

PREMIUM LIFESTYLE VILLA AT THORAIPAKKAM, OMR



Prem Estates incorporated in the year 2009 is a exceptional customer centric company which is building it's foundation on the key belief in customer satisfaction and strong emphasis on integrity, reliability and deep rooted values which earns us an unparalleled eminence in the real estate industry by setting new standards.

With the ever growing trust and loyalty from the present clients, Prem Estates now embarks towards a new future with more than 2 lacs Sq.ft development of Villas, Apartments and Gated residential plotting in Chennai.



Built around the philosophy of premium living, OPULENT - Premium 3 BHK / 4BHK Villas , a dream come true. OPULENT is located amidst the leading IT Companies at Thoraipakkam, OMR-Chennai. OPULENT built within city precincts offers you an inner sanctum hard to find in the city chaos. Each villa with refined livingspace is a place that elegantly blends contemporary lifestyles and well planned spaces.

A place that truly understands the kind of person you are and what you appreciate in life. And helps you lead a lifestyle that has no parallel across the world. OPULENT consists of 2 variant of Villas to choose from which makes it even more comfortable.



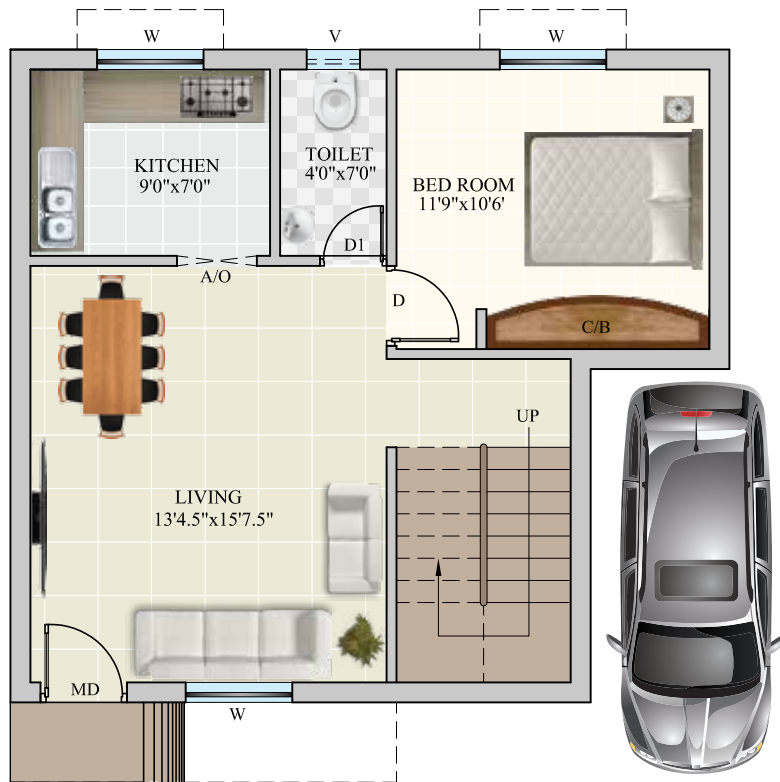


Premium  
**3 BHK**  
Villa

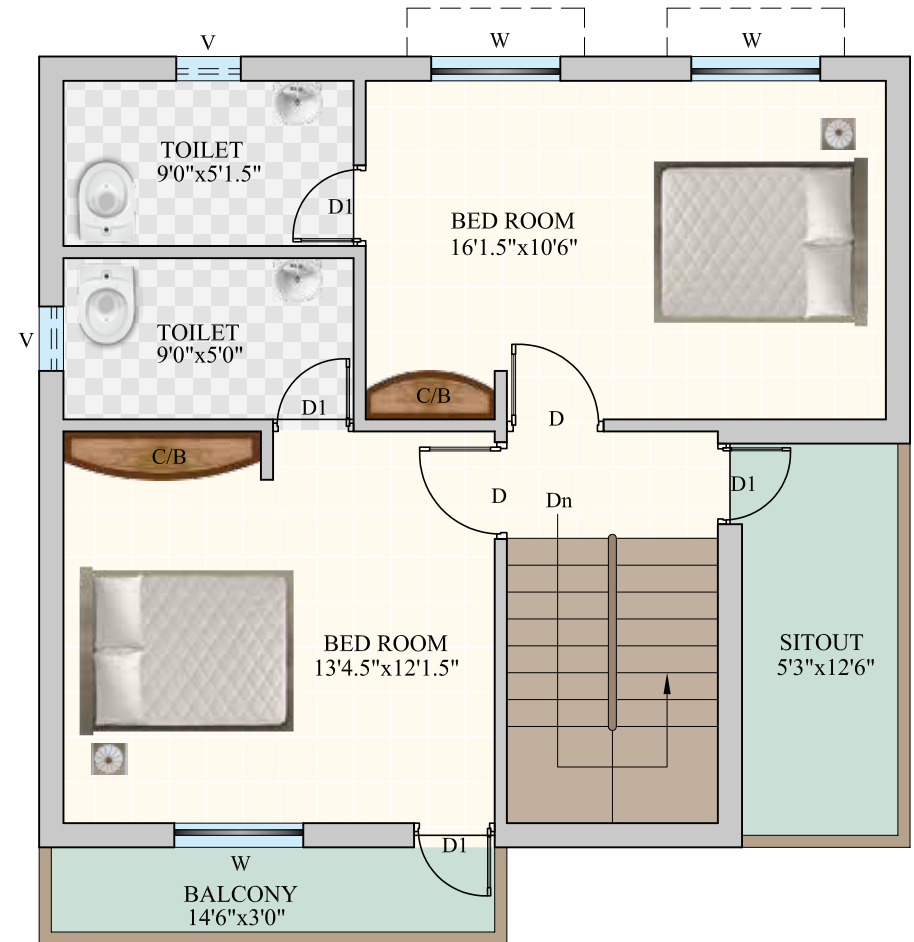
**PLOT D**

Total Area: 1710 Sq.ft.

## SITE CUM GROUND FLOOR PLAN



## FIRST FLOOR PLAN





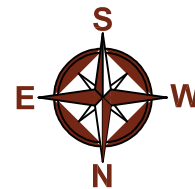
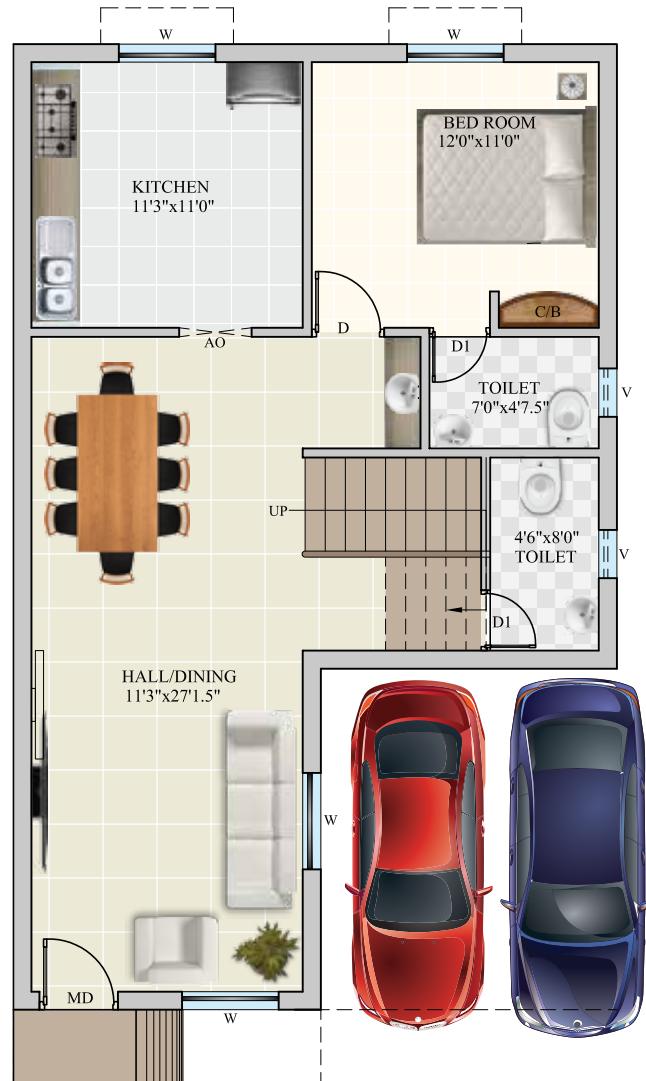
Premium  
**4 BHK**  
Villa

**PLOT 1**

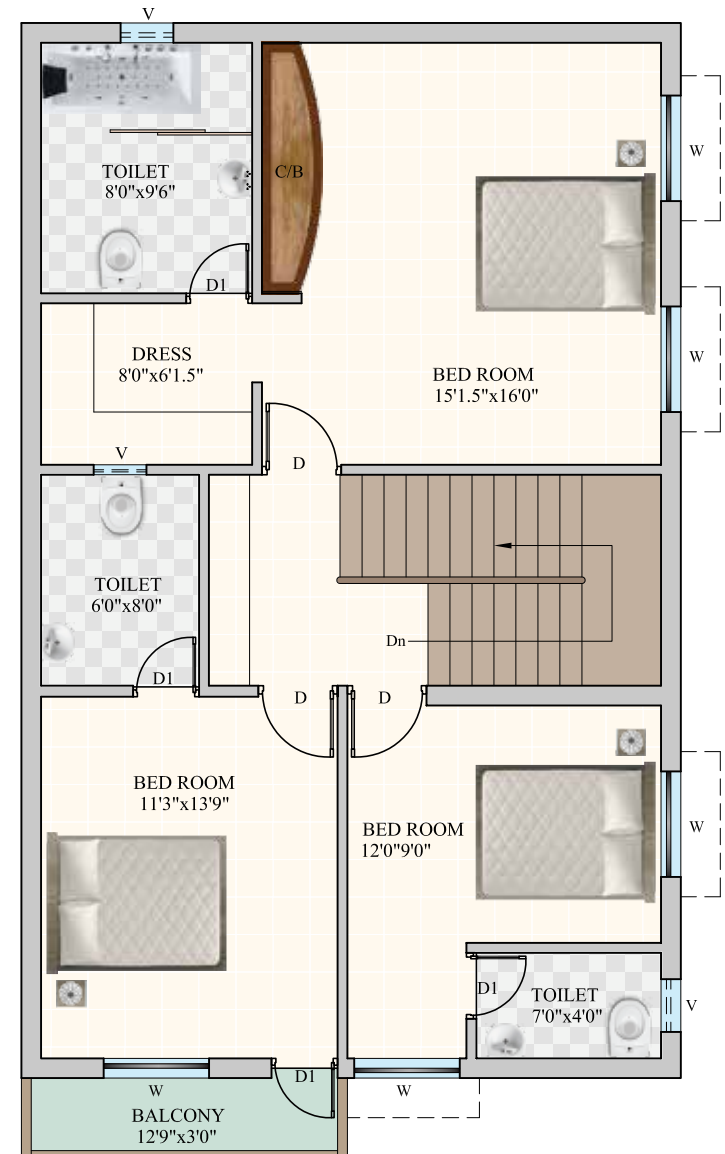
Total Area: 2425 Sq.ft.

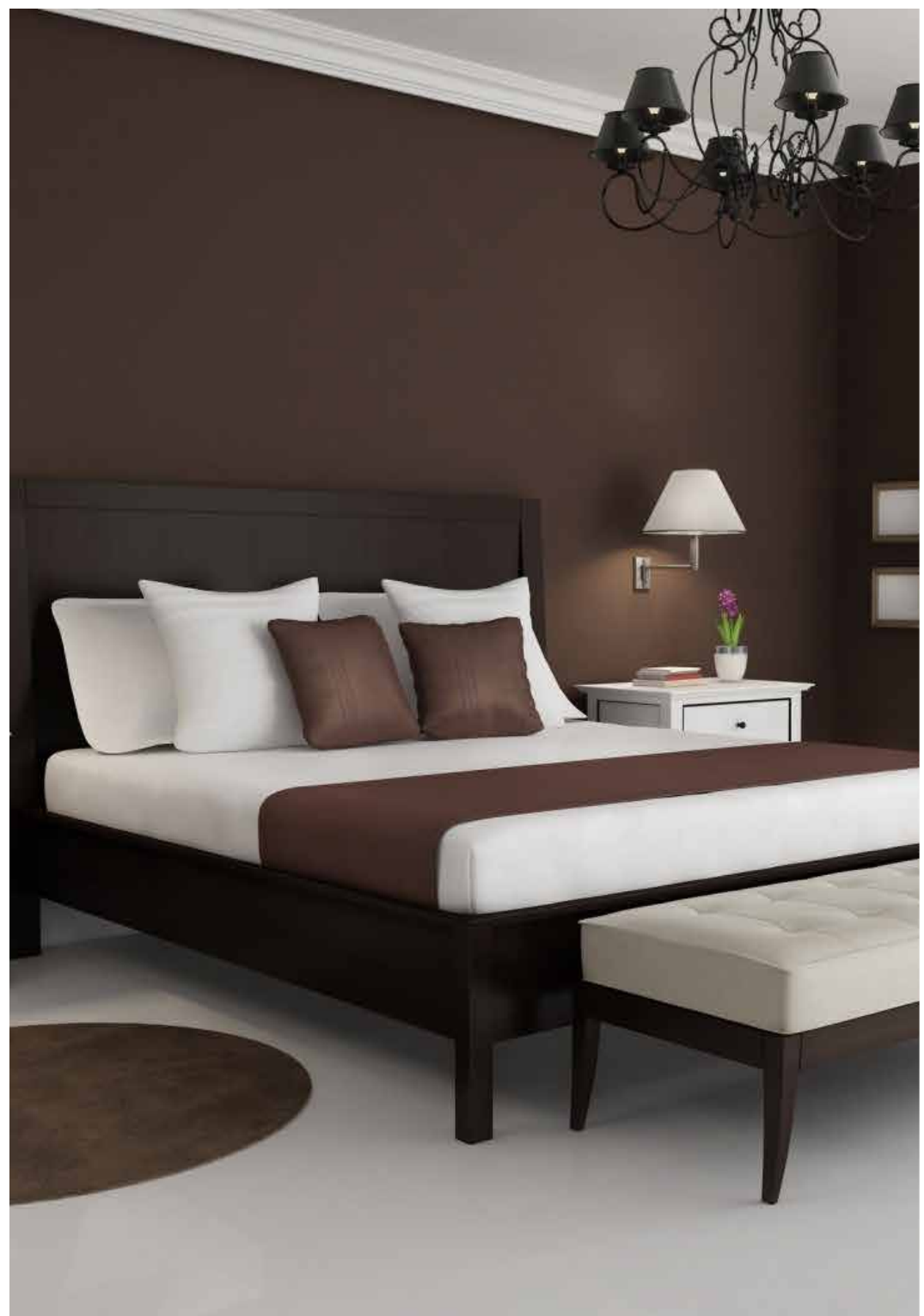


## SITE CUM GROUND FLOOR PLAN



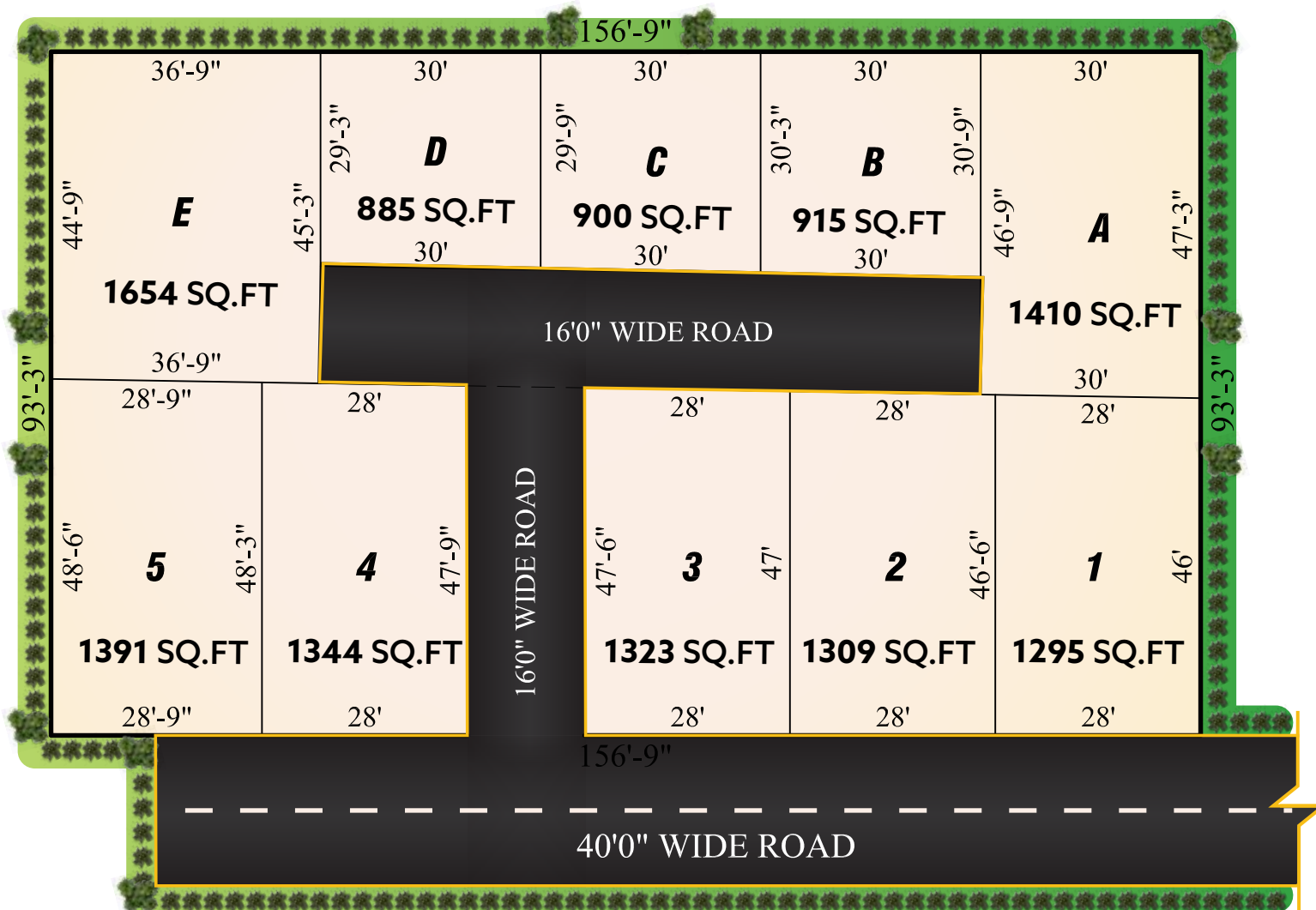
## FIRST FLOOR PLAN







## MASTER PLAN



## SPECIFICATION

### ✦ STRUCTURE

The building is R.C.C framed structure with bricks / Solid Block / fly-ash masonry wall

### ✦ FLOORING

Foyer, Living & Dining - 900 x 900 Vitrified tiles (Kajaria Equivalent)\*  
Bedrooms - 600 x 600 Vitrified tiles (Kajaria Equivalent)\*  
Kitchen - 600 x 600 Vitrified tiles (Kajaria Equivalent)\*  
Balconies - Anti skid tiles (Kajaria Equivalent)\*  
Staircase & Lobbies - Natural stone / Vitrified tiles\*  
Car parking - Granolithic flooring\*  
Drive way - Paver blocks\*  
Bathroom - Floor - Anti-skid tiles and wall-ceramic tiles up to 7'ht in all areas (Kajaria Equivalent)\*  
Wash Area - Flooring - Anti-skid floor tiles and wall - ceramic tiles up to 3'0" (Kajaria Equivalent)\*

### ✦ DOORS

Main Doors - Teakwood frame flush door with both sides teak finish and melamine polish\*  
Bedroom Doors - Solid wood frames with flush door with laminate finish / moulded doors\*  
Bathroom Doors - Solid wood frames with flush door of BWP grade\*  
Locks / Hardware - Dorma / Dorset\*

### ✦ WINDOWS

All rooms shall have UPVC sliding windows with 5 mm clear float glass and necessary hardware (Wintech)\*  
Bathroom ventilators shall be UPVC with exhaust provision (Wintech)\*  
Mild steel half grills grouted on wall with enamel paint finish as per architect's design\*

### ✦ PLUMBING & SANITARY

Concealed CPVC / UPVC pipe lines\*  
CP fittings - Grohe / Jaguar\*  
Sanitary fittings - Duravit/ Jaguar \*  
Wash basin Counter top in Dining - Granite\*

### ✦ ELECTRICAL

All internal circuits with PVC with ISI mark\*  
ISI mark quality wire will be used for entire building ( Finolex / RR Cables)\*  
Switches (Litaski equivalent)\*  
Telephone point in living and all bedrooms\*  
A/C point in all bedrooms\*  
Adequate light, fan & power points as per architect's recommendation\*  
All Units will have 3 phase connection with independent meters\*  
Cable provision in living and all bedrooms\*

### ✦ KITCHEN

Counter top - Black granite\*  
Sink - Stainless steel sink (Nirali / Diamond)\* wall ceramic tiles up to 2ft height above counter (Kajaria Equivalent)\*

### ✦ PAINTING

Internal - Walls to be finished with cement-based putty and two coats of premium emulsion paint (Asian / Berger)\*  
External - Exterior emulsion paint (Asian/ Berger)\*  
Ceiling - Cement paint\*

### ✦ GENERAL AMENITIES

Landscape on all suitable open spaces & pavements with paver blocks as per architect's design\*  
Underground sump\*  
Compound wall in outer periphery with gate\*

### ✦ SECURITY

Video entry phone\*  
Security cabin\*



**CobbleStone**  
Sculpting Space

The community is our reason of existence, and its happiness is our motivation. We believe that its success will come from people and with immense ardor, steadily focuses on creating a better experience in every aspect of life.

COBBLESTONE is an entrepreneurial and integrated property development company, primary synonymous is quality, commitment towards customers, reliability, and excellence in sculpting space.

We are focused on creating spaces that you can be proud living and working in. Our goal is to combine our professional expertise with Innovative technology to make living more comfortable, productive and joyous.

PROJECT APPROVED BY

