



Moving in  
is child's  
play

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## Plug & Play Homes

Apartments don't come complete with modular kitchen, aircons, fans, lighting, bathrooms and everything.

They don't offer landscaped greens every few steps. Or modern day luxuries that save time, effort and therefore money.

You generally can't escape cajoling plumbers, painters, electricians or technicians to do stuff. Not anymore.

Over 500 fully fitted homes.  
10 blocks.  
Spaced over 3 lac sq.ft. of development at Raunibakkam.



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Some  
of the  
**best**  
things  
in life  
are **attached.**

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Flaunt-friendly  
Gadgets  
come with  
your home.

Ones that make you  
look good and feel great.



Smart  
Lock

Your home opens from your phone and keys at the slightest touch.  
[www.zricks.com/smart\\_lock](http://www.zricks.com/smart_lock)



Darkness  
Fan

Welcome to the future. They show that you stand for the latest.  
[www.zricks.com/darkness\\_fan](http://www.zricks.com/darkness_fan)



Amazon  
Echo

Your wish for information, music, news, weather & more is by command.  
[www.zricks.com/amazon\\_echo](http://www.zricks.com/amazon_echo)



Underwater  
pool  
speakers

Who's going to be swimming. Just connect your pool and drive.  
[www.zricks.com/underwater\\_pool\\_speakers](http://www.zricks.com/underwater_pool_speakers)



iPad  
Dock

A new find. A dock that's a style statement.  
[www.zricks.com/ipad\\_dock](http://www.zricks.com/ipad_dock)



Wireless  
showerhead  
speakers

Another marvel for the truly going. Stream music over wifi as you shower.  
[www.zricks.com/wireless\\_showerhead\\_speakers](http://www.zricks.com/wireless_showerhead_speakers)



Apple TV

You'll never have your 1080P live without one. It's a world of entertainment on demand.  
[www.zricks.com/apple\\_tv](http://www.zricks.com/apple_tv)



Smart  
Switch

Your entire home lights up from one switch. Turn off everything as you sleep out.

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\*Included in fully fitted apartments only

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## Mahesh Software engineer

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- 9:05\_works out at the futuristic gym
- 9:30\_takes pet dog Oscar for a walk  
at the landscaped greens
- 9:42\_locks home from his phone
- 9:45\_off to work at Sholinganallur

Ready to live homes

In the pulse of Perumbakkam

**Smart. Future proof.**

Fully fitted with the latest technology

Think of another home that gets you excited

Think harder

There isn't any in all of Chennai

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Moving in is easy and so is paying for it.

Easy Payment options

ZIRCKS

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## Get anywhere instantly

Perumbakkam is on an all time high. Just miles away from the IT corridor, it is a bridge to Chennai's biggest transport hubs, IT parks, shopping centers, healthcare and educational institutes.

### Sholinganallur & OMR Widening

A boon for getting to office. Both easing up traffic and therefore proximity to the landmarks of Chennai. Making Nexterra a dream home.

Little errands  
to settle down.

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Because this  
is the age of  
impatience.

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Everything  
is ready.

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Krishna  
Wife  
Yoga Teacher  
Socialite

- 9:00 \_ moves in
- 9:10 \_ prepares breakfast at the fully fitted modular kitchen
- 10:30\_ takes a new lesson on Apple TV
- 11:15 \_ practices Yoga at the studio downstairs
- 4:40 \_ flaunts her home to friends

Beautifully landscaped open areas

But what's really exciting are the

## Underwater Speakers in the Pool.

What a joy.



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## Ready to Live

Lighting ready.

State of the art modular kitchen with hob and chimney ready.

Luxuriously fitted bathrooms with geysers, exhaust fan,

towel rings, rods, vanity mirror ready.

Air conditioners in all bedrooms ready.

All walls painted and ready.

Windows with grills ready.

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Are you...

\*Included in fully fitted apartments only

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Compact 2 BHK  
605 sq.ft.



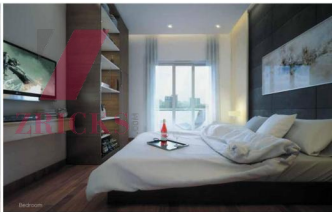
Living Room



Kitchen

\*Please refer to the disclaimer

2 BHK  
855 - 900 sq.ft.



\*Please refer to the disclaimer

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3 BHK  
135 - 1520 sq.ft.



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## When you're not coding

You're dancing with the stars  
at the open to sky Party pad  
Hosting a gala at the Party Hall  
that's equipped with a Pantry  
Or working out at the futuristic Gym  
Swimming with underwater music  
Soaking in at the Steam Room  
Playing Badminton or Basketball or Snooker  
or Table Tennis  
Even smashing the ball at Cricket Nets\*  
Or Whooshing past at the Skating Rink\*

\*Coming up at CSR, subject to Local Body Clearance

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## When you're not laughing out loud

You're chatting up dear ones at the  
special Guest Rooms  
Rolling on the floor at the Yoga and Laughing Club  
Stretching far and wide at the Aerobics Room  
Snapping pictures of your children  
at the Toddlers Zone  
or the Outdoor Play Area  
Stocking up at the Departmental Store  
Having the time of your life

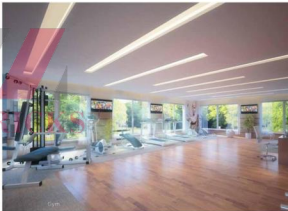
There's plenty to do at Nexterra  
without having to step out of your home



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## AMENITIES







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# SPECIFICATIONS

## Bathroom:

- Shower head with spray & diverter
- Health faucet
- White coloured EWC of reputed brand
- Provision for exhaust fan & geyser
- Counter top/wall hung wash basin
- CP fittings as per architect's design

## Plug Fitted

- All sockets also include geyser and exhaust fan
- Master Bathroom with musical shower
- Towel rings, rods, vanity mirror ready

## Wall Finish

- Finished with plaster & putty
- Plastering - smoothly plastered
- Ceiling - neat white cement coat

## Plug Fitted

- All internal walls painted with emulsion paint

## Kitchen:

- Granite counter top with stainless steel sink
- CP fittings as per architect's design
- Provision for exhaust fan, refrigerator, water purifier
- Ceramic/printed tiles on the wall 2' above the counter top

## Plug Fitted

- Modular kitchen with top and chimney



## Door & Window:

- Main entrance door - solid wood frame shutters laminated/marble/polish
- Internal doors - country wood frames & flush doors
- Toilet door shutters - water proof/PVC lamination
- UPVC/ALPVC sliding window/aluminum window/powder coated aluminum sliding windows

## Plug Fitted

- Ino grids in all windows
- Unique designer lock on the main door

## Electric and Power Back-up:

- 3 Phase electricity supply and independent meters
- ISO 9001 quality concealed copper wiring/fire resistant electrical wire
- Modular switches and sockets of reputed make
- Earth leakage circuit breaker to prevent shock
- Back-up power from DG with 500 watts - 20KVA, 750 watts - 1 BRK
- TV, Telephone points
- 2 way switches in master bedroom

## Plug Fitted

- Lights and fans in all rooms
- All bedrooms with A.C.
- Service balcony and entrance with decorative lights

## Flooring:

- Living, dining, kitchen & bedroom - Vitrified tiles
- Balcony/utility - Matt finish vitrified tiles/porcelain tiles
- Bathroom - Non-slip/anti-acid ceramic tiles



PS SRIJAN OZONE



PS SRIJAN MAESTRO

## DEVELOPERS



PS SRIJAN CORPORATE PARK



PANACHE

### PS GROUP

The year 1986 forever changed how Kolkata will live and feel. PS Group was established to sprout new skylines, under the leadership of reputed industrialists Mr. Pradip Kumar Choudra and Mr. Surendra Kumar Dugar. Today, the next generation continues to deliver on their promises, bringing world class luxuries home.

Since the year 1986, PS Group has been bringing world class luxuries home.

Over 120 flourishing projects, from IT Parks, Residential Townships, state-of-the-art Commercial and Retail complexes to Educational institutes, Hotels and Residences in just 2 decades. They've been there, built that.

Every project has added distinguished quality and faith to the PS Group brand. Today it stands for stellar architecture and design by bringing together specialists from around the world, holding the record for 120 real estate collaborations across India.

As we speak, there are more projects taking shape India wide, filling the maps of the country. Near Patna, Kolkata, Chennai, Coimbatore and more cities with landmarks.

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THE ADDRESS



RAIN TREE



Srijan Realty Pvt. Limited is a fast-growing real estate company engaged in construction of several real estate projects including gated residential communities, commercial buildings, retail properties, hospitality projects and logistic parks. The heart of our business lies in our research and commitment towards development. We audit the quality of end products and deeply engaged in enhancing value for the environment. Being a professional and system- driven- organization, at Srijan, we measure our success through customer satisfaction.

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There are  
some things  
technology  
can't offer.

For everything else,  
Nexterra is ready.

A black and tan dog is sitting on a white surface, looking at a tablet. The tablet displays a white plate with a pile of brown, sliced food. The dog's front paws are visible on the white surface. The background is a plain, light-colored wall.

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For enquiries, please call 93401 44411  
[www.nexterra.in](http://www.nexterra.in)

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