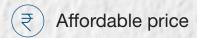


## THE RADIANCE PROMISE



- 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.





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.
- (P) 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 vaastu 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

## SITE WITH STILT FLOOR PLAN







## **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 facia 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



## **REFER AND EARN UP TO ₹5 L**

Referring Radiance homes to loved ones is incredibly rewarding. Radiance offers exciting rewards ranging from ₹30,000 to ₹5,00,000 for those who refer Radiance homes to their friends and family. To refer and earn with Radiance, call 78240 00080.



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