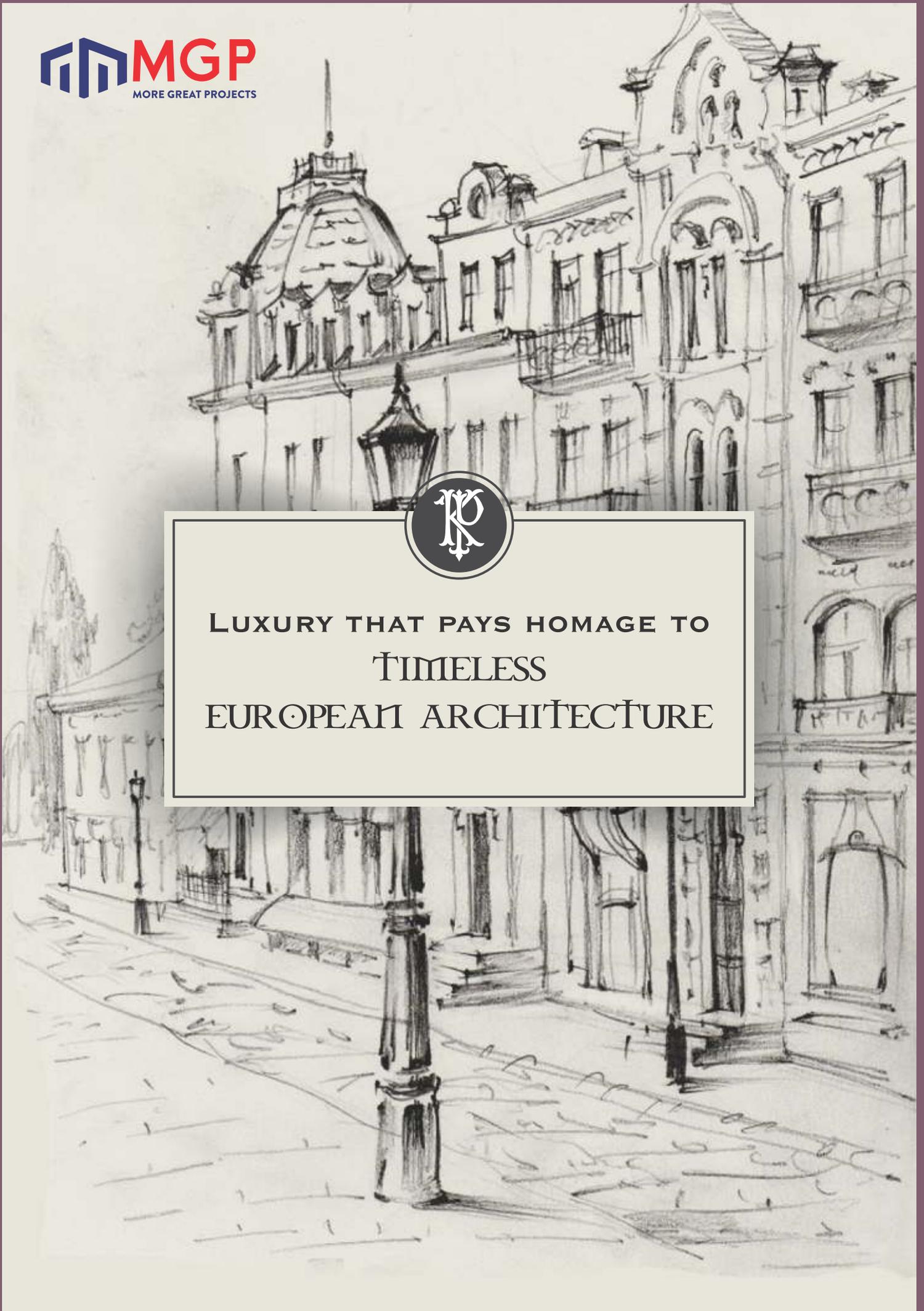




LUXURY THAT PAYS HOMAGE TO
TIMELESS
EUROPEAN ARCHITECTURE



A EUROPEAN HAVEN OF OPULENCE

A home is more than just 4 walls. It is our place of comfort and joy. It is a precious heirloom filled with memories that we pass on to our children. That's why we believe a home should transcend time with respect to design – the layout, the planning of spaces, the aesthetics and the functionality.





*Welcome to your new timeless luxury abode.
MGP Kings Park in Thazhambur. A collection of luxury villas that draw inspiration from European Neo-Classical architecture. The façade is designed to radiate opulence and elegance borrowing cues from the classic style. Every villa is thoughtfully planned with practical and clever designs thereby offering more luxury. Right from the living room to the bathroom, every space is crafted with great attention to detail and facilitates a wholesome experience. Since all the villas face North, the interiors will be naturally lit with good ventilation.*





VILLA 55

VILLA 54

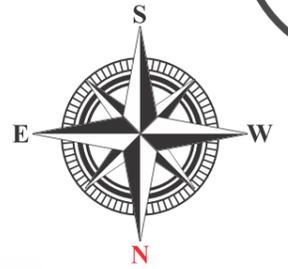




Salient FEATURES

- An exclusive community of European style villas crafted with Neo-Classical architecture
- 10 aesthetically crafted luxurious villas with G+1 structure
- Mindfully chosen high-end specifications for a luxurious lifestyle
- Each villa comes with CCTV cameras , digital door lock & video door phone for a maximum security
- 100% Vaastu compliant homes with zero dead space design
- Constructed with the greatest attention to design elements of light, ventilation & privacy
- No common walls between villas for more peace and privacy
- Surrounded by IT & ITES, educational institutions, hospitals & other entertainment zones

Site PLAN



| Villa No. | Facing | Land Area | BUA |
|-----------|--------|-----------|------|
| Villa 28 | North | 956.6 | 1475 |
| Villa 29 | North | 956.6 | 1475 |
| Villa 30 | North | 956.6 | 1475 |
| Villa 31 | North | 956.6 | 1475 |
| Villa 32 | North | 956.6 | 1475 |

| Villa No. | Facing | Land Area | BUA |
|-----------|--------|-----------|------|
| Villa 51 | North | 1145 | 1560 |
| Villa 52 | North | 1112 | 1560 |
| Villa 53 | North | 1079.1 | 1560 |
| Villa 54 | North | 1046.1 | 1560 |
| Villa 55 | North | 1014.2 | 1560 |

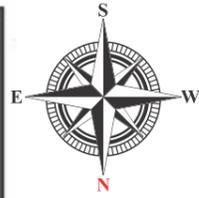
**Floor
PLAN**
Type A - 3 Bedrooms+3T
North Facing Villa

| Villa No. | Land Area (sq.ft) | Built Up Area (sq.ft) |
|-----------|-------------------|-----------------------|
| 28 - 32 | 956.6 sq.ft. | 1475 sq.ft. |

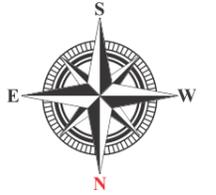
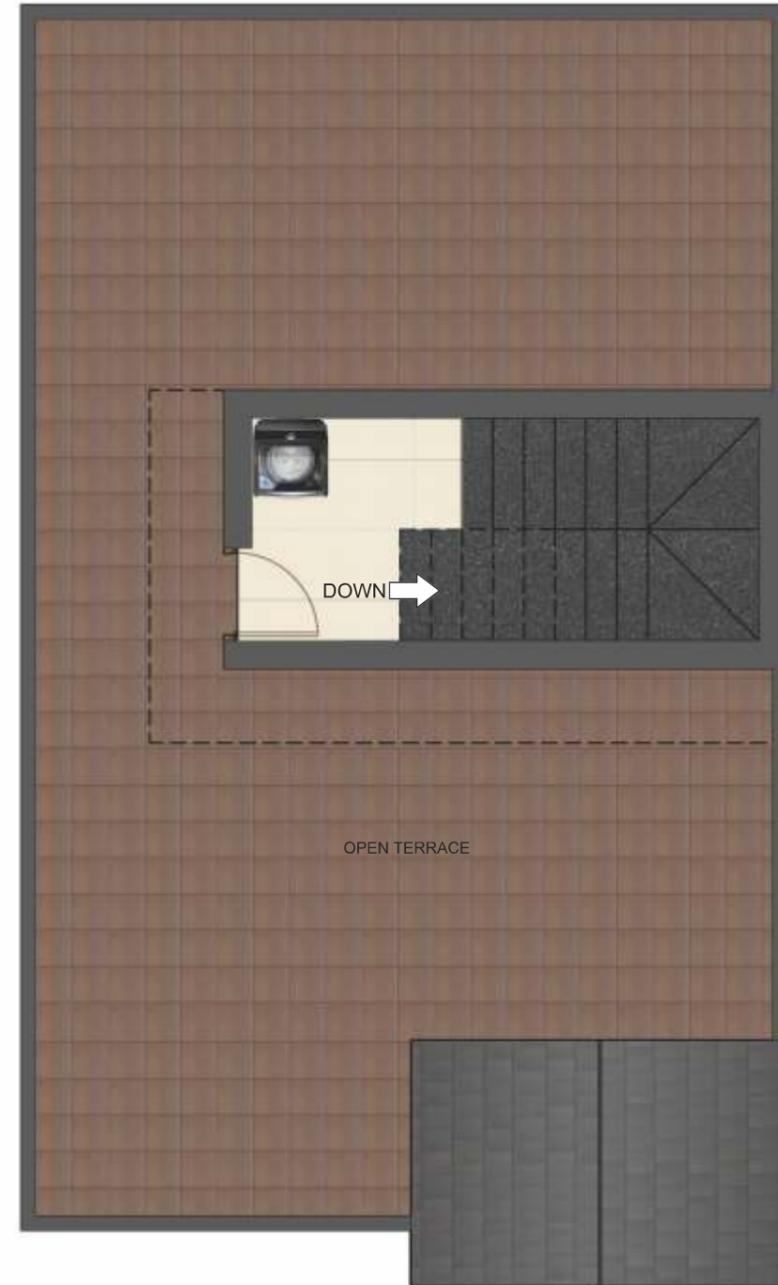
**Ground Floor
PLAN**



First Floor PLAN



Terrace Floor PLAN



Floor Plan
 Type B - 3 Bedrooms+3T
 North Facing Villa

| Villa No. | Land Area (sq.ft) | Built Up Area (sq.ft) |
|-----------|--------------------|-----------------------|
| 51 - 55 | 1014 - 1145 sq.ft. | 1560 sq.ft. |

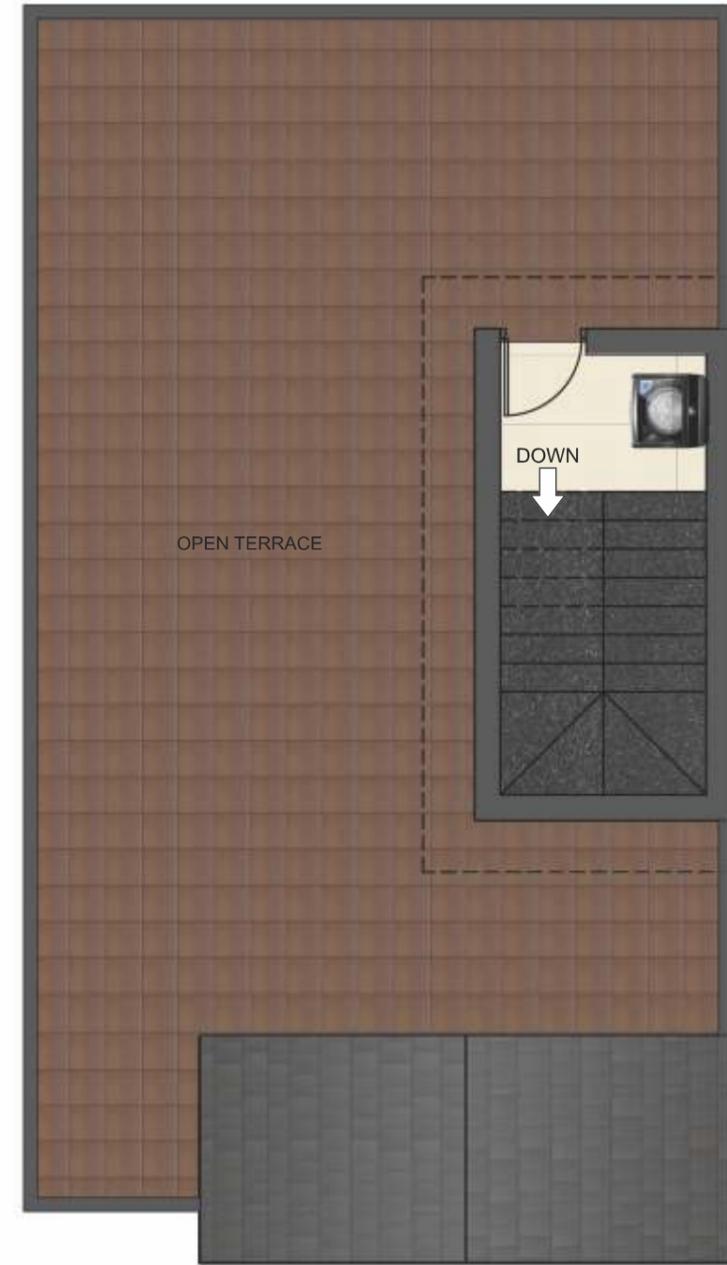
**Ground Floor
 PLAN**



First Floor PLAN



Terrace Floor PLAN



Villa

SPECIFICATIONS

STRUCTURE

Structural system: RCC framed structure designed for seismic compliant (zone 3)

Masonry: 200 mm for external walls & 100 mm for internal walls

Floor-floor height: Will be maintained at 3050 mm (incl. slab)

ATT: Anti-termite treatment will be done

WALL / CEILING FINISH

Internal walls: Finished with 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion

Ceiling: Finished with 2 coats of putty, 1 coat of primer & 2 coats of tractor emulsion

Exterior walls: Exterior faces of the building finished with 1 coat of primer & 2 coats of exterior emulsion paint with colour as per architect design

Master bathroom: Glazed ceramic tile up to ceiling height of size 400x800 mm

Other bathrooms: Glazed ceramic tile up to ceiling height of size 300x600 mm

Kitchen: Ceramic wall tile of size 600x600 mm up to ceiling height of 600 mm above the counter top finished level

FLOOR FINISH WITH SKIRTING

Living, dining: Vitrified tiles of size 600x1200 mm bedrooms & kitchen

Master bathroom: Anti-skid ceramic tiles of size 400x400 mm

Other bathrooms: Anti-skid ceramic tiles of size 300x300 mm

Balcony: Anti-skid vitrified tiles of size 600x600 mm

Terrace: Weathering course with 300x300 mm pressed tiles

Car parking: Heavy duty 300x300 mm parking tiles

KITCHEN & DINING

Kitchen: Platform will be finished with granite slab of 600 mm wide at height of 850 mm from the finished floor level

Electrical point: For chimney & water purifier

CP fitting: Kohler/ American Standard equivalent

Sink: Stainless steel sink with drain board

BALCONY / OPEN TERRACE AND STAIRCASE

Handrail: MS handrail as per architect's design

STAIRCASE

Flooring: Granite flooring for staircase

Handrail: MS handrail as per architect's design

BATHROOMS

Sanitary fixture: Kohler / American Standard / equivalent

CP fittings: Kohler / American Standard / equivalent

Master bathroom: Wall mounted WC with cistern, health faucet & counter mount wash basin

Other bathrooms: Wall mounted WC with cistern, health faucet, and single lever diverter with overhead shower & counter mount wash basin

JOINERY

DOORS

Main door

- Wide & fancy door of size 1050x2100 mm of engineered door frame & shutters of veneer finish with architrave
- Ironmongeries like digital door lock of Yale / equivalent, tower bolt, door viewer & magnetic catcher

Bedroom doors

- Good quality door frame with double side laminated shutter of size 900x2100 mm
- Ironmongeries like door lock with one side keyhole and thumb turn on the other side Godrej / equivalent, tower bolt & magnetic catcher

Bathroom doors

- Good quality door frame with double side laminated shutter of size 750x2100 mm
- Ironmongeries like door lock with one side coin and thumb turn on the other side Godrej / equivalent, door bush, tower bolt

WINDOWS

Windows: Aluminium powder coated windows with sliding shutter with see-through plain glass and MS grill / railing based on architect's design intent wherever applicable French Doors

ELECTRICAL POINTS

Power supply: 3-phase power supply connection safety device

MCB & ELCB (Earth Leakage Circuit Breaker) switches & sockets

Modular box & modular switches and sockets of Schneider / equivalent wires

Fire Retardant Low Smoke (FRLS) copper wire of a quality IS brand Polycab / equivalent

Mobile charging dock provided in living room and master bedroom dock

Video doorbell provided in the entrance main door

Chimney point provided in the kitchen

5 Amp socket point provided in one balcony in the first floor and terrace

Tap provided in the car park

TV point in living & other bedroom

Telephone point in living & master bedroom

Data point provision in living

Split- air conditioner point will be provided in living & dining & all bedrooms

Exhaust fan point will be given in all bathrooms

Geyser point will be provided in all toilets

VILLA BACKUP

- Inverter provision for all rooms' fan and light point
- Generator provision for all rooms

Experience excellent CONNECTIVITY AND EASE

Be it infrastructure or transportation hubs, Thazhambur offers the best of both. Nearby areas include Siruseri, Mambakkam, Ottiyambakkam and Semmencheri. Since OMR is just a few minutes drive away, the project offers seamless connectivity. The presence of top schools, colleges, hospitals and entertainment spots ensures a holistic lifestyle.

Location ADVANTAGES

Transportation

- Thazhambur Bus Terminus
- Chennai International Airport
- Tambaram Railway Station
- Dinesh Vihar (AWHO)

Corporates

- DLF Garden City
- Infosys
- TCS
- Ozone Techno Park
- SIPCOT IT Park
- Elcot SEZ

Schools

- Athena Global School
- BVM Global School
- PSBB Millennium School
- Amethyst International School
- HLC International School

Colleges

- Agni College of Technology
- T S Narayanaswami College of Arts & Science
- Jeppiar Engg. College
- Sathyabama University
- St. Josephs College of Engg.
- S.R.R Engg. College

Hospitals

- Sri Venkateswara Dental Hospital
- Gleneagles Global Health City
- Swaram Hospital & Specialty Clinic
- Chettinad Hospital

Entertainment

- AGS Cinemas
- Vivira Mall
- The Marina Mall
- Inox Cinemas





Corporate Office:
Alkasha Centre, 3/330, Door No: 3A, Third Floor,
Rajiv Gandhi Salai, Thoraipakkam, 600097

 75999 75999  info@mgp.co

Disclaimer: All the images are rendered and the proportions are subject to change. The units are subject to availability.