



More value for your money.

POOMALAI
avantikaa
CHROMPET
SUPER LUXURY APARTMENTS

**SUPER LUXURY
APARTMENTS**

Area Available:

2 & 3 BHK
973 - 1324
Sq.Ft.





ARCHITECT

Audisheshaiah
& Sons

38/74, Bazullah Road, T. Nagar
Chennai - 600 017

Perfection in design and construction.

A set of people in Poomalai Housing Pvt. Ltd. is an example for Teamwork.

Consistent qualities of the highest order, timely deliveries, transparent and truthful business practices and affordable pricing have all come together to create a solid reputation among the customer base in and around Chennai. Poomalai Housing Pvt. Ltd. has come a long way in the last 17 years with over 50 projects under its belt and over 5,00,000 sq. ft. of built up living spaces. Poomalai Housing Pvt. Ltd. the most cherished value is its customers trust, earned through our commitment to quality and innovation. And also venturing to modernize the contour of cityscape with its exceptional projects by using the best of engineering, architecture and interior design.



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LOCATION MAP



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Site Address:
 Thiruneermalai Main Road
 Chromptet, Chennai - 600 044

Location Advantages:

| | |
|--|----------|
| Thiruneermalai Perumal Kovil (Hill Temple) | 1.70 Km |
| Chennai Bypass | 0.80 Km |
| Chromptet Railway Station | 2.70 Km |
| GST Road | 2.00 Km |
| Chennai International Airport | 4.80 Km |
| Tambaram Junction | 9.80 Km |
| Kathipara Flyover | 10.30 Km |
| Srimathi Sundaravalli Memorial School | 0.70 Km |
| Hilton Matriculation School | 1.00 Km |
| Mahalakshmi Vidya Mandir (CBSE) School | 1.30 Km |
| Tagore College of Arts & Science | 1.10 Km |
| Sri Balaji Medical College | 1.50 Km |
| SDNB Vaishnava College for Women | 3.20 Km |
| Sri Balaji Hospital | 1.50 Km |
| Deepam Hospital | 2.30 Km |
| Saravana Store | 2.80 Km |
| Adyar Ananda Bhavan | 2.60 Km |
| Buhari Hotel | 2.60 Km |

POOMALAI
 HOUSING PRIVATE LIMITED
your dreams are built here

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Centre of the city. Centre of attraction.

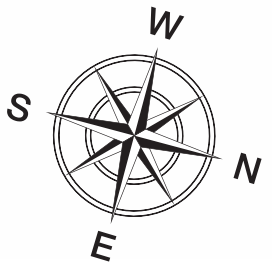
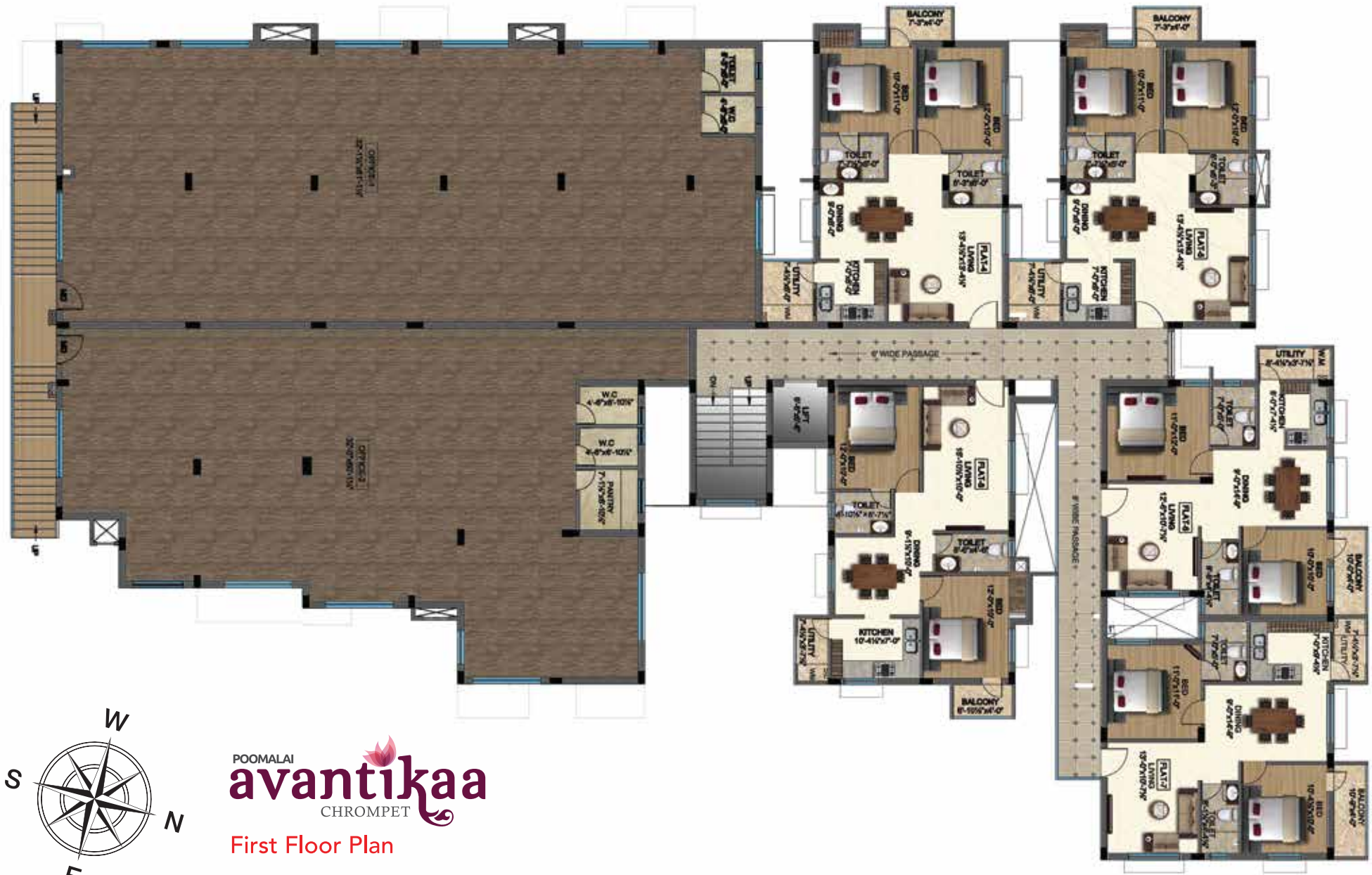
Poomalai Avantikaa is located at probably the best address in the entire city. Flanked by the International Airport and overlooking the prestigious GST Road, it just cannot get any better than this. Steeped in history, a place so important, that an entire city was built around it. In fact, it would be an understatement to say, that this address comes straight out of an epic. After all, a person who needs no introductions, deserves to stay at an address that boasts of an equal reputation. We have gone to great lengths to ensure that your home is hundred percent Vastu compliant. Because, we know that more than anything, it is your peace of mind that will transform a home into heaven.



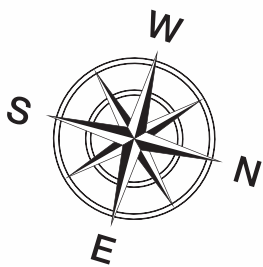
Introducing a lifestyle That doesn't exist yet.

Poomalai Avantikaa isn't merely built to house people. It is crafted to reflect everything you are. To heralds you to a heightened sense of living. Superlative dwellings, replete with reverence and inspired architecture. Replenished, with the best of luxuries from around the world. To call them just homes, would be immoral. Just like calling you, anything less than successful, would be incorrect. A match made in heaven. Right here in Thiruneermalai, Chrompet. Poomalai Avantikaa are designed not just for living, but for life. Infact, larger than life. Which prides itself in being the perfect host for you.



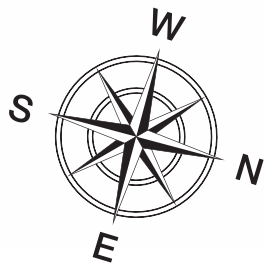


POOMALAI
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 First Floor Plan



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Second & Third Floor Plan



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Proposed Fourth Floor Plan

AVANTIKA AREA STATEMENT (G+4)

| FLAT NO. | FACING | TYPE | SALABLE AREA IN SQ.FT | UDS AREA IN SQ.FT |
|--------------------------------|--------|------------|-----------------------|-------------------|
| FIRST FLOOR | | | | |
| 1 | SOUTH | COMMERCIAL | 1099 | 651 |
| 2 | SOUTH | COMMERCIAL | 1099 | 651 |
| 3 | SOUTH | COMMERCIAL | 1099 | 651 |
| 4 | EAST | 2 BHK | 1033 | 612 |
| 5 | EAST | 2 BHK | 1037 | 614 |
| 6 | SOUTH | 2 BHK | 973 | 577 |
| 7 | SOUTH | 2 BHK | 984 | 583 |
| 8 | WEST | 2 BHK | 1026 | 608 |
| 9 | SOUTH | COMMERCIAL | 1434 | 850 |
| 10 | SOUTH | COMMERCIAL | 1434 | 850 |
| SECOND FLOOR | | | | |
| 1 | EAST | 2 BHK | 1054 | 624 |
| 2 | EAST | 2 BHK | 1015 | 602 |
| 3 | EAST | 2 BHK | 1012 | 599 |
| 4 | EAST | 2 BHK | 1033 | 612 |
| 5 | EAST | 2 BHK | 1037 | 614 |
| 6 | SOUTH | 2 BHK | 973 | 577 |
| 7 | SOUTH | 2 BHK | 984 | 583 |
| 8 | WEST | 2 BHK | 1026 | 608 |
| 9 | WEST | 2 BHK | 1014 | 601 |
| 10 | WEST | 3 BHK | 1324 | 785 |
| THIRD FLOOR | | | | |
| 1 | EAST | 2 BHK | 1054 | 624 |
| 2 | EAST | 2 BHK | 1015 | 602 |
| 3 | EAST | 2 BHK | 1012 | 599 |
| 4 | EAST | 2 BHK | 1033 | 612 |
| 5 | EAST | 2 BHK | 1037 | 614 |
| 6 | SOUTH | 2 BHK | 973 | 577 |
| 7 | SOUTH | 2 BHK | 984 | 583 |
| 8 | WEST | 2 BHK | 1026 | 608 |
| 9 | WEST | 2 BHK | 1014 | 601 |
| 10 | WEST | 3 BHK | 1324 | 785 |
| FOURTH FLOOR (Proposed) | | | | |
| 1 | EAST | 2 BHK | 1054 | 624 |
| 2 | EAST | 2 BHK | 1015 | 602 |
| 3 | EAST | 2 BHK | 1012 | 599 |
| 4 | EAST | 2 BHK | 1033 | 612 |
| 5 | EAST | 2 BHK | 1037 | 614 |
| 6 | SOUTH | 2 BHK | 982 | 582 |
| 7 | WEST | 2 BHK | 1026 | 608 |
| 8 | WEST | 2 BHK | 1014 | 601 |
| 9 | WEST | 3 BHK | 1324 | 785 |

Specifications:

- ☞ 2' X 2' Vitrified tile flooring for the entire House.
- ☞ Veneer skin finished main door and other doors will be flush door.
- ☞ FRP Flush door's for toilets.
- ☞ Window will be of UPVC with clear plain glass.
- ☞ Granite cooking platform fitted with stainless steel sink and 2 ft. glazed tile above the cooking platform.
- ☞ Bathrooms with 7'-0" height ceramic tiles, Parryware or Hindware brand sanitaryware, Parryware brand CP fittings and ISI brand plumbing accessories.
- ☞ Three phase power supply.
- ☞ Modular Switches.
- ☞ Provision for A/C point and TV point in all bedrooms and living room.
- ☞ Provision for telephone point in all bedrooms, living room and dining room.

Payment Schedule:

| | |
|-----------------------------|---------------|
| On Booking | : Rs. 2 Lakhs |
| At the time of agreement | : 20% |
| At the time of registration | : 20% |
| At the time of foundation | : 20% |
| At the time of brick work | : 20% |
| At the time of plastering | : 15% |
| On key handing over | : 5% |

Amenities



The Poomalai Avantikaa synonymous with elite prestige offers its occupants a neighbourhood of like - minded people with whom you can get along and also look up in the hours of need. A community that is a perfect blend of privacy, privileged lifestyle and lot of lifetime friends. Meticulously designed keeping in mind the perfection between nature, luxury and you. Poomalai Avantikaa offers world class amenities with amazing ambience.

☞ Covered Car Parking ☞ Commercial Shopping ☞ Power Backup for Common Area ☞ Elevator

Successfully Completed Projects:

- ☞ Poomalai 'Vignesh', Thiruvannamiyur
- ☞ Poomalai 'Rani', Saidapet
- ☞ Poomalai 'Nadhi', Perungudi
- ☞ Poomalai 'Somu', Thiruvannamiyur
- ☞ Poomalai 'Arunachala', Pammal
- ☞ Poomalai 'Saravana', Pammal
- ☞ Poomalai 'Swamy Nivas', Thiruvannamiyur
- ☞ Poomalai 'Sree Ganesha', Thoraipakkam, OMR
- ☞ Poomalai 'Sree Kumaran', Thoraipakkam, OMR
- ☞ Poomalai 'Sree Conarc', Palavakkam
- ☞ Poomalai 'Sree Velavan Nivas', Thiruvannamiyur
- ☞ Poomalai 'Sree Karthikeya', Sithalapakkam
- ☞ Poomalai 'Sree Aathi lakshmi', Thiruvannamiyur
- ☞ Poomalai 'Sree Nathan', Thoraipakkam, OMR
- ☞ Poomalai 'Sree Shanmuga Nilayam', Palavakkam
- ☞ Poomalai 'Sree Thirumurugan', Palavakkam
- ☞ Poomalai 'Sree Senthil velavan', Rajakilpakkam
- ☞ Poomalai 'Sree Shenpagam', Thoraipakkam
- ☞ Poomalai 'Sree Swamynathan', Shankar Nagar, Chrompet

- ☞ Poomalai 'Sree Senthur Nilayam', Thiruvannamiyur
- ☞ Poomalai 'Sree Skantha Nilayam', Baby Nagar, Velachery
- ☞ Poomalai 'Sree Thanigai Nilayam', Sholinganallur
- ☞ Poomalai 'Blossom', Annanagar, Velachery
- ☞ Poomalai 'Mukesh', Palavakkam
- ☞ Poomalai 'Guru Nivas', Velachery
- ☞ Poomalai 'Sree Thaimookambikai', Thiruvannamiyur
- ☞ Poomalai 'Sree Sarojan', Thiruvannamiyur
- ☞ Poomalai 'Pannai Pearls', Adyar
- ☞ Poomalai 'Mani Vilas', Vannandurai
- ☞ Poomalai 'Poonam', Madipakkam
- ☞ Poomalai 'Lakshmi Pearls', Palavakkam
- ☞ Poomalai 'Mansarovar', Palavakkam
- ☞ Poomalai 'Dhanyaa', Thiruvannamiyur
- ☞ Poomalai 'Santosh Pearls', Palavakkam
- ☞ Poomalai 'Daksha', Adyar
- ☞ Poomalai 'Lakshita', Selaiyur
- ☞ Poomalai 'Sreeya', Thoraipakkam
- ☞ Poomalai 'Hiranya', Kandanchavadi

- ☞ Poomalai 'Naveen's', Irumbuliyur
- ☞ Poomalai 'Gopinath Blossom', Palavakkam
- ☞ Poomalai 'Aksharaa', Perungudi
- ☞ Poomalai 'Ruchika', Thiruvannamiyur

On-going Projects:

- ☞ Poomalai 'Varishta', Medavakkam
- ☞ Poomalai 'Dharaa', Thiruvannamiyur
- ☞ Poomalai 'The Wind', Kolapakkam
- ☞ Poomalai 'Avashyaa', Velachery
- ☞ Poomalai 'Ksharaa', Madipakkam
- ☞ Poomalai 'Krishnaashree', Palavakkam
- ☞ Poomalai 'SaiPearls', Madipakkam
- ☞ Poomalai 'Aksharaa 2', Perungudi

Up Coming Projects:

- ☞ Poomalai 'Yasika', Varadharaja Puram(Tambaram)
- ☞ Poomalai 'High Street', Pallikaranai
- ☞ Poomalai 'The Wave', Neelankarai
- ☞ Poomalai 'Vistaa', Palavakkam

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For Bookings Contact:

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Disclaimer: The visual directions in this Brochure are for indicative purpose only. The plans and areas as mentioned in the Brochure are subject to change. This depictions in this Brochure are not legally binding on the developer or its agents. The final agreement between the customer and developer is the only legally binding document.