

# LIGHT UP YOUR LIFE WITH HAPPY MOMENTS.

# **ICONIC LUXURY INSIDE & OUT**



comforts where nothing has been left to chance. With a generous floorplan bathed in natural light befitting the name 'Lucien' it provides for a welcoming ambience. The well-planned homes are warm, spacious and beautifully styled and the architecture ensures refreshing breeze and ample natural light throughout. A landmark property of exquisite luxury and refinement, these captivating homes embrace contemporary family life with its bespoke blend of innate grandeur and high-end architectural design. Smart, sophisticated and stylish, Lucien is a classical combination of luxury apartments high on aesthetics and delivers a fluid living experience. **RERA NO:** TN/11/BUILDING/0446/2020 **DATE:** 01.12.2020





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# EXPERIENCE EXQUISITE LIVING

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While crafting living spaces of the highest quality and inspirational design, care has been taken to incorporate the latest amenities which is incredibly important for people in their quest for an ideal home.

### DELIGHTFUL SPACES THAT INSPIRE

Lucien presents singularly luxurious architectural proportions while providing a seamless transition between the indoor and outdoor environment.



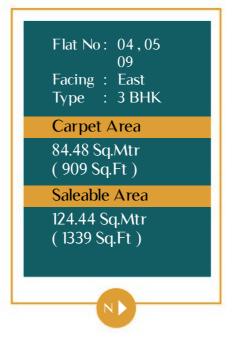
Lucien offers unparalleled aesthetics with all modern luxury facilities thus creating a warm and inviting atmosphere completely open to the landscape and a unique lifestyle.

























| Flat No: 03,05,07             | Carpet Area  | Saleable Area |
|-------------------------------|--------------|---------------|
| (5 <sup>th</sup> Floor)       | 84.48 Sq.Mtr | 125.09 Sq.Mtr |
| Facing : East<br>Type : 3 BHK | (909 Sq.Ft)  | (1346 Sq.Ft)  |



| Flat No: 11,14,16 & 19                                    | Carpet Area                 | Saleable Area                   |  |
|-----------------------------------------------------------|-----------------------------|---------------------------------|--|
| (5 <sup>th</sup> Floor)<br>Facing : North<br>Type : 3 BHK | 90.33 Sq.Mtr<br>(972 Sq.Ft) | 135.68 Sq.Mtr<br>( 1460 Sq.Ft ) |  |

### SITE PLAN (TYPICAL FLOOR - 1ST, 2ND, 3RD & 4TH)



### FIFTH FLOOR PLAN





| FLAT NO | ТҮРЕ                | FACING  | CARPE | TAREA  | SA    | LABLE  |
|---------|---------------------|---------|-------|--------|-------|--------|
| F       | IRST FLOOR TO FOURT | H FLOOR | SQ.FT | SQ.MTR | SQ.FT | SQ.MTR |
| 1       | 3 - BHK             | EAST    | 970   | 90.15  | 1416  | 131.30 |
| 2       | 3 - BHK             | EAST    | 909   | 84.48  | 1331  | 123.70 |
| 3       | 3 - BHK             | EAST    | 909   | 84.48  | 1331  | 123.70 |
| 4       | 3 - BHK             | EAST    | 909   | 84.48  | 1339  | 124.44 |
| 5       | 3 - BHK             | EAST    | 909   | 84.48  | 1339  | 124.44 |
| 6       | 3 - BHK             | EAST    | 909   | 84.48  | 1331  | 123.70 |
| 7       | 3 - BHK             | EAST    | 909   | 84.48  | 1331  | 123.70 |
| 9       | 3 - BHK             | EAST    | 909   | 84.48  | 1339  | 124.44 |
| 10      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
| 11      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
| 12      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
| 14      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
| 15      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
| 16      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
| 18      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
| 19      | 2 - BHK             | NORTH   | 759   | 70.54  | 1124  | 104.46 |
|         | Fifth Floor         |         |       |        |       |        |
| 1       | 3 - BHK             | EAST    | 970   | 90.14  | 1424  | 132.34 |
| 3       | 3 - BHK             | EAST    | 909   | 84.48  | 1346  | 125.09 |
| 5       | 3 - BHK             | EAST    | 909   | 84.48  | 1346  | 125.09 |
| 7       | 3 - BHK             | EAST    | 909   | 84.48  | 1346  | 125.09 |
| 11      | 3 - BHK             | NORTH   | 972   | 90.33  | 1460  | 135.68 |
| 14      | 3 - BHK             | NORTH   | 972   | 90.33  | 1460  | 135.68 |
| 16      | 3 - BHK             | NORTH   | 972   | 90.33  | 1460  | 135.68 |
| 19      | 3 - BHK             | NORTH   | 972   | 90.33  | 1460  | 135.68 |

AREA DETAILS

### SPECIFICATIONS

- R.C.C Framed Structure
- Interior & Exterior with high quality emulsion paints for long life
- 2 x 2 tiles for entire flat flooring
- Anti-skid tile for the toilet floor
- For toilet wall, Glazed tiles with printed designs up to 7'
- UPVC windows and glass shutters with fixed grill TV and telephone points in living room
- Designed wood panel for main door, Flush door with door skin finish for inside, with country wood frame
- Cera (or) equivalent sanitary fittings
- Cera (or) equivalent quality CP fittings
- Three phase EB connection with Circuit breaker



# ALL YOU WANTED IN YOUR DREAM HOME.

Discover unparalleled serenity, privacy and natural beauty and combine it with a home of exquisite elegance that embraces a lifestyle of the highest quality.



C







CLUB HOUSE



CHILDREN PLAY AREA



RO FOR DRINKING



SEWAGE TREATMENT PLANT



CCTV FOR COMMON AREA

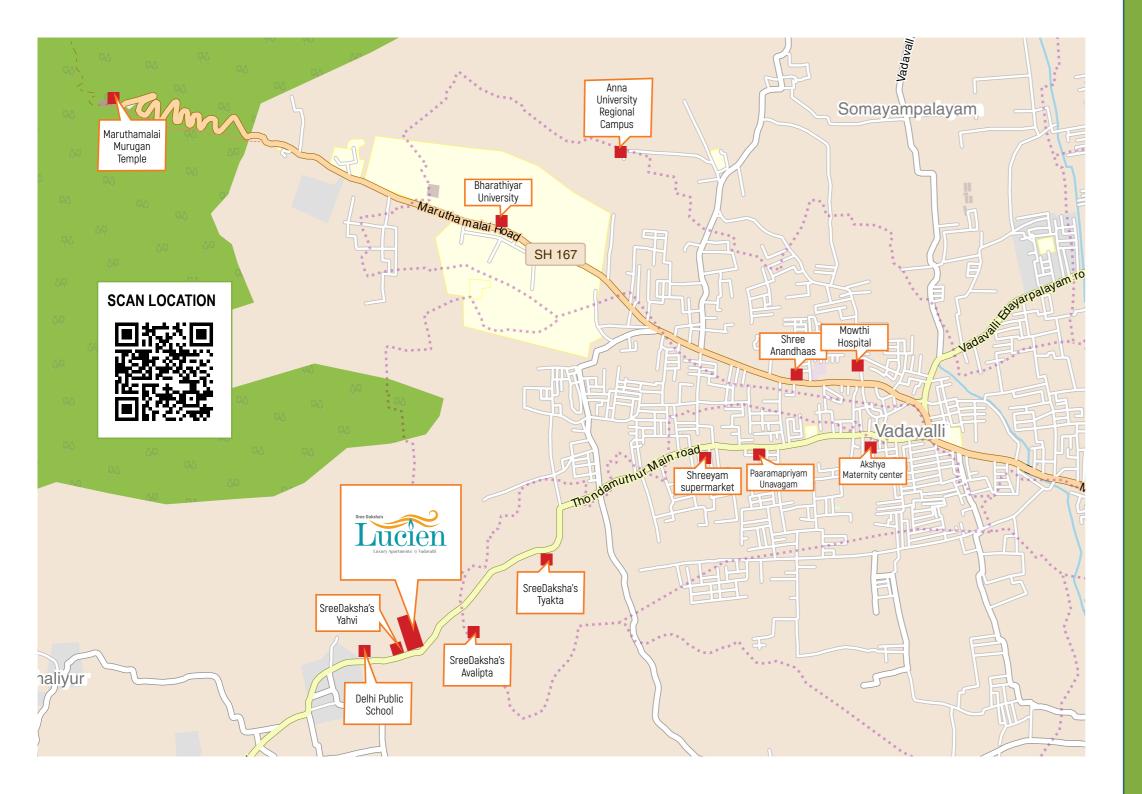
## LEAVING NOTHING TO CHANCE.

The planning and design of the entire project incorporates vastu principles, pleasing outdoors and luxurious facilities that accentuate high living.





24 HRS SECURITY



### A COVETED ADDRESS.

Beautifully crafted and lavishly detailed, Lucien offers the ultimate in luxury lifestyle with everything within reach from food to fashion, shopping to socialising, banks to educational institutions, a rare opportunity to reside in the heart of the city with a unique lifestyle never before experienced.

NOTE :

### Nearest Places

- Delhi Public School
- Bharatiya Vidya Bhavan Matriculation School
- Chinmaya Vidyalaya Matriculation Hr.Sec School
- Graham Staines Matriculation
  School
- The Adhyayana International Public School

- Premier Vidyaa Vikash Matriculation Higher Secondary
- Bharathiyaar University
- Maruthamalai Murugan Temple
- Shri Panchamuga Anjaneyar Temple
- Tamil Nadu Agriculture University
- TNAU Botanical Garden

#### PAYMENT MODE

| BOOKING ADVANCE              | : | <b>9</b> % |
|------------------------------|---|------------|
| WITHIN 30 DAYS               | : | 41%        |
| COMPLETION OF 1 st FLOOR RCC | : | 8%         |
| COMPLETION OF 2 nd FLOOR RCC | : | 8%         |
| COMPLETION OF 3 rd FLOOR RCC | : | 8%         |
| COMPLETION OF 4 th FLOOR RCC | : | 8%         |
| COMPLETION OF 5 th FLOOR RCC | : | 8%         |
| COMPLETION OF TILES WORK     | : | 8%         |
| ONE MONTH BEFORE             |   |            |
| THE HANDING OVER DATE        | : | 2%         |

FOR BOOKINGS PLEASE CALL 99449 58586 95975 59666

Architects & Engineers:

Classique Building Engravers Coimbatore - 38 The furniture items and other images shown in this brochure are only indicative, to help a customer arrive at a better understanding of the flat and hence the promoter is not liable / required to provide the same. This brochure is only conceptual and does not form a part of the legal document.





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