



TOTAL - 15 UNITS 2 & 3 BHK
- 1281 sqft TO 1828 sqft



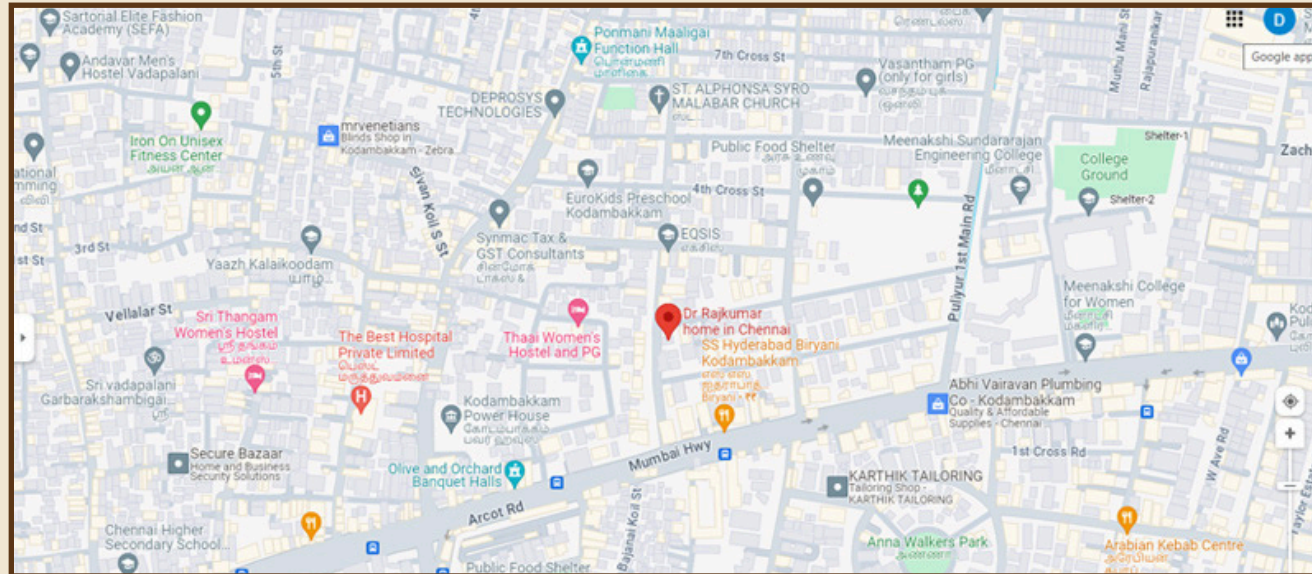
“INDULGE IN ELEGANCE, EMBRACE LUXURY”



Welcome to “SPECTRA” – a pinnacle of luxury living in the heart of the city. Our exclusive apartments offer unrivaled sophistication with impeccable design, and a location that puts you at the center of urban elegance. Indulge in a lifestyle of opulence, where every detail is crafted to elevate your living experience. Welcome to SPECTRA – where luxury meets location. Enjoy easy connectivity to metro, school & colleges. This prestigious residential development houses 15 luxurious 2 & 3 BHK apartments in total ranging from 1281 sqft to 1828 sqft. Come experience the epitome of luxury living at our prestigious address. Welcome home to a lifestyle beyond comparison.

LOCATION MAP

Old No: 17 New No: 30, Trustpuram Second Cross St, Kodambakkam Chennai- 600 024



Scan For Location



TYPICAL FLOOR PLAN - FIRST TO FIFTH FLOOR



- FLAT A
- FLAT B
- FLAT C

FLAT A - 1556 Sqft.



**FIRST TO FIFTH FLOOR PLAN
FLAT -A1,A2,A3,A4,A5.**

FLAT B - 1828 Sqft.



FIRST TO FIFTHB FLOOR PLAN
FLAT-B1,B2,B3,B4&B5



FLAT C - 1281 Sqft.



FIRST TO FIFTH FLOOR PLAN
FLAT-C1, C2, C3, C4 & C5



STILT FLOOR PLAN



STILT FLOOR PLAN

TERRACE FLOOR PLAN



STRUCTURE:

- R.C.C. framed structure with R.C.C. Columns, beams and slabs.
- Height of the roof will be maintained at 10'0" and the top floor roof will be at 10'6" (Roof top to Roof top measurement)
- Brick Masonry walls, External - 9" & Internal - 4.5".
- Stilt Car Parking and Five Floors with covered car parking for each flat.

JOINERY:

MAINDOOR:

- Frame -First Class Teak wood of height 7'0" height. Frame thickness is 6" X 3" with bottom.
- Shutters will be skin flush door finished with melamine polish.

OTHERDOORS:

- Frames- First Class Teak wood.
- Shutters will be of solid core flush door finished with laminates on both sides.
- Hardware- All hardware will be in CP Brass. Mortise locks will be provided.

WINDOWS:

- UPVC windows with grills - FENESTA / VESTAL or equivalent.

FLOORING:

- Living/Drawing, Dining & Rooms will be of 4 x 2 GVT Flooring – KAJARIA/VARMORA or equivalent.

KITCHEN:

- BLACK GRANITE slab over cooking platform.
- Stainless Steel kitchen sink with drain board - SS304 GRADE
- Ceramic tile dado upto loft height above platform.

TOILETS:

- Ceramic tile flooring & ceramic tile dado for full height from floor.
- CPVC Concealed plumbing.
- UPVC ventilator with exhaust provision.

SANITARYWARE:

- JAQUAR, KOHLER or equivalent make wall hung coupled closet with hush seat cover & Wash Basins.
- C.P. fittings will be JAQUAR, KOHLER or equivalent.

WATER SUPPLY :

- One Sump (13000 Lts. Approx.)
- Overhead tank (Metro water and bore water divided by a partition wall)
- Supply in the kitchen for Metro Water.
- Ground Water to bath, Toilet & Kitchen through overhead tank.

ELECTRICAL:

- Three phase electric supply connection
- Concealed copper wiring & points for fan, Light, Telephone, T.V., Fridge, Geyser, AC, Washing Machine and Grinder will be provided.
- MCB (Miniature Circuit Breakers) & RCCB (Residual Current Circuit Breaker) will be provided.
- Wiring will be of Polycab /Orbit. Modular Switches of Legrand or equivalent.

PROVISION OF ELECTRICAL POINTS IN FLATS:

Electrical points will be provided as per architect's specifications.

Electrical points required over and above the standard provisions will be provided at extra cost.

LIFT:

- 6 Passengers KONE/JOHNSON/EMPEROR or equivalent lift with rescue device

FINISHING:

- Acrylic putty will be applied on the ceiling and the walls of flats to have smooth surface and finally finished with one coat of acrylic primer.
- The external walls of the complex will be initially applied with 1 coats of white cement and finally finished with 2 coats of weather proof exterior emulsion.

COMMON AREAS:

- Individual marked covered car park will be allotted to each apartment.
- Paver Block around the building and Grano Flooring for car park areas will be provided as specified by the architect.

STAIR CASE:

- Granite with S.S. Railing

ADDITIONAL:

- Name Plates
- Access control entry at lobby level with Video Door Phone and CCTV Camera.
- Back-up Generator for common area lights, motors, lift and inverter provision for all fans, lights and 5 Amps Plug Point in the apartment.
- Rain water harvesting.
- EV charging points.
- Pneumatic/Pressure boosting pumps will be provided.
- Landscape area as specified by architect.
- Piped Gas Line will be provided.

S P E C I F I C A T I O N S





PAYMENT SCHEDULE

SCHEDULE OF PAYMENTS	PERCENT
On Booking	10%
Upon Signing the agreement (Within 30 days from the date of booking)	40%
Upon Completion of foundation	10%
Upon Completion of 1st Floor Roof Slab	10%
Upon Completion of 3rd Floor Roof Slab	5%
Upon Completion of 5th Floor Roof Slab	5%
Upon Completion of Brick Work and Internal Plastering upto 1st Floor	5%
Upon Completion of Brick Work and Internal Plastering upto 3rd Floor	5%
Upon Completion of Brick Work and Internal Plastering upto 5th Floor	5%
Upon Completion of Plumbing, Electrical works, External Plastering	3%
Upon Completion of Sanitary Fitting, Lift installation, Energizing and handing over	2%
TOTAL	100%

NOTE- Registration of UDS will be executed only after receipt of 80% payment of the total cost of the apartment.

ABOUT AVINYA LUXE LIVING LLP

Formerly known as Sri Kalpathru Foundation, it was founded in 2010 by Vinod Kothari. With over 250 happy families we are renowned for crafting residential and luxury properties that epitomize opulence, sophistication, and unparalleled quality. We go beyond the conventional to create exceptional living spaces and structures that reflect a commitment to craftsmanship, innovation, and attention to detail. We strive to exceed the expectations of our clients by delivering timeless design and unmatched luxury in every aspect of the homes we build.



AVINYA
LUXE LIVING LLP

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