



TNRERA NO
TNRERA/29/BLG/0099/2026
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Pearl *EVITA*

The Signature of Premium Living



Outgrown cramped living?

Looking for a home that finally gives you space to breathe?

Introducing Pearl Evita

A limited collection of 46 premium 2 & 3 BHK residences at Ishwarya Garden, Near VGP Babu Nagar, Medavakkam — a gated community with no wall-sharing homes, thoughtfully designed for families who want more room, more comfort, and more life in every square foot.

With larger homes, private terraces, and curated lifestyle amenities, **Pearl Evita** offers the next level of living right beside the trusted Pearl Elita community.

This isn't just another apartment. It's space, elevated.



EXPANSIVE. ELEGANT. EXCEPTIONAL

North View



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About Pearl Evita



The Next Chapter of Spacious Living

Introducing Pearl Evita, a premium residential address at Ishwarya Garden, Near VGP Babu Nagar, Medavakkam. A limited collection of just 46 exclusive residences, designed for those who value space, privacy, and refined living.

Every home is thoughtfully crafted with no wall sharing design, expansive private terraces, and North & South facing orientations—bringing in natural light, ventilation, and a sense of openness that modern homes often lack.

With spacious 2 & 3 BHK configurations and over 15 curated lifestyle amenities, Pearl Evita offers a living experience that is both elevated and effortless.

In a city where homes are getting smaller, here, space becomes your luxury.

Why Evita?

- **No Wall Sharing Homes** – Ensuring unmatched privacy & exclusivity
- **Seamless Connectivity** – Just 600m from Velachery–Tambaram Main Road and the upcoming Two Metro Stations (Medavakkam & Perumbakkam), keeping you close to IT corridors, schools, and lifestyle hubs – without the chaos.
- **Exclusive by Design** – A premium lifestyle community of 46 residences, ensuring privacy and serene low-density living.
- **Sky-Aligned Homes** – Vastu-compliant North & South-facing 2 & 3 BHK homes, designed for positive energy and natural flow.
- **Modern Living Spaces** – Smart layouts, select private terrace units, and well-planned architecture for comfort and style.
- **15+ World-Class Amenities** – From a fully equipped gym, yoga lounge, library, multipurpose hall and kids play zones to EV charging, indoor games, and more – crafted for every family member.
- **Stilt + 5 Floors** – With optimal design, ventilation, and privacy for a balanced urban lifestyle.

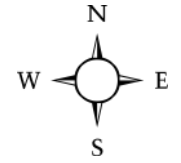
Front View



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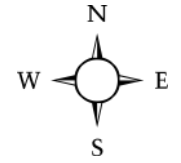


*NOT TO SCALE



GROUND FLOOR PLAN

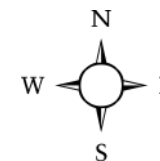
Pearl *EVITA*



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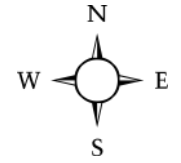
FIRST FLOOR PLAN



*NOT TO SCALE



2nd to 4th TYPICAL FLOOR PLAN

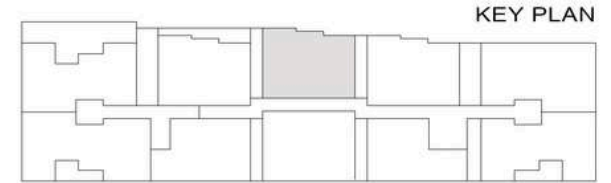
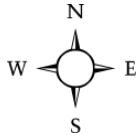


*NOT TO SCALE



FIFTH FLOOR PLAN

TYPICAL UNIT PLAN



*Furniture shown in the plan are only for indicative purpose. *Room sizes may vary according to the unit size

3BHK + 2T - (A1, A2, A3, A4)

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TYPICAL UNIT PLAN



3BHK + 2T - (B1, B2, B3, B4)

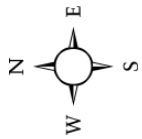
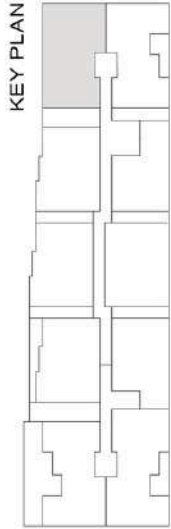
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3BHK + 2T - (B5)

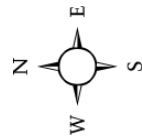
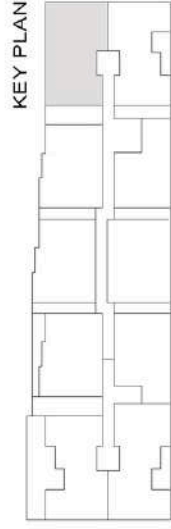
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TYPICAL UNIT PLAN



3BHK + 3T - (C1)

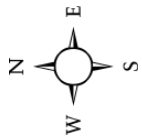
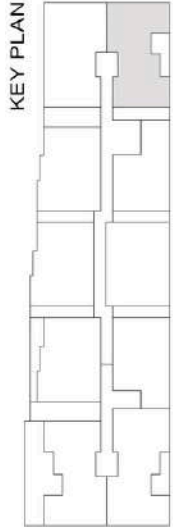
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3BHK + 3T - (C2, C3, C4, C5)

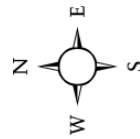
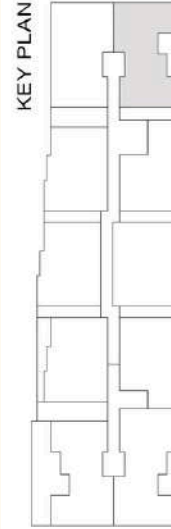
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TYPICAL UNIT PLAN



3BHK + 3T - (D1)

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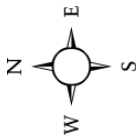
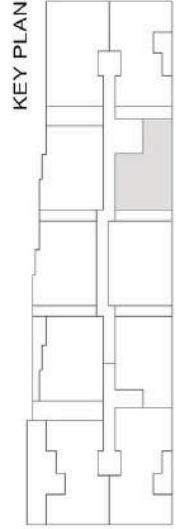
3BHK + 3T - (D2, D3, D4, D5)

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TYPICAL UNIT PLAN



KEY PLAN

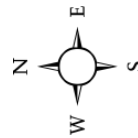
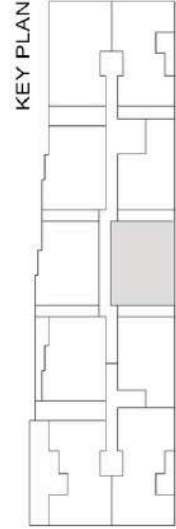


(1025 sqft)

2BHK + 2T - (E1, E2, E3, E4, E5)

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KEY PLAN

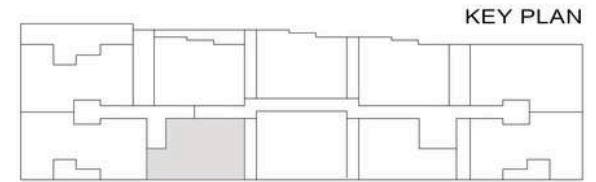
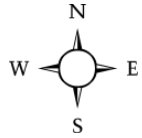


(1227 sqft)

3BHK + 2T - (F1, F2, F3, F4)

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TYPICAL UNIT PLAN



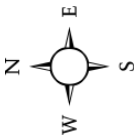
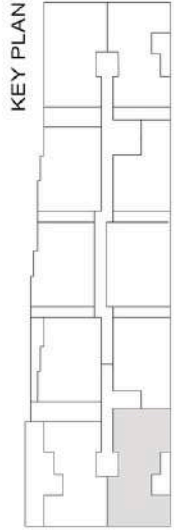
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2BHK + 2T - (G1, G2, G3, G4)

Pearl *VITA*

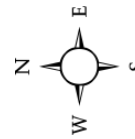
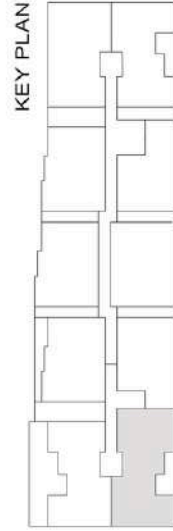
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TYPICAL UNIT PLAN



3BHK + 3T - (H1)

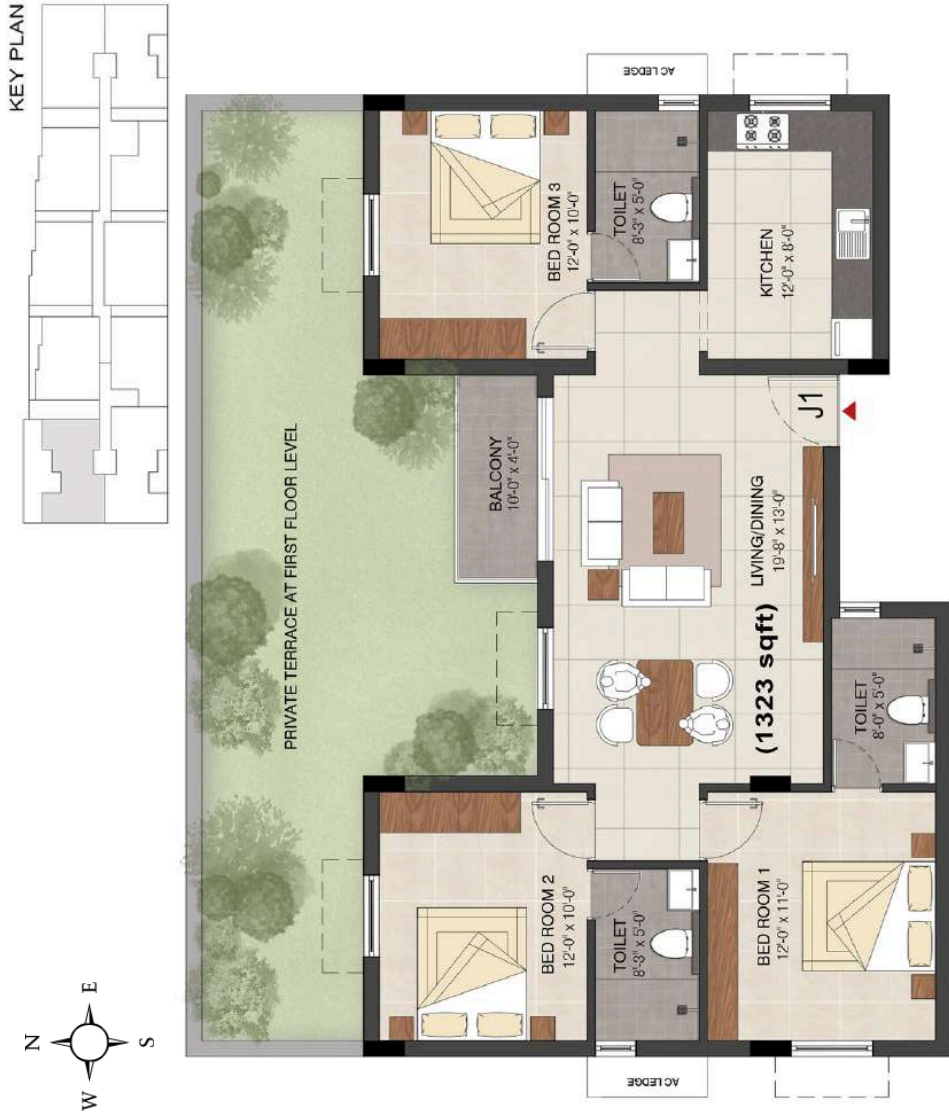
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3BHK + 3T - (H2, H3, H4, H5)

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TYPICAL UNIT PLAN



3BHK + 3T - (J1)

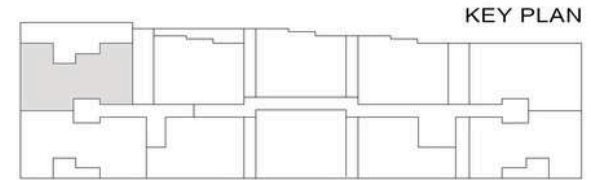
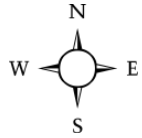
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3BHK + 3T - (J2, J3, J4)

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TYPICAL UNIT PLAN



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3BHK + 3T - (J5)

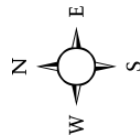
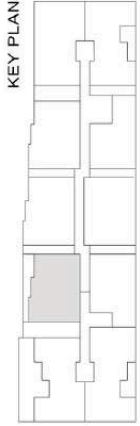
Pearl *VITA*

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TYPICAL UNIT PLAN



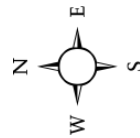
KEY PLAN



3BHK + 2T - (K1)

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KEY PLAN



3BHK + 2T - (K2, K3, K4)

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AMENITIES



Fully Equipped Gym
Fitness with style and strength



Automated Lift
Smooth, silent & reliable access



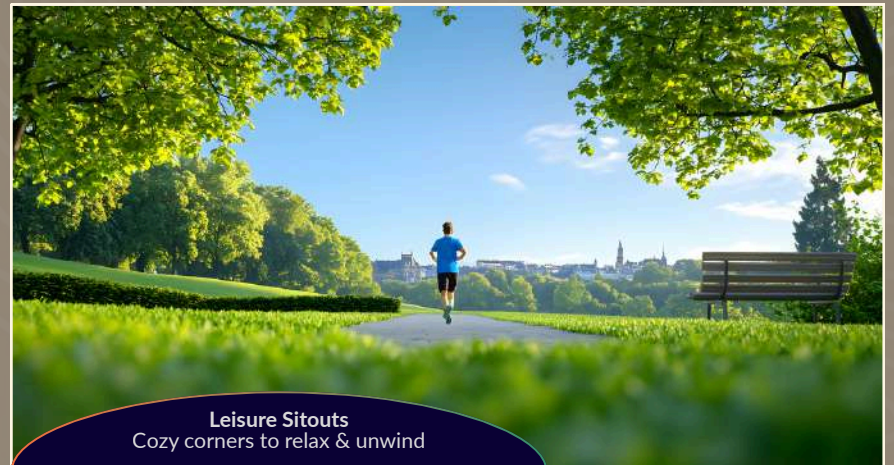
Multipurpose Hall
A space for gatherings and great moments



Covered Car Parking
Secure and convenient for every resident



Modern Lobby
A grand welcome every day



Leisure Sitouts
Cozy corners to relax & unwind

AMENITIES



Indoor Games
Fun and play, rain or shine



Library
A quiet retreat for curious minds



Kids Play Area
Safe spaces for endless joy



Skyview Yoga Lounge
Calm spaces for mindful living



CCTV Surveillance
Smart monitoring for peace of mind



Open Dining
Alfresco dining under the skies

Specifications



STRUCTURE

STRUCTURAL SYSTEM:

- RCC Framed Structure and Red Bricks used for External/Internal walls
- Earthquake Resistant Structure to adhere to Seismic Zone III.
- Anti-Termite Treatments wherever applicable during Construction Stage.

TILING

FLOORING:

- All tiles will be from EMCER or equivalent make.
- Living, dining and Bedrooms - 4' x 2' vitrified tiles with spacers.
- Toilets, Balconies & utility area - 4' x 2' vitrified tiles with spacers.
- Terrace - Weather proof cooling tiles.
- Door threshold in flats will be finished with granite.
- Staircase - finished with Granite flooring
- Stilt floor lobby with Granite flooring and Corridors & typical floor lobby - vitrified tiles.
- Car Parking - Grano flooring and Driveway (External) - Interlocking paver.

DADO:

- All tiles will be from EMCER or equivalent make.
- Kitchen - 4' x 2' vitrified wall tiles up to 2 feet above the platform will be provided
- Toilet - 4' x 2' vitrified wall tiles up to 7 feet height from the floor level.
- Utility areas - 4' x 2' vitrified tiles, height to match the kitchen wall tile level.

KITCHEN:

- 12mm thick Quartz Tiles of size as per drawing for kitchen platform will be provided.
- Stainless steel sink without drain board - FRANKE/PRINCE or equivalent make will be provided.
- Vitrified tile flooring from EMCER or equivalent make.
- Sink water point - CP fittings will be provided.

DOORS/WINDOWS/VENTILATORS

- **MAIN DOOR (3'6" x 7'0") 7 FEET HEIGHT**, frame is made of good quality Engineered wood. Shutter of 40mm thick both Sides finished with natural Veneer with grooves and designer hardware's of **DOOR Shut** or equivalent make with Digital Lock.
- **BEDROOM DOOR (3'0" x 7'0") 7 FEET HEIGHT**, frame is made of good quality Engineered wood. Shutter of 40mm thick both Sides finished with laminate Veneer and designer hardware's of **DOOR Shut** or equivalent make.
- **TOILET DOOR (2'6" x 7'0") 7 FEET HEIGHT**, frame is made of good quality Engineered wood. Shutter of 35mm thick both Sides finished with laminate Veneer and designer hardware's of **DOOR Shut** or equivalent make.
- UPVC French doors with sliding shutter will be from **GREEN FENESTA** or Equivalent make.
- UPVC Windows with sliding shutters for all windows will be from **GREEN FENESTA** or Equivalent make. Grills will be provided.
- Aluminium Ventilators with pin headed glass along with Exhaust fan provision.

PAINTING FINISHES

- All internal walls will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Premium emulsion paint of **ASIAN/SNOWCEM/BIRLA OPUS** or Equivalent makes
- All external walls will be finished with Texture, 1 coat of primer and 2 coats of weather proof emulsion paint of **ASIAN/SNOWCEM/BIRLA OPUS** or Equivalent make.
- Ceilings will be finished with 2 coats of smooth putty, 1 coat of primer and 2 coats of Tractor Emulsion **ASIAN/SNOWCEM/BIRLA OPUS** or Equivalent make.
- MS Railing for Balcony and Staircase finished with SS 304 Grade Handrail aesthetically designed & fixed to wall.

ELECTRICAL FIXTURES/FITTINGS

- Three-phase power supply with concealed wiring will be provided.
- All switches will be of **LEGREND/HAVELLS** or equivalent make.
- Cables & wiring will be of **FINOLEX/POLY CAB/** or equivalent make.
- SPLIT A/C provision with electrification will be provided in all bedrooms.
- 15A plug points will be provided for Refrigerator, Washing machine and Micro-oven.
- 15A plug points will be provided for Geyser in all toilets.
- 5A socket for chimney will be provided in kitchen and Exhaust fan point in all toilets.
- Power back up of 600W FOR 2BHK, 800W FOR 3BHK apartments & the essential points in common areas.
- Solar power for the essential points in common areas.
- TV points will be provided in Living and in master bedrooms and Telephone/Internet point in Living room.

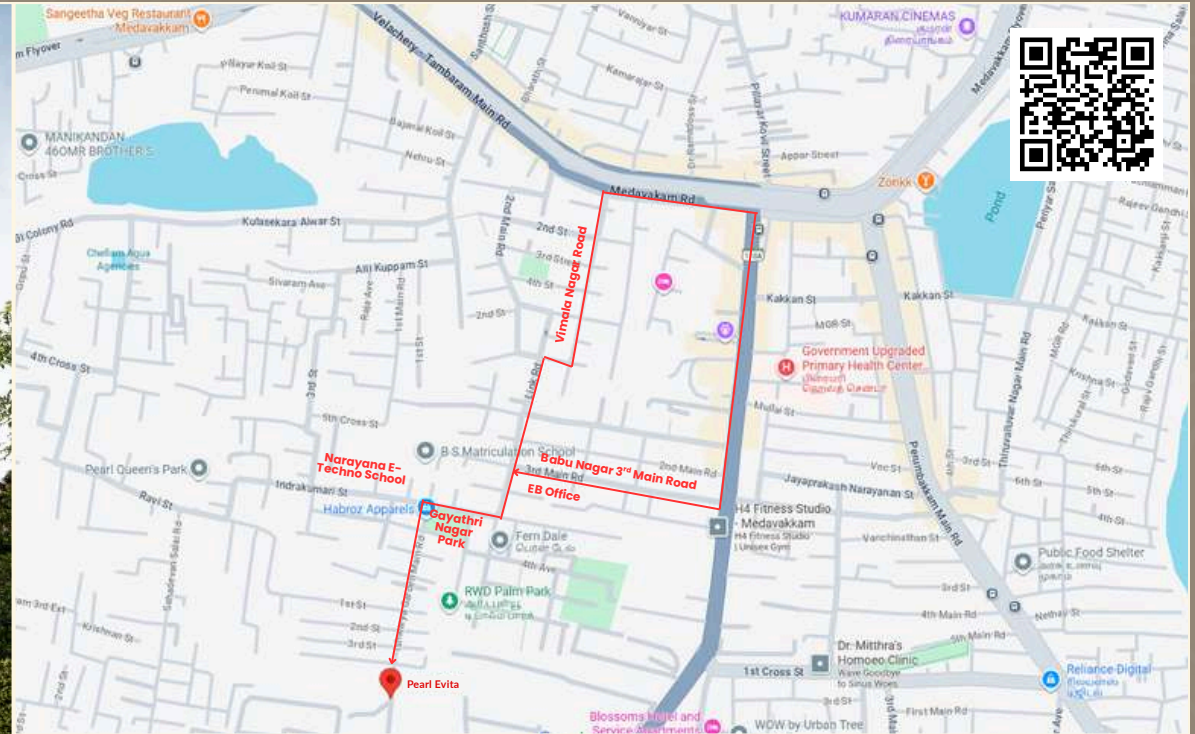
PLUMBING & SANITARY

- All sanitary ware in ceramic of superior brand like **KOHLER** will be provided.
- Wall hanging EWC with concealed tank, with health faucet of superior brand like **KOHLER** will be provided.
- Washbasin of superior brand like **KOHLER** will be provided in toilets.
- CP fittings of superior brand like **KOHLER** will be provided.
- Single lever HI-FLOW concealed diverter of **KOHLER** or equivalent makes of hot & cold mixer with overhead shower will be provided in the toilets.
- CPVC/UPVC pipelines/ PVC Soil waste lines/ sewage pipelines and Rainwater lines of a quality ISI brands like **ASTRAL/SUPREME/PRINCE** or Equivalent will be provided.

Location Advantages

Perfectly Connected. Peacefully Located.

Pearl Evita is not just thoughtfully designed—it's thoughtfully placed too. Located in the heart of Medavakkam's fastest-growing corridor, Evita connects you effortlessly to schools, IT parks, metro stations, hospitals, and shopping avenues.



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Nearby Schools

- Narayana E-Techno School – 1 min
- Orchids International School, Pallikaranai – 2 mins
- St. John's Public School – 2 mins
- Vista Billabong High International School – 2 mins
- Vels Global School, Medavakkam – 3 mins

Nearby Colleges

- Quaide Milleth College for Men – 8 mins
- New Prince Shri Bhavani Arts & Science College – 5 mins
- Asan Memorial College of Arts & Science – 10 mins
- SIVET College – 15 mins
- Jerusalem College of Engineering – 16 mins

Nearby Healthcare

- Dr. Kamakshi Memorial Hospital (Clinic) – 5 mins
- Glenegles Global Health City – 18 mins
- Arun Hospital – 8 mins
- V Cure Hospital – 11 mins
- New Life Hospital – 16 mins

Nearby Malls

- Sekaran Mall (Perumbakkam) – 5 mins
- KG Mall (Upcoming, Medavakkam) – 7 mins
- Grand Galada Mall (Pallavaram) – 15 mins
- Phoenix Marketcity (Velachery) – 15 mins
- Marina Mall (OMR) – 35 mins

Contact Us



Corporate address: No:18 B, Gayathri Nagar,
Medavakkam, Chennai, Tamil Nadu 600100



✉ marketing@pearlconstructions.com

🌐 www.pearlconstructions.com

📞 **744 844 7778**

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