

PURAVANKARA

SKY  
CONDOS  
SERIES

I

AT THE  
SWANLAKE  
OMR

ZRICKS.COM



[www.Zricks.com](http://www.Zricks.com)





A HOME 100 FT.  
ABOVE.

LET THE WORLD  
GET A MEASURE OF  
YOUR SUCCESS.

Nothing else captures your phenomenal growth like Sky Condos Series I. High up in the clouds, these homes give you a tremendous feeling of being above the noise and pollution of the city. Located bang in the middle of OMR, these large, lavish living spaces are anything but ordinary.

Befriend the birds, get the best balcony seat in Chennai, get kissed by the breeze and sunlight, dwell in absolute privacy and serenity. Be it in terms of creature comforts or aesthetics, Sky Condos Series I, answers to your every need and more.

Why Sky Condos Series I homes are a great value-for-money proposition?

- Sky Condos Series I homes are the most premium dwellings on the top few floors of Purva Swanlake. These come with an optional fully-fitted interior package "Sky Condos Palette". These apartments start from 9th floor onwards except in few towers.
- Fully air-conditioned living spaces.
- Sweeping views of the city and the adjacent Muttukadu lake.



# MASTER PLAN

# LAKESIDE BOULEVARD

## LEGEND

- 1. Entrance with Blade Wall and Water Feature
- 2. Pool
- 3. Club House
- 4. Ramp
- 5. Designer Drive
- 6. Shade Tree
- 7. Parking Zone

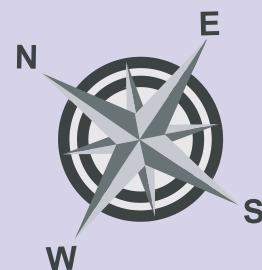
Sky Condos Series I - Tower A to J,  
9th to 14th Floor & Tower K to L,  
7th to 9th Floor



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## LEGEND

- 01. Swan Lake
- 02. Island with water spout
- 03. Tennis Court
- 04. Cricket Practice Pitch
- 05. Basketball Court
- 06. Floating Pavilion
- 07. Old Folk Seating with Planter
- 08. Pavilion
- 09. Water Spout (Swan shaped sculpture)
- 10. Shallow Beach
- 11. Reflexology & Meditation Corner
- 12. Jogging Track
- 13. Sitouts
- 14. Maze Garden
- 15. Open Lawn
- 16. Kid's Play Area
- 17. Surface Parking



Master plan is subject to change





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IN THE MIDST OF  
UNENDING TRANQUILITY

Ever dreamt of clutterless, open spaces; spaces that evoke Zen moments of tranquility? Welcome home to Sky Condos Series I. Intelligently planned and fitted with the best of fixtures and fittings, these homes liberate you from feeling of being trapped in a box.



SOUL-ENRICHING LAKE VIEWS



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DON'T JUST DREAM,  
START LIVING YOUR DREAM.

Wake up to serene sun rises and starlit nights. Stay above the din of traffic and chaos. Enjoy open skies and panoramic city views. For once, you aren't dreaming ...you're living your dream.





## WHEN A POOL TRANSFORMS INTO A THERAPIST.

Water symbolizes purity, clarity and calmness. It reminds you to unwind, to cleanse your mind of the stress accumulated at office. The swimming pool over here is not meant for swimming alone...it is meant to rejuvenate you completely.

SWIMMING POOL

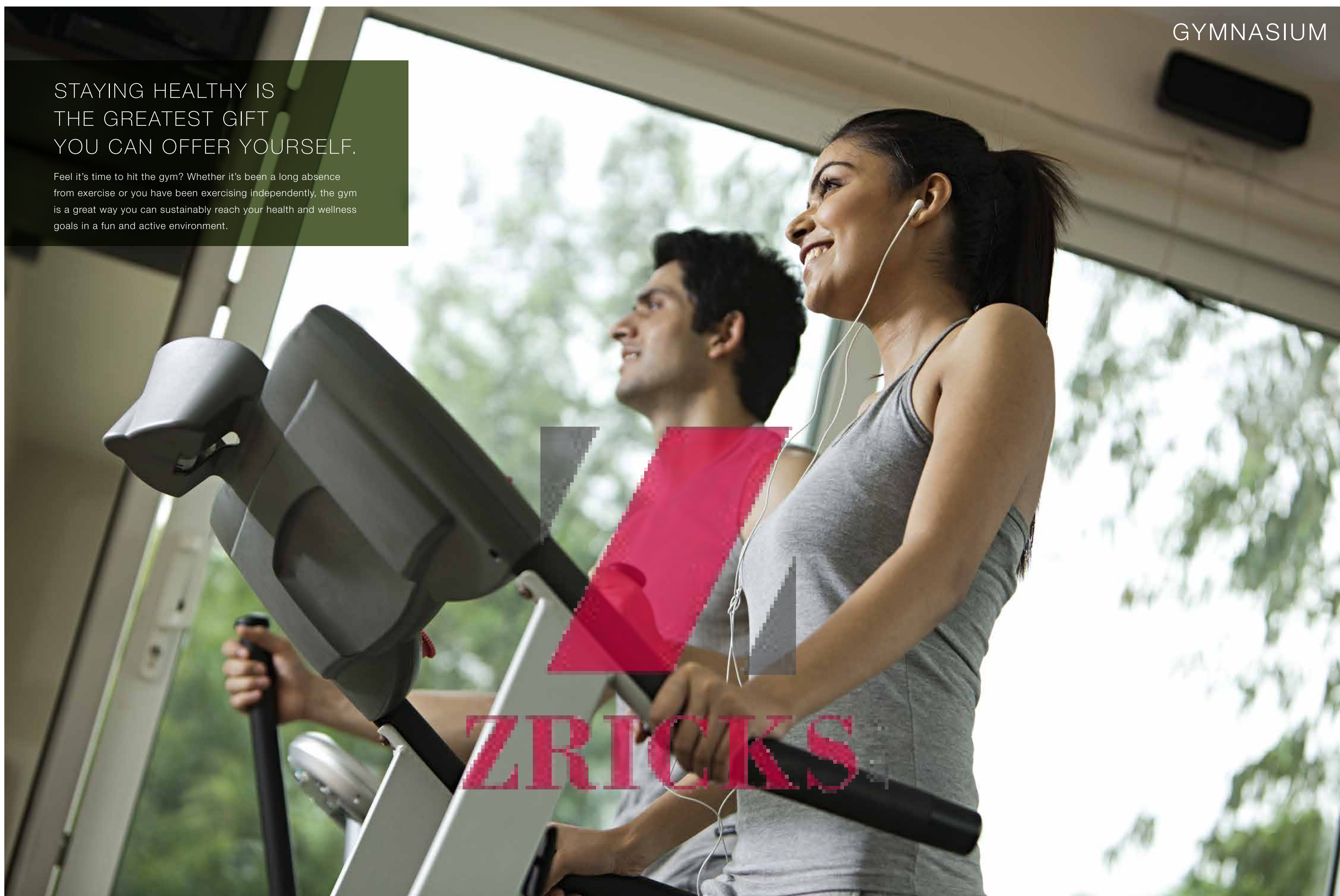


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STAYING HEALTHY IS  
THE GREATEST GIFT  
YOU CAN OFFER YOURSELF.

Feel it's time to hit the gym? Whether it's been a long absence from exercise or you have been exercising independently, the gym is a great way you can sustainably reach your health and wellness goals in a fun and active environment.

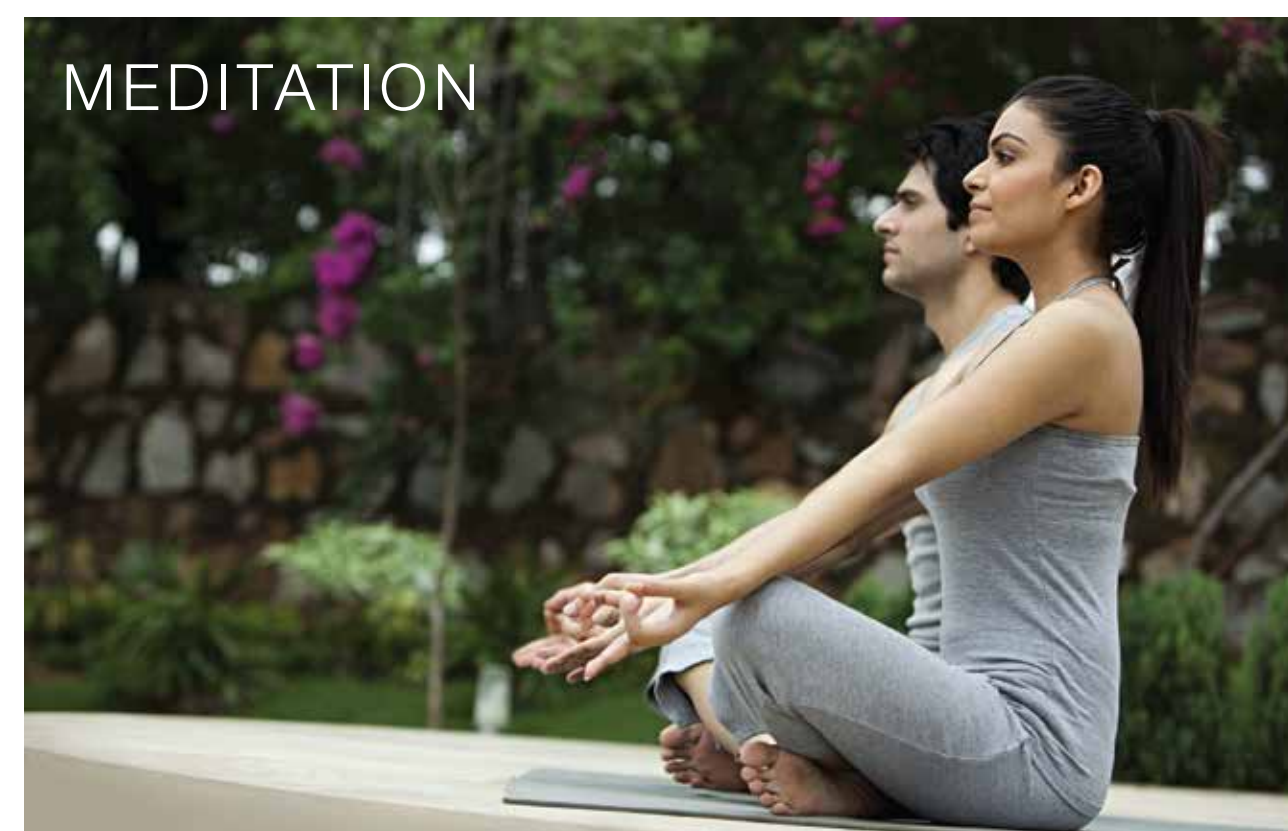


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JOGGING TRACK



MEDITATION





MAZE GARDEN




MANICURED GARDEN



OLD FOLKS SEATING

## SERENITY IS HERE TO STAY.

If you're pampered on the top floors with views, breeze and silence, then the lakeside boulevard at ground level is no less in spoiling you with comforts. In fact, the list here is impressive: water spouts, maze gardens, open lawns, old folks seating areas are all thoughtfully included to exclude the last traces of stress from your life.



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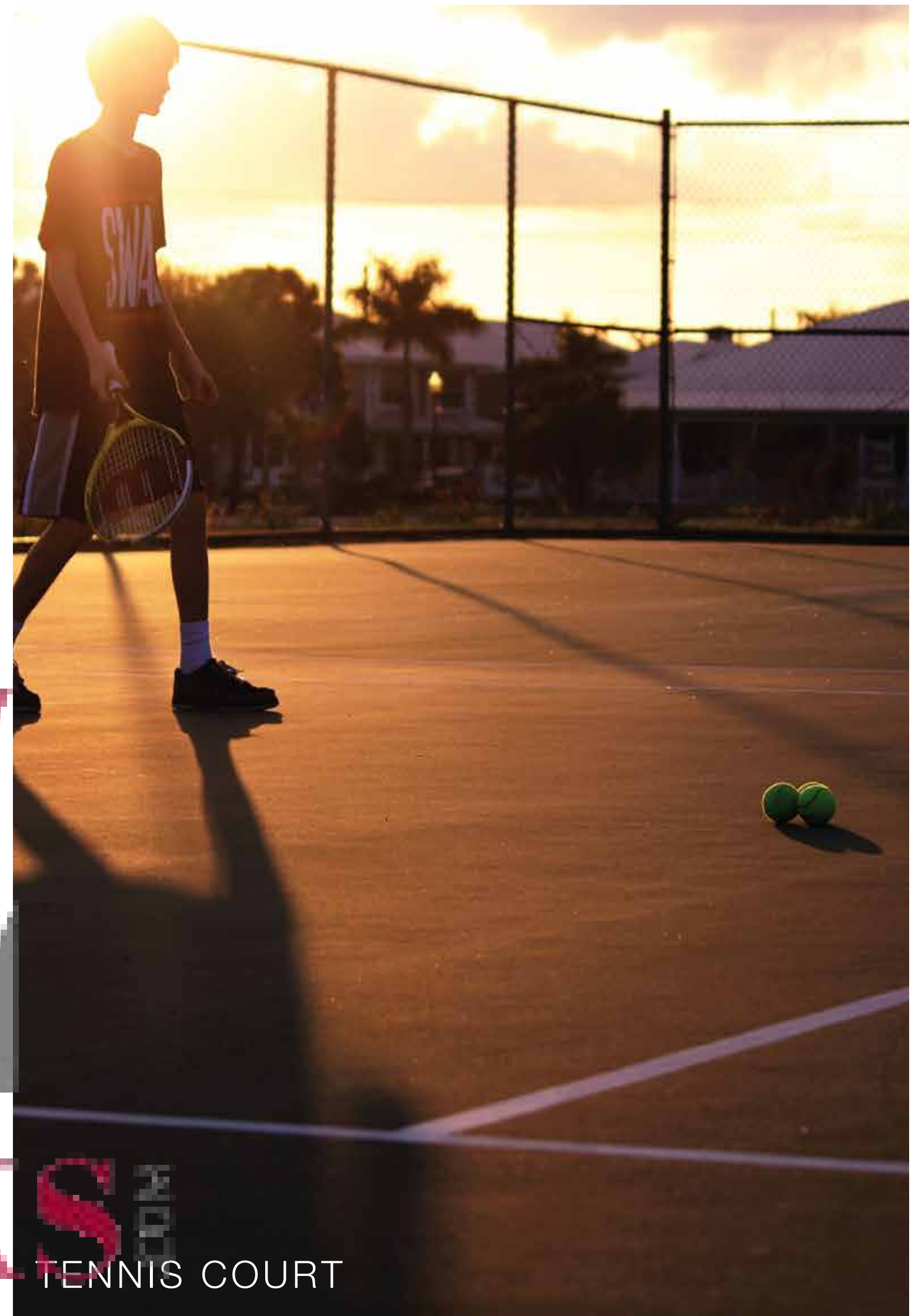
KID'S PLAY AREA



TRICKS

OUR ANSWER TO SHRINKING PLAYGROUNDS IN THE CITY.

Run, leap, throw, hit, catch. Considering the high energy levels of kids today, it only makes sense that they spend some quality time at our kid's play areas, cricket pitch, tennis court or basketball court as per their age and individual skills.



TENNIS COURT





CRICKET PRACTICE PITCH



FOR THOSE WHO TAKE LEISURE  
AS SERIOUS AS THEIR WORK.

In a life preoccupied by work and commitments, leisure is that short time you get to reflect on life and values. It's that short time you get to breathe easy. At Sky Condos Series I, you'll have enough time for your leisurely pursuits. From children's play area to thoughtfully planned amenities, there's enough to keep everyone one of your family occupied.

LANDSCAPED GARDEN



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SHOW THE WORLD HOW FAR YOU'VE COME UP IN LIFE.

Sky Condos Series I homes are the most premium dwellings on the top few floors of Purva Swanlake. These come with an optional fully-fitted interior package "Sky Condos Palette". These apartments start from 9th floor onwards except in few towers.

## AMENITIES

Meditation / Aerobics Room | Squash Court | Billiards Room  
| Table Tennis | Basketball Post | Jogging Track  
| Gymnasium | Steam and Sauna | Jacuzzi  
| Swimming Pool | Multipurpose Hall | Fun and Frolic Zone

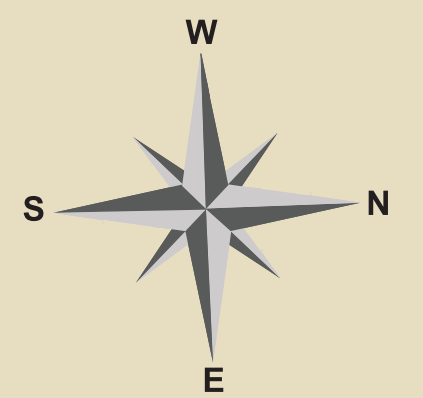
All residents of Sky Condos Series I and Purva Swanlake share the same amenities.





**Sky Condos Series I**  
OMR, Chennai

**PURVA**  
*windermere*  
AN ELITE ENCLAVE



LOCATION MAP NOT TO SCALE

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IN YOUR NEIGHBOURHOOD

PROXIMITY TO  
SKY CONDOS SERIES I

4 km from ECR | 11 km from Sholinganallur | 19 km from Vandalur Railway Station | 22 km from Tidel Park | 24 km from Madhya Kailash Temple

EDUCATIONAL INSTITUTIONS

Sushil Hari International School | Crescent School | Padma Seshadri School | DAV Public School | Hindustan University | SSN College of Engineering | Sathyabama University | Chettinad Medical and Dental College | Crescent Engineering College | ITM Business School

HOSPITALS

Chettinad Hospital | Lifeline Hospital | Global Hospitals

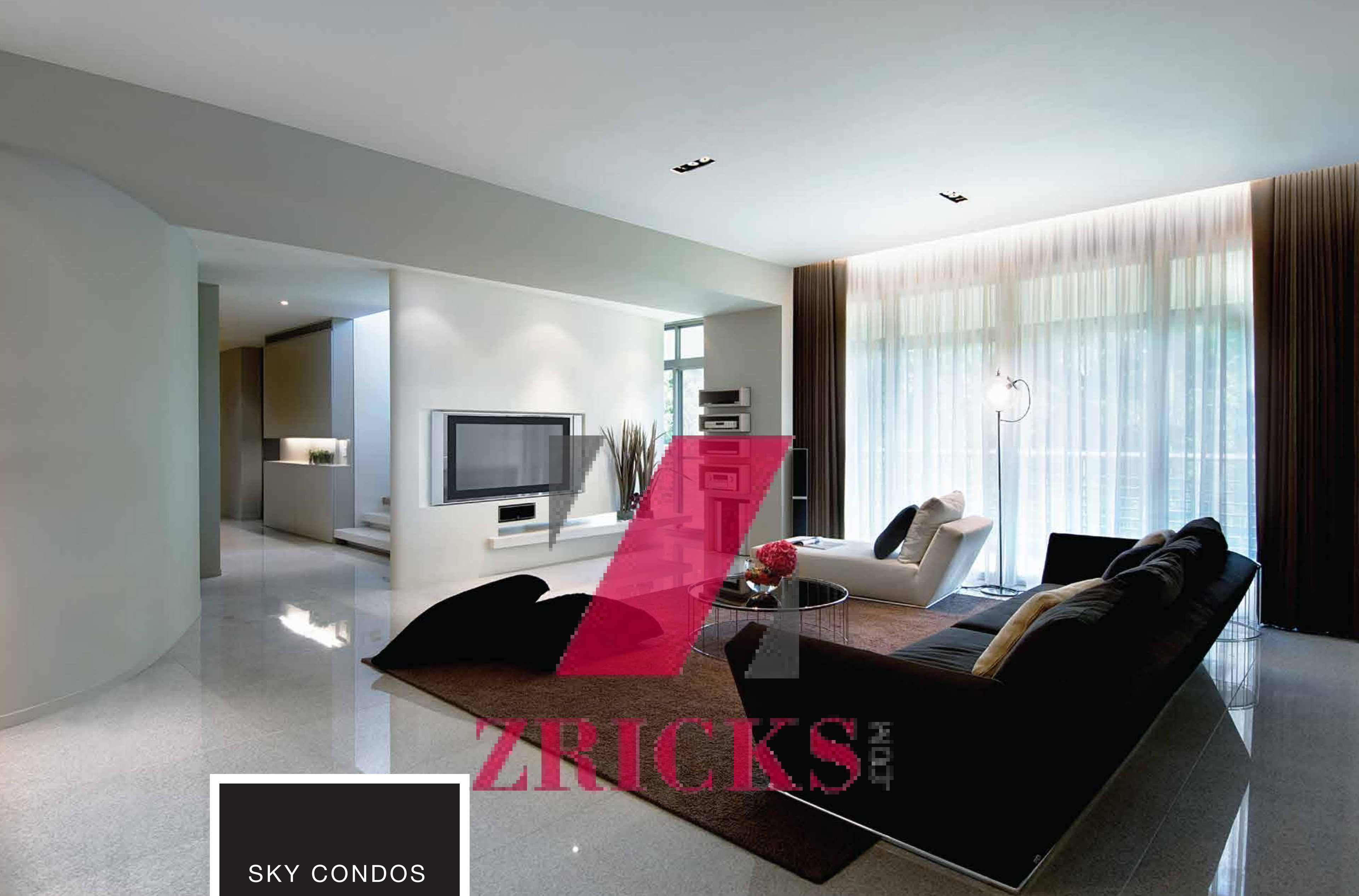
SHOPPING CENTRES

Spencers | Nilgiris

COMPANIES

SIPCOT Industrial Park | Hexaware Technologies | Infosys | Cognizant Technology Solutions | Data Patterns India Pvt Ltd. | Steria & Xansa together | Polaris Software Ltd. | Patni Computer Systems | Aspire Systems | FLSmith | SYNTEL Inc. | Amtex Systems | Interlace India Pvt. Ltd. | Excelacom Technologies Pvt Ltd. | Ventech Solutions (India) Pvt Ltd. | Satyam Computer Services | HCL Technologies | Tata Consultancy Services | Accenture | TECCI Park | Wipro Technologies





ZRICKS REALTY

SKY CONDOS  
PALETTE  
A new-age interior package

### STYLE TIPS FOR YOUR DREAM HOME

For once, your home becomes an extension of your creative self. Opt for the Sky Condos Palette. A new-age interior package that'll give your home that wow-inducing look. From a world-class kitchen to eye-catching wardrobes and vanity counters in toilets to air-conditioned interiors, every aspect of your home will radically change to give way to a home that reflects your individual style.





## SKY CONDOS PALETTE

(An optional interior package for Sky Condos Series I)

2 BHK – 1296 SFT

01. Modular Kitchen with Accessories
02. Chimney
03. MBR\* Wardrobe with Loft – 6'X 9'
04. KBR\*\* Wardrobe with Loft – 6'X 9'
05. Toilet Mirror – 2 No's
06. Vanity Storage – 2 No's
07. Living – 1.5 Ton AC – 1 No's
08. MBR\* / KBR\*\* – 1 Ton AC – 2 No's
09. Texture Paint in Living Room
10. One Coat of Painting & Housekeeping

MBR\* - Master Bed Room, KBR\*\* - Kid's Bed Room, GBR\*\*\* - Guest Bed Room

## SKY CONDOS PALETTE

(An optional interior package for Sky Condos Series I)

3 BHK – 1748 SFT

01. Modular Kitchen with Accessories
02. Chimney
03. MBR\* Wardrobe with Loft – 6'X 9'
04. GBR\*\*\* Wardrobe with Loft – 6'X 9'
05. KBR\*\* Wardrobe with Loft – 6'X 9'
06. Toilet Mirror – 2 No's
07. Vanity Storage – 2 No's
08. Living – 1.5 Ton AC – 1 No's
09. MBR\* / KBR\*\* / GBR\*\*\* – 1 Ton AC – 3 No's
10. Texture Paint in Living Room
11. One Coat of Painting & Housekeeping



# TYPICAL FLOOR PLANS

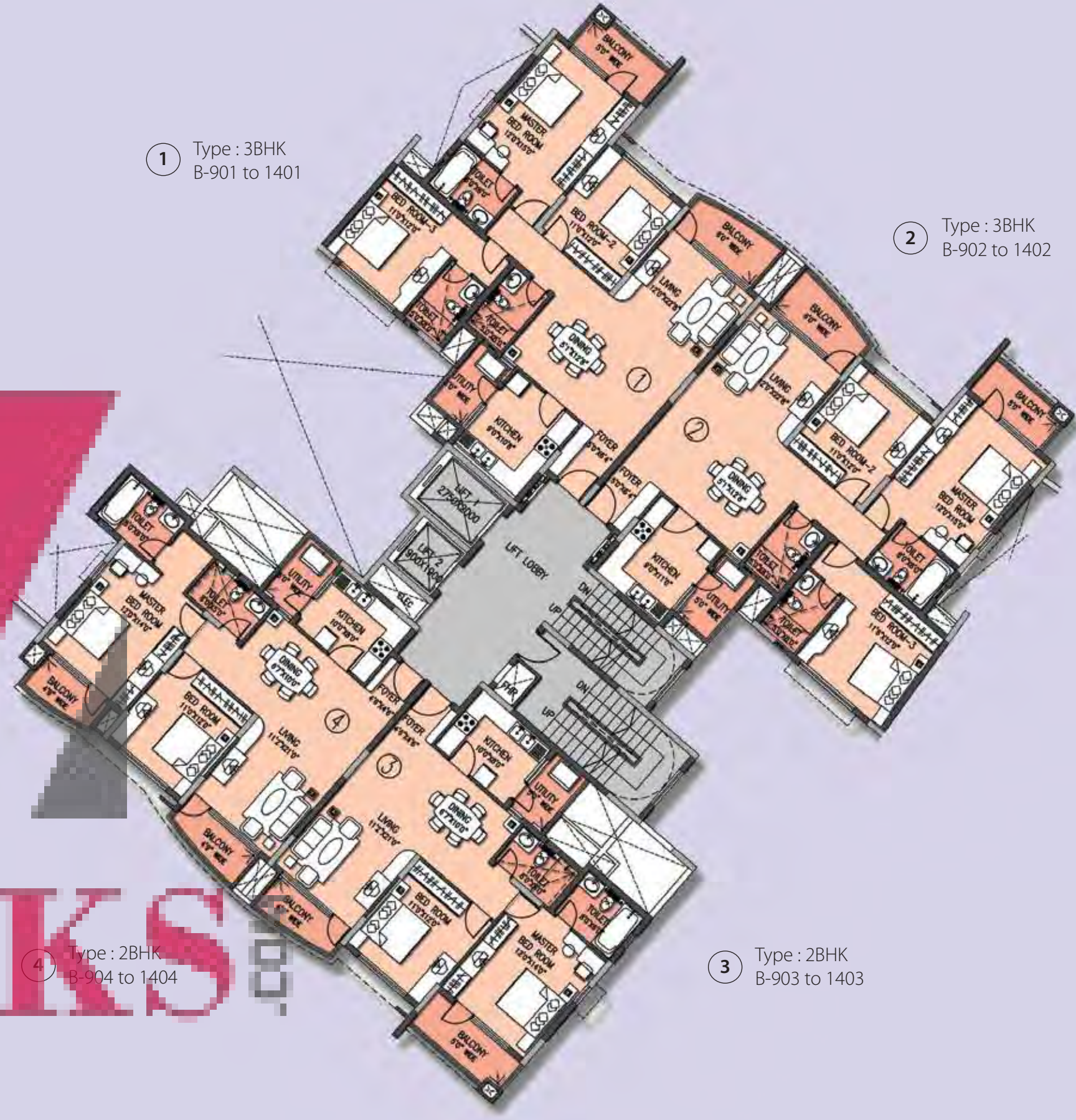
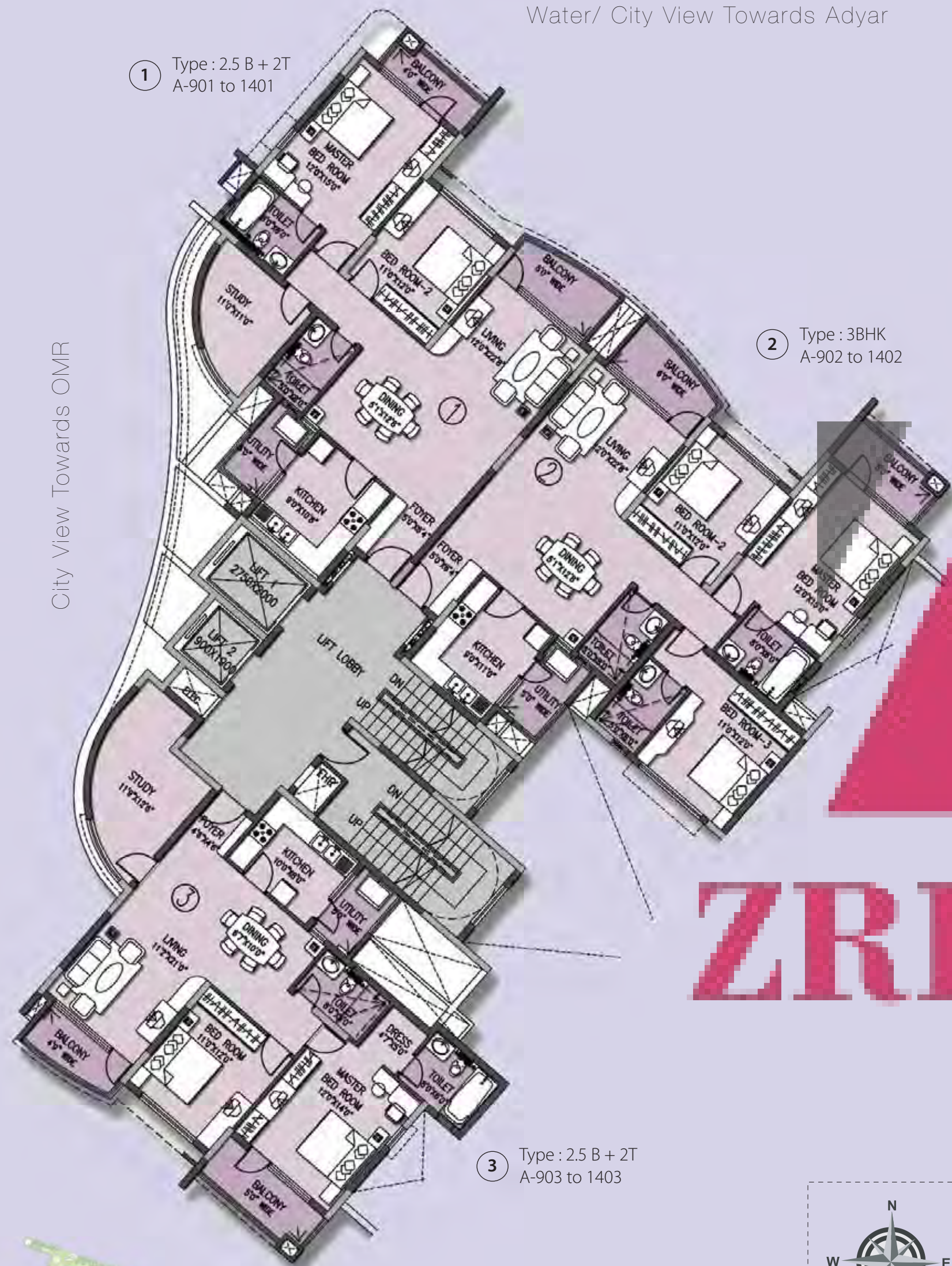
## TOWER - A

## TOWER - B

Water/ City View Towards Adyar

Water/ City View Towards Adyar

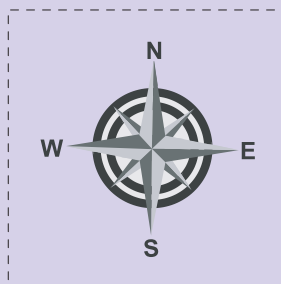
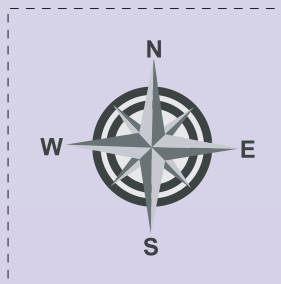
City View Towards OMR



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Water/ City View Towards Mahabalipuram

Water/ City View Towards Mahabalipuram



Area Statement Tower A

Tower	Series	Configuration	Size	Classification
A	901-1401	2.5B + 2T	1579	Super Premium
	902-1002	3 BHK	1719	Super Premium
	903-1403	2.5B+2T	1539	Premium

Area Statement Tower B

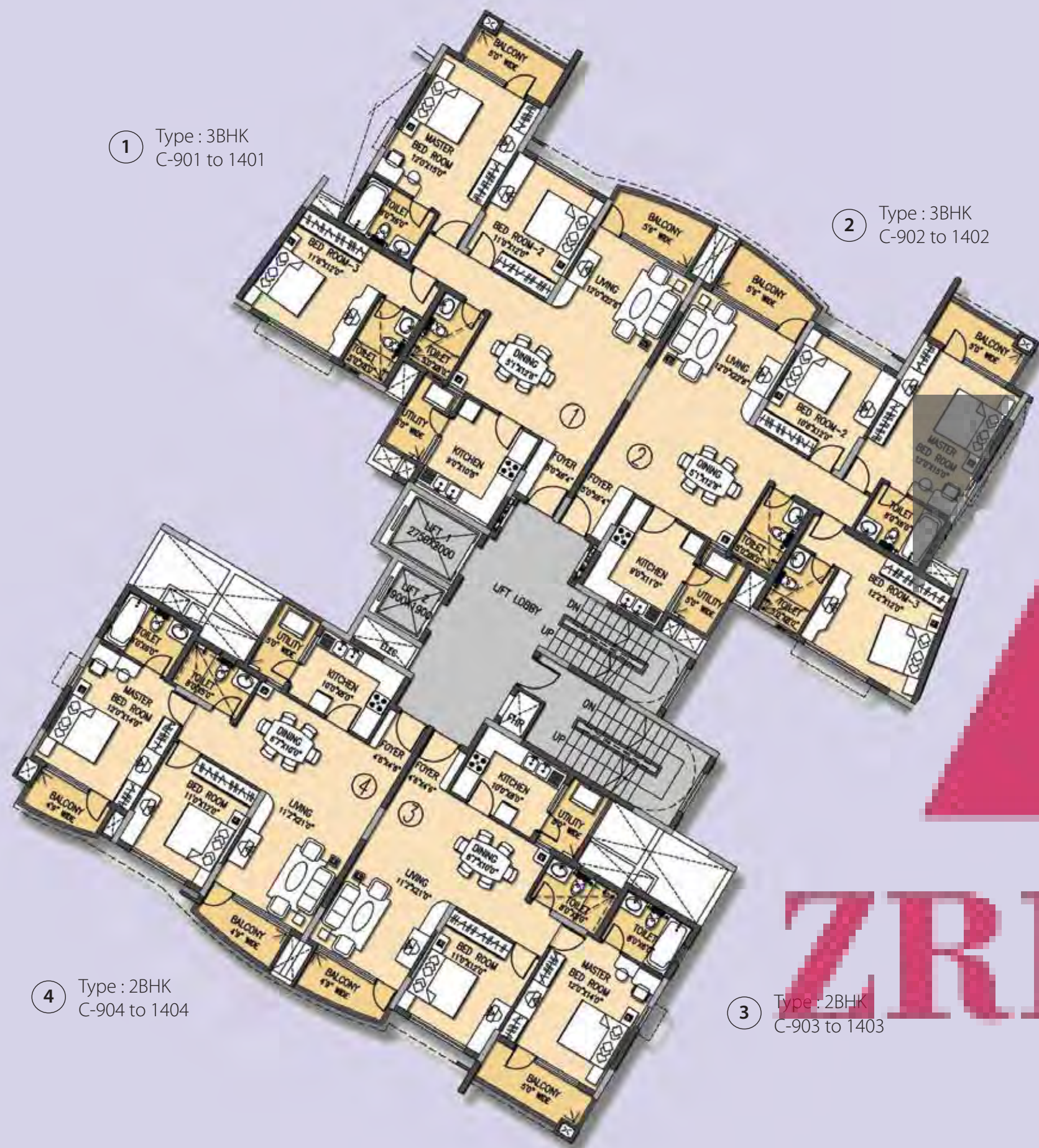
Tower	Series	Configuration	Size	Classification
B	901-1401	3BHK	1719	Super Premium
	902-1402	3BHK	1731	Super Premium
	903-1403	2BHK	1296	Premium
	904-1404	2BHK	1312	Premium



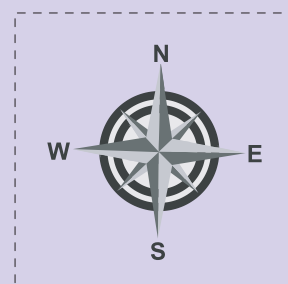
# TYPICAL FLOOR PLANS

## TOWER - C

Water/ City View Towards Adyar



Water/ City View Towards Mahabalipuram



Area Statement Tower C

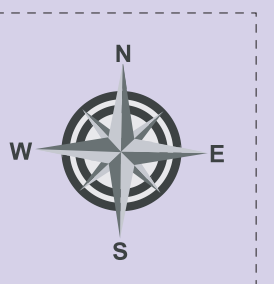
Tower	Series	Configuration	Size	Classification
C	901-1201	3BHK	1724	Classic
	1301-1401	3BHK	1724	Super Premium
	902-1202	3BHK	1748	Classic
	1302-1402	3BHK	1748	Super Premium
	903-1403	2BHK	1296	Premium
	904-1404	2BHK	1279	Premium

## TOWER - D

Water/ City View Towards Adyar



Water/ City View Towards Mahabalipuram



Area Statement Tower D

Tower	Series	Configuration	Size	Classification
D	901-1201	3BHK	1748	Classic
	1301-1401	3BHK	1748	Super Premium
	902-1202	3BHK	1723	Classic
	1302-1402	3BHK	1723	Super Premium
	903-1403	2BHK	1296	Premium
	904-1404	2BHK	1279	Premium

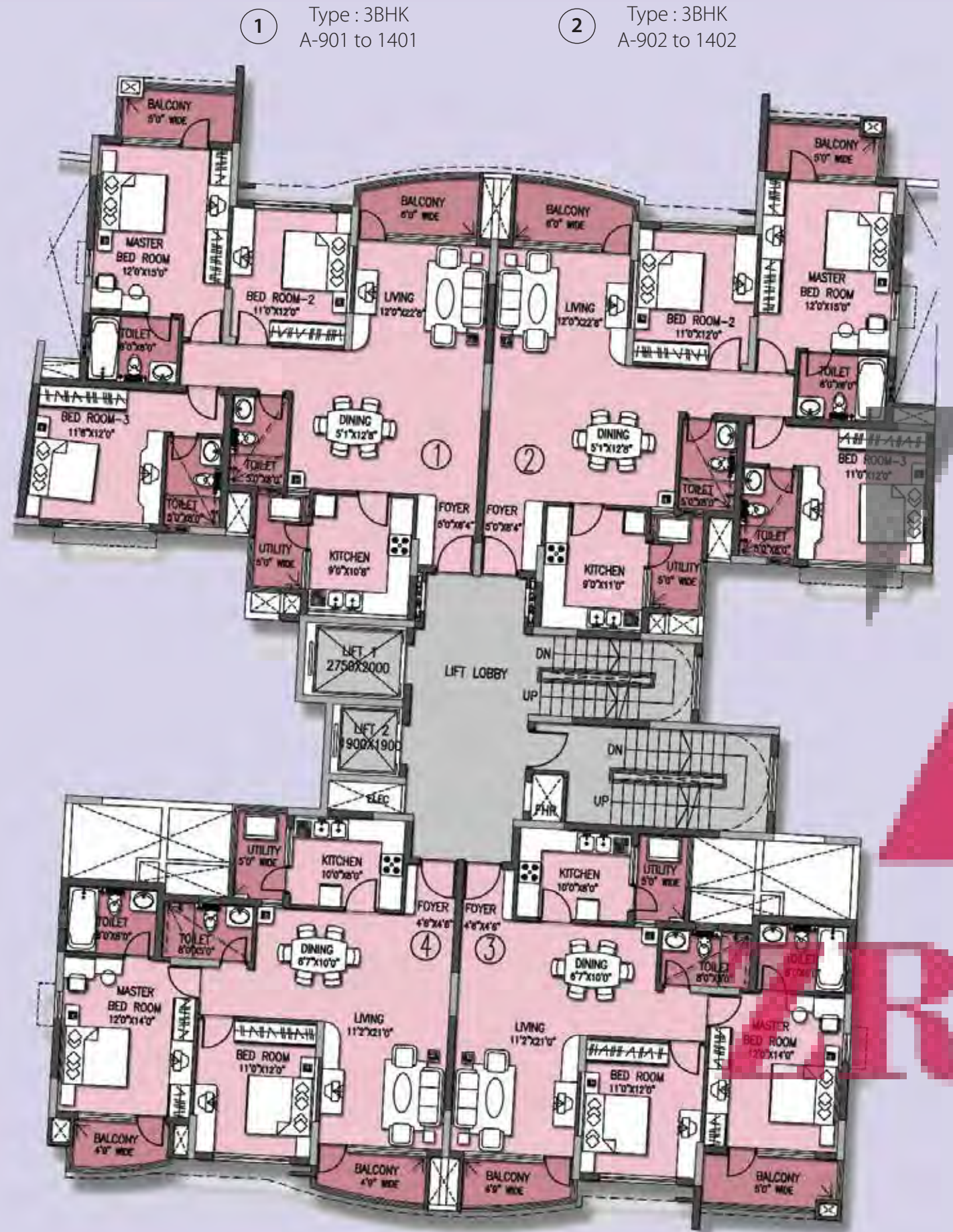
# ZRICKS



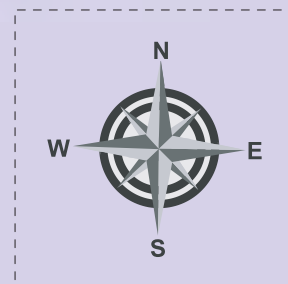
# TYPICAL FLOOR PLANS

## TOWER - E

Water/ City View Towards Adyar



Water/ City View Towards Mahabalipuram



Area Statement Tower E

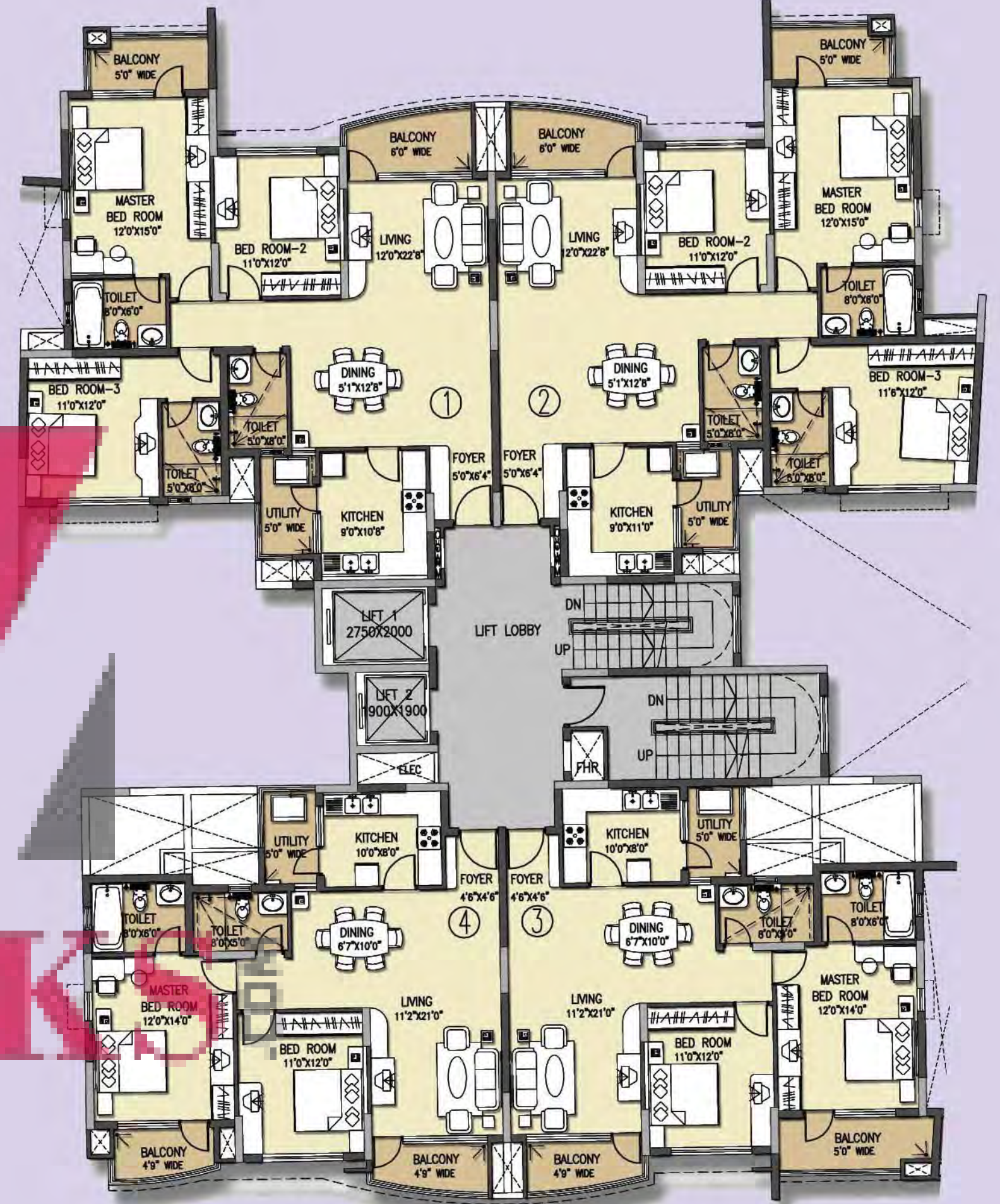
Tower	Series	Configuration	Size	Classification
E	901-1301	3BHK	1732	Classic
	1401	3BHK	1732	Super Premium
	902-1402	3BHK	1728	Classic
	903-1403	2BHK	1296	Premium
	904-1404	2BHK	1279	Premium

## TOWER - F

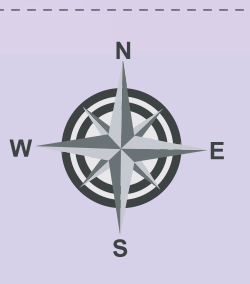
① Type : 3BHK  
F-901 to 1401

Water/ City View Towards Adyar

② Type : 3BHK  
F-902 to 1402



Water/ City View Towards Mahabalipuram



Area Statement Tower F

Tower	Series	Configuration	Size	Classification
F	901-1401	3BHK	1729	Classic
	902-1402	3BHK	1734	Classic
	903-1403	2BHK	1301	Premium
	904-1404	2BHK	1279	Premium

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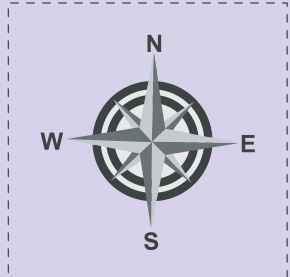
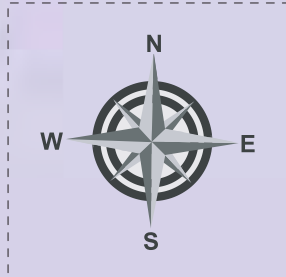
# TYPICAL FLOOR PLANS

## TOWER - G

Water/ City View Towards Adyar

## TOWER - H

Water/ City View Towards Adyar



Water/ City View Towards Mahabalipuram

Water/ City View Towards Mahabalipuram

Area Statement Tower G

Tower	Series	Configuration	Size	Classification
G	901-1401	3BHK	1719	Classic
	902-1402	3BHK	1725	Classic
	903-1403	2BHK	1296	Premium
	904-1404	2BHK	1305	Premium

Area Statement Tower H

Tower	Series	Configuration	Size	Classification
H	901-1401	3BHK	1716	Classic
	902-1402	3BHK	1736	Classic
	903-1403	3BHK	1798	Premium
	904-1404	3BHK	1761	Premium



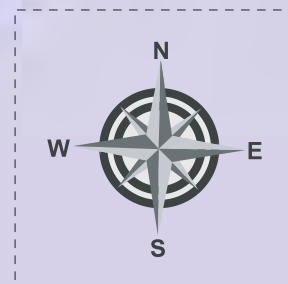
# TYPICAL FLOOR PLANS

## TOWER - J

Water/ City View Towards Adyar



Water/ City View Towards Mahabalipuram

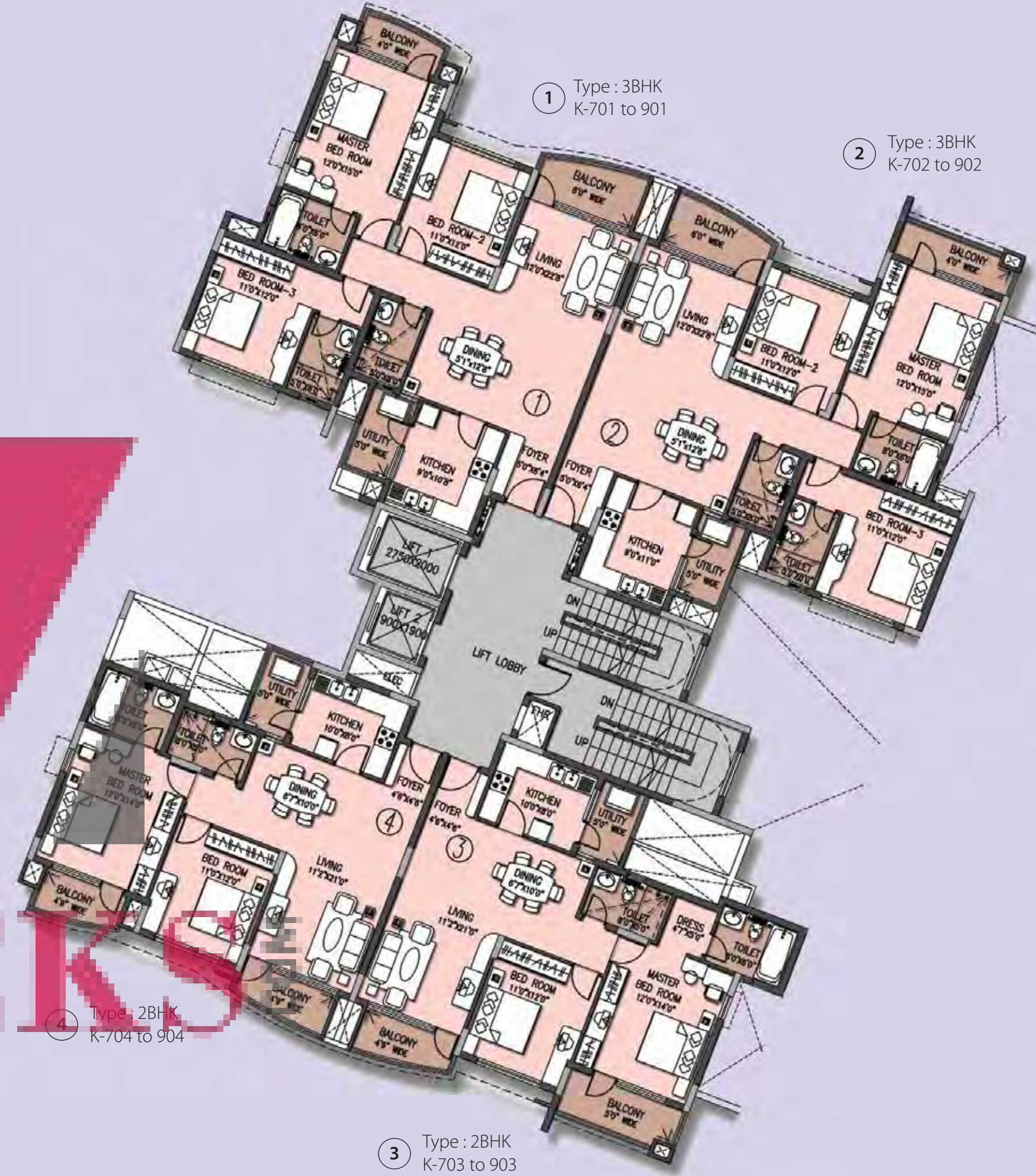


Area Statement Tower J

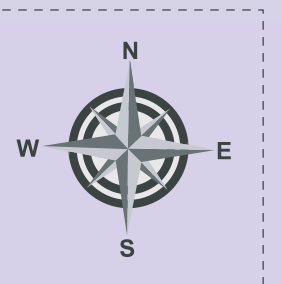
Tower	Series	Configuration	Size	Classification
J	901-1401	3BHK	1716	Super Premium
	902-1402	3BHK	1736	Super Premium
	903-1403	3BHK	1805	Premium
	904-1204	3BHK	1791	Premium

## TOWER - K

Water/ City View Towards Adyar



Water/ City View Towards Mahabalipuram



Area Statement Tower K

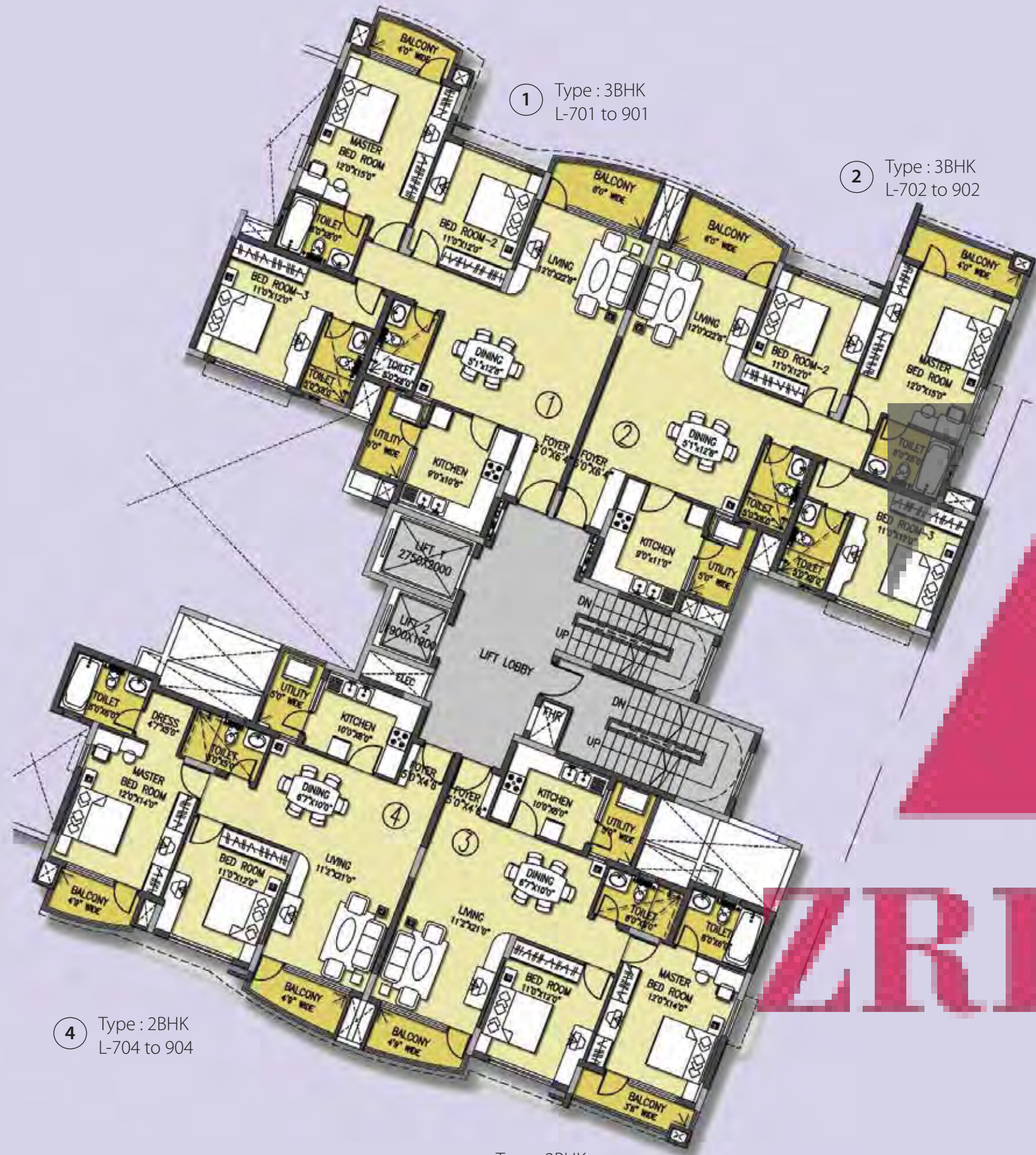
Tower	Series	Configuration	Size	Classification
K	701-801	3BHK	1705	Classic
	901	3BHK	1705	Super Premium
	702-902	3BHK	1715	Super Premium
	703-903	2BHK	1329	Classic
	704-904	2BHK	1279	Classic



# TYPICAL FLOOR PLANS

TOWER - L

Water/ City View Towards Adyar



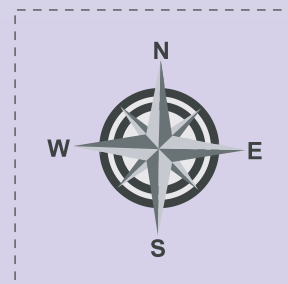
1 Type : 3BHK  
L-701 to 901

2 Type : 3BHK  
L-702 to 902

4 Type : 2BHK  
L-704 to 904

3 Type : 2BHK  
L-703 to 903

Water/ City View Towards Mahabalipuram



Area Statement Tower L

Tower	Series	Configuration	Size	Classification
L	701-901	3BHK	1699	Classic
	702-902	3BHK	1721	Classic
	703-903	2BHK	1272	Classic
	704-904	2BHK	1312	Classic

# TYPICAL UNIT PLANS

2 BHK - 1296 Sq.Ft.



3 BHK - 1719 Sq.Ft.



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# TYPICAL UNIT PLANS

3 BHK - 1748 Sq.Ft.



3 BHK - 1748 Sq.Ft.



## PROJECT SPECIFICATIONS

### Structure:

- RCC framed structure

### Lobby & Staircase:

- Elegant ground floor lobby with imported / Italian marble/highly polished granite flooring

### Apartment Flooring:

- Vitrified tiles in living, dining, bedrooms, living and dining balconies, passages leading to bedrooms and attached balconies

### Kitchen & Utility:

- Vitrified tile flooring in kitchen and utility area
- Ceramic/ vitrified tile dado up to 2' ht above the kitchen counter
- Highly polished granite for kitchen counter top
- Double bowl, single drain stainless steel sink with premium quality (equal or equivalent) hot and cold basin mixer
- Provision for water purifier above the drain board

### Bathrooms:

- Anti skid/matt ceramic designer tile flooring
- Colored glazed designer tiles with designer border up to the false ceiling
- Master bathroom - Bathtub and granite/marble counter-top wash basin (Jaguar or equivalent)
- Other bathroom - Shower area and wash basin with pedestal
- All bathrooms will have good quality vitreous pastel colored wall mounted EWC (button type) with premium quality (Jaguar or equivalent) CP fittings and sanitary fixtures

### Doors:

- Main door - Teak wood frame with melamine polished, HDF moulded design door shutter with sufficient thickness to house the hardware and security eye
- Bedroom doors and bathroom doors - Hardwood frame with polished HDF moulded design door shutter with good quality hardware. Internal surface of bathroom doors are painted
- Balconies for living and dining - Glazed French windows with heavy gauged aluminum or UPVC frames with sliding/hinged shutters with mosquito mesh
- Other balconies and utility door - Glazed door and window with heavy gauged, aluminum/UPVC frames with sliding/hinged shutters with mosquito mesh

### Windows:

- Heavy gauged, aluminum/UPVC frames with glazed, sliding/hinged shutters with mosquito mesh

### Ventilators:

- Heavy gauged, aluminum/UPVC frames with louvers/hinged shutters
- Provision for exhaust fan

### Painting:

- Acrylic based paint and textured surfaces in selective places as per design for exterior fascia of the building
- Interior walls are painted with plastic emulsion

### Ceilings:

- POP cornices in living, dining, foyer and in passage areas

### Balcony Railings & Stair Handrails:

- Railings as per architect's design

### Electrical:

- All electrical wiring is concealed with premium quality PVC conduits
- Adequate power outlets for lights, fans, exhaust-fans, call-bell, television and telephone points are provided in the apartment
- One AC point in all the bedrooms
- One telephone and television point in living area and all bedrooms and provision for cable TV connection
- Internet connectivity in common bedroom
- 7 KW power will be provided for 3 BHK, 5 KW power for 2 BHK.

### Elevators:

- Hi-speed automatic passenger lifts are provided in each block with intercom facility connected to security cabin

### DG Power:

- Back-up for common area lighting, pumps and lifts.
- 3 KW of D.G. power backup is provided for 2 and 3 BHK

### Security & Intra Communication system:

- Peripheral vigilance through CCTV/cameras and patrolling by security guards
- Intra-communication facility from apartment to apartment and to security cabin within the complex

### Visitor Car Park:

- Ample visitor car parking available

# ZRICKS



# AREA STATEMENT DECLARATION

Type	Super Built Up Area (Sft.)	Carpet Area (Sft.)	Built Up Area (Sft.)	Common Area (Sft.)
2BHK	1272	927	1045	227
	1279	930	1050	229
	1296	944	1065	231
	1301	948	1069	232
	1305	950	1071	234
	1308	952	1074	234
	1312	954	1077	235
	1329	969	1092	237
2.5B + 2T	1540	1107	1264	276
	1579	1142	1296	283
3BHK	1699	1238	1395	304
	1705	1238	1400	305
	1715	1252	1408	307
	1716	1252	1409	307
	1719	1252	1411	308
	1719	1249	1412	307
	1719	1252	1412	307
	1721	1250	1413	308
	1723	1257	1415	308
	1725	1253	1416	309
	1728	1255	1419	309
	1729	1252	1419	310
	1731	1261	1421	310
	1732	1259	1422	310
	1734	1263	1424	310
	1735	1263	1424	311
	1736	1261	1426	310
	1748	1269	1435	313
	1749	1266	1436	313
	1761	1273	1446	315
	1791	1302	1471	320
1798	1304	1476	322	
1805	1304	1482	323	



# PURAVANKARA

## Puravankara Projects Limited

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DUBAI

**Ph: 800035703370**

KINGDOM OF SAUDI ARABIA

**Ph: 00- 966- 3- 8946459**



## READY-TO-MOVE-IN PROJECTS ACROSS INDIA

Purva Highland, Off Kanakapura Road, Bangalore

Purva Venezia, Yelahanka, Bangalore

Purva Atria, RMV IIInd Stage, Bangalore

Purva Oceana, Marine Drive, Kochi

Purva Eternity, Kakkanad, Kochi

Purva Moonreach, On Seaport-Airport Road, Kochi

## ON-GOING PROJECTS ACROSS INDIA

Purva Whitehall, On Sarjapur Main Road, Bangalore

Purva Skywood, Off Sarjapur Road, Bangalore

Purva Midtown Residences, Off Old Madras Road, Bangalore

Purva Platina, RMV IIInd Stage, Bangalore

Purva Season, C.V. Raman Nagar, Bangalore

Purva Sunflower, at Rajajinagar, Bangalore

Purva Skydale, Off Sarjapur Road, Bangalore

Purva Westend, Hosur Road, Bangalore

Purva GrandBay, Marine Drive, Kochi

Purva Swanlake, OMR, Chennai

Purva Windermere, Pallikaranai, Chennai

Purva Bluemont, Singanallur, Trichy Road, Coimbatore

Purva Amaiti, Singanallur, Trichy Road, Coimbatore

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Sky Condos Series I, is the name given to the select few upper floor apartments within the Purva Swanlake property.

Project financed by: ICICI Bank Ltd.

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