



MGP

AARAADHYAA

VILLAS

LIVE GRAND, LIVE AARAADHYAA



South Chennai's Leading Real Estate Company

Not the home that you need but the home you deserve. A safe haven that compliments your lifestyle and is the perfect abode for your family. That is what we constantly strive to provide at MGP.

Since our founding in 2009, MGP has been committed to crafting life experiences by building soulful homes. Over the decade, we have developed over 5 million square feet of residential real estate across the city of Chennai and take immense pride in the happy smiles of over 500+ families who have trusted us with one of their life's most important decisions.





Welcome to MGP Aaraadhyaa, an exquisite enclave of 3 BHK independent villas located in the serene neighborhood of Perungudi. Crafted with precision and inspired by Neo Classical Architecture, these north-facing villas seamlessly blend timeless elegance with modern comforts. Spanning a plot area of 1200 sqft and a build-up area of 1354 sqft, each villa is designed to offer spacious living, ensuring that you and your family enjoy the luxury of space, comfort, and tranquility.



Overview:

MGP Aaraadhyaa is a living testament to lavishness and refinement. Seamlessly blending aesthetics and functionality, these independent villas redefine the essence of modern living. Every detail of the project is meticulously crafted, guaranteeing a harmonious equilibrium between the serenity of nature and the sleekness of modern architecture.





Project Highlights:

- **Neo Classical Architecture:** MGP Aaraadhyaa stands as a testament to timeless design, exuding classical charm and sophistication.
- **Spacious 3 BHK Villas:** Experience the luxury of space with thoughtfully designed 3 BHK layouts, providing ample room for your family's needs. Each villa boasts a spacious BUA of 1354 sqft, meticulously crafted for maximum comfort and aesthetics.
- **EAST Facing Villas:** Enjoy the perfect blend of tradition and modernity with our East-facing villas, providing an auspicious and well-lit living environment.
- **Vaastu Compliance:** Our homes are 100% Vaastu compliant, designed with a focus on maximizing positive energy flow and harmony.
- **High-End Specifications:** Immerse yourself in luxury with mindfully chosen high-end specifications, curated to elevate your lifestyle.
- **Quality Assurance:** Built with uncompromising construction standards, MGP Aaraadhyaa ensures your investment is a legacy for generations to come.
- **Safety and Security:** Your safety is our priority. Each villa comes equipped with CCTV cameras, digital door locks, and video door phones for maximum security and peace of mind.
- **Strategic Location:** Situated just moments away from key commercial areas, MGP Aaraadhyaa offers unmatched convenience, saving you valuable time during your daily commute.

Master Plan:



Configuration:

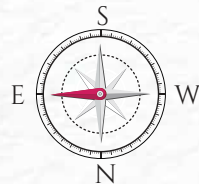
VILLA NO.	FACING	LAND AREA	BUA
A	EAST	1 200	1 354
B	EAST	1 200	1 354
C	EAST	1 200	1 354
D	EAST	1 200	1 354



Floor plan:



GROUND FLOOR



FIRST FLOOR





Villa Specifications :



STRUCTURE

- RCC Framed Structure
- Anti-termite treatment will be provided
- 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
- 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



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 flush type 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.



WINDOW

- 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 Brickwall structure based on the structural drawing

Location Highlights:

- **Strategic Connectivity:**

Enjoy the convenience of quick access to major roads and highways, reducing travel time to key destinations.

- **Proximity to Essentials:**

MGP Aaraadhyaa is located within a 10-minute drive to shopping centers, schools, hospitals, and recreational spots, ensuring that all your daily needs are met effortlessly.

- **Surrounded by Nature:**

Revel in the serenity of Perungudi, with lush green surroundings providing a peaceful escape from the urban hustle.

Experience the epitome of luxury living at MGP Aaraadhyaa, where every villa is a testament to our commitment to providing unparalleled comfort and style. Embrace a lifestyle that seamlessly blends modernity with tranquility. Your dream home awaits you!



Location Advantages:

LOCATION CONNECTIVITY:

300 METER FROM OMR, 1 KM FROM ECR



SCHOOLS:

SEED ACADEMY **1.3 KM**
THE INDIAN PUBLIC SCHOOL **1.4 KM**
SUNBEAM MATRIC HIGHER SECONDARY SCHOOL **750 M**
CLM SISHYA OMR SCHOOL **950 M**
CAUVERY MATRICULATION SCHOOL **1.1 KM**
BVM GLOBAL PERUNGUDI **2.6 KM**
EVERONN EDUCATION LIMITED **1.4 KM**
SRI SANKARA PRIMARY SCHOOL **1.2 KM**



COLLEGES:

DB JAIN COLLEGE **1.2 KM**
UNIVERSITY OF MADRAS (THARAMANI CAMPUS) **4 KM**
HINDUSTAN UNIVERSITY **3.1 KM**
SATHYABAMA UNIVERSITY **10 KM**
KCG COLLEGE OF TECHNOLOGY **6.6 KM**



HOSPITALS:

APOLLO MULTI SPECIALITY HOSPITAL **2.6 KM**
SUGAN HOSPITAL **900 M**
KL HOSPITAL **1.6 KM**
NANTHINI HOSPITAL **3 KM**
ST PIUS HOSPITAL **2 KM**
GEM HOSPITAL **2.5 KM**
LIFELINE HOSPITAL **2.5 KM**



ENTERTAINMENT & RESTAURANTS:

BSR MALL **650 M**
NEELANKARAI BEACH **2.2 KM**
BLUE BEACH **2.3 KM**
DECATHLON SPORTS **2.1 KM**
RAPID SPORTS ACADEMY **2.5 KM**
S2 THEYAGARAJA **5.3 KM**
PVR HERITAGE **11 KM**
VGP UNIVERSAL KINGDOM **6.2 KM**
VGP MARINE KINGDOM **6.1 KM**
GEETHA VEG RESTAURANT **1.8 KM**
RASAVID MULTI CUISINE RESTAURANT **1.2 KM**
LET'S BOWL **1.8 KM**
KIPLING CAFE **8 KM**
KART ATTACK **7.4 KM**

Road map :





CORPORATE OFFICE:

No.3/330, Door No: 3A & 3B Third Floor,
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Okkiyam, Thoraipakkam, Chennai - 600 097.

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