



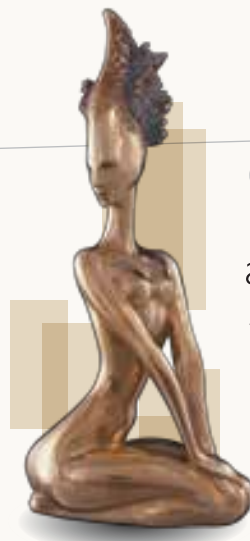
ZRICKS

SCULPTRA
sculpted to perfection
Luxurious apartments tucked in between Alwarpet & Mylapore
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SCULPTRA

an artist's statement

What do we builders share with sculptors? Sculptors create beauty that is relevant to their time, which will be appreciated even centuries later. They pay attention to the tiniest of details employing light and space to create magical works of art. They are Practitioners. Creators. Visionaries.

And perhaps that's why, in some small way, we can relate to them.



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THE BEGINNING

We take the greatest care in looking for and picking the right materials because when you're building a masterpiece, only the finest will suffice.

Adroit Sculpra consists of 6 luxury apartments complete with marble flooring and a designer lobby that is sure to impress.



THE EXPLORATION

We aim to cater to each customer's needs, that includes the location - the roads and routes, sights and sounds, people and places. Because everything, including the surrounding, is a part of where you stay.

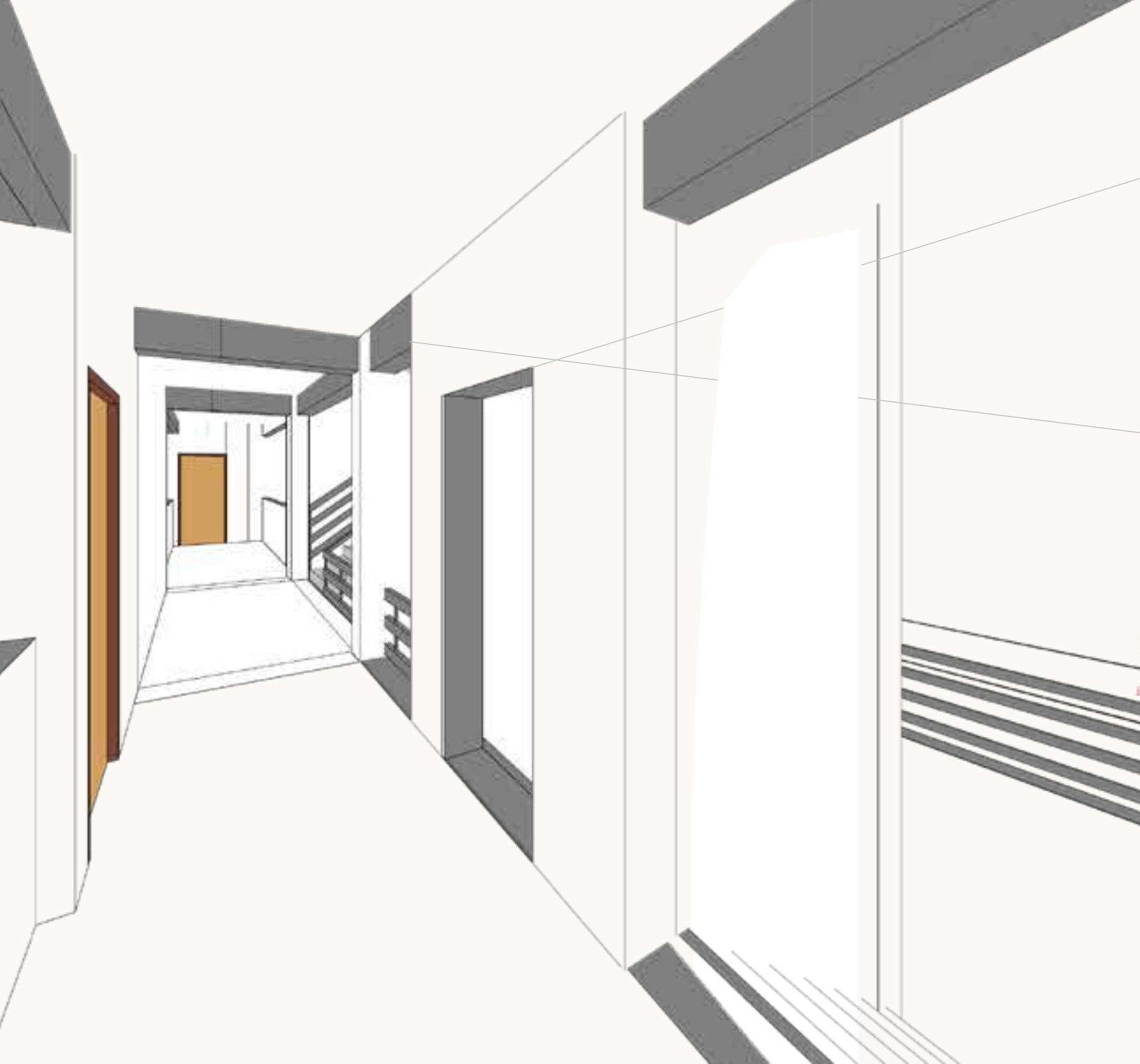
And that is why Adroit Sculptra is located in the heart of the city, between Mylapore and Alwarpet. It is surrounded by peace and yet is close to everything you need.



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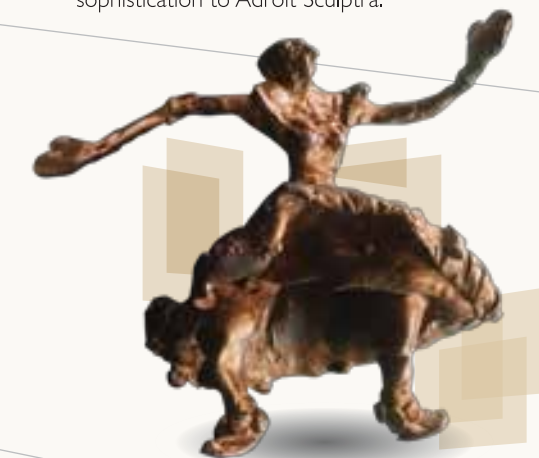




THE VISION

The idea is to create a space for people to not just stay, but live. We make sure that every bit of space must be beautifully designed while giving the owners enough and more room to express themselves

The landscaping and the placement of sculptures both inside and outside the building lend an air of sophistication to Adroit Sculptra.





THE CREATION

We think ahead, plan ahead and create what we believe is efficient design. And slowly, day by day, minute by minute, a home - or rather, a masterpiece - comes to life. Isn't that what creation is all about?

That is why every apartment in Adroit Sculptra is spaciouly designed.





THE INTERIORS

Every space in our latest project is sculpted to inspire the right mood. Be it spending time with friends and family in the living room, creating a secret recipe in the kitchen or even just relaxing in your bedroom, all of it feels just right at Sculptr.

Every apartment in Adroit Sculptr has ample space with a foyer area, 3 bedrooms, a luxurious living room, a well designed dining room and kitchen spread out across sizes ranging from 2355 to 3083 sq.ft.



FLOOR PLANS



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STILT FLOOR PLAN



FIRST FLOOR

SECOND FLOOR



UNIT PLANS



UNIT 1

UNIT 2

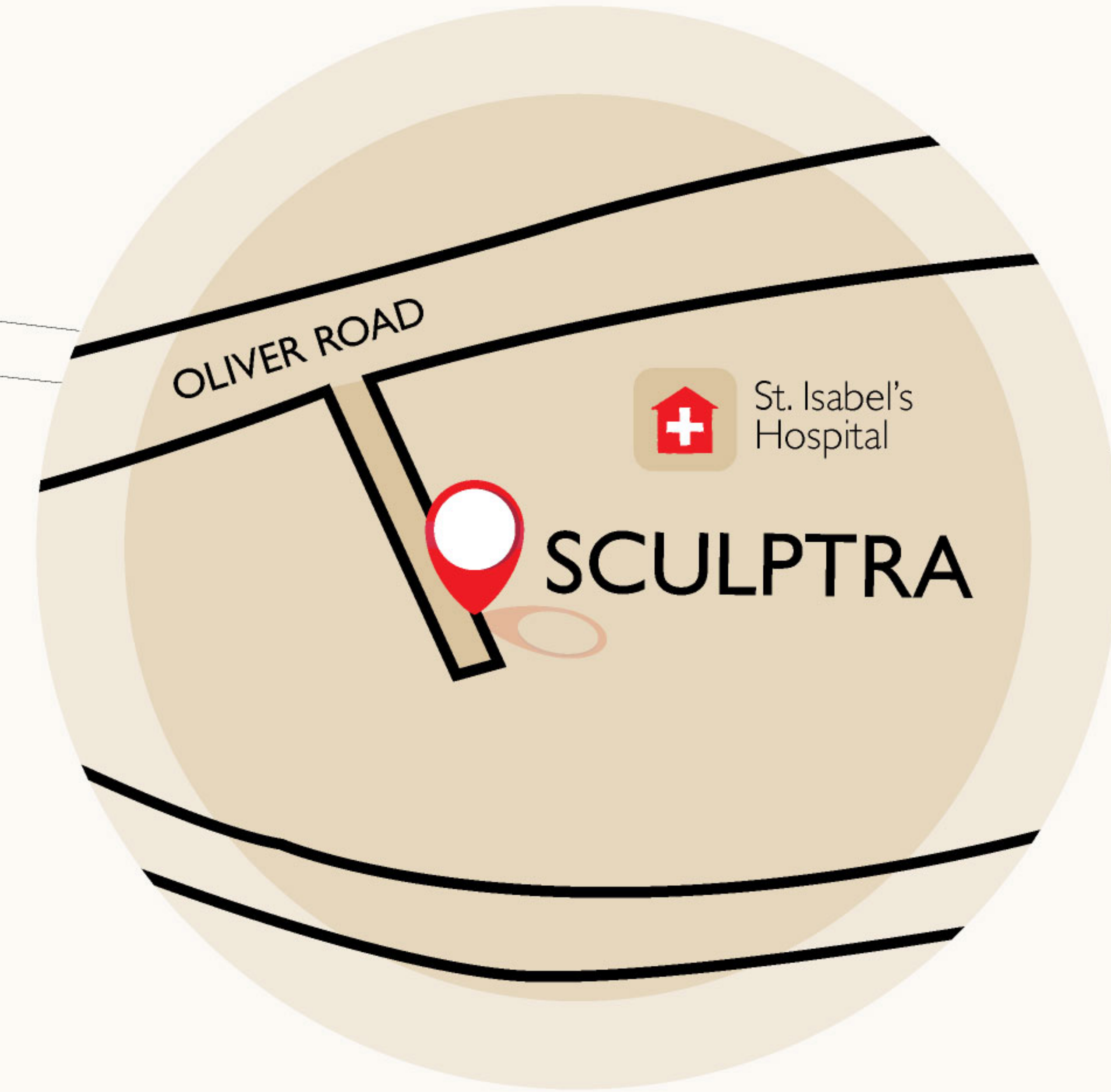














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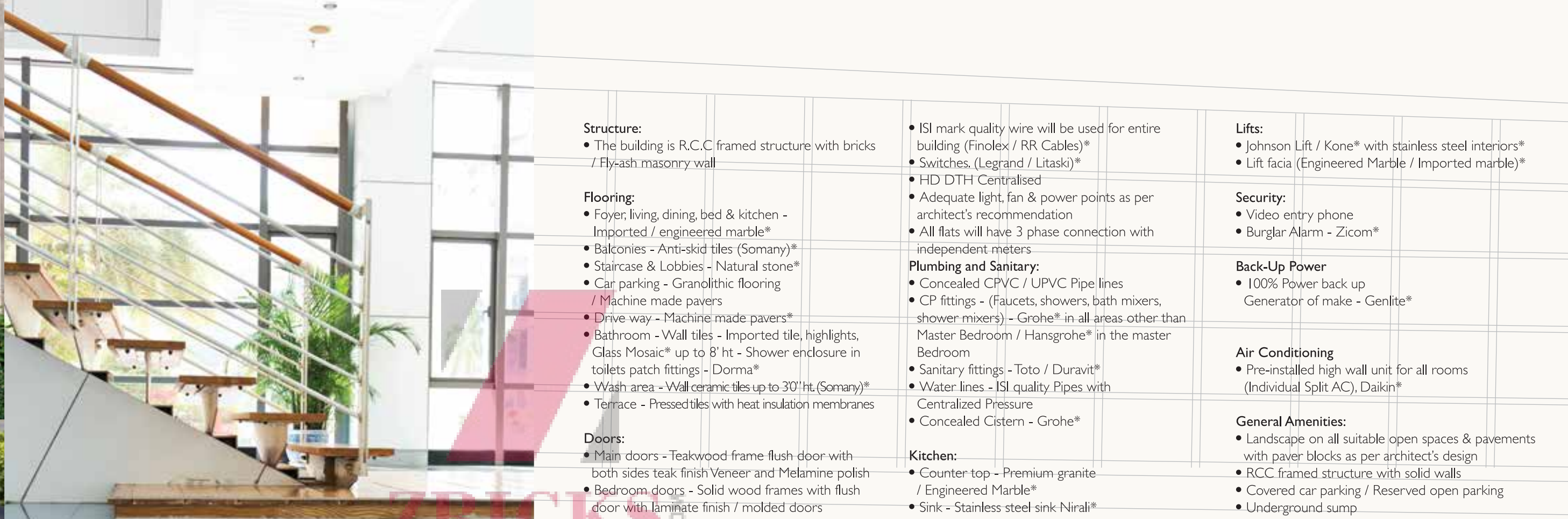
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UNIT 3





-  Shopping
-  Grocery Store
-  Temple
-  Park
-  Bus Stop
-  Church
-  Hospital
-  Educational Institution
-  Bank/ATM
-  Restaurant
-  IT Park
-  Auditorium



AMENITIES

<p>Structure:</p> <ul style="list-style-type: none"> The building is R.C.C framed structure with bricks / Fly-ash masonry wall 	<ul style="list-style-type: none"> ISI mark quality wire will be used for entire building (Finolex / RR Cables)* Switches. (Legrand / Litaski)* HD DTH Centralised Adequate light, fan & power points as per architect's recommendation All flats will have 3 phase connection with independent meters 	<p>Lifts:</p> <ul style="list-style-type: none"> Johnson Lift / Kone* with stainless steel interiors* Lift facia (Engineered Marble / Imported marble)*
<p>Flooring:</p> <ul style="list-style-type: none"> Foyer, living, dining, bed & kitchen - Imported / engineered marble* Balconies - Anti-skid tiles (Somany)* Staircase & Lobbies - Natural stone* Car parking - Granolithic flooring / Machine made pavers Drive way - Machine made pavers* Bathroom - Wall tiles - Imported tile, highlights, Glass Mosaic* up to 8' ht - Shower enclosure in toilets patch fittings - Dorma* Wash area - Wall ceramic tiles up to 3'0" ht. (Somany)* Terrace - Pressed tiles with heat insulation membranes 	<p>Plumbing and Sanitary:</p> <ul style="list-style-type: none"> Concealed CPVC / UPVC Pipe lines CP fittings - (Faucets, showers, bath mixers, shower mixers) - Grohe* in all areas other than Master Bedroom / Hansgrohe* in the master Bedroom Sanitary fittings - Toto / Duravit* Water lines - ISI quality Pipes with Centralized Pressure Concealed Cistern - Grohe* 	<p>Security:</p> <ul style="list-style-type: none"> Video entry phone Burglar Alarm - Zicom*
<p>Doors:</p> <ul style="list-style-type: none"> Main doors - Teakwood frame flush door with both sides teak finish Veneer and Melamine polish Bedroom doors - Solid wood frames with flush door with laminate finish / molded doors Bathroom doors - Solid wood frames with flush door of BWP grade Locks / Hardware - Dorma* 	<p>Kitchen:</p> <ul style="list-style-type: none"> Counter top - Premium granite / Engineered Marble* Sink - Stainless steel sink Nirali* Wall up to 2' high above counter - Imported Tiles*, Highlights - Glass Mosaic* 	<p>Back-Up Power</p> <ul style="list-style-type: none"> 100% Power back up Generator of make - Genlite*
<p>Windows:</p> <ul style="list-style-type: none"> All rooms shall have UPVC sliding windows with 5mm clear float glass and necessary hardware (Veka / Fenesta)* 	<p>Painting:</p> <ul style="list-style-type: none"> Internal - Walls to be finished with cement based putty and two coats of premium emulsion paint (Dulux Velvet touch)* External - Exterior emulsion paint - Asian Apex* Ceiling - Cement paint Pumps - Grundfos* 	<p>Air Conditioning</p> <ul style="list-style-type: none"> Pre-installed high wall unit for all rooms (Individual Split AC), Daikin*
<p>Electrical:</p> <ul style="list-style-type: none"> All internal circuits with PVC and ISI mark 		<p>General Amenities:</p> <ul style="list-style-type: none"> Landscape on all suitable open spaces & pavements with paver blocks as per architect's design RCC framed structure with solid walls Covered car parking / Reserved open parking Underground sump Compound wall in outer periphery with gate WTP (Water Treatment Plant)* Handrails - Mild steel* Anti-termite treatment including anti ants and rodents*
		<p>Special Features</p> <ul style="list-style-type: none"> Designer entrance lobby False ceiling in foyer, living, dining, bedrooms kitchen & toilets Spacious air-conditioned ground floor lobby

THE ADROIT STORY

Adroit Urban Developers has, over a short span of time, built some of the most beautifully designed homes in Chennai and Coimbatore. The brilliance of our architects is matched only by the integrity and transparency of our processes. Our execution is precision driven, which means that we take every minor detail into consideration to ensure that our properties require minimum maintenance. All these values are born of our mantra: Ahead Thinking, the progressive thought that powers the innovation behind our buildings. We are putting this very principle to use while building close to 1000 homes across Chennai and Coimbatore from 600 to 5000 sq.ft. between ₹25 lakh and ₹12 crore.

We also make sure all our interactions are amenable and a pleasure to look forward to, on the journey to discovering your happy home.

OTHER PROJECTS

adroit
DISTRICT | S

Efficiently designed spaces - Located on Thalambur Main Road, just 10 minutes away from Sholinganallur. District S is all about efficient design and the judicious use of space. Built-up on 4,33,066 sq.ft each one of these 394 apartments comes with features that make living life in the fast lane a real breeze.

adroit
ARTISTICA

Land of choices. Presenting, high-end luxury living spaces for the discerning customer. Artistica offers you a variety of houses to choose from. It's an interesting combination of 124, 3BHK apartments, pent houses & town houses in a built-up area of 2,63,394 sq.ft. Located on OMR, close to the Sholinganallur Junction, with state-of-the-art amenities guaranteed to give you the finest standards of living.

adroit
SIRIUS

Journey to the center of everything - 7 contemporary and elegant apartments created in 15,272 sq.ft. of space. One of its most attractive features is its location, at T Nagar - at the center of everything. That is what makes it a home that is truly built around you.

Chennai



OTHER PROJECTS

adroit
IMPERIA

A life, less ordinary - Situated in the heart of Chennai in Nungambakkam, these dream apartments are the epitome of luxury. With only 5 apartments in a space of 34,041 sq.ft., Adroit Imperia is a statement in exclusivity.

adroit
ARIA

Futuristic Homes - Aria is an upcoming project of Adroit. Keeping with our philosophy of creating homes that are timeless, Aria is designed with your future needs in mind. It consists of 5 apartments in a built-up area of 8086 sq.ft and is located in Mahalingapuram which is close to schools, department stores and all the necessities of life

adroit
HOUSE OF AMBAL

Located at Anna Salai (near Gemini), House of Ambal brings you the best of luxury and contemporary design. Exquisitely crafted apartments in a built-up area of 36,063 sq.ft in one of the city's most beloved locations - one really can't ask for more.

adroit
IVORY

Pure, perfect and pristine - Another premium residential development of over 19 apartments built-up on 34,041 sq.ft., Ivory embodies purity and perfection when it comes to design. Coming up in the posh, well planned locality of R S Puram, Coimbatore, this project is sure to be an architectural marvel.

adroit
ALTIUS

Art of living with pride - A premium residential property being developed in Gandhipuram at the heart of Coimbatore. With 43 apartments spread over 59,533 sq.ft., Altius draws inspiration from the art of Zen, making use of an ingredient many take for granted: space. Soaring to the skies, this could be your own piece of heaven.

Coimbatore

adroit
Ahead Thinking



T: 46-000-999

W: www.adroiturban.com

E: customercare@adroiturban.com

CHENNAI PROJECTS:

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T.Nagar

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IMPERIA
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ARIA
Mahalingapuram

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SCULPTRA
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HOUSE OF AMBAL
Gemini, Anna Salai

COIMBATORE PROJECTS:

adroit
IVORY
R.S.Puram

adroit
ALTIUS
Sidhapudhur

Site Address : Old No: 21, New No: 61, Oliver Road, Mylapore, Chennai - 600 004.

Corp. Office: I, Bheemanna Garden Street, Alwarpet, Chennai - 600 018.

Disclaimer - Information contained herein is subjected to change and cannot form an offer or contract. While every reasonable care has been taken in providing the information, Adroit and or their agents cannot be held responsible for any inaccuracies and or changes. Adroit reserves the right to make alterations and amendments in the project at any time necessitated from time to time without prior notice.

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