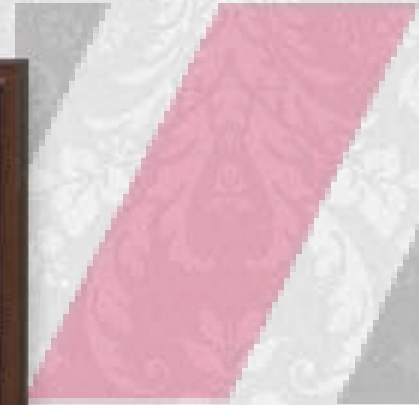


A LIFE  
LESS  
ORDINARY

**adroit**  
IMPERIA

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





ZRICKS

This is a rare community of just 5 very generously sized apartments.

They say, god lies in the details. May we proudly add that every little detail here isn't mere earthborn. And together, they make your home divine.



# WELCOME TO ADROIT IMPERIA

*The living room stretches in a large swathe of Italian marble. A blank canvas for hand-picked contemporary art, that is as much a conversation piece as your home.*

French windows open onto large balconies, the perfect setting for a traditional breakfast table.

Ever so rarely, contemporary luxuries can never compare with the timeless pleasures of savouring tomato chutney and Idli.

# THE FIRST THREE THINGS YOU ASK ABOUT A HOME?

*location. location. location.*

*Coming up in the heart of the city in Nungambakkam - entertainment, hotels, clubs and the city's finest restaurants are just a short hop away. In case of an emergency, Apollo Hospital is down the road.*



Art galleries, stores and Chennai's cultural centres are all within five minutes. Step down to any of the trendy cafés, where the crowd is as international as you'd find in the Champs-Élysées or Fifth Avenue.



Some of the city's oldest, most prestigious schools and colleges are in the neighbourhood. So your child doesn't have to spend half his growing years stuck in a commute.



*The only difference is Chennai coffees come up with flavour and aroma unmatched anywhere in the world!*

“TO MAKE A  
MASTERPIECE,  
EVEN THE  
SMALLEST  
DETAIL NEEDS  
TO BE  
A WORK OF ART”

*Michelangelo*

Some people say it's all about the big picture. But at Adroit Imperia, we believe that it's every little detail that goes into making that big picture.

We have spent time picking unglamorous effects normally taken for granted: Like the piping, wiring and fire safety. Only so that they remain dependable year after year.

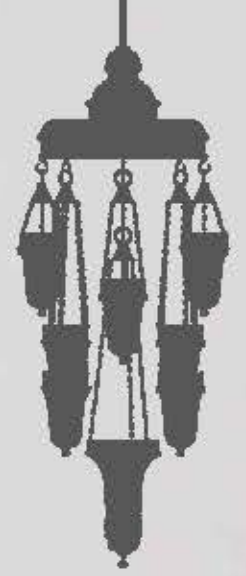
You'll recognise the floor marble as the finest, from your travels in Italy. While airy entrance lobbies and granite detailing on the walls ensure your home creates a first impression on your guests.



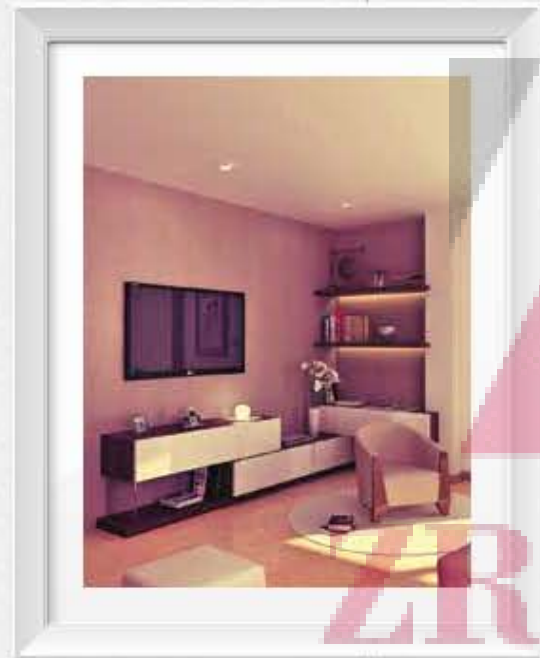
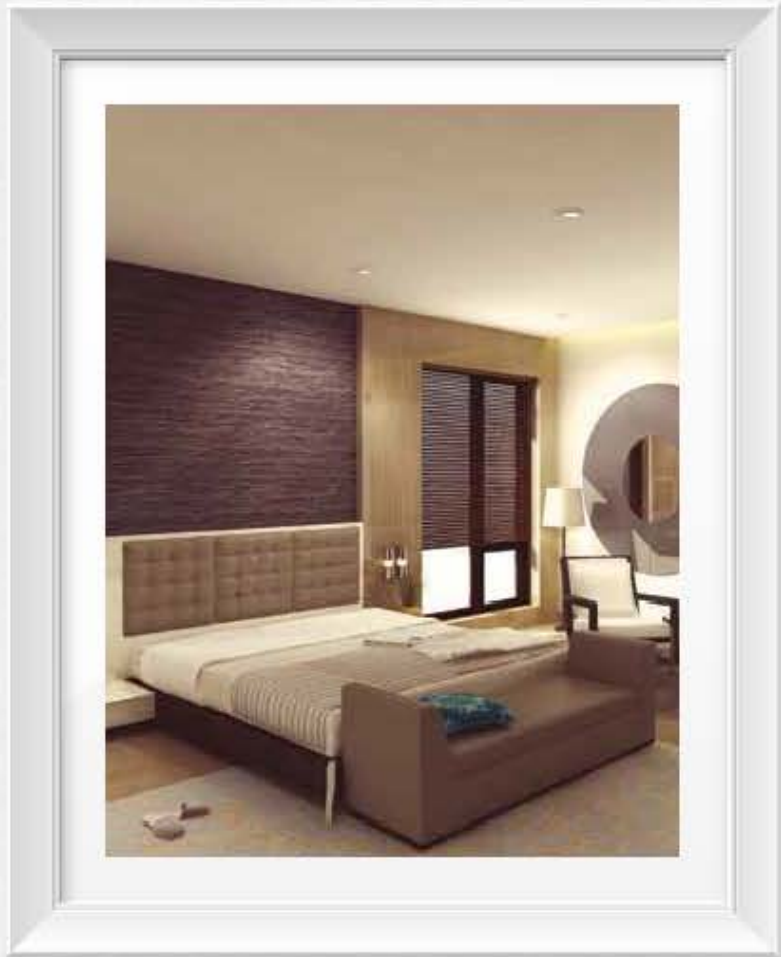
*An exclusive community of just 5 very generously sized apartments, the facade carries a distinctive sandstone and granite finish to ensure your building stands out from its neighbours.*



*THE  
DIFFERENCE  
BETWEEN  
THE MERELY  
LUCKY  
AND THE  
SUPREME  
FORTUNATE.  
ILLUSTRATED  
IN 5000  
SQUARE FEET.*



**ZRICKS**



*A HOME OUT OF A  
MAGAZINE.  
AND WITH ONE  
ADVANTAGE:  
YOUR PERSONAL TOUCH.*



Discover airy bedrooms with a wall spread that calls out for that signature artwork.

For the technocrat, this home is a delight. Every detail, from the motion sensor switches to the sensitive security systems and the in-built airconditioning, has been chosen to reflect how technology can add to your comfort.





*“ONE  
CANNOT  
THINK  
WELL,  
LOVE  
WELL,  
SLEEP  
WELL, IF  
ONE HAS  
NOT  
DINED  
WELL.”*

*Virginia Wolf*



The airy kitchen is a treat for every gourmand. Fitted with specially resistant granite, finished with your own vision. It calls out for you to experiment with the latest pesto you saw on Masterchef – or to recreate Sushila athai’s famed onion pachadi.

Or perhaps, simply spend a few mouthwatering moments outside, while the aroma of your cook’s traditional vathakozhambu whets your appetite.







**“A GOOD HOME IS  
LIKE A FINE WINE;  
IT GROWS BETTER  
WITH AGE”**  
*Versace*



The large living room has been designed for entertaining friends and family. As the conversation flows as smoothly as the Bordeaux, the air conditioning takes you away from the heat of Chennai. Even while the large French windows open out onto a deck, lined with thermo-resistant tiles, so you can enjoy it barefoot.

ZRICKS.COM





*ENJOY THE FINEST  
THE GLOBE HAS  
TO OFFER.  
BUT ONCE IN A WHILE,  
SHUT OUT THE WORLD.*



Today, time is the only true luxury.  
And this home allows you to enjoy  
every moment you spend here.

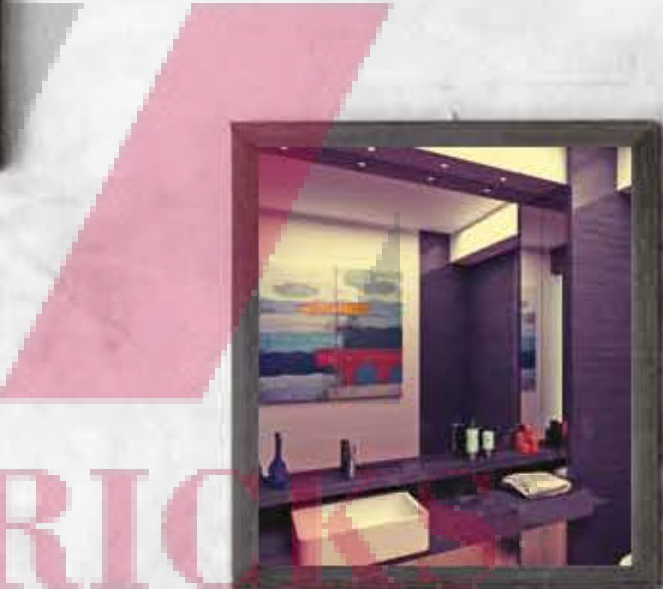
The family den serves as a wind-down  
area, when you're not entertaining.  
Read a book or play a game of  
old-fashioned snakes and ladders  
with the kids.

Sometimes, ordinary moments are the  
ones that become memorable.



ZRICKS





*As your Gulfstream smoothly touches down at Chennai Airport, you look out of the window. And you reflect: while your stay at the George V at Paris was the last word in luxury, sophistication and comfort, you're glad to be home.*



**"FOR A HOUSE TO BE  
SUCCESSFUL,  
THE OBJECTS IN IT  
MUST COMMUNICATE  
WITH ONE ANOTHER,  
RESPOND  
AND BALANCE  
ONE ANOTHER"**

*Andre Putman*

# SPECIFICATIONS



## FOYER, LIVING, FAMILY, DINNING, BEDROOMS

- Flooring - Imported Marble / Engineered Marble (Kalinga Stone)\*
- Air-conditioning - Daikin\*
- Main door - Teakwood with Veneer and Melamine polish (Size 3'6"x8')\*
- Large format Internal Doors - Solid wood / Paneled Doors (3'3"x8')\*
- Hardware (Hinges, Locks and Handle) for Doors - Dorma\*
- Large format Windows - Fenesta / Veka\* with Anti mosquito net.
- Electrical Switches - Legrand\*
- Painting - Putty and Dulux Velvet Touch\*
- False Ceiling.

## KITCHEN

- Kitchen Counter top - Premium Granite / Kalinga Stone\*
- 2 ft high wall tiles on top of counter top - Imported tiles\*, Highlights - Bisazza\*
- Painting - Putty and Dulux Velvet Touch\*

- Basin - Nirali\*
- CP Fittings (Faucet) - Hansgrohe\*
- Electrical Switches - Legrand\*
- False Ceiling.

## TOILETS

- CP Fittings (Faucets, Showers, Bath Mixers, Shower Mixers) - Hansgrohe\*
- Concealed Cistern - Grohe\*
- Sanitary ware (Closets, Wash basins) - Toto / Duravit\*
- Tiles for Toilets (Wall Tiles up to ceiling) - Imported tiles\*, Highlights - Bisazza\*
- Toilet door - Teak work 3'x8' (veneer inside)
- Shower Cubicles - Dorma\* Patch Fittings.
- Counter top - Kalinga Stone\*
- Electrical Switches - Legrand\*
- False Ceiling.

## GENERAL SPECIFICATIONS

- Rcc framed Structure with Standard Brick walls.
- Water lines - ISI quality Pipes with Centralised Pressure
- Lifts - Kone with Stainless Steel Interiors\*
- Pumps - Grundfos\*
- Generator - 100 % Backup Generator of make - Powerica / Genlite\*
- Common Area Flooring - Imported Marble / Engineered Marble - Kalinga Stone\*

Spacious Air conditioned Ground Floor Lobby.

Handrails - Stainless Steel\*

Balcony Handrails - Stainless steel with toughened glass\*

External Wall Cladding

Lift Fascia Cladding - Imported Marble / Engineered Marble\*

Painting - Putty and Dulux Weather shield Max\*.

Security System - Video Entry Phone, Burglar alarm, CCTV camera in periphery.

Honeywell\*

Centralized HD DTH

Terrace - Landscaping with Green walls and necessary fixtures, Pressed Tiles with Heat insulation membrane.

Bore wells

Water Treatment Plant.

Automatic water level controllers for sumps, tanks.

Drive way and Car Parking Pavers - Natural Stone / Machine Made Pavers\*.

Anti Termite treatment including anti ants and rodents\*.

\*Equivalent / Applicable



**FIRST FLOOR PLAN**



**SECOND FLOOR PLAN**



**THIRD  
FLOOR  
PLAN**



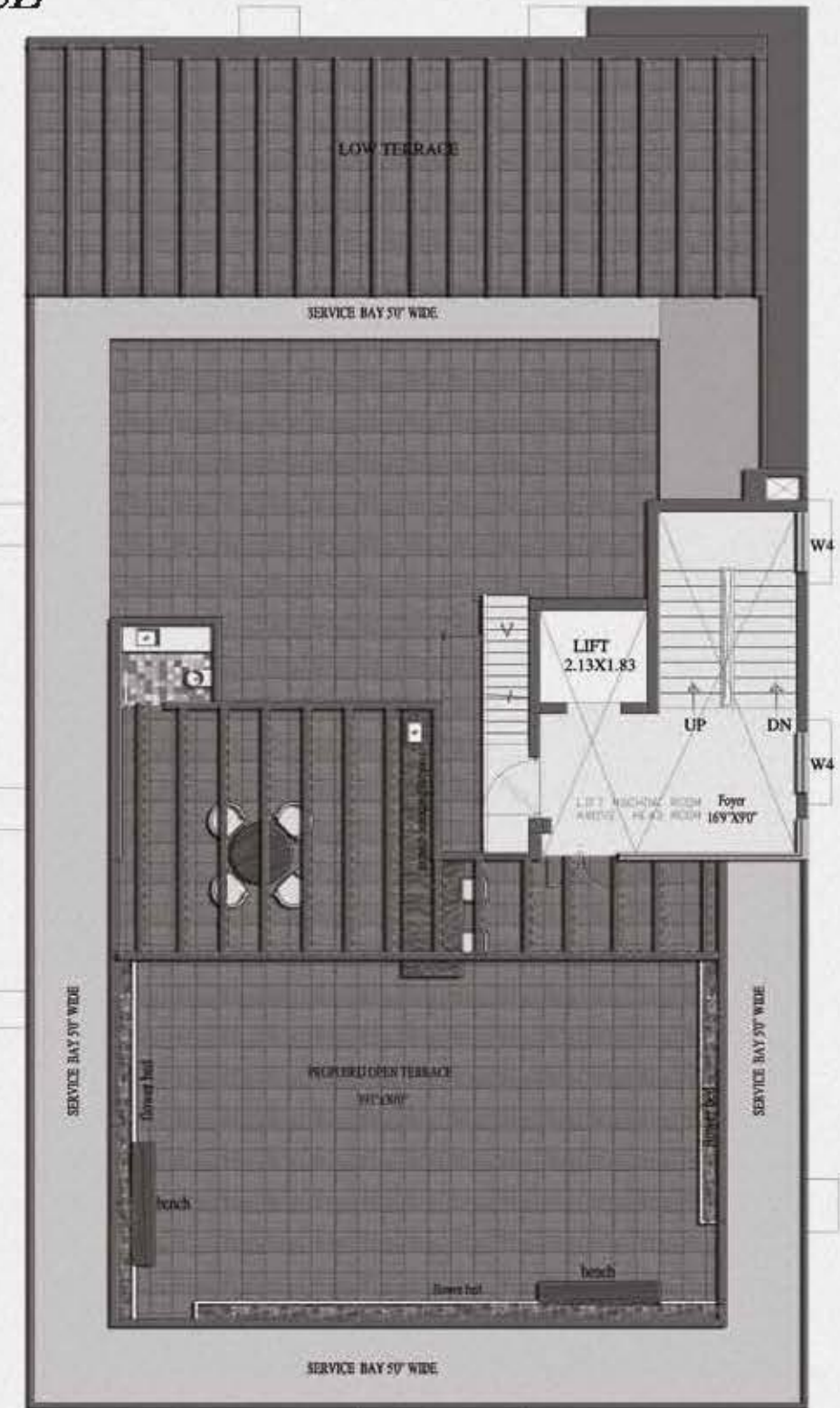
**FOURTH  
FLOOR  
PLAN**

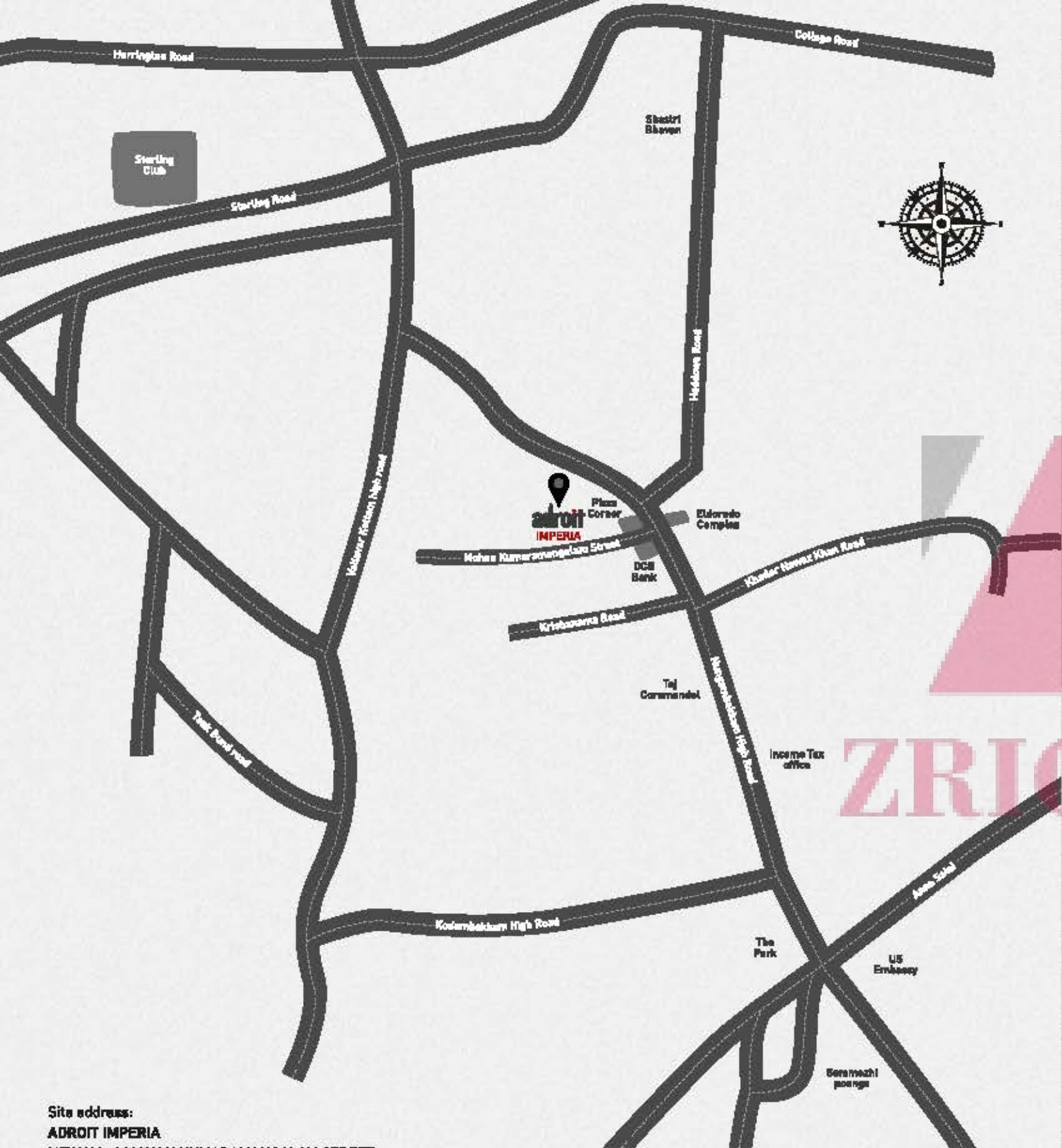


# STILT FLOOR PLAN



# TERRACE





Site address:  
**ADROIT IMPERIA**  
 NEW NO- 4 MOHAN KUMARAMANGALAM STREET  
 NUNGAMBAKKAM  
 CHENNAI - 600 034



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 ORIGIN

Pure design doesn't start on paper. It originates from the deep recesses of the human mind where ideas lie dormant, waiting to be explored. It is a mix of craft, science and logic. In a way, pure design is an expression of your thoughts. It starts from you. And that is where Adroit Origin begins. Located in Adyar, Chennai, and spread across 30,000 sq.ft., Origin is Adroit's tribute to design.

**adroit**  
 ARTISTICA

Presenting high-end luxury living spaces for the discerning customer. Located on main road, OMR, close to the Sholinganallur Junction, Adroit Artistica is a 3,70,000 sq.ft. development with state-of-the-art amenities, guaranteed to give you the finest standards of living.

**adroit**  
 MONTAGE

Adroit Montage, located on Thalambar main road, Chennai, offers the perfect solution for those living a fast-paced life. Offering really good value for money, located along the fast-developing IT Corridor, these spacious apartments built in an area of 4,25,000 sq.ft. are the optimum place to live.

**adroit**  
 IVORY

Ivory, a premium residential development has been planned over an area of approximately 35,000+ sq.ft. Coming up in the push, well planned locality of RS Puram, Coimbatore, this project is a perfect addition to the Adroit portfolio.

**adroit**  
 ALTIUS

Altius is a premium residential apartment spread over approximately 60,000 sq. ft. being developed in the heart of Coimbatore city, located in Sidhapudur, Gandhipuram area. Soaring to the skies, this could be your own piece of heaven.

**adroit**  
 URBAN DEVELOPERS  
 Ahead Thinking

Adroit Urban Developers Pvt. Ltd.  
 Corporate office - Chennai: # 1, Bhassanna Garden Street, Alwarpet, Chennai - 600 018, India  
 T: +91 44 46 000 999 M: +91 95662 99999 E: office@adroiturban.com  
 Coimbatore: 19-B, First Floor, Venkatasamy Road (East), R.S. Puram, Coimbatore - 641 002, India  
 W: www.adroiturban.com

All information contained in this brochure is indicative





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URBAN DEVELOPERS  
*Ahead Thinking*

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