




THE BEST OF
BOTH WORLDS

CONNECTIVITY
&
TRANQUILLITY

JUST THE WAY
YOU WANT IT.




ESSENSE





TRANSFORMING LIVES BY TRANSFORMING SPACES.

S&P has always focused on the larger picture creating living spaces instead of just buildings apartments. Transforming lives instead of just designing building. Always innovating and exploring new avenues to give customers a better home with a better lifestyle. It is this vision that has enabled S&P to develop over 12 lakh sq. ft. of residential spaces in just one decade.

Drawing from one of the largest land banks of about 350 acres in and around Chennai city, S&P has implemented

many successful projects such as S&P Garden, S&P Residency, S&P Lakeview and S&P Living spaces, each of which serves as a testimony to the company's commitment to innovation and quality. With several upcoming projects in Nollambur, West Mogappair and Tambaram, the company also has many projects in the pipeline including residential townships in Oragadam, Poonamallee and much more.




LIVING SPACES

MOGAPPAIR WEST EXT.

S&P Foundation Pvt. Ltd.
www.sandp.co.in

PROJECT IS READY FOR HANDOVER

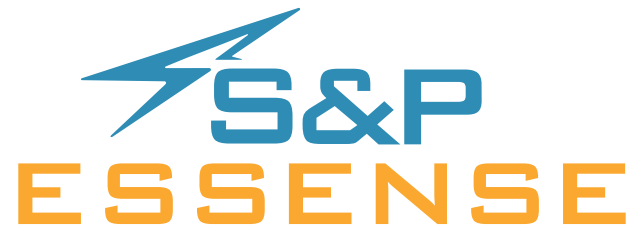


ADD SPLENDID COLOUR
TO YOUR LIFE -
S&P LIVING SPACES

At S&P Living Spaces you can experience luxury living with splendid colour in your life.

Being a part of the largest township in close proximity to Anna Nagar, S&P Living Spaces is built on 10.8 acres of land and consists of 592 premium apartments. Designed with a cheerfully colourful facade, ample natural ventilation and a host of modern amenities, these spacious modern homes come with their own exclusive Club House with sufficient car parking and loads of green spaces. Not surprisingly the project has received an overwhelming response.





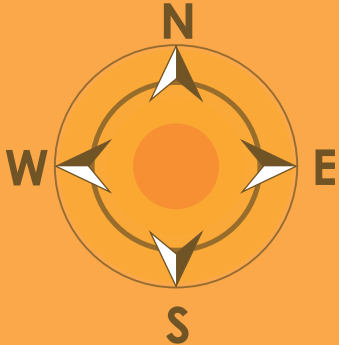
MOGAPPAIR WEST EXT.

Luxury Apartments, **10 mins** away
from Anna Nagar

TRANQUIL EXCLUSIVE.

Tucked away from the crowded city in a verdant spot, Essense is all that you want in a home. An extension of the large and hugely successful township, these homes are in a totally independent area and come with their very own club house, stilt + 4 layout and luxury finish that is comparable only to the best.

ESSENSE SITE PLAN






CONVENIENT
LOCATION,
ELEGANT DESIGN.

Located just a few minutes off the busy 200 ft Chennai bypass road, exactly 10 mins away from Anna Nagar, these homes are surprisingly peaceful, yet extremely well connected. Premium Schools, MNC offices and Lifestyle shopping areas are just minutes away. And to experience a lush green, pollution-free environment all you have to do is step out of your home. That's the best part about these homes.

- ◆ 1.5, 2 & 3 BHK
- ◆ 560 sq.ft. - 1,761 sq.ft.
- ◆ 200 spacious and well ventilated homes spread across 3.3 acres
- ◆ Fully vastu compliant Stilt+4 layout
- ◆ State-of-the-art Apollo Hospital - 500 mts.
- ◆ 1.5 kms off 4 lane Poonamallee High Road
- ◆ Easy access to Metro Stations



S&P
ESSENSE

MOGAPPAIR WEST EXT.

◆ 1.5, 2 & 3 BHK apts. ◆ 560 - 1,761 sq.ft.



◆ 4 Blocks spread across 3.3 acres ◆ Fully Vasthu Compliant

SPACIOUS,
GREENERY.

Your Essense home is all about combining lavish space with easy access to the goodness of nature. A few of the external features that you will notice are a well ventilated layout that makes the most of natural light, lush green areas on both sides of the building and a stilt layout that ensures cooling air flows under the building. Once you're in your Essense home, you will be able to notice the meticulous attention to detail and modern quality finish that has differentiated S&P's commitment from others.



CLUB VIEW - GROUND FLOOR
SWIMMING POOL



CLUB VIEW - SECOND FLOOR
GYMNASIUM



CLUB VIEW - FIRST FLOOR INDOOR GAMES



CLUB VIEW - TERRACE PARTY HALL



RELAX UNWIND

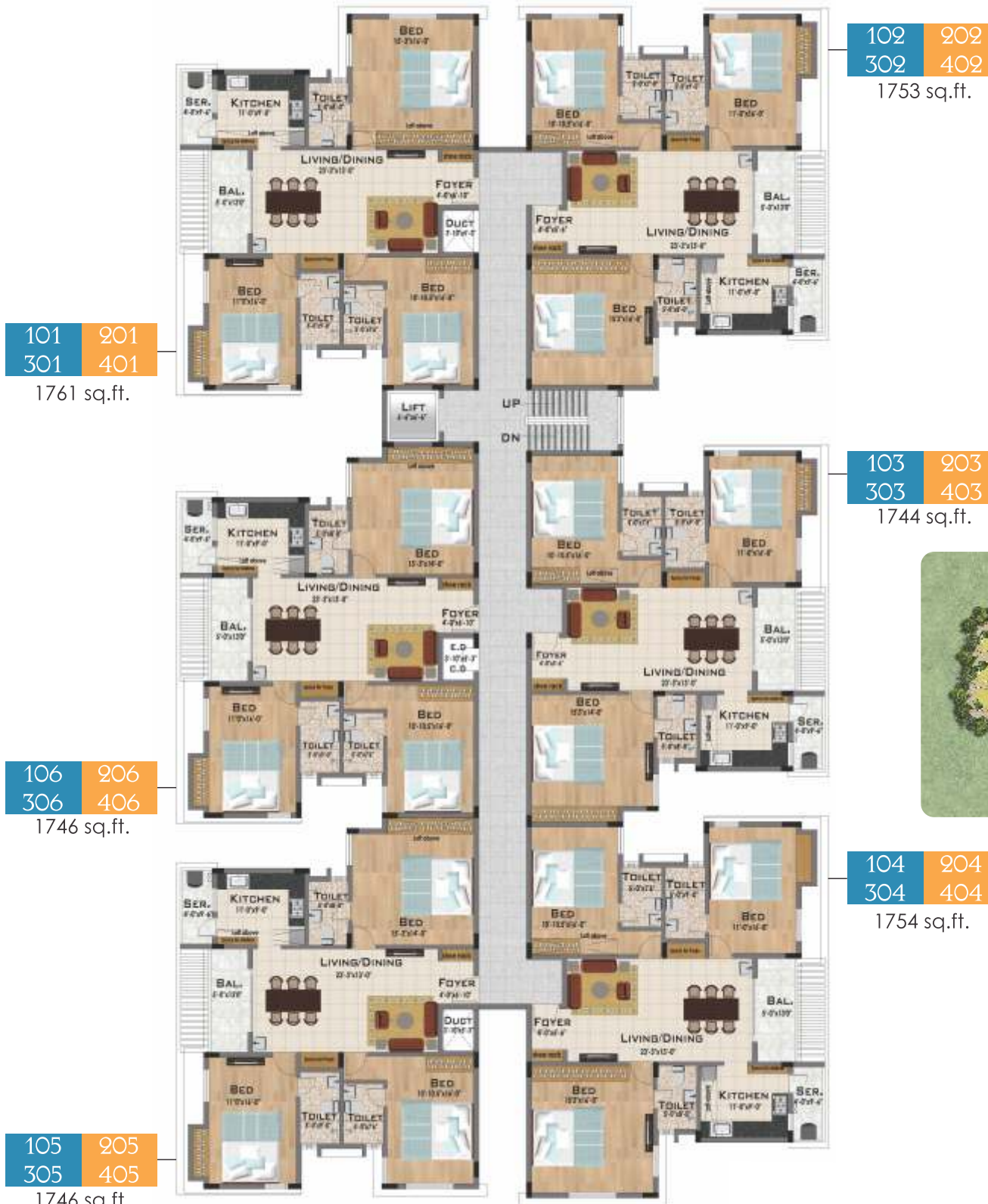
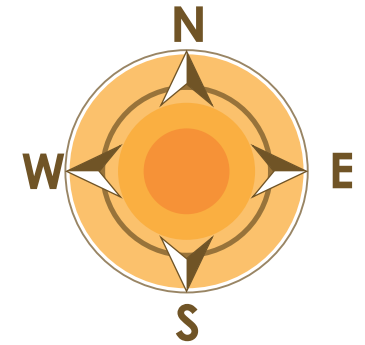
Although your Essense home is a part of the large Township, we have designed a separate club house exclusively for Essense residents. Located in a quiet spot away from the main entrance, this modern club house, comes equipped with all the modern facilities you need to help you relax after a hard day at work.

- ◆ Lounge
- ◆ Swimming pool
- ◆ Gym
- ◆ Library
- ◆ Indoor Games
- ◆ Community Hall
- ◆ Barbeque Corner on the Terrace

BLOCK - G

TYPICAL FLOOR PLAN

3 BHK



KEY PLAN

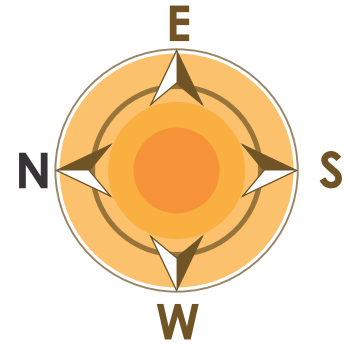


FIRST & THIRD FLOOR
 SECOND & FOURTH FLOOR

BLOCKS - A, B, C, D, E, F, H, I, J

TYPICAL FLOOR PLAN

2 BHK



KEY PLAN

103 203
303 403

Block A
● 952 sq.ft.
● 953 sq.ft.



102 202
302 402

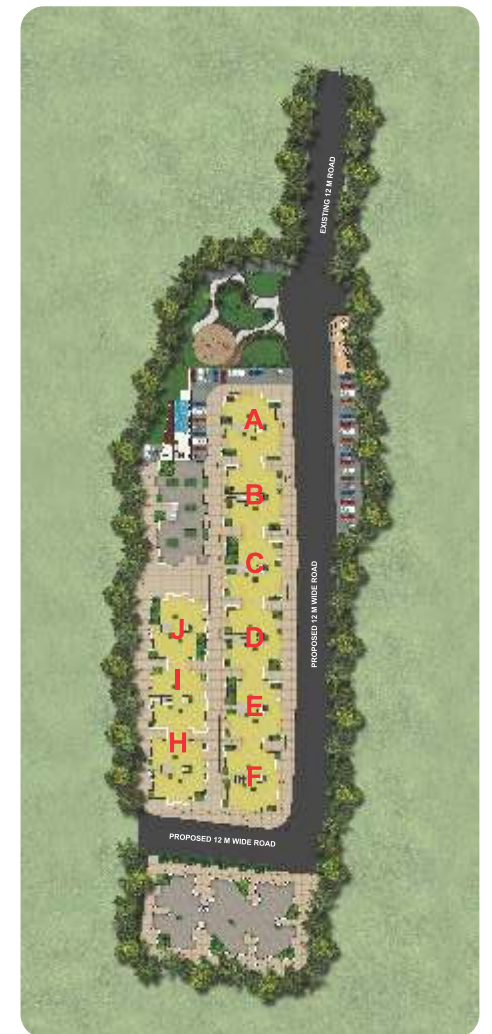
Block A
933 sq.ft.

101 201
301 401

Block A
1045 sq.ft.

104 204
304 404

Block A
● 1029 sq.ft.
● 1030 sq.ft.

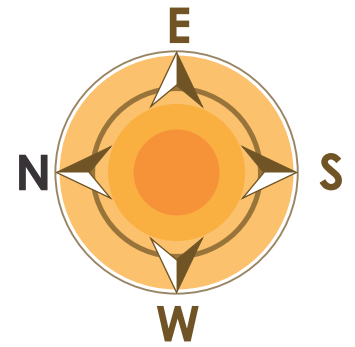


● FIRST & THIRD FLOOR
● SECOND & FOURTH FLOOR

BLOCK - K

TYPICAL FLOOR PLAN

1.5 BHK



KEY PLAN



FIRST & THIRD FLOOR
 SECOND & FOURTH FLOOR



SPECIFICATIONS

- ◆ **Structure:** RCC framed structure

Joineries

- ◆ **Main Door:** Teak wood Frame and Flush Door with Melamine polish.
- ◆ **Bedroom Door:** Hard Wood Frame and Flush doors with white enamel paint.
- ◆ **Toilet / Utility Door:** Hard Wood Frame and Flush doors with white enamel paint.
- ◆ **Windows:** UPVC with clear glass
- ◆ **Dining to Balcony Sliding Door:** UPVC with clear glass

Flooring

- ◆ **Living /Dining /Bedrooms:** 600mm X 600mm Vitrified tiles
- ◆ **Balcony:** Ceramic tiles
- ◆ **Kitchen:** Ceramic tiles
- ◆ **Toilet floor & Utility area:** Anti skid Ceramic tiles
- ◆ **Toilet Dado:** Ceramic tiles upto 7' height
- ◆ **Car Park:** Grano finish
- ◆ **Entrance Lobby, Corridors & Staircase:** Granite / Vitrified tile

Wall Finishes

- ◆ **Internal:** Acrylic emulsion for all rooms. Asian or equivalent
- ◆ **Common areas:** Acrylic emulsion. Asian or equivalent
- ◆ **External:** Weather shield Paint. Asian or equivalent

Ceiling Finishes

- ◆ **All rooms:** Oil Bound Distemper. Asian or equivalent

Kitchen

- ◆ **Kitchen Sink:** S.S. Single sink without drain board
- ◆ **Kitchen Platform:** Granite finish
- ◆ **Kitchen Dado:** Ceramic Tiles upto 2' height above granite platform

Electricals

- ◆ **Internal Wiring:** Finolex or Equivalent
- ◆ **Switches & Sockets:** Anchor Roma or Equivalent
- ◆ **MCBDB:** Legrand or Equivalent

Provisions

- ◆ Provision for AC in Living/Dining and in all Bedrooms
- ◆ Provision for Geyser in all bath rooms
- ◆ Provision for exhaust fan in all bathrooms and kitchen

Loft

- ◆ 2BHK & 3BHK - Loft in Kitchen and one bedroom
- ◆ 1.5BHK - Loft in kitchen only

DG Backup Power

- ◆ **Apartments:** 3BHK - 800VA, 2BHK - 700VA and 1.5BHK - 500VA
- ◆ **Common areas:** Power backup for common area lighting & Lift

Plumbing

- ◆ **Sanitary / Waste Pipes:** PVC pipes; Prince or Equivalent
- ◆ **Water Supply pipes:** UPVC / CPVC pipes: Astral or equivalent
- ◆ **Sanitary ware:** Roca or Equivalent
- ◆ **CP Fittings:** Roca or Equivalent

Elevator

- ◆ **6 to 8 passenger capacity:** Johnson or equivalent

Handrails

- ◆ **Balcony:** S.S handrail with glass
- ◆ **Staircase:** M.S handrail

Connectivity

- ◆ **TV & Telephone:**
 - 2 BHK & 3 BHK Apartments - Living and Master Bedroom
 - 1.5 BHK Apartment - Living room

Safety & Security

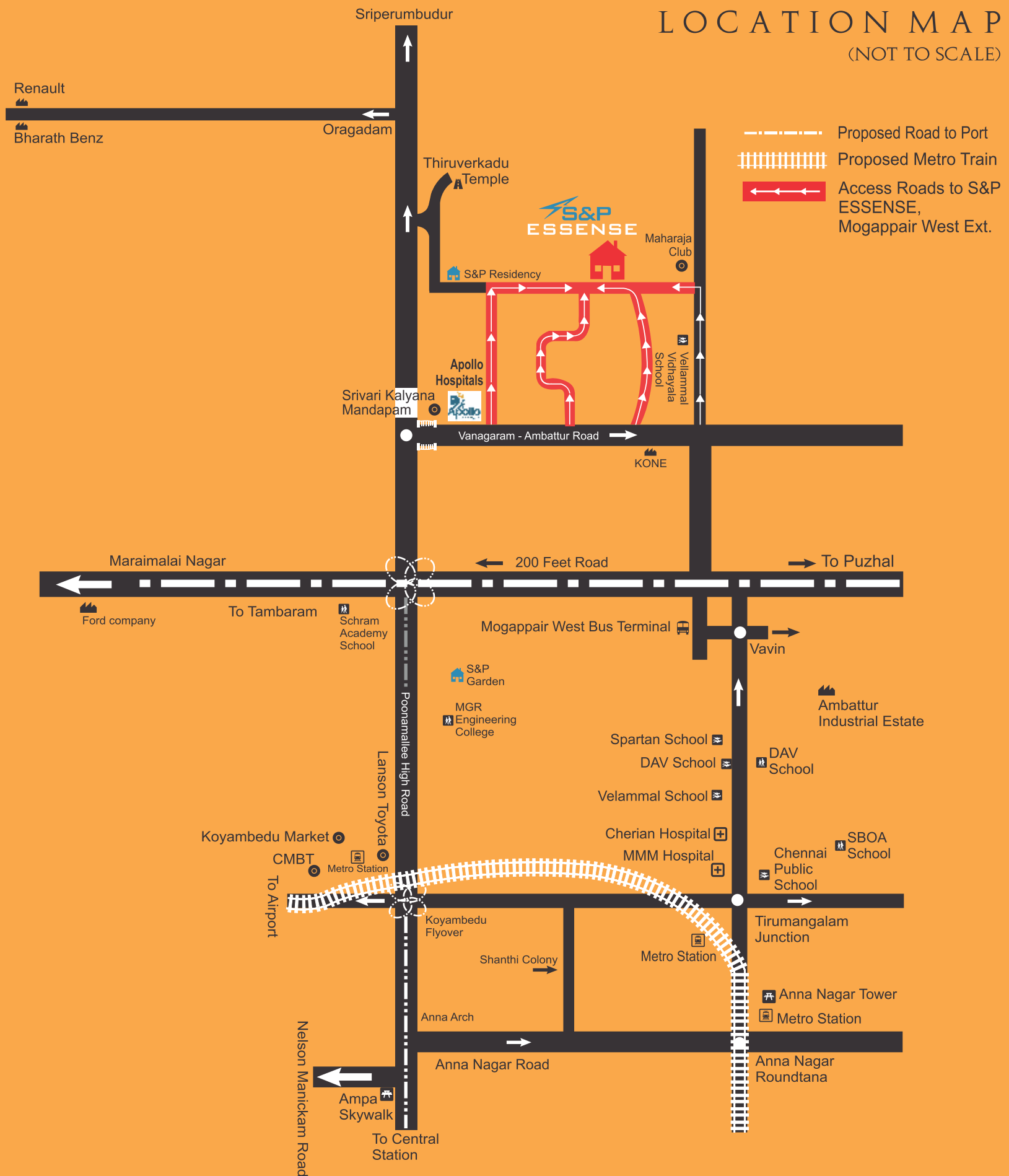
- ◆ **Main door Lock:** Godrej or Equivalent with chain and eye piece

General

- ◆ STP and WTP of suitable capacity shall be provided

LOCATION MAP

(NOT TO SCALE)

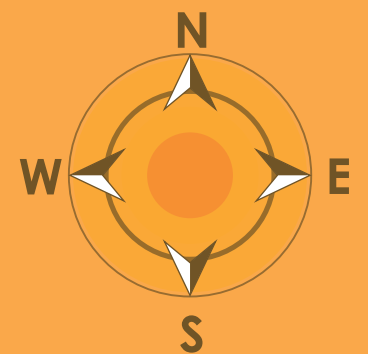


MASTER PLAN



- 1 - Essense
- 2 - Living Spaces
- 3 - Courtyard
- 4 - Apollo Hospital
- 5 - Temple

Total Township area is 80 acres





Site Address

S&P Essense, Kamarajar Street, Behind Apollo Hospital,
Vanagaram, Mogappair West Extension, Chennai.

Contact

044 6600 6600

Approvals received

CMDA (Planning & Building Permission)
EC - Environmental Clearance

Architect

M/S. Anbu & Faizal Chennai.

Disclaimer:

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