

Endee
Aura Villa MODEL 1
NEELANGARAI



Welcome to Endee

**ENDEE SHELTER & PROPERTIES PVT LTD IS A
NICHE LUXURY LIFESTYLE PROPERTY DEVELOPER WITH
PRUDENT CREDENTIALS AND CONSISTENTLY WINNING THE END
USER CONFIDENCE BY DELIVERING EXEMPLARY VILLAS THAT
MATCH YOUR DREAMS.**

Our “Endee Aura villa ” project is another fabulous project in our success story which meets your equation the right blend of affordable residential property with high quality mastered with perfection.

We are driven by the commitment to enhance 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 indulge in offering a truly global life style at an affordable cost where living life is at it's best.

We have set standards 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.



Endee *Aura Villa* MODEL 1

N E E L A N G A R A I

“Endee Aura Villa-Model 1” is your ultra-luxury, modern and self-contained home with lush greenery aside, enhanced by exclusivity, privacy, Stylish and contemporary in design. Aura villa comprises a total of 10 well-appointed five bedrooms units Spread across an acre of land. Located in the heart of East coast road, Pandian Salai Neelangarai Chennai-41. .

To create a living space that enhances such qualities has been our biggest challenge..

Endee Shelters and Properties Pvt Ltd, the developer of Aura, provides you the assurance for quality and timely deliverables. Each unit is having clever allocation of space, never lacking of human inspirations, security, four car park spaces, and Individual swimming pool with Individual Gym, thrown in together with an exclusive after sales service.

Endee Aura - Model 1 is exquisitely designed with a hot of superlative amenities and finished down to the finest detail using best construction materials. The villa designed in the way it overlooks the swimming pool or courtyard, serving view from living area and all the bedrooms on the first floor. A separate staff quarters on the ground floor Walking around, there is an outdoor shower area close to the pool. While the villa's design allows for a harmonious existence with the outdoors, the courtyard and landscaped garden offer an alternate setting to unwind.

Endee Aura Villa - Model 1 is crafted for ergonomics and aesthetics. Aura interior includes quality fittings, Modular switches, joint free tiles, well designed joinery, and walls coated with putty and emulsion.

Endee Aura Villa - Model 1 enclosed with fully secured gates, intercom, covered car parking, individual swimming pool, individual gym, individual sump and OHT, bore well with RO plant

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.

Endee Aura Villa - Model 1 is located just minutes to the conveniences. Public transport is readily available along ECR 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. Within walking distance to access to all the central facilities; Restaurants, shops, Hospitals Designed to provide you with all modern comforts in a spacious, relaxing and secure atmosphere comfortably.



Endee
Aura Villa
NEELANGARAI

Endee
JUST BEYOND BELIEF





EAST FACING FLOOR PLAN - 1A, 1B, 1C, 1D, 2A, 2B, 2C



STILT FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN

TERRACE FLOOR PLAN



WEST FACING FLOOR PLAN VILLA 4A, 4B, 4C



STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



TERRACE FLOOR PLAN





3D PLAN



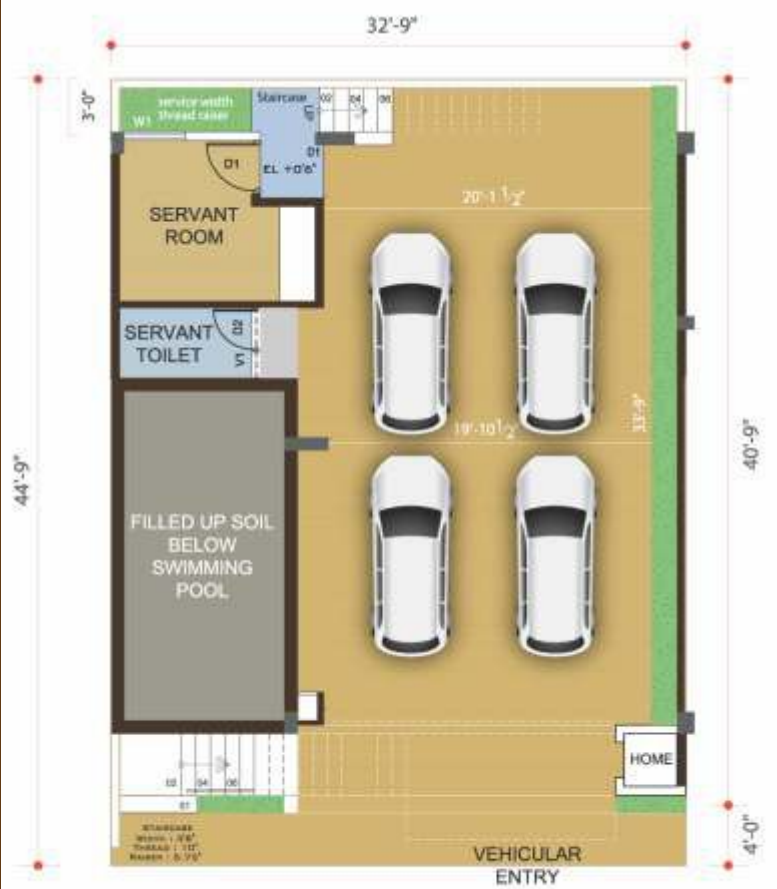
STILT FLOOR PLAN

STILT FLOOR



SERVANT ROOM	7'-6" x 9' 1.5"
TOILET	7'-6" x 4'-0"
LIFT	5'-0" x 5'-0"

East Facing



STILT FLOOR PLAN



3D PLAN



FIRST FLOOR PLAN

FIRST FLOOR



BED ROOM	11'-6" X 13'-9"
TOILET	5'-0" X 7'-3"
LIFT	5'-0" X 5'-0"
KITCHEN	14'-6" X 8'-0"
SERVICE	7'-10.5" X 5'-0"
LIVING / DINNING	20'-1.5" X 22'-10.5"
SWIMMING POOL	19'-0" X 9'-4.5"

East Facing



FIRST FLOOR PLAN



3D PLAN



SECOND FLOOR PLAN

SECOND FLOOR



BED ROOM 1	17'-1.5" X 13'-0"
BED ROOM 2	13'-9" X 13'-6"
TOILET 1	8'-0" X 10'-0"
TOILET 2	6'-0" X 7'-0"
DRESS 1	5'-0" X 8'-0"
DRESS 2	7'-0" X 7'-1.5"
HOME THEATRE	10'-0" X 13'-4.5"
LIFT	5'-0" X 5'-0"

East Facing



SECOND FLOOR PLAN



3D PLAN



TERRACE FLOOR PLAN

TERRACE FLOOR



GYM	13'-4.5" x 15' 10.5"
LIFT	5'-0" x 5'-0"

East Facing



TERRACE FLOOR PLAN



FIRST FLOOR

BED ROOM	11'-6" x 13'-9"
KITCHEN	14'-6" x 8'-0"
LIVING / DINING	20'-1.5" x 22'-10.5"
SWIMMING POOL	19'-0" x 9'-4.5"

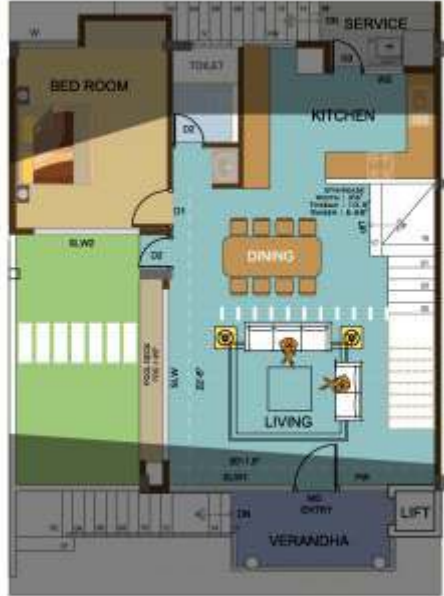


OPTION WITH SWIMMING POOL



FIRST FLOOR

BED ROOM	11'-6" x 13'-9"
KITCHEN	14'-6" x 8'-0"
LIVING / DINING	20'-1.5" x 22'-10.5"
SWIMMING POOL	19'-0" x 9'-4.5"



OPTION WITH COURTYARD



FIRST FLOOR

BED ROOM	11'-6" x 13'-9"
KITCHEN	14'-6" x 8'-0"
LIVING / DINING	20'-1.5" x 22'-10.5"
SWIMMING POOL	19'-0" x 9'-4.5"



FIRST FLOOR

BED ROOM	11'-6" x 13'-9"
KITCHEN	14'-6" x 8'-0"
LIVING / DINING	20'-1.5" x 22'-10.5"
SWIMMING POOL	19'-0" x 9'-4.5"



Endee
Aura Villa
NEELANGARAI

AMENITIES



- Individual Swimming Pool or Courtyard
- Individual GYM
- International Designer Toilets
- Landscaped Gardens
- Covered Car Parks
- Round The Clock Security



- Video Door Phones
- Intercom Facility
- Rain Water Harvesting
- Concealed TV and Telephone Points





SPECIFICATION

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

DOORS

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

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

WALLS & CEILINGS

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

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.
- Split A.C. 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

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.

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 Swimming Pool
- Individual GYM
- Individual Sump
- Optional 3 Person Cubical Lift
- 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

Endee
Aura Villa MODEL 2
NEELANGARAI



Endee *Aura Villa* MODEL 2

NEELANGARAI

Endee Aura - Model 2 is your luxurious, modern and self contained home with aside lush greenery, enhanced by exclusivity, privacy, Stylish and contemporary in design. comprises a total of 14 well appointed four bedrooms units . Located in the heart of East coast road, Pandian street, Neelangarai, Chennai-41.

Endee Shelters and Properties Pvt Ltd, the developer of Aura, provides you the assurance for quality and timely deliverables. Each unit is having clever allocation of space, never lacking of human inspirations, security, car park spaces, thrown in together with an exclusive after sales service.

Endee Aura - Model 2 is crafted by eminent architects for ergonomics and aesthetics. Aura interior includes quality fittings, Modular switches, joint free tiles, well designed joinery, and walls coated with putty and emulsion.

Endee Aura - Model 2 enclosed with fully secured gates, intercom, covered car parking, and OHT, bore well with RO Plant.

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.

Endee Aura - Model 2 is located just minutes to the conveniences. Public transport is readily available along ECR 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. Within walking distance to access to all the central facilities; Restaurants, shops, Hospitals, Schools Designed to provide you with all modern comforts in a spacious, relaxing and secure atmosphere comfortably.



EVENING VIEW

Endee
JUST BEYOND BELIEF



EAST FACING FLOOR PLANS - 3A, 3B, 3C, 3D, 3E



ENDEE AURA VILLA

Endee
JUST BEYOND BELIEF



3D PLAN



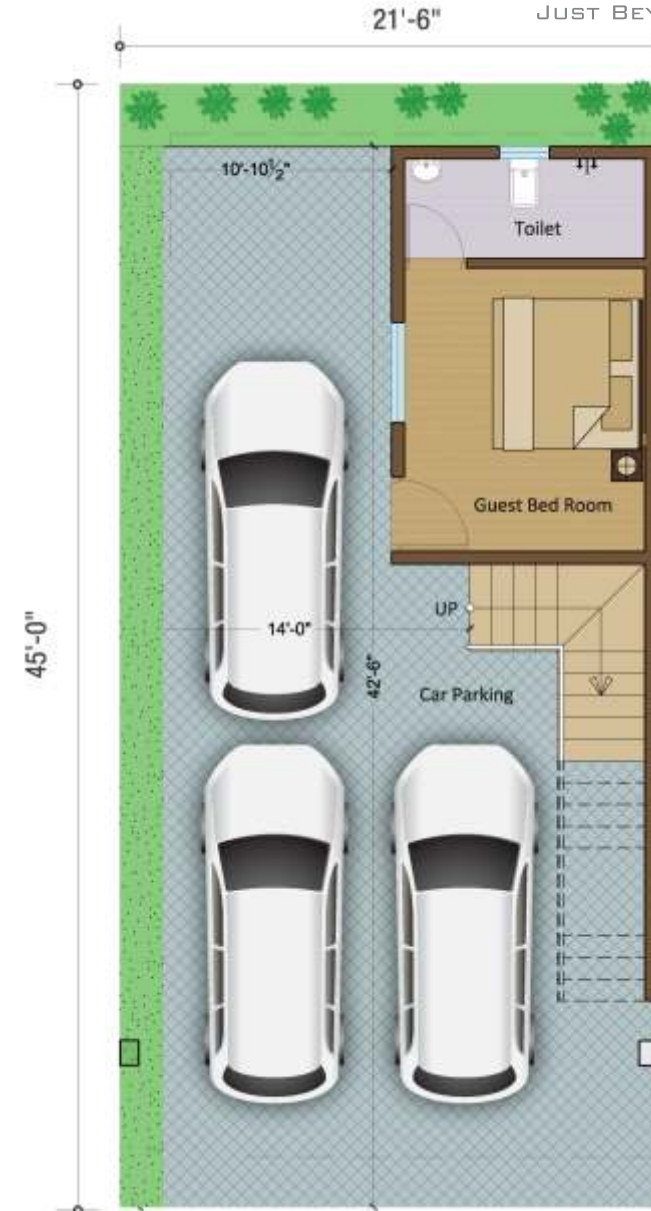
STILT FLOOR PLAN

STILT FLOOR PLAN

STILT FLOOR



CAR PARKING	30'-6" x 21' - 0"
BED ROOM	9'-7.5" x 11'-0"
TOILET	7'-6" x 4'-0"



STILT FLOOR PLAN



3D PLAN



FIRST FLOOR PLAN

FIRST FLOOR PLAN

FIRST FLOOR



BED ROOM	10'-1.5" X 11'-10.5"
SERVICE	8'-0" X 3'-3"
LIVING	13'-7.5" X 14'-3"
KITCHEN	8'-0" X 9'-1.5"
POOJA	6'-9" X 5'-3"
DINING	9'-0" X 9'-0"
TOILET	8'-0" X 4'-0"



FIRST FLOOR PLAN



3D PLAN



SECOND FLOOR PLAN

SECOND FLOOR



BED ROOM 1	12'-0" X 16'-9"
BED ROOM 2	10'-1.5" X 14'-7.5"
TOILET 1	6'-1.5" X 9'-0"
TOILET 2	7'-0" X 4'-3"
LOUNGE	10'-0" X 8'-7.5"
W/R 1	6'-1.5" X 7'-0"
W/R 2	6'-10.5" X 4'-4.5"



3D PLAN



TERRACE FLOOR

TERRACE FLOOR PLAN



TERRACE FLOOR PLAN



FIRST FLOOR

BED ROOM	10'-1.5" x 11'-10.5"
SERVICE	8'-0" x 3'-3"
LIVING	13'-7.5" x 14'-3"
KITCHEN	8'-0" x 9'-1.5"
DINING	9'-0" x 9'-0"
TOILET	8'-0" x 4'-0"



FIRST FLOOR



FIRST FLOOR

BED ROOM	10'-1.5" x 11'-10.5"
SERVICE	8'-0" x 3'-3"
LIVING	13'-7.5" x 14'-3"
KITCHEN	8'-0" x 9'-1.5"
DINING	9'-0" x 9'-0"
TOILET	8'-0" x 4'-0"



FIRST FLOOR



AMENITIES MODEL 2



- Swimming Pool
- Gym
- International Designer Toilets
- Landscaped Gardens
- Covered Car Park
- Round The Clock Security
- Rain Water Harvesting
- Concealed TV And Telephone Points

SPECIFICATION



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

DOORS

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

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

WALLS & CEILINGS

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

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.
- Split A.C. 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

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.

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
- 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

Masterplan



Endee
Aura Villa
NEELANGARAI



- Distance to ECR main road - 200 meters
- Proximity distance to all the international schools in ECR
- Proximity distance to all shops and restaurants

Endee
Aura Villa
NEELANGARAI



ENDEE SHELTERS & PROPERTIES PVT. LTD

No. 92/3, BAAB Gandhi, 2nd Main Road,
Gandhi Nagar, Adayar, Chennai - 600 020

p : 044 - 2442 0008

m : 90030 96673

e : sales@endeeproperties.in

w : www.endeeproperties.in