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Exclusively Marketed by



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*ACROPOLIS*

## CITADEL OF FINE LIVING PERUMBAKKAM

2BHK - 815 to 1003 sq.ft | 3BHK - 1051 to 1320sq.ft





## THE NAME THAT SPELLS TRUST

Saradeuz, a trusted builder in the world of builders and promoters of property development is committed 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 continues with Acropolis...

### **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.



## UNRAVEL THE TREASURES OF FINE LIVING

Premium apartments at Acropolis with most efficiently designed plan of efficient and higher carpet area on 11 blocks on stlit + 2 floors. The living spaces here spread elegantly from 815 sq.ft to 1003 Sq.Ft to comfortably accommodate 2 bedrooms with attached baths, a hall and a kitchen. And also generously spreads from 1051 Sq.Ft to 1320 Sq.Ft for you to live spaciouly in 3 BHKs.

## A WORK OF ART IN CONCRETE

Acropolis means citadel. This castle of fine living at Perumbakkam in Chennai is promoted by Saradeuz, a premier property development company trusted for quality construction and timely delivery of projects, everytime. This spellbinding arising across a lavish spread of half an acre of land is a home to 36 premium apartments that are exquisite in style, space efficient in design and functional in utility.

Come, explore the treasures of Acropolis.

# PAYMENT SCHEDULE

**Booking ₹2,00,000/-**

- 20%** At the of signing 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

# INGREDIENTS OF FINE LIVING

## LIFESTYLE AMENITIES

- Children play area
- 24 × 7 Security
- CCTV Camera
- 100% Vaastu complaint
- Rain water Harvesting



# SPECIFICATIONS

## STRUCTURE:-

RCC framed structure with Solid blocks and bricks.

## PLASTERING:-

All internal plastering are rough sponge 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 15" \* 10" tiles up to ceiling level.

## DOORS & WINDOWS:-

Main door with first quality teak wood frame section and Teak veneered with good quality hardwares. 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 Fibre 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 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 socket.
- 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 Hindware or its equivalent make. All the taps and other fittings will be ESS ESS 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.

## RAINWATER HARVESTING:-

Water will be conserved with Rainwater Harvesting Methods.

# ROUTE MAP

(Not to scale)



## THE ROAD TO THE CITADEL OF HAPPY LIVING

Perumbakkam, off the OMR, the IT corridor of Chennai, is the 6th largest investment destination in Chennai. Strategically situated between the OMR and the GST, this hot seat of property development is well connected to the city in every direction. It is here Acropolis is located at close proximity to every day touch points. From schools to shopping malls, IT offices to health care destinations, entertainment hubs to hospitality outlets, every desirable destination is just a drive away from Acropolis. Littlewonder why investing in a home at Acropolis is definitely a wise decision.

### EDUCATIONAL INSTITUTIONS

- Bala Vidhya Mandir School 0.5 kms
- Bharati Vidyalaya Sr.Sec. School 2.5 kms
- Nation Public School 3 kms
- St. John's Public School 2.5 kms
- Sathyabama University 5.5 kms
- Tambaram MCC College 10.5 kms

### HOSPITALS

- Global Hospital 2.3 kms
- Kamatchi Hospital - Pallikaranai 7.5 kms
- Balaji Dental Hospital - Pallikaranai 7.5 kms

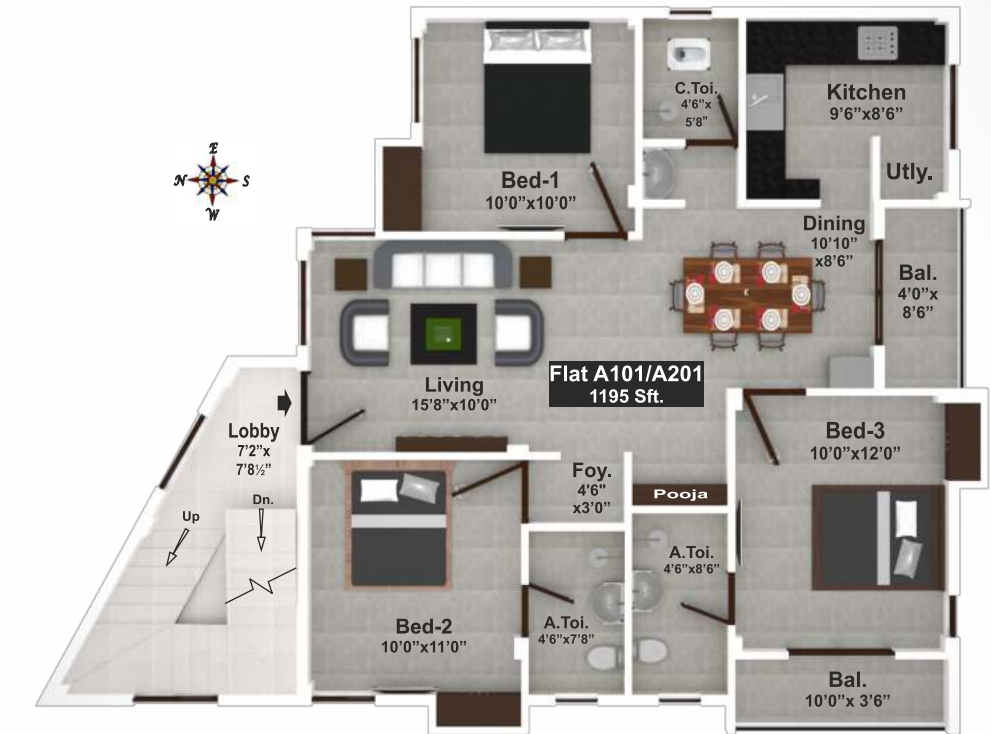
### IT HUBS

- INFOSYS Sholinganallur 4.7 kms
- Accenture Sholinganallur 5 kms
- SEZ Avenue 2.8 kms
- Wipro - Satyam - TCS
- Siruseri Sipcot 9.5 kms

# MASTER PLAN



## A - Block



## B - Block



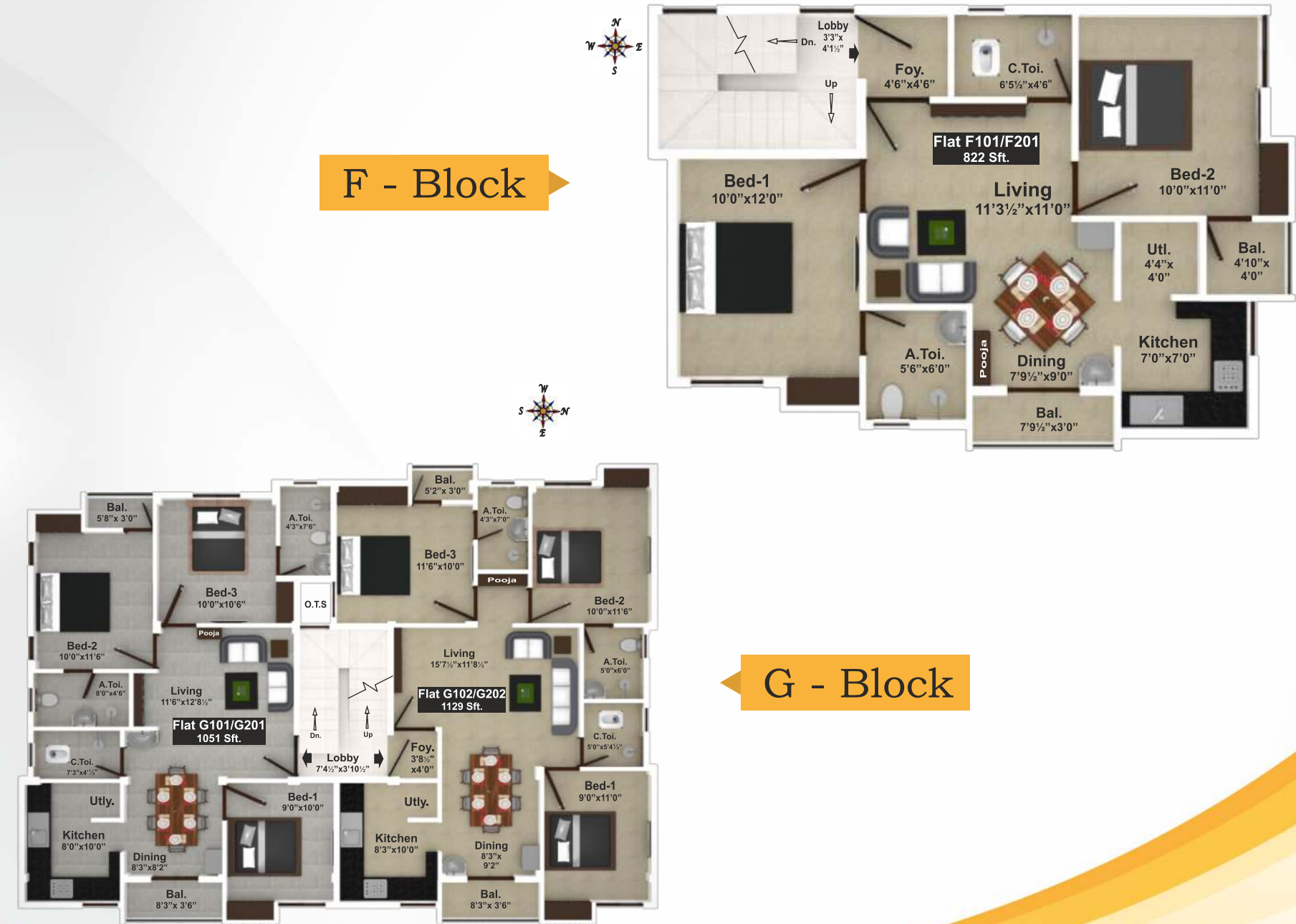


C&D - Block



E - Block

F - Block



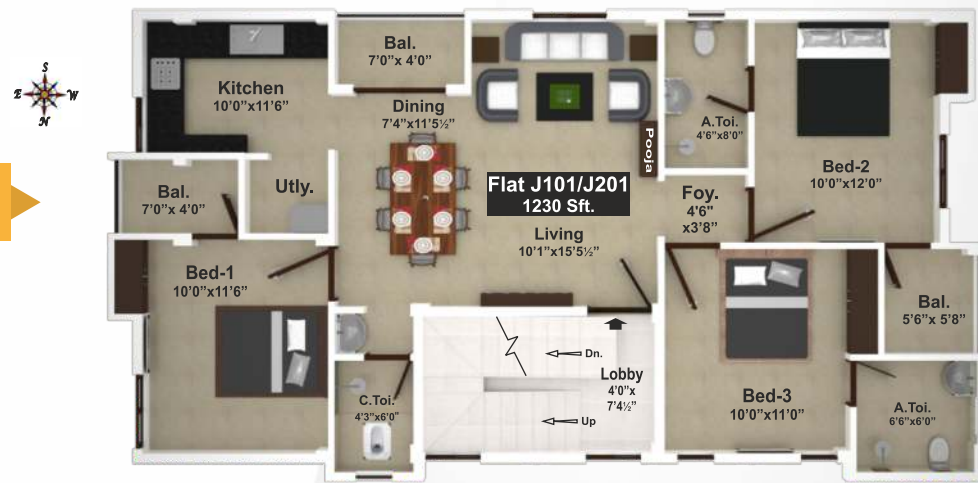
G - Block

### H - Block



### I - Block

### J - Block



### K - Block

