



villa viviana
Celebrating life



Villa Viviana in Maraimalai Nagar is a one of a kind property with international villas and residential plots. Spread over 45 amenity-rich acres, this secure gated community sits on a thoughtfully-planned layout, with its streetscapes, architecture and ambience designed to take your breath away. Apart from offering fine living, the 3 & 4 BHK villas are generous with their spacious private terraces, so you can relish moonlit barbecues, kite-flying sessions and lazy Sunday afternoons more often.

Looking forward to international-themed living in Chennai? Look no further than Villa Viviana.

Actual Site Image

CLUB HOUSE



Actual Site Image

LUXURY VILLA



Actual Site Image

TERRACE VILLAS



INTERNATIONAL LIVING NOW IN CHENNAI.

- Completely Landscaped 45-acre Development
- Joint Venture between Arihant & JP Morgan
- Aesthetically Designed Homes
- Well planned streetscapes with lots of open spaces



LUXURY VILLA

- 4 BHK
- Starts from
Land Area : 3686 sq.ft.
Built-up Area : 3804 sq.ft.

TERRACE VILLAS

- 3 BHK
- Starts from
Land Area : 1421 sq.ft.
Built-up Area : 1708 sq.ft.

RESIDENTIAL PLOTS

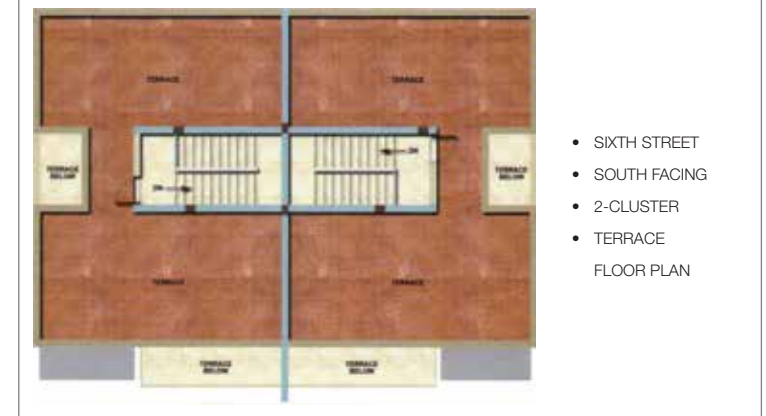
- 600 sq.ft. onwards
- Ready-to-Build
- Exquisite Villa Elevations
- Black Top Roads

Actual Site Image





2-CLUSTER SOUTH FACING TERRACE VILLAS (STREET 6)



Land Area : 2028 sq.ft. - 2533 sq.ft.
 Saleable Area : 1754 sq.ft. - 1967 sq.ft.



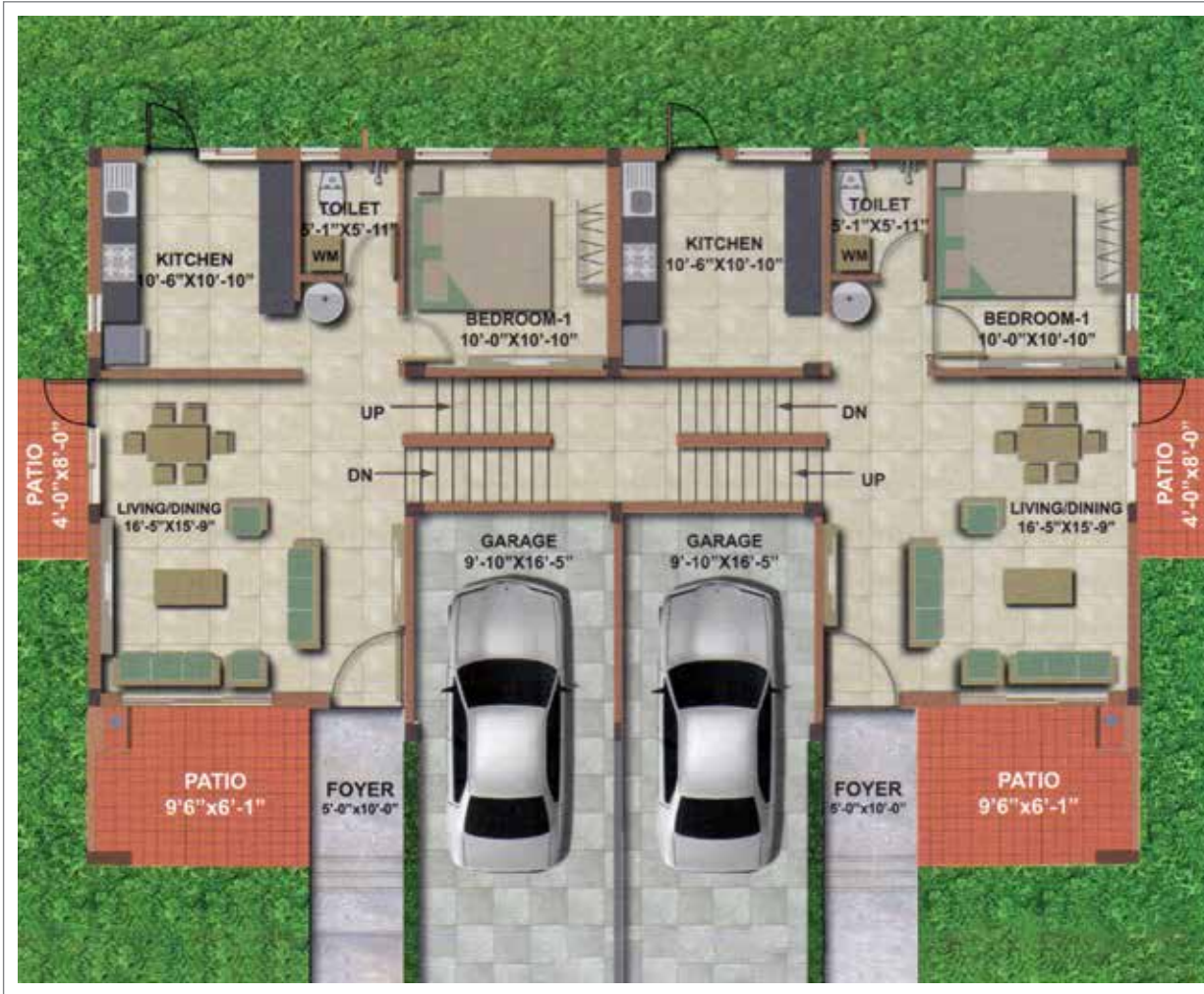
3-CLUSTER SOUTH FACING TERRACE VILLAS (STREET 6)



Land Area : 1421 sq.ft. - 2237 sq.ft.
 Saleable Area : 1708 sq.ft. - 1754 sq.ft.



2-CLUSTER NORTH FACING TERRACE VILLAS (STREET 6)



Land Area : 2234 sq.ft. - 2464 sq.ft.
 Saleable Area : 1943 sq.ft. - 1996 sq.ft.



SPECIFICATIONS

Flooring: Vitrified Tiles Flooring 2' x 2' in living / dining room, ceramic tiles flooring in bed rooms, kitchen & balconies and printed tiles in utility area.

Wall Finishes:

Internal walls: Putty with emulsion paint.

Toilets: Coloured glazed tiles upto a height of 7 feet from the floor.

External walls: Exterior emulsion paint.

Kitchen: Black granite counter with stainless steel sink and printed tiles of 8" x 8" upto a height of 2 feet above the kitchen counter.

Sanitary Ware: Master Bedroom toilet & other toilets: Parryware / Hindware in white colour and Wash basins of a reputed make with granite counter.

Bath Fittings: Jaguar / Equivalent bath fittings in all bathrooms.

Doors: Entrance – Laminated main door, Bedrooms / Toilets – Good quality seasoned and chemically treated wooden frames with 32mm thick painted flush doors and Terrace headroom / Balcony / Verandah / French door – UPVC / Aluminium doors.

Windows: Anodized Aluminium sliding windows / UPVC.

M&E Works: Electrical wiring & switches – ISI Approved wiring with modular switches, 3 phase electrical supply, ELCB, MCB of ISI Approved brand and Provisions for TV points in living room.

Power Backup: DG backup upto 500 kva.

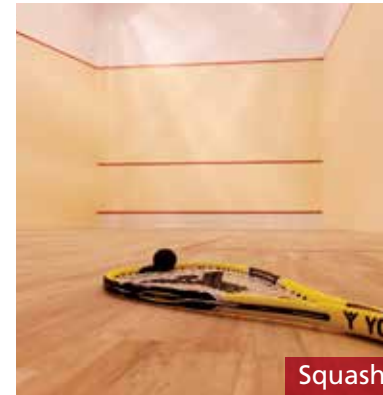
Security System: Intercom system connecting villa with entrance, Security room, Maintenance office and Club house.



Club House Reception



Volleyball Court



Squash

READY-TO-USE FULLY FUNCTIONAL AMENITIES

- Swimming Pool
- Squash Court
- Badminton Court
- Creche
- Gymnasium
- Putting Green
- Billiards Room
- Jogging Track
- Kids Play Area

COMMON AMENITIES

- Senior Citizen Area
- Shuttle Car Service
- 24x7 Security System
- Convenience Store
- Fully Landscaped Open Areas
- Business Centre
- Banquet Hall
- Water & Sewage Treatment Plant

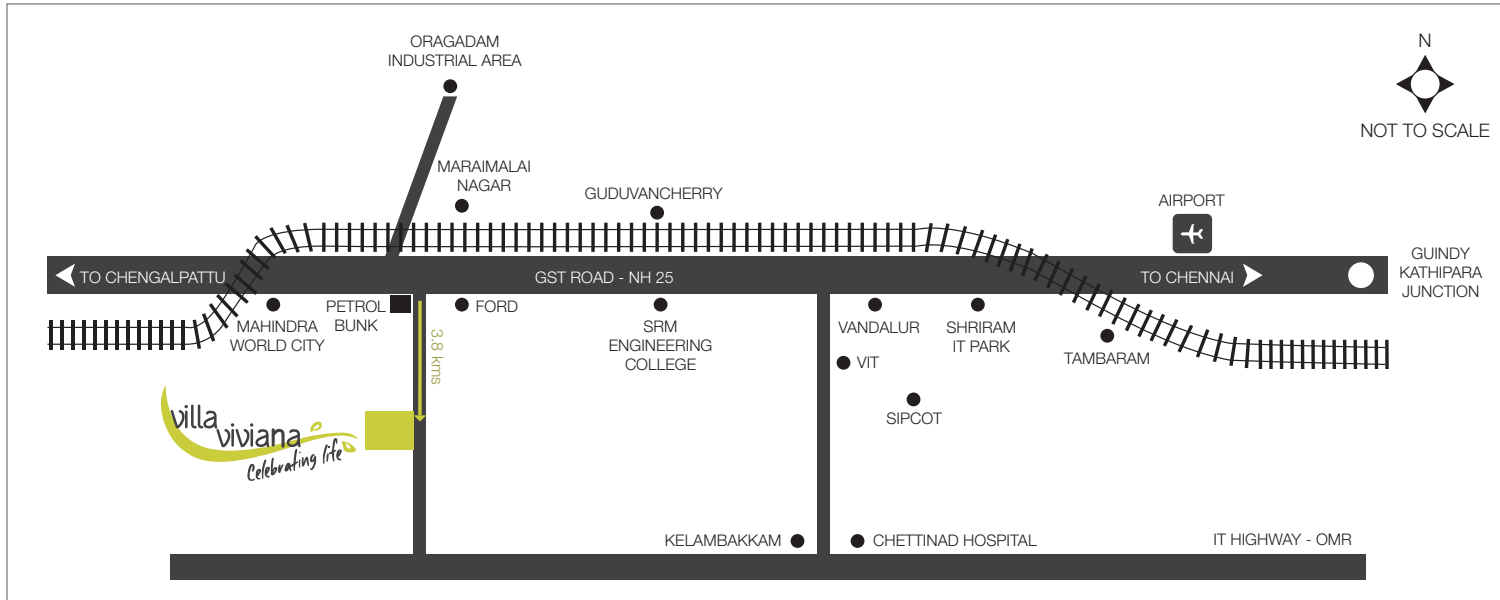


Billiards Room



Gymnasium

LOCATION MAP



EDUCATIONAL INSTITUTIONS

- Mahindra World School : 7 kms
- Vidyamandir CBSC School : 7 kms
- SRM University : 10 kms

WORK PLACES

- Mahindra World City : 7 kms
- Oragadam Industrial Area : 20 kms
- IT Highway - OMR : 20 kms

HOSPITALS

- SRM Hospital : 10 kms
- Chettinad Hospital : 16 kms

KEY DESTINATIONS

- Chennai International Airport : 30 kms
- Tambaram Railway Station : 25 kms
- Chengalpattu Railway Station : 15 kms
- Nearest Fuel Station : 4 kms

Arihant

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