



UNPARALLELED  
HOMES,  
*nested*  
IN LUXURY



*A naturally*  
MATCHLESS  
LIVING  
EXPERIENCE.



Λ M Ā R Λ  
ADVIKA

— Balaji Nagar, Royapettah —



Nature's most distinctive homes.  
The unique home of the Bee, the Beehive, is built to efficiently maximize the use of space.



# *Crafting* HOMES THAT COME ABUZZ WITH YOU.

At Amara, we have always believed in curating spaces that break the mould. As masters of our craft, we have boldly pursued with passion to create more than just elegant homes in places of prestige. Every square foot is designed to be as unique as the remarkable people who live in them. This is where traditional craftsmanship meets modern living. This is Amara.

Λ M Ā R Λ  
homes



Nature's most distinctive homes.  
The Baya Weaver weaves elaborate and intricate nests during the mating season.



# Weaving

## A LIVING EXPERIENCE LIKE NO OTHER.

Advika is an elixir of 15 unique homes crafted in richness and rarity, where you explore beautiful stories and treasure timeless moments in sheer, unadulterated luxury. Each home is a retreat that has been imaginatively reinvented, ready for you to write your own chapter. Come home to a never-seen-before amalgamation that guides your senses to places set apart. Come home to Advika.



AMARA  
ADVIKA

Balaji Nagar, Royapettah





Nature's most distinctive homes.  
Cocoons are crafted to envelope the Pupa in a pristine and nourishing environment.



# *Cocooned* IN A UNIQUE BLEND OF HISTORY & MODERNITY.

Wake up in the radiant centre and historic charm of the city in Royapettah, a place where you can still breathe the colonial air while immersing in the modern luxuries of everyday life. Here, you surround yourself with extraordinary places and experiences that nourish, entertain, delight and cater to your every need.



# Location MAP





Nature's most distinctive homes.  
Woodpeckers chisel out deep cavities in trees to find food and raise their brood.



## *Carved out* WITH FINESSE.

Advika nurtures a life of absolute luxury with top-of-the-line amenities. These fully air-conditioned homes unravel a dance of elegance between modern day comforts and restful retreats. Train at a state-of-the-art gymnasium, unwind at the terrace pavilion or have a good time with friends and family at the party deck. Experience the art of fine living at Advika.

5 levels | 15 premium apartments | Fully air-conditioned homes

24-hour security with CCTV | Landscaped terrace pavilion with party deck





*Life at Amara*





*Life at Amara*





Fully air-conditioned homes.



24/7 CCTV surveillance.



State-of-the-art gymnasium.

*Life at Amara*



Landscaped terrace pavilion with party deck.

# Floor PLANS

Stilt Floor Plan



Typical Floor Plan



First Floor Plan



# SPECIFICATIONS

## STRUCTURE

R. C. C. framed structure.

Designed - Seismic resistant structure - Zone III.

Conformed - IS code 456 specification.

## WALLS

Solid block work.

Internal and external - Plastered wall.

## FLOORING

Imported marble in living and dining rooms.

Double-charge polished vitrified tiles flooring in bedrooms.

Double-charge polished vitrified tiles in kitchen.

Heavy duty outdoor vitrified tiles in balconies and utilities.

## DADOING

7' - 6' vitrified tiles in toilet wall.

Anti-skid tiles in toilet and utility floor.

## ENTRANCE DOOR

7' 6" Hardwood frame and shutter with veneer paneling on both sides and Yale digital smart lock.

## BEDROOM DOORS

7' 6" first-quality engineered door frame and shutter with laminated finish and Yale Mortise lock.

## TOILET AND OTHER DOORS

7' 6" engineered door frame and paneled shutter.

## WINDOWS & SIT OUT

Fenesta/St. Gobain - UPVC windows.

## C. P. FITTINGS & SANITARYWARE

Kohler/Grohe/American Standard/equivalent.

WC - Wall mounted with concealed cistern and health faucet.

Stiebel Eltron Online Geyser in all bathrooms.

## ELECTRICAL

3-phase supply.

100% generator backup.

Schneider Zencelo/equivalent switches

& sockets with modular plates, MCB & ELCB.

TV, telephone and data points provided.

## COMMON AREAS

Gas bank.

Mitsubishi passenger lifts - 2 nos.

Imported marble on all floor lobby areas and lift wall cladding.

Natural stone finish staircases.

24/7 CCTV surveillance.

Motorized entry/exit gates.

SS handrails on staircases.

False ceiling with COD lights in all lobby areas.

Rainwater harvesting.

Separate lines for Metro water and ground water.

UG Sump and OHT provision.

Solar-powered common areas.

## AIR-CONDITIONING

Mitsubishi/Daikin/equivalent.

## RECREATIONAL FACILITIES

Fully-equipped gymnasium.

Furnished lobby entrance.

Landscaped terrace with party deck.

Landscaped setback area.

## PAINTING & FINISHES

Internal wall - 2 coat putty with water-based Royale Luxury Emulsion.

External wall - Waterproof base coat with Asian Ultima Apex/equivalent.

Ceiling - 2 coat putty with water-based premium emulsion.

## FALSE CEILING & LIGHT FITTINGS

Saint-Gobain Gypsum false ceiling with architectural light fixtures in living and dining areas.

# ^ M A R ^ homes

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