



A RARE INVITATION
TO POSSESS
A LAVISH INSIDE-OUT
LIFESTYLE



Site Address:
Door No. 9, 10 & 11,
Greenways Road, R.A. Puram,
Chennai - 600 028.

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Note: Values of the saleable area may slightly vary in the actual project.

“Layers of Luxury start when you set foot in this glorious neighbourhood, the illustrious road and dramatically climaxes in your distinguished address”

North-East View

An imposing, warm façade showcases refined luxury



AN ADDRESS AND A
NEIGHBOURHOOD
THAT NEEDS
NO INTRODUCTION

Just the mere mention of the words Greenways Road will make homeowners swell with enormous pride and deep-seated nostalgia. It's not just any neighbourhood but, a sacred emotional bond to the crème de la crème of residential owners.

Aristocrats, Bureaucrats, Business Moghuls and HNIs of every elite shade and stature have for decades made a steady beeline and dropped anchor here. It has in the past and continues even today to steadfastly rank very highly in the hierarchy of addresses in Chennai.

*“A home this grand deserves
more than one door number
No. 9,10,11, Greenways Road”*

Now to crown and bedazzle this most coveted neighbourhood comes **ELEVENDER** right on the sweet spot of **Raja Annamalai Puram**.

The building is conveniently tucked in 45 feet from the bustling traffic in the main road.

Upcoming metro station is opposite to the site and a suburban railway station is just in 1 km proximity.

North-East View

Trains the spotlight firmly on a grand, exuberant entrance



A CONTEMPORARY SPIN TO LUXURY LIFESTYLE

Sprawling across a massive 10.5 grounds, rests a splendid eleven-storey residential tower that is a shining testament to modern residential architecture.

The rich, minimalistic façade with clean lines, embellished with top-grade glass and wood adds immense elegance and makes an ostentatious statement. Oversized trees dot the periphery to provide the much-needed green relief. The functional homes reside in a harmonious environment.



North-East View

A refreshing view that showcases a spirited lifestyle

“Luxury that straddles the soothing indoors and the vibrant outdoors”

A REFINED TESTAMENT TO INSIDE-OUT LIVING

What sets this lifestyle apart is the vivaciousness of seamlessly bridging both the indoors and outdoors. The amenities provide a rich shade of indulgence.

Majority of homes here have uninterrupted access to breath-taking views of the green skyline.

The indoors are super exclusive, sophisticated, bright and expansive with all indulgent features. Not to be left behind, the outdoors provide unrestrained access to panoramic views of pristine skylines and endless canopy of neighbouring greenery.

This results in a fine-tuned harmonious Inside-Out living experience with a steady supply of natural light, wellness and positivity.



PERMANENT BREATH-TAKING VIEWS ON OFFER

South-East side of the building has the view of The Theosophical Society

North-East side of the building has the view of Adyar Eco Park



East Side View

Breathtakingly modern design that exudes unbridled flair



UNIT BREAKDOWN

SIZE :

Size ranges from 2115 sq.ft - 4720 sq.ft

TOTAL PROJECT AREA :

10.5 grounds - Total land area

UNIT BREAKUP :

Stilt + 11 floors

No. of units: 28

1st floor: 8000+ sq.ft Clubhouse

2nd - 9th floor: 3 units per floor

10th & 11th floor: 2 Duplex Apartments
and 2 Rear Apartments

3 BHKs :

8 Front units - 2570 sq.ft

8 Middle units - 2115 sq.ft

4 BHKs :

10 Rear units - 4400 sq.ft

DUPLEX :

1 Front unit - 4720 sq.ft

1 Middle unit - 3800 sq.ft



STATEMENT ARRIVAL LOBBY

A rich arrival experience greets residents and guests at different levels.

Grand Arrival Lounge

Paved driveway with lush green landscape leads visitors to a reception/drop-off zone



Ground Floor

A reserved main entry point with grand double height entrance lobby magnifies the arrival experience. It comes with a reception area and a waiting lounge.

Two separate drop-off zones spaced out next to each other with a dedicated lobby.

Every floor above will have 2 common lobbies.

Double-Height Lobby Reception

An unsurpassed, elegant guest experience showcasing art masterpieces



BEHOLD!
UBER SMARTLY DESIGNED
RESIDENCES

The smartly positioned homes foster a sense of individuality and expansiveness. They come fitted with convenient, smart home automation. Every inch of space stretches the limits of comfort and follows Vaastu norms. Every sq.ft is delightfully designed for maximum penetration of daylight.

Floor-to-ceiling windows with sliding glass doors significantly bring down the dependence on artificial light during the day and promote wellness and positive energy.

Each home is greeted by a private vestibule functioning as a canvas to express one's hospitality.



Family Lounge

A space earmarked for making lasting memories



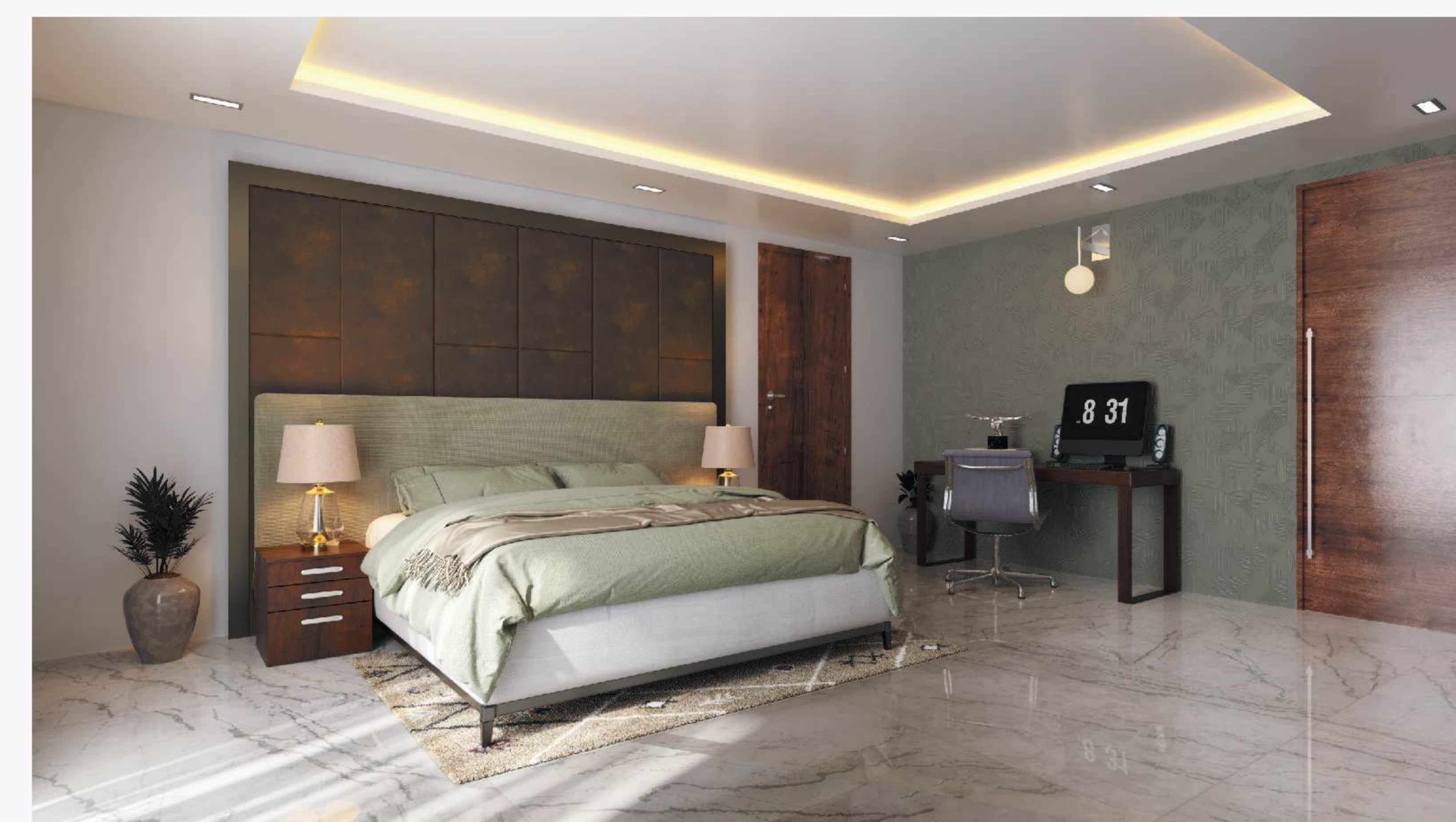
Master Bedroom

Rest cocooned in the lap of an indulgent inner sanctum

BEDROOMS WITH UTMOST PRIVACY AND NATURE ACCESS

To ensure absolute privacy, thoughtful planning is apparent in every turn. No two bedrooms face each other and are cosily tucked away from living area.

Most bedrooms have access to delightful views, natural ventilation and sunlight. Spacious walk-in wardrobe completes the ensemble.



Bedroom

A sophisticated, private space that accentuates the lighting and flooring



Spacious Living Area

Ideal place to meet, greet and intimately socialise with guests



Dining Area

Relish the tempting, calm and soothing personality

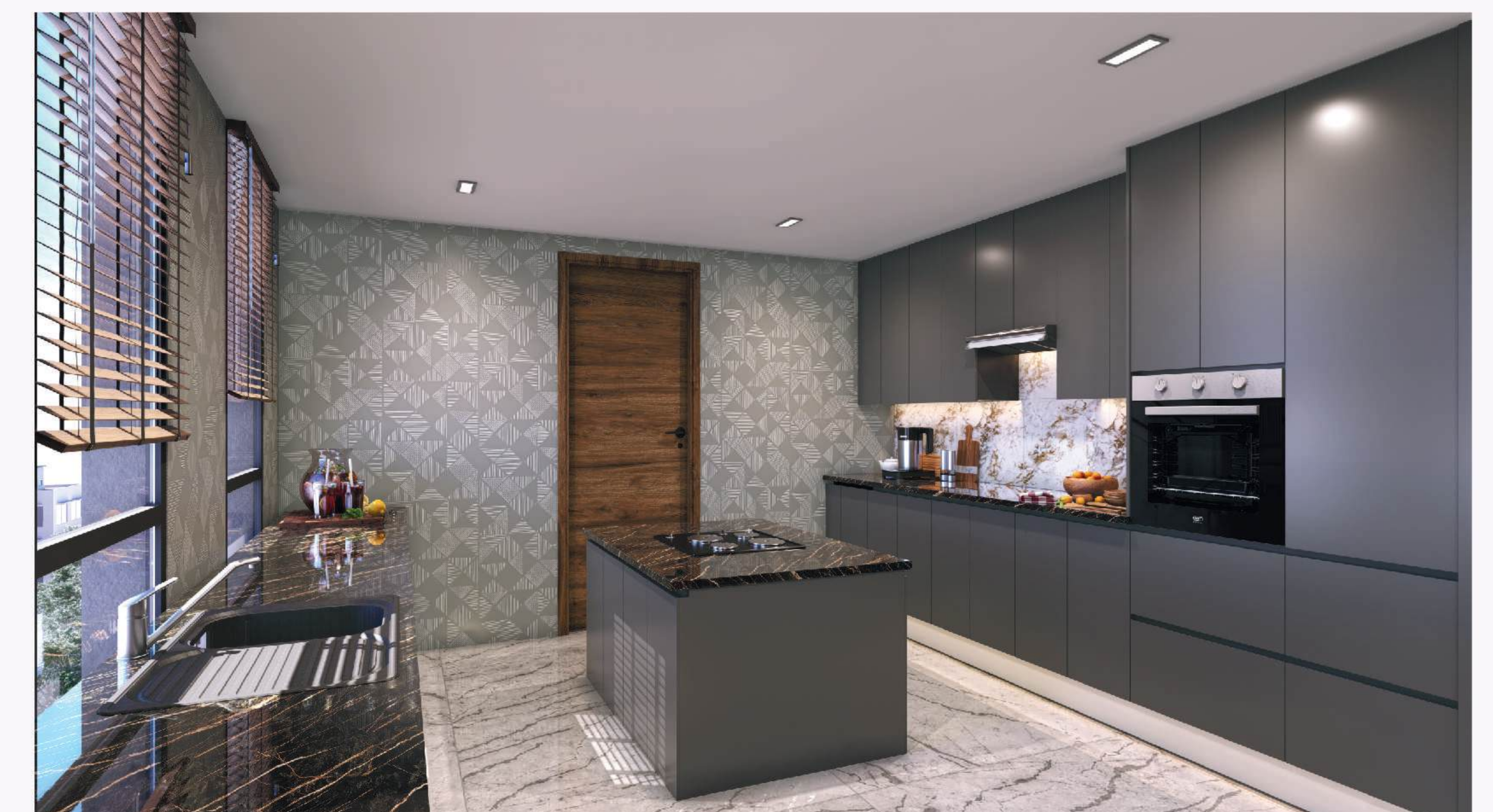


CLEVERLY INTERWOVEN LIVING AND DINING SPACE

This ensures absolute privacy and maximises space. One minute you are indulging guests or watching TV and the next minute you effortlessly join the family and relish meal-time conversations.

Kitchen

A spacious, inspiring setting with adequate natural lighting





STRATEGICALLY STATIONED DEDICATED DECKS

Sliding French doors lead you to semi outdoor spaces, that are an extension of the living spaces. The space is tranquil, large and is handy enough to host a sizeable guest gathering. Here the proud hosts can mingle and socialise without a sense of overcrowding.

These decks also play host to amazing natural views towards the East and South. Here family members can indulge in fitness routines, meditation, yoga or just put the feet up and unwind.

Outdoor Deck

An idyllic veranda experience tailor-made for unwinding



It comes with the added dedicated luxury of a spacious deck that offers magnificent skyline views of the city and adjacent sprawling green cover.

Duplexes come in one deck and two deck options.

Servant Room with separate toilet access

Home Office

Family Lounge with Study Area

*“Double volume living spaces
that stand head and shoulders
above neighbouring homes”*

Living

Make an impressive, warm, lavish impression on guests

**2 DUPLEX
APARTMENTS**

Master Bedroom

Minimalistic yet lavish rooms
that are truly indulgent



The privileged proud owners will inhabit this specially adorned, adroitly planned, exclusively finished, spacious living space. The double volume living spaces connect the lower and upper floor exuding deft touches of superior minimalism.

Dining

Well-lit, tucked away dining area for cosy dinner conversations

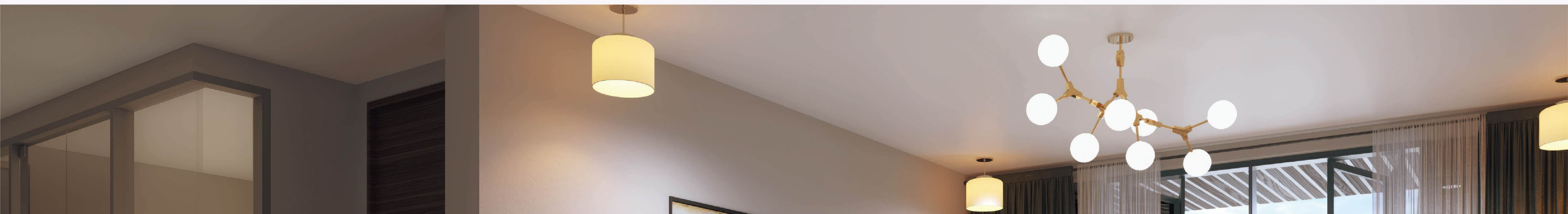


Family Lounge

A place earmarked for some quality family bonding sessions

*“Taking indulgent
revelry and
rejuvenation to a
whole new serious level”*

CLUBHOUSE: 1st FLOOR LEVEL



LAVISHLY LOADED CLUBHOUSE

WHOPPING
10%
OF TOTAL SALEABLE SPACE AND
ONE WHOLE FLOOR IS **DEVOTED**
TO SOCIALISING AND
UNWINDING.



8000+ SQ.FT.
FLOOR WITH TWO LOBBIES IS
DEDICATED TO **PROVIDE ALL THE**
INDULGENT AMENITIES UNDER
ONE ROOF.

AMENITIES

Lounge Area | Indoor Board Games Arena | Compact Business Lounge |
Indoor Kids Play Area | Yoga Room | Zumba Centre | Aerobics Area |
Spacious Multipurpose Hall | Modern Gymnasium | Indoor Games Lounge

Pool Table

A fun, readymade excuse to catch-up with friends



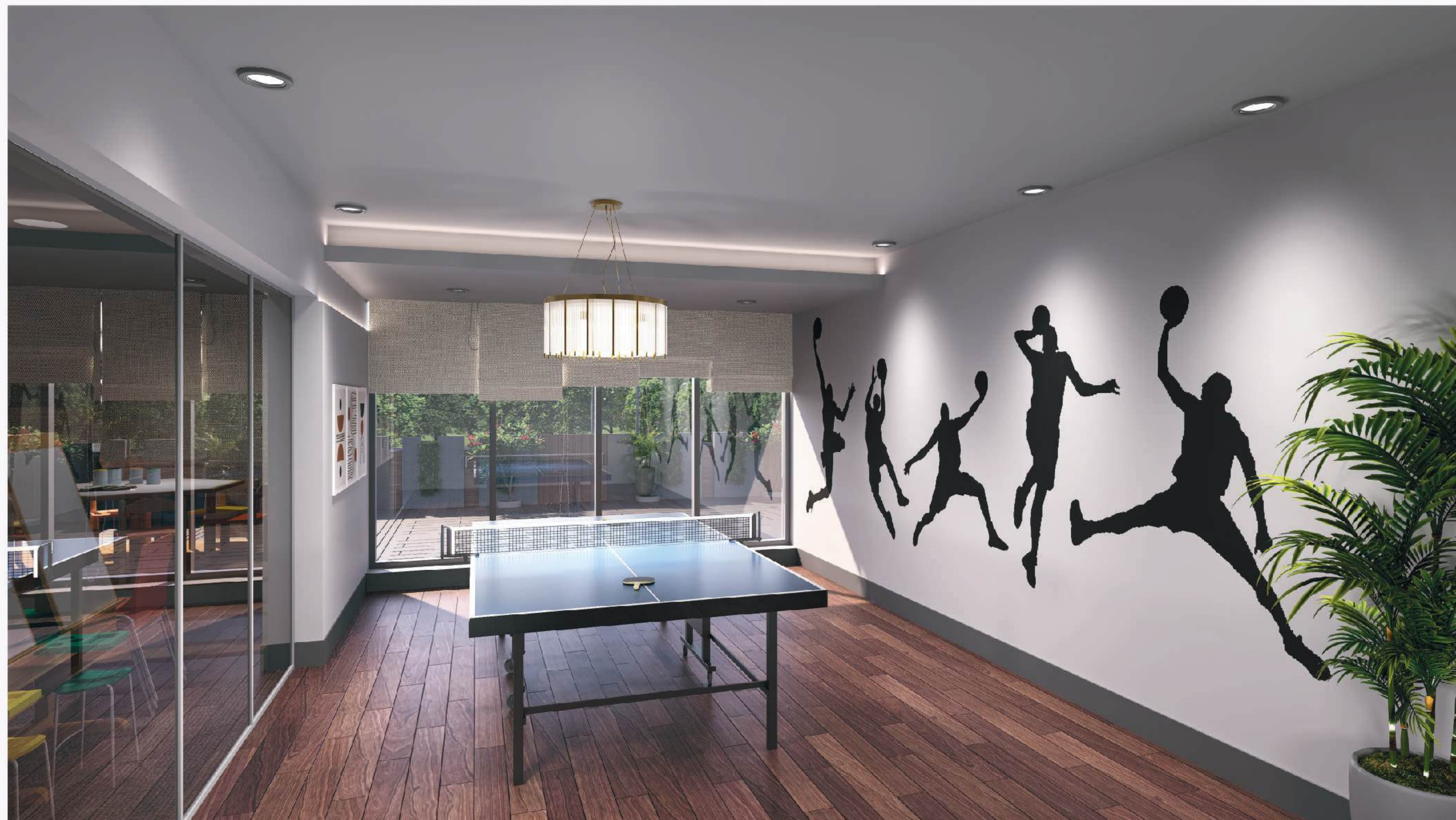
Board Games

Say goodbye to boredom and play regularly



Table Tennis

Bring your active game mode on and push up the tempo



Gymnasium

A highly motivating environment to realise your fitness goals



Spacious Multipurpose Hall

The pre-function and attached service area can host a range of celebrations



Landscaped Pathways

Take refreshing strolls and embrace the enchanting vibes



Rainwater Harvesting

Adequate provisions for ground water replenishment are in place

Landscaped Tropical Styled Terrace Garden

The landscaped garden comes with seating areas to sedate oneself with the serene green views inspiring moments of relaxation and contemplation.

Rooftop Terrace

A poetic setting with pristine, unhindered views





TERRACE AMENITIES

A delightful Party Deck

Outdoor Seating Areas

Amazing Sunrise and Sunset views of the East Coast and adjacent sprawling greens

Solar Power Panels

Rooftop Terrace

Bond cosily amidst greenery and watch time cast a spell on you



COPIOUS CAR PARKING

With EV charging port

Mechanical Parking (Stilt + Basement)

Residents: 69

Guests / Visitors: 6

Parking

Mechanised Pit Parking at the simple click of a button



ELEVENDER SPECIFICATIONS

STRUCTURE:

- RCC Framed structure
- Earthquake resistant structure in compliance with Seismic Zone III
- Solid concrete blocks with plastering

JOINERIES AND LOCKS:

- MAIN DOOR - Factory finished 35mm solid wood door with veneer polish on both sides, with seasoned wood frame with architrave as per Architect's design. Main door lock will have Yale lock or equivalent
- INTERNAL DOORS - First quality engineered doors of 32mm thickness finished with veneer finish on both sides and with Yale lock or equivalent
- TOILET DOORS - Frames made of good quality, seasoned and chemically treated wood with laminated finish on the toilet side and veneer on the room side with Yale lock or equivalent
- WINDOWS - Branded premium aluminium or UPVC system windows with sliding and openable shutters
- VENTILATORS - Branded premium aluminium or UPVC frame with louvers or openable shutters
- BALCONY - Branded premium aluminium or UPVC sliding French door

FLOORING AND OTHER FINISHES:

- LIVING, DINING & FOYER - Imported Marble
- BEDROOMS - Imported Marble
- KITCHEN, TOILET, BALCONY & UTILITY / SERVICE - Anti-skid vitrified tiles of suitable size
- COMMON AREA & STAIRCASE - Granite finish
- CAR PARK - PCC / Granolithic flooring / Paver
- KITCHEN DADO AND COUNTER- Vitrified tiles and Granite of suitable size up to 2' (600mm) for kitchen will be provided
- TOILET CLADDING - Vitrified tiles of suitable size up to 8' (2400mm) height will be provided
- RAILING - SS Railing with handrail for staircase. SS / Aluminium / Glass Railing for balconies as per Architect's design

ELECTRICAL:

- 3 Phase supply with 100% Generator Backup for Elevators and Common Area for all apartments
- CONCEALED WIRING - Polycab / Anchor / Panasonic / RR cables or equivalent (ISI Certified)
- Switches - Legrand / Great White or equivalent. Adequate Light, Fan and Power Sockets
- Telephone & TV points in Living & Master Bedroom
- Lifts by Mitsubishi / Schindler / Fujitech or equivalent with premium interior finish and marble finish for the car floor
- EV Charging ports

AIR CONDITIONING:

- AC by Daikin or equivalent - VRF systems

PLUMBING AND SANITARY:

- Concealed CPVC pipeline in bathrooms - Aashirwad / Astral / Prince or equivalent (ISI certified)
- Supreme / Astral / Finolex or equivalent UPVC soil, waste and rain water line in open ducts. Sewage pipeline of ISI certified make for underground drainage
- CP Fixtures - Kohler or Grohe or equivalent CP fixtures
- Sanitary Fittings - Catalano or equivalent. All sanitary fittings will be of white colour
- EWC - Wall mounted with concealed cistern with health faucet
- One stainless steel single bowl sink with drain board will be provided in Kitchen

PAINTING AND FINISHING:

- Living, Dining, Bedrooms & Ceiling - Premium putty finish with two coats of Emulsion paint of Asian Paints or equivalent
- Exterior - Weather Proof exterior paint Apex Ultima from Asian Paints or equivalent on a textured based on Architect's Design
- Wooden doors / frames (wherever applicable) - Enamel Paint
- All corridors will have false ceiling and concealed light fixtures as per Architect's design

OTHER FACILITIES:

- Furnished entrance lobby
- Adequate landscape around the building
- Solar panels in the terrace
- Rainwater Harvesting - water will be connected to the well
- Separate Over the Head tanks for both Metro water and Ground water with booster pump as per consultant's specifications
- Integrated DTH system
- Modern firefighting equipment as per fire NOC

AMENITIES

GROUND FLOOR

- 1 Grand Double Height Main Entrance Lobby
- 2 Drop-Off Points
- Landscaped Pathways

1ST FLOOR:

- Lounge Area
- Indoor Games Lounge
- Indoor Board Games Arena
- Business Lounge
- Indoor Kids Play Area
- Yoga Room
- Zumba Centre
- Aerobics Area
- Spacious Multipurpose Hall
- Fully Equipped Gymnasium

TERRACE:

- Tropical Style Terrace Garden with Party Deck
- Outdoor Seating Areas
- Sunrise & Sunset view points

SECURITY SYSTEMS:

- Security cameras at the main gate, elevators, ground floor lobby, gym and other common areas
- Intercom facility connecting the security room for each apartment
- Video door phones for all apartments



SMART HOME FEATURES

Premium Home Automation System

Built-in IR Blaster for TV and AC control

All bedrooms AC with On / Off control

Fully automated Air conditioning in Living / Dining area

Bathroom Geyser with On / Off control



PROMOTER'S REPUTE

Altis revolutionises the way homes, offices and social spaces are built. A comprehensive understanding of the real estate sector has helped the promoters construct 2.5 million sq. ft. of residential space. Altis is renowned for building a successful range of premium and luxury homes. Its steadfast commitment to on-time delivery and solid build quality is well documented. This has helped the brand garner trust and build a loyal customer base.

UPCOMING PROJECT



Prestigious High-rise in ECR

PAST ILLUSTRIOUS PROJECTS



Palacio Court - Nungambakkam



Aavaas - Tondiarpet



Ashraya - Mangadu



Sri Lakshmi Vilas - Kotturpuram



Ecstasea - ECR



Urbanville - Velachery



Horizon - Saligramam



Oceanique - ECR



Sky City - Vanagaram