

 *Endee* 
JUST BEYOND BELIEF

 **Endee Villa II**
Compact & contemporary





Endee Properties is progressive property developer with a proven track record who is continuously evolving and perpetually new horizons have raised your standards all through your life.

Endee villa Phase II an another feather has been added in our hat showing continuous emphasis on providing affordable residential property of high quality mastered with perfection.

The property business continues to achieve sustainable growth and profitability in all our venture projects. Endee Properties is driven by a commitment to enhancing life styles of people whom we build homes for , as well as being socially and environmentally conscious in the development of gated communities for the further generation. We are indulging in a truly global life style at an affordable cost where living life is at it's best.

We have created a bench mark for modern living covering all facets of contemporary and compact life style. We design the living environment that incorporates all the characteristics features that define a truly global life style with thorough design methodologies.

Project Name	:	Endee Villa II
Address	:	Perumal Street, Arasankalani Sithalapakam - Ottiampakam Main Road Sithalapakam – Chennai - 600 126
Development	:	Exclusive Luxury Villa
Type	:	G + 1
No. of Units	:	15
Developer	:	Endee Properties
Unit sizes	:	3 bedrooms - 1763 sq ft

Endee Villa II is a luxury residential Villa located at Ottiampakam Main Road, with aside lush greenery, enhanced by exclusivity, privacy, Stylish and contemporary in design. Endee Villa II comprises a total of 15 well appointed three bedrooms units in phase II. Each unit is generously furnished with exquisite and luxurious fittings. Each unit is having clever allocation of space, never lacking of human inspirations, security, car park spaces, and swimming pool with Gym, Garden thrown in together with an exclusive after sales service.

Endee Villa II is exquisitely designed with a hot of superlative amenities and finished down to the finest detail using best construction materials.

Endee Villa II is enclosed with fully secured gates, intercom, covered car parking, sump and OHT, Good bore well. The quality of our homes must enrich the quality of your life. And so our emphasis is always on effective space utilization, superior craftsmanship, personal supervision and exemplary finishes. We are a dynamic company constantly upgrading our construction techniques, design materials, specifications and amenities in order to provide our customers with a premium home and office address.

Endee Villa II is designed generously with eminent architects floor-to-ceiling, French windows in the living areas together with wide and spacious filling with courtyard natural lighting.

Endee Villa II is located just minutes to the conveniences. Public transport is readily available along Ottiampakam Main Road. It takes only minutes drive to travel to your work place at OMR. Commuting to the OMR IT corridor is convenient and easy.

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Location Highlights

Location of the project is 3.2 KM from OMR Semancherry road and 2.9 KM from Perrumpakam (Sholinganallur to medavakam raod) four way road.

- ▶ Strategically located off OMR
- ▶ Proximity to TCS, INFOSYS, Wipro Elcot, Sirucherry IT park, Sathyabama deemed university, Hindustan engineering college, schools PSBB, BVM, and shops etc.
- ▶ Distance from Madhya kailash is 19 KM

SITE MASTER PLAN

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Project Amenities

- ▶ Swimming Pool, Gym
- ▶ International designer toilets
- ▶ Landscaped Gardens
- ▶ Covered car park
- ▶ Round the clock Security
- ▶ Video Door Phones
- ▶ Intercom facility
- ▶ Rain water harvesting
- ▶ Concealed TV and telephone points

Specification

- ▶ Gracious White variant Verified flooring in living, Granite steps,
- ▶ Granite cooking counter tops with stainless steel sink
- ▶ Jaguar fittings or equalant with ceramic tile flooring in bathrooms and dados up to ceiling
- ▶ European WC and wash basin
- ▶ Bath tubs in children toilet and shower enclosure in master bedroom toilet
- ▶ Finolex wires and pipes
- ▶ UPVC windows & French windows
- ▶ Circuit-breaker with MCB & ELCB controls
- ▶ Glazed tiles for kitchen and toilet walls
- ▶ Split a/c provisions in master & children rooms

Optional

- ▶ Modular kitchen and 3 burner stove with chimney
- ▶ Furnished Wardrobes and loft in 3 bedrooms
- ▶ Solar Power Backup (Invertors) to Individual Villa
- ▶ Private Roof top garden with Fountain

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Ground floor

- ▶ Living
- ▶ Court Yard
- ▶ Kitchen
- ▶ Dining
- ▶ Guest Bed Room
- ▶ Toilet
- ▶ Car Park
- ▶ Service Area

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First floor

- ▶ Master Bed Room
- ▶ Children Bed Room
- ▶ Toilet with Bath Tub
- ▶ Toilet with Shower Enclosure
- ▶ Balcony

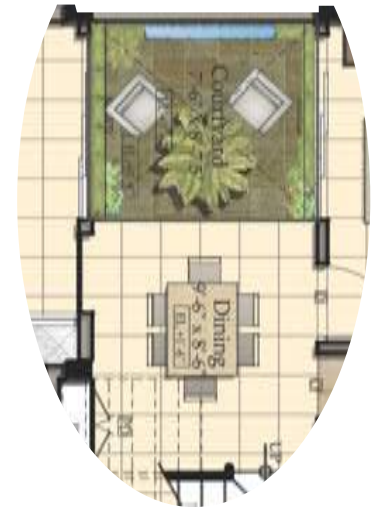
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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Floor Plan – East facing North Entrance
Type - G + 1
Super Built Up Area - 1763 (3 BHK)



WEST FACING NORTH ENTRANCE

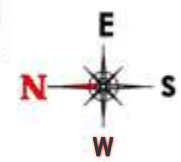


GROUND FLOOR PLAN



FIRST FLOOR PLAN

Floor Plan – West facing North Entrance
Type -G + 1
Super Built Up Area - 1763 (3 BHK)



Specification Details

Structure & Architecture

- ▶ R.C.C. frame structure.
- ▶ Structure designed in accordance with solar passive principles ensuring natural ventilation & ample daylight.
- ▶ RCC Construction designed as per Earthquake Resistant Norms.

Flooring

- ▶ Gracious white variant Vitrified flooring in the Living, Kitchen, Dining & rooms.
- ▶ 32" X 32" Vitrified Flooring in all Bedrooms.
- ▶ Anti-skid Coloured Flooring & Marbonite in all Bathrooms.
- ▶ Elegant Staircase designed in Granite & Steel for Duplexes

Toilets

- ▶ Pressure tested Concealed plumbing for long life.
- ▶ Concealed PVC pipeline in bathrooms of Finolex brand
- ▶ Double coat water proofing with chemical treatment to all toilets and terraces.
- ▶ Attractive fittings of reputed make (Jaguar Fittings or equivalent)
- ▶ Master Toilet Suite – Imported Counter Top Wash Basin, European WC with Premium Fittings.
- ▶ Other Toilet Suites – Standard Wash Basin & European WC and fittings.
- ▶ Bath tub children toilet and shower Enclosure in Master Toilet Suite.
- ▶ Joint-free Ceramic Wall tiles

Electrification

- ▶ Shock-proof Concealed electrification with Circuit Breaker Safety System.
- ▶ Fire-retardant Copper wiring with MCB Controls.
- ▶ T.V. points in Living Room & Master Bedroom.
- ▶ Telephone Connection in Living & Master Bedroom.
- ▶ Split A.C. provision in Master Bedroom.
- ▶ Exhaust fan provision in all toilets.
- ▶ Two-way control switches for Light and Fan

Kitchen

- ▶ Wall Tiling up to 2 feet above Kitchen Platform.
- ▶ Well-sized Kitchen Sink.
- ▶ Plumbing and Electrical Provisions for Water Purifier System.
- ▶ Power Points for Kitchen Appliances.
- ▶ Washing Machine Provision in Utility Area

Doors

- ▶ 4' wide Elegant, Paneled, Main Door with classy fittings.
- ▶ Premium quality Door Fixtures & Fittings.
- ▶ Internal doors, OST flush doors

Painting

- ▶ Eco-friendly Royal shine paint in entire building ensuring minimal environmental damage.
- ▶ All Internal Walls & Ceilings in premium quality "water-resistant"
- ▶ One Coloured wall in each Bedroom.

Home Security:

Digital security solution for home and the society

- ▶ Video Door Phones
- ▶ Intercom facility

Common Areas

- ▶ Garden Tails for common areas.
- ▶ Camera in all common area for Visitor Tracking.
- ▶ IVR Fence
- ▶ Signage and Letter Box for each house.

Walls & Ceilings

- ▶ All Internal walls and ceilings finished with smooth Birla Wall putty

Windows

- ▶ Superior Quality Sliding UPVC windows & Terrace Long-life bearing for all sliding doors and windows.
- ▶ Safety Window grills.

Eco Friendly Features

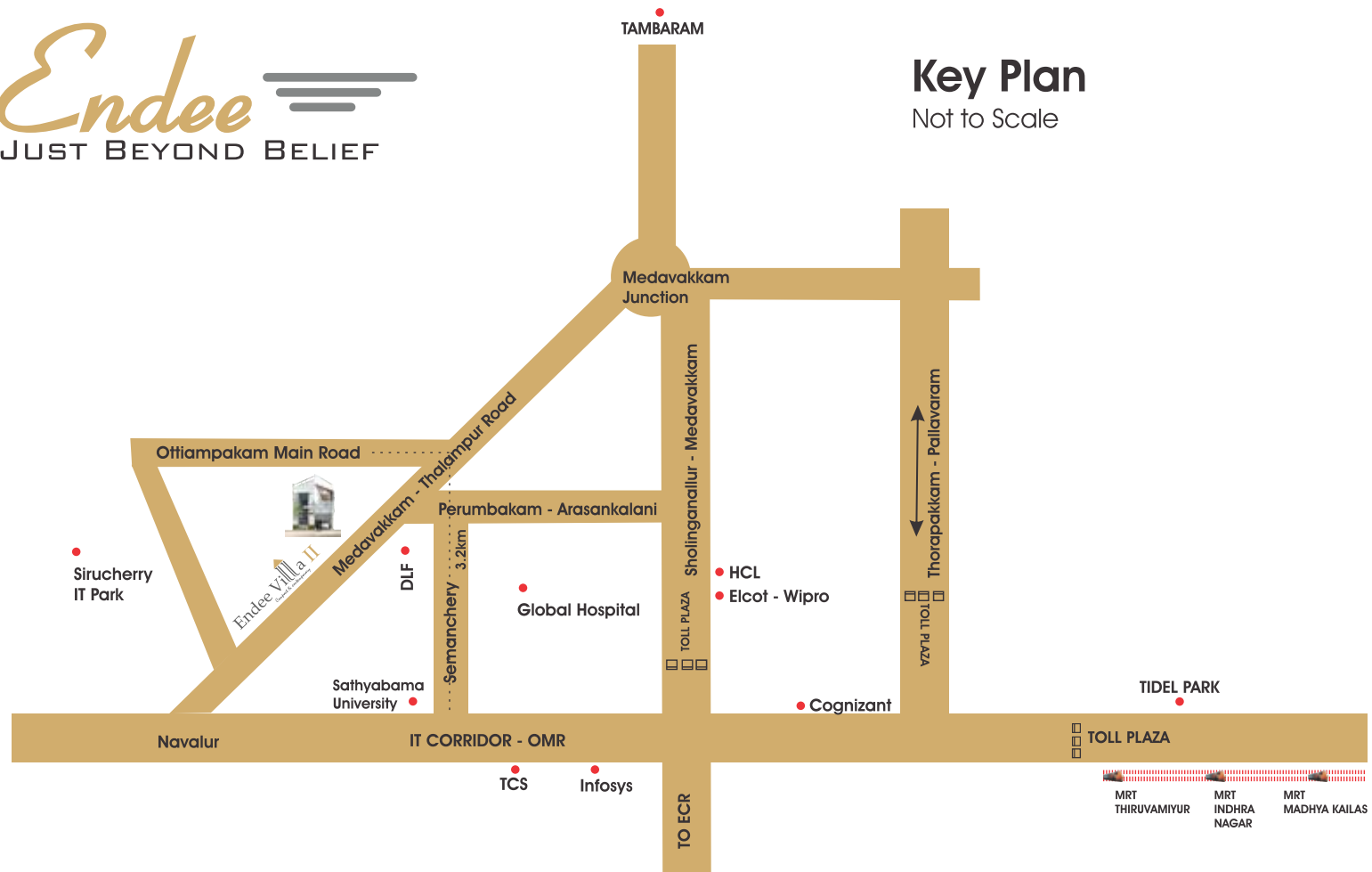
- ▶ Structure in accordance with solar passive design principles.
- ▶ Minimum common walls for maximum natural light and ventilation.
- ▶ Heat Reflective Exterior paint for better thermal insulation.
- ▶ Intelligent plumbing for effective water conservation.
- ▶ Water-saving dual flush cisterns for toilets.
- ▶ Intelligent electrical design reducing electrical load.
- ▶ Rain Water Harvesting.

.General Features

- ▶ Anti Termite Treatment for all the floors.
- ▶ Under Ground Sump with concrete work
- ▶ Over Head Tank with FOC
- ▶ Individual Bore well
- ▶ Individual Septic Tank and Inspection Chambers.
- ▶ Individual Sump
- ▶ Path ways will be paved using Ultra tiles.
- ▶ Compound Wall in outer periphery with Gates.
- ▶ Landscaping as per Architect Details.
- ▶ Granite steps for the staircase

Key Plan

Not to Scale



**NEAREST SHOPPING CENTRES
MALLS & FOOD CENTRES**
All major brands showroom in OMR

NEAREST SCHOOLS
PSBB public school – Semancherry
Bala Vidya Mandir (BVM) – Perumpakam
Vel's Billabong - ECR

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