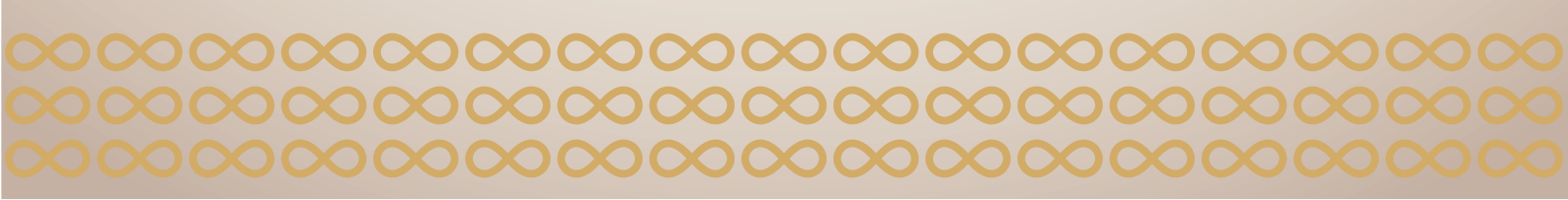




Luxury  
UNLIMITED





## EXQUISITELY Exclusive

**KG Ameya** is a perfect gift of life for you and your family. A luxury home to just 15 privileged families, the enchanting homes here are distinctively elegant in architecture, rare in detailing and exceptional in delivering spaces that are personal, adaptive and entirely sophisticated.

It is here a refined collective of living spaces come together to create a luxurious inner sanctum. From spacious 3 and 4 bedrooms to large living rooms, amply ventilated kitchen spaces to entertaining dining rooms, impressive view loaded balconies to well-design bathrooms, every space is designed to celebrate fine living in style.

- 15 Luxury Apartments • Stilt + 5 Floors • Only 3 Apartments Per Floor • 3 BHK & 4 BHK
- 1759 Sq.Ft. - 2470 Sq.Ft. • Exclusive Private Terrace • Ample Car Parking

## BOUNDLESS Luxury

Infinity is anything that is unlimited, boundless and has no end. It is what **Ameya** is. The one that means “boundless” in Sanskrit. Creating this luxury world of infinite happiness with abundant comfort and a forever symbol of your pride is KG Builders, a reputed and trusted property developer.

We invite you to KG Ameya at Srinagar Colony in Saidapet, a prestigious luxury abode exclusively designed for you, the connoisseurs of fine living in luxury.

Turn to Celebrate **Unlimited Luxury Living...**

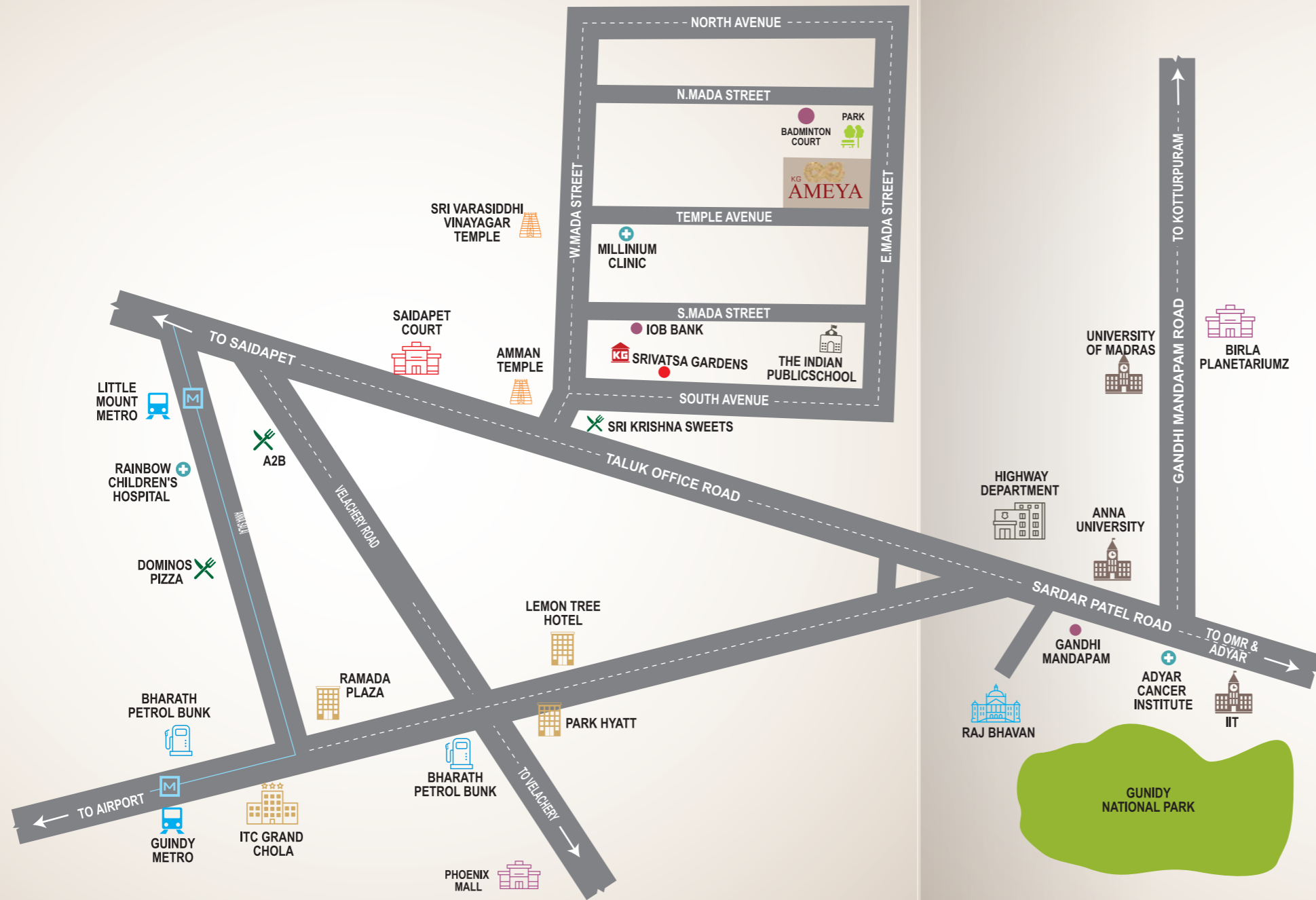




**Luxury**  
IN EVERY DETAIL

**KG Ameya** is just not your home, it is your very own luxurious sanctuary. The thoughtful design with premium specifications, first-class fittings and lush finishes, scale up and enrich your life, to meet and exceed every expectation. As an owner and a privileged resident of **KG Ameya**, you will combine a home life of elegant style and casual relaxation in living spaces that are abundantly yours. Top-notch detailing that goes into the making of every room in your home opens the door to a sophisticated lifestyle. Be sure to cherish a life of indulgence & magnificence at **KG Ameya**.

KG AMEYA,  
 Old No 36, New No 30,  
 Temple Avenue,  
 Srinagar Colony, Venkatapuram,  
 Saidapet, Chennai - 600 015  
 (Landmark: Behind TIPS School)



**LOCATION MAP**  
 (Not to scale)

## THE ROAD TO A Luxury Lifestyle

KG Ameya is located in Srinagar Colony, one of the few secluded residential enclaves in the heart of Chennai. Situated just behind the Saidapet Metropolitan Court, Srinagar Colony is a neighbourhood to fine upscale residences. It is here amidst a tranquil, tree-lined community, KG Ameya stands tall as an epitome of luxury living.

Surrounded by Chennai's prestigious landmarks that include the Governor's residence, the Raj Bhavan, Guindy National Park, the world famous Indian Institute of Technology - IIT and Guindy Engineering College, KG Ameya is at the nerve centre of connectivity.

Connected by the Taluk Office Road, the Sadar Patel Road, the Velachery Main Road and the Anna Salai, travelling to different parts of the city gets much faster and easier from KG Ameya.

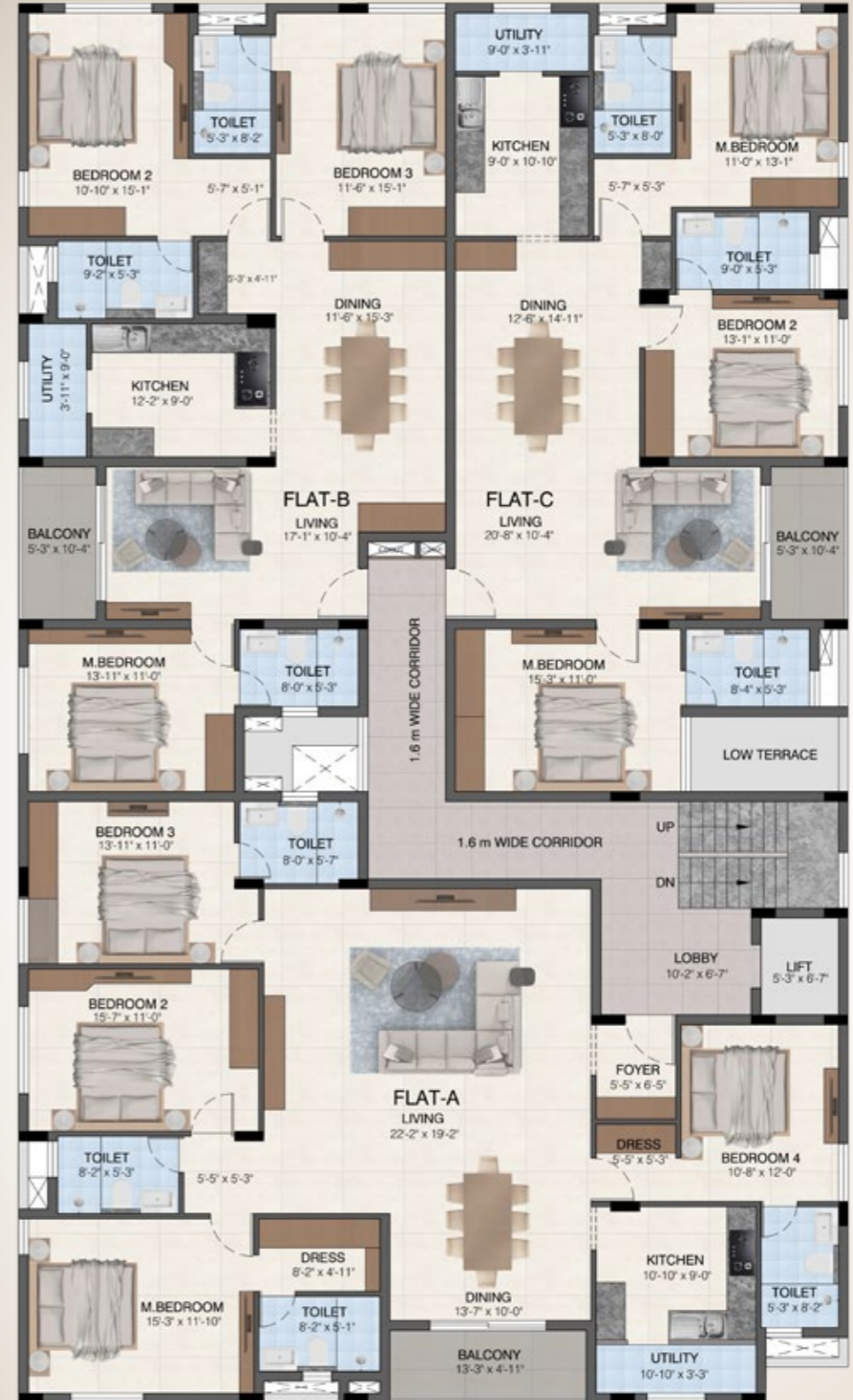


TYPICAL FLOOR PLAN  
1<sup>st</sup> - 5<sup>th</sup> FLOOR



**FLAT - 102**  
3 BHK+3T  
1809 Sq.Ft.

**FLAT - 103**  
3 BHK+3T  
1759 Sq.Ft.



**FLAT - 101**  
4 BHK+4T  
2470 Sq.Ft.

FLAT NO	101	102	103
RERA Area (sq.ft.)	1736	1261	1220
Balcony Area (sq.ft.)	65	54	54
Total Carpet Area (sq.ft.)	1801	1315	1274
Private Terrace Area (sq.ft.)			54
Private Terrace Area (sq.ft.)	74		

(For first floor flats)

(For fifth floor flats)

### 3 BHK-ISOMETRIC VIEWS



East Facing - 1809 sq.ft.

### 4 BHK-ISOMETRIC VIEW



North Facing - 2470 sq.ft.



West Facing - 1759 sq.ft.

#### DESIGN HIGHLIGHTS



15 Luxury Apartments



Corner Property with 2 sided Ventilation & Mesmerising view of a beautiful Park



Apartment Interiors Designed For Functionality & Interior Aesthetics



Ample External Ventilation For All Bedrooms In All Apartments



Ergonomically Designed Kitchen With Triangular Functionality Between Cooking Platform, Fridge & Sink



Roman Themed Elevation With Luxurious Interior Specifications

#### VAASTU HIGHLIGHTS



South-West Master Bedroom



Head Boards In Bedheads In South, East & West Direction



Apartments With South-East / North-West Kitchens



East Facing Cooking Platform In Kitchen



## GENERAL SPECIFICATIONS

- Earthquake resistant structural design
- Preconstruction anti-termite soil treatment
- RCC framed structure with 200 mm thick external walls & 100 mm thick internal partition walls
- Stunning elevation with texture paint as per Architect selection
- Elegant entrance lobby
- Paved and Landscaped driveway
- Common employee rest rooms provided
- Underground and overhead water storage tank
- Provision for bore-well or well
- Rainwater harvesting / recharging provided
- Water filtration plant will be provided
- Back-up power generator for essential common area facilities
- CCTV camera provision covering the periphery and main ground floor lobby
- Security cabin at the gate
- Adequate capacity elevator
- Portable fire extinguishers for emergency use
- Common Car charging Points

## FLAT SPECIFICATION

### TILING

- **Living, Dining, & Foyer** : Marble flooring with 3 inches skirting
- **Bedroom** : High grade vetrified tiles of 32x32 inches with 3 inches skirting
- **Balcony** : Ceramic flooring tiles with 3 inches skirting
- **Toilets** : Designer toilets with ceramic flooring tiles and wall tiles of 12x24 inches up to Lintel height
- **Kitchen** : Vitrified flooring tiles of size 24x24 inches with 3 inches skirting; wall tiles of up to 24 inches above countertop
- **Utility** : Ceramic flooring tiles and wall tile up to sill height will be provided

### DOORS AND WINDOWS

- **Living, Dining, Bedrooms & Foyer** : Engineered wood main door and bedroom doors; UPVC / Aluminum sliding glazed windows with mosquito mesh and railing
- **Balcony** : UPVC / Aluminum sliding French doors with glass railing
- **Toilets** : Hardwood door frame and water-resistant flush doors: Aluminum / UPVC fixed louvered ventilators
- **Kitchen and Utility** : UPVC / Aluminum sliding / openable windows with mosquito mesh
- All doors and windows up to 8 feet height

### PAINT

- **Living, Dining & Foyer** : Flat interior walls will be finished with Emulsion paint as per architect specification.
- **Balcony** : Walls will have exterior grade paint
- **Bedrooms** : Flat interior walls will be finished with Emulsion paint as per architect specification.
- **Toilets** : Toilet interiors (non-tiled wall areas) will be finished with Emulsion paint; False ceiling will be provided.
- **Kitchen and Utility** : Kitchen interiors (non-tiled wall areas) will be finished with Emulsion paint
- **Ceiling** : Apartment Ceiling will be finished with Emulsion paint as per architect specification

### FITTINGS

- **Toilets** : White colored ceramic sanitary ware fittings consisting of Western closet and wash basin in all toilets; chromium plated fitting of branded manufacturers; Single Lever Diverter; exhaust fan opening provided (Granite counter wash basin in all Toilets)
- **Kitchen** : Polished granite kitchen counter; one stainless steel sink with drain board fitted with a special movable tap; one water purifier point; one open RCC loft; one chimney / exhaust fan opening provided
- **Utility** : Plumbing provision for washing machine

### ELECTRICAL

- **General** : 3 Phase power supply with automatic change over switch in each flat, concealed copper wiring with modular switches, earth leakage circuit breaker (ELCB) and adequate generator backup power for lights, fans, and air conditioners
- **Living & Dining** : Two fan points with regulator, four wall light points, one ceiling light point, two 6 Amps power sockets, one telephone point with switch and socket, one data point with switch and socket, one television point with one switch and two sockets, Access control door phone security system, one 20 Amps power socket for split air-conditioner
- **Balcony** : One light point
- **Bedrooms** : One fan point with regulator, two wall light points of which one will be 2-way point, two 6 Amps power sockets, 20 Amps power socket for split air-conditioner, one television point with one switch and two sockets
- **Toilets** : One mirror light point, one ceiling light point, one 16 Amps power socket for geyser, one exhaust fan point, (one 6 Amps power socket in Master Bedroom Toilet)
- **Kitchen** : Two light points, one fan point with regulator, two 6 Amps power sockets, one 6/16 Amps power socket, one 6/16 Amps power socket for water purifier, one Chimney point with socket and switch in main switch board, one 6/16 Amps power socket for fridge
- **Utility** : One light point, one 6/16 Amps power socket for washing machine

LUXURY  
STANDSTALL



## 43 Years of trust

Establishing its roots in the city as early as 1980, KG has ever since evolved to create strong values and virtues. Committed to enriching homes with great attention to detail, high standards of luxury, exceptional passion and in-depth expertise, KG has built an enduring relationship with the people of Chennai, through its 180+ projects that have delighted more than 8000 homeowners and corporate clients.

With over 8 million sq. ft. of development in the pipeline and another 10 million sq. ft. planned to be developed over the next 3-5 years across the residential, commercial and hospitality space in Chennai, KG will soon expand its presence with a distinguished spectrum of realty projects across Hyderabad, Bengaluru, Coimbatore and Madurai. The company has always believed that the key to growth lies in harmonious relationships, and their special bond with Chennai has been a significant part of their 43-year-old success story.

Dedicated to building a world of excellence, KG will continue to be a valuable real estate development company that benchmarks world-class real estate products and concepts, across all real estate verticals, for many more years to come.





**For More Information :**

**Karan Ashok : 98840 35958**

**43 years | 180+ completed projects | Chennai and Cochin | Over 8000 delighted customers**

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