LAKESIDE LOFT

FINE HOMES

Mambakkam, Chennai

FINE HOMES
ADVANTAGES

Trust

Location Advantages

Superior Construction Technology

Customer Focus & Service

High Quality

Return on Investment

On Time Delivery

LAKESIDE LOFT
FINE HOMES

LAKESIDE LOFT
FINE HOMES

SITE PLAN
&
FLOOR PLAN

FINE HOMES

Construction | Flats | Plots | Villas

LAYOUT

LAKESIDE LOFT

FINE HOMES

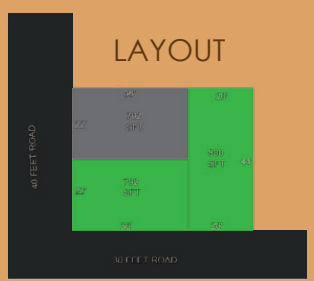
GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

VILLA - 1

Land Area - 792 sqft	**Buildup Area - 1300 sqft**	**Facing - East**

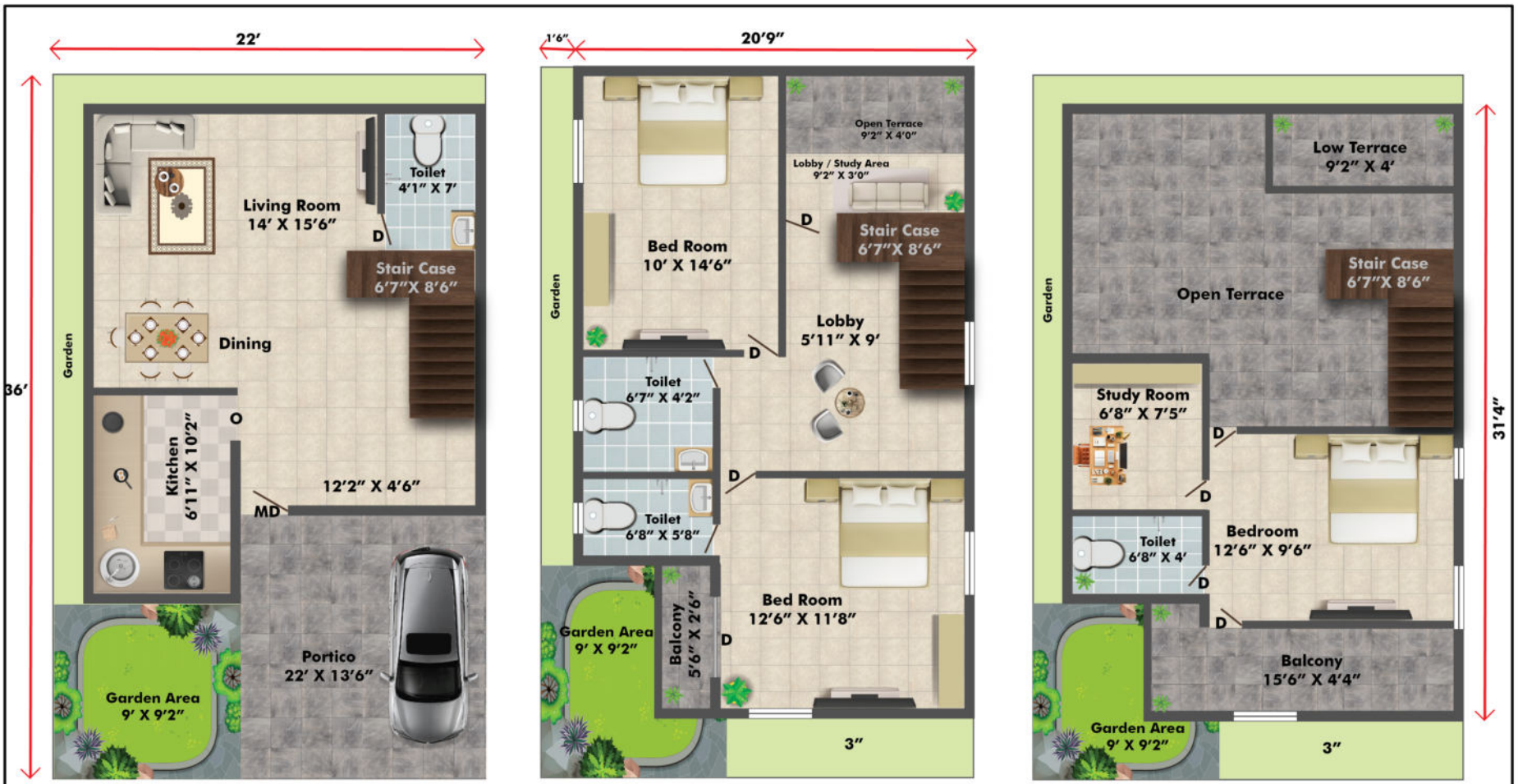


FINE HOMES

Construction | Flats | Plots | Villas

LAKESIDE LOFT

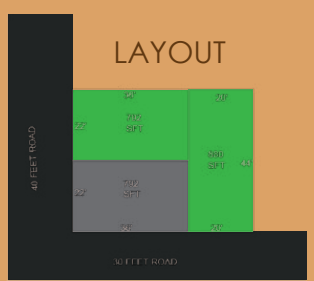
FINE HOMES



GROUND FLOOR **FIRST FLOOR** **SECOND FLOOR**

VILLA - 2

Land Area - 792 sqft	Buildup Area - 1325 sqft	Facing - East



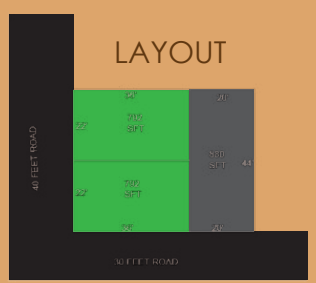
FINE HOMES

Construction | Flats | Plots | Villas

LAKESIDE LOFT
FINE HOMES

VILLA - 3

Land Area - 880 sqft	Buildup Area - 1346 sqft	Facing - North



FINE HOMES

Construction | Flats | Plots | Villas

LAKESIDE LOFT

FINE HOMES

LAKESIDE LOFT
FINE HOMES

LAKESIDE LOFT
FINE HOMES

LAKESIDE LOFT
FINE HOMES

SPECIFCATION

JOINERIES & LOCKS:

• **MAIN DOORS:** Door frame is made of good quality seasoned and chemically treated wood with teak finish or moulded panelled skin door shutter of 25mm to 35mm thickness with good quality lock.

• **BEDROOM DOORS:** Door frame is made of good quality seasoned and chemically treated wood with molded panelled skin door shutter of 20mm to 30mm thickness with good quality lock.

• **TOILET DOORS:** Door frame is made of good quality seasoned and or PVC door.

• **WINDOW** – UPVC/Powder Coated Aluminium/wood, Open /Sliding Shutters with Single Glazing. Grills on required places only.

• **Ventilators** – Powder Coated Aluminium / UPVC Frame with Louvers, and Grills

• **French Doors** – Powder Coated Aluminum / UPVC. No Grills.

FLOORING

• Living, Dining & Bed Rooms – Vitrified Tiles of suitable size

• Kitchen, Toilet, Balcony & Utility / Service – Antiskid Ceramic Tiles of suitable size

• Common Area & Staircase – Granite for staircase, Matt finished tiles for Lobby.

• Car Park – PCC / Granolithic flooring / Paver

• Kitchen, Toilet Dado – Ceramic Tiles of suitable size up to 2', & 7' Height respectively.

• Trims & profiles in PVC will be used to protect the edges of the Ceramic tiles (Bath & Kitchen).
• RAILING: M.S/S.S Railing with Handrail for Staircase, Balcony Area as per Architect Design.

ELECTRICAL

• Concealed Wiring – Polycab / Power Flex / Orbit / RR Cables or equivalent (ISI Certified)
• Switches – Legrand/ MK/Anchor Roma / Schneider / Luminous / L&T or Equivalent. Adequate Light, Fan and Power points. Electrical provision for Air Conditioner in all the Bedrooms and Hall.

PLASTRING

• Exterior Plastering with Msand / River Sand with water proof Chemicals.
• Interior Plastering should be as Msand /River sand and /or Gypsum Wall Plaster

KITCHEN

• Kitchen – Black/Red or suitable Granite slab for Kitchen Counter
• Stainless Steel Sink with Drain Board in kitchen Area

STRUCTURE

- RCC framed Structure with Earth Quake Resistant
- AAC / CLC block work and Plastering

PLUMBING

- Concealed CPVC Pipeline in Bathrooms – Ashirwad / Astral / Prince / Equivalent (ISI or international certified)
- Supreme / Astral/Finolex/ Equivalent UPVC Soil, Waste and Rain Water Line in open ducts. Sewage pipeline of ISI certified for Septic tank / underground drainage.
- CP Fixtures – Hindware / Parryware.
- Sanitary Fittings – Hindware/ Parryware /White fittings.
- WC – Standard Closet.

PAINTING & FINISHING

- Living, Dining & Bedrooms walls – Tractor Emulsion of colour chosen by architect.
- Ceiling – Tractor Emulsion & Color Choosen by Architect.

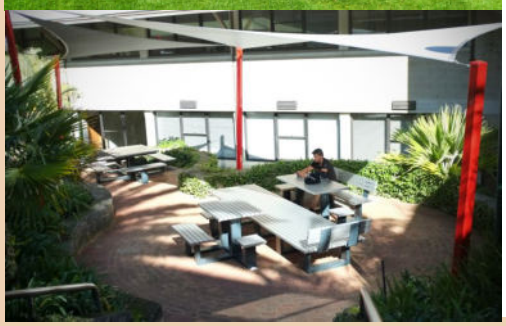
- Wooden doors /Frames (Wherever Applicable) – Matt Enamel Paint.
- Exterior – Weather Proof Exterior Paint from Asian or equivalent.

FEATURES

- CCTV

LAKESIDE LOFT
FINE HOMES

AMENITIES



- Bio septic tank
- Cctv surveillance
- Individual villa
- Vasthu compliance
- Gardening area for good oxygen
- Covered car park
- Heat proof tiles on terrace
- Library space
- Low roof terrace

LOCATION

NEAR BY LOCATION

Velammal CBSE school 700m

SBIOA International School 800m

VIT campus 4km

IIIT campus 7km

Very Near Hospitals

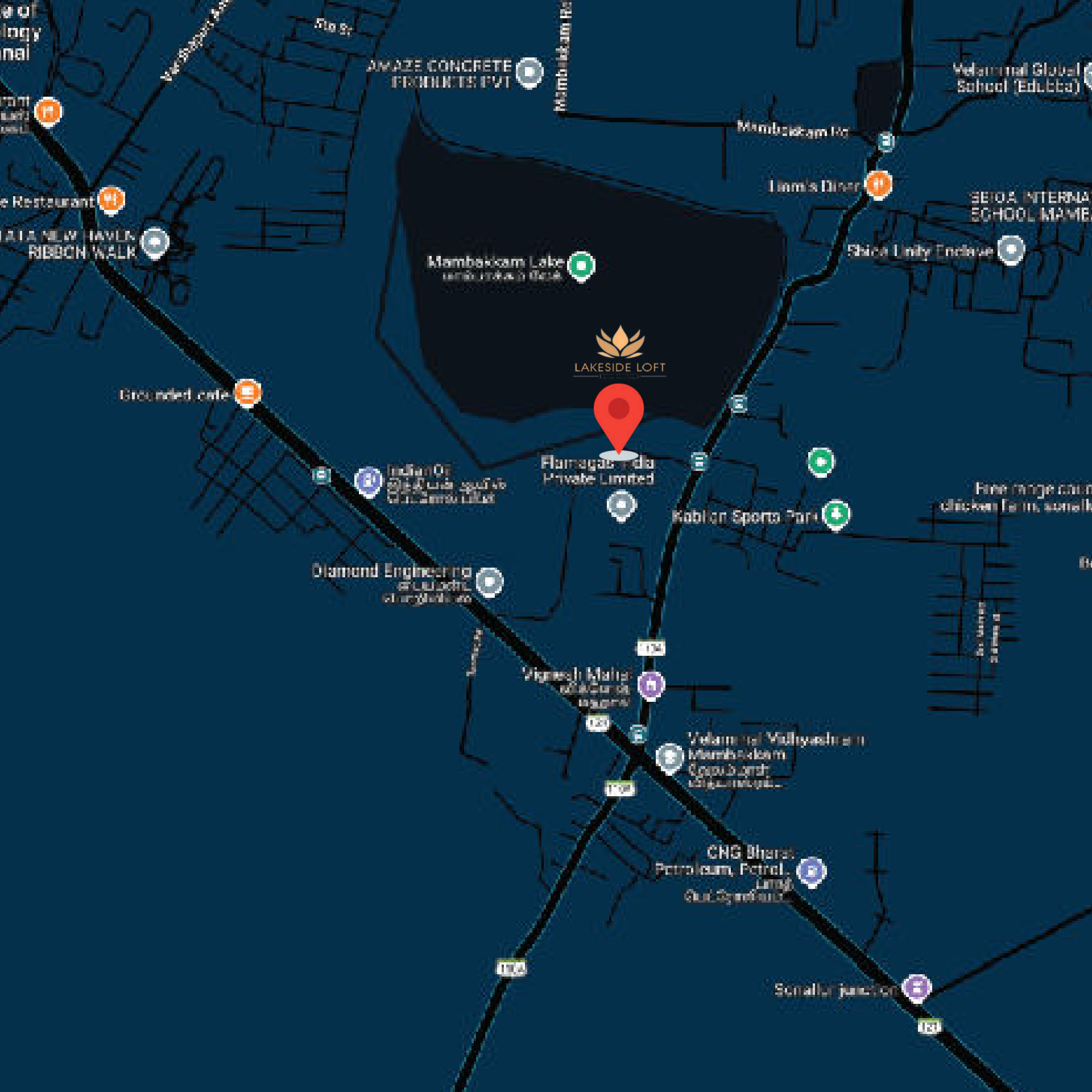
Vandaloor Kelambakkam Highway Road 500m

Mambakkam Lake

LAKESIDE LOFT

MAMBAKKAM

CHENNAI


LAKESIDE LOFT
Mambakkam Lake
Mambakkam Rd
Velammal Global School (Edubba)
Lima's Diner
Shiva Unity Enclave
RIBBON WALK
Grounded cafe
Kabilan Sports Park
Diamond Engineering
Vignesh Mahal
CNG Bharat Petroleum, Petrol, Lungi
Scrallar junction

FINE HOMES

Construction | Flats | Plots | Villas

Site Address :
Plot #1,SR Pangajam Avenue, Mambakkam
Chennai-600126

www.finehomesindia.com | fine.homes@ymail.com

FOR BOOKING CONTACT +91-90435-40436