



LNR GROUPS

Villas @ Saravanampatti

- 3/2 Bedrooms Villa which suits you needs & budget
- Nested among the IT Hub of Coimbatore and surrounded by natural fall
- Individual Bore well & Corporation water
- DTCP approved layout
- Individual compound wall
- Specially designed to satisfy customer expectation



FOR AN UNIQUE AND INSPIRATIONAL LIFESTYLE WITH ADMIRABLE ENVIRONMENT

ABOUT PROJECT :

LNR - Vizag (CARNEGIE RESIDENCY) is a perfect place for Living and Investment. It is strategically designed by keeping your needs in mind. We make your Livelihood more comfortable with Carnegie Residency. The residential Township that offers with wide range of conveniences that have been chosen to let you enjoy an outstanding lifestyle. Carnegie Residency city is in very close proximity to schools, collage, IT hub, SEZ, Airport etc. Get the pride of having a Villa of your own.



3 BHK Villa Elevation

Total land area 1290 Sqft



3 BHK Villa Plan

Total land area 1290 Sqft
Total buildup area 1975 Sqft



3 BHK Villa Plan

Total land area 1290 Sqft
 Total buildup area 1875 Sqft



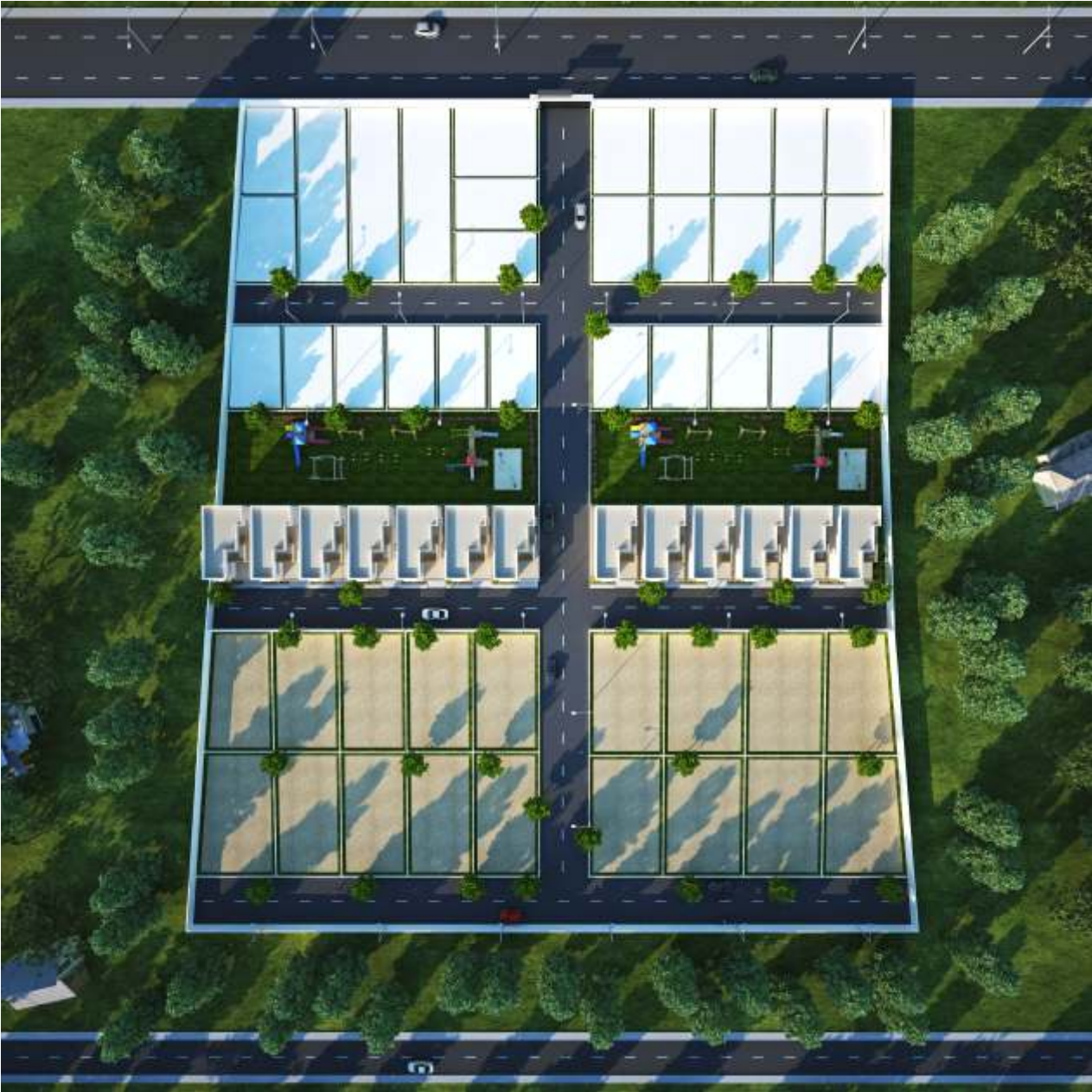
2 BHK Villa Plan

Total land area 1290 Sqft
Total buildup area 1735 Sqft

Aerial View



Master Layout



CARNEGIE RESIDENCY
Carnegie Residency proposed
DTCP approved layouts

Specifications



- **STRUCTURE**

RCC framed structure (Earthquake resistance) and 9" thick external panel walls & 4 ½" thick partition walls with Clay brick masonry and plastering.

- **JOINERY WORKS**

Main doors – Teakwood frame, Teakwood shutters and surface finished with melamine mat polish.

Internal doors – Country wood frame, Flush door shutters with paint finish. Windows – UPVC windows with MS grills.

- **FLOORING**

Living/Dining/Bedroom/Kitchen – Vitrified tiles of Standard size 600mm x 600mm. Toilet/Balcony/Utility/Car porch – Ceramic tiles of size 300mm x 300mm. Staircase – Polished Granite.

- **DADOING**

Toilet – Glazed ceramic tiles of size 450mm x 300mm up to 7' height. Kitchen – Glazed ceramic tiles up to 4' height from kitchen table top.

- **KITCHEN**

Counter Top – RCC counter with Black granite top. Kitchen sink – SS sink with Drain board.

- **PAINTING**

Internal walls – Two coats of putty, one coat of primer & two coats of Emulsion paint (Asian /Deluxe/Equivalent).

External walls - One coats of White wash, one coat of primer & two coats of Ace emulsion paint (Asian /Deluxe/Equivalent).

All door frames & Grills - One coat of primer & two coats of Enamel paint (Asian /Deluxe/Equivalent).

- **TERRACE**

Surki and burnt clay weathering tiles.

- **PLUMBING**

PVC/ CPVC Pipes – Supreme/Equivalent/ISI brands. Sanitary Fittings – Jaquar/Equivalent. CP Fittings – Jaquar/Equivalent.

- **ELECTRICAL**

Three phase power supply through individual DB & ELCB.

Wiring – Concealed wiring through pipes (Finolex/Equivalent).

Switches – Modular switches (Legrand/Havells/Equivalent).

Tv/Telephone – One point. AC/Geyser/Grinder – 15amps Plug.

LOCATION ADVANTAGES:

The Property located on the saravanampatti – Thudiyalur road which is completely surrounded by major schools, colleges Institutions.

- 2.5 Kms from Sathy Main Road.
- 11 Kms from Coimbatore bus stand, Airport, Railway station
- 2 Kms from the IT – SEZ Park
- 2 Kms from KCT Tech Park, KGISL.
- 3 kms radius surrounded by major institutions like
Kumaraguru, Sankara College, Sns Rajalakshmi and so.
- 20 min to Alliance mall and 30 min to brookfields mall

Schools Nearby:

Monchester International School, Vivekam International Public School, Lisieux CMI Public School, Vimal Jyothi International, Donbasco school of excellence

Colleges Nearby:

Kumaraguru College Of Engineering, SNS Rajalakshmi Arts And Science, Sankara Institutions, KGISL, CMS College

Hospitals Nearby:

Sankara Eye Hospital,

Malls Nearby:

Prozone Mall





Live And Reliable

LNR GROUPS

Office Address:

M/s. LNR Groups
#3, First Floor, Meenakshi Nagar,
Near Sankara College,
Thudiyalur Road,
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Site Address:

CARNEGIE RESIDENCY

S.F. No.26/1, 26/2

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Coimbatore - 641035