



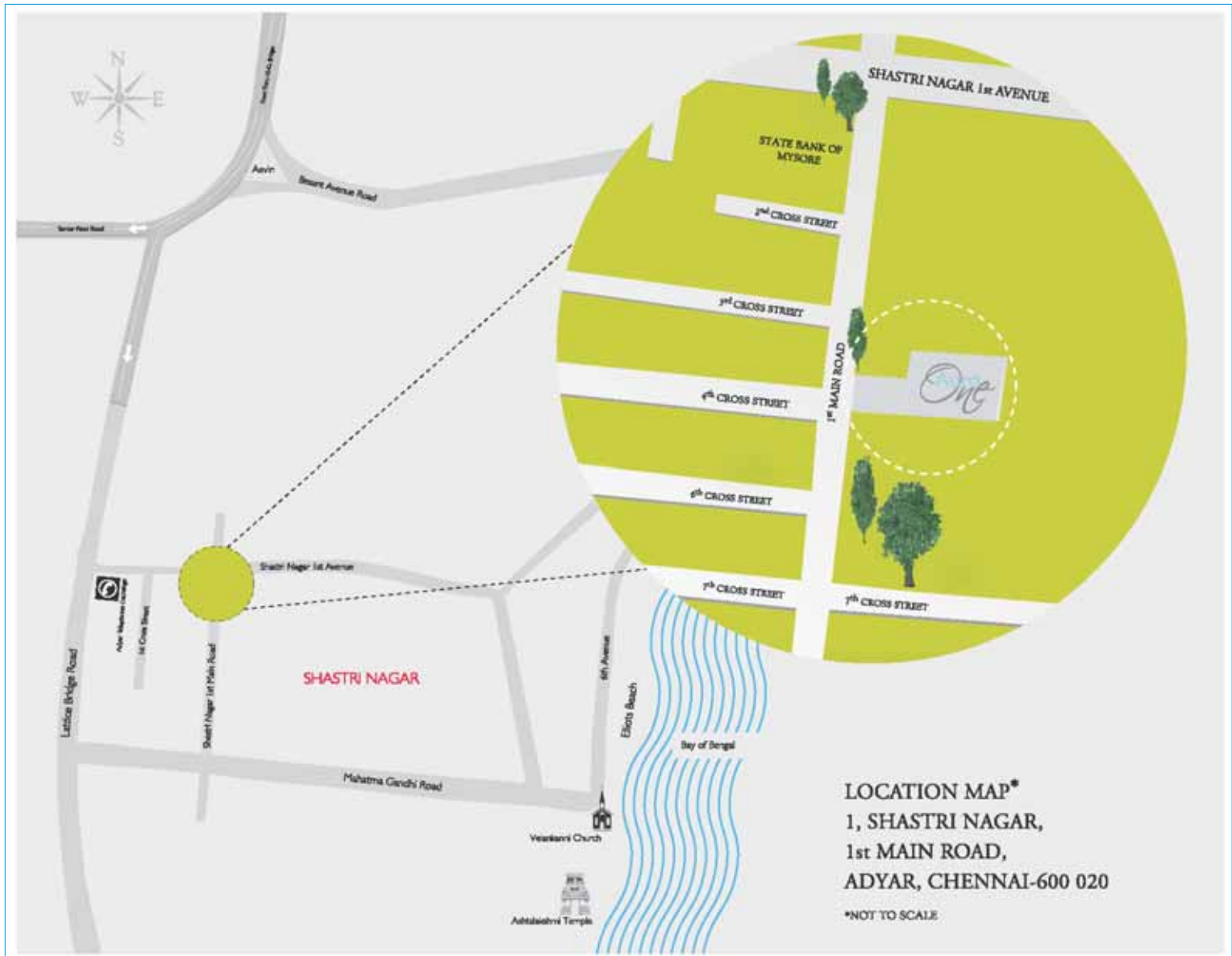
Aura  
VIE



Combining perfect aesthetics and vastu principles Adroit Urban presents Aura One in Shastrinagar, Adyar, Chennai. The project offers 35 exclusive 3-bedroom premium, air-conditioned apartments in G+4 storied edifices in one of the best residential neighbourhood of the city. Spread across 15 grounds of prime real estate, the sheer appeal of Aura One is the pure lifestyle opportunities it offers. A high-end exclusive development the property houses everything from a well-equipped gym, Jacuzzi in the master bath, 24-Hour concierge service, music in all common areas, state-of-the-art security systems piped gas in every apartment to an atrium at stilt level.

Only 40% of the area has been used for building while 60% is left open to nature and elegantly landscaped gardens, reflective pools and wooden bridges in a Zen like setting. Many of the 35 apartments flaunt breathtaking terrace gardens enhancing the green experience. Apartments feature large windows complemented by laminate wooden floors for that extra touch of luxury, one can explore the innate desire for beauty and convenience in their own living spaces. Every aspect of Aura One is designed with careful thought and consideration and with absolutely no deviations or violations from the original plans.

# Location



Located in Adyar, one of the best residential locations in Chennai

## Key Distances

- Elliots Beach/Besant Nagar Beach - 2 kms.
- Airport -15-17 Kms
- Railway station-12 - 14 kms
- MRTS - 4 kms
- Tidel Park 3.5 kms
- The Entertainment highway ECR (East Coast Road) - 5 Kms
- Malar Hospital, schools like St Patricks, Vidya Mandir, St.Michaels, banks are all in the vicinity.

# Amenities

- A well-equipped gym
- Music in all common areas
- Pre-Installed air-conditioning in all apartments (Samsung split unit AC.)
- State-of-the-art security systems to piped gas in every apartment
- 24-Hour concierge service
- Terrace gardens in handful apartments
- Jacuzzi in the master bath
- Landscape on all suitable open spaces & pavements with paver blocks
- Entrance lobby / Atrium on stilt floor
- Covered car parking
- Security room
- Video entry phone to all flats
- Underground sump
- Piped Gas
- Compound wall in outer periphery with gate

# Specifications

## **Structure:**

The building is R.C.C framed structure with brick masonry wall.

## **Flooring:**

Living, dining & bedrooms - European Laminate wooden Flooring. (Tarkett)\*

Teakwood skirting as per architects design and specification.

Kitchen - Anti skid tiles.

Balconies - Rustic tiles.

Common areas - Marble flooring.

Car parking - Grano flooring.

Bathroom - Flooring - Anti skid tiles and wall-Ceramic tiles to 7'0"Ht.

Wash area - Flooring - ceramic rustic floor tiles 12" x 12".

Walls - ceramic tiles to 5'0"Ht.

## **Doors:**

Main doors - Solid wood paneled door of teakwood with teak wood frames

Finished with melamine matt polish with necessary hardwares as per Architects specification.

Bedroom doors - Teakwood door frames with moulded flush doors (Kutty\*) with paint finish of approved color with necessary hardware's as per Architects specification.

Bathroom doors - Moulded flush (BWP) door with paint finish as per Architects specification.

Balcony doors - UPVC - Sliding glass door as per Architects specification.

Locks - Godrej\*

## **Windows:**

All rooms shall have large format UPVC sliding windows with 5mm clear float glass. (Fenesta\*)

Bathroom ventilators UPVC top hug with pinhead glass. (Fenesta\*)

Grills - Mild steel grills with matt enamel paint finish as per architects design.

## **Electrical:**

All internal circuits in PVC tubes make with ISI mark.

ISI mark quality wiring will be used for entire building. (Finolex\* I R. R. Cables\*)

Switches. (Anchor Ave\*)

Television I Telephone points in living and each bedrooms.

20 amps switch for A IC point in each bedrooms.

All flats will have 3 phase connection with independent meters.

DTH & Broadband provision in one room

## **Plumbing & Sanitary:**

Concealed CPVC pipelines.

CP fittings - Jaguar.

Sanitary fittings - Kohler.

Concealed cistern in bathroom - Gebrit.

Counter top basins - Englefield - Kohler.

## **Kitchen:**

Counter top - 20mm Black Granite slabs.

Sink - Stainless steel sink - Diamond.

Wall ceramic tiles upto 2 ft high above Counter

## **Painting:**

Internal - Walls to be finished with P.O.P (Plaster of Paris) punning and two coats of Asian. Emulsion paint.

External - 2 coats of external emulsion paint. (Jotun / Apex. - weather coat).

## **Lifts:**

6 Passenger lifts - Evergreen Johnson.

Backup power for common Amenities like Lift, Pumps and Common Lights etc.

# Typical Floor Plan



# Typical Floor Plan



# Apartment Type, Size

Type	Size(sq.ft)
3BHK	1567-1946

Prices are available on request

*Architect:* Sajith & Vivek

## Developer

Adroit Urban Developer an off-shoot of Siddharth Apparel is promoting Aura One, “We are foraying into real estate as part of our diversification plans. Our project will re-define the living experience of people in the luxury segment and will offer really high end luxury apartments,” informed Mr Gaurav Goenka, Managing Director to ET. He said the company is also looking at the IT corridor and other areas to promote similar high-end luxury apartments. Everything in the apartment will have the European and American standards to enhance the living experience of the people” Mr Vijay Srinivas, Adroit Urban Developers said to ET.

## Booking & Payment

**Booking can be made in FEW EASY STEPS.**

1. Identify your apartment: Our Property Advisor will assist you with full details of the project, viz Floor Plan, Application Form, Cost Break Up, Payment Schedule and other details.
2. Fill up the Application Form and send the same to our nearest office along with booking amount.
3. Upon clearing of the cheque you will be sent the Money Receipt, Sale Agreement/Allotment letter.
  - Cheques/Drafts to be issued in favor of developer
  - If you require site visit by friend or relative, it can be arranged within 24 hours
  - Home finance options are available from leading banks.

Our Expert Property Advisors are available 24x7 to assist you in finalising and booking of your property.