



AN EXOTIC
ENVIRON AT
AN INCREDIBLE
HABITAT



GLOBUS PALLADIUM
AT PADUR, OMR

CELEBRATING



YEARS

CRAFTING TOMORROW'S SPACES, TODAY

HOME MAKER



OVERVIEW :

WELCOME TO MGP'S EXCLUSIVE ENCLAVE, WHERE SOPHISTICATION MEETS SERENITY – INTRODUCING MGP'S 3BHK VILLAS @ GLOBUS PALLADIUM, PADUR. EMBRACE A LIFE OF LUXURY STARTING AT 1.30 CR, WHERE OPULENT LIVING AND ARCHITECTURAL FINESSE CONVERGE IN A MEDITERRANEAN MASTERPIECE.

UNPARALLELED LIVING EXPERIENCE: NESTLED ACROSS 9 ACRES ALONG THE DYNAMIC OMR, THESE VILLAS REDEFINE OPULENCE. EACH VILLA IS METICULOUSLY CRAFTED IN THE DISTINGUISHED MEDITERRANEAN STYLE, OFFERING A CURATED LIVING EXPERIENCE WITH PLOTS RANGING FROM 1188 SQFT TO 2218 SQFT. THE BUILT-UP AREA (BUA) SPANS 1298 SQFT TO 1554 SQFT, ENSURING A FUSION OF SPACE AND SOPHISTICATION.

MGP'S 3BHK VILLAS @ GLOBUS PALLADIUM, PADUR, IS NOT JUST A RESIDENCE; IT'S A CELEBRATION OF INDIVIDUALITY, A SYMPHONY OF MODERN LUXURY, AND AN EXTRAORDINARY LIVING EXPERIENCE THAT BEGINS HERE. YOUR DREAM HOME AWAITS IN THIS EXCLUSIVE ENCLAVE, WHERE EVERY DETAIL IS A TESTAMENT TO A LIFE WELL-LIVED.

EMBRACE A LIFESTYLE WHERE LUXURY TAKES CENTER STAGE



PROJECT HIGHLIGHTS :

- ✦ **Ample Land Area:** Experience more space for utilization, future expansion, and versatile usage, creating an environment that breathes.
- ✦ **Multiple Options:** Choose from 6 floor plan choices, providing flexibility to tailor your living space to individual preferences and needs.
- ✦ **Distinctive Mediterranean Design:** Each villa is a masterpiece, seamlessly blending modern aesthetics with the timeless allure of Mediterranean architecture, creating an ambiance of refined elegance.
- ✦ **Expansive Plots:** Choose from plots meticulously designed to accommodate your dreams, ranging from 1188 Sqft to 2218 Sqft, providing a canvas for personalized and luxurious living.
- ✦ **Spacious Built-Up Area:** Experience grandeur within the walls of your villa, with a Built-Up Area (BUA) ranging from 1298 sqft to 1554 sqft, ensuring every corner exudes modern comfort.
- ✦ **Strategic Orientations:** Whether it's the invigorating sunrise to the East or the captivating sunset to the West, each villa offers stunning views, catering to diverse preferences.
- ✦ **Swift Transition to Your Dream Home:** Anticipate the joy of moving into your dream home in just 10 months, as we expedite the handover process for your convenience.



MAXIM SPACE



SALIENT FEATURES :



- ✦ **Strategic Location:** Enjoy a well-connected lifestyle with proximity to key destinations such as IT hubs, educational institutions, and entertainment zones.
- ✦ **Future-Ready Infrastructure:** Experience thoughtful planning that accommodates future expansions and technological advancements.
- ✦ **Quality Construction:** MGP's unwavering commitment to superior construction standards ensures durability and long-term value for your investment.
- ✦ **Community-centric Living:** Delight in thoughtfully designed communal spaces and amenities fostering a sense of community and social interaction.
- ✦ **Transparent Pricing:** Elevate your buying experience with clear and transparent pricing models, ensuring a complete understanding of your investment.
- ✦ **Vastu Compliant Designs:** Enhance positive energy flow within each residence with architectural designs incorporating Vastu principles.
- ✦ **Inclusive Lifestyle Amenities:** Indulge in an array of amenities catering to diverse interests, promising a holistic and fulfilling lifestyle for residents.
- ✦ **Digital Door Lock:** Immerse yourself in peace of mind, with advanced security measures ensuring unmatched privacy.
- ✦ **Video Door Phone:** Stay effortlessly connected and in control of your living space, merging convenience with technology.

DETAILING SPACE TO THE MAXIM FOR A CUSHIONED LIFE

“MGP 3 BHK Villa @ Globus Palladium, Padur is not just a home; it's a harmonious blend of modernity, exclusivity, and convenience, creating a unique canvas for your life's masterpiece. The space is laid out in such a way that Apart from the spacious bedrooms, there is provision for a pooja corner too. An open terrace, balcony deck, kitchen, dining and living areas, spacious bedrooms with attached bathrooms completes the whole plan for your life's necessities within your reach”.





INNER WORLD



AN
INNER WORLD
THAT GIVES
MEANING TO
CELEBRATE LIFE

A peaceful life within a secured development and necessities within your reach, at an unhurried pace. Nature at its best surrounding the villas, makes it a cool haven for all residents. So define the contours of your dreams, making the right choice for the right reasons.





MASTER PLAN

FLOOR PLAN

TYPE 1 VILLA - 3BHK - 3T
SOUTH FACING PLOTS, EAST FACING VILLAS
BUILT-UP AREA (BUA): 1,298 SQFT - 1,553 SQFT
PLOT AREA: 1,188.25 SQFT - 2,144.75 SQFT



AREA STATEMENT

Plot No	Plot Area (Sqft)
1	2144.75
65	1188.25
77	1500
78	1500
79	1500
80	1500
81	1500
82	1638.25
93	1500
94	1500
95	1500
96	1500
97	1500
98	1500
99	1621
179	1500
180	1500
181	1500
182	1500
183	1500
184	1500
185	1500



VILLA TYPE : 1

AREA: 1298 SQ.FT | 3BHK - 3T

SOUTH FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 1

AREA: 1358 SQ.FT | 3BHK - 3T

SOUTH FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 1

AREA: 1398 SQ.FT | 3BHK - 3T

SOUTH FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 1

AREA:1450 SQ.FT | 3BHK - 3T

SOUTH FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 1

AREA:1511 SQ.FT | 3BHK - 3T

SOUTH FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 1

AREA:1553 SQ.FT | 3BHK - 3T

SOUTH FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLAN

TYPE 2 VILLA - 3BHK - 3T
NORTH FACING PLOTS, NORTH FACING VILLAS
BUILT-UP AREA (BUA): 1,321 SQFT - 1,549 SQFT
PLOT AREA: 1,500 SQFT - 1,729 SQFT



AREA STATEMENT

Plot No	Plot Area (Sqft)
68	1500
69	1500
70	1500
71	1500
83	1729
84	1500
85	1500
86	1500
87	1500
88	1500



VILLA TYPE : 2

AREA:1321 SQ.FT | 3BHK - 3T

NORTH FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 2

AREA:1369 SQ.FT | 3BHK - 3T

NORTH FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 2

AREA:1415 SQ.FT | 3BHK - 3T

NORTH FACING PLOTS, NORTH FACING VILLAS



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 2

AREA:1452 SQ.FT | 3BHK - 3T

NORTH FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 2

AREA:1500 SQ.FT | 3BHK - 3T

NORTH FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 2

AREA:1549 SQ.FT | 3BHK - 3T

NORTH FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLAN

TYPE 3 VILLA - 3BHK - 3T
EAST FACING PLOTS, EAST FACING VILLAS
BUILT-UP AREA (BUA): 1,299 SQFT - 1,554 SQFT
PLOT AREA: 1,500 SQFT - 2,218 SQFT



AREA STATEMENT

Plot No	Plot Area (Sqft)
100	2218
101	1790.25
102	1752.75
103	1723.75
104	1715.75
149	1800
150	1800
151	1800
152	2177.5
160	1500
161	1500
162	1500
163	1500
174	1688.5
175	1558.5



VILLA TYPE : 3

AREA: 1299 SQ.FT | 3BHK - 3T

EAST FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 3

AREA:1369 SQ.FT | 3BHK - 3T

EAST FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 3

AREA:1415 SQ.FT | 3BHK - 3T

EAST FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 3

AREA:1463 SQ.FT | 3BHK - 3T

EAST FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 3

AREA:1515 SQ.FT | 3BHK - 3T

EAST FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 3

AREA:1554 SQ.FT | 3BHK - 3T

EAST FACING PLOT, EAST FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLAN

TYPE 4 VILLA - 3BHK - 3T
WEST FACING PLOTS, NORTH FACING VILLAS
BUILT-UP AREA (BUA): 1,298 SQFT - 1,553 SQFT
PLOT AREA: 1,500 SQFT - 2,000 SQFT



AREA STATEMENT

Plot No	Plot Area (Sqft)
92	1737.5
154	1950
155	1950
156	1950
169	1500
170	1500
171	2000



VILLA TYPE : 4

AREA: 1298 SQ.FT | 3BHK - 3T

WEST FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 4

AREA:1358 SQ.FT | 3BHK - 3T

WEST FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 4

AREA:1398 SQ.FT | 3BHK - 3T

WEST FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 4

AREA:1450 SQ.FT | 3BHK - 3T

WEST FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 4

AREA:1511 SQ.FT | 3BHK - 3T

WEST FACING PLOT, NORTH FACING VILLA



GROUND FLOOR PLAN



FIRST FLOOR PLAN

VILLA TYPE : 4

AREA:1553 SQ.FT | 3BHK - 3T

WEST FACING PLOT, NORTH FACING VILLA

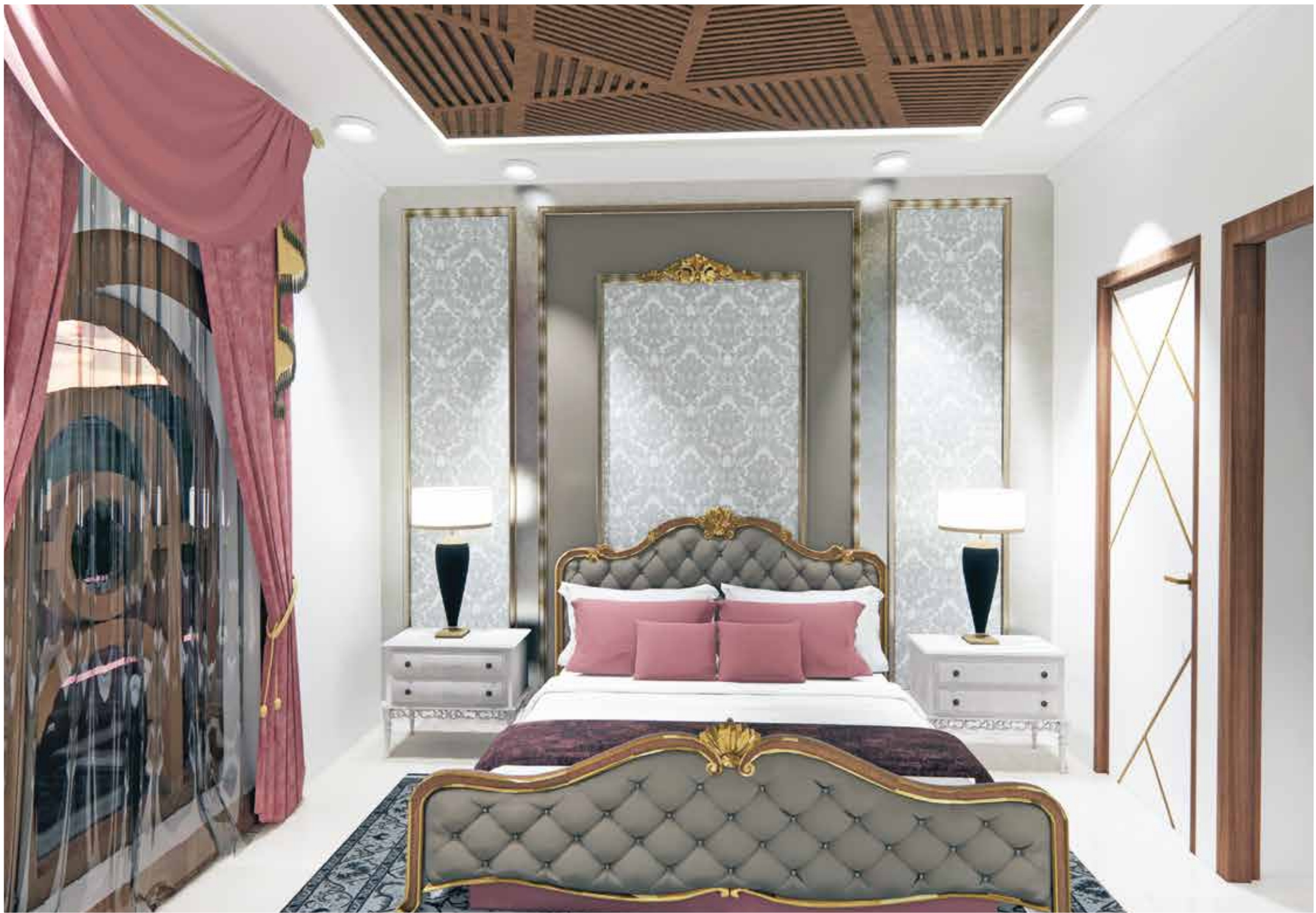


GROUND FLOOR PLAN



FIRST FLOOR PLAN





VILLA SPECIFICATIONS :



STRUCTURE

- RCC Framed Structure
- Anti-termite treatment will be provided
- Ceiling height will be maintained at 10 feet Designed(INCL ROOF SLAB)
- Seismic resistant structure using FE 550 D steel TMT bars
- 9" Chamber Bricks for outer wall & 4.5" for internal partition work
- asian Make Exterior Emulsion paint
- Exterior faces of the building will be finished with one coat of Primer, two coats of asian
- Internal wall in Living, Dining, Kitchen & Bedroom will be finished with one coat of Primer, Two coats of Putty & Two coats of asian make tractor Emulsion paint



FLOORING

- Terrace will be laid with weather proof tiles
- Car Parking will be laid with 1x1 feet Heavy duty Parking Tiles
- Staircase will be laid with granite or antiskid tile flooring with SS Railings

- Bathrooms & Utilities will have 1x1 feet Orient Bell make Antiskid ceramic tiles
- Living, Dining, Kitchen & Bedroom will have 2x2 feet Orient Bell make double loaded Vitrified tiles



KITCHEN

- Provision for Chimney will be provided
- CP fittings will be Parryware or equivalent
- Provision for water purifier will be provided
- SS sink will be provided with bowl & drain hole
- Kitchen Table will be provided with Granite slab and 2 feet dado tiles



BATHROOMS

- Wall mounted wash basin will be provided
- All CP fittings will be Parryware or equivalent
- All Sanitary fittings will be Parryware or equivalent
- Provisions for geyser will be provided in all bathrooms
- Provisions for exhaust will be provided in all bathrooms
- Concealed water mixer with shower for Hot and cold water
- Floor mounted WC with cistern and health faucet will be provided



BEDROOM DOORS

- Premium quality teak wood do or frame with flush type shutter of 7 feet height having door Stopper,tower bolts etc.



TOILET DOORS

- Premium quality teak wood door frame with flush type shutter of 7 feet height having tower Bolts etc.



HEADROOM DOORS

- Premium quality teak wood door frame with film coated flush type shutter of 7 feet having tower bolts etc.



WINDOW

- Windows will be provided with imported Korean profile UPVC shutters with see through plain glass and MS grills on inner side
- Ventilators will have imported Korean profile UPVC frame with suitable louvered glass panes and iron bars will be provided



ELECTRICAL FITTINGS

- Cables wiring Switches & sockets will be Anchor roma or equivalent
- Home theatre provision, spot light provision, TV cable point will be provided in living room
- Split air conditioner provision will be provided for all the bedrooms
- Modular plate switches, MCB & EICB (Earth Leakage Circuit Breaker) system Inverter provision will be provided at appropriate Locations



OTHERS

- Underground Sump with RCC double mat structureas per structural drawing
- Overhead tank will be provided in brick wall with 2 coats of water proof
- Septic tank with Brickwall structure based on the structural drawing



PROJECT AMENITIES

Experience a life of unmatched convenience and indulgence with our thoughtfully curated amenities:

60 ft Wide Road:

Experience the ease of smooth pathways, fostering seamless connectivity throughout the community.

Gym:

Cultivate your well-being within the comfort of your community, as health becomes a daily pursuit.

Cricket Ground:

Unleash your sporting spirit on the vibrant green field, where every match is a celebration of vitality.

Basketball & Tennis Court:

Perfect your game beneath the open sky, as these courts become arenas for skillful play.

Community Hall:

A space designed to foster connections and host joyous celebrations, bringing residents together.

Children Play Area:

Watch as imaginations take flight, providing a playful haven for the younger members of our community.

Jogging Area:

Embrace a healthier lifestyle amidst the natural surroundings, where every step is a stride towards well-being.



“AT GLOBUS PALLADIUM, EACH AMENITY IS AN INVITATION TO ELEVATE YOUR DAILY LIVING, CREATING A LIFESTYLE THAT GOES BEYOND THE EXPECTED”

LOCATION ADVANTAGES

“Strategic Location, Seamless Connectivity”

At Globus Palladium, revel in the advantages of a location that not only defines convenience but also ensures a well-connected lifestyle:

Chennai IT Corridor (OMR):

A mere 10-minute journey to the thriving IT hub, placing professional opportunities at your doorstep.

Siruseri IT Park:

Just 15 minutes away, unlocking the gateway to innovation and technological advancement.

ECR Beach:

Within a quick 20-minute drive, indulge in serene coastal retreats, letting the waves soothe your soul.

Upcoming Metro Railway Station:

A 10-minute journey to connect you effortlessly to major transit points, enhancing your travel convenience.

Chennai Airport:

A swift 40-minute drive ensures that your global connections are as accessible as your local ones.

Experience the luxury of time and accessibility, as Globus Palladium positions you strategically amidst the pulse of the city, yet cocooned in the tranquility of your exclusive residence.



LOCATION HIGHLIGHTS



SCHOOLS

Shraddha Children's Academy - **1.9 km**

Vijay Vidhyashram School - **1.5 km**

Hindustan International School - **1.4 km**

Jagannath Vidyalaya - **1.9 km**

Gateway International School - **2.5 km**



COLLEGES

Hindustan College of Arts & Science - **2.5 km**

Prof. Dhanapalan College of Science & Management - **3 km**

Jeppiaar SRR Engineering College - **2 km**

Anand Institute of Higher Technology - **2.6 km**

Mohamed Sathak Teacher Training College - **2.6 km**

Saisha Institute of Management Studies &

Technical Science - **3.2 km**



HOSPITALS

Supreme Speciality Hospitals - **1.4 km**

Chettinad Super Speciality Hospitals - **3 km**

Limelite Hospital - **1.5 km**

Lifeline Hospital - **2 km**

Praveena Hospitals - **3.2 km**



ENTERTAINMENTS

Muttukadu Boat House - **3.5 km**

The Marina Mall - **4.6 km**

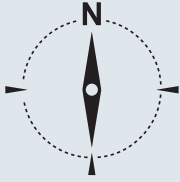
MGM Dizzee World - **6 km**

Kovalam Beach - **6 km**

Vivira Mall - **6.2 km**

Rock View Point - **6.8 km**

VGP Universal Kingdom - **15.4 km**



PERUMBAKKAM MAIN ROAD



Global Hospital

SHOLINGANLLUR

Parent Day Choice International School

TNEB sub-station

Sathyabama University

AGS Multiplex

ETA - Technopark - HCL Technologies

SIRUSERI JUNCTION

SIPCOT

Radiane shine

Akshaya Adora

SRR Engineering College



GLOBUS PALLADIUM

Chettinad Health City



Chettinad Health City

Wipro Limited

WIPRO SEZ

Sathyam

HCL

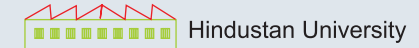
DR. KALAIKNER KARUNANDHI SALAI

OLD MAHABALIPURAM ROAD (O M R)

EAST COASTAL ROAD

- Infosys
- TATA Consultancy Services
- Cognizant
- Hiranandani Upscale
- Imperial Towers
- Marina Mall

- IBIS - Novotel Hotel
- Olympia's Opaline
- TVH Ouranya Bay H.I.E.T International School



- XS Real Helios City
- Jains Inseli Park

Vandalur Zoo

VANDALUR KELAMBAKKAM ROAD

Kilambakkam Bus Terminus

ROAD MAP



Corporate Office :

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