV and Telephone point. Kitchen will be provide with three 5A sockets, one light point, one exhaust fan point and two 15A socket point. Wash area will be provided with one light point and one 15A 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.

Plumbing - All the plumbing lines will be of medium gauge CPVC Pipe

Toilet - Fixtures internally & PVC pipes externally. All the sanitary fittings such as EWC, IWC and Washbasin will be white color Porcelain Parry ware or its equivalent make. All the taps and other fittings will be Parry ware or its equivalent.

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

Elevator - One elevator in each block will be provided.

Rainwater Harvesting - Water will be conserved with rainwater harvesting Methods.

Isometric views



Route Map (Not to scale)



Educational Institutions

Bala Vidhya Mandir School: 1.2
 Bharati Vidyalyaya Sr.Sec.
 School (CBSE): 1.5
 St. John's Public School: 1.5
 Sathyabama University: 7.5
 Jersalam Engg. College: 7.5
 Tambaram MCC College: 10.5

Hospitals

Global Hospital: 1.5
 Kamatchi Hospital (Pallikarana): 7.5
 Balaji Dental Hospital (Pallikarana): 7.5

Religious Sites

Advent Church: 800 mts.
 Mosque: 2.0
 Prathyangira Devi Temple: 4.5

Connectivity

Sholinganallur Junction: 3.0
 Medavakkam Junction: 2.5
 Velachery: 10.5
 Tambaram: 10.5
 Pallikarana: 6.0
 Navalur: 7.0
 Tambaram Railway Stn. : 10.5
 Meenambakkam Airport: 14.5

IT Hubs

INFOSYS (Sholinganallur): 4.7
 Accenture (Sholinganallur): 5.0
 SEZ Avenue: 2.8
 Wipro/Satyam/TCS-SEZ venue: 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 / ATM : 2.5
 Indian Overseas Bank : 3.0
 HDFC ATM : 3.0

Payment Schedule

Booking ₹ 2,00,000/-	
20%	At the time of this Agreement within 15 days
30%	At the time of Registration of Undivided share of Land payment to be made within 30 days from the date of Agreement
15%	On laying roof slab
15%	On completion of Brick work
10%	On completion of Plastering
5%	On completion of finishing work
5%	Final payment on completion

Terms & Conditions

Information herein is subject to changes may be required. SARADEUZ reserves the right to make any change, alter, add or delete that may be necessary without prior permission or notice. This brochure is conceptual and not a legal offering. The promote reserves the right to change, alter, add or delete any specifications mentioned herein without prior permission or notice. The furniture shown in the plans are only for the purpose of illustrating a possible layout and do not form a part of the offering.



Office Address: No.1/673,
Perumbakkam Main Road,
Perumbakkam,
Chennai - 600 100.

Site Address: Plot 1 - 6
Golden Avenue,
Varadapuram Main Road,
Perumbakkam, Ch -100.

E info@saradeuz.com | **W** www.saradeuz.com

More Details Call

+91 7667 400 500

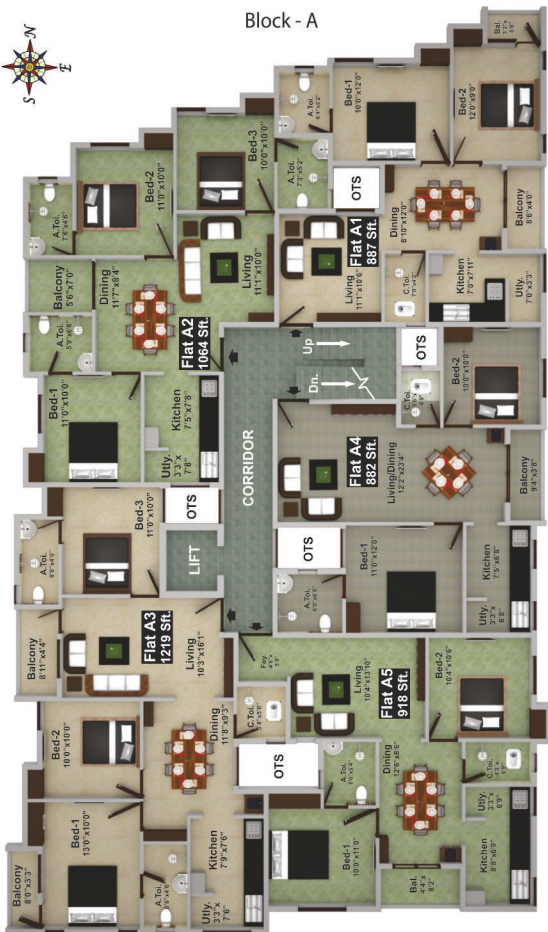
Exclusively Marketed by

CBRE

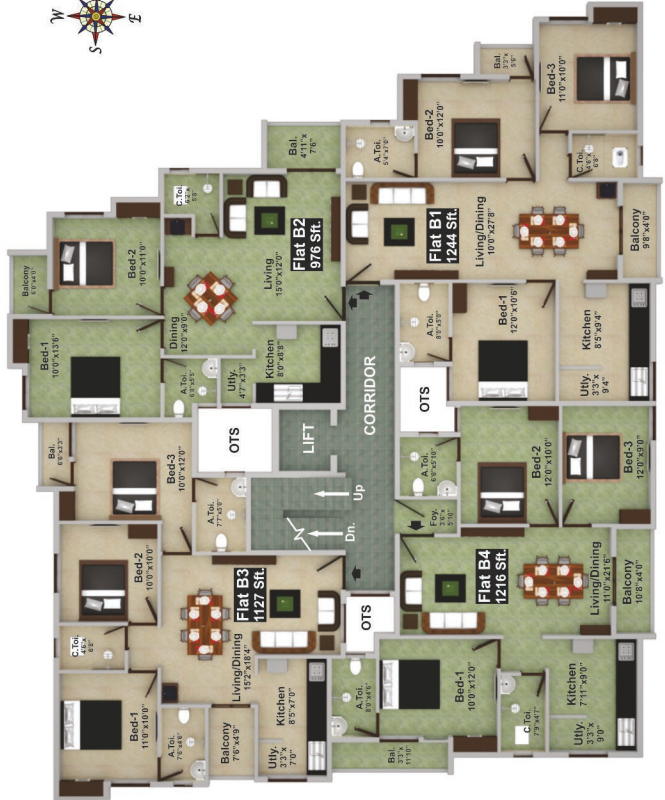
Terms & Conditions: Prices and information in this brochure are subject to change without notice. Saradeuz reserves the right to change, alter, add or delete information without prior permission or notice. This brochure is conceptual and not a legal offering. The furniture shown in the plan are only for the purpose of illustrating a possible layout and does not form a part of the offering.



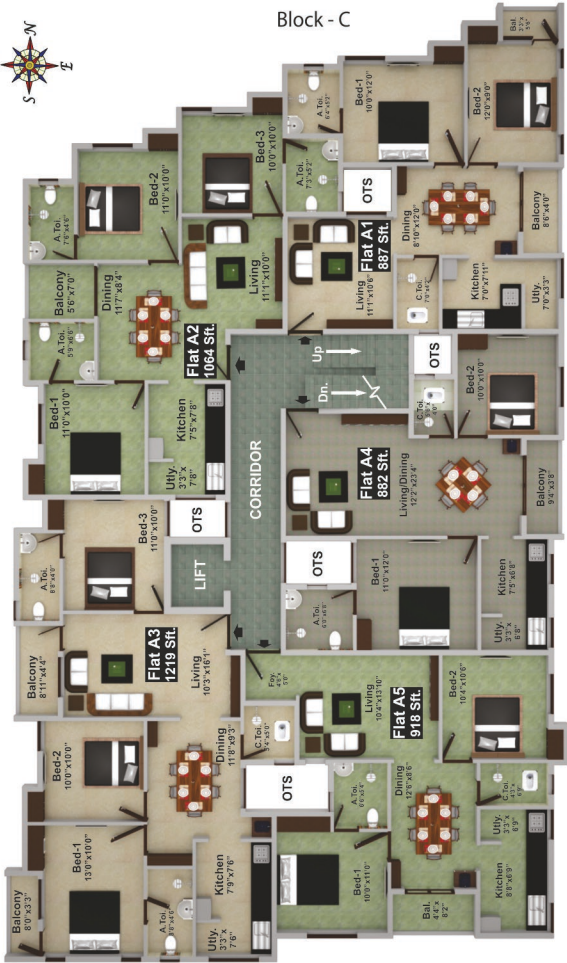
Block - A



Block - B



Block - C





SARADEUZ
Illuminating your dreams

Office Address: No.1/673, Perumbakkam Main Road, Perumbakkam, Chennai - 600 100.
E info@saradeuz.com W www.saradeuz.com M +91 76674 00500