



Endee
JUST BEYOND BELIEF

Endee Villa
Compact & contemporary



Endee properties is a property developer with a proven track record as a reputable property developer and it continuing emphasis on providing affordable residential properties of high quality to its customers, the Group's property business continues to achieve sustainable growth and profitability.

Endee Properties is driven by a commitment to enhancing the lifestyles of the people whom we build homes for, as well as being socially and environmentally conscious in the development of new townships for our future generations.

Endee Properties, the developer of Endee Villa, provides you the assurance for quality and timely deliverables.

We deliver what we promise, with no compromises on quality.

Project Name	: Endee Villa
Address	: Nagalakshmi Nagar Extension, Sithalapakam - Ottiampakam Main Road Sithalapakam – Chennai - 600 126
Development	: Exclusive Luxury Villa
Type	: Stilt + 2 Floor
No. of Units	: 12+12
Year of Completion	: Aug -2012 (14 + 2 Months)
Developer	: Endee Properties
Unit sizes	: 3 bedrooms - 2000 - 2600 sq ft

Endee Villa 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 comprises a total of 24 well appointed three bedrooms units in phase I. 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, private roof top Garden thrown in together with an exclusive after sales service.

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

Endee Villa is crafted by eminent architects for ergonomics and aesthetics. Endee Villa interior includes quality Jaguar fittings, Modular switches, joint free tiles, teak wood joinery, and walls coated with putty and emulsion.

Endee Villa is enclosed with fully secured gates, intercom, covered car parking, individual 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.

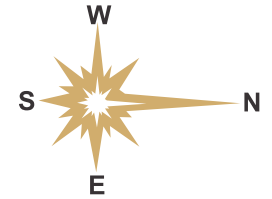
Endee Villa is designed generously with eminent architects floor-to-ceiling, French windows in the living areas together with wide and spacious filling with natural lighting.

Endee Villa 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 with Kids Play Area
- ▶ Modular kitchen and 3 burner stove with chimney
- ▶ Furnished Wardrobes and loft in 3 bedrooms
- ▶ International designer toilets
- ▶ Landscaped Gardens
- ▶ Covered car park
- ▶ Power Backup (Invertors) to individual villa
- ▶ Round the clock Security
- ▶ 24 hours DVR based security system
- ▶ Sensors in main doors
- ▶ Emergency Assistance System
- ▶ Public Addressing system
- ▶ Smart card access control for personalized entry
- ▶ Remote access to the certain electrical points
- ▶ Intercom facility
- ▶ Private Roof top garden with Fountain
- ▶ Rain water harvesting
- ▶ Concealed TV and telephone points

Specification

- ▶ Gracious White variant 1MX1M Vitrified 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
- ▶ Imported 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 controls
- ▶ Glazed tiles for kitchen and toilet walls
- ▶ Split a/c provisions in rooms

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Tropical Nature

To add to the luxury of space is the oneness with nature, the charming garden and lush landscaping and sparkling swimming pool this beauty of the foliage lead you joy of life ... in harmony with nature.

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Interior

The heart of your home with ultra-modern contemporary design with world-class fixtures inspires you to whip up most exotic convenience in your family.

Swimming Pool

On the terrace, a crystal clear swimming pool equipped with reverse osmosis purification tempts you to take the plunge.

Gym

Well-equipped imported GYM designed exclusively for you, is the better way to begin or end the day.

24 hour DVR based Security

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Covered Car Park

Completely RFID enabled automated gates and an individual car park with wood paneling will give more security to your moving asset.

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Ground floor

- ▶ 2 car parking
- ▶ garage
- ▶ one toilet is optional

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First floor

- ▶ Living
- ▶ Kitchen
- ▶ Dining
- ▶ Guest Bed Room
- ▶ Toilet
- ▶ Balcony
- ▶ Service Area



Second floor

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

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Open terrace

- ▶ Private garden with Fountain
- ▶ Head Room

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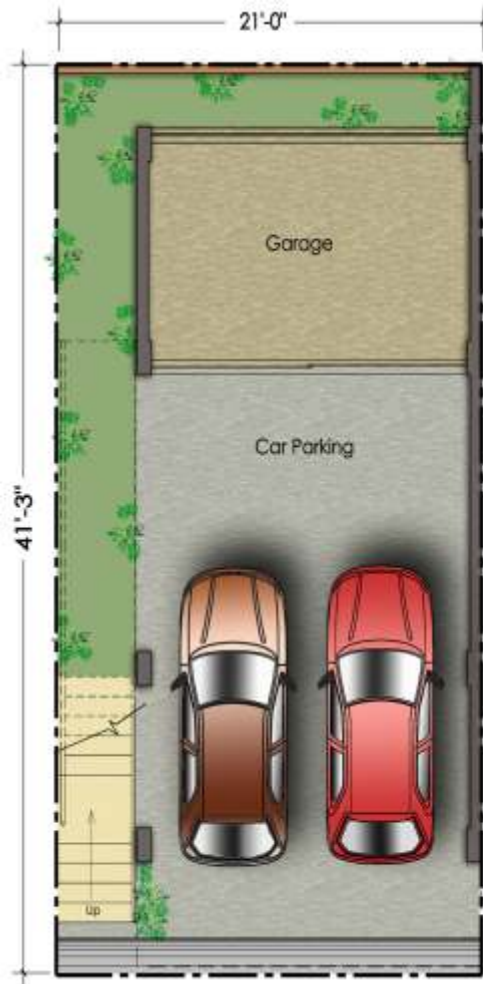


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TYPICAL FLOOR PLANS FOR SITE NO. 5 TO 16 (1E, 2D, 2E, 2F, 2G, 3E, 3F, 3G, 4E, 4F) - (EAST FACING Type I)



STILT FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

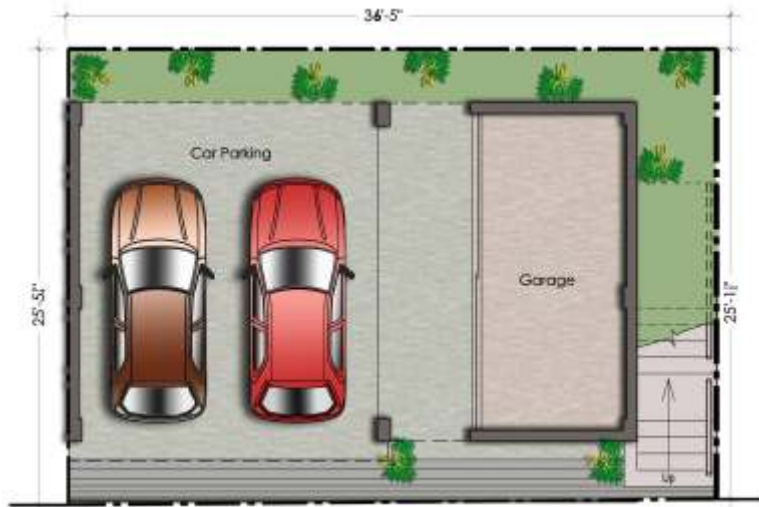


TERRACE FLOOR PLAN

Floor Plan – East facing Type I
Type - Stilt + 2 Floor
Super Built Up Area - 2050-2200 (3 BHK)



TYPICAL FLOOR PLANS FOR SITE NO. 24 to 27 (2A, 3A, 4A, 4B) - (EAST FACING TYPE 2)



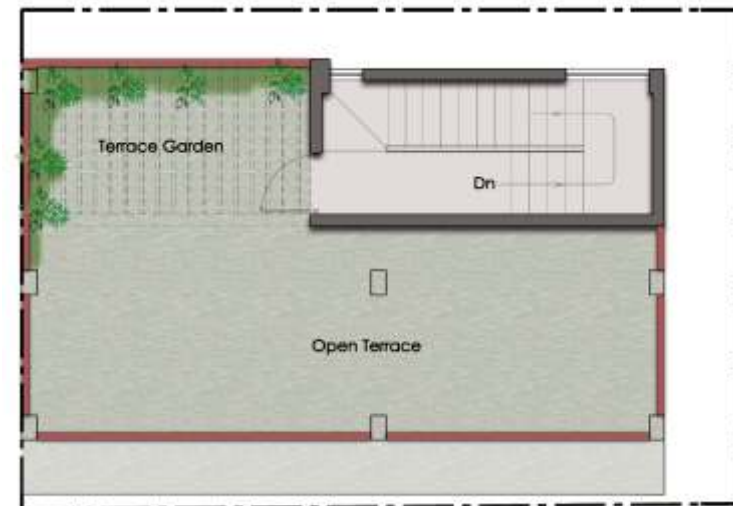
STILT FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

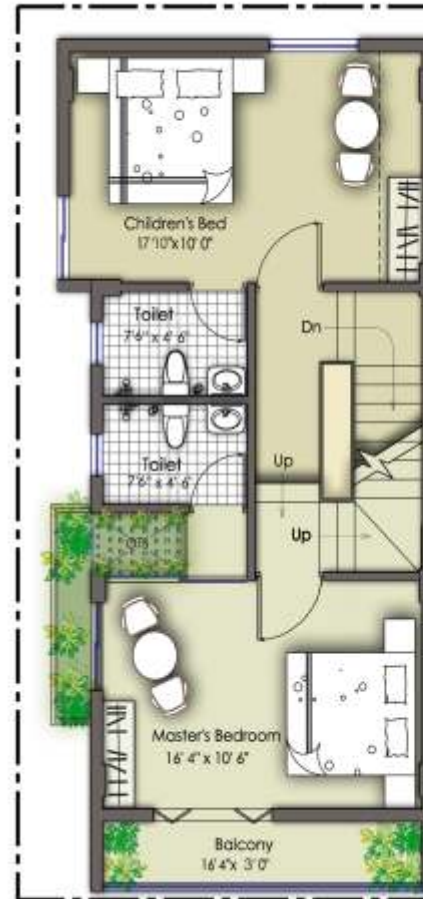


TERRACE FLOOR PLAN

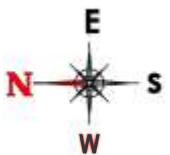
Floor Plan – East facing Type 2
 Type - Stilt +2 Floor
 Super Built Up Area - 2050-2200 (3 BHK)



TYPICAL FLOOR PLANS FOR SITE NO. 17 TO 23 (2B, 2C, 3B, 3C, 3D, 4D, 4C) - (WEST FACING)



Floor Plan – West Facing
 Type - Stilt +2 Floor
 Super Built Up Area - 2050-2200 (3 BHK)



TYPICAL FLOOR PLANS FOR NORTH FACING



Floor Plan – North facing
 Type - Stilt +2 Floor
 Super Built Up Area - 2300-2600 (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 1M x 1M in the Living, 32" X 32" 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 up to 9.5' high.

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.
- ▶ Power back up to individual house
- ▶ Two-way control switches for Light and Fan in Master Bedroom and other room With Remote access to certain electrical points.

Kitchen

- ▶ Modular Kitchen with three burner stove and chimney from reputed brand
- ▶ Wall Tiling up to 7 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 with rich & cylindrical "Child-safety" door locks.

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

- ▶ Hi-Tech surveillance 24 hours DVR based security system
- ▶ Sensors in main doors
- ▶ Emergency Assistance System
- ▶ Smart card access control for personalized entry
- ▶ Intercom facility

Common Areas

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

Walls & Ceilings

- ▶ Porotherm Bricks (for further details visit <http://www.wienerberger.in>) used for increased thermal insulation and lower water absorption to ensure superior finish & quality.
- ▶ 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.

Lifestyle Features

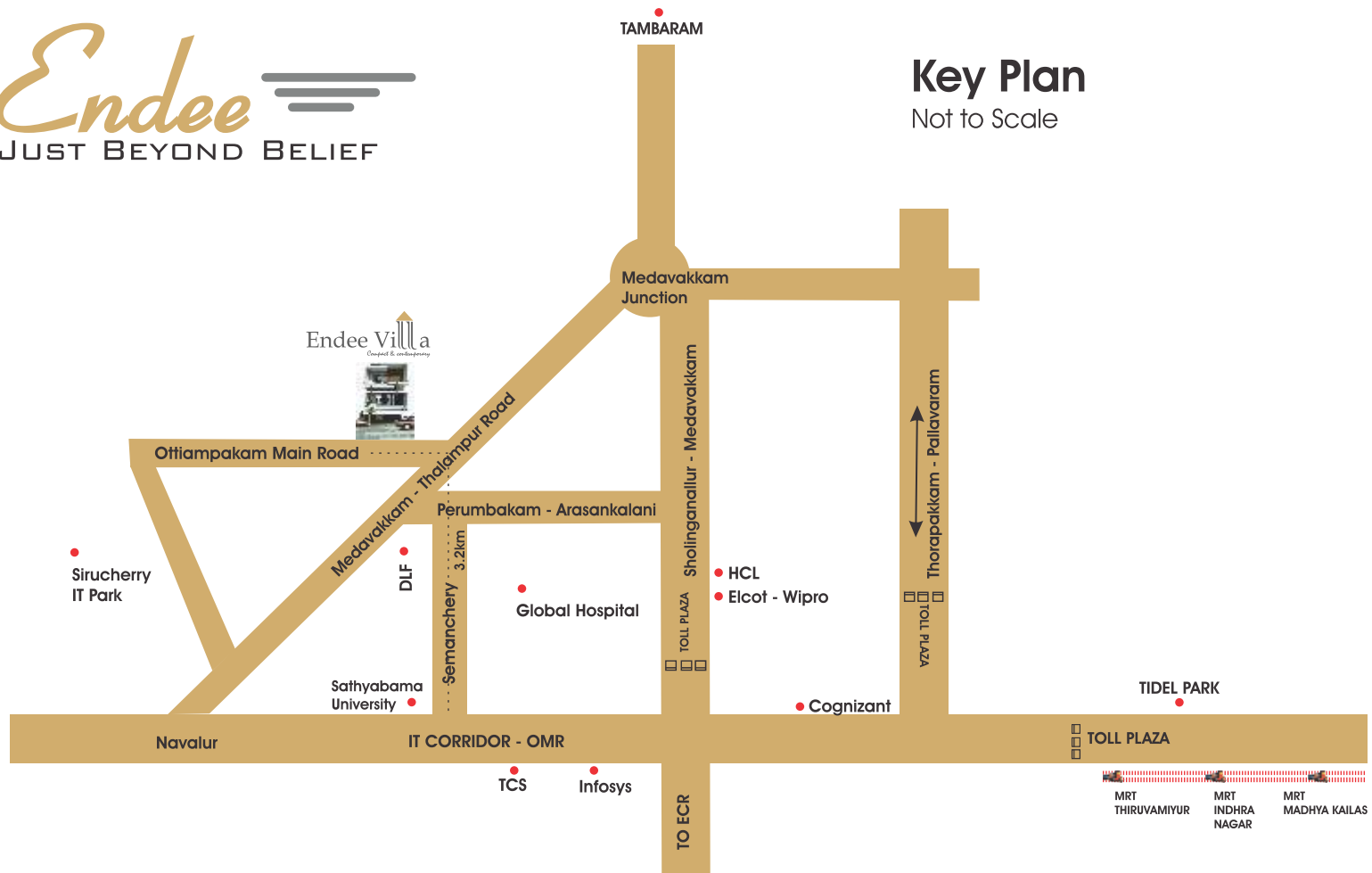
- ▶ Modular Kitchen with Granite platform.
- ▶ Three Burner stove with chimney
- ▶ RF –mode remote.

General Features

- ▶ Anti Termite Treatment for all the floors.
- ▶ Under Ground Sump with concrete work
- ▶ Over Head Tank with FOC
- ▶ Bore wells
- ▶ Septic Tank and Inspection Chambers.
- ▶ 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
- ▶ Grill gate for Main Door.

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

Endee Properties

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