



Nungambakkam, Chennai



DESIGNER SPACES IN NUNGAMBAKKAM FOR ALL HUES OF RETAILERS.



THE OFFERING

- ▶ Eye catching commercial zone on Kodambakkam High Road
- ▶ Irresistibly located close to Hotel Palmgrove
- ▶ Imaginative use of coloured glass makes it visually striking
- ▶ LED Lighting at the borders gives façade a stunning look at night
- ▶ All floors available for lease
- ▶ IGBC LEED rating awaited

BEST SUITED FOR

- ▶ Boutiques, Signature Stores, Jewellery Shops, Apparel & Accessories, Telecom Hubs and Offices

AMENITIES & SPECIFICATIONS

- ▶ Stilt + 4 floors
- ▶ Landscaped surroundings
- ▶ Water body with water jet adds to the beauty
- ▶ 2 eight-passenger lifts
- ▶ One service lift for transporting goods
- ▶ Escalator provision in first & second floors
- ▶ 17 covered car parks
- ▶ 10 open car parks
- ▶ Floor Height: 11'0"
- ▶ 53 two wheeler parking spaces
- ▶ Power: 750 KVA
- ▶ Power Backup
- ▶ Cafeteria on Terrace
- ▶ Granite flooring for common area
- ▶ Air conditioning / Floor - Provision for high side



ABSTRACT AREA STATEMENT

FLOOR	INDIVIDUAL FLOOR AREA (Sq.ft)	COMMON AREA (Sq.ft)	TOTAL AREA (Sq.ft)
FIRST FLOOR	4144	1105	5249
SECOND FLOOR	4050	1080	5130
THIRD FLOOR	4420	1179	5599
FOURTH FLOOR	4420	1179	5599
TOTAL	17034	4543	21577

STILT LEVEL



I FLOOR

FLOOR AREA: 5,249 Sq. Ft.



II FLOOR

FLOOR AREA: 5,130 Sq. Ft.



III & IV FLOOR

AREA (per Floor) : 5,599 Sq. Ft.



TERRACE



LOCATION MAP

