



A Stunning Home.
A Spectacular
Locality.



THE RADIANCE PROMISE



Affordable price



In-house construction



On-time & quality delivery



Delivering only the best



Eco-friendly



Radiance Realty, a leading real estate player based in Chennai, is built on tradition and driven by innovation. A formidable force in the Indian real estate industry, Radiance Realty is dedicated to providing premium housing solutions, with ultra-luxurious amenities showcased in stunning designs. With over 70 years of experience in infrastructure, Radiance Realty has tailored many new beginnings to perfection, with hopes and plans to create more.

ELEVATION VIEW





Your dream of owning a stunning home in the heart of Nungambakkam is now a reality. The luxury of privacy combined with the advantage of connectivity, Maraikayar Manor is the home of every dream. This gorgeous home is the perfect example of superior construction, flawless design, deluxe fittings and a location that is simply irresistible.

WHY BUY MARAIKAYAR MANOR



Prime location, closer to shopping, metro, etc.



Exclusive and secured community



No apartments face each other which ensures more privacy

SALIENT FEATURES

- Exclusive luxury residences (2074 sft)
- Contemporary architectural design with stilt + 4 structure
- Spacious 3 BHK apartments
- Uncompromised design with total vastu compliance
- Designed for abundant ventilation and views with zero dead space
- High-end fittings and features

LOCATION ADVANTAGES

- Located at the heart of Nungambakkam
- Incredibly well-connected to all the major hubs
- A healthy lifestyle is just 3 mins away - close to exclusive spas, yoga & fitness studios, etc.
- Just 10 mins away from leading hospitals, famed multiplexes, malls, restaurants, shopping zones, supermarkets, top schools, best colleges and the metro station
- Proximity to schools, colleges, hospitals and bus depot

FIRST FLOOR PLAN



Area Statement

Flat No.	: 1
Plinth Area	: 1797 sqft
Super Built-up Area	: 2074 sqft
Carpet Area	: 1510 sqft
Open Verandah	: 151 sqft
Flat No.	: 2
Plinth Area	: 1797 sqft
Super Built-up Area	: 2074 sqft
Carpet Area	: 1510 sqft
Open Verandah	: 151 sqft



TYPICAL FLOOR PLAN (2, 3 & 4)



Area Statement

Flat No.	: 1
Plinth Area	: 1797 sqft
Super Built-up Area	: 2074 sqft
Carpet Area	: 1510 sqft
Flat No.	: 2
Plinth Area	: 1797 sqft
Super Built-up Area	: 2074 sqft
Carpet Area	: 1510 sqft



GENERAL SPECIFICATIONS



TILING

- Foyer, living, dining and family living - 1000 x 1000 mm vitrified tiles with spacers
- Bedrooms - 600 x 600 mm vitrified tiles with spacers
- Balconies and kitchen - anti-skid vitrified tiles
- Terrace - weatherproof tiles
- Toilets, utility area - anti-skid ceramic tiles
- Lift lobby, lift wall fascia and staircase - granite
- Car park - interlocking paver blocks or ultra tiles
- Kitchen - premium quality ceramic wall tiles up to 2 feet above the platform
- Toilet - premium quality ceramic wall tiles
- Utility areas - premium quality ceramic tiles up to 5 feet height from floor level



DOORS / WINDOWS / VENTILATORS

• MAIN DOORS

- ▶ Frame is made of first quality solid teak wood with bottom threshold
- ▶ 40 mm thick solid shutters with 6 nos. of 4 mm horizontal "V" grooves on both the sides as per design
- ▶ Melamine polishes on both sides and designer hardware of reputed make shall be provided
- ▶ Reputed make of main door locks with 360° fingerprint access and a mechanical key

• BEDROOM DOORS

- ▶ Frame is made of good quality seasoned and chemically treated wood with moulded paneled skin door shutter of 32 mm thickness; designer hardware of reputed make shall be provided

• TOILET DOORS

- ▶ 7 feet height frame is made of good quality seasoned and chemically treated wood. Flush shutter of 32 mm thickness with one side fat skin and the other side laminated. Designer hardware of reputed make shall be provided.

- UPVC French doors with sliding shutters will be provided
- UPVC windows with sliding shutters and provision for mosquito mesh for all windows and MS grills wherever applicable
- UPVC ventilators and MS grills will be provided wherever applicable



KITCHEN

- 18 mm thick black granite of size as per drawing for kitchen platform will be handed over to the customer
- Stainless steel sinks with drainboard - Nirali / Frankie / Diamond make



PAINTING FINISHES

- All internal walls and ceilings will be coated with smooth putty and finished with Asian / Dulux or equivalent emulsion paint
- All external walls will be finished with weatherproof Asian / Dulux or equivalent emulsion paint
- MS grills and railings with enamel paint aesthetically designed and fixed to wall



ELECTRICAL FIXTURES / FITTINGS

- Three-phase supply with concealed wiring will be provided but the services connection shall be from TNEB based on the rules and regulations at the time of energizing the complex
- Separate meter will be provided for each apartment, and the main board will be located outside the apartment at a suitable place suggested by the architects
- All switches will be of Siemens / Havells / Legrand / Panasonic / MK or equivalent make
- Split A/C conduiting with electrification will be provided in all the bedrooms and the living room
- 15A plug points will be provided for refrigerator, washing machine and geysers in the toilet
- 5A socket for chimney and exhaust fan will be provided in toilets
- Power back-up for 1500W in apartment and 100% in common areas and changeover (EB/DG) will be provided
- Concealed TV and telephone points will be provided in the living room and all the bedrooms
- The cables for TV and telephone will be provided from a common junction point
- USB charging port in switchboards will be provided in the living room and all the bedrooms



PLUMBING & SANITARY

- All sanitaryware in ceramic of superior brands like Roca / Kohler or equivalent will be provided
- All plumbing CP fittings of superior brands like Roca / Kohler or equivalent will be provided
- All toilets shall have designer type counter washbasin with hot & cold mixer
- Single lever Hi-Flow diverter of Roca / Kohler make of hot & cold mixer with overhead shower will be provided in the toilets
- High quality concealed flush cistern of Geberit make for WCs
- Concealed CPVC pipelines / UPVC soil waste lines / sewage pipelines and rainwater lines of superior brands like Aashirwad / Astral / Supreme / Finolex / Prince or equivalent ISI certified will be provided
- Frosted glass partition for shower area in all the attached toilets and fittings of superior brands like Dorma / Kohler or equivalent will be provided

RADIANCE

PRIVILEGE

CLUB

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Referring Radiance homes to loved ones is incredibly rewarding.

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R E A L T Y

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