

Λ M Ā R Λ  
homes

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Λ M Ā R Λ  
SATTVA



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homes

## Λ legacy of *excellence.*

With boundary-pushing artistry and innovative designs that offer a lifestyle of exclusivity, Amara has established its might in Chennai's real estate industry. Catering to the singular tastes of the affluent, Amara offers a level of luxury that's incomparable to its compatriots. Stepping through the doors of an Amara bespoke home will evoke a sense of peace and calm unknown to the rest of the world; serenading its resident with the sweet sound of tranquility.





Λ M Ā R Λ  
SATTVA

## An oasis of *serene temptation.*

Amara Sattva, comfortably located in a cozy corner on Harrington Road, beckons with its delightfully secretive nature. With its stunning private facade, Sattva is contrived to offer implicit privacy for its residents. Distinguished by its pedigree, Sattva delivers on its promise of being an oasis of a luxury home with 5 floors — each housing two spectacular 3 BHK homes. With a buildup area of 2500 sq. ft., Sattva is a world of its own, a stylish oasis of calm in balmy Chennai built to pamper you for a lifetime.





## An urban facade *rejuvenated.*

Privacy is indeed a privilege meant only for society's favoured. Ingeniously crafted for Chennai's beau monde, Sattva wears a pristine white, enclosed facade that optimises privacy. Created to ensure that you relax in the serenity of a rejuvenating space that heightens comfort. Upon first sight, the white-maximised exterior against the backdrop of blue skies is designed to awaken envy and a longing to belong to the world within the world of Sattva. The symmetry and balance of its gorgeous facade are enough to want to own a home at Sattva.





# Location map



Map not to scale





## The touch of *tranquility.*

Life becomes delightful when every thought becomes a possibility. The convenience of having everything at a moment's notice has a beguiling allure. And don't we all just want to have everything all at once? Sattva is equipped with a battalion of amenities at the ready, curated to entertain every need and designed to provide an enchanting every day life. With a luxury home so personalised, the touch of tranquility will leave you feeling lighter than a butterfly.

Fully air-conditioned homes | 24/7 power back up  
Landscaped terrace with a barbecue pit and party deck | IoT-enabled smart homes





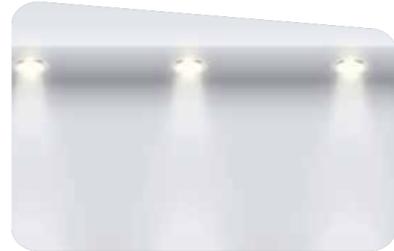




AN EXCLUSIVE ENTRANCE LOBBY



LANDSCAPED TERRACE PAVILION WITH PARTY DECK



FALSE CEILING WITH DESIGNER LIGHTING



GYMNASIUM



ROOFTOP LANDSCAPE



SOLAR-POWERED COMMON AREAS



CCTV SURVEILLANCE

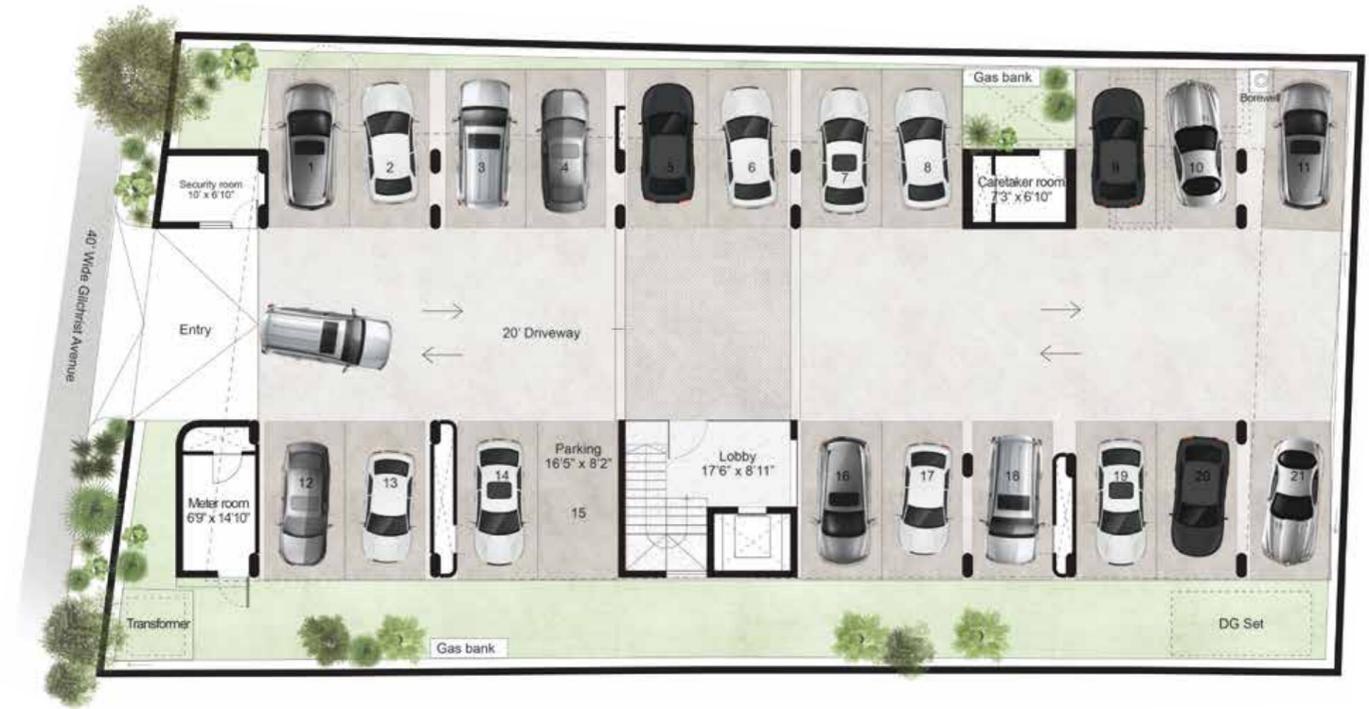


CENTRALIZED VRV AIR CONDITIONING SYSTEM



IoT-ENABLED SMART-READY HOMES

# STILT floor plan





# Terrace floor plan



# Typical floor plan



SALEABLE AREA: 2609 SQ. FT.

SALEABLE AREA: 2500 SQ. FT.



## Revitalizing specifications

### STRUCTURE

R. C. C. framed structure.  
Designed - Seismic Resistant Structure - Zone III.  
Conformed - IS Code 456 Specification.

### WALLS

Solid block work.  
External - Plastered wall.  
Internal - Gypsum plaster.

### FLOORING

Imported Marble flooring in bedrooms, living and dining rooms.  
Double charge polished vitrified tiles in kitchen.  
Heavy-duty outdoor vitrified tiles in balconies and utilities.

### DADOING

Full height imported tiles on toilet walls and flooring.  
1200mm. tiling in utility with Granite counter and sink.

### ENTRANCE DOOR

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

### BEDROOM DOORS

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

### TOILET AND OTHER DOORS

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

### WINDOWS & SIT OUT

Fenesta/Saint-Gobain UPVC windows in wood finish

### C. P. FITTINGS & SANITARYWARE

Grohe/Hansgrohe/Duravit/equivalent fittings.  
WC - Wall mounted with concealed cistern and health faucet.

## Revitalizing specifications

### ELECTRICAL

3-Phase supply.  
100% generator backup.  
Legrand - Living Now/Schneider switches and sockets with modular plates, MCB & ELCB.  
TV, telephone and data points provided.

### AIR-CONDITIONING

Mitsubishi/Daikin VRV air conditioning.

### 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.

### RECREATIONAL FACILITIES

Fully-equipped gymnasium.  
Furnished lobby entrance.  
Landscaped terrace with barbeque pit and party deck.

### FALSE CEILING & LIGHT FITTINGS

Saint-Gobain Gypsum false ceiling with architectural light fixtures in all areas.

### COMMON AREAS

Gas bank.  
Mitsubishi/equivalent passenger lift.  
Imported Marble on all floor lobby areas and lift wall cladding.  
Granite finish staircases.  
24/7 CCTV surveillance.  
SS handrails on staircases.  
False ceiling with COD lights in all lobby areas and stilt car parking.  
Rainwater harvesting.  
Separate lines for Metro water and groundwater.  
Solar-powered common areas.  
100% generator backup.

