





ΛΜΛRΛ ADVIKA

Balaji Nagar, Royapettah



## Comes Abuzza

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.

 $\bigwedge M \bigwedge R \bigwedge$ homes



### Meaning A LIVANG EXPERIENCE LIKE NO OTHER.

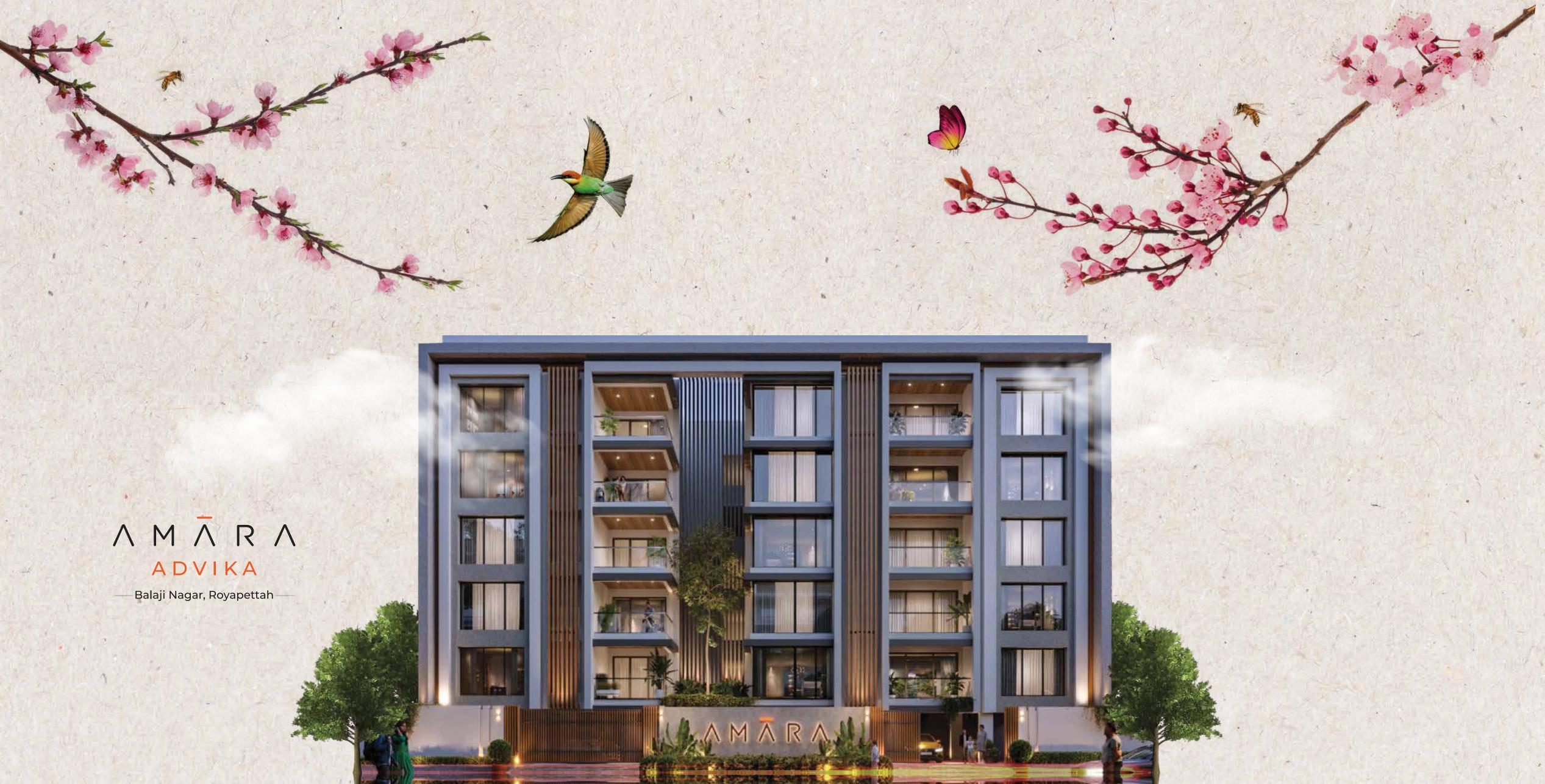
Advika is an elixir of 15 unique homes crafted in richness and rarity, where you explore

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.

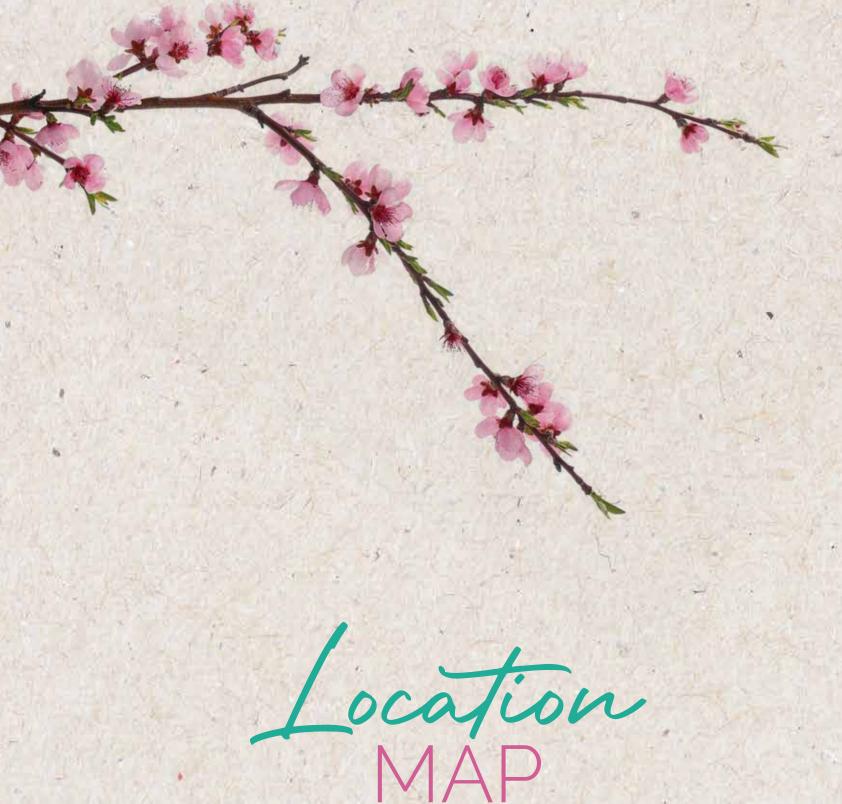
Come home to Advika.





# 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.



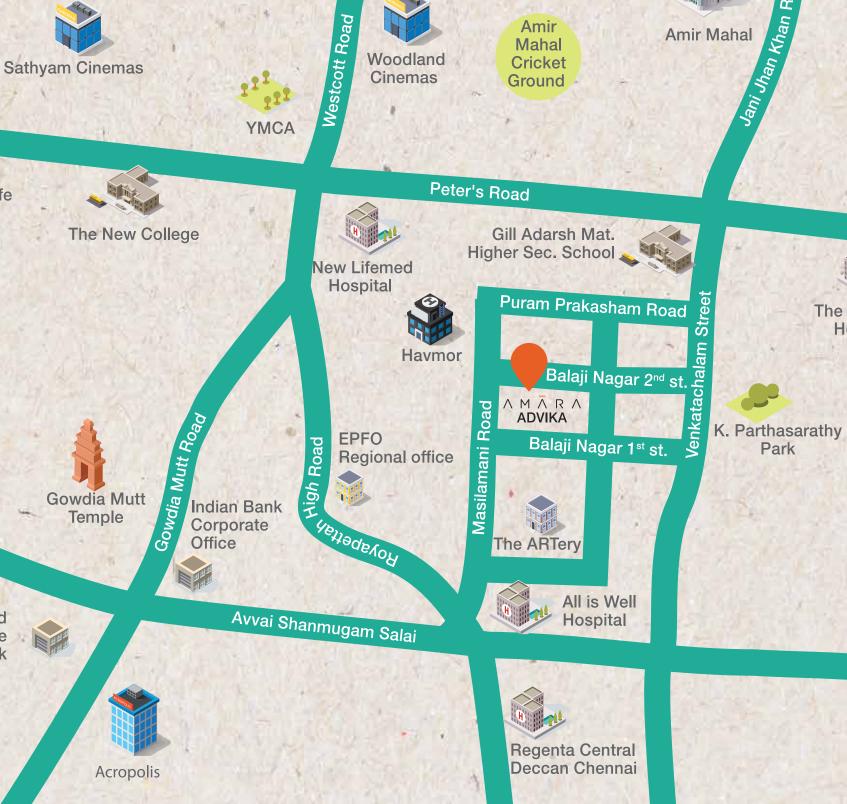


Madras Music

Academy

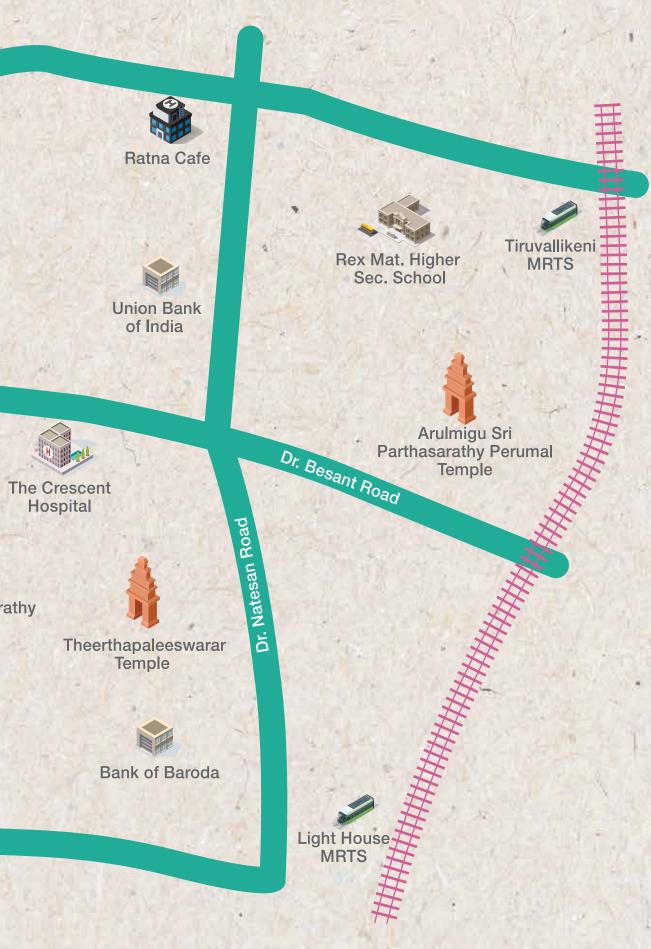






**Express Avenue** 

Bharathi Sa





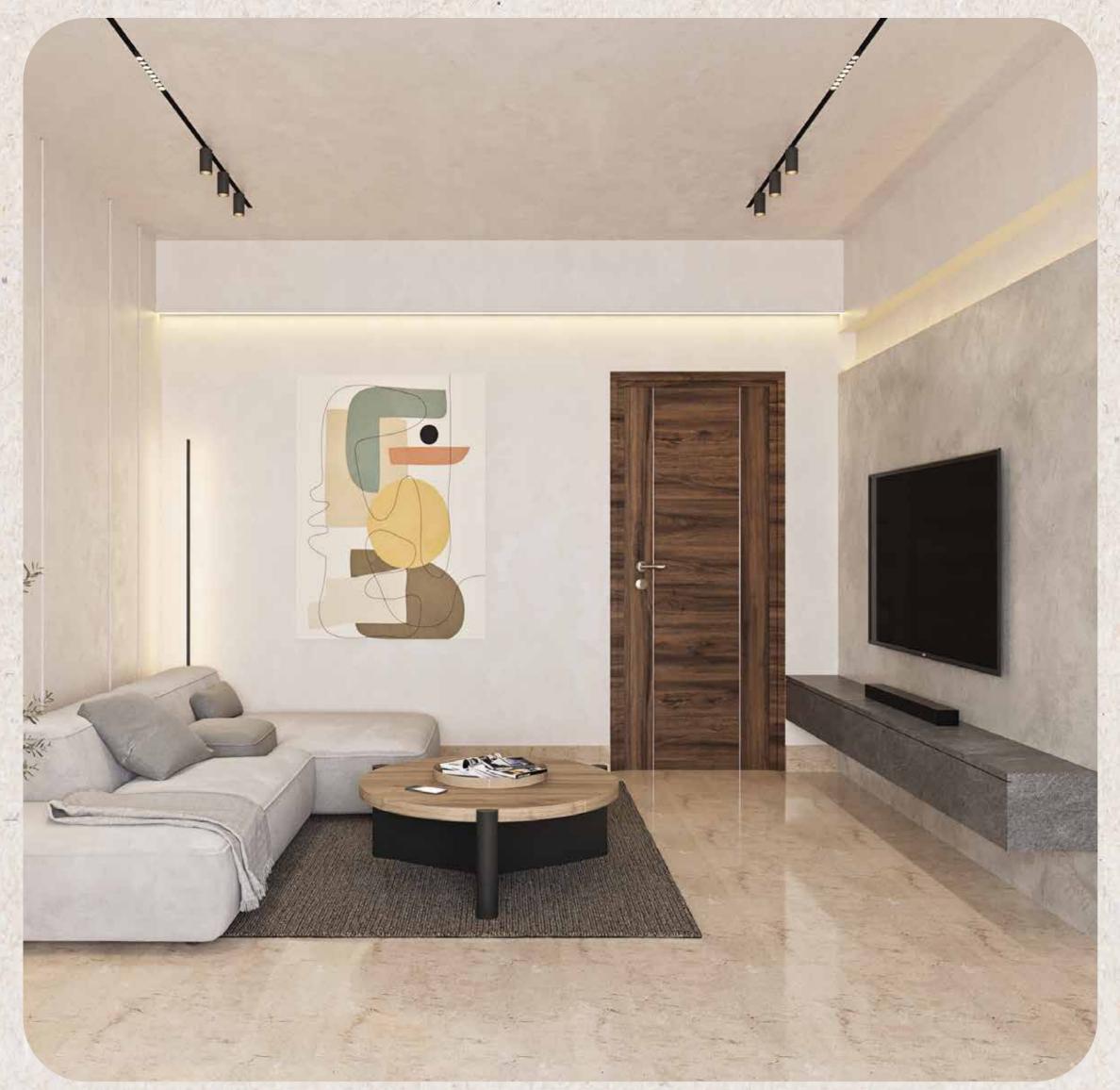




Advika nurtures a life of absolute luxury with top-of-the-line amenities. These fully air-conditioned homes unravel a dance of elegance between modern day comforts and restful retreats. Train at a state-of-the-art gymnasium, unwind at the terrace pavilion or have a good time with friends and family at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





















7/oor PLANS





### Typical Floor Plan LOBBY --SERVICE 50 X 120

### 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.

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RERA NO.: TN/29/BUILDING/0265/2022 | DATED 14.07.2022 | WWW.RERA.TN.GOV.IN