

PALACIO

— COURT —

Where understated luxury resides

*A prized lifestyle
that exudes
minimalistic
sophistication*

altis
BUILT WITH PASSION

Inspiration Genesis Japandi Inspired Lifestyle

(The term Japandi is the amalgamation of Japanese and Scandinavian)

Japanese Minimalism meets Scandinavian Sophistication

Your high-end residential development showcases a refreshingly new luxurious trend that is fast catching on and steadily making waves around the world.

The oft admired, alluring smooth, modern Scandinavian functionality shakes hands with the much fabled sleek, elegant rustic minimalism from Japan. The enviable result is, you get a hybrid home design interpretation that embraces two diversely celebrated thought philosophies.



Façade
Clean lines, contemporary look and feel



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LUXURY STARTS WITH AN EXALTED ADDRESS

New No. 7, Nawab Habibullah Avenue,
1st Street, Off Anderson Road,
Nungambakkam, Chennai - 600 006.

(In close proximity to Egmore and Mount Road)

IMPRESSIVE NUMBERS DON'T LIE

- > 4.78 grounds
- > Stilt + 5 floors
- > Total 9 apartments with only 18.5% common area

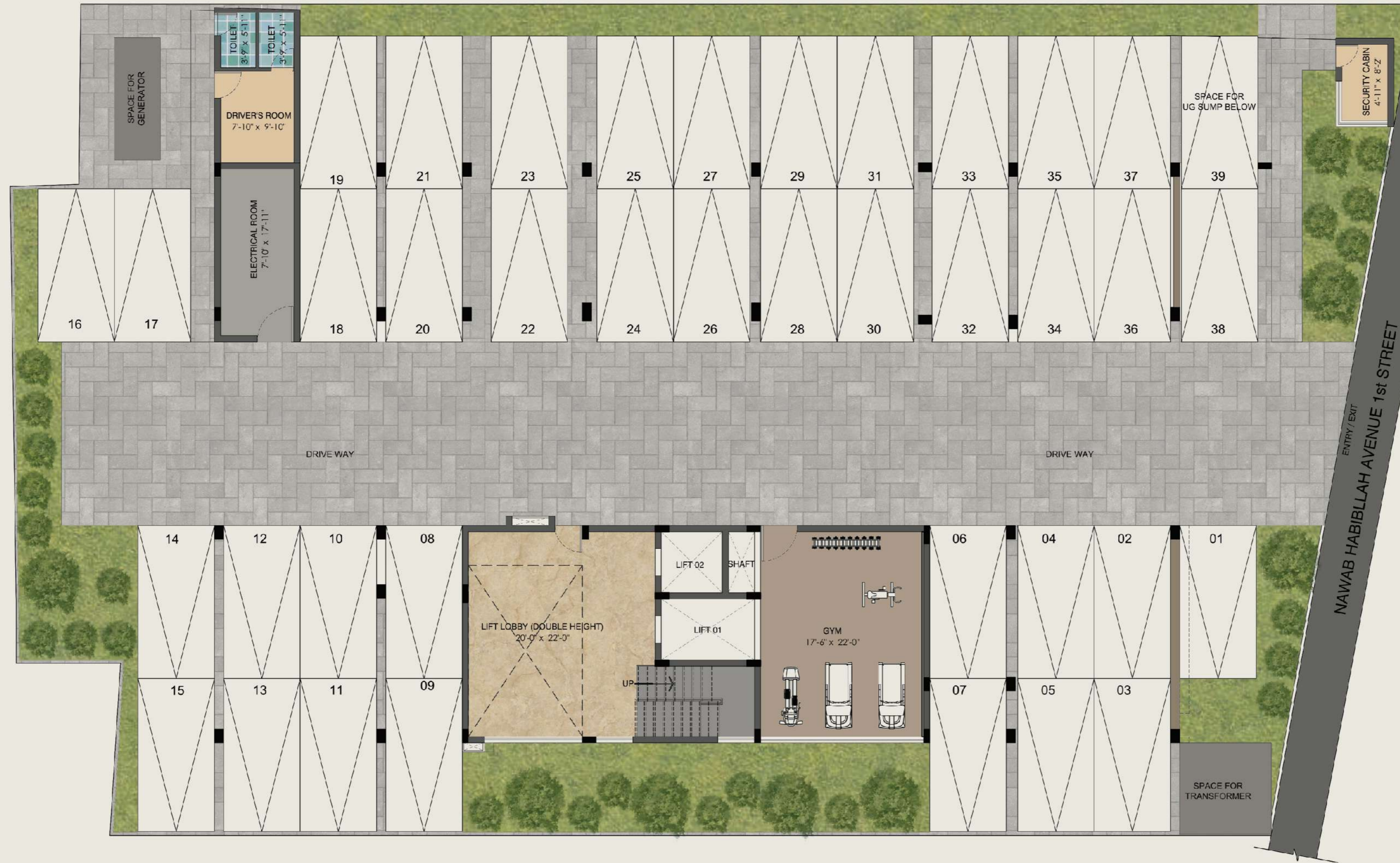
Unit Size Range
2864 - 6700 sq.ft



1st - 4th floor - 2 apartments per floor
3 BHK - 2864 sq.ft (First Floor)
3 BHK + Study - 3173 sq.ft
4 BHK - 3604 sq.ft

5th floor - 1 apartment
5 BHK - 6700 sq.ft

STILT FLOOR PLAN



FIRST FLOOR PLAN

Flat No: 1-B

Saleable Area: 2864 sq.ft
 Plinth Area: 2291 sq.ft
 Rera Carpet Area: 1968 sq.ft
 UDS: 980 sq.ft



Flat No: 1-A

Saleable Area: 3604 sq.ft
 Plinth Area: 2897 sq.ft
 Rera Carpet Area: 2548 sq.ft
 UDS: 1233 sq.ft



First impressions don't get any better than this

The tranquil upmarket neighbourhood first greets you with a lush green foliage, sprinkled with a healthy dose of tree cover. Set amidst rows of high-end independent homes, rests your contemporary home elevation.

The façade's clean lines give it a contemporary flair. Flanked by a double height entrance lobby that imposingly magnifies the first glance entry experience, this spacious setting with access to dual elevators imitates the vibes of a five-star property.



Lobby
A spectacular double height lobby

Sign-up for an unapparelled home experience

These 100% spacious, vaasthu compliant, luxury homes pay rich tribute to form and function. Minimalistic yet sophisticated, elegant yet rustic, with heavy emphasis on clean lines, tranquil spaces and soothing colours. These homes exude neutral colour palettes, array of textures and usage of natural materials.

Italian marble snugly adorns the flooring of the entire home.



Large Expansive Bedrooms
Private, Spacious, Airy, Luxurious Bedrooms

Invitingly Expansive Bedrooms

Contemporary in design character, the spacious bedrooms showcase large windows designed to maximise cross ventilation. Besides unbridled comfort and luxury they have an unmistakable air of laidback convenience.

Living and Dining



The copious living and dining areas lead to oversized balconies, where residents can while away many an invigorating hour. Here one can have cosy conversations, read a book and feast on an invigorating diet of the cool day.

Cheerful Living and Dining Area
Bond over laughter and meals

Kitchen

The inviting kitchen has a seamless white marble counter as a centrepiece with tasteful wooden elements that will bring out the latent chef in you.



Tastefully Done Up Kitchen
Embellished with a marble counter and wood accents in monotone hues

YOU GET A
FLAWLESSLY
CRAFTED LIFESTYLE
OOZING WITH
ARTISTRY, NATURAL
ELEMENTS AND
SIMPLICITY.

Amenities



Functional Gym For All Your Fitness Goals
With a landscaped deck and a striking lush green view



- > Home automation
- > 24/7 CCTV
- > 2 Passenger lifts
- > Own room for the domestic help with independent access
- > Driver's room with toilet
- > Italian marbled flooring
- > False ceiling for living and dining area
- > VRV air conditioning
- > 100% power back up including AC's
- > Provision for air-conditioned ducts

Landscaped Terrace Garden

An expansive open space dotted with cheerful greenery



Your luxury rides rest in style

39 RESERVED COVERED CAR PARKING

3 car parking reserved for 3 BHKs

4 car parking reserved for 4 BHKs

6 car parking reserved for 5 BHK

5 car parking reserved for Guests

SPECIFICATIONS

STRUCTURE

- RCC Framed structure
- Earthquake resistant structure in compliance with Seismic Zone III
- Solid concrete blocks with plastering
- 8' Lintels for all doors and windows

JOINERIES AND LOCKS

- Main Door – 8' Factory finished 40mm solid wood door with veneer polish on both sides, with seasoned wood frame with architrave as per architects design. Main door lock will be Yale lock
- Internal Doors - 8' First quality engineered doors of 32mm thickness finished with veneer finish on both sides and with Yale Lock or equivalent
- Toilet Doors – Door frame made of good quality seasoned and chemically treated wood with laminated finish on the toilet side and veneer on the room side with locks of Yale or equivalent
- Window – Branded premium aluminium or UPVC system windows, 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 & Bedrooms – Italian marble finish
- Kitchen, Toilet, Balcony & Utility / Service – Anti-skid vitrified tiles of suitable size
- Common Area & Staircase – Granite finish for staircase
- Lobby / Corridors - Italian marble finish
- Car Park – PCC / Granolithic flooring / Paver
- Kitchen – Dado and Toilet cladding – vitrified tiles of suitable size up to 2'(600mm) for kitchen & 8'(2400mm) height for toilets will be provided
- Railing – SS Railing with handrail for staircase. SS Railing for balconies as per architect's design
- Kitchen counter with granite and kitchen wall Dado up to 2'(600mm) from counter top

SPECIFICATIONS

ELECTRICAL

- 3 Phase supply with 100% generator backup
- Concealed Wiring – Polycab / Anchor / Panasonic / RR Cables or equivalent (ISI Certified)
- Switches – Legrand / Great White or equivalent. Adequate light, fan and power points. Electrical provision for air conditioners in living and bedroom
- Telephone & TV point in living & master bedroom
- Lifts by Schindler / Mitsubishi / Fujitech with premium interior finish and marble finish for the car parking
- Elevators and common area with 100% power backup

AIR CONDITIONING

- AC by Mitsubishi or Daikin 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 Duravit or equivalent CP fixtures
- Sanitary Fittings – Kohler or Duravit 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
- Waste Water Treatment Plant & Rain Water Harvesting

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 base as per architect's design

SPECIFICATIONS

- Wooden doors / frames (wherever applicable) – Enamel paint
- All corridors with false ceiling and concealed light fixtures as per architect's design

RECREATIONAL AMENITIES

- Fully equipped gym
- Double height furnished entrance lobby
- Landscape terrace with party deck and BBQ area
- Common areas powered predominantly by solar power
- Rainwater Harvesting – water will be connected to the well
- Motorised entry gate
- Metro water and ground water, separate tanks with OHT Tank with booster pump as per consultant's specifications
- Integrated DTH system

SMART HOME FEATURES

- Built in IR Blaster for TV control and AC control
- Premium home automation system
- All bedroom's AC with on / off control
- Fully automated air conditioning in living / dining area
- Bathroom geyser with on / off control

SECURITY SYSTEMS

- Security cameras at the main gate, elevators, ground floor lobby, gym and all common areas
- Intercom facility for each apartment to the security room

LOCATION MAP



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 2.1 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.

ONGOING PROJECT



Aavaas - Tondiarpet

PAST ILLUSTRIOUS PROJECTS



Ashraya - Mangadu



Sri Lakshmi Vilas - Kotturpuram



Ecstasea - ECR



Urbanville - Velachery



Horizon - Saligramam



Oceanique - ECR



Sky City - Vanagaram



Site Address:

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