

Experience Life at the
HEART OF AMBATTUR O.T!



IT PARK - 5 MINS



METRO RAIL - 250 MTRS



AMBATTUR O.T. - 2 MINS

PREMIUM LUXURY APARTMENTS



NITI SAI

LIVE NEAR O.T.

AMBATTUR





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.



ABOUT PROJECT

- ★ Land Area: 3,775 sq. ft.
- ★ Configuration: 8 Premium Apartments with 2 BHK and 3 BHK layouts.
- ★ Structure: Ground + 3 floors.
- ★ Spacious 2 BHK Apartments: 900 to 1,050 sq. ft.
- ★ Luxurious 3 BHK Apartments: 1,400 to 1,555 sq. ft.

WHY CHOOSE SND NITI SAI?

- ★ Just 250 metres from Upcoming Metro rail station
- ★ Premium Driveway Parking – Hassle-free and spacious!
- ★ 4-feet elevated site – Perfectly aligned with Ambattur Main Road.
- ★ 24/7 Power Backup – For lifts & common areas.
- ★ Advanced Bio-Septic System – Sustainable waste management.
- ★ Abundant Water Supply – Metro water access & robust water belt!



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LOCATION ADVANTAGES

- ★ 250 meters from Ambattur Main Road
- ★ 200 meters from the upcoming Metro Rail station (Just a short walk!)
- ★ 1 km from Ambattur O.T. & Rakki cinemas
- ★ 500 Mtrs from Thirumullaivoyal Junction
- ★ 5-10 minutes to Avadi & Annanur Railway Stations!
- ★ Top Schools Nearby: Velammal, Vivekananda, and St. Joseph



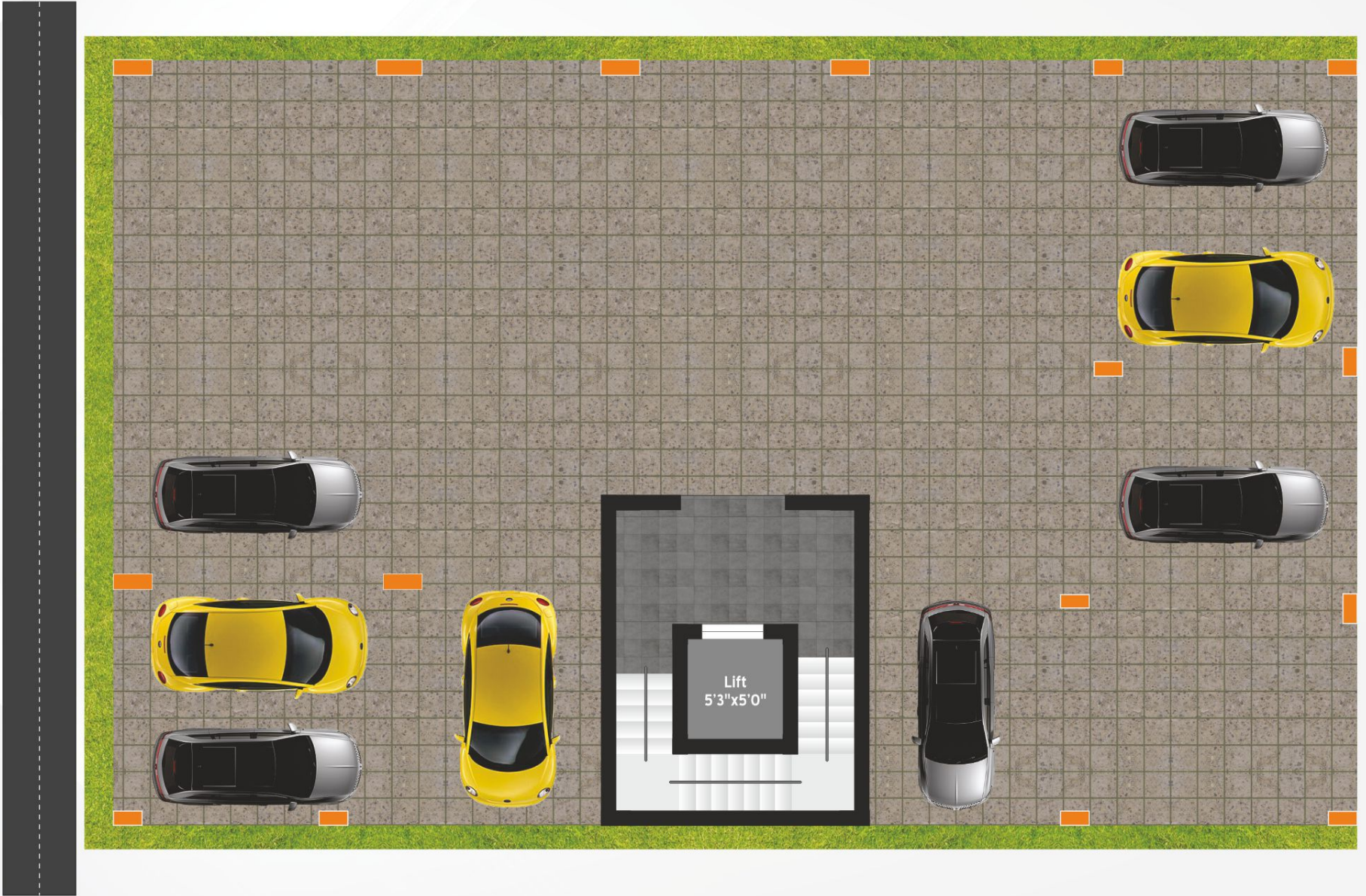
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STILT FLOOR PLAN



1st FLOOR PLAN



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TYPICAL FLOOR PLAN

2nd & 3rd Floor



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 Wrirings	Finolex Cables
Electrical Switches	Legrand
Plumbing	Finolex, Ashirvad
CP Fittings	Parry Ware
Sanitary Fittings	Parry Ware
Main Doors	Mega Size (7'0 X 6'3) Teak
Main door Lock	Godrej
Windows	UPVC/Venesta
LIFT	Branded - Up to 3rd Floor
Parapet Wall	4'0" From the Terrace Floor
Sump	13000 Liters Capacity
Setback	5 Ft
Tank	Bio Septic Tank
CCTV	Available
Tank capacity	8000 Ltrs & 7000 Ltrs
Steel	ARC
Basement Height	3.5 Ft

AMENITIES



Powerbackup For Apartments



CCTV Surveillance



8 Passenger Lift



Covered Car Parking



Potable Water



Fully Fitted Interiors



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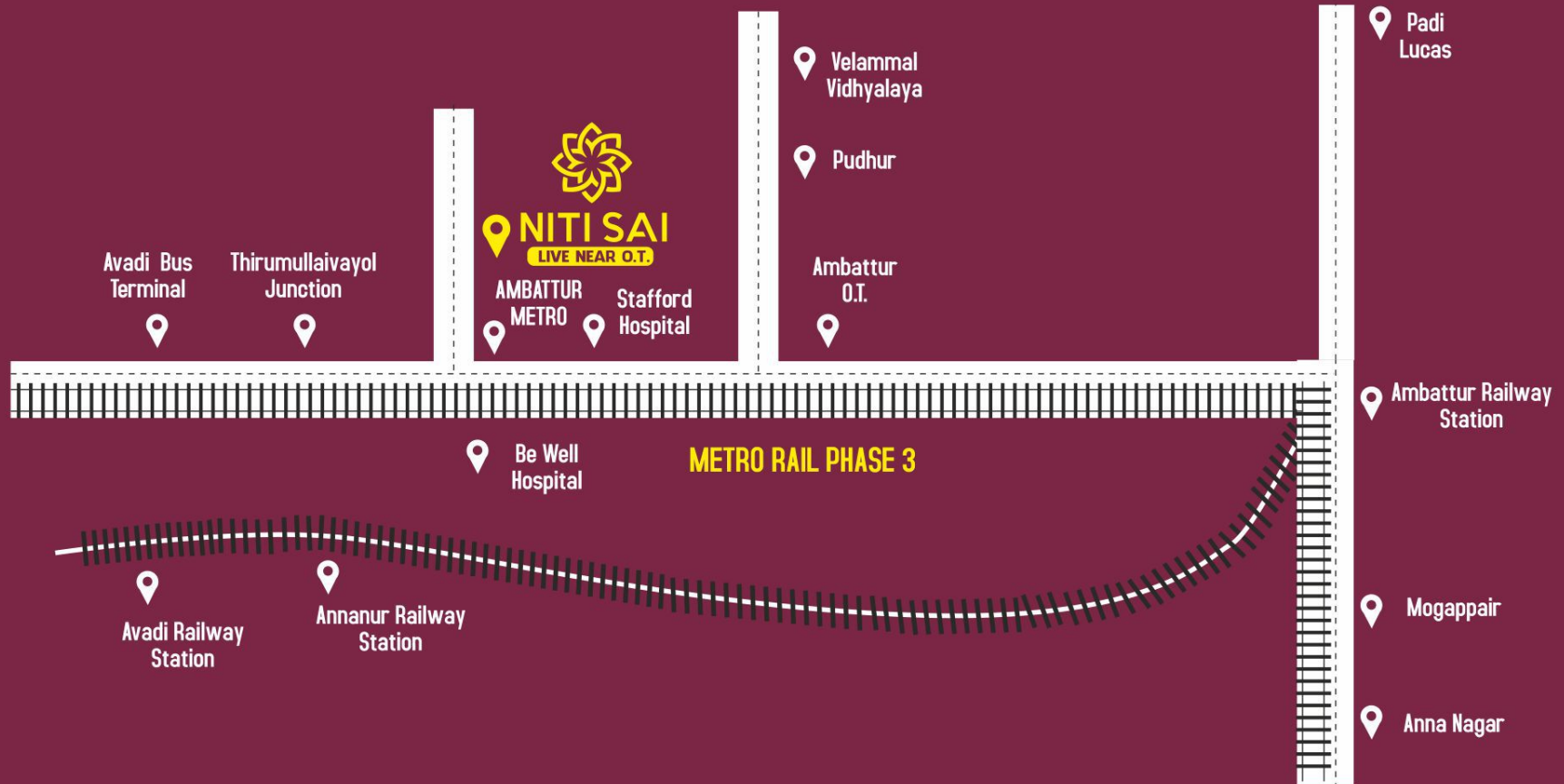
24/7 Security



100% Vaasthu

KEPLAN

Not to Scale



SN DEVELOPERS
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