

MGP



LAKSMIKAA





LUXURY FINDS ITS SPACE
IN THE PERFECT ADDRESS
TO CALL HOME.



**A
Place For
Royal Living**



OVERVIEW:



Welcome to MGP Laksmikaa at Velachery, where luxury meets practicality in the form of 3BHK independent villas starting at 2.31 Cr. These exclusive residences boast plots ranging from 1579 sqft, with a built-up area (BUA) of spanning from 1445 sqft to 1785 sqft. Embrace the epitome of modern living with south-facing villas that bring both style and comfort to your doorstep





SALIENT FEATURES:



- **Contemporary Design:** MGP Laksmikaa blends sophistication and functionality with its modern design, ensuring a unique living experience.
- **Optimal Space Utilization:** Every square foot is intelligently crafted to maximize utility, offering residents a spacious and practical living environment.
- **Strategic South-Facing Orientation:** Enjoy abundant natural light and warmth with south-facing villas that harmonize with the elements.





PROJECT HIGHLIGHTS:



- **Neo Classical Architecture:** MGP Laksmikaa stands as a testament to timeless elegance, combining classical aesthetics with contemporary design for a distinctive architectural identity.
- **Prime Location on 100 Feet Road:** Embrace the convenience of a central location with direct access to the 100 feet road, ensuring seamless connectivity to key destinations
- **Private Gym:** Stay fit and healthy with the convenience of an exclusive private gym within the premises.
- **Jaccuzzi Retreat:** Indulge in relaxation and luxury with a private Jaccuzzi, offering a tranquil escape from the everyday hustle.
- **Barbeque Station:** Foster social connections and culinary delights at the dedicated barbeque station, perfect for entertaining guests.
- **Advanced Security Measures:** Benefit from round-the-clock security with CCTV surveillance, digital door locks, and a video door phone, ensuring the safety of your loved ones.





Floor Plan

Villa A - 3 Bedrooms + 3 Toilet South Facing Villa

Villa	Land Area	Built UP Area
A	1579 sq.ft	1785 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

Floor Plan

Villa B - 3 Bedrooms + 3 Toilet South Facing Villa

Villa	Land Area	Built UP Area
B	1579 sq.ft	1445 sq.ft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

VILLA SPECIFICATIONS



STRUCTURE

- RCC FRAMED STRUCTURE
- CEILING HEIGHT WILL BE MAINTAINED AT 10 FEET DESIGNED(INCL ROOF SLAB)
- SEISMIC RESISTANT STRUCTURE USING FE 550 D STEEL TMT BARS
- 9" CHAMBER BRICKS FOR OUTER WALL & 4.5" FOR INTERNAL PARTITION WORK



WALL FINISHES

- ASIAN MAKE EXTERIOR EMULSION PAINT
- EXTERIOR FACES OF THE BUILDING WILL BE FINISHED WITH ONE COAT OF PRIMER, TWO COATS OF ASIAN
- INTERNAL WALL IN LIVING, DINING, KITCHEN & BEDROOM WILL BE FINISHED WITH ONE COAT OF PRIMER, TWO COATS OF PUTTY & TWO COATS OF ASIAN MAKE TRACTOR EMULSION PAINT



FLOORING

- TERRACE WILL BE LAID WITH WEATHER PROOF TILES
- CAR PARKING WILL BE LAID WITH 1X1 FEET HEAVY DUTY PARKING TILES
- STAIRCASE WILL BE LAID WITH GRANITE OR ANTISKID TILE FLOORING WITH SS RAILINGS

- BATHROOMS & UTILITIES WILL HAVE 1X1 FEET ORIENT BELL MAKE ANTISKID CERAMIC TILES
- LIVING, DINING, KITCHEN & BEDROOM WILL HAVE 2X2 FEET ORIENT BELL MAKE DOUBLE LOADED VITRIFIED TILES



KITCHEN

- PROVISION FOR CHIMNEY WILL BE PROVIDED
- CP FITTINGS WILL BE PARRYWARE OR EQUIVALENT
- PROVISION FOR WATER PURIFIER WILL BE PROVIDED
- SS SINK WILL BE PROVIDED WITH BOWL & DRAIN HOLE
- KITCHEN TABLE WILL BE PROVIDED WITH GRANITE SLAB AND 2 FEET DADO TILES



BATHROOMS

- WALL MOUNTED WASH BASIN WILL BE PROVIDED
- ALL CP FITTINGS WILL BE PARRYWARE OR EQUIVALENT
- ALL SANITARY FITTINGS WILL BE PARRYWARE OR EQUIVALENT
- PROVISIONS FOR GEYSER WILL BE PROVIDED IN ALL BATHROOMS
- PROVISIONS FOR EXHAUST WILL BE PROVIDED IN ALL BATHROOMS
- CONCEALED WATER MIXER WITH SHOWER FOR HOT AND COLD WATER
- FLOOR MOUNTED WC WITH CISTERN AND HEALTH FAUCET WILL BE PROVIDED

VILLA SPECIFICATIONS



BEDROOM DOORS

- PREMIUM QUALITY TEAK WOOD DOOR FRAME WITH FLUSH TYPE SHUTTER OF 7 FEET HEIGHT HAVING DOOR STOPPER, TOWER BOLTS ETC.



TOILET DOORS

- PREMIUM QUALITY TEAK WOOD DOOR FRAME WITH FILM COATED SHUTTER OF 7 FEET HEIGHT HAVING TOWER BOLTS ETC.



HEADROOM DOORS

- PREMIUM QUALITY TEAK WOOD DOOR FRAME WITH FILM COATED FLUSH TYPE SHUTTER OF 7 FEET HAVING TOWER BOLTS ETC.



WINDOWS

- WINDOWS WILL BE PROVIDED WITH IMPORTED KOREAN PROFILE UPVC SHUTTERS WITH SEE THROUGH PLAIN GLASS AND MS GRILLS ON INNER SIDE
- VENTILATORS WILL HAVE IMPORTED KOREAN PROFILE UPVC FRAME WITH SUITABLE LOUVERED GLASS PANES AND IRON BARS WILL BE PROVIDED



ELECTRICAL FITTINGS

- CABLES WIRING SWITCHES & SOCKETS WILL BE ANCHOR ROMA OR EQUIVALENT
- HOME THEATRE PROVISION, SPOT LIGHT PROVISION, TV CABLE POINT WILL BE PROVIDED IN LIVING ROOM
- SPLIT AIR CONDITIONER PROVISION WILL BE PROVIDED FOR ALL THE BEDROOMS
- MODULAR PLATE SWITCHES, MCB & EICB (EARTH LEAKAGE CIRCUIT BREAKER) SYSTEM INVERTER PROVISION WILL BE PROVIDED AT APPROPRIATE LOCATIONS



OTHERS

- UNDERGROUND SUMP WITH RCC DOUBLE MAT STRUCTURE AS PER STRUCTURAL DRAWING
- OVERHEAD TANK WILL BE PROVIDED IN BRICK WALL WITH 2 COATS OF WATER PROOF
- SEPTIC TANK WITH BRICK WALL STRUCTURE BASED ON THE STRUCTURAL DRAWING



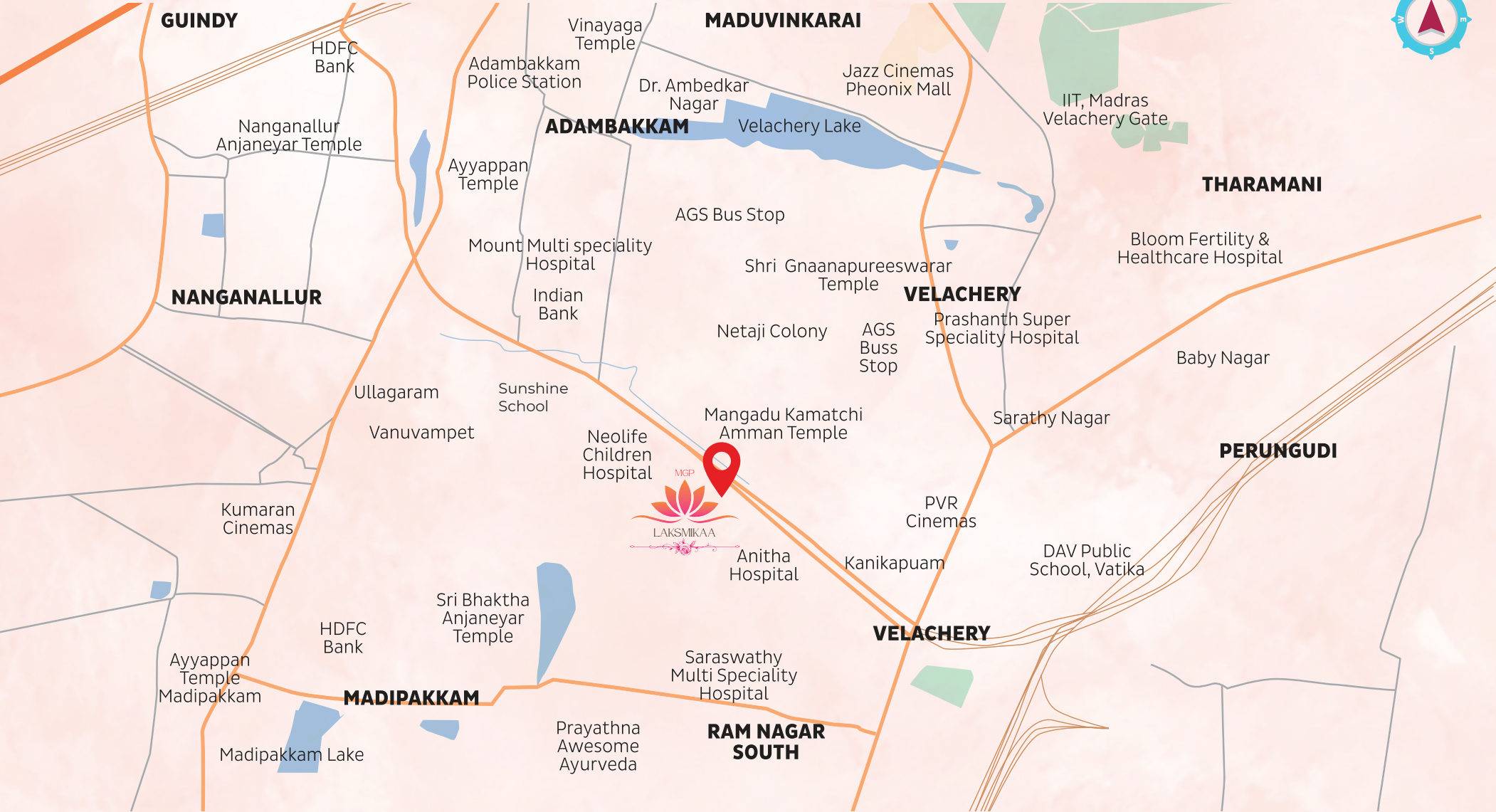
LOCATION ADVANTAGES



- **5 minutes to Velachery Railway Station:** Connect seamlessly with the city's transportation hub in just 5 minutes, ensuring effortless travel.
- **10 minutes to Major Educational Institutions:** Reputable schools and colleges are within a 10-minute radius, making education easily accessible for your family.
- **5 minutes to Entertainment Hubs:** Enjoy a vibrant social life with entertainment hubs and recreational facilities just 15 minutes away.
- **20 minutes to Business Districts:** Save time on your daily commute with major business districts located within a 20-minute drive, enhancing work-life balance.



Road Map :



Nearby landmarks



AIRPORT
10 MIN



ALANDUR METRO
STATION - 5 MIN



VELACHERY
5 MIN



DAV SCHOOL &
SUN SHINE SCHOOL
5 MIN



PHOENIX MARKET
CITY - 10 MIN



OMR - TIDEL PARK
15 MIN



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