



Acres of Green
With access to the City...
Welcome to



6 Premium 2 BHK Apartments

At VGN Mahalakshmi Nagar (Velappanchavadi)





Exclusivity & Privacy, in your very own home.

Just six ultra-exclusive apartments, perfectly crafted to give you all the privacy and space you need, along with the security and lifestyle of an apartment community. VGN Florence will give you all of that and more. Strategically located in Velappanchavadi (near Maduravoyal), these residences are situated within the hugely successful VGN Mahalakshmi Nagar community. Close to the bypass road connecting Tambaram on the south and Ambattur on the north, these homes are within easy reach of Koyambedu & Metro Station, Bus Terminus, DLF IT Park, Anna Nagar and essential amenities like Super Market, Hospitals, Restaurants and Theatres. Enveloped by calm surroundings, these homes will give you peaceful living and amazing appreciation value for your investment.

Project Highlights



ONLY 6 UNITS
FOR EASY &
COMFORTABLE LIVING



VAASTHU
COMPLIANT



56 %
UDS



LIFT
FACILITY

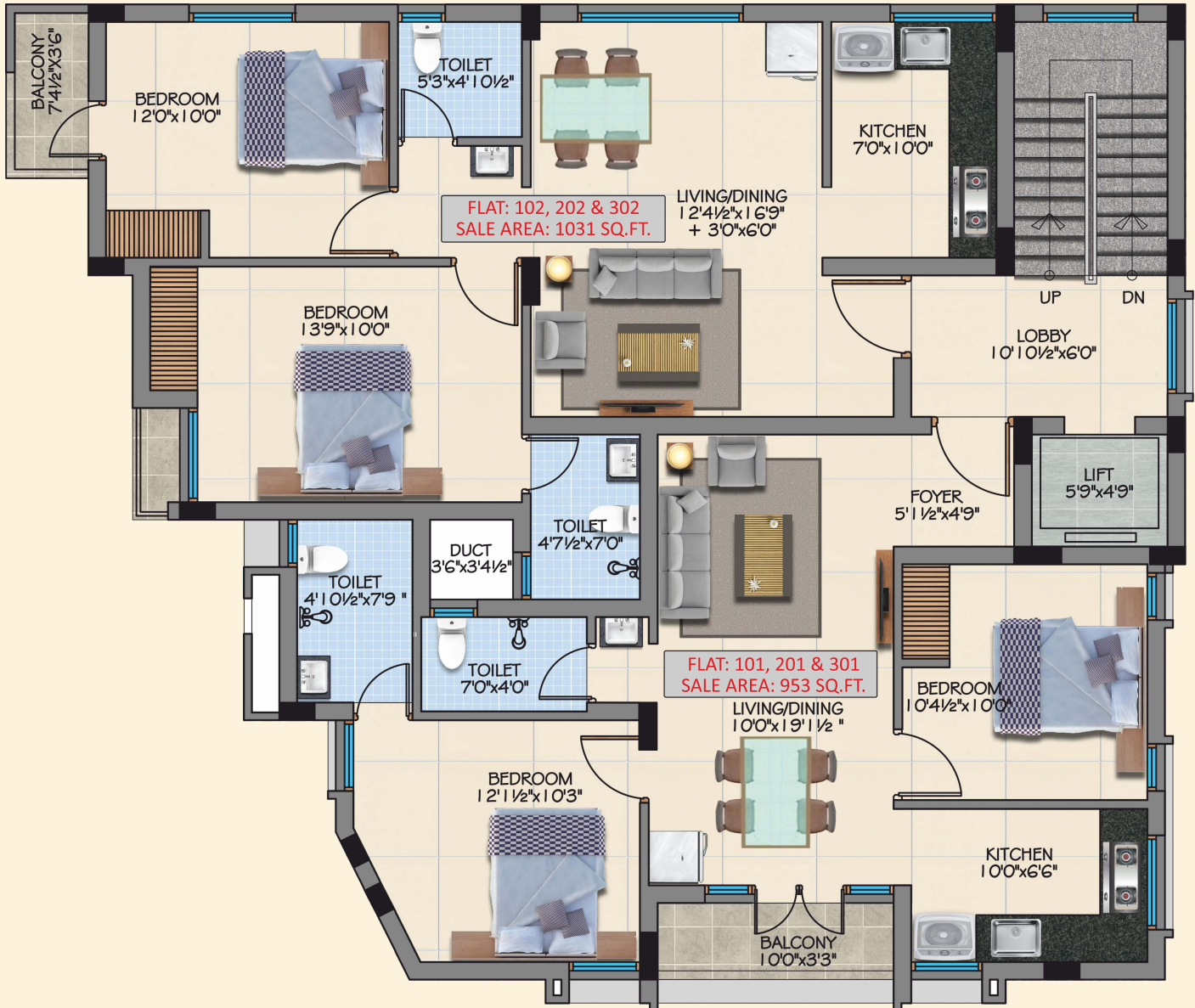
Payment Schedule



On Booking	10%
30 days from booking	45%
On completion of foundation	5%
On completion of roof slab	15%

On completion of brick work	10%
On completion of plastering	8%
On completion of flooring	5%
At the time of handover	2%

Typical Floor Plan I, II & III Floor



FLAT: 101, 201 & 301 - SALE AREA: 953 sq.ft. - UDS AREA: 445 sq.ft.

FLAT: 102, 202 & 302 - SALE AREA: 1031 sq.ft. - UDS AREA: 482 sq.ft.

Specifications

Structure

- RCC framed structure. 9" thick red brickwork for external walls & 4½" thick for internal walls. Designed for earthquake resistance.
- Loft will be provided any one side in all bedrooms & kitchen. Preferably above the entry.

Joinery

- Main door: Teak wood frame with solid core skin door or OST finish flush door. All hardwares shall be in brass.
- Bedroom doors: Country wood frame with skin moulded door. All hardwares in SS finish.
- Toilet: Country wood frame with flush door shutter with PU coated on one side. All hardwares in SS finish.
- Windows: UPVC - sliding windows with clear glass & grill
- Ventilator: UPVC & louvers with pin headed glass
- French door/ window: T.W. framed with glazed shutter

Handrails

- Staircase & balcony M.S. handrail - As per architect's design

Flooring

- Lobby: 2'x2'- vitrified tile flooring with 4" high skirting
- Staircase: Granite flooring with 4" high skirting
- Living, dining & bedrooms: 2'x2' vitrified tile flooring with 4" high skirting
- Kitchen: 2'0"x 2'0" vitrified tile flooring of matt finish with 4" high skirting
- G20 polished granite top for kitchen platform
- Balcony: 12"x12" - anti-skid tile flooring with 4" high skirting
- Toilet / service: 12"x12" - anti-skid tile flooring

Dadoing

- Toilet: Glazed ceramic tile dado up to 7'0" height
- Kitchen: Glazed ceramic tile dado tile up to 2'0" height from cooking platform
- Service: Glazed ceramic tile dado up to 3'0" height from floor level
- Dining: Glazed tile dado for 2' height above washbasin

Painting

- Ceiling: 2 coats of OBD over white cement & primer
- Inner Walls: 2 coats of emulsion over putty & primer
- Exterior walls: 2 coats exterior emulsion over primer
- Main door: Melamine matt finish polish.
- All other doors: Enamel paint over putty & primer
- Grills: Enamel paint over one coat of primer

Electrical

- Wires & switches: All electrical wirings are ISI standard with modular switches. Anchor / Legrand or other equivalent brand.
- Sufficient light points and power sockets will be provided in all rooms
- TV and telephone points provision for all bedrooms & living
- Split AC provision for living & all bedrooms
- Fridge provision in kitchen or dining
- Exhaust provision for all toilets & kitchen

Sanitation & Plumbing

- Kitchen: SS sink. Provision for water purifier.
- Dining: Wall mounted wash basin with necessary fittings.
- Toilet: Wash basin, floor-mounted EWC with flush tank & two in one tap health faucet, wall mixer & over head shower
- Geyser provision with hot & cold piping provision
- Provision for washing machine
- Sanitary fittings: Parryware / Hindware or equivalent
- CP fittings: Parryware / Jaquar or equivalent

Lift

- 1 No. 6 passenger lift of standard manufacture

General

- Waterproofing for all sunken & terrace area.
- Anti-termite treatment
- Rainwater harvesting
- Sufficient lighting will be provided for common area
- Power backup only in common area and for lift



LOCATION ADVANTAGES

- 2 min drive from Poonamallee High Road
- 2 min drive from Apollo Hospital, Vanagaram
- 10 min drive from Ambattur Industrial Estate
- 10 min drive from Chennai Metro Rail
- 10 mins drive from Koyambedu Moffussil Bus Station (CMBT)



NEARBY HOSPITALS

- Apollo Hospital, Vanagaram
- Saveetha Dental Hospital
- Madras Medical Mission
- Sundaram Medical Mission



NEARBY EDUCATIONAL INSTITUTIONS

- Velammal International School
- Spartan School
- SBOA School, Anna Nagar West
- Maharishi Vidya Mandir
- RMK Senior Secondary School
- Narayana E Techno School
- Schram Academy
- ACS Medical College
- Rajarajeswari Engineering College
- Saveetha Dental College
- Panimalar College

Stilt Floor Plan



Route map



VGN
CREATING ASSETS SINCE 1942

VGN Homes Pvt. Ltd.
No. 333, Poonamallee High Road,
Amaindakarai, Chennai - 600 029.
Call: 044 - 4002 4008 | www.vgn.in

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