

ENDEE
Beach Grove





WELCOME TO ENDEE

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 all through your life.

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 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.

Beach Grove

Beach Grove is your luxurious, modern and self contained home with aside lush greenery, enhanced by exclusivity, privacy, Stylish and contemporary in design. **Beach Grove** comprises a total of 4 well appointed four bedrooms units . Located in the heart of East coast road Panaiyur,

Endee Shelters and Properties Pvt Ltd, the developer of **Beach Grove**, 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, and Individual swimming pool with Individual Gym, thrown in together with an exclusive after sales service.

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

Beach Grove is crafted by eminent architects for ergonomics and aesthetics. **Beach Grove** interior includes quality fittings, Modular switches, joint free tiles, well designed joinery, and walls coated with putty and emulsion.

Endee Beach Grove enclosed with fully secured gates, intercom, covered car parking, individual sump and OHT, Good bore well. The Metro water and modern Drainage system from government is already existing.

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.

Beach Grove 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, local beaches.

Designed to provide you with all modern comforts in a spacious, relaxing and secure atmosphere comfortably.





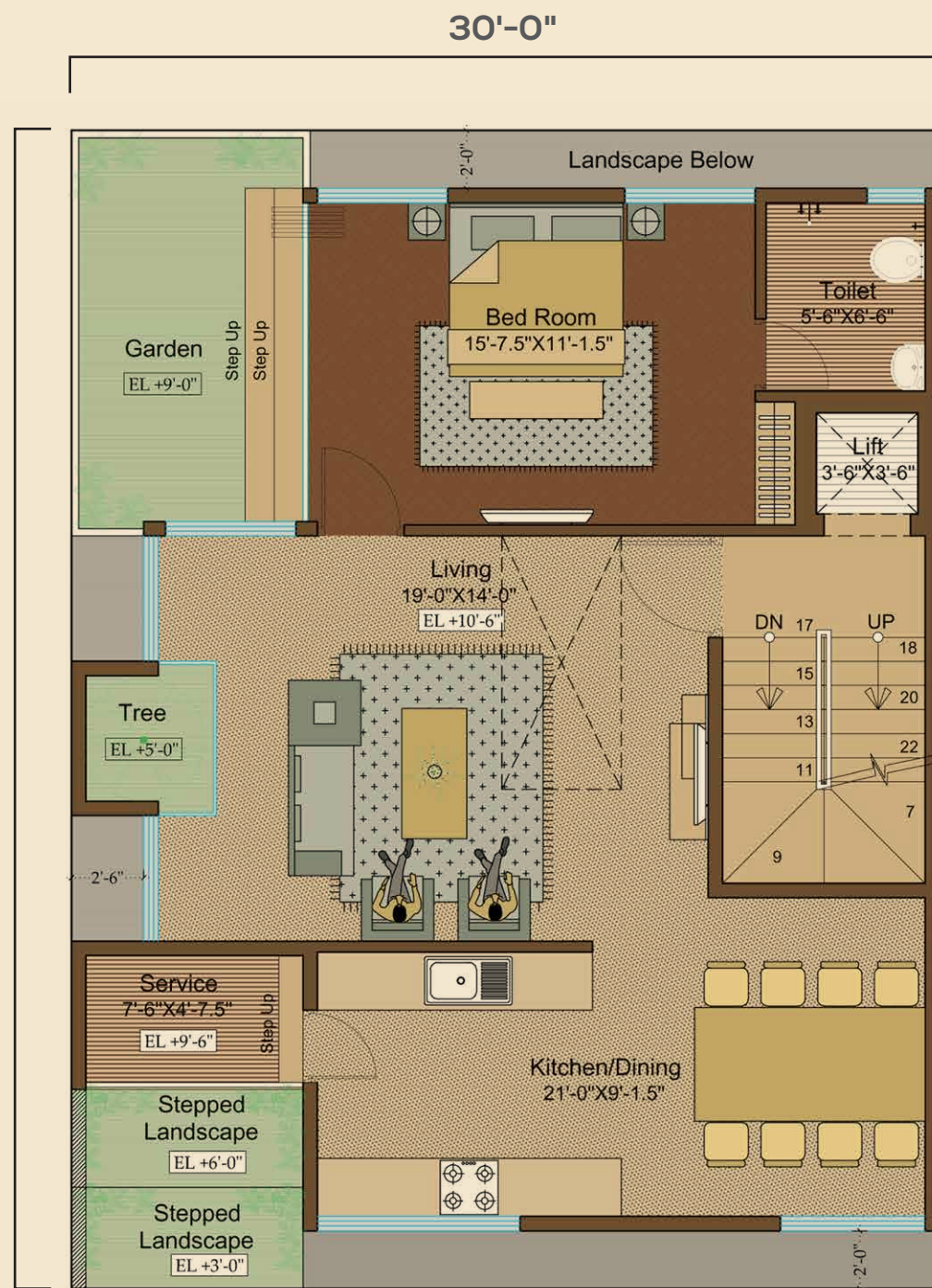
ENDEE
Beach Grove
ECR

ELEVATION

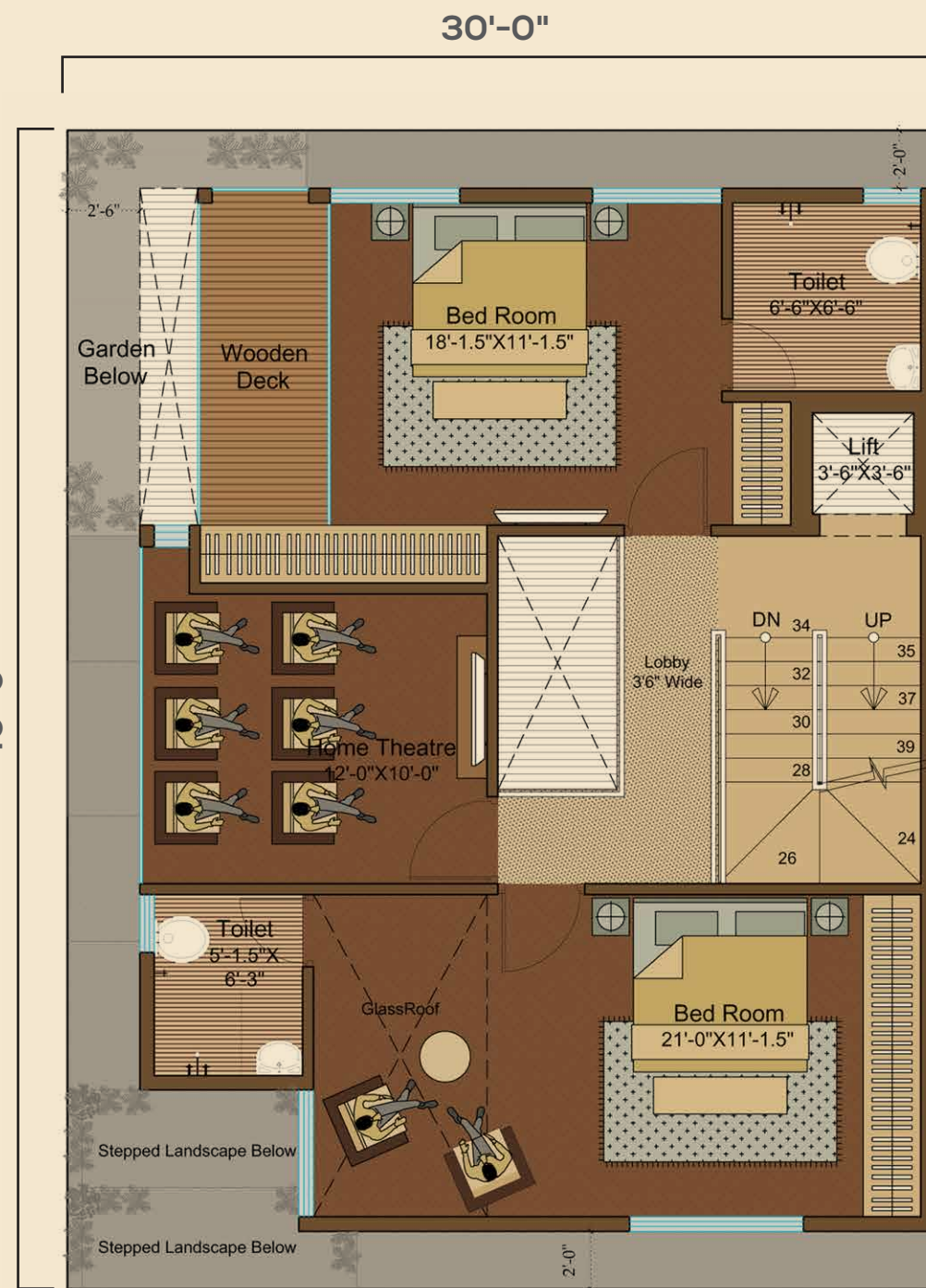




STILT FLOOR



FIRST FLOOR



SECOND FLOOR



TERRACE FLOOR



STILT FLOOR
869 SQ FT

BEDS

BATHS

GARAGE

LIVING

THEATRE

STUDY

KITCHEN

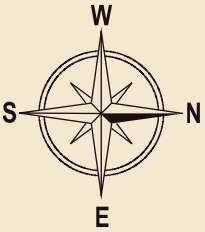
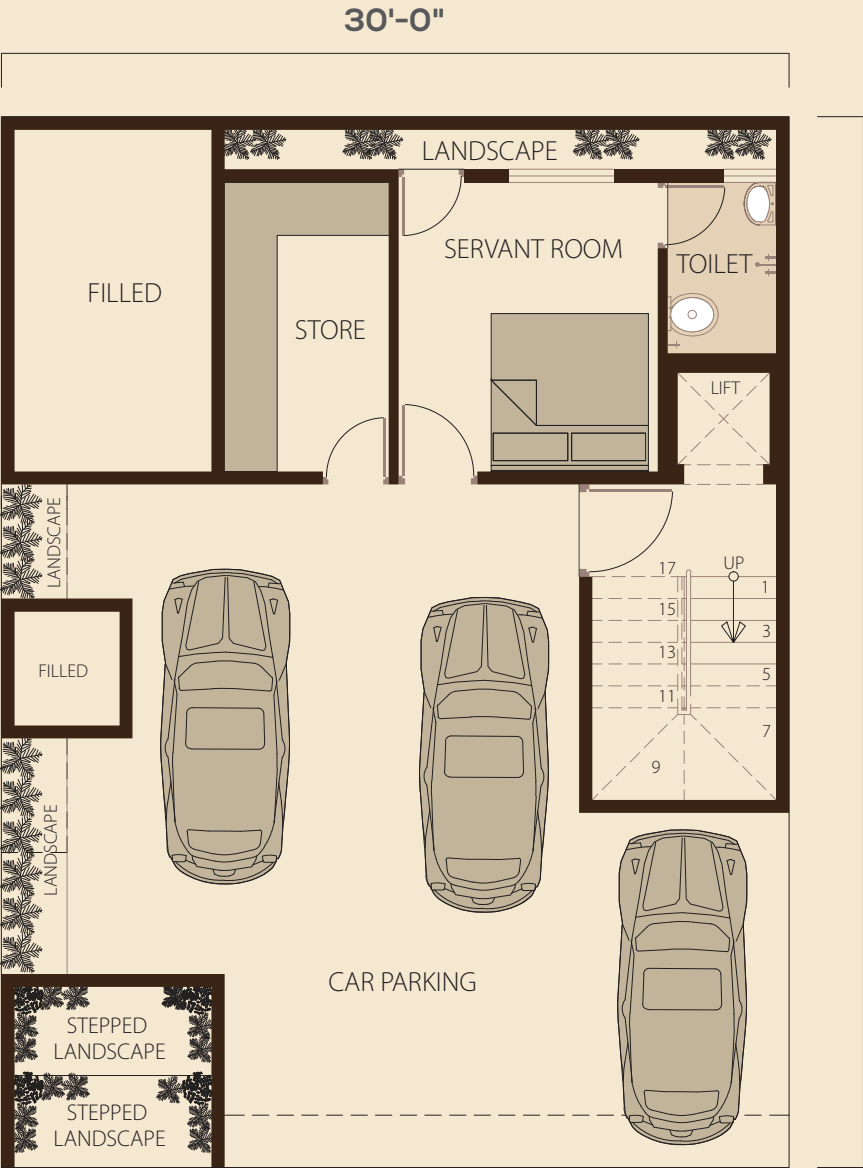
DRESS

TOILET

SERVANT ROOM	9'-10.5" X 11'-0"
STORE	6'-3" X 11'-0"
TOILET	4'-1.5" X 6'-6"
LIFT	3'-6" X 3'-6"

East Facing

Dimensions and floorplan shown are based on Broadway facade.





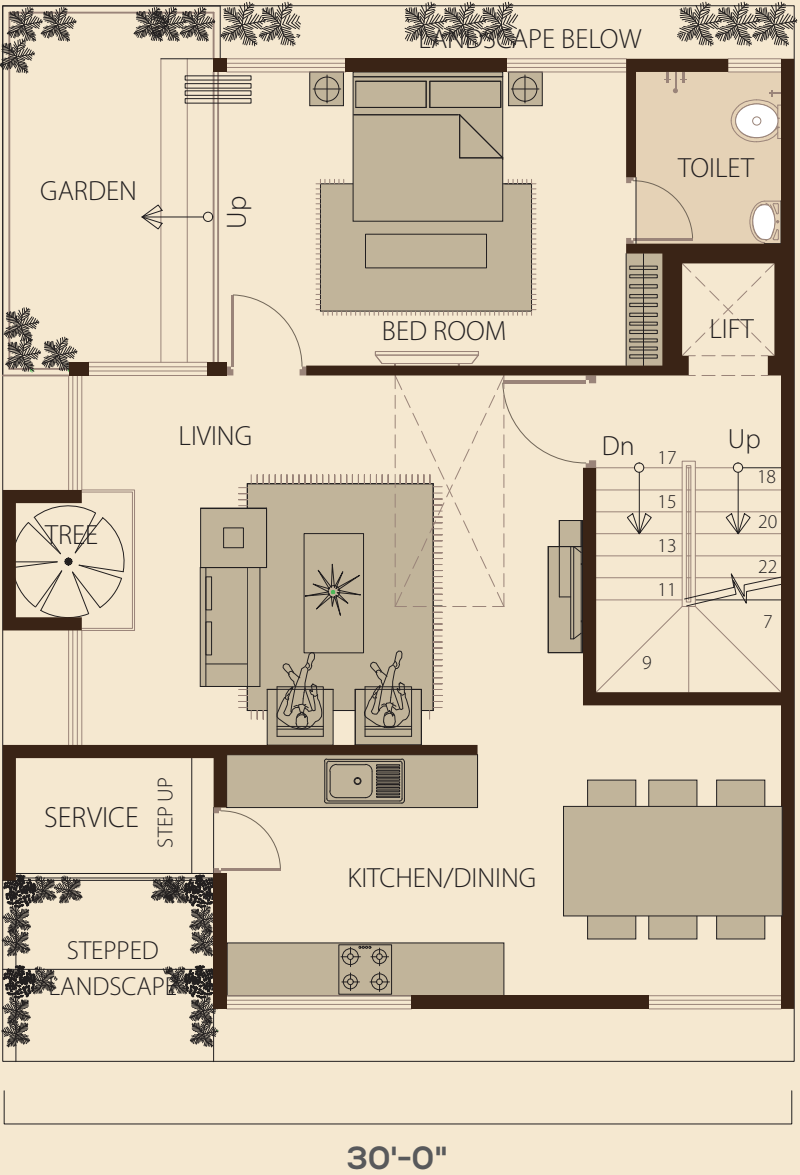
FIRST FLOOR
914 SQ FT



BED	15'-7.5" X 11'-1.5"
LIVING	19'-0" X 14'-0"
TOILET	5'-6" X 6'-6"
LIFT	3'-6" X 3'-6"
SERVICE	7'-6" X 4'-7.5"
KITCHEN/DINING	21'-0" X 9'-1.5"
STEPPED LANDSCAPE	7'-6" X 6'-10.5"
GARDEN	8'-0" X 13'-6"
TREE	4'-0" X 4'-4.5"

East Facing

Dimensions and floorplan shown are based on Broadway facade.





SECOND FLOOR
951 SQ FT

BEDS

BATHS

GARAGE

LIVING

THEATRE

STUDY

KITCHEN

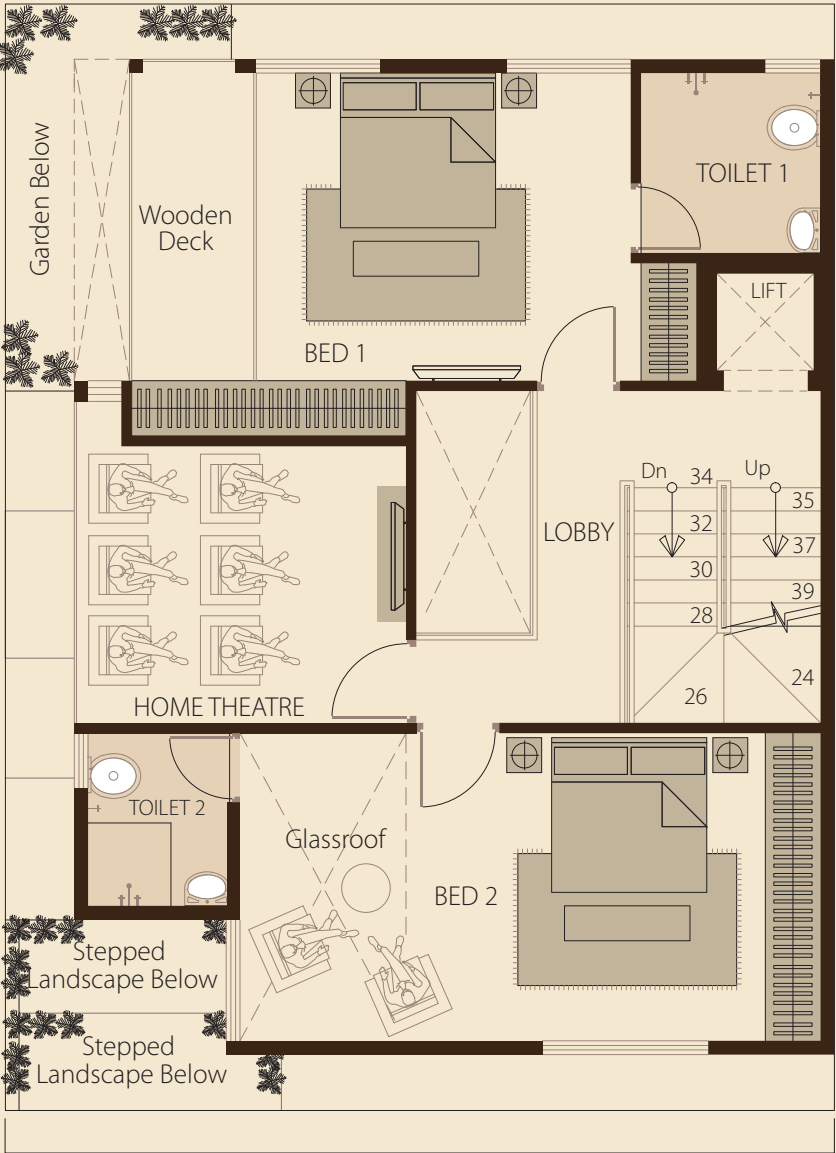
DRESS

TOILET

BED 1	18'-1.5" X 11'-1.5"
BED 2	21'-0" X 11'-1.5"
TOILET 1	6'-6" X 6'-6"
TOILET 2	5'-1.5" X 6'-3"
LOBBY	3'-6" WIDE
LIFT	3'-6" X 3'-6"

East Facing

Dimensions and floorplan shown are based on Broadway facade.



30'-0"

40'-0"

SEA VIEW



TERRACE FLOOR
951 SQ FT

- BEDS

BATHS

GARAGE

LIVING

THEATRE
- STUDY

KITCHEN

DRESS

TOILET

POOL	17'-0" X 11'-0"
DECK	17'-0" X 6'-0"
FITNESS RM.	7'-0" X 9'-10"
BBQ AREA	7'-0" X 6'-9"

East Facing

Dimensions and floorplan shown are based on Broadway facade.



30'-0"

40'-0"

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.
- 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

DOORS

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

WALLS & CEILINGS

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

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

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

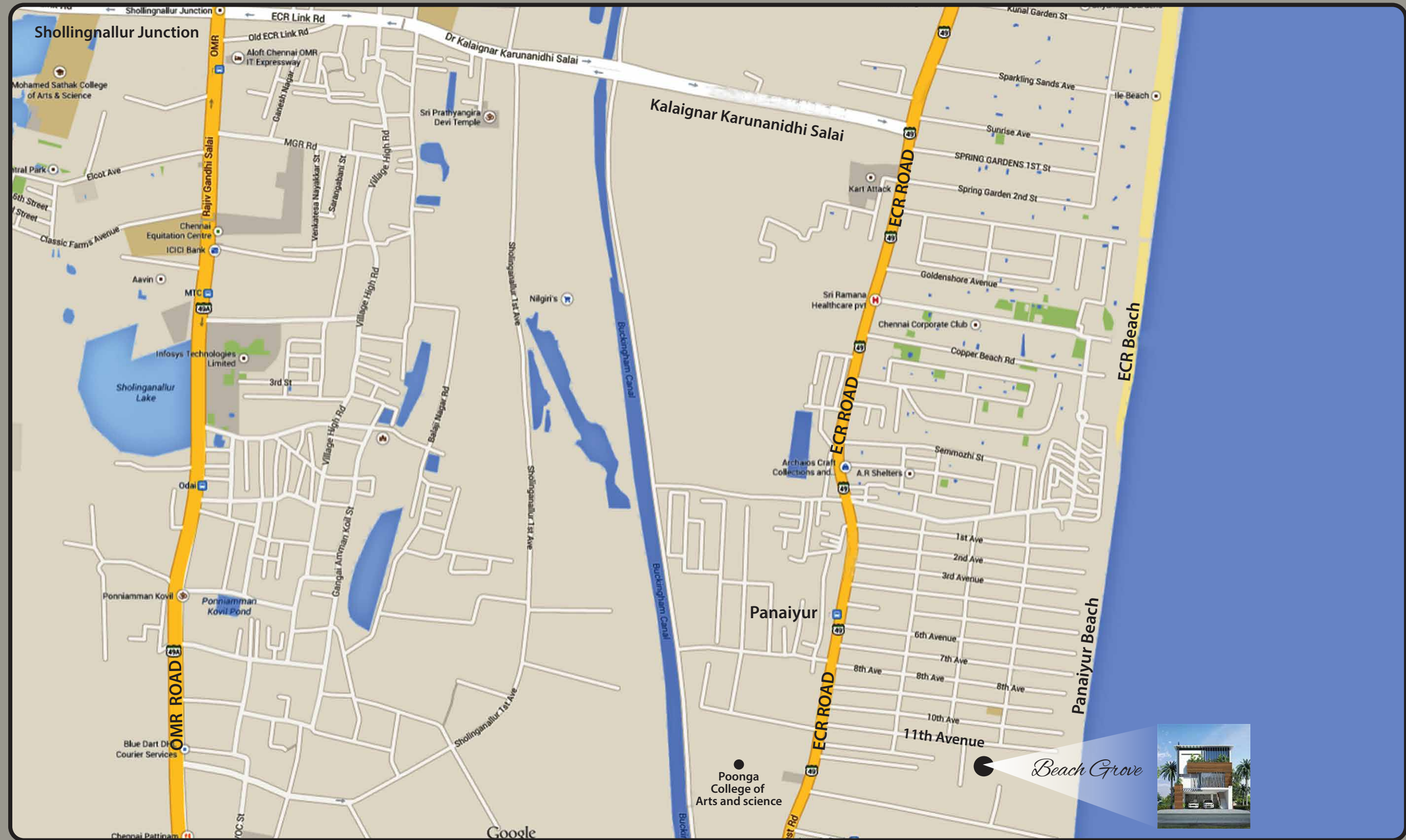
SPECIFICATION



AMENITIES

- **Individual Swimming Pool**
- **Individual 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**

**OPTIONAL
3 PERSON CUBICAL LIFT**



Site Address

Seashore Town, 11th Avenue, Panaiyur, ECR, Chennai

Location Highlights

BEACH GROVE

Panaiyur, ECR

- Distance to ECR main road - 500 meters
- Distance to beach - 200 meters
- Distance to solinganallur Junction – 5 Km
- Proximity distance to all the international schools in ECR
- Proximity distance to all shops (nilgiris) and restaurants
- Global hospital – 7 Km





ENDEE SHELTERS & PROPERTIES PVT. LTD

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

P : 044-24424008 | E : sales@endeeproperties.in

W: www.endeeproperties.in