

The Perfect Blend Of  
**COMFORT & CONNECTIVITY**



**AISHWARYAM**

Location Matters...

**3 BHK PREMIUM LUXURY APARTMENTS**

— @ PERAMBUR —



## ABOUT US

SN Developers, we are into the mission of creating places and homes for people to live in. We are a highly popular and distinguished player among real estate developers, land promoters and builders in Chennai. Convenient real estate communities and comfortable independent houses are the true hallmarks of modern civilization. Our business is to fulfill the most basic requirement of your life in a sophisticated way, thereby giving way to the flourishing of ultra modern civilization.

## PROJECT OVERVIEW

- ✦ EXCLUSIVE LIVING – JUST **6 LUXURY** RESIDENCES
- ✦ PRIME LOCATION – **3,600 SQ.FT** TOTAL LAND EXTENT
- ✦ SPACIOUS HOMES – **1,436 SQ.FT BUILT-UP AREA**, 2 HOMES PER UNIT
- ✦ IDEAL ORIENTATION – NORTH & SOUTH-FACING FOR NATURAL LIGHT & VENTILATION

## PROJECT HIGHLIGHTS

Architectural Excellence – 100% Vastu-compliant, modern design

- ✦ Luxury Interiors – Spacious layouts with premium finishes
- ✦ Grand Living & Bedrooms – Ultimate comfort & elegance
- ✦ Covered Parking – Runway-style, secure & seamless
- ✦ Stilt + 3 Floors with Lift – Open terrace access
- ✦ Dedicated Dining & Utility Spaces – Stylish & functional
- ✦ Superior Build Quality – Precision craftsmanship

# “EXPERIENCE LUXURY LIVING”







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## LOCATION

Over the last couple of years, real estate in **Perambur** has witnessed a paradigm shift with increased physical infrastructure and connectivity to other prominent locations of Chennai. At the heart of large commercial developments of Chennai, **Perambur** has emerged as a most preferred location for end-users and investors both alike





# TYPICAL FLOOR PLAN

## 1st, 2nd & 3rd



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FLAT	AREA	FACING
A	1436	North
B	1436	South



DESCRIPTION	SPECIFICATIONS
Cement For Structure	Ultratech/Zuari
Main Walls & Partitions	Chamber Bricks
Concreting	M25 Grade -RMC
Car Parking	RunWay Coverd Car Parking
Staircase & Common Areas	Granite
Terrace	Cool Tiles
Tiles (Floor & Walls)	Anuj
Painting Works	Asian/ Brilla
Electrical Wwirings	Finolex Cables
Electrical Switches	Legrand
Plumbing	Finolex, Ashirvad
CP Fittings	Parry Ware
Sanitary Fittings	Parry Ware

DESCRIPTION	SPECIFICATIONS
Main Doors	Mega Size (7'0 X 3'6) Teak
Main door Lock	Godrej
Windows	UPVC/Venesta
LIFT	Branded - Up to 3rd Floor
Parapet Wall	4'0" From the Terrace Floor
Sump	12000 Liters Capacity
Setback	5 Ft
Metro Water Borewell Sewage	Available
CCTV	Available
Overhead Tank	6000 Ltrs
Steel	ARC
Basement Height	3.5 Ft

# SPECIFICATIONS





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## LOCATION ADVANTAGES

- ✦ Perambur Bus Terminus – Steps away
- ✦ Kolathur, 200 ft Road, Puraisaiwakkam – Quick access
- ✦ Perambur Railway Station – 2 mins
- ✦ City Metro Rail – 5 mins

## AMENITIES



**Powerback For  
Apartments**



**CCTV  
Surveillance**



**8 Passenger  
Lift**



**Covered Car  
Parking**



**Potable  
Water**



**Fully Fitted  
Interiors**



**Clear Titled  
Document**



**24/7  
Security**



**100%  
Vaasthu**

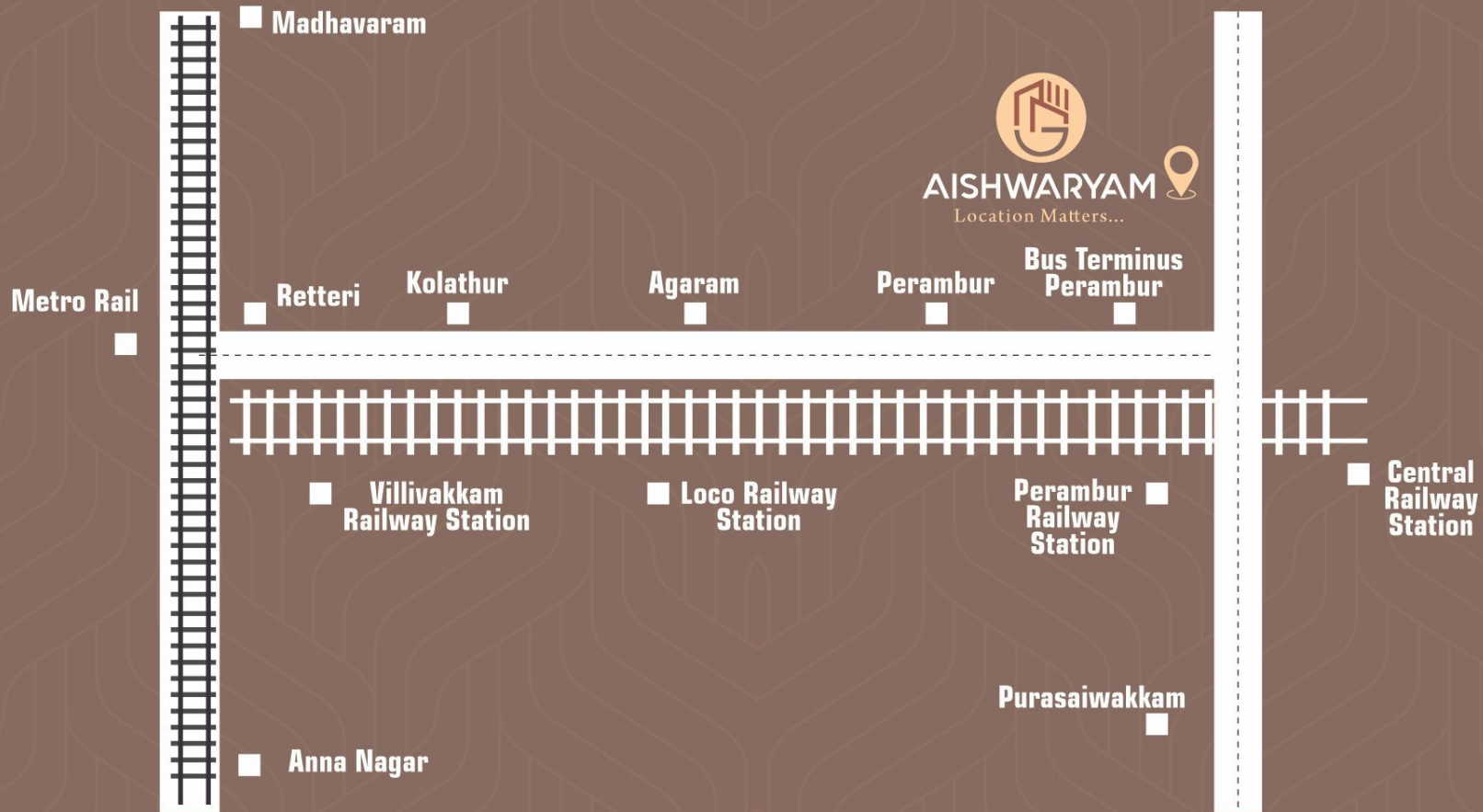


**Video Door  
Phone**



**Single-Gate  
Entry**

# LOCATION MAP



SN DEVELOPERS

*Happiness Guaranteed...*



AIVA VENTURES

**SN DEVELOPERS**

No: 48A, Balaji avenue, oil mill road, Iyappathangal, Chennai- 600 056 / Ambattur/ Selaiyur

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