

A Pinnacle of grandeur...

Myans
Luxury Villas





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Myans Luxury Villas are located within the 27 Acre Mayajaal Campus with existing World-class facilities like:

- India's largest Multiplex (16 Screens)
- Resort with amenities
- Bowling Alley & Games Arcade
- Restaurants & Food Court
- Shopping Mall with ATM
- Departmental Stores

A new benchmark in luxury living...





Touch down on the lap of luxury

Within the 27 Acre Mayajaal Campus along the scenic East Coast Road (ECR) in Chennai this elite development offers 73 finest villas ranging from 3200 Sft to 5300 Sft. Myans Luxury Villas includes a host of high end features and amenities promising a superior life that will be unparalleled in Chennai.

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Highlights

- Located along the scenic ECR
- Within the campus of Mayajaal having Multiplex, Resort, Shopping, Games Arcade, Dept. Store and ATM
- Close proximity to the IT Corridor, OMR, Entertainment Avenues, Hospitals & Educational Institutions
- Spread across 9 Acres of land with 64% open landscaped area
- Clubhouse / Swimming pool area of about 20,000Sft
- Party Hall, Indoor games, Gymnasium, Sauna, Steam & Yoga facilities
- 24x7 Security
- 100% Generator backup for common areas / Amenities / Club House. Backup for lighting, fans & 1 Air Conditioner for Villas
- Hydro Pneumatic water supply system
- Solar Water Heating System
- Beautifully landscaped common areas
- Villas available in 3 Types varying from 3,200 sft to 5,300 sft

Transition into solitude & serenity in style

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Street View

Type A - East Facing Villas



Spread over 9 acres of green terra firma, Myans villas gives an un-obstructed 360 degree view of the surroundings. With 64% of Open Spaces for landscaping , roads and walkways.

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Type A - East Facing Villa

Area Statement

| | |
|-------------------|------------------|
| Ground Floor | 1,558 Sft |
| First Floor | 1,618 Sft |
| Terrace Floor | 494 Sft |
| Total Area | 3,670 Sft |

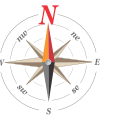
| Villa No. | Area |
|--|-----------|
| A-2, A-6, A-7, A-9, A-10, A-12, A-15, A-16, A-33 to A-41 & A-43 | 3,670 Sft |
| A-3, A-4 & A-5 | 3,241 Sft |
| A-1, A-11, A-13, A-14, A-32, A-42, A-44, A-45 & A-46 | 3,121 Sft |





Type A - East Facing Villa
Ground Floor Plan

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Type A - East Facing Villa
First Floor & Terrace Floor Plan



Street View
Type A - West Facing Villas



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Type A - West Facing Villa

Area Statement

| | |
|-------------------|------------------|
| Ground Floor | 1,592 Sft |
| First Floor | 1,620 Sft |
| Terrace Floor | 511 Sft |
| Total Area | 3,723 Sft |

| Villa No. | Area |
|-----------|------|
|-----------|------|

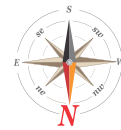
| | |
|--|-----------|
| A-17, A-18, A-21, A-22, A-23, A-24, A-25, A-26, A-29 & A-30 | 3,723 Sft |
| A-27 & A-28 | 3,302 Sft |
| A-19, A-20 & A-31 | 3,221 Sft |





Type A - West Facing Villa Ground Floor Plan

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Type A - West Facing Villa
First Floor & Terrace Floor Plan

Street View

Type B - East Facing Villas



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Type B - East Facing Villa

Area Statement

| | |
|--------------|-----------|
| Ground Floor | 1,888 Sft |
| First Floor | 1,817 Sft |
| Second Floor | 1,228 Sft |
| Total Area | 4,933 Sft |

| Villa No. | Area |
|----------------------------------|-----------|
| B-4, B-5, B-9, B-10, B-14 & B-15 | 4,933 Sft |





Type B - East Facing Villa Ground Floor Plan

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Type B - East Facing Villa
First Floor & Second Floor Plan



Street View
Type B - West Facing Villas

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Type B - West Facing Villa

Area Statement

| | |
|-------------------|------------------|
| Ground Floor | 1,852 Sft |
| First Floor | 1,945 Sft |
| Second Floor | 1,099 Sft |
| Total Area | 4,896 Sft |

Villas No.

Area

B-1, B-2, B-3, B-6, B-7, B-11, B-12,
B-16 & B-17

4,896 Sft

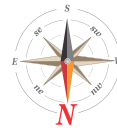


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Type B - West Facing Villa Ground Floor Plan

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Type B - West Facing Villa
 First Floor & Second Floor Plan

Street View

Type C - East Facing Villas



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Type C - East Facing Villa

Area Statement

| | |
|-------------------|------------------|
| Ground Floor | 1,813 Sft |
| First Floor | 1,743 Sft |
| Second Floor | 1,743 Sft |
| Total Area | 5,299 Sft |

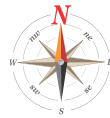
| Villa No. | Area |
|--|-----------|
| C-2, C-4, C-6, C-9, C-10, C-11, C-12 & C-14 | 5,299 Sft |





Type C - East Facing Villa Ground Floor Plan

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Type C - East Facing Villa
First Floor & Second Floor Plan



Street View

Type C - West Facing Villas

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Type C - West Facing Villa

Area Statement

| | |
|--------------|-----------|
| Ground Floor | 1,778 Sft |
| First Floor | 1,743 Sft |
| Second Floor | 1,743 Sft |
| Total Area | 5,264 Sft |

| Villa No. | Area |
|---------------------------|-----------|
| C-1, C-3, C-5, C-7 & C-15 | 5,264 Sft |



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Type C - West Facing Villa
Ground Floor Plan



Type C - West Facing Villa
First Floor & Second Floor Plan



Myans Luxury Villas fulfills your need for Space, Solitude, Soothe and Style, allowing you to invigorate yourself in an ambiance of total tranquility.

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Club House

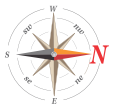
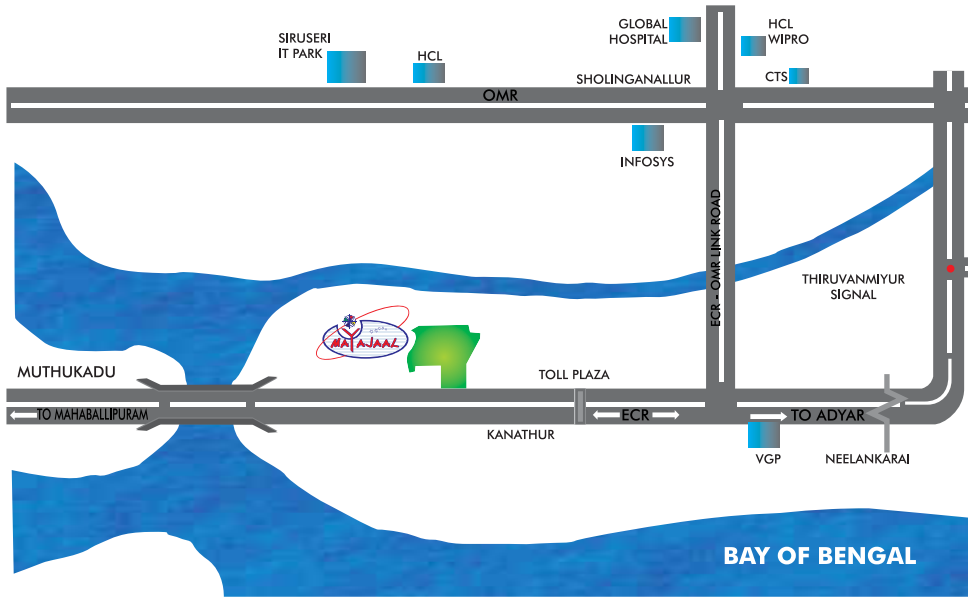
A world-class club house in Myans Luxury Villas provides you with a health club and leisure facilities with Swimming Pool and Pool Deck, Party Hall, Sauna, Steam, Yoga Center, Coffee Shop, Billiards, Table Tennis and a host of other indoor games.



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Location Map

(Not to scale)



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Site Location inside Mayajaal



Site Layout

(9 acres)



Specifications

| |
|--|
| STRUCTURE |
| <ul style="list-style-type: none"> RCC Framed Structure with Light weight clay bricks or fly ash brick walls in cement mortar |
| FINISHING |
| <ul style="list-style-type: none"> Internal: Cement plastering 18mm thick with smooth finish External: Sand faced cement plastering 18mm thick with sponge finish |
| FLOORING |
| <ul style="list-style-type: none"> Foyer / Living / Dining / Bedrooms / Pantry / Entertainment: Good quality Imported 2' x 2' vitrified tiles flooring with 4" skirting Type C Villas: Superior quality 4' x 2' vitrified tiles flooring instead of 2' x 2' tiles Type B & Type C Villas: Laminated wooden flooring in Master Bedroom and Entertainment |
| Balcony / Terrace |
| <ul style="list-style-type: none"> Good quality ceramic tiles flooring in rustic finish |
| Parking & Driveway |
| <ul style="list-style-type: none"> Pave blocks flooring |
| JOINERY |
| Main Door |
| <ul style="list-style-type: none"> Teak wood frame with paneled teak wood shutter fitted with good quality hardware |
| Internal Doors |
| <ul style="list-style-type: none"> Solid wood frame with standard quality flush doors finished with enamel paint fitted with good quality hardware |
| Windows |
| <ul style="list-style-type: none"> UPVC sliding window system of reputed make |

| |
|--|
| French Doors |
| <ul style="list-style-type: none"> UPVC Sliding door system of reputed make |
| STAIRCASE |
| <ul style="list-style-type: none"> Stainless Steel & Glass railing with 8 / 10 mm glass as per design |
| PAINTING & ELEVATION |
| Interior Walls |
| <ul style="list-style-type: none"> Two coats of premium quality emulsion paint over two coats of putty |
| Exterior Walls |
| <ul style="list-style-type: none"> Two coats of Premium quality weather shield exterior paint Oil Bound Distemper in car parking area Fiber Cement based material for exterior elevation cladding as per design of Shera make or equivalent |
| Pantry |
| <ul style="list-style-type: none"> Granite counter top with good quality ceramic designer tiles dadoing upto 2' height above the counter Provision for potable water connection Provision for exhaust fan & chimney |
| ELECTRICAL |
| Wiring |
| <ul style="list-style-type: none"> Concealed copper wiring of standard make in PVC conduits |
| Power points |
| <ul style="list-style-type: none"> 2 light points, 1 fan point & 2 Nos 6A socket in each room Power outlets for Air Conditioners in Living & Bedrooms, geysers in toilets |

| |
|---|
| <ul style="list-style-type: none"> 3 Nos Power outlets for cooking range, chimney, refrigerator, microwave oven, mixer, grinder etc in Pantry Provision for ceiling fans in rooms Switches and module plates of Legrand make or equivalent Distribution panel with MCBs for individual circuits DBs, MCBs and other such items of Legrand make or equivalent |
| Power Connection |
| <ul style="list-style-type: none"> 3-Phase power supply for each villa with individual meter panel |
| TELEPHONE / CABLE TV / BROADBAND-WIFI |
| <ul style="list-style-type: none"> Telephone points for master bedroom, drawing & living rooms Cable TV provision for bedrooms, living room & entertainment room Provision to install Broadband / WiFi internet service |
| TOILETS |
| <ul style="list-style-type: none"> Superior quality anti skid ceramic/vitrified tiles flooring Ceramic designer tiles dado upto 7' height |
| SERVANT ROOM |
| <ul style="list-style-type: none"> Basic ceramic tiles flooring Oil Bound Distemper paint finish for walls |
| SANITARY & PLUMBING |
| Sanitary Fittings |
| <ul style="list-style-type: none"> All toilets with European Water Closet of Duravit / Kohler / Roca make or equivalent Servant toilet with Indian closet of standard make |

| |
|--|
| <ul style="list-style-type: none"> Counter top / wall mounted wash basin of Duravit / Kohler / Roca make or equivalent Hot & Cold wall mixer with over head shower All fittings in CP finish of Kohler / Roca or equivalent. |
| Plumbing |
| <ul style="list-style-type: none"> All water supply lines of good quality CPVC pipes All internal drain lines of good quality PVC pipes |
| LIFT |
| <ul style="list-style-type: none"> 3 Passenger lift will be provided for Type-C Villas |
| AMENITIES |
| <ul style="list-style-type: none"> Lavish Club House with large Swimming Pool with Pool Deck, Gym, Cafeteria, Party Hall, Health Club & Yoga Center. Indoor Games like Snooker, Billiards & Table Tennis. Well manicured landscaped areas with accent lighting 24/7 security for the entire layout Compound wall around the layout 100% Generator backup for common areas / Amenities / Club House. Backup for lighting, fans & 1 Air Conditioner for Villas Sewage water treatment plant Centralized water sump with hydro-pneumatic water supply system Solar Water Heater in each Villa |
| <p>Note : The Promoters/Architects reserves the rights for any alteration in plans, specifications and elevations. All details may be subject to change and optional amenities are at extra cost.</p> |

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Mayajaal, the landmark themed family entertainment destination along the East Coast Road (ECR) Chennai is an all encompassing entertainment destination. A plethora of existing facilities at Mayajaal includes Multiplex, Resort, Food Court, Restaurant, Themed Bar, Bowling alley, Games Arcade, Sports Village and Shopping Mall.



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Project by

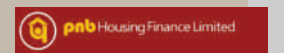
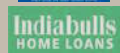


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