



LUXOR

CUBE DEVELOPERS



“ Modern and inviting space, where sleek design meets cozy comfort. Perfect for creating memorable moments with family and friends ”

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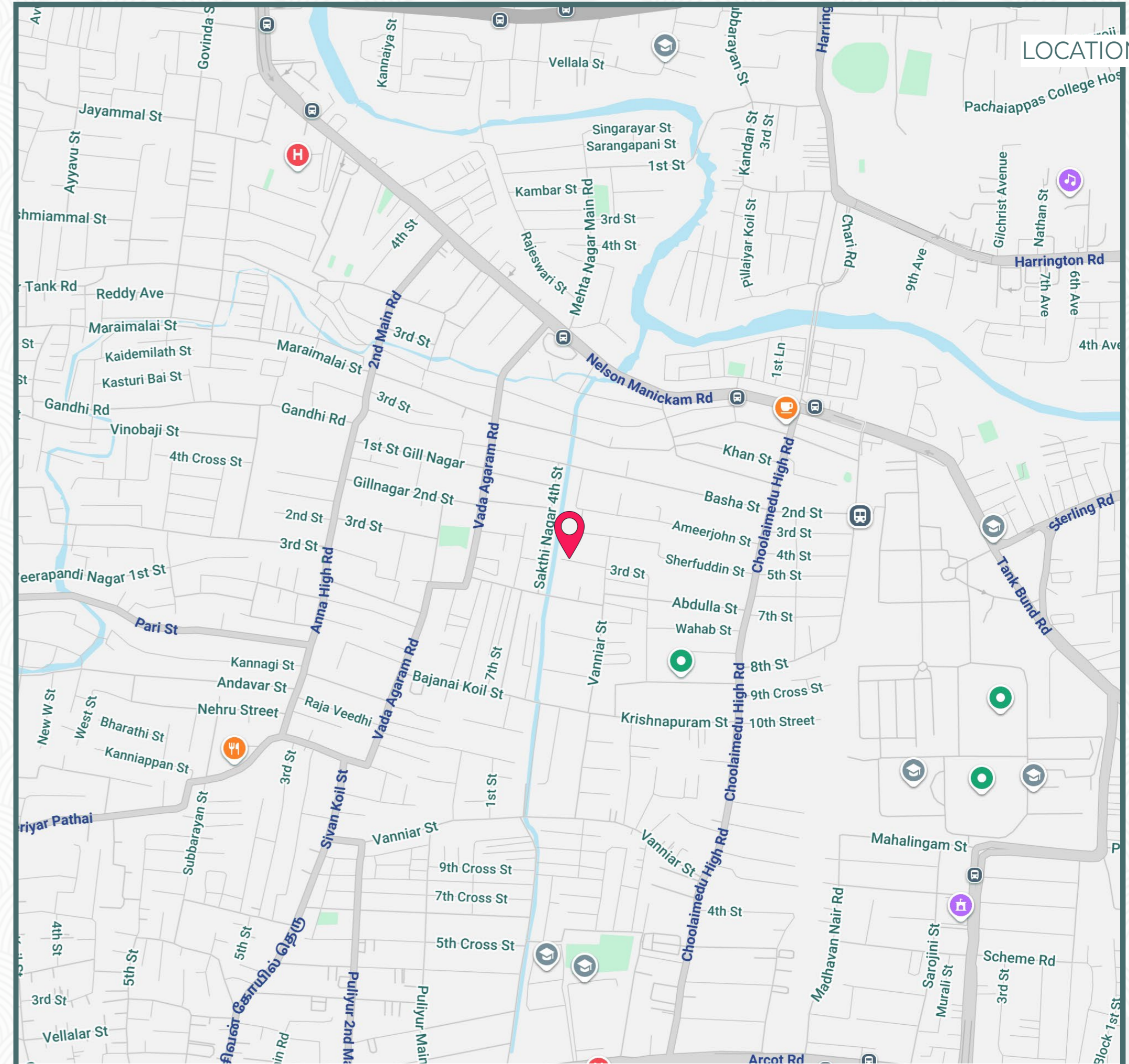
- Kendriya Vidyalaya Gill Nagar - 450 m
- DAV Matriculation High School - 1.2 km
- Sprouts Play School - 450 m
- St. Vincent's Matriculation High School - 1.2 km



- CFC Multi Speciality Hospital - 1.9 km
- MGM Healthcare - 1.7 km
- Billroth Hospital - 2.6 km



- Airport - 13.8 km
- Numgambakkam railway station - 1 km
- Central Railwaystation - 8.8 km



Plot No.1, Door No.12/8, Sankarapuram 2nd Street, Choolamedu,
In T.S.No134/1 & 134/3 Block No.14 (Palmath No.512&513) of Puliur Village, Chennai District



LOCATION





FIFTH FLOOR PLAN



UNIT - A

3 BHK

Facing : **North**

Rera carpet area: **897** sqft

Exclusive Balcony: **31** sqft

Common area : **362** sqft

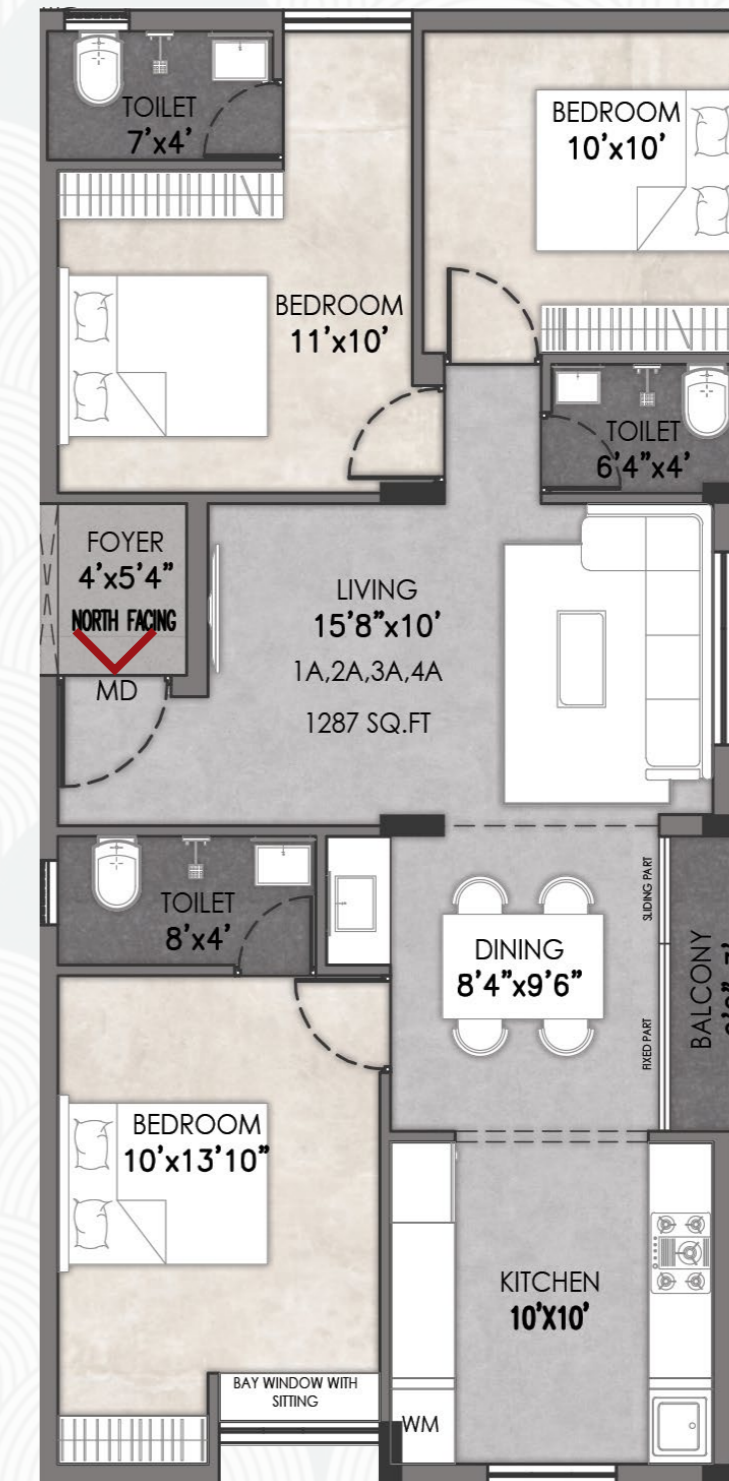
Total area : **1289** sqft

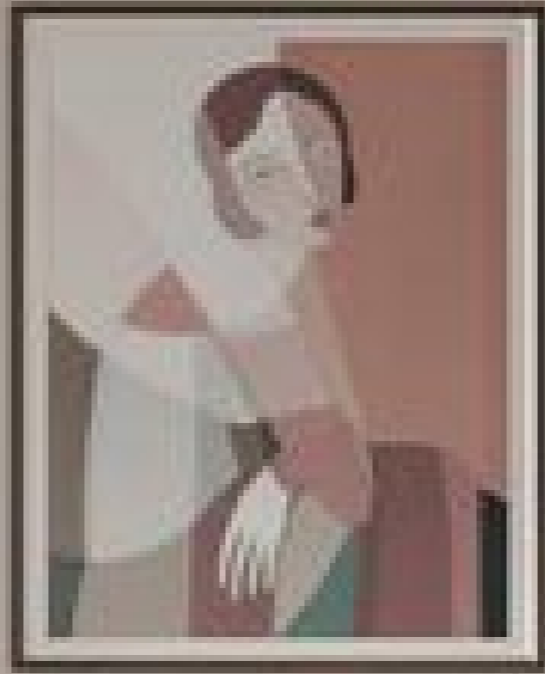
UDS : **467** sqft



KEY PLAN

Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions .





UNIT - B

3 BHK

Facing : **North**

Rera carpet area: **794 sqft**

Exclusive Balcony: **31 sqft**

Common area : **325 sqft**

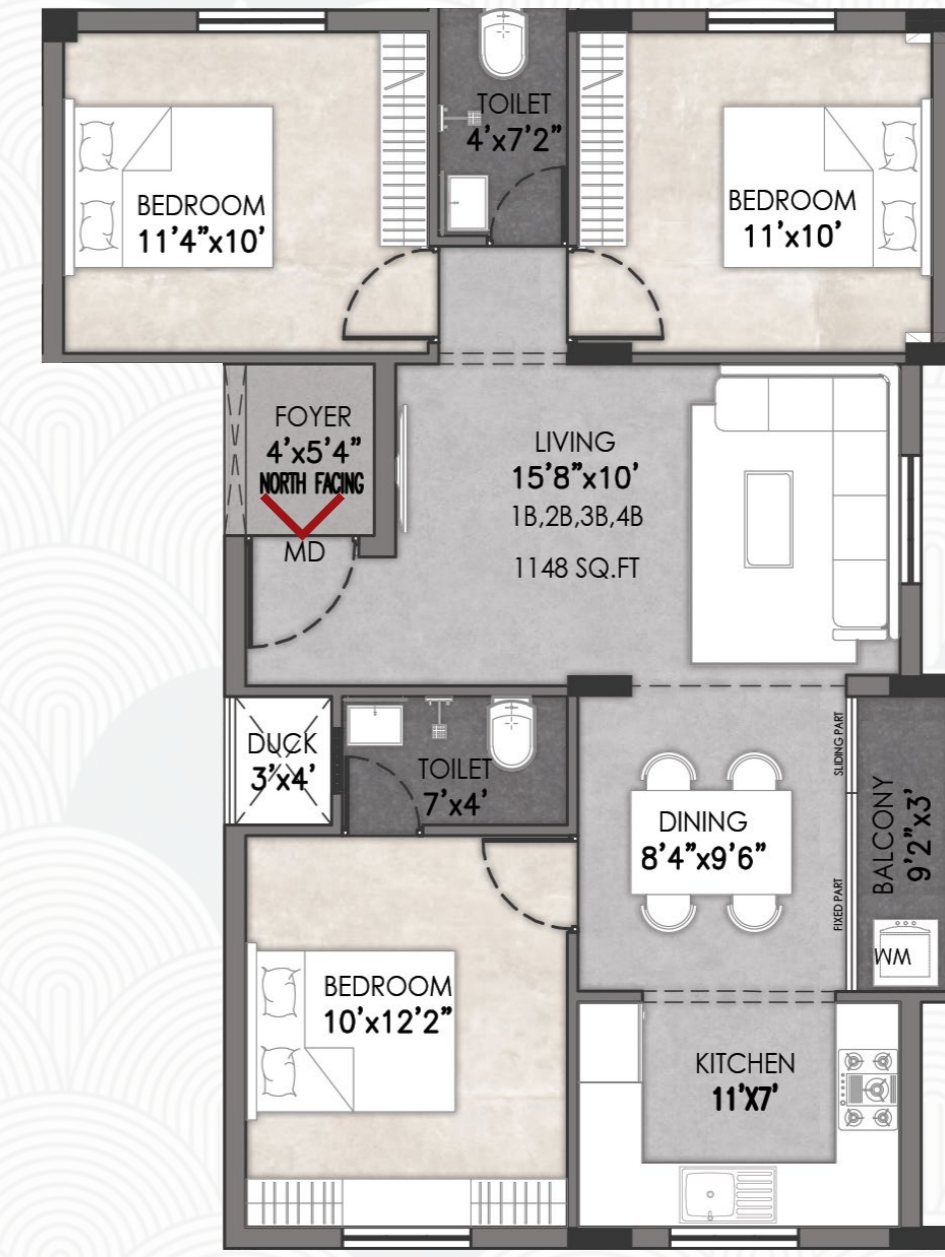
Total area : **1150 sqft**

UDS : **417 sqft**



KEY PLAN

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UNIT - C

3 BHK

Facing : **East**

Rera carpet area: **806 sqft**

Exclusive Balcony: **27 sqft**

Common area : **337 sqft**

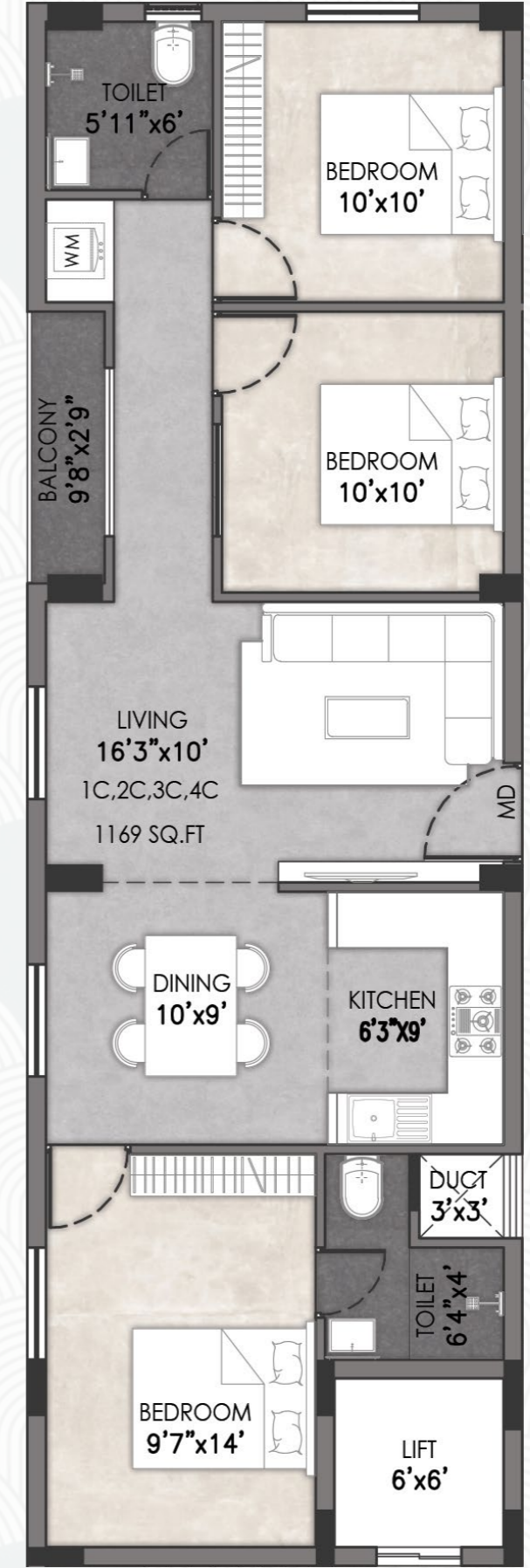
Total area : **1170 sqft**

UDS : **424 sqft**



KEY PLAN

Note : The furniture and fittings shown in the plan are indicative only and for a better understanding of the plan and do not form part of the actual contract. The dimensions shown for walls and openings may vary slightly and a tolerance level of 10% is to be expected in wall thickness under actual conditions .



SPECIFICATIONS

FOUNDATION

Pile Foundation

WALLS

Outer walls - 8" Thk

Partition Walls - 4" Thk

PLUMBING

CPVC pipe for water supply and PVC pipe for waste lines

FITTING

Sanitary Fittings - Jaguar

CP Fittings - Jaguar

STRUCTURE

RCC Framed Structure

WINDOWS

UPVC frame with glazed shutter

ELECTRICAL

Concealed Copper wiring , Modular Switches

COMMUNICATION

TV & Telephone points in hall & bedrooms

SPECIFICATIONS

FLOORING AND WALL DADOING

Living & Bedroom - 4'x2' Vitrified tile Flooring

Staircase and Lobby - Granite

Toilet - Anti skid Flooring , wall tile full

Kitchen - Black granite with Stainless Steel Sink, wall tiles 4' from counter

DOORS

Main Door - Teak wood frame and Teak wood door with Digital lock

Bedrooms and Balcony - Teak wood frame and Flush door

Toilets - PVC frame and PVC doors

OTHER COMMON FEATURES

- Bore well

- Over Head Tank

- UG water Sump

- Open Terrace

- Security Guards

- CCTV Surveillance System

- Covered car Parking

- Solar Power for Common area

- Power Backup

- Lift

PAINTINGS

Interior Wall

Asian Tractor emulsion or its equivalent & wall putty (each 2 coats)

Exterior Wall

Asian ACE emulsion or its equivalent

Main Door

Varnish finished

Other Door

Synthetic enamel paint (2 coats)

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Website: www.sampletext.in

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