

Cool Waters

A New Kingdom in the Bay of Bengal Shore



CHENNAI INTEGRATED CONSTRUCTION COMPANY (P) LTD

The heritage of CICC commenced in the year 1989, when we built our initial project at very affordable price which poised with our aim of building the most pleasing domiciles at appropriate value for money and focus on helping our customers to live better. We assure to follow excellence in everything we do to meet our customer needs. The class of the materials, workmanship and the support that goes into every phase of our construction for your home is the best in the industry. Our team consists of highly skilled craftsmen and highly qualified management dedicated to the art of customer satisfaction. Our people have a tradition of excellence. It is this persistence on quality that has made CICC the right option for home buyers in Chennai. We at CICC strive to continually enhance performance to reach above customer expectations and build relationships based on integrity, trust and commitment. Our company finds motivation in the main values of unequalled dedication, quality, honesty and teamwork.

We believe that taking care of many little things makes a big difference to the entire property. We, CICC try our best to satisfy our customer at every possible way to build their dream homes. Thus we call ourselves as one of the most trusted name in the construction companies of Chennai.

"With CICC there is always a dream home for everyone. So experience it"



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STYLE THAT SPELLS YOUR CLASS

CICC brings into your home the marvels of modern technology that touch every aspect of your daily lives. In the first instance, your home has been installed with air-tight security systems where every entrant to the premises passes through an efficient, discreet scanning process. Glass paneled enclosures, video cameras and two-way video phones all go into giving you and your family the comfortable feeling of total protection.

Most of your gadgetry including your air-conditioners, lighting and fans and other fixtures are controlled at the tap of a remote. Your smart home is the best of the highly developed western world ushered into your doorstep.

Thiruvanmiyur – the most happening place

You couldn't have ever asked for a better location in the teeming metropolis of Chennai. Imagine living just five hundred metres from the Bay of Bengal! The cool, healthy sea breeze wafts through your sinews as you wake up to the sunrise on the horizon every morning. With the seashore at your threshold, you never need to go for a more relaxing outing than a stroll down the beach with your loved ones.

Your apartment is located in one of the most posh and sophisticated neighbourhoods in the city. Not far from every joy of an exciting shopping experience, you are also smack in the midst of a clutch of software companies, top educational institutions, star class hospitals, a wide range of fabulous restaurants – all just a quick drive away.

Cherish the joy of living within the city and yet away from its bustle and grime.



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4th Seaward Road

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Lofty lifestyle living room

Serenity by the day, solemnity by the dusk - your living room punctuates the mood by its sheer elegance. Primarily, the room where the family spends its quality time together is also the space where your children evolve into sterling citizens of the morrow. At Cool Water, this room has been created with the touch of the connoisseur bearing in mind the elan that will formulate your class. And when your visitors walk into a world of sterling splendour, they are struck by the stupendous ambience with bedazzled fervour. That is the kind of plan and structure that has been afforded to your living room. Spend endless hours of calm and relax in an atmosphere of tremendous self-esteem and satisfaction.



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Dreamy bedrooms

The secret lies in the creative skill of the designer. Built to accommodate every amenity that adds to the comfort of your privacy which is what you savour in a bedroom. Add to this your own innovation and you re-discover every dream that you and your spouse have indulged in – unfolding before your very eyes.

A comprehensive extension of your smart home concept wherein you get to serve your thoughts at the touch of a button, without ever having to rise from your seat.

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Captivating Kitchens

It's something that's far ahead of the much touted about modular kitchens. Firstly, its more spacious than you've ever imagined and it is fitted with exciting high-tech installations which render regular drudgery a sheer joy to perform. Every conceivable amenity has been built into your kitchen systems that permit you to engage your culinary processes with wild abandon and without the strenuity that is normally associated with elaborate cuisine. Give to your loved ones the benefit of creative designing and ultra-modern mechanical invention.



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Site & Stilt Floor Plan



Typical Floor Plan

6 Apartments | Stilt+2 Floors | 3BHK (1527 sft to 1902 sft)



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Flat A
1527 sq.ft.

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Flat B
1551 sq.ft.



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Flat C
1902 sq.ft.

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STRUCTURE	RCC framed structure with columns and beams, brick paneled walls (exterior walls of 9" thickness and interior walls of 4 ½" thickness), plastered and painted.
FLOOR TILES	2x 2 vitrified
WALL TILES	BATH ROOMS: Glazed tiles for 7'0" high KITCHEN: Glazed tiles for a height of 2'0" above the Counter.
DOORS	MAIN DOOR – First Quality Burma Teak Wood OTHER DOORS – Good Quality of flush doors with First Quality teak Wood frames
WINDOWS	UPVC Windows – Sliding type, Open type.
KITCHEN	Modular kitchen
BATHROOMS	a.EWC with flush tank, Wash basin – Jaguar or Equivalent. b.Fittings – CP coated brass fittings c.Hot and cold water mixer with shower d.Provision for geysers in all bathrooms
ELECTRICALS	a. Concealed copper wiring in conduits for lights, fan, and power plug points b. Power outlets for Air conditions in all bed rooms c. Power plug for cooking range, microwave oven, mixer / grinder in kitchen. d. Plug points for refrigerator, T.V, Audio systems e. 3 Phase supply for each unit and individual meter boards f. Switches – MK or Equivalent
LOFTS, WARDROBES & CUPBOARDS	Open type in all Bed rooms.
PAINTING	a. Ceiling – 3 coats of white wash. b. Walls – Emulsion Paint. c. Doors – Enamel Painting
WATER	Metro water
LIFTS	1 No.



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Specifications



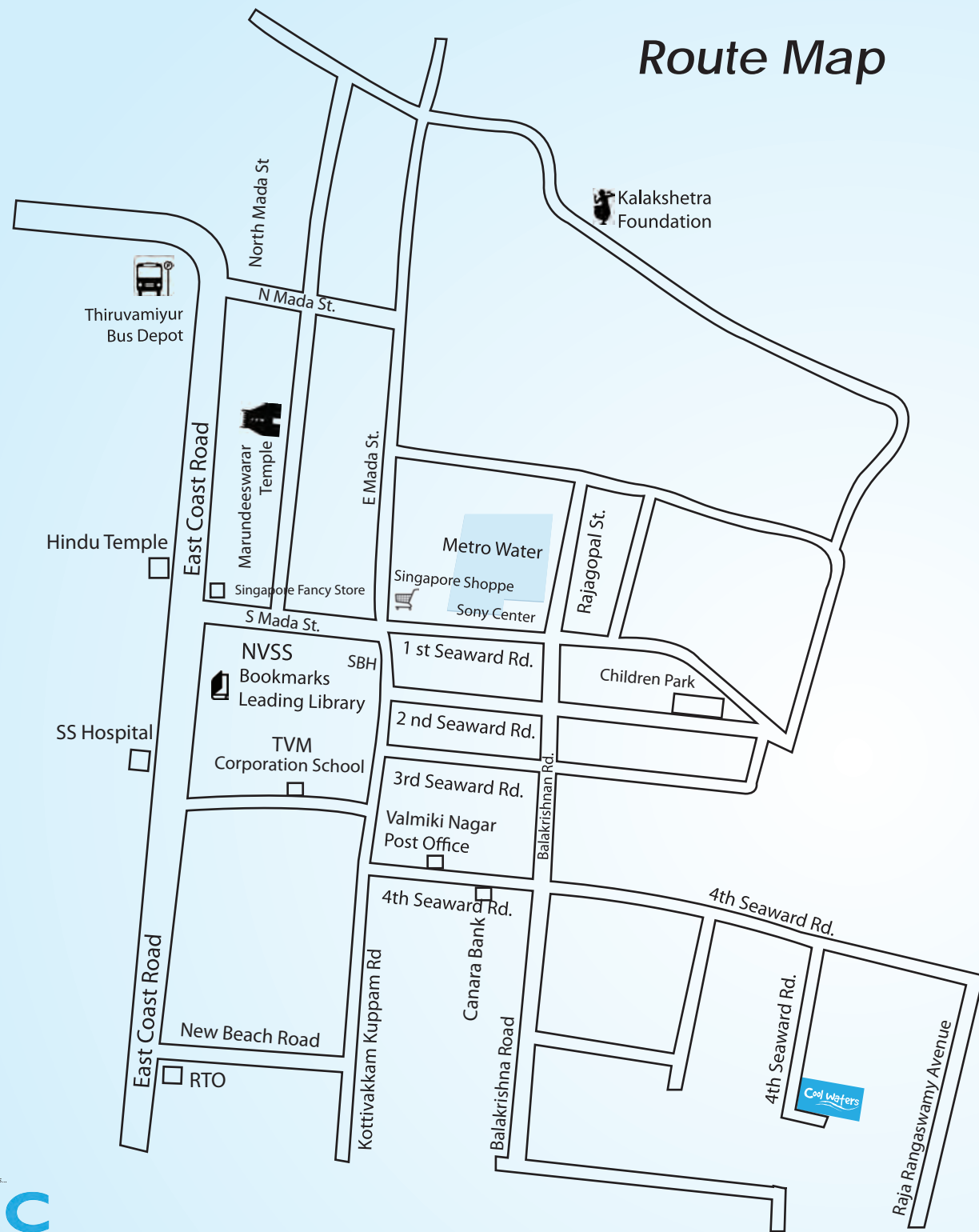
Velachery Phase 1 ABHINANDAN
Address: Seshadripuam First Main Raod ,
Baby Nagar, Velachery, Chennai-600042
140 Apartments; Stilt+ 7 floors ; 2BHK+study (1207 sft- 1320 sft) ; 3BHK (1443 sft-1569 sft)



T.Nagar : STONERIDGE
Address: Old No:14, New No:22, Crescent Park Street,
T.Nagar, Chennai-600017
8 Apartments : Stilt+4 floors ; 3BHK+study : 2223 sft ; 3BHK : 1648 sft

On going Projects

Route Map



Bay of Bengal



Site address:

Plot no : 41, 4th seaward road, Thiruvaniyur, Chennai-600041

Corporate Office:

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