

*Luxury Nature
Prosperity & You*



Navalur, OMR



20,000 SQ.FT.
CORPORATE OFFICE
TO FULLFILL OUR
CUSTOMER DREAMS



Dr. S. SATHISH KUMAR
Managing Director



About The Managing Director

Dr. Sathish Kumar, the visionary behind DAC, a first-generation entrepreneur is the Founder and Managing Director of DAC Developers.

An enthusiastic, vibrant and multifaceted professional, Dr. Sathish Kumar has played a crucial role in shaping the organization's growth.

He had a planned career with inherited passion, setting a strong foundation very early in life. He has been at the forefront of reinforcing DAC Developers as Chennai's leading real estate developer.

Seeing an opportunity to bring professional processes into the real estate business, he started DAC with a small team of like minded professionals. From a customer's point of view, DAC is combined with the promise of on-time delivery, innovative design and personalized services combined with a strong background in the construction industry have won the brand many prestigious awards under his guidance.

Today with 2000+ happy customers, over 100 projects he has grown the brand into South India's most trusted developer!

Under his able guidance and visionary approach, the brand DAC is setting its sights on innovations and business goals.





The Spellbinding Silicon Valley

We all have high expectations on life spaces, Right?

Silicon Valley is where it comes to reality. Yes, The Project was named after the California's hub for top companies like Apple, Meta, Cisco and other Major companies, Silicon Valley. Also the region is home to some of the worlds multi millionaires.

A 2.4 acre contemporary villa project Silicon Valley, lies next to Shollinganallur. Designed with Californian styled architectural excellence & Practicality in order to claim utmost luxury, You seek.



Comfort, Convenient, Calm & Cozy

Accessing the work place in minutes ! Not everyone's piece of cake. At silicon valley you are always a little cluck away to Work, Weekend destinations, Educational centers & number of retail outlets. All Possible because of the 6 lane road connectivity – OMR is just 500 meters from the spacious villas and some petty minutes to reach ECR. The Fact of connectivity & the serene environment makes Silicon Valley, A Gem.



An Opulent Landmark, Redefining Exclusivity

A personalized suit that not only fits you but also embraces you. A stylish pair of shoes designed to support you and you alone. An elegant timepiece that seems like it was made to grace your wrist. Things that are made especially for you have an indescribable special quality. It may be incredibly fulfilling to know that something was created not for the world, but for you and you alone!

Come, Experience it at DAC SILICON VALLEY!





Absolute Ownership of Joy

Changing market trends doesn't affect your living spaces. The investments made here are worthy every single penny because of the absolute land ownership concept. As we deliver homes which stand for its very own legacy, No consideration for the UDS concept. You own every square inch of the property you live.



Master Layout

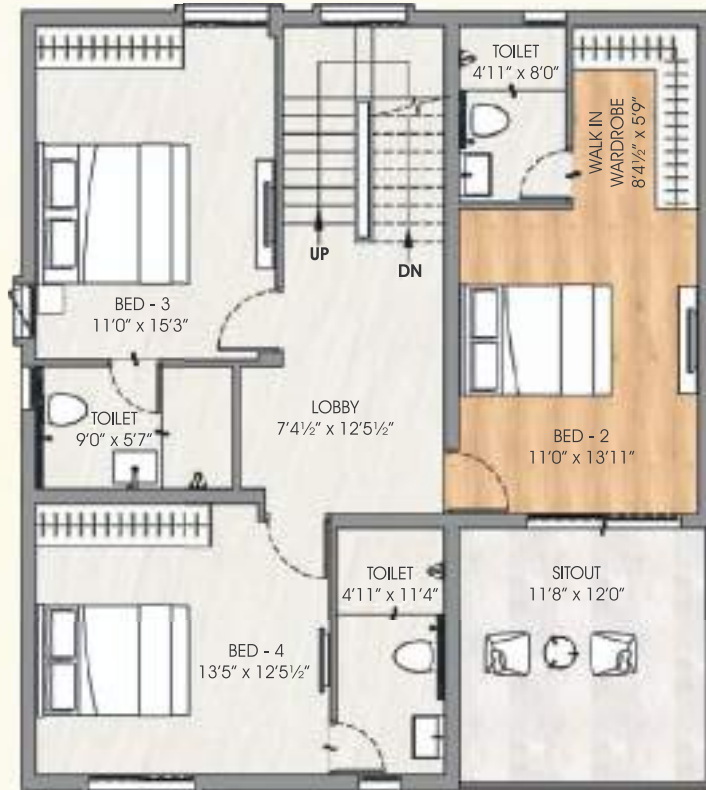
Rare, Ravishing, Rejuvenating

Nestled off OMR, these californian styled villas offer dwelling possibilities that seek to go beyond functional luxury. They seek to echo peace, timelessness and space, the craving of which is so innate to human existence. If you hear the echo, you would definitely fall in love. Owing to its world-class amenities and supreme location advantages, Dac silicon valley ranks as the best luxury villas in Chennai right now.

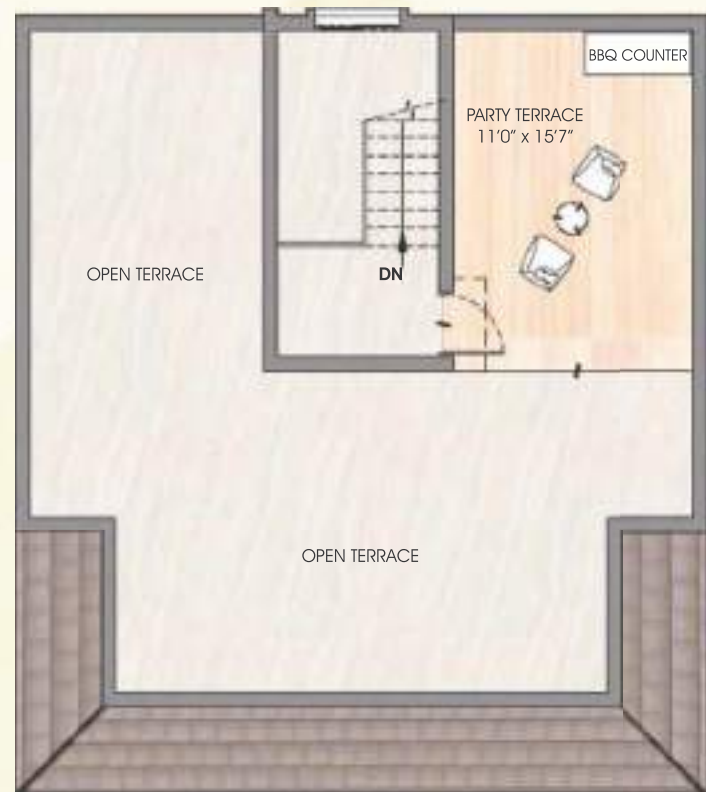




Ground Floor



First Floor



Second Floor

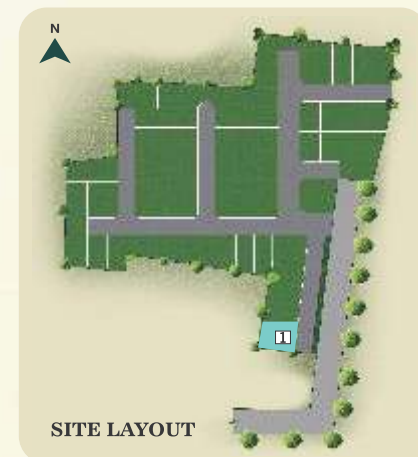
4 BHK Villa

Villa No: 01

Land Area
2004 Sq.ft.

Build up Area
2691 Sq.ft.

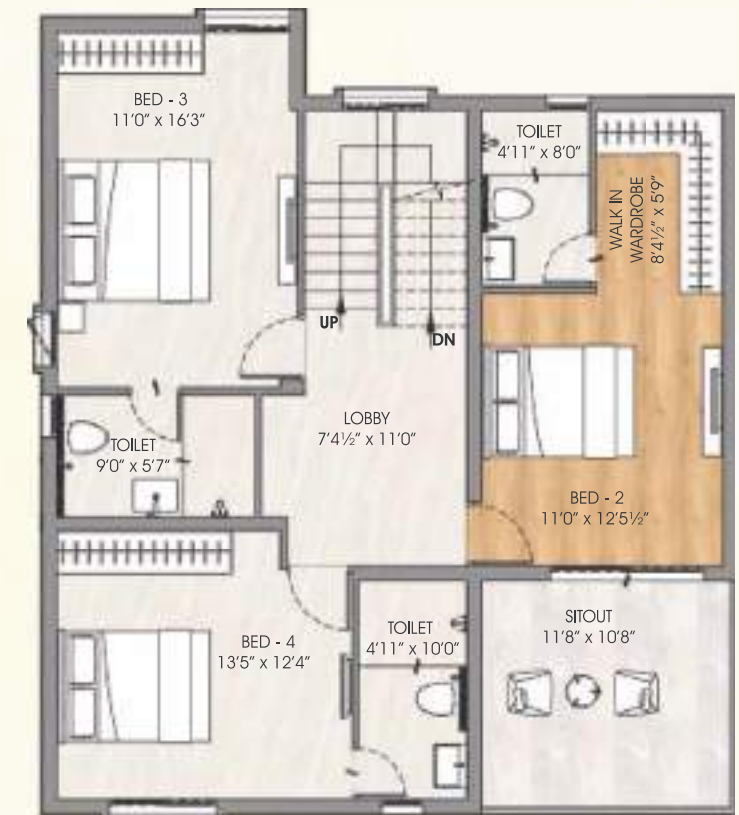
Facing : East



SITE LAYOUT



Ground Floor



First Floor



Second Floor

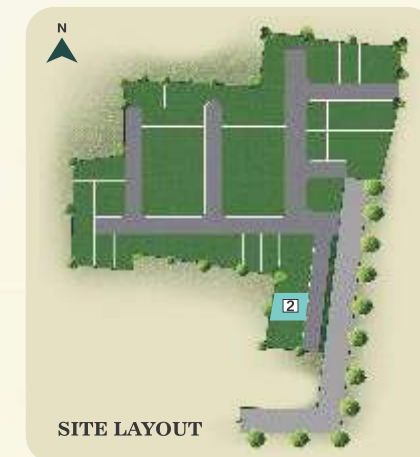
4 BHK Villa

Villa No: 02

Land Area
1794 Sq.ft.

Build up Area
2590 Sq.ft.

Facing : East



SITE LAYOUT



Ground Floor



First Floor



Second Floor

4 BHK Villa

Villa No: 03

Land Area
1686 Sq.ft.

Build up Area
2467 Sq.ft.

Facing : East



SITE LAYOUT



Ground Floor



First Floor



Second Floor

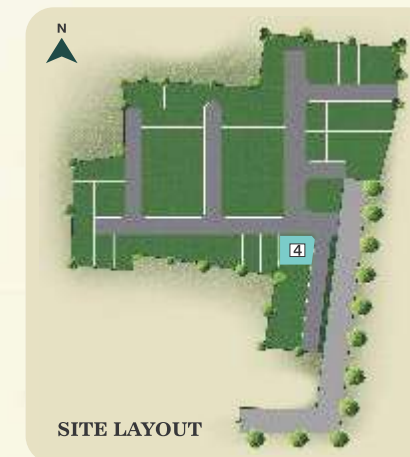
4 BHK Villa

Villa No: 04

Land Area
1854 Sq.ft.

Build up Area
2691 Sq.ft.

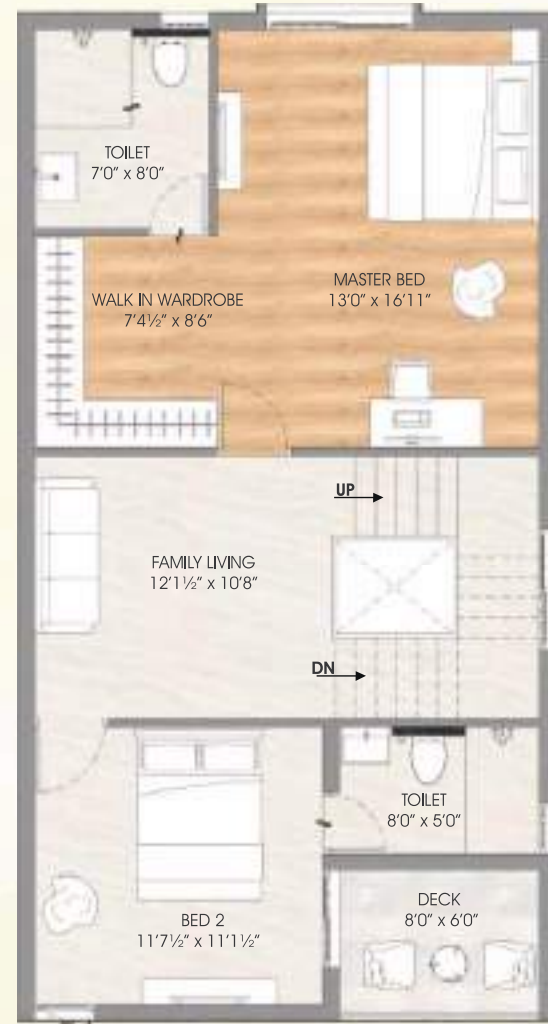
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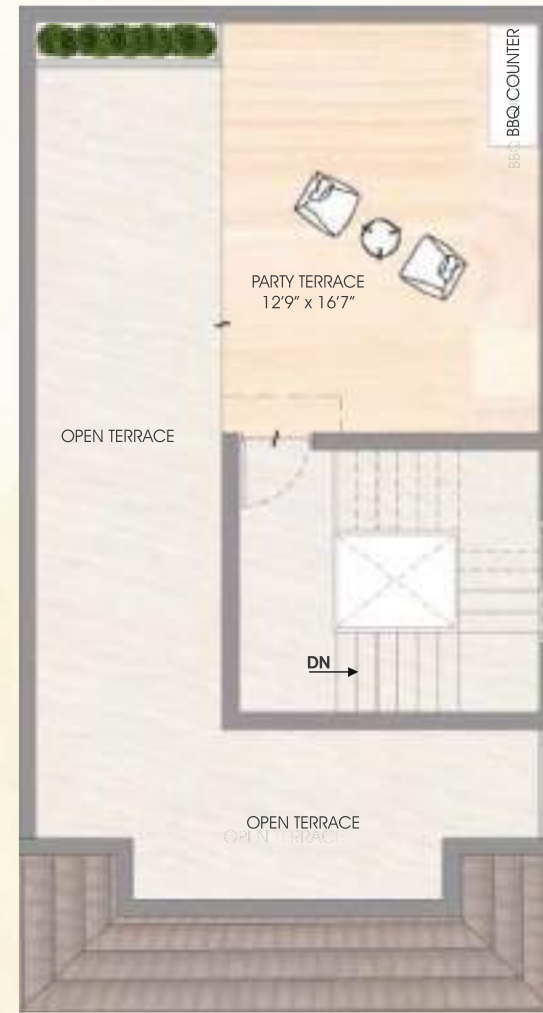
SITE LAYOUT



Ground Floor



First Floor



Second Floor

3 BHK Villa

Villa No: 05
Land Area
1400 Sq.ft.

Villa No:06
Land Area
1287 Sq.ft.

Build up Area
2239 Sq.ft.

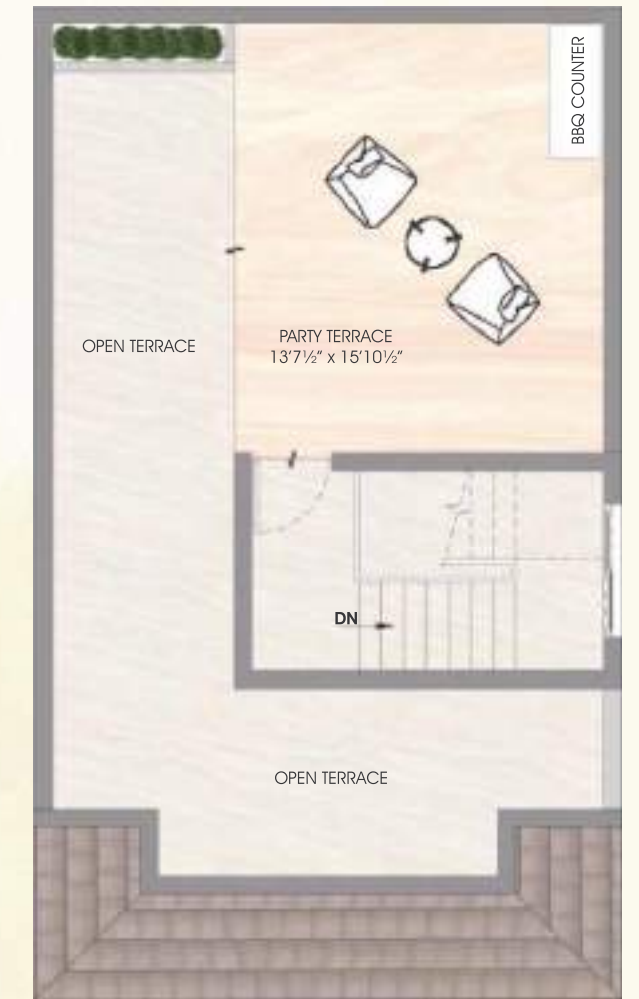
Facing : North



Ground Floor



First Floor



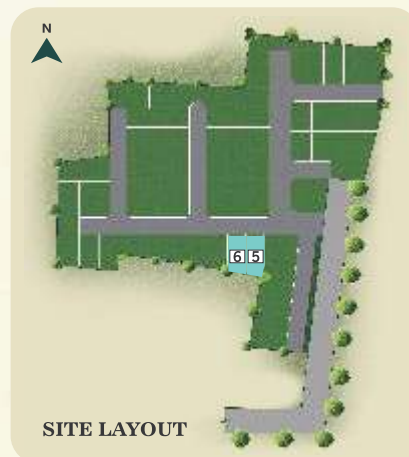
Second Floor

3 BHK Villa

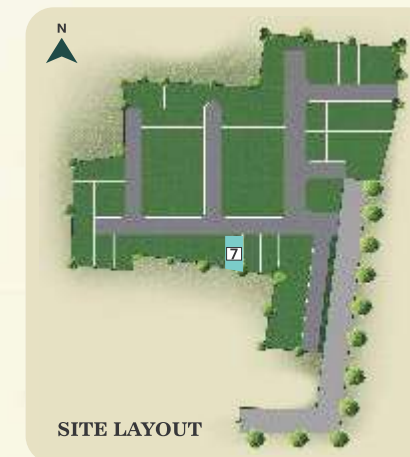
Villa No: 07
Land Area
1172 Sq.ft.

Build up Area
2028 Sq.ft.

Facing : North



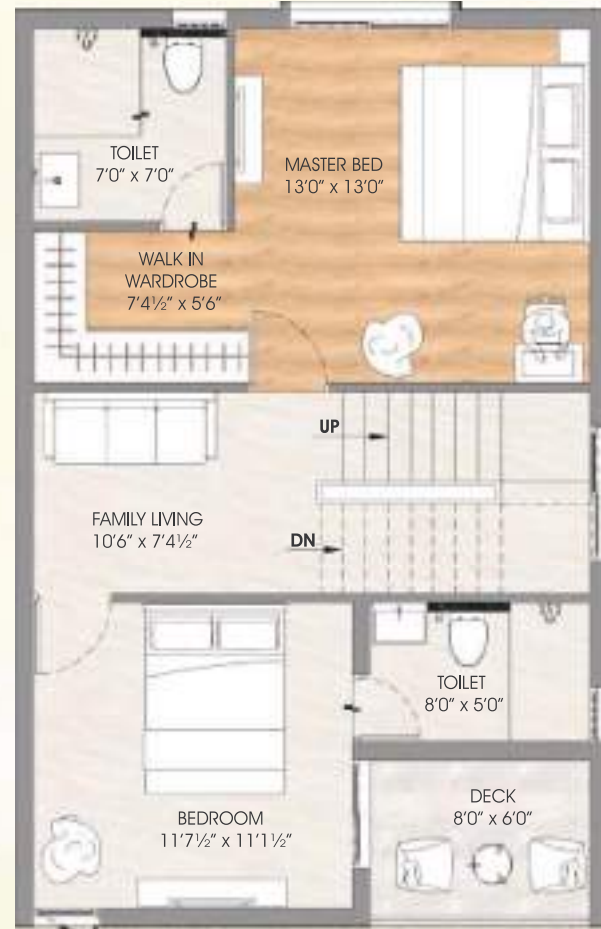
SITE LAYOUT



SITE LAYOUT



Ground Floor



First Floor



Second Floor



Ground Floor



First Floor



Second Floor



SITE LAYOUT

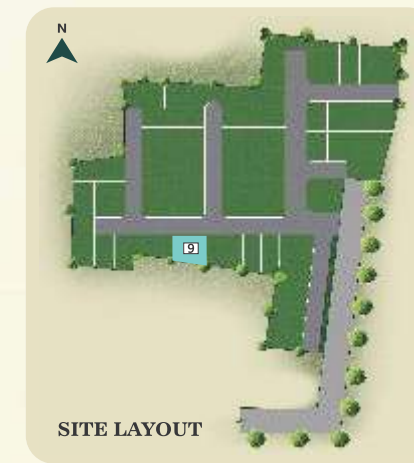
3 BHK Villa

Villa No: 7A

Land Area
1060 Sq.ft.

Build up Area
1865 Sq.ft.

Facing : North



SITE LAYOUT

3 BHK Villa

Villa No: 09

Land Area
1715 Sq.ft.

Build up Area
2541 Sq.ft.

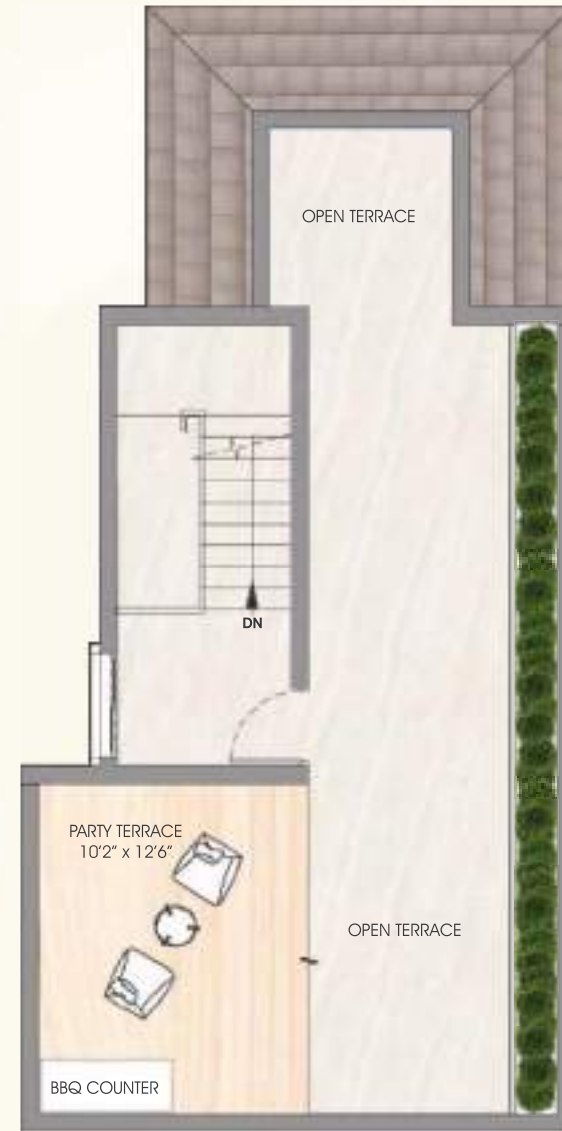
Facing : North



Ground Floor



First Floor



Second Floor

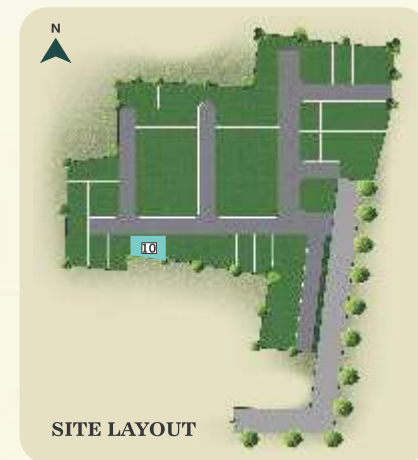
3 BHK Villa

Villa No: 10

Land Area
1366 Sq.ft.

Build up Area
1911 Sq.ft.

Facing : East



SITE LAYOUT



Ground Floor



First Floor



Second Floor

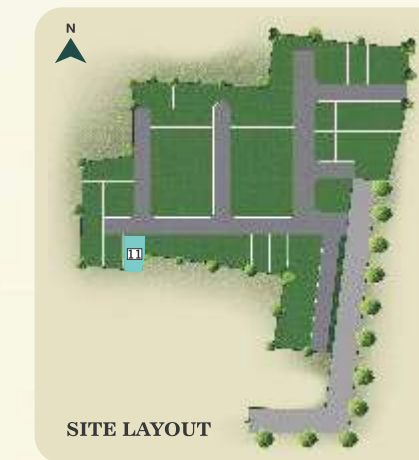
3 BHK Villa

Villa No: 11

Land Area
1360 Sq.ft.

Build up Area
2086 Sq.ft.

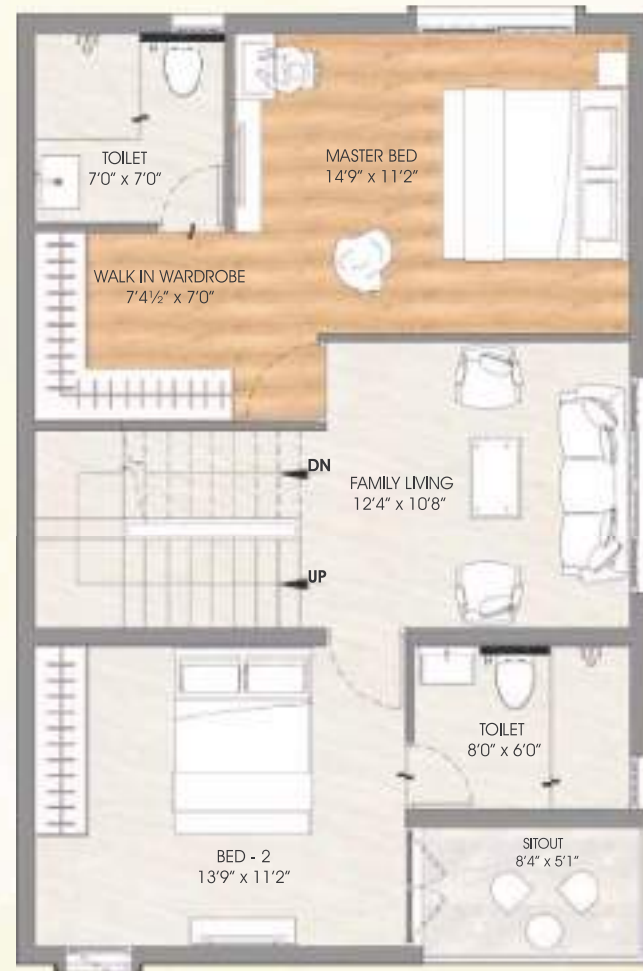
Facing : North



SITE LAYOUT



Ground Floor



First Floor



Second Floor

3 BHK Villa

Villa No: 12

Land Area
1251 Sq.ft.

Build up Area
2093 Sq.ft.

Facing : North



SITE LAYOUT



Ground Floor



First Floor



Second Floor

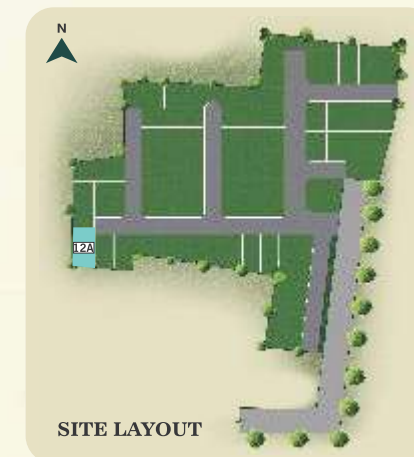
3 BHK Villa

Villa No: 12A

Land Area
1712 Sq.ft.

Build up Area
2372 Sq.ft.

Facing : North



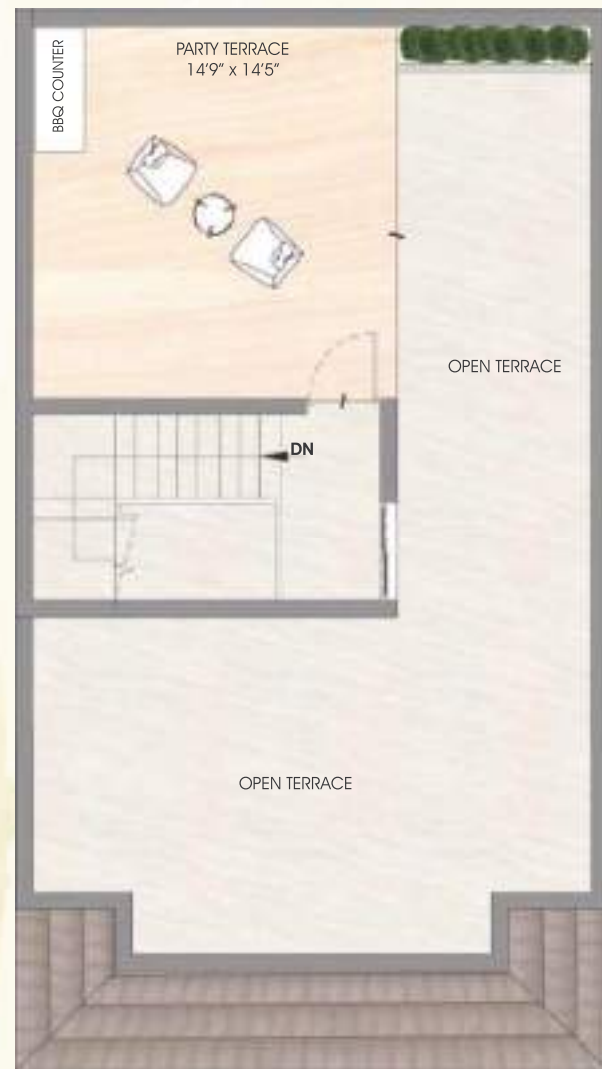
SITE LAYOUT



Ground Floor



First Floor



3 BHK Villa

Villa No: 14

Land Area
1806 Sq.ft.

Build up Area
2374 Sq.ft.

Facing : East



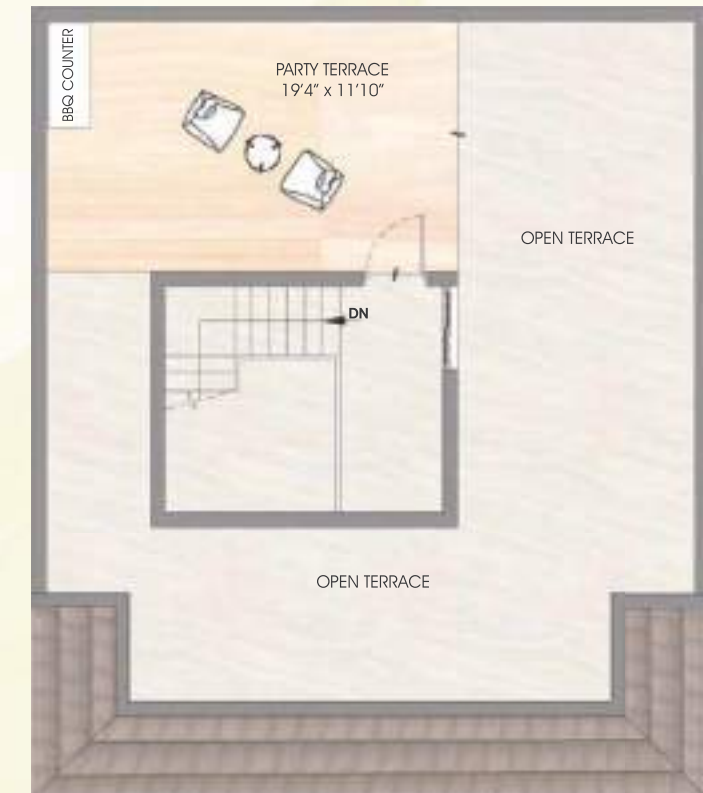
SITE LAYOUT



Ground Floor



First Floor



Second Floor

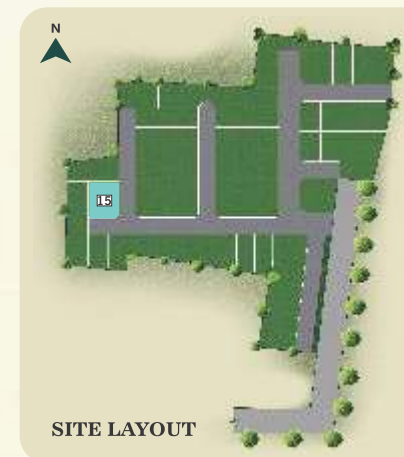
4 BHK Villa

Villa No: 15

Land Area
2041 Sq.ft.

Build up Area
2741 Sq.ft.

Facing : East



SITE LAYOUT



Ground Floor



First Floor



Second Floor



SITE LAYOUT

3 BHK Villa

Villa No: 16

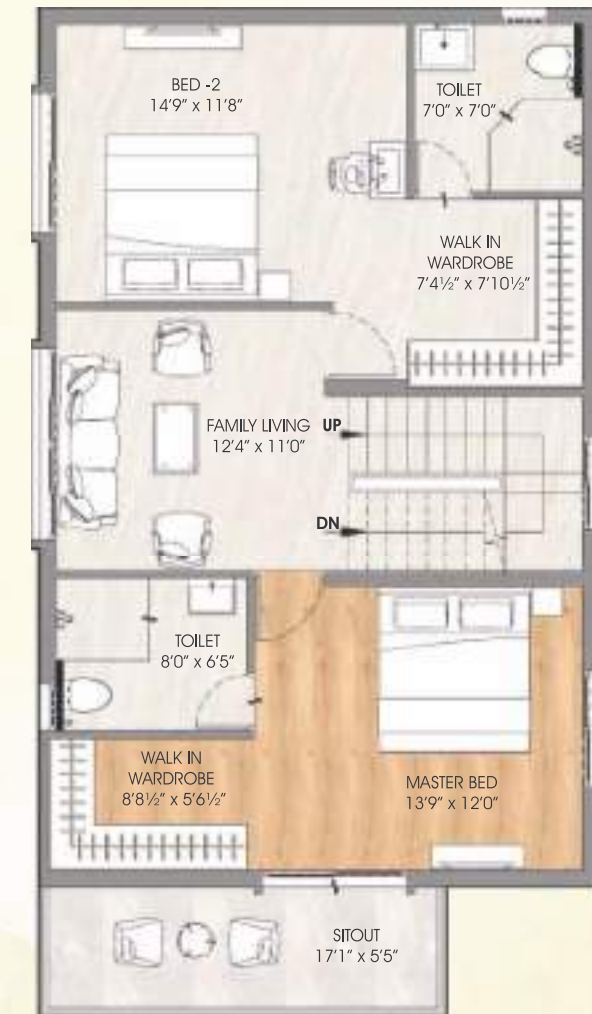
Land Area
2109 Sq.ft.

Build up Area
2712 Sq.ft.

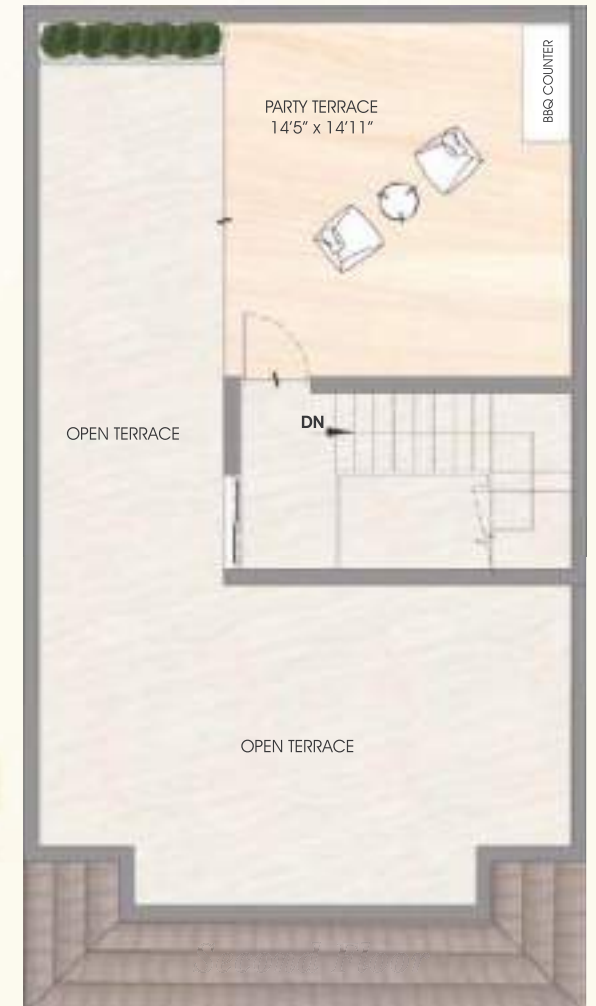
Facing : East



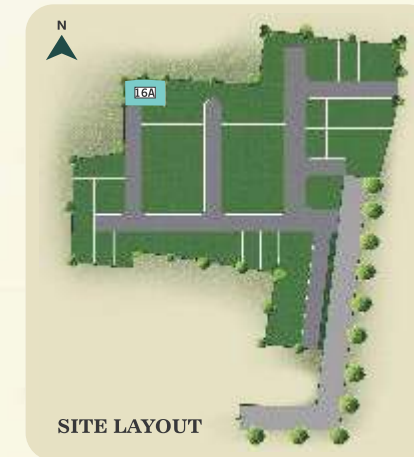
Ground Floor



First Floor



Second Floor



SITE LAYOUT

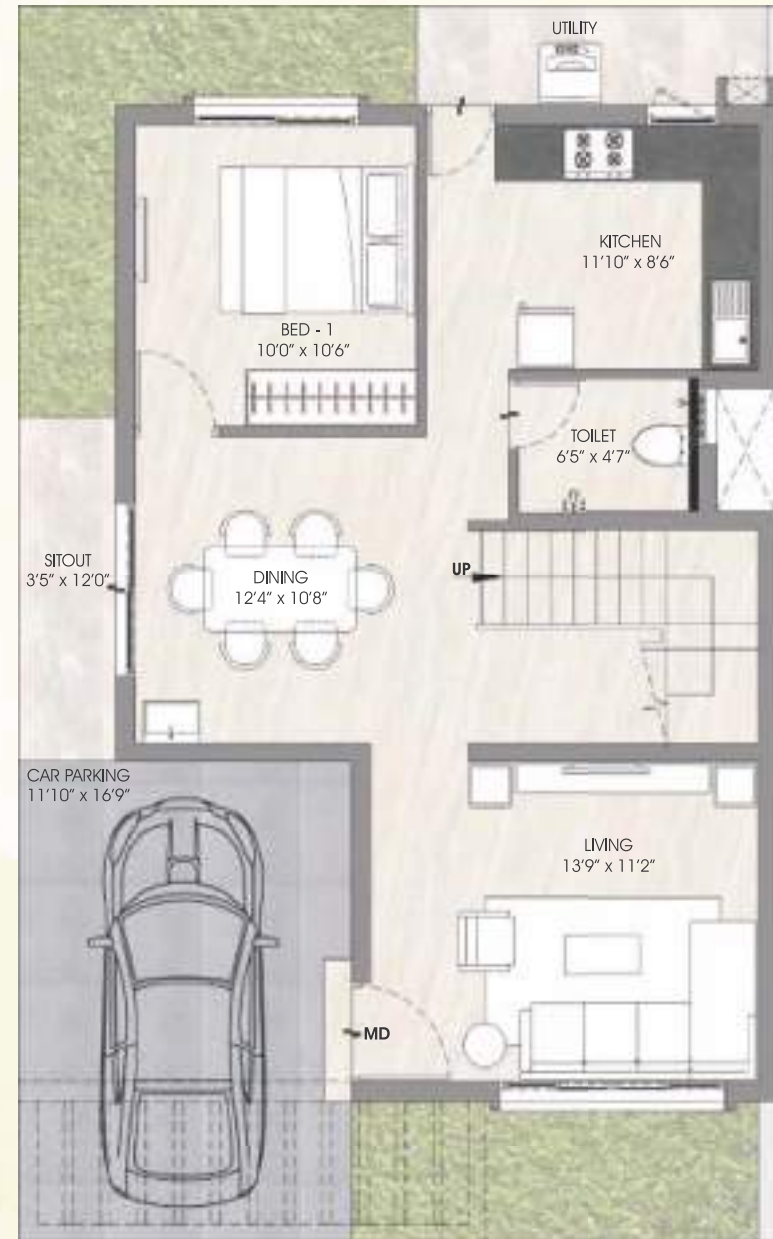
3 BHK Villa

Villa No: 16A

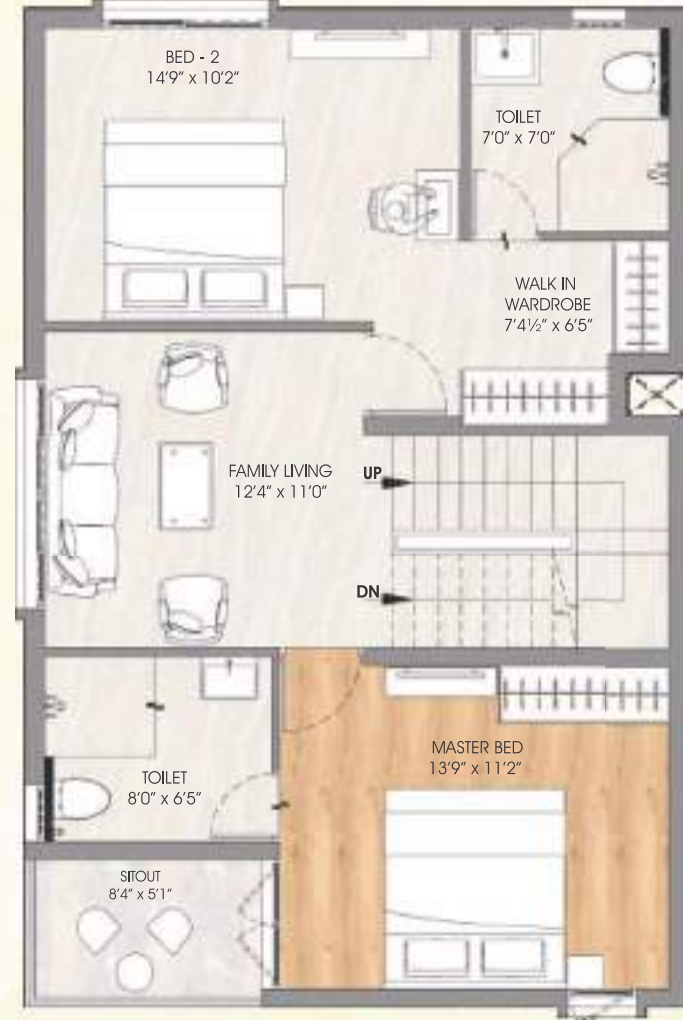
Land Area
1914 Sq.ft.

Build up Area
2386 Sq.ft.

Facing : North



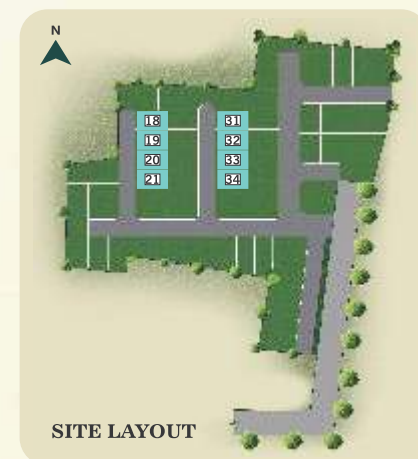
Ground Floor



First Floor



Second Floor

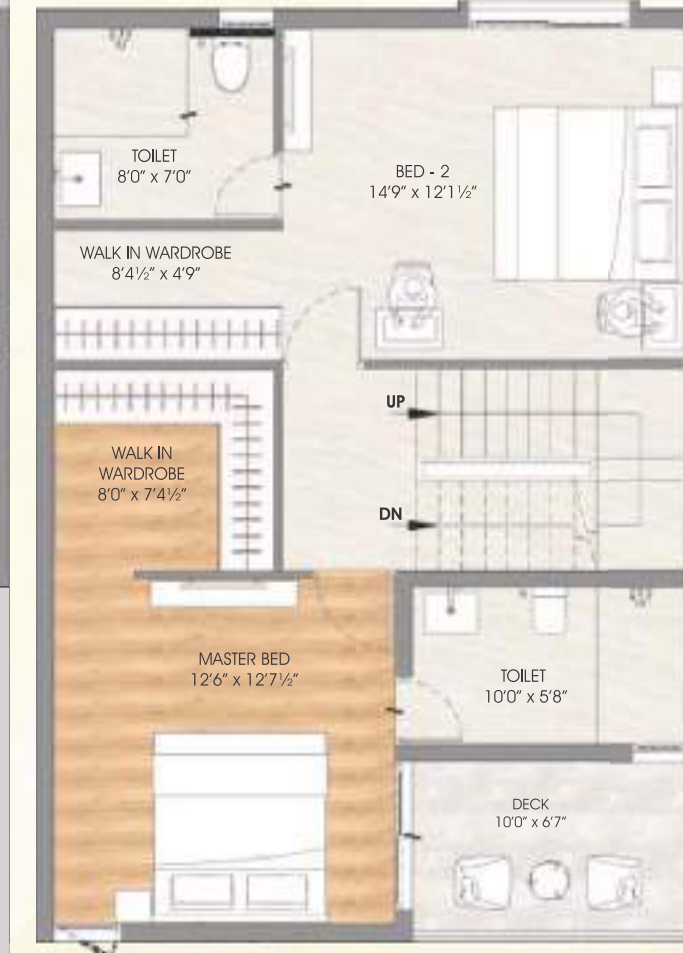


3 BHK Villa

Villa No:
18 to 21 & 31 to 34
Land Area
1155 Sq.ft.
Build up Area
2037 Sq.ft.
Facing : North



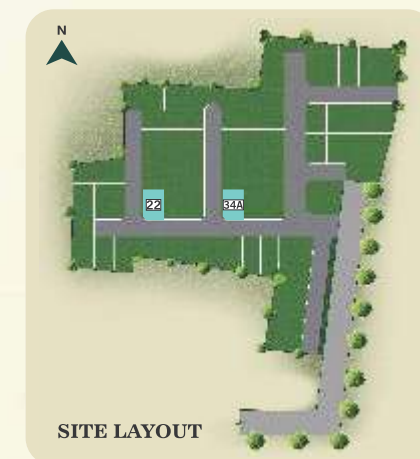
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No:
22 & 34A
Land Area
1257 Sq.ft.
Build up Area
2061 Sq.ft.
Facing : East



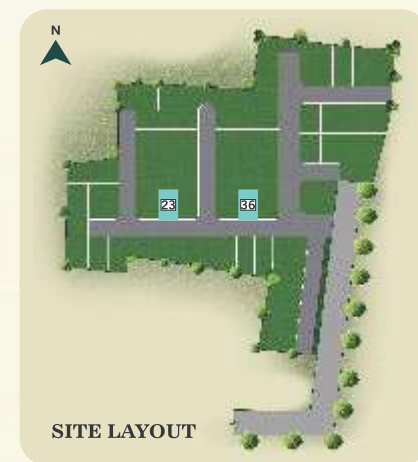
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No: 23 & 36

Land Area
1177 Sq.ft.

Build up Area
2077 Sq.ft.

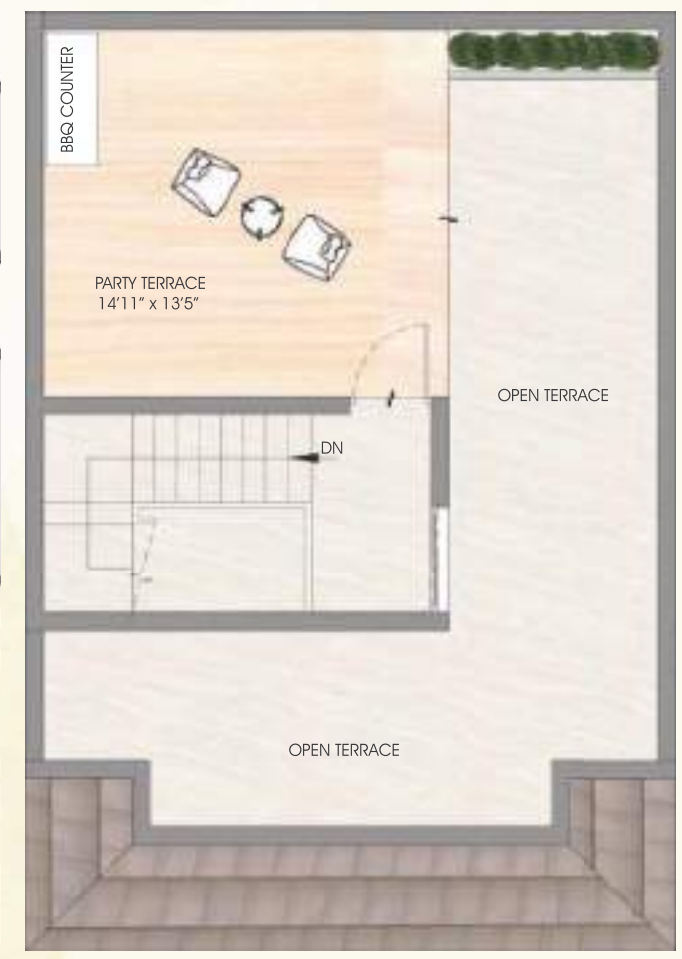
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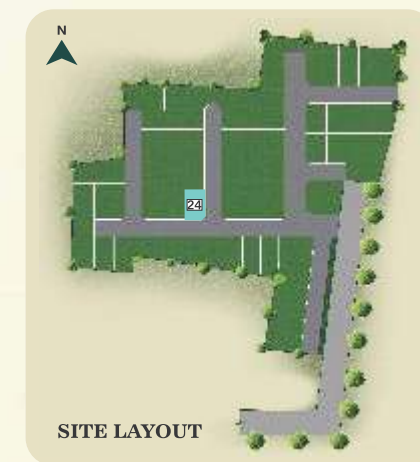
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No: 24

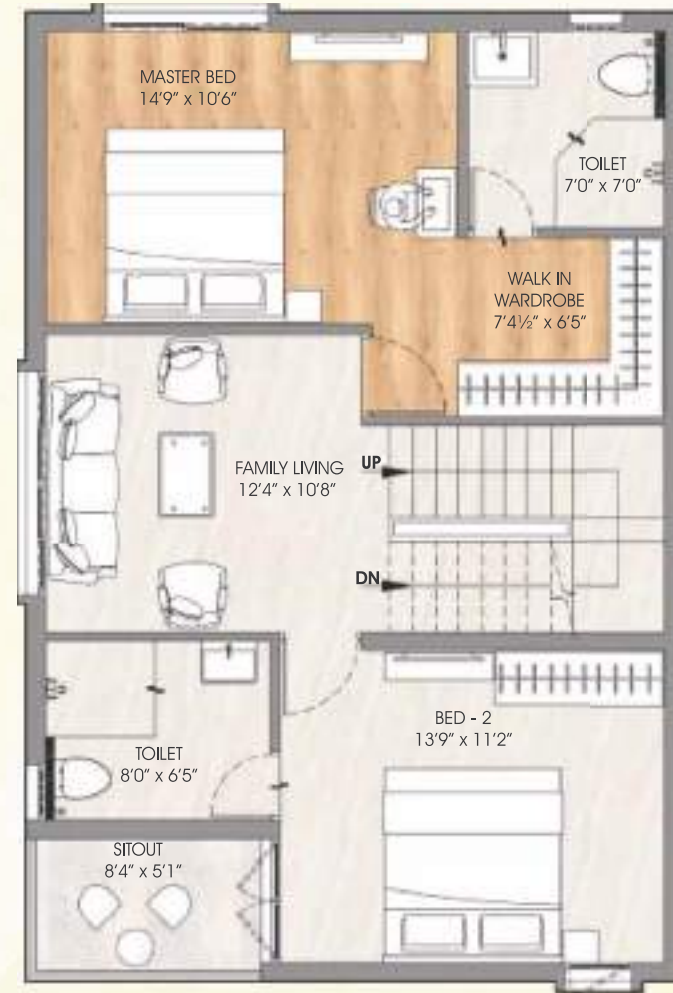
Land Area
1236 Sq.ft.

Build up Area
2081 Sq.ft.

Facing : East



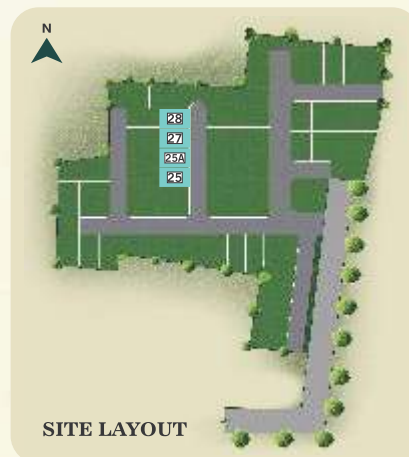
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No:
25,25A & 27,28

Land Area
1155 Sq.ft.

Build up Area
2052 Sq.ft.

Facing : East



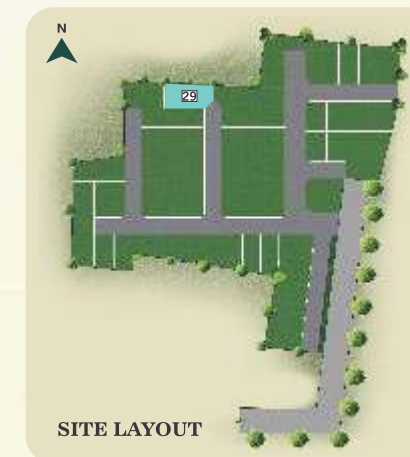
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No: 29

Land Area
1848 Sq.ft.

Build up Area
2394 Sq.ft.

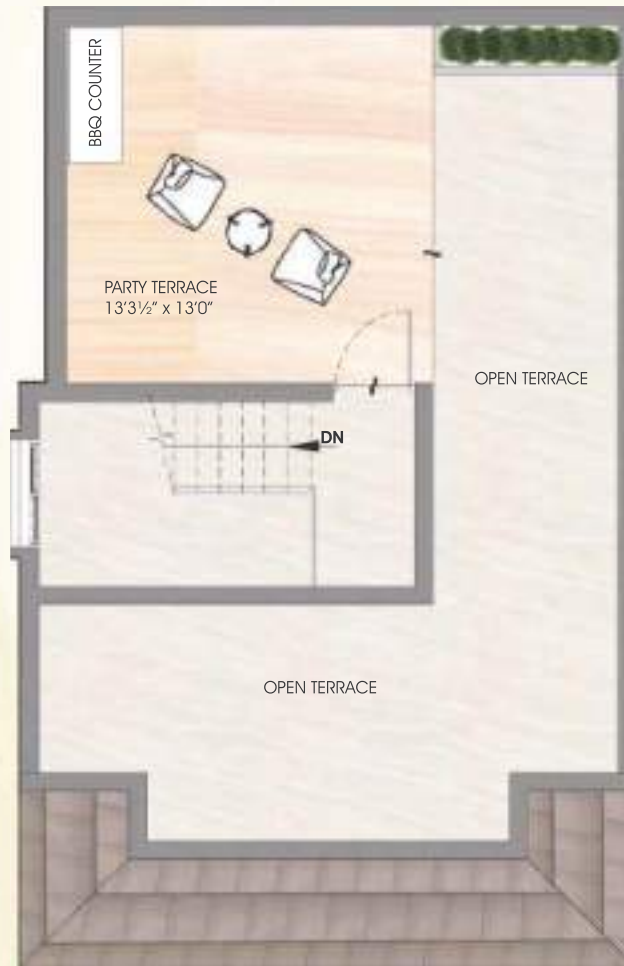
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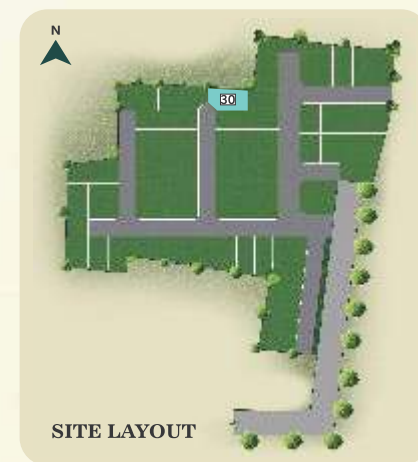
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No: 30

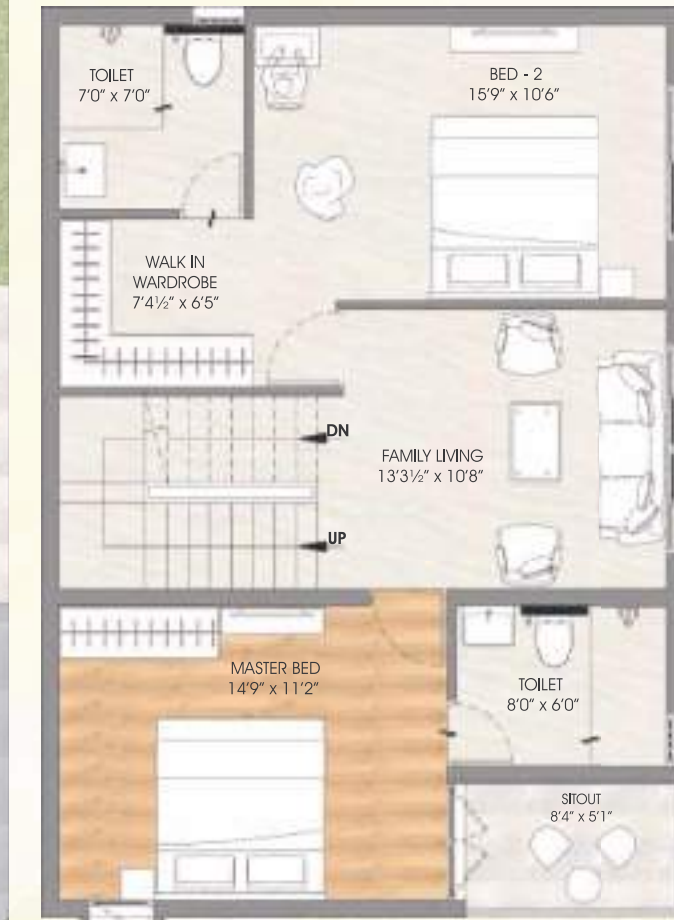
Land Area
1257 Sq.ft.

Build up Area
1885 Sq.ft.

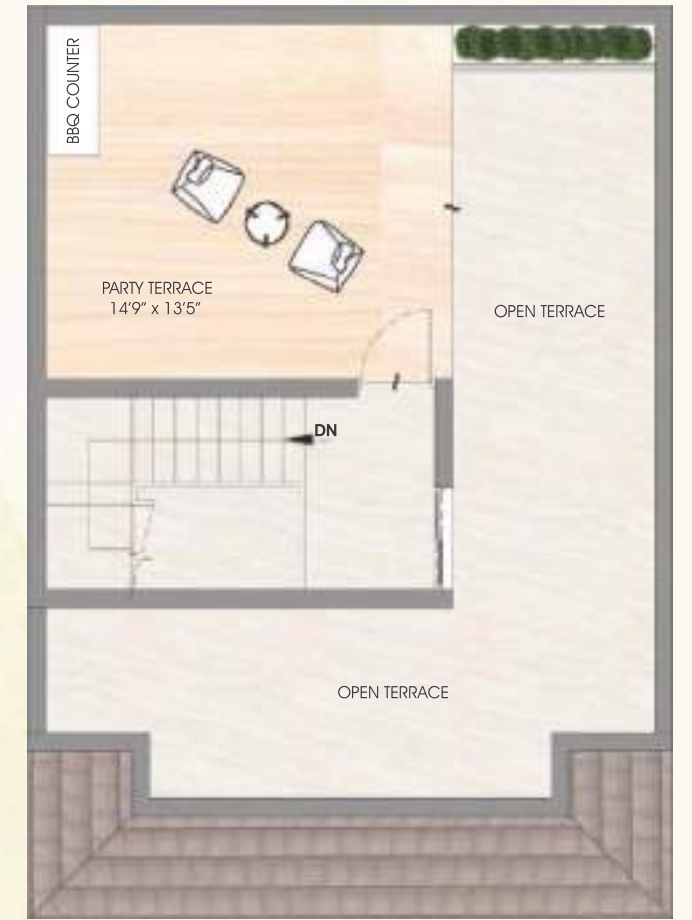
Facing : North



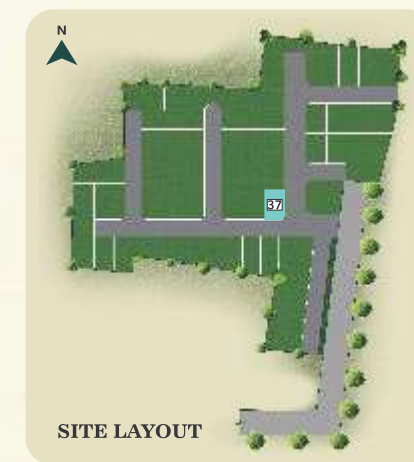
Ground Floor



First Floor



Second Floor



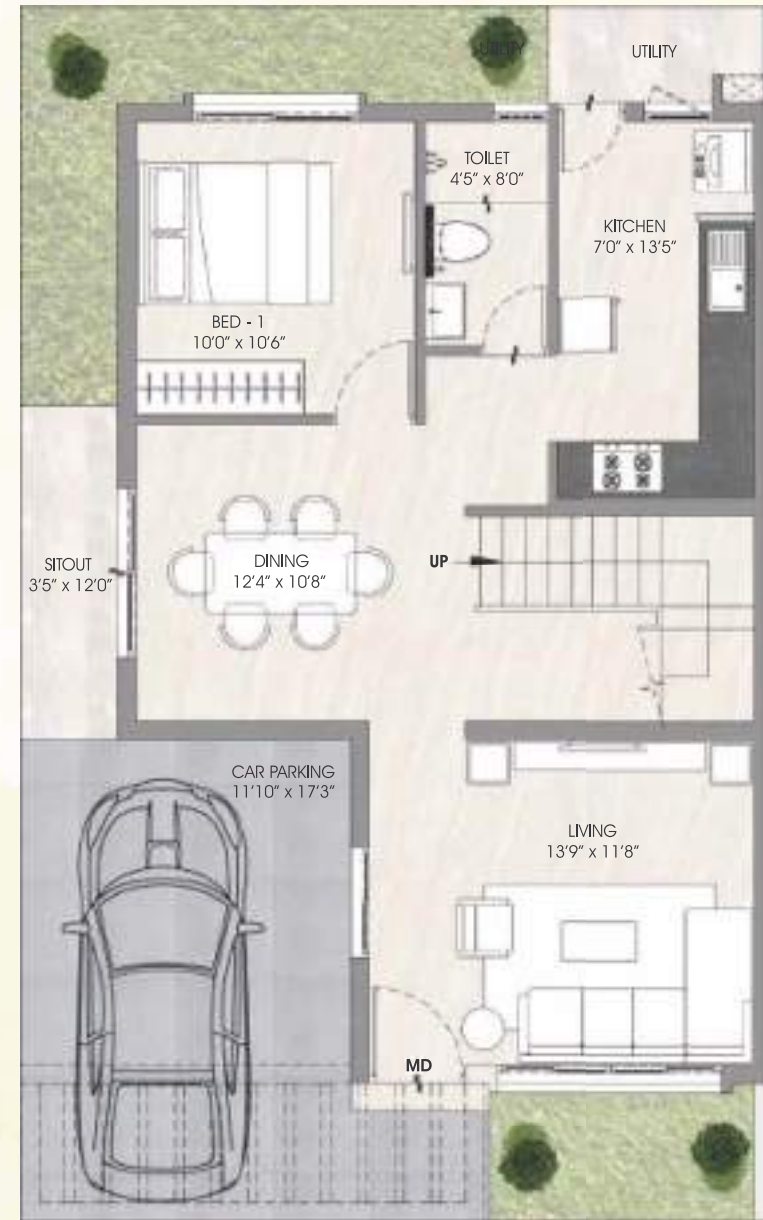
3 BHK Villa

Villa No: 37

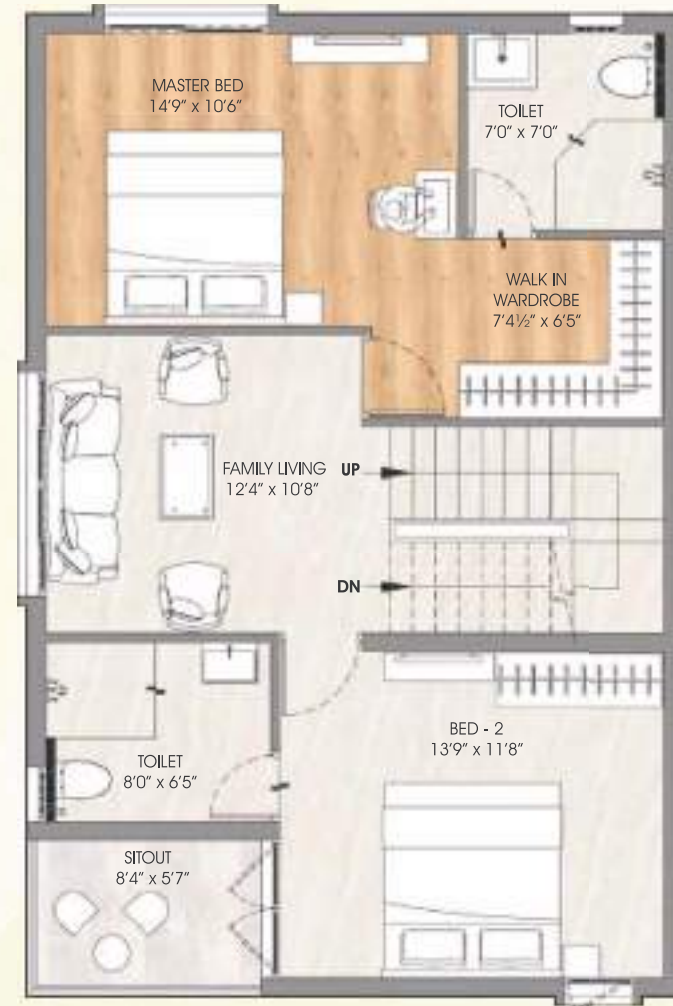
Land Area
1257 Sq.ft.

Build up Area
2118 Sq.ft.

Facing : East



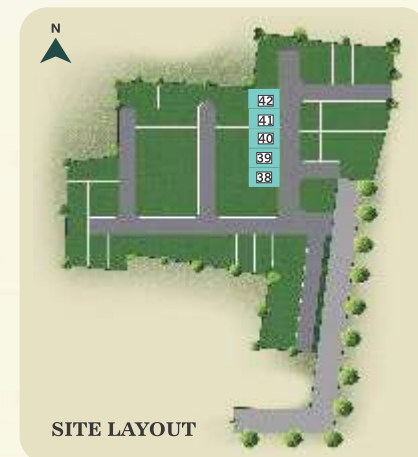
Ground Floor



First Floor



Second Floor



3 BHK Villa

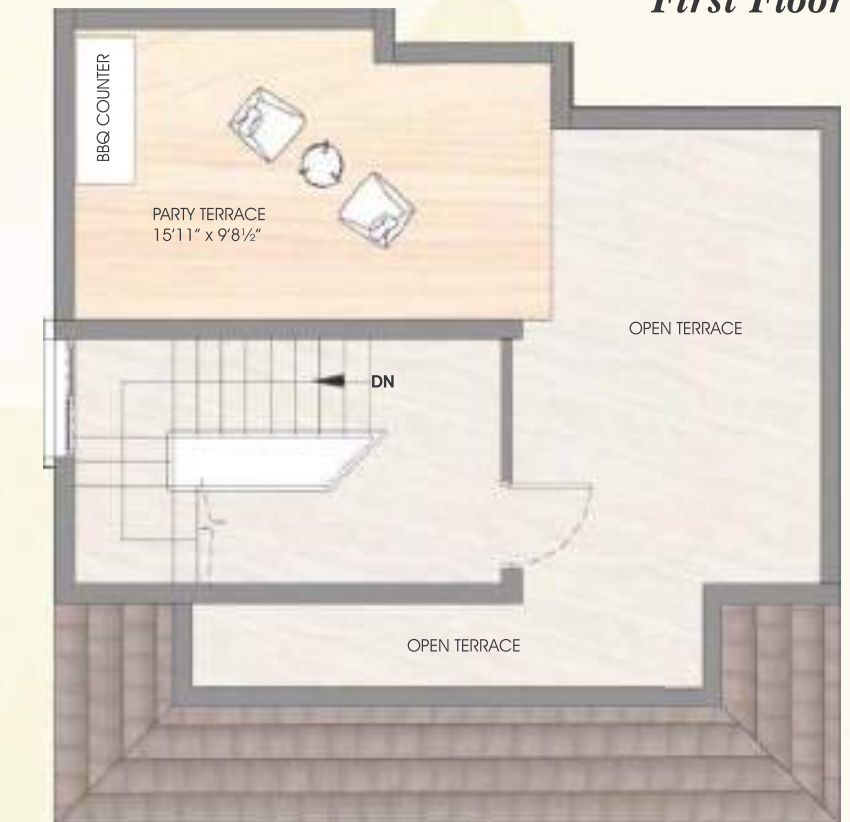
Villa No: 38,39, 40 & 41
Land Area
1170 Sq.ft.
Villa No:42
Land Area
1203 Sq.ft.
Build up Area
2075 Sq.ft.
Facing : East



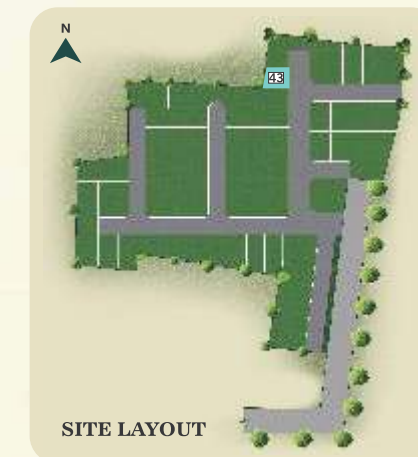
Ground Floor



First Floor



Second Floor



3 BHK Villa

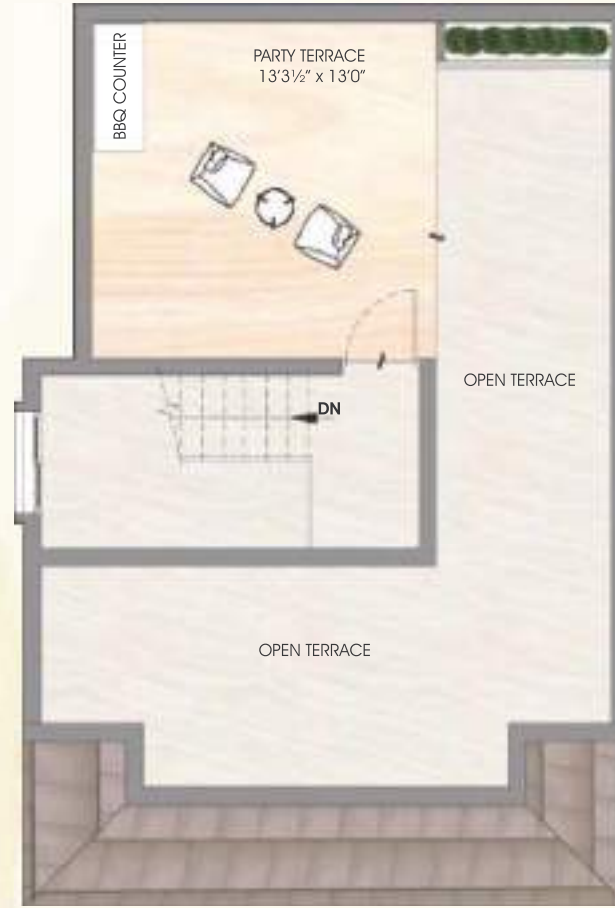
Villa No: 43
Land Area
1047 Sq.ft.
Build up Area
1726 Sq.ft.
Facing : East



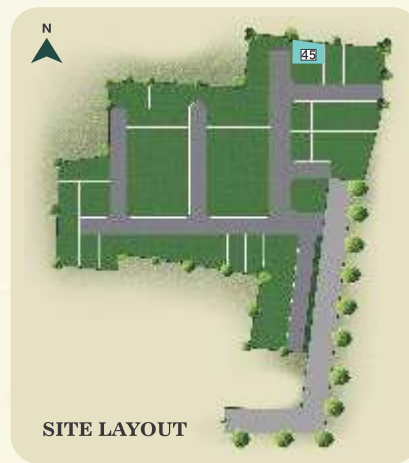
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No: 45

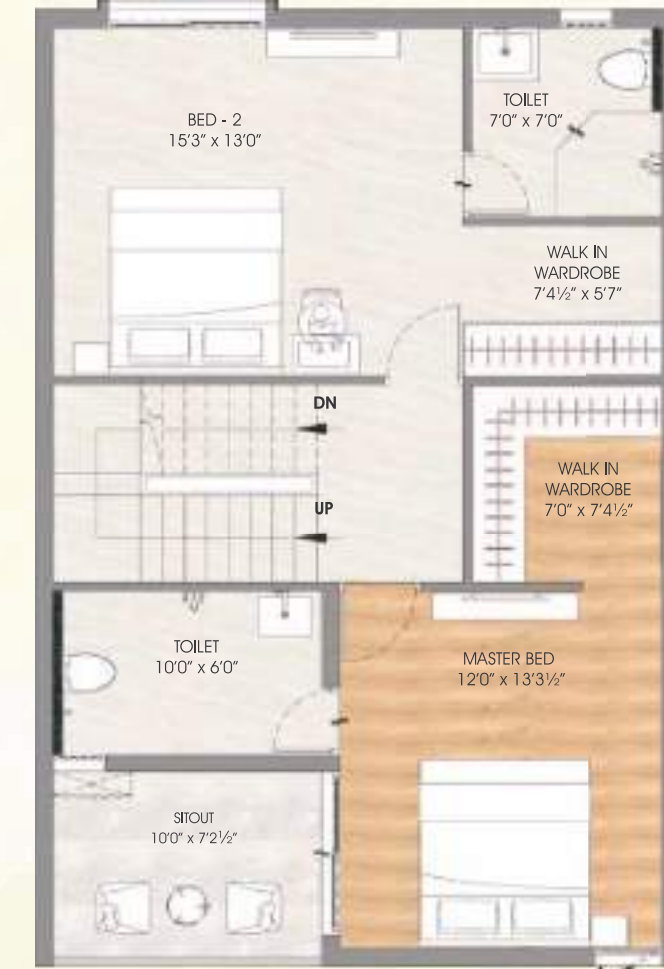
Land Area
1361 Sq.ft.

Build up Area
1972 Sq.ft.

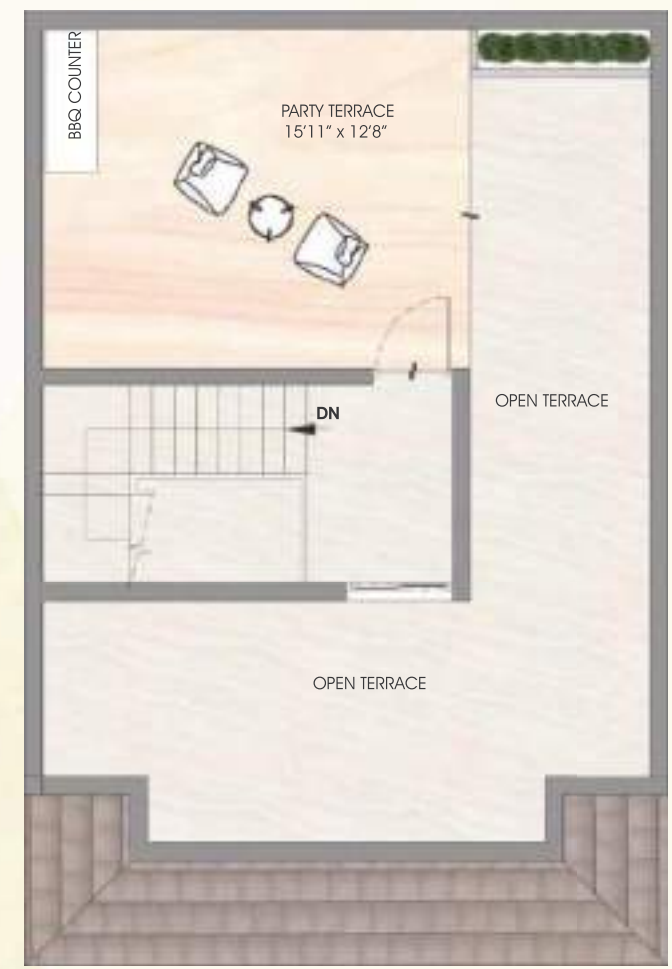
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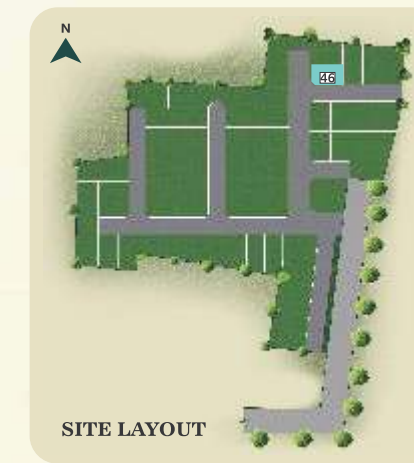
Ground Floor



First Floor



Second Floor



3 BHK Villa

Villa No: 46

Land Area
1290 Sq.ft.

Build up Area
2122 Sq.ft.

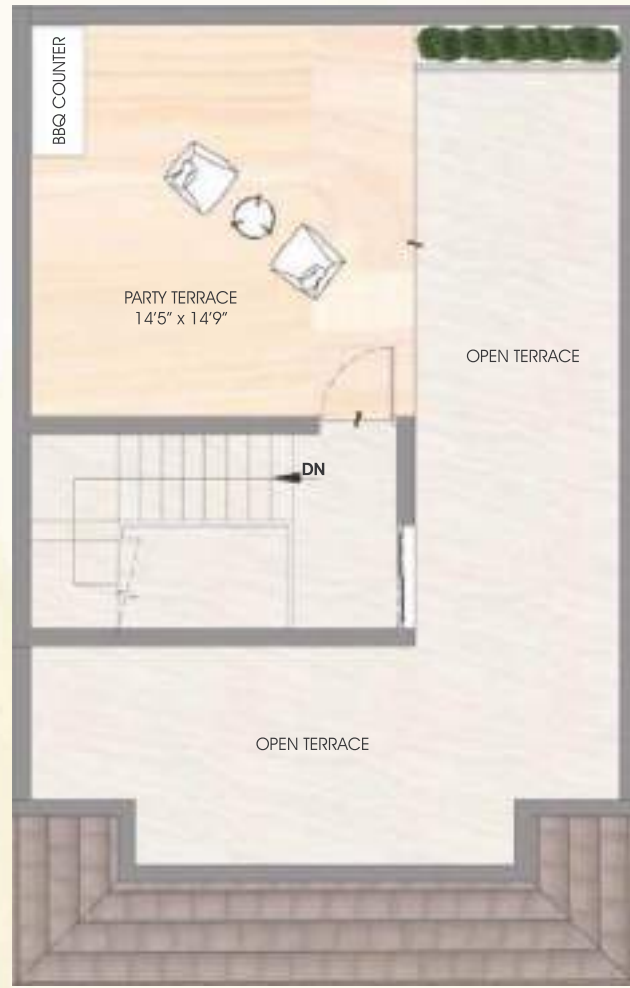
Facing : North



Ground Floor



First Floor



Second Floor

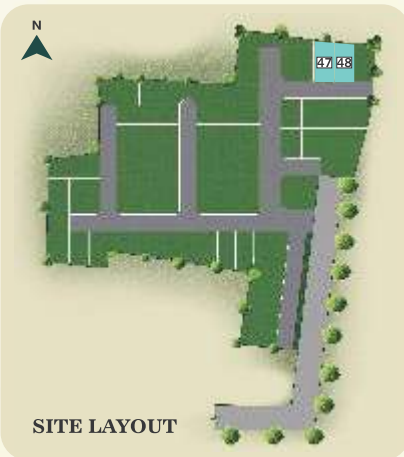
3 BHK Villa

Villa No: 47
Land Area
1486 Sq.ft.

Villa No: 48
Land Area
1382 Sq.ft.

Build up Area
2161 Sq.ft.

Facing : East



SITE LAYOUT



Ground Floor



First Floor



Second Floor

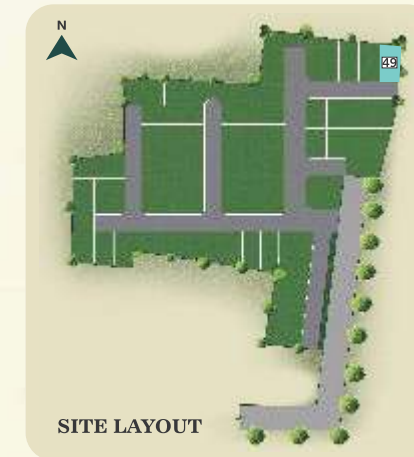
3 BHK Villa

Villa No: 49

Land Area
1347 Sq.ft.

Build up Area
2035 Sq.ft.

Facing : East



SITE LAYOUT



Ground Floor



First Floor



Second Floor

3 BHK Villa

Villa No.: 50

Land Area
1501 Sq.ft.

Build up Area
2082 Sq.ft.

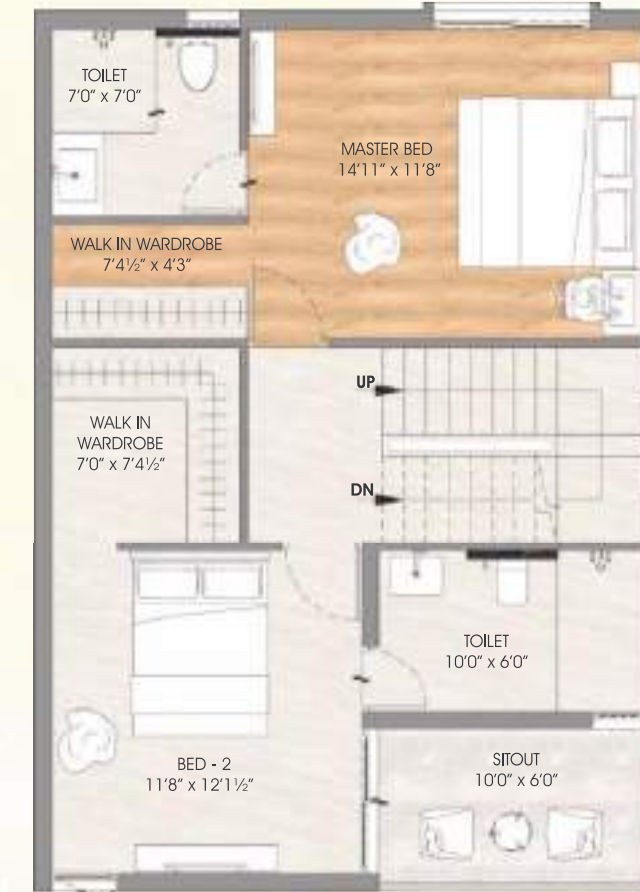
Facing : North



SITE LAYOUT



Ground Floor



First Floor



Second Floor

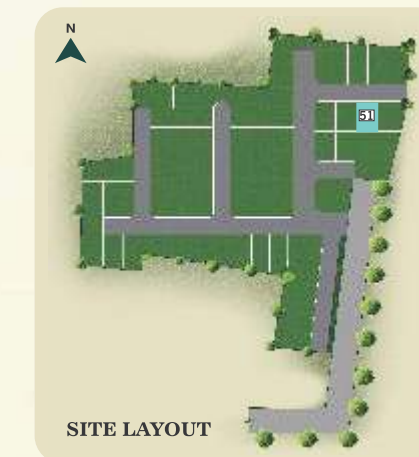
3 BHK Villa

Villa No: 51

Land Area
1261 Sq.ft.

Build up Area
2000 Sq.ft.

Facing : North

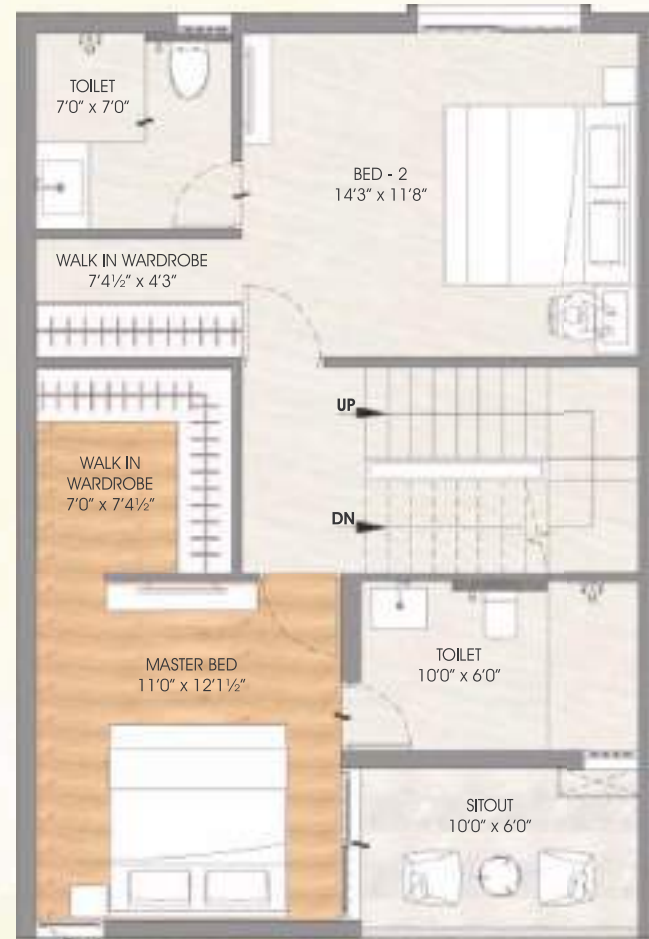


SITE LAYOUT





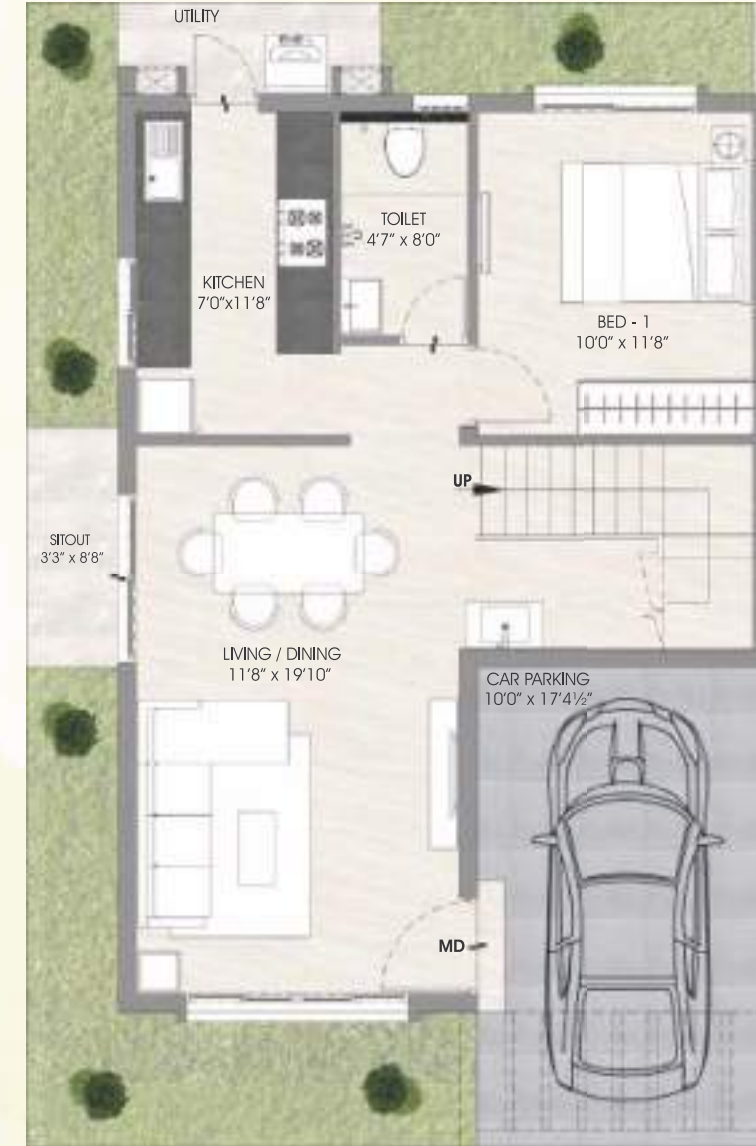
Ground Floor



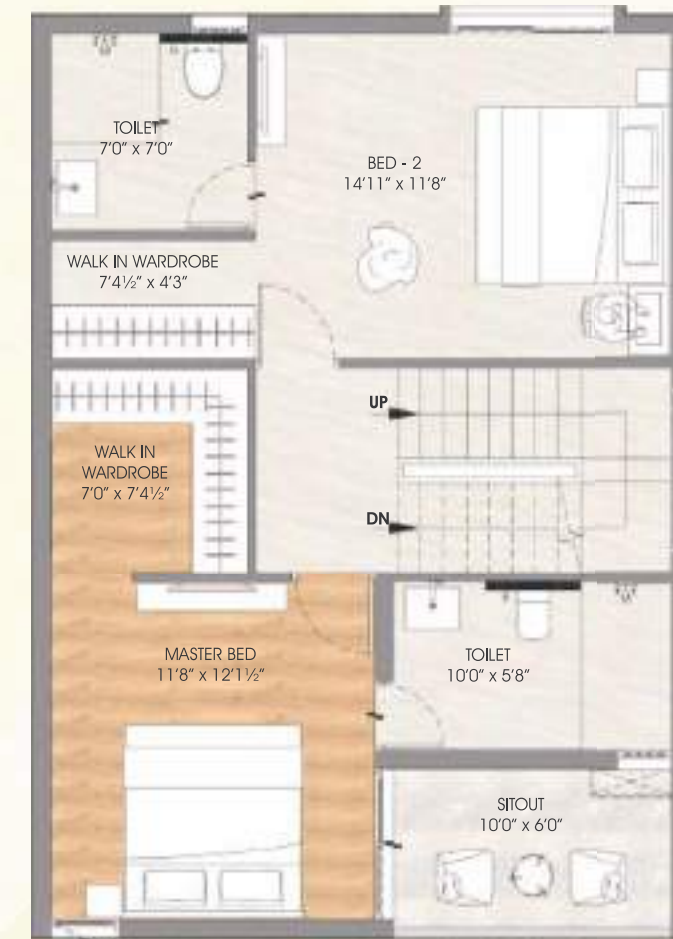
First Floor



Second Floor



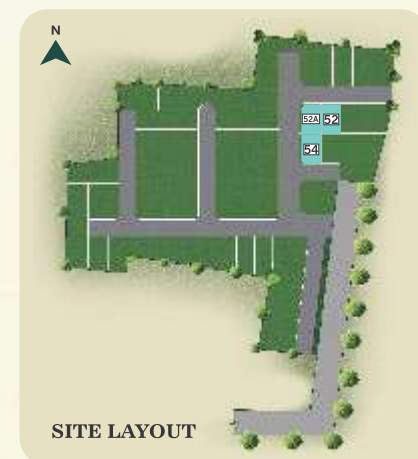
Ground Floor



First Floor



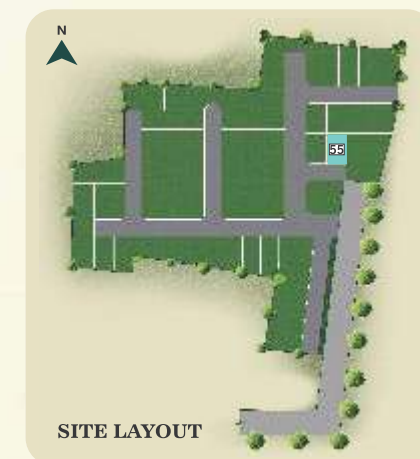
Second Floor



3 BHK Villa

Villa No: 52
Land Area
1112 Sq.ft.

Villa No: 52A & 54
Land Area
1141 Sq.ft.
Build up Area
1900 Sq.ft.
Facing : East



3 BHK Villa

Villa No: 55
Land Area
1112 Sq.ft.

Build up Area
1954 Sq.ft.
Facing : East



Designed for those Who Deserve

Hobbies discontinued due to lack of time like gardening or fitness routine, Remember? Well its time to resume things back up and running. Plenty of recreational spaces around for the community to go cycle with the grand children or a late night short walk with life partner. A lush green community where you and the future generations should really belong.

The Lake Side Club

The elite Clubhouse offers a wide range of amenities, from personal grooming to communal activities. There is no place like this lake side club to retreat into a yoga routine, flex your muscles in the gym, study a book, enjoy partying or celebrating a festival.



Amenities

Rooftop Sitout

Make the most of the evenings.



Reading Lounge

Exclusive space to read at your own pace.



Multipurpose Hall

The best arrangements for every occasion.



Indoor Games Room

Number of games to challenge.

Amenities

Swimming Pool

Swim good, whenever you like.



Kid's Play Area

Kids get to play right under the sunshine.



Foosball

Games to decide the quick hands.



Barbecue Counter

Grill your perfect evenings.



Toddler's Zone

Adding colours to your child's dreams.

Amenities

Air Conditioned GYM

Train hard with the modern equipment.



Billiards

Challenge other billionaires at the billiards court.



Video Games Room

The most exciting places are always crowded.



Party Terrace

Invite friends and family for a weekend party.



Yoga Deck

No more skipping yoga days.





Top Reasons To Buy

No UDS Concept

Located at Navalur Fast developing
Residential Locality of South - Chennai

6 Lane Road Connectivity

Serene Location
Close to Lake and Mango Orchards

Californian Styled Villas

World Class Architecture
and Specifications

100% Vaasthu Compliant Homes

Trusted Developer, Superior Quality

On-Time Delivery

Specifications



STRUCTURE

- Isolated/ Pile Foundation with RCC Framed Structure and AAC blocks used for External/Internal walls.
- Earth Quake Resistant Structure to adhere Seismic Zone III.
- Anti-Termite Treatments wherever applicable during Construction Stage.



TILING

Flooring:

- All tiles will be from **KAJARIA/ SOMANY** or equivalent make.
- Living, Dining and Bedrooms- 800MM x 800MM vitrified tiles with spacers.
- Master Bedroom- 200MM X 1200MM wooden pattern vitrified tiles with spacers.
- Toilets, Balconies & Utility area- Antiskid ceramic tiles with spacers.
- Door thresholds will be finished with granite.
- Terrace- Weather proof tiles and 200MM X 1200MM wooden pattern vitrified tiles with spacers in Party Terrace.
- Entrance verandah and Staircase- Granite flooring.
- Car parking- Parking tiles/ interlocking paver or equivalent.

Dado:

- All tiles will be from **KAJARIA/ SOMANY** or equivalent make.
- Kitchen- 2' x 1' ceramic wall tiles up to 2 feet above the platform will be handed over to the customer.
- Toilet- 2' x 1' ceramic wall tiles up to 8 feet height from the floor level.
- Utility areas- 2' x 1' ceramic tiles.
- All windows sill level will be finished with granite.



KITCHEN

- 18mm thick Black granite of size as per drawing for kitchen platform will be handed over to the customer.
- Stainless steel sink with drain board - **NIRALI/ FRANKE/ DIAMOND** or equivalent make will be handed over to the customer.
- Antiskid vitrified tile flooring from **KAJARIA/ SOMANY** or equivalent make.
- Sink water point - CP fittings with pull-out spray head from **KOHLER** will be handed over to the customer.



DOORS/ WINDOWS/ VENTILATORS

- **MAIN DOOR** (3'6" x 8'0") 8 FEET HEIGHT, frame made of Engineered wood. Shutter of 44mm thick both sides finished with engineered veneer with grooves and designer hardware of **GODREJ / YALE** or equivalent make.
- **BEDROOM DOOR** (3'0" x 7'0") 7 FEET HEIGHT, frame made of Engineered wood. Shutter of 42mm thick both sides finished with engineered veneer and designer hardware of **GODREJ / YALE** or equivalent make.
- **TOILET DOOR** (2'6" x 7'0") 7 FEET HEIGHT, frame made of Engineered wood. Shutter of 36mm thick both sides finished with engineered veneer and designer hardware of **GODREJ/ YALE** or equivalent make.
- Fly proof UPVC French doors with sliding shutter will be from **SAINT-GOBAIN/ FENESTA** or Equivalent make.
- Fly proof UPVC Windows with sliding shutters for all windows will be from **SAINT-GOBAIN/ FENESTA** or Equivalent make. Grills will be provided.
- UPVC Ventilators with pin headed glass along with Exhaust fan provision will be from **SAINT-GOBAIN/ FENESTA** or Equivalent make. Grills will be provided.



PAINTING FINISHES

- All internal walls will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Premium emulsion paint of **ASIAN/ NIPPON/ DULUX** or Equivalent make.
- All external walls will be finished with Texture, 1 coat of primer and 2 coats of weather proof emulsion paint of **ASIAN /NIPPON/ DULUX** or Equivalent make.
- Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor Emulsion paint of **ASIAN/ NIPPON/ DULUX** or Equivalent make.
- **MS Railing** (Balcony & Staircase) finished with MRF paint (Matte finish) aesthetically designed & fixed to wall.



ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- Separate meter will be provided for each villa, and the main board will be located outside the villa at the suitable place suggested by architects.
- All switches will be of **SCHNEIDER/ LEGRAND** or equivalent make.
- Cables & wiring will be of **HAVELLS/ ANCHOR/ POLY CAB** or equivalent make.
- SPLIT A/C provision with electrification will be provided in Living room, Dining and in all Bedrooms.
- 15A plug points will be provided for Refrigerator, Washing machine, Micro-oven and Hob.
- Geyser provision with electrification will be provided in all toilets.
- 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
- Provision for Inverter with electrification in villas will be provided.
- Manual phase changeover will be provided.
- TV points will be provided in Living and in all bedrooms and Telephone/ Internet point in Living & Master bedroom.
- USB charging port in switch boards will be provided in Living and in all bedrooms.



OPTIONAL FACILITIES /LUXURY ADD-ONS AT EXTRA COST

- All room lights and fans shall have remote control and shall be controlled by I-POD / MOBILE / INTERNET at EXTRA COST.
- Hot water provisions in toilets through a solar water heater placed in terrace at EXTRA COST.
- Wall punning, Texture paint & Wall paper at EXTRA COST.
- Glass partition in shower area in all bedroom toilets at EXTRA COST.
- UG Sump of required capacity will be provided at EXTRA COST.



PLUMBING & SANITARY

- All sanitary ware in ceramic of superior brands like **KOHLER/ GROHE** or equivalent will be provided.
- EWC (Wall mounted closet) with health faucet of superior brand like **KOHLER/ GROHE** or equivalent will be provided.
- A classy and spotless glass partition at shower enclosure in one toilet.
- High quality concealed flush cistern of **GEBERIT** or equivalent make for WCs.
- Washbasin of superior brand like **KOHLER/ GROHE** or equivalent will be provided in toilets. Counter washbasin will be provided wherever applicable.
- CP fittings of superior brand like **KOHLER/ GROHE** or equivalent will be provided.
- Single lever HI-FLOW concealed diverter of **KOHLER/ GROHE** or equivalent makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC/ UPVC pipelines/ PVC Soil waste lines/ sewage pipelines and Rainwater lines of ISI brands like **ASTRAL/ SUPREME/ PRINCE** or Equivalent will be provided.
- Provision for Pressure pump will be provided at terrace.
- Tap point in Party Terrace Area & Car parking.

Why DAC?

Most Trusted Developer

Awesome locations, Fabulous Neighborhoods

Highest Carpet & Land Area

Perfect Property Titles

Approval Adherences

Multi-level Quality Checks

Innovative Designs

Elegant Homes

Delivered Close to 7 lakh Sq. Ft

Pleasing Aesthetics

Customer Delight

Timely Delivery

Branded Products

Maximized Space & Cross Ventilation

100+ Projects Completed

Customer Testimonials



Mr. Vijay

We joined with DAC family and yes we booked a flat in DAC AGARAM. Starting from site visit, flat booking, registration - we are pleased with DAC support. Site is under construction and whenever we visit the site progress, there is always a speed in the construction which is missing with the other builders. We definitely want to mention about the site engineer Mani - such a good human being showing his smiling face and explain all the in and outs of the site. Sales, CRM and all other teams in DAC doing their job best. DAC is mean to quality and trust & we are so happy to start our life in DAC

DAC Agaram- 4R



Mrs. Roshini & Mrs. Saraswathi

We have purchased 5E apartment in DAC Developers. Initially we came only for site visit and visited the model house, immediately we liked the model house and majorly we liked the location and finalized the property.

DAC Chromantique - 5E



Mrs. Archana Veerasamy

"Our search for an ideal home stopped right at the DAC Vilva".By seeing the DAC Tambarilla model house,promised quality, good space utilisation, premium materials and design, we were impressed and booked our villa.DAC sales team was wonderful and Mr. Gopinath and Mr. Natarajan demo was excellent and they understand customer needs and supportive. DAC MD Mr. Sathish sir was down to earth person and understands the customer needs. We are eagerly waiting to start and complete our dream Villa many times better than Model house shown.

DAC Vilva - Villa No:3

Payment Schedule

Booking Advance	- 5%
On signing of Agreement	- 20%
At the time of Registration or 30 Days from the date of booking (Whichever is earlier)	- 40%
On Foundation Stage	- 10%
On First floor Roof slab Stage	- 10%
On Brickwork Stage	- 5%
On Plastering Stage	- 5%
On Tile laying Stage	- 5%

Our Bankers



Experts Associated With DAC Silicon Valley



Architect

AR.S. Jeychandar
Principal Architect



Structural Consultant

Mr. Er. N. Kanagavel
ME, MBA, M.I.E, F.I.V



Electrical & Plumbing Consultant

Arul Engineers

Location Advantages

Schools

- Velammal New Gen School - 1.4 kms
- Jeppiaar School - 1.5 kms
- Ramaniyam Sankara School - 1.5 kms
- Mount Litera Zee School - 1.9 kms
- KC High Cambridge IGCSE &
- International School - 2 kms
- HLC International School - 2.5 kms
- Athena Global School - 3.5 kms
- The PSBB Millennium School - 4 kms
- JS Global School - 4 kms
- Amethyst International School - 4 kms
- Orchids The International School - 5 kms

Colleges

- Sathyabama University - 2 kms
- St. Joseph's College of Engineering - 2 kms
- Jeppiaar Engineering College - 2 kms
- Mohamed Sathak A.J. College of Engineering - 3.5 kms
- Sri Venkateswara Dental College- 3.6 kms
- Agni College of Technology - 4 kms
- Vels University School of Maritime Studies - 4 kms
- Indian Maritime University - 5 kms
- Hindustan Institute of Technology & Science - 7 kms

Hospitals

- Sri Isari Velan Mission Hospital- 3.6 kms
- Sri Venkateswara dental College- 3.6 kms
- Sathyabama General Hospital - 3 kms
- ASTRA speciality Hospital - 4.5 kms
- Rainbow Children's Hospital- 5.4 kms
- Chettinad Hospital - 5.5 kms
- Gleneagles Global Health City - 7kms

Near By Location

- Vivira Mall - 1 km
- AGS Cinemas - 1 km
- RTS Food Street - 1.5 kms
- Srinivasa Perumal Temple - 3 kms
- INOX Cinemas - 3.4 kms
- Marina Mall - 3.4 kms
- Navalesswarar / Akilandeswari Temples - 1.5 kms

Corporate

- Ozone Techno Park - 1 km
- HCL Technologies - 1.4 kms
- Fujitsu Chennai - 1.4 kms
- Infosys Limited - 1.9 kms
- Capgemini Engineering - 1.9 kms
- Cognizant - 2 kms
- SIPCOT IT Park Siruseri - 3.5 kms
- TCS Siruseri - 4.6 kms

Location Map (NOT TO SCALE)





DAC Developers Pvt Ltd.:

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Tambaram, Chennai - 600 045

Training & R&D Division:

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Call: 93003 93003

Member
CREDAI



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