

**PURAVANKARA**



**ZRICKS**

MANHATTAN  
CONDOS, NOW IN  
CHENNAI

**PURVA WINDERMERE**  
PALLIKARANAI

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# ZRICKS

## MANHATTAN CONDOS

are designs that are inspired by the mid-rise red-brick buildings of Manhattan. Just like in Manhattan, where space is at a premium, India's prime urban centres like Chennai carry a similar challenge and hence need intelligent design of spaces. Where better to get these design inspirations from, other than Manhattan, New York City's smallest yet most densely populated boroughs. Since these condos are for the luxury aspiring small families and single men and women of the city, the spaces have been wisely designed to be around 611 to 620 square feet with a comfortably sized master bedroom, bath, living room and kitchen.

All these condos from Puravankara come with an option of a "Manhattan interior package". The Manhattan interior package offers the proud owners of these condos, an option to get their apartments furnished prior to taking possession. The Interior Package from Purva Streaks (the Interior Division of Puravankara), offers a modular kitchen, air conditioner, wardrobe, fans, lighting fixtures and bath-shower cubicle, all for a small extra cost.

Manhattan condos @ Purva Windermere in Pallikaranai near Velachery are located in one of the hottest investment destinations in Chennai. The Manhattan condos @ Purva Windermere are indeed the best and surest way to get a piece of Chennai's vibrant real estate market.



ABSOLUTELY SERENE.  
INCREDIBLY SPACIOUS.  
UNMISTAKABLY EXCEPTIONAL.

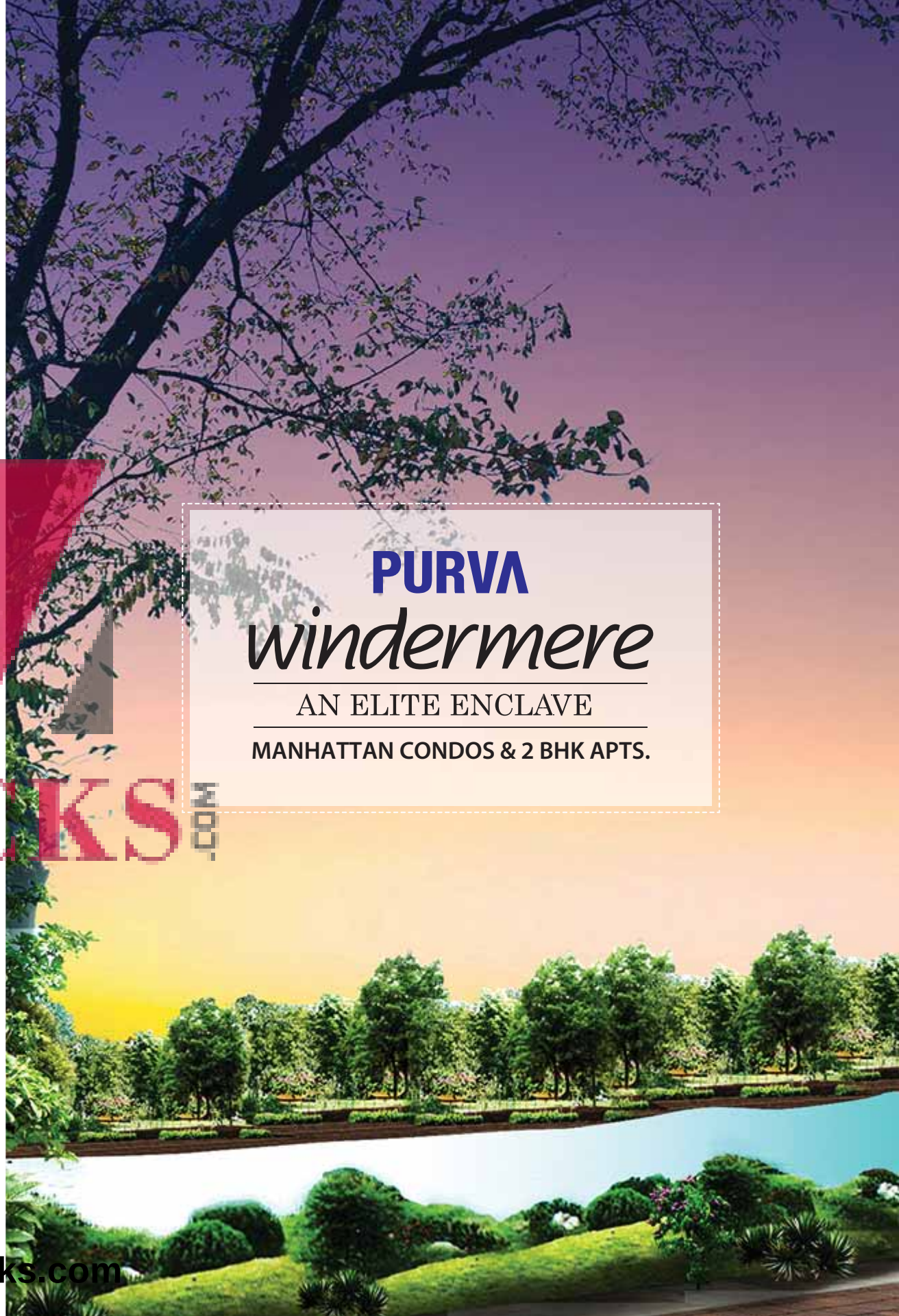
#### **PURVA WINDERMERE - An Elite Enclave**

Purva Windermere, the award winning project from Puravankara, sprawls over 55 acres in Pallikaranai. These spacious residences are well connected and promise you a lifestyle upgrade that people in metropolitan cities can only dream of. Located only 7 km from Velachery, with easy access to Airport and IT corridor, Purva Windermere is strategically situated at one of the fastest growing localities coming under the administration of the Chennai Corporation.

Equipped with not just one but two world-class clubhouses, high end amenities, such as basketball court, tennis court, squash court, yoga room, health club, gymnasium etc, Puravankara's perseverance to deliver your wish for a flawlessly balanced standard of living is apparent in this elite enclave.

"The locations in and around Velachery and OMR have high growth potential, owing to the focussed growth of IT/ITeS, electronics and automobile industries around these locations." **Source: International Property Consultant DTZ.**

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## **PURVA** *Windermere*

AN ELITE ENCLAVE

MANHATTAN CONDOS & 2 BHK APTS.

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WORLD-CLASS AMENITIES



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## AMENITIES FOR EVERY MOOD

### Indoor facilities at Lakeside Leisure & Aquamarine Center

- Aerobics/Yoga Room
- Billiards
- Squash Court
- Table Tennis Room
- Cards Room/ Indoor Games
- Entertainment Centre
- Gymnasium
- Health Club
- Swimming Pool
- Multipurpose Hall
- Joggers Track
- Jacuzzi
- Children's Play Area
- Provision for Restaurant
- Provision for Parlours
- Provision for Super Market

### Outdoor facilities

- Basketball Court
- Tennis Court
- Volleyball Court
- Fun and Frolic Zone
- Well- lit Landscaped Garden

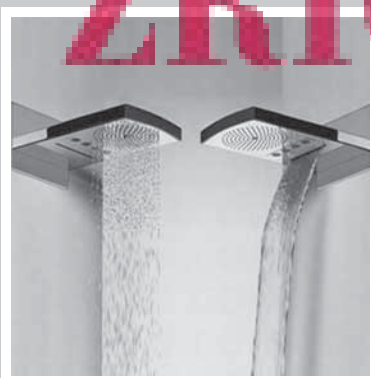




SPACIOUS  
YET EFFICIENT

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# PROJECT SPECIFICATIONS

## STRUCTURE:

- RCC framed structure

## LOBBY & STAIRCASE:

- Elegant ground floor lobby with imported marble or highly polished granite or engineered marble flooring

## APARTMENT FLOORING:

- Vitrified tiles in living, dining, bedrooms, passages leading to bedrooms and in balcony of living and dining area

## KITCHEN & UTILITY:

- Vitrified tile flooring in kitchen and utility area
- Vitrified or ceramic tile dado up to 2' ht above kitchen counter
- Highly polished granite for kitchen counter top
- Single bowl, single drain stainless steel sink in 1 BHK and double bowl single drain stainless steel sink in 2 BHK apartments with premium quality hot and cold water basin mixer.
- Provision for water purifier above the drain board

## BATHROOMS:

- Anti skid/matt ceramic designer tile flooring
- Colored glazed/matt finished designer tiles up to the false ceiling
- Master bathrooms - Glass partition for shower area with good quality vitreous ware granite/marble counter-top wash basin with hot and cold water mixer
- Common bedroom bathroom (2 BHKs) - Good quality vitreous ware granite/marble counter-top wash basin with bottle trap/pedestal
- All bathroom are fitted with wall mounted EWC with premium quality CP fittings and sanitary fixtures.

## DOORS:

- Main door – Engineered wooden door frame and shutter or HDF door with teak wood frame or equivalent brand with good quality hardware and security eye
- Bedroom doors – Engineered wooden door frame and shutter or HDF doors with teak wood frame or equivalent brand with good quality hardware
- Bathroom doors – Waterproofed (in side) flush door with hardwood frame or equivalent brand including good quality hardware and thumb turn lock
- Balconies for living and dining - Glazed French windows with heavy gauged UPVC/aluminum frames with sliding/hinged shutters
- Other balcony/utility door - Glazed door and window with UPVC/aluminum frames with sliding/hinged shutters

## WINDOWS:

- Heavy gauged aluminum/UPVC frames with glazed, sliding/hinged shutters with mild steel grills

## VENTILATORS:

- Heavy gauged, aluminum/UPVC with glazed, louvered/hinged/ fixed ventilators
- Provision for exhaust fan

## PAINTING:

- Acrylic/cement based paint and textured surfaces in selective places as per design for exterior fascia of the building
- Interior walls are painted in acrylic emulsion

## CEILINGS:

- POP/Polystyrene cornices in living, dining and in foyer

## BALCONY RAILINGS & STAIRCASE HANDRAILS:

- Mild steel railings as per architect's design

## ELECTRICAL:

- All electrical wiring is concealed with premium quality PVC conduits
- Adequate power outlets for lights, fans, exhaust-fans, call-bell, television points are provided in all bedrooms, living and dining area
- One AC point in all bedrooms and AC point provision in living and dining area
- Telephone and television connectivity in living area
- Provision for cable TV connection in living area
- 5 KW power for 2 BHK, and 3 KW for 1 BHK.

## ELEVATORS:

- Automatic passenger lifts are provided in each block with intercom facility connected to security cabin and D.G. backup

## DG POWER:

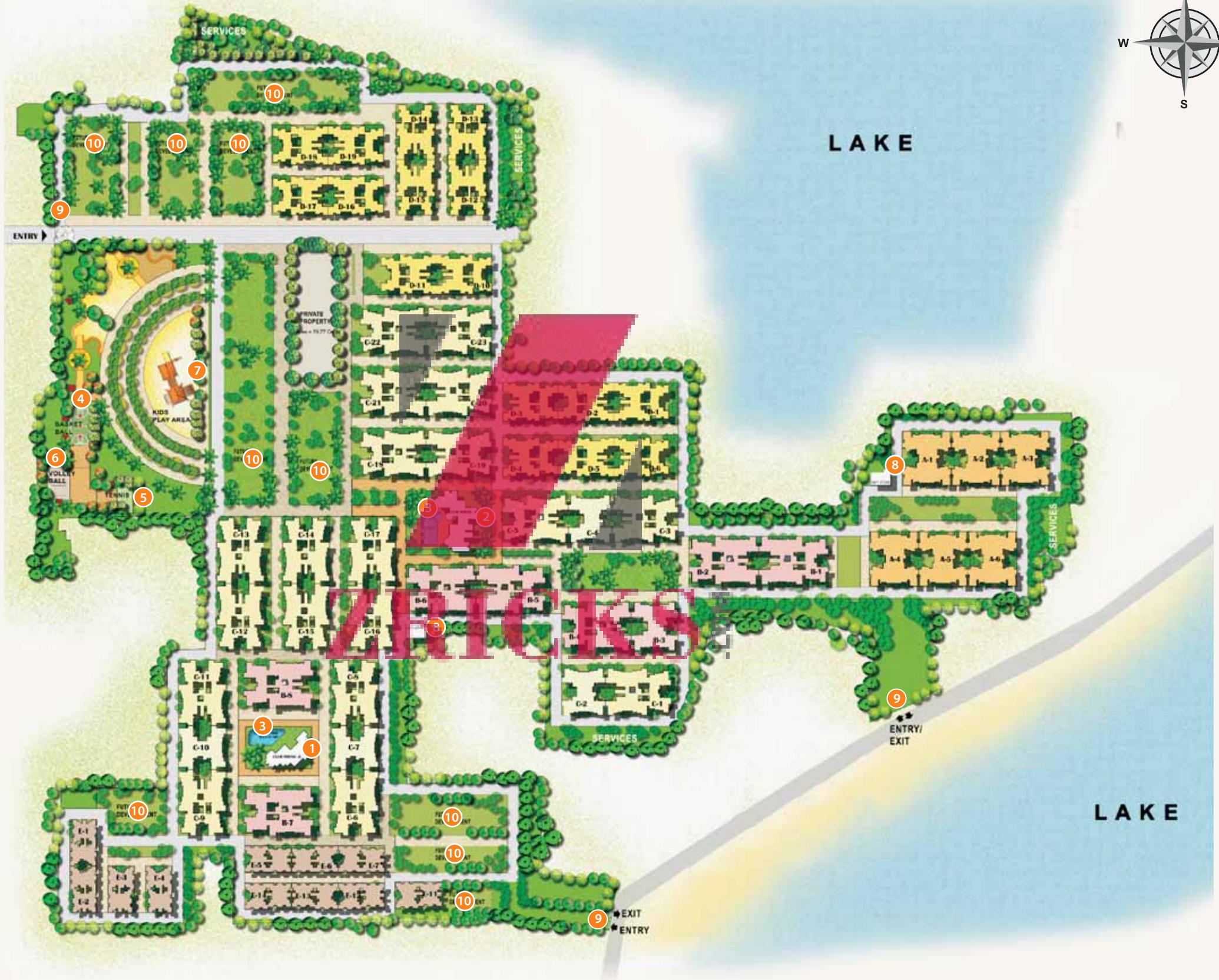
- Back-up for common area lighting, pumps and lifts.
- 2 KW for 2 BHK and 1 KW for 1 BHK.

## SECURITY SYSTEM & INTRA COMMUNICATION SYSTEM:

- Peripheral vigilance through CCTV/cameras and patrolling by security guards
- Gas leak detector in kitchen.
- Intra- communication facility among apartments and to security cabin within the complex



# MASTER PLAN



## LEGEND

- 01. Aquamarine Centre
- 02. Lakeside Leisure
- 03. Swimming Pool
- 04. Basketball Court
- 05. Tennis Court
- 06. Volleyball Court
- 07. Fun and Frolic Zone
- 08. Provision for Supermarket
- 09. Entry and Exit Points
- 10. Future Development

# FLOOR PLAN

## MADISON TOWER (E1) MANHATTAN CONDOS



Madison Towers (E1); 7 Floors			
Unit Series	Configuration	Type	Size
1	1 BHK Manhattan Condos	Premium	620
2		Premium	615
3		Premium	615
4		Super Premium	618
5		Super Premium	618
6		Premium	611
7		Premium	611
8		Premium	620

Type: 1B + 1T  
E1-104 to E1-704

Type: 1B + 1T  
E1-103 to E1-703

Type: 1B + 1T  
E1-102 to E1-702

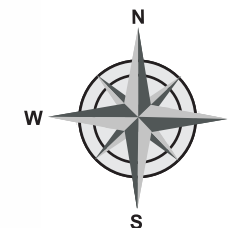
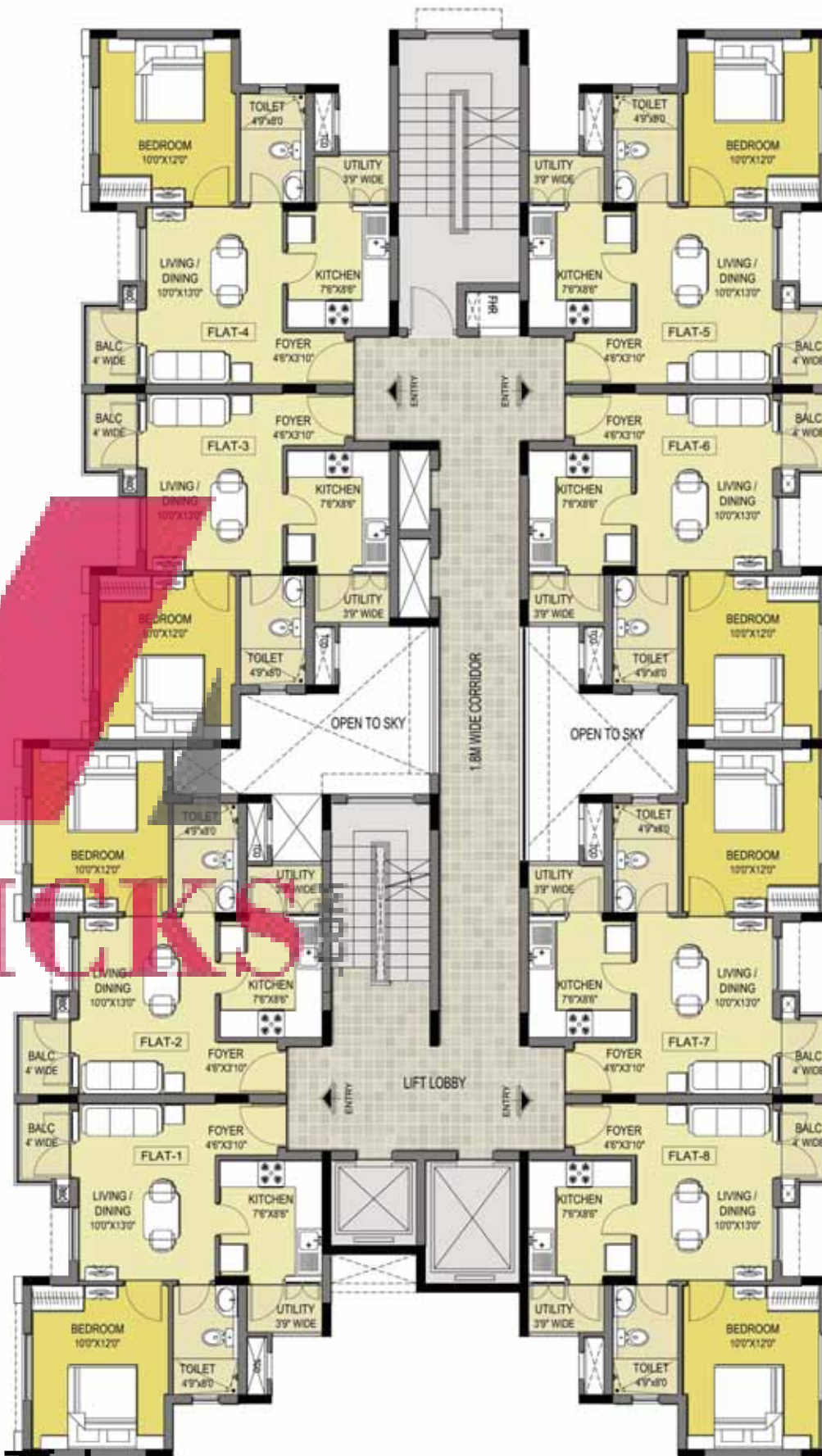
Type: 1B + 1T  
E1-101 to E1-701

Type: 1B + 1T  
E1-105 to E1-705

Type: 1B + 1T  
E1-106 to E1-706

Type: 1B + 1T  
E1-107 to E1-707

Type: 1B + 1T  
E1-108 to E1-708



# FLOOR PLAN

## BROADWAY TOWER (E2) & LEXINGTON TOWER (E4)

### MANHATTAN CONDOS



Broadway Tower (E2) & Lexington Tower (E4); 7 Floors			
Unit Series	Configuration	Type	Size
1	1 BHK Manhattan Condos	Premium	620
2		Premium	611
3		Premium	611
4		Premium	618
5		Super Premium	618
6		Premium	615
7		Premium	615
8		Premium	620

Type: 1B + 1T  
E2-108 to E2-708

Type: 1B + 1T  
E2-107 to E2-707

Type: 1B + 1T  
E2-106 to E2-706

Type: 1B + 1T  
E2-105 to E2-705

Type: 1B + 1T  
E2-101 to E2-701

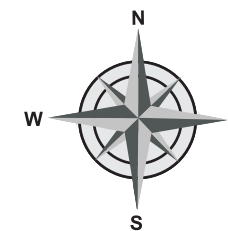
Type: 1B + 1T  
E2-102 to E2-702

Type: 1B + 1T  
E2-103 to E2-703

Type: 1B + 1T  
E2-104 to E2-704

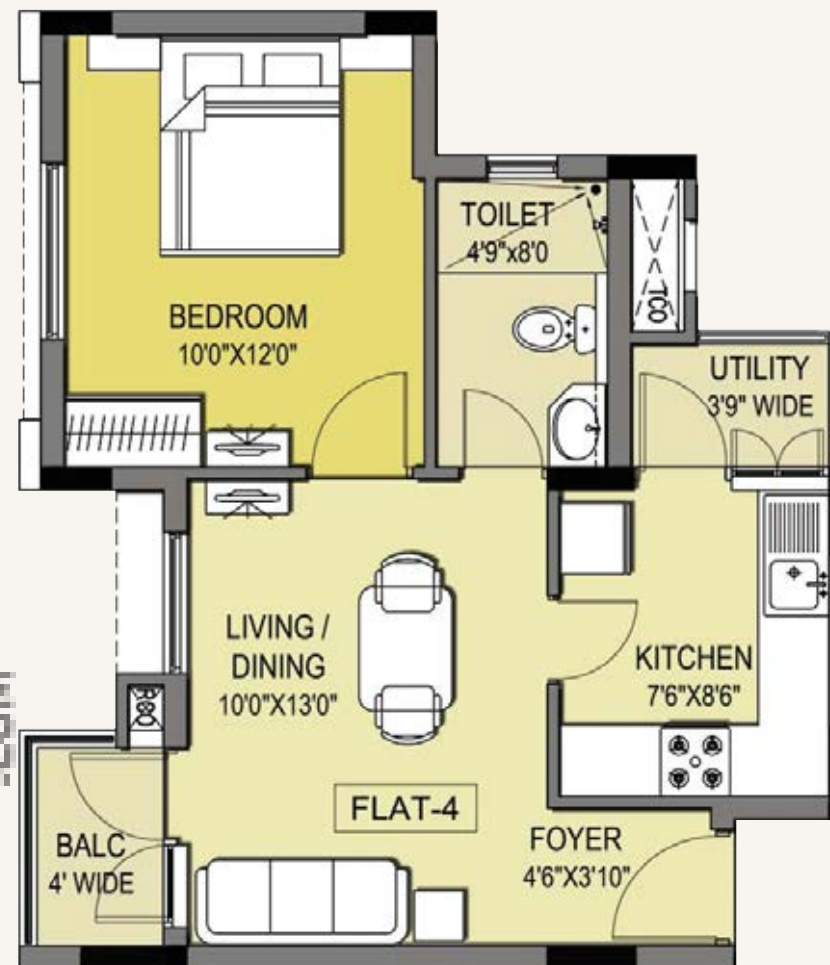


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# UNIT PLAN

MANHATTAN CONDO  
1 BHK - 620 SQ. FT.



# FLOOR PLAN

TOWER (D16)  
2 BHK CONDOS

MANHATTAN CONDOS



Tower (D 16); 7 Floors			
Unit Series	Configuration	Type	Size
1	2 BHK Condos	Premium	1255
2		Premium	1255
3		Premium	1243
4		Premium	1254
5		Premium	1254
6		Premium	1243

Type: 2B + 2T  
D16-105 to D16-705

Type: 2B + 2T  
D16-106 to D16-706

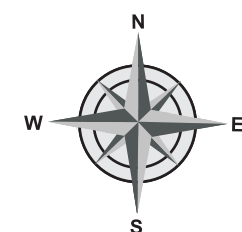
Type: 2B + 2T  
D16-101 to D16-701



Type: 2B + 2T  
D16-104 to D16-704

Type: 2B + 2T  
D16-103 to D16-703

Type: 2B + 2T  
D16-102 to D16-702



# FLOOR PLAN

TOWER (D17)  
2 BHK CONDOS

MANHATTAN CONDOS



Tower (D 17); 7 Floors			
Unit Series	Configuration	Type	Size
1	2 BHK Condos	Premium	1243
2		Premium	1254
3		Premium	1254
4		Premium	1243
5		Premium	1255
6		Premium	1255

Type: 2B + 2T  
D17-106 to D17-706

Type: 2B + 2T  
D17-101 to D17-701

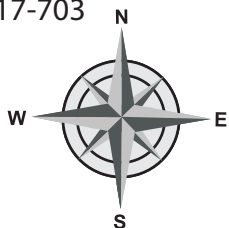
Type: 2B + 2T  
D17-102 to D17-702



Type: 2B + 2T  
D17-105 to D17-705

Type: 2B + 2T  
D17-104 to D17-704

Type: 2B + 2T  
D17-103 to D17-703



# UNIT PLAN

2 BHK - 1255 SQ. FT.





# LOCATION MAP



## PROXIMITY

Velachery MRTS	:	6.0 km
OMR	:	6.0 km
Velachery	:	7.0 km
Guindy	:	9.0 km
Airport	:	10.0 km
Tambaram	:	10.0 km
Tidel Park	:	12.0 km
Adyar	:	13.0 km

# IN YOUR NEIGHBOURHOOD

## EDUCATIONAL INSTITUTES

Satyabhama University | St. Joseph College of Engineering | Jain Engineering College | Mohd Sathak Engineering College | KCG college of Technology | Apple Kids | Global Kids | Christ The King School | Zigma Matriculation School | BS Matriculation School | St. Joseph's Matriculation School | DAV School | PSBB Millennium | Headstart | Bharathi Vidyalaya | Boaz Matriculation | Magdalene Matriculation | PRINCE Shri Venkateshwara Padmavathy Engineering College | PRINCE Dr. K. Vasudevan College of Engineering and Technology | Quaid-E-Milleth College For Men | New Prince Sri Bhavani Arts & Science College | Bharani Swathi College of Physiotherapy | Bharani Swathi College of Arts and Science | Balaji Dental College | Jerusalem College of Arts and Science

## HOSPITALS

Kamakshi Hospital | Global Hospitals

## SHOPPING CENTRES

City Super Market | Nilgris | More | Reliance Fresh | Sekar Stores | Food World | Ambal Stores | Hot Breads | Gupta Bhavan | Shanmugam Stores

## COMPANIES

American Megatrends India | Vestas | Mahindra Satyam | HCL Technologies | Tata Consultancy Services | Accenture India | TECCI Park | Wipro Technologies | Cognizant Technology Solutions | Scope International | Photon Infotech | Polaris Software Lab | Infosys | Siemens | Ford | Sutherland

## HOTELS, RESORTS AND EATERIES

Cafè Coffee Day | Dominos | Asiana Hotel | Gateway Hotel | KFC | McDonalds

## OTHER PROJECTS ACROSS INDIA

### BANGALORE PROJECTS

<b>Purva Highland</b> Off Kanakapura Road	<b>Purva Venezia</b> Yelahanka	<b>Purva Skywood</b> Off Sarjapur Road	<b>Purva Atria Platina</b> RMV IIInd Stage	<b>Purva Atria</b> RMV IIInd Stage	<b>Purva Midtown Residences</b> Off Old Madras Road	<b>Purva Season</b> C.V. Raman Nagar	<b>Purva Whitehall</b> On Sarjapur Main Road	<b>Purva Sunflower</b> At Rajajinagar
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### KOCHI PROJECTS

<b>Purva Oceana</b> Marine Drive	<b>Purva Eternity</b> Kakkanad	<b>Purva GrandBay</b> Marine Drive
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### CHENNAI PROJECT

<b>Purva Swanlake</b> OMR
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### COIMBATORE PROJECT

<b>Purva Bluemont</b> Singanallur, Trichy Road
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## PURAVANKARA

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