

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

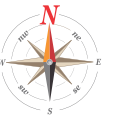
Villa No.	Area
A-2, A-6, A-7, A-9, A-10, A-12, A-15, A-16, A-33 to A-41 & A-43	3,670 Sft
A-3, A-4 & A-5	3,241 Sft
A-1, A-11, A-13, A-14, A-32, A-42, A-44, A-45 & A-46	3,121 Sft





Type A - East Facing Villa Ground Floor Plan

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

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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

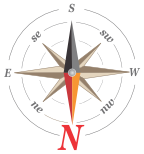
Villa No.

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

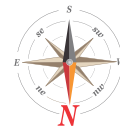


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Type A - West Facing Villa Ground Floor Plan

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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

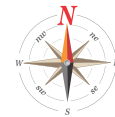
Area Statement

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



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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	1,878 Sft
First Floor	1,934 Sft
Second Floor	1,113 Sft
Total Area	4,925 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

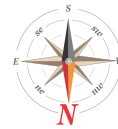


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Type B - West Facing Villa Ground Floor Plan

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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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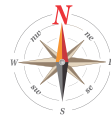
Type C - East Facing Villa

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
First Floor & Second Floor Plan



Street View

Type C - West Facing Villas

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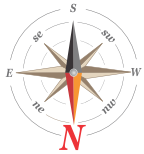
Type C - West Facing Villa

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





Type C - West Facing Villa
Ground Floor Plan



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

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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

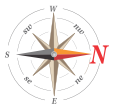
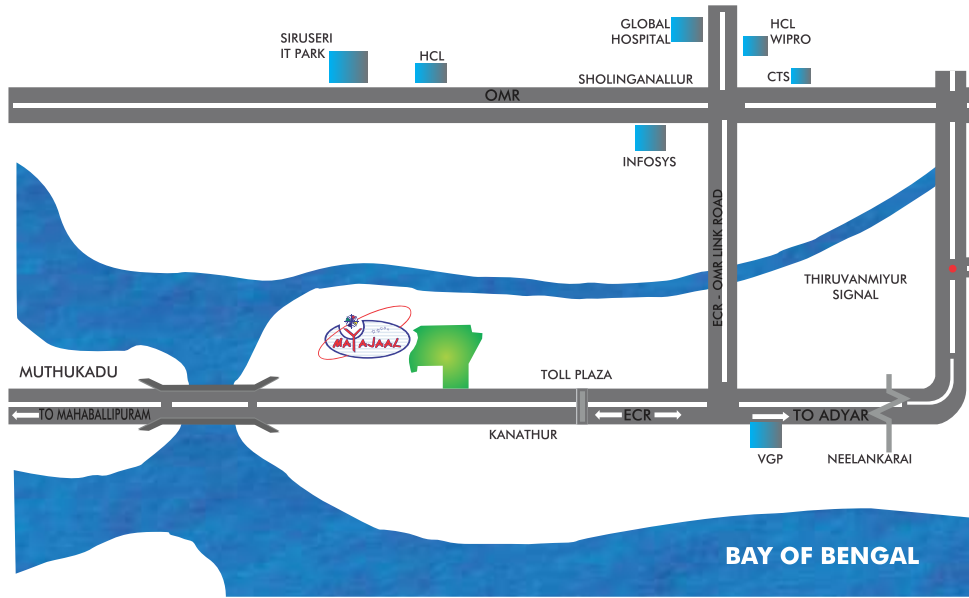
A world-class club house in Myans Luxury Villas provides you with a health club and leisure facilities with Swimming Pool and Pool Deck, Party Hall, Sauna, Steam, Yoga Center, Coffee Shop, Billiards, Table Tennis and a host of other indoor games.



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Location Map

(Not to scale)



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Site Location inside Mayajaal



Site Layout

(9 acres)



Specifications

STRUCTURE	French Doors		
<ul style="list-style-type: none"> RCC Framed Structure with Light weight clay bricks or fly ash brick walls in cement mortar 	<ul style="list-style-type: none"> UPVC Sliding door system of reputed make 	<ul style="list-style-type: none"> 3 Nos Power outlets for cooking range, chimney, refrigerator, microwave oven, mixer, grinder etc in kitchen 	<ul style="list-style-type: none"> Counter top / Wall mounted wash basin of Kohler or equivalent
FINISHING	STAIRCASE		<ul style="list-style-type: none"> Hot & Cold wall mixer with over head shower
<ul style="list-style-type: none"> Internal: Cement plastering 18mm thick with smooth finish 	<ul style="list-style-type: none"> Stainless Steel & Glass railing with 8 / 10 mm glass as per design 	<ul style="list-style-type: none"> Provision for ceiling fans in rooms Switches and module plates of Legrand make or equivalent 	<ul style="list-style-type: none"> All fittings in CP finish of Kohler or equivalent
<ul style="list-style-type: none"> External: Sand faced cement plastering 18mm thick with sponge finish 	PAINTING & ELEVATION	<ul style="list-style-type: none"> Distribution panel with MCBs for individual circuits DBs, MCBs and other such items of Legrand make or equivalent 	Plumbing
FLOORING	Interior Walls		<ul style="list-style-type: none"> All water supply lines are of good quality CPVC pipes All internal drain lines are of good quality PVC pipes
<ul style="list-style-type: none"> Foyer / Living / Dining / Bedrooms / Kitchen / Entertainment 	<ul style="list-style-type: none"> Two coats of premium quality emulsion paint over two coats of putty 	Power Connection <ul style="list-style-type: none"> 3-Phase power supply for each villa with individual meter panel 	AMENITIES
<ul style="list-style-type: none"> Good quality Imported 4'x2' vitrified tiles flooring with 4" skirting 	Exterior Walls	TELEPHONE / CABLE TV / BROADBAND-WIFI	<ul style="list-style-type: none"> Lavish Club House with large Swimming Pool with Pool Deck, Gym, Cafeteria, Indoor Games, Party Hall, Health Club & Yoga Center
<ul style="list-style-type: none"> Wooden Flooring For Bedrooms & Entertainment 	<ul style="list-style-type: none"> Two coats of Premium quality weather shield exterior paint 	<ul style="list-style-type: none"> Telephone points for master bedroom, drawing & living rooms 	<ul style="list-style-type: none"> Well manicured landscaped areas with accent lighting
<ul style="list-style-type: none"> C - Type villas are fitted with elevator 	<ul style="list-style-type: none"> OBD in car parking area 	<ul style="list-style-type: none"> Cable TV provision for bedrooms, living room & entertainment room 	<ul style="list-style-type: none"> 24/7 security for the entire layout
Balcony / Terrace	<ul style="list-style-type: none"> Shera Planks material for exterior elevation cladding as per design 	TOILETS	<ul style="list-style-type: none"> Compound wall around the layout
<ul style="list-style-type: none"> Good quality ceramic tiles flooring in rustic finish 	KITCHEN	<ul style="list-style-type: none"> Superior quality anti skid ceramic/vitrified tiles flooring Ceramic designer tiles dado upto 7' height 	<ul style="list-style-type: none"> 100% generator Back-up for common area lighting, pumps, 1 light & 1 fan point in each villa
Parking & Driveway	<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 	SERVANT ROOM	<ul style="list-style-type: none"> Sewage water treatment plant
<ul style="list-style-type: none"> Cement based designer tiles flooring 	ELECTRICAL	<ul style="list-style-type: none"> Basic ceramic tiles flooring OBD paint finish for walls 	<ul style="list-style-type: none"> Centralized water sump with hydro-pneumatic water supply system
JOINERY	Wiring	SANITARY & PLUMBING	<ul style="list-style-type: none"> Solar Water Heater in each Villa
Main Door	<ul style="list-style-type: none"> Concealed copper wiring of standard make in PVC conduits 	Sanitary Fittings	
<ul style="list-style-type: none"> Teak wood frame with paneled teak wood shutter fitted with good quality hardware 	Power points	<ul style="list-style-type: none"> All toilets with EWC of Kohler or equivalent 	
Internal Doors	<ul style="list-style-type: none"> 2 light points, 1 fan point & 1 6A socket in each room Power outlets for Air Conditioners in Living & Bedrooms, geysers in toilets 		
<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 			

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.

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Mayajaal Campus, ECR, Chennai

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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