

THE COMPLETE PACKAGE OF MODERN LIVING


KYRA
BUILDERS
WE BUILD YOUR DREAMS

6
PREMIUM
2 BHK
APARTMENTS














MUGALIVAKKAM
BEHIND DLF


NITHYA SHREE
APARTMENTS


Plot No.04, Lalith Avenue, Kumudham Nagar, Mugalivakkam, Chennai 600125

THERE'S NOTHING LIKE LIVING CLOSE TO THE PRIME LOCATIONS AND YET BE AWAY FROM THE STRESS OF EVERYDAY LIVING. CHENNAI MUGALIVAKKAM AND ITS SURROUNDINGS DEFINE THE FUTURE OF METRO CITY LIFE, A FINELY TUNED BALANCE OF COMMERCE AND LIFESTYLE. HERE YOU WILL CONNECT WITH OTHERS WHO ARE SHAPING THE GLOBAL WORLD JUST AS YOU ARE. THERE'S ALWAYS SOMETHING NEW TO SEE, SOMETHING TO SURPRISE, AMUSE OR INSPIRE YOU. AS SOON AS YOU STEP OUT OF YOUR OWN FRONT DOOR, YOU ENTER A VIBRANT NEW METROPOLIS WHERE THE RHYTHMS OF DOWNTOWN LIFE MOVE AND ENERGIZE YOU

SPECIFICATIONS

-  **STRUCTURE**
RCC framed structure with Seismic compliance resistance
-  **SUPER STRUCTURE**
9" Red Bricks for external walls, 4.5" Red Bricks for internal walls.
-  **LIVING/ BEDROOM**
900mm X 900mm Vitrified flooring tiles in all rooms.
-  **PLASTERING:**
Internal wall: 1:5 C.M. with lime rendering smooth finish, External wall: smooth sponge finish cement plastering.
-  **DOORS**
Main door Teak wood frame & shutter teak finishing door (Chettinad Style Doors) with Godrej Brass fitting, Internal Doors: Teak wood frame with compressed wood panel Traditional look doors for bedrooms and Bathrooms Teak wood frame with Flush door.
-  **WINDOWS**
UPVC / Powder coated Window frames with Glazed shutter and MS grill for safety.
-  **WATER SUPPLY**
Overhead and underground storage tanks for water supply from bore-well and provision for Greater Chennai corporation(Govt. Work under Process) water to overhead tank all water supply lines are of PVC/GI Pipes.
-  **KITCHEN**
Granite kitchen platform with Stainless steel sink and 2 feet height glazed tiles above the platform.
-  **TOILET**
7 Feet height Ceramic tiles and Anti-skid flooring & Fittings with Parryware or Equivalent
-  **PAINTING**
Inside : Putty finish with 2 coats of Asian Premium Emulsion for Inner Walls and Exterior with Asian Ace Exterior emulsion finish. Doors other than entrance door with enamel paint. Entrance door with varnish (sealer finish) / melamine finish. M.S. Grill with one coat of primer and two coats of Asian Synthetic enamel paint
-  **ELECTRICAL**
A/C copper wiring (Finolex /similar wire) will be concealed switch board with ISI Approved standard quality modular switches (Anchor/similar plate switches), with TV & Telephone: One landline connection having intercom facilities, Provision for DTH connection. separate space for electricity Meter and circuit breakers provided for safe power supply to each apartments



-  **COMMON**
Granite for Lift lobby And Staircase, Staircase with SS Handrails

We build your happiest place on earth

3 FLOORS | 6 UNITS

NORTH FACING

AREA DEATILS

2 BHK | 1038 SQ.FT | UDS 476 SQ.FT



1A, 2A, 3A

EAST FACING

AREA DEATILS

2 BHK | 914 SQ.FT | UDS 419 SQ.FT



1B, 2B, 3B

HIGHLIGHTS/ AMENITIES



ELECTRIC VEHICLE CHARGING POINT



PEST CONTROL TREATMENT IN THREE STAGES



CCTV SURVEILLANCE OPTION



SECURITY CABIN



SPACIOUS LIFT



RAINWATER HARVESTING



ACCESS YOUR ROOFTOP WITH AN ELEVATOR



100% VASTU



VIDEO DOOR PHONES (DOORBELL INTERCOM SYSTEM)



NO APARTMENTS DOORS FACING EACH OTHERS



PROVISION FOR DTH AND WI-FI CONNECTION



CLEAR DOCUMENTATION

SCAN FOR LOCATION





 90432 31389, 90432 31486

www.kyrabuilders.com

KYRA BUILDERS

NO 21., RAMANUJAM STREET,
T.NAGAR, CHENNAI- 600 017.
kyrachennai@gmail.com



PLOT NO.4 , LALITH AVENUE, KUMUDHAM NAGAR,
MUGALIVAKKAM, CHENNAI -600125

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