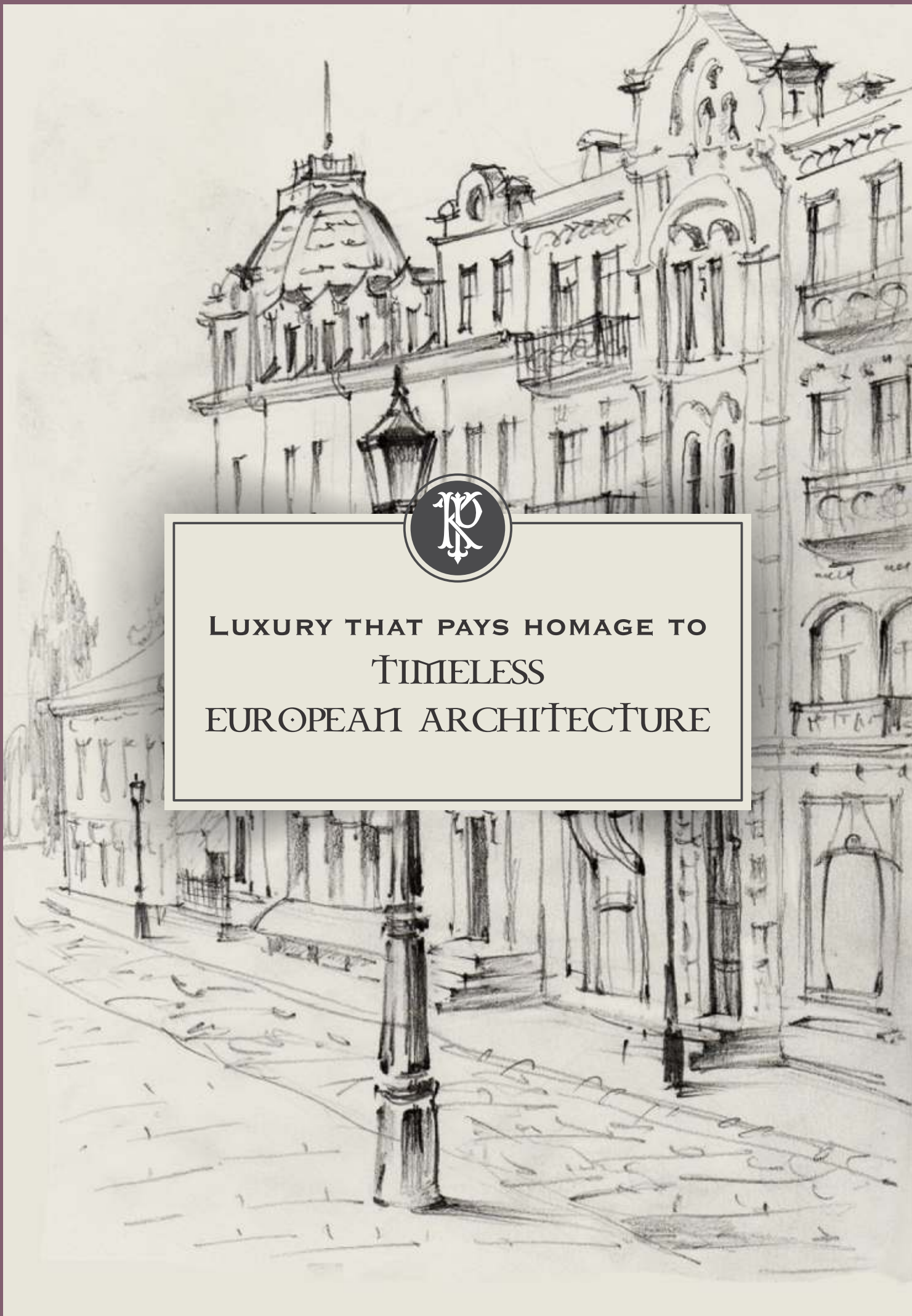




LUXURY THAT PAYS HOMAGE TO  
TIMELESS  
EUROPEAN ARCHITECTURE



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## A EUROPEAN HAVEN OF OPULENCE

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*A home is more than just 4 walls. It is our place of comfort and joy. It is a precious heirloom filled with memories that we pass on to our children. That's why we believe a home should transcend time with respect to design – the layout, the planning of spaces, the aesthetics and the functionality.*





*Welcome to your new timeless luxury abode.  
MGP Kings Park in Thazhambur. A collection of luxury villas that draw inspiration from European Neo-Classical architecture. The façade is designed to radiate opulence and elegance borrowing cues from the classic style. Every villa is thoughtfully planned with practical and clever designs thereby offering more luxury. Right from the living room to the bathroom, every space is crafted with great attention to detail and facilitates a wholesome experience. Since all the villas face North, the interiors will be naturally lit with good ventilation.*



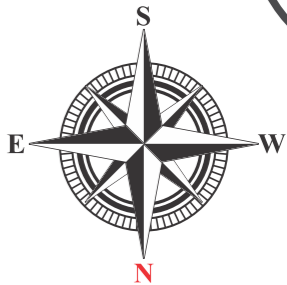


## Salient FEATURES

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- An exclusive community of European style villas crafted with neoclassical architecture
- Aesthetically crafted 10 luxurious villas with G+1 structure
- Mindfully chosen high-end specifications for a luxurious lifestyle
- Each villa comes with CCTV cameras , Digital door lock & Video door phone for a maximum security
- 100% Vaastu compliant homes with zero dead space design
- Constructed with the greatest attention to design elements of lights, ventilation & privacy
- No Common walls between villas for more peace and privacy
- Surrounded by IT & ITES, education institutes, hospitals & other entertainment zones

# Site Plan



Villa No.	Facing	Land Area	BUA
Villa 28	North	956.6	1475
Villa 29	North	956.6	1475
Villa 30	North	956.6	1475
Villa 31	North	956.6	1475
Villa 32	North	956.6	1475

Villa No.	Facing	Land Area	BUA
Villa 51	North	1145	1560
Villa 52	North	1112	1560
Villa 53	North	1079.1	1560
Villa 54	North	1046.1	1560
Villa 55	North	1014.2	1560

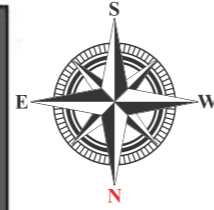
**Floor Plan**  
 Type A-3 Bedroom  
 3T - North Facing Villa

Villa No.	Land Area (sq.ft)	Built Up Area (sq.ft)
28 - 32	956.6 sq.ft.	1475 sq.ft.

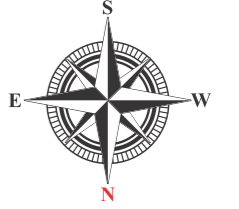
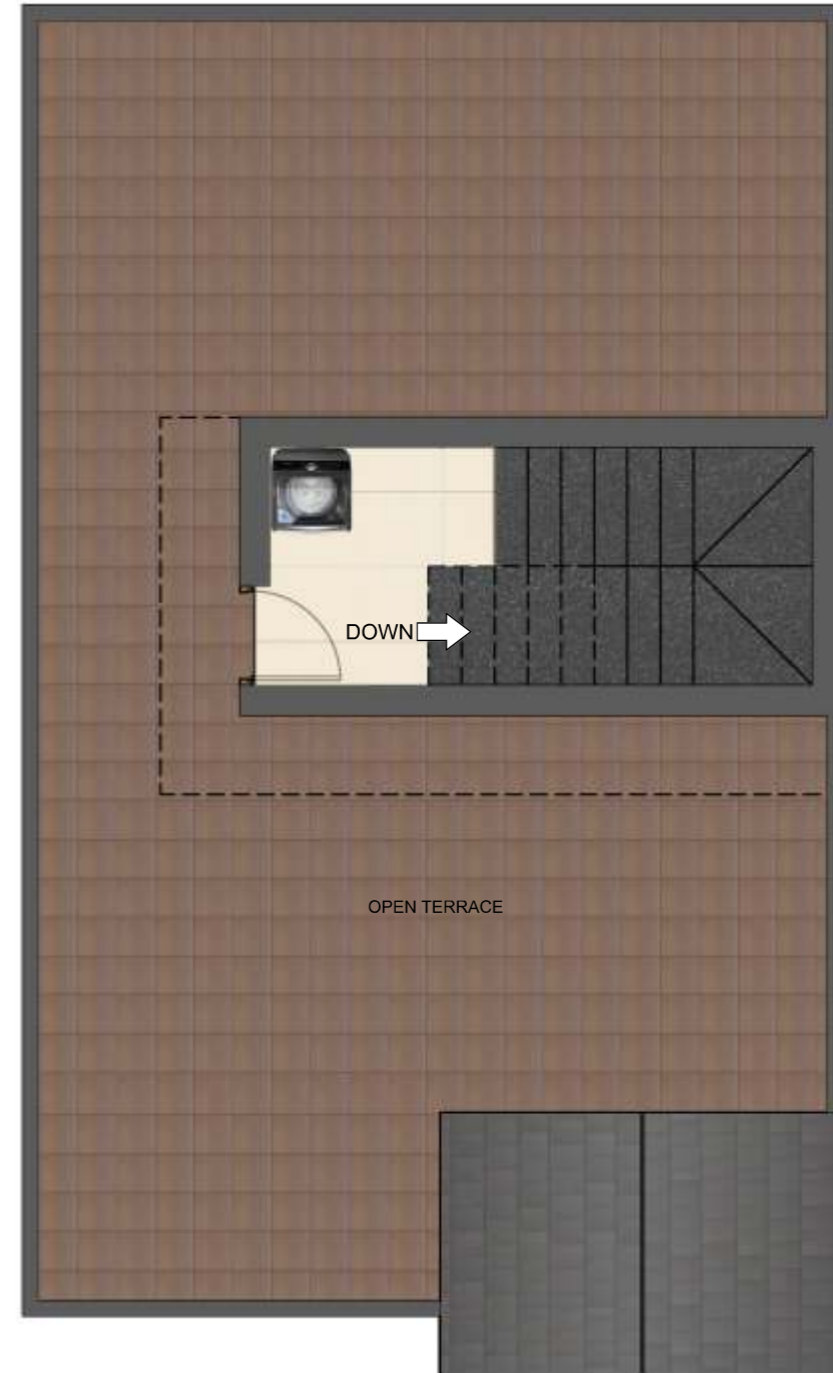
## Ground Floor Plan



# First Floor Plan



# Terrace Floor Plan



**Floor Plan**  
 Type B-3 Bedroom  
 3T - North Facing Villa

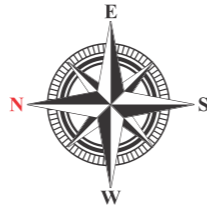
Villa No.	Land Area (sq.ft)	Built Up Area (sq.ft)
51 - 55	1014 - 1145 sq.ft.	1560 sq.ft.

## Ground Floor Plan

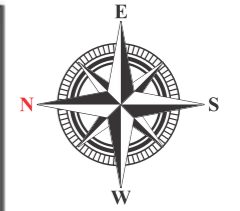
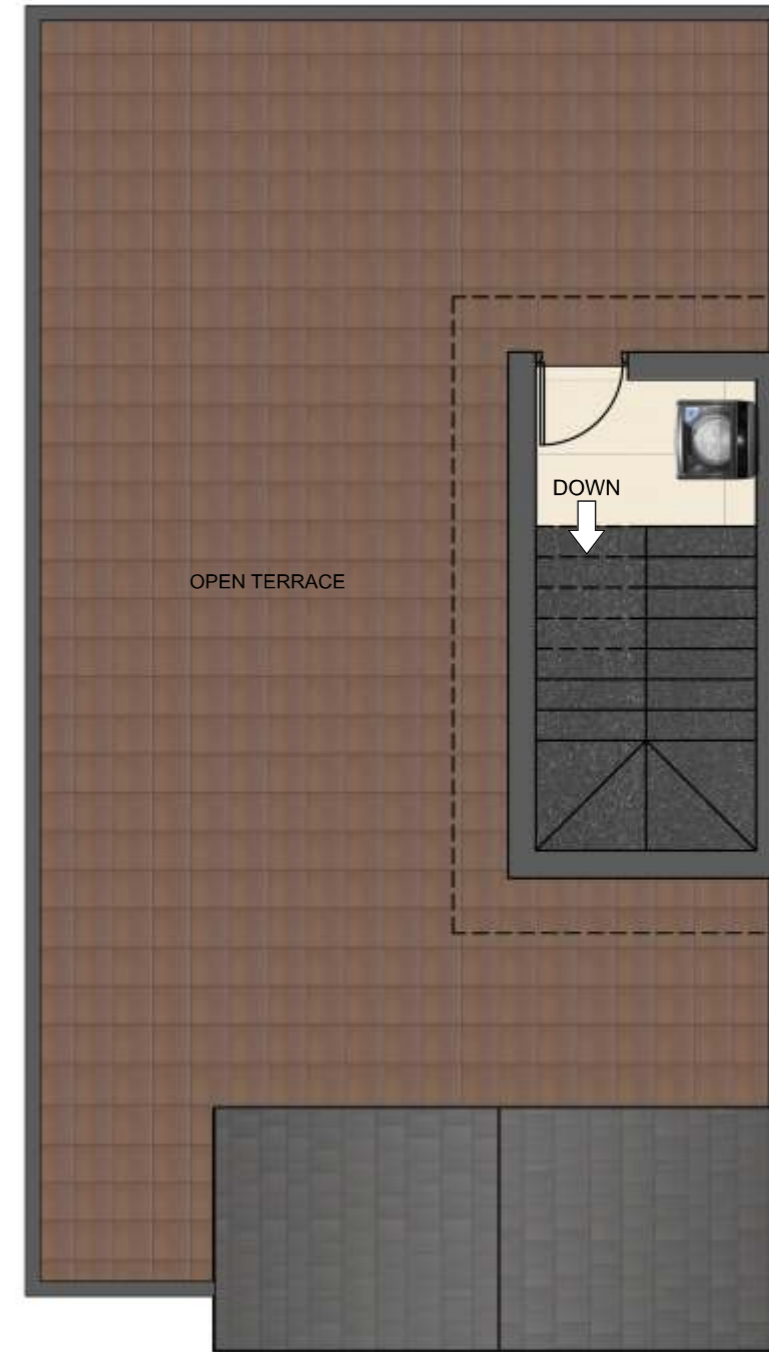




# First Floor Plan



# Terrace Floor Plan



# Villa Specifications

## STRUCTURE

**Structural system:** RCC framed structure designed for seismic compliant (zone 3)

**Masonry:** 200 mm for external walls & 100 mm for internal walls

**Floor-floor height:** Will be maintained at 3050 mm (incl. slab)

**ATT:** Anti-termite treatment will be done

## WALL / CEILING FINISH

**Internal walls:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion

**Ceiling:** Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion

**Exterior walls:** Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with colour as per architect design

**Master bathroom:** Glazed ceramic tile up to ceiling height of size 400x800 mm

**Other bathrooms:** Glazed ceramic tile up to ceiling height of size 300x600 mm

**Kitchen:** Ceramic wall tile of size 600x600 mm up to ceiling height of 600 mm above the counter top finished level

## FLOOR FINISH WITH SKIRTING

**Living, dining:** Vitrified tiles of size 600x1200 mm bedrooms & kitchen

**Master bathroom:** Anti-skid ceramic tiles of size 400x400 mm

**Other bathrooms:** Anti-skid ceramic tiles of size 300x300 mm

**Balcony:** Anti-skid vitrified tiles of size 600x600 mm

**Terrace:** Weathering course with 300x300 mm pressed tiles

**Car parking:** Heavy duty 300x300 parking tiles

## KITCHEN & DINING

**Kitchen:** Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level

**Electrical point:** For chimney & water purifier

**CP fitting:** Kohler/ American Standard equivalent

**Sink:** Stainless steel sink with drain board

## BALCONY / OPEN TERRACE AND STAIRCASE

**Handrail:** MS handrail as per architect's design

## STAIRCASE

**Flooring:** Granite flooring for staircase

**Handrail:** MS handrail as per architect's design

## BATHROOMS

**Sanitary fixture:** Kohler / American Standard / equivalent

**CP fittings:** Kohler / American Standard / equivalent

**Master bathroom:** Wall mounted WC with cistern, health faucet & counter mount wash basin

**Other bathrooms:** Wall mounted WC with cistern, health faucet, and single lever diverter with overhead shower & counter mount wash basin

## JOINERY

### DOORS

#### Main door

- Wide & fancy door of size 1050x2100 mm of engineered door frame & shutters of veneer finish with architrave
- Ironmongeries like digital door lock of Yale / equivalent, tower bolt, door viewer & magnetic catcher

#### Bedroom doors

- Good quality door frame with double side laminated shutter of size 900x2100 mm
- Ironmongeries like door lock with one side keyhole and thumb turn on the other side Godrej / equivalent, tower bolt & magnetic catcher

#### Bathroom doors

- Good quality door frame with double side laminated shutter of size 750x2100 mm
- Ironmongeries like door lock with one side coin and thumb turn on the other side Godrej / equivalent, door bush, tower bolt

## WINDOWS

Windows: Aluminium powder coated windows with sliding shutter with see-through plain glass and MS grill / railing based on architect's design intent wherever applicable French Doors

## ELECTRICAL POINTS

**Power supply:** 3-phase power supply connection safety device

MCB & ELCB (Earth Leakage Circuit Breaker) switches & sockets

Modular box & modular switches and sockets of Schneider / equivalent wires

Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab / equivalent

Mobile charging dock provided in living room and master bedroom dock

Video doorbell provided in the entrance main door

Chimney point provided in the kitchen

5 Amp socket point provided in one balcony in the first floor and terrace

Tap provided in the carpark

TV point in living & other bedroom

Telephone point in living & master bedroom

Data point provision in living

Split- air conditioner point will be provided in living & dining & all bedrooms

Exhaust fan point will be given in all bathrooms

Geyser point will be provided in all toilets

## VILLA BACKUP

- Inverter provision for all rooms' fan and light point
- Generator provision for all rooms

# Experience excellent CONNECTIVITY AND EASE

**B**e it infrastructure or transportation hubs, Thazhambur offers the best of both. Nearby areas include Siruseri, Mambakkam, Ottiyambakkam and Semmencheri. Since OMR is just a few minutes' drive away, the project offers seamless connectivity. The presence of top schools, colleges, hospitals and entertainment spots ensure a holistic lifestyle.

# Location Advantages

## Transportation

- Thalambur Bus Terminus
- Chennai International Airport
- Tambaram Railway
- Dinesh Vihar (AWHO)

## Corporates

- DLF Garden City
- Infosys
- TCS
- Ozone Techno Park
- SIPCOT IT Park
- Elcot SEZ

## Schools

- Athena Global School
- BVM Global School
- PSBB Millennium School
- Amethyst International School
- The School – KFI – Amethyst International School
- HLC International School

## Colleges

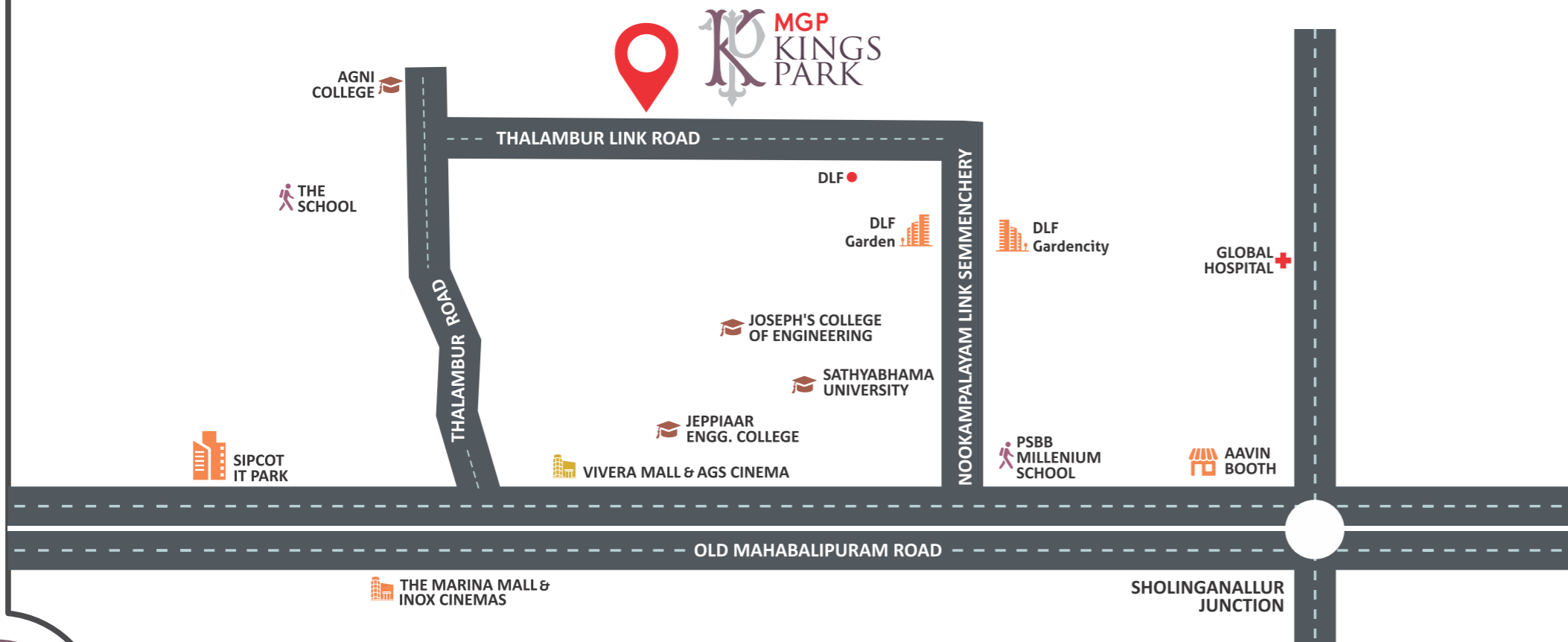
- Agni College of Technology
- T S Narayanaswami College of Arts & Science
- Jeppiar Engg. College
- Sathyabama University
- St. Josephs College of Engg.
- S.R.R Engg. College

## Hospitals

- Sri Venkateswara Dental Hospital
- Gleneagles Global Health City
- Swaram Hospital & Specialty Clinic
- Chettinad Hospital

## Entertainment

- AGS Cinemas
- Vivira Mall
- The Marina Mall
- Inox Cinemas





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Disclaimer: All the images are rendered and the proportions are subject to change. The units are subject to availability