

EXPERIENCE OPULENCE  
IN AN ICONIC LOCATION



INFINIUM  
Central 16



Infinium Developers is a real estate company that crafts residential spaces, commercial spaces, IT parks, residential plots, vacation homes, farm houses, etc. We are a new-age construction company focused on building sustainable and vibrant spaces. The team at Infinium Developers offer rich end-to-end domain expertise in product development, marketing, land acquisition, legal, sales & customer experience. True to our motto of 'Enriching lifestyles', we create homes that embrace open spaces providing maximum scope for lush greenery, nature, light and ventilation, and are delivered on time with utmost quality and precision.



## VISION

To create value for all our customers and stakeholders, across our passionate journey of delivering vibrant living spaces, thereby enriching people's lifestyles at every given opportunity.

## MISSION

- ✦ We want to take immense pride in creating a legacy of operating a transparent and ethical business model thereby assuring absolute confidence to all our customers, team members, vendors, business partners, land owners and all stakeholders
- ✦ Putting our customers at the centre of all that we do by committing ourselves towards innovation, quality, fairness and customer service
- ✦ To make people believe and strive towards excellence in quality across everyday work, deliverables and processes
- ✦ Enabling a team environment to constantly improve our standards to achieve excellence and a commitment of support and respect to each individual



## THE INCEPTION OF KOLLYWOOD'S LEGACY



Four former chief ministers of Tamil Nadu - C. N. Annadurai, M. Karunanidhi, M. G. Ramachandran and V. N. Janaki, all have one thing in common. They all started their journey at Central Studios in Singanallur, a legendary yesteryear destination of cinema and Tamil Nadu's first studio. Up until 1960s, Coimbatore was Kollywood since most South Indian movies were made in plenty of popular film production houses in this city and Central Studios enjoyed the most buzz of them all.

And now, this destination that holds a special place in the hearts of Coimbatoreans opens its arms to 16 privileged families to own an unmatched villa lifestyle.

Grand Entrance



INFINIUM  
Central 16



## A BREEZY RENDEZVOUS WITH MEDITERRANEAN LUXURY



Located right at the former Central Studios, just 2 mins off Trichy Road, Infinium Central 16 is a collection of 16 ultra-luxurious Mediterranean villas inside an exclusive boutique gated community. A hub of activity and the centre of the city, this prime location offers the best of connectivity and proximity to important landmarks and amenities.

Heavily inspired by the timeless elegance of Mediterranean architecture, these villas are designed to look both classic and contemporary. Each sublimely crafted villa comes with 4 spacious bedrooms and roomy living spaces complete with the most premium specifications.

Mediterranean architecture focusses on indoor-outdoor living, bigger spaces, maximising natural light and breezy interiors. These key elements make it a perfect choice for Coimbatore's climate and offers discerning customers the perfect mix of greenery, luxury and uncompromising quality. When it comes to entertainment, just 16 families get to access the luxurious clubhouse with features like indoor games room, indoor gym, party hall and many more.

Aerial Night View





## PROJECT HIGHLIGHTS



- ✦ 16 spacious 4 BHK villas planned across 1.42 acres of land with 55% of open space
- ✦ All villas are 4 BHK with 3 car parks
- ✦ Every villa has a private landscaped deck opening from dining / living with abundant natural ventilation & light
- ✦ Exclusive clubhouse with lifestyle amenities
- ✦ Secure gated community with 24x7 surveillance, app-based entry / exit controls
- ✦ Efficiently designed Vaastu compliant villas with zero dead space
- ✦ Every villa has a provision for a private home theatre
- ✦ Every villa has a maid room & toilet
- ✦ Spacious master bedrooms with walk-in wardrobe spaces

Clubhouse Night View





## SALIENT FEATURES



16 well-designed uber-luxury villas spread across 1.42 acres of land



4 BHK grand villas with G+1 & G+2 design structure



Safe & secure gated community



High-end fittings and specifications from top-class brands for flooring, electrical fittings, plumbing, etc.



55% open space for maximum ventilation and lush greenery



Video door phones, digital door locks & more smart home features



Aesthetically planned private landscaped garden with luxurious seating deck in all villas



100% Vaastu compliant homes with zero dead space



100% power back-up for all common areas



Clubhouse with amenities like party hall, indoor gym & indoor games area



Provision for a private home theatre in every villa

Indoor Games Room



Party Hall



Indoor Gym





## AMENITIES



- ✦ Party hall
- ✦ Indoor gym
- ✦ Indoor games room
- ✦ Barbeque station
- ✦ Aroma garden
- ✦ Rainwater harvesting
- ✦ UG sump with water softening plant
- ✦ CCTV surveillance
- ✦ 24x7 security
- ✦ Intercom
- ✦ Outdoor landscape
- ✦ Well-defined driveway
- ✦ App-based entry/exit controls
- ✦ Common area & compound wall lighting
- ✦ Solar water heaters for every villa

## EXCEPTIONAL HOMES



### Product design symbolising luxury & spaciousness

- ✦ A community with the best of architecture & finesse
- ✦ Every individual villa with exclusive landscape space opening from living or dining
- ✦ Uber-luxurious villas to compliment your lifestyle
- ✦ Lifestyle amenities & features
- ✦ 100% Vaastu compliant homes
- ✦ Premium specifications
- ✦ Zero dead space design



## SMART



### Smart villa technology for a cozy lifestyle

- ✦ Video door phone and digital door lock system with strong security features and five independent unlocking features such as finger print, PIN code, RF card, mechanical key & Bluetooth remote control (optional)
- ✦ Occupancy sensors in all toilets and entry foyer which senses your presence and switches ON / OFF
- ✦ Secured visitor access control, association management through mobile app
- ✦ Google Home / Alexa enabled villas: Control your lighting & fan by saying 'Ok Google!' / 'Hey Alexa!'
- ✦ Command centre - a gateway will be provided to control all the home automated devices





## OPEN SPACES



**Efficiency in master plan with ample space for amenities & community living**

- ✦ The community boasts of an efficient building footprint where 55% of land area is open space
- ✦ Master plan prioritised for lighting, ventilation, privacy and Vaastu
- ✦ Villa elevations designed with modern Mediterranean style and facade uplifted with elegant lighting
- ✦ 3,600 sq.ft. of modern clubhouse is designed within the community providing ample indoor amenities for the residents
- ✦ Secure gated community living with multi-tier security and round the clock services



## LUXURY



**Amenities & features that are a class apart in luxury & finesse**

- ✦ Work out and stay fit with an indoor gym in the clubhouse within the community
- ✦ Be the perfect host to your guests with the multipurpose party hall and indoor games room in the grand clubhouse
- ✦ Socialise in the party hall with a barbeque bash
- ✦ Unwind in the fragrance of the aroma garden
- ✦ All villas are facilitated with intercom provision in the living and master bedroom
- ✦ Efficient rainwater harvesting system for the entire project



## GRANDEUR



### Superior specifications for your dream living spaces

- ✦ 8 ft. designer main door to provide a grand entry to your villa
- ✦ Stone-etched villa number signage
- ✦ Wireless mobile charging station provided in living & master bedroom
- ✦ Concealed piped gas line for all villas
- ✦ Charging points in both balcony and outdoor landscape deck
- ✦ Superior marble floor finish in foyer, living, dining & staircase
- ✦ Elegant wooden flooring in master bedroom
- ✦ Villas with luxurious master bedroom toilet with rain shower, glass shower partition, marble counter top wash basin
- ✦ Premium range American Standard / Grohe / equivalent fittings and waterproof doors in all bathrooms
- ✦ Pest-free SS gratings in bathrooms and kitchen
- ✦ Dedicated 200 litres solar water heater on the terrace of every villa
- ✦ Efficient rainwater harvesting system for the entire project

## SPACIOUS



### Villas designed with ample spacing

- ✦ Dedicated veranda space & foyer for all villas
- ✦ All villas are planned with separate living and dining to avoid crossover
- ✦ Exclusively planned family living in the first floor of all villas with a provision to convert it into a private home theatre
- ✦ Spacious bedrooms with walk-in wardrobes
- ✦ Separate utility space provided for all villas
- ✦ Separate maid room & toilet with external entry
- ✦ All villas are planned with extended landscape deck and landscape features which opens out from the dining area or living room
- ✦ Well-concealed and camouflaged external electrical and plumbing lines



## VAASTU



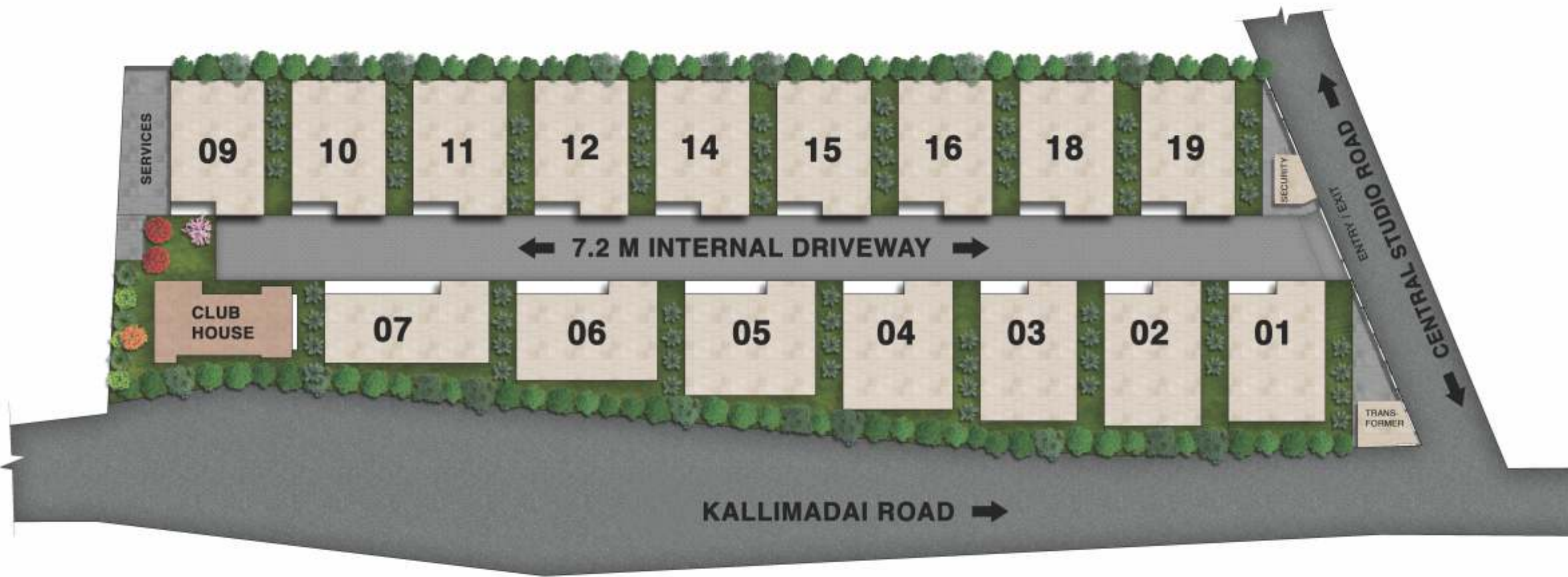
### Smart villa technology for a cozy lifestyle

- ✦ All villas have East and North facing main entrance door
- ✦ All villas have South West master bedroom
- ✦ All villas have the kitchen in North West corner
- ✦ All villas have East facing kitchen hobs
- ✦ No bedrooms have headboard in the North
- ✦ No South West entrances
- ✦ No North East or South West cuts
- ✦ No North East or South West corner toilets



Aerial View





# MASTER PLAN



Villa Elevation View



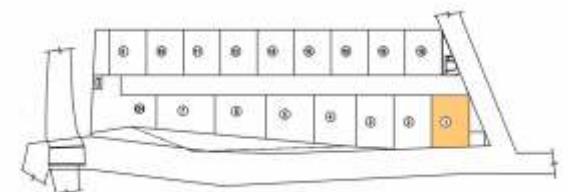


45'-0"



60'-7"

**KEY PLAN**



**Ground Floor Plan - Villa 1  
(4BHK NORTH FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
01	2912	3875	3682	G+1



**First Floor Plan - Villa 1**



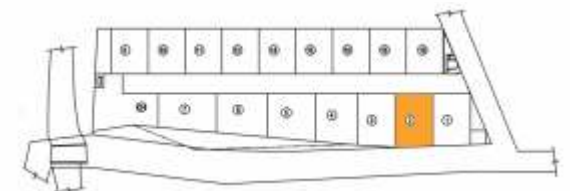
**Terrace Plan - Villa 1**

45'-0"



62'-3"

**KEY PLAN**



**Ground Floor Plan - Villa 2  
(4BHK NORTH FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
02	3020	4009	3787	G+1



**First Floor Plan - Villa 2**



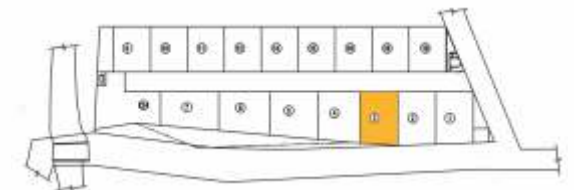
**Terrace Plan - Villa 2**

45'-0"



63'-5"

KEY PLAN



**Ground Floor Plan - Villa 3  
(4BHK NORTH FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
03	2898	3859	3710	G+1



**First Floor Plan - Villa 3**



**Terrace Plan - Villa 3**

49'-10"



60'-10"

**KEY PLAN**



**Ground Floor Plan - Villa 4  
(4BHK NORTH FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
04	3001	3976	3874	G+1



**First Floor Plan - Villa 4**



**Terrace Plan - Villa 4**



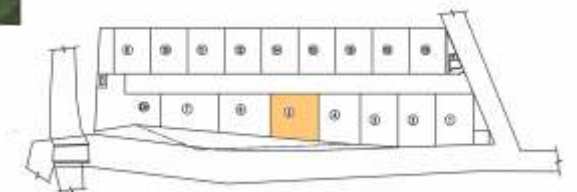


57'-3"



56'-8"

KEY PLAN



**Ground Floor Plan - Villa 5  
(4BHK EAST FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
05	3149	4161	4084	G+1



**First Floor Plan - Villa 5**



**Terrace Plan - Villa 5**

Driveway (Dusk View)





61'-0"

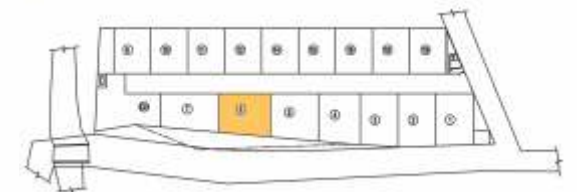


51'-6"

**Ground Floor Plan - Villa 6  
(4BHK EAST FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
06	3178	4221	3976	G+2

**KEY PLAN**





First Floor Plan - Villa 6



Second Floor Plan - Villa 6

69'-6"



46'-1"

46'-1"



**Ground Floor Plan - Villa 7  
(4BHK NORTH FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
07	3262	4289	4002	G+2

**KEY PLAN**



# First Floor Plan - Villa 7



# Second Floor Plan - Villa 7



Elevation View





44'-0"

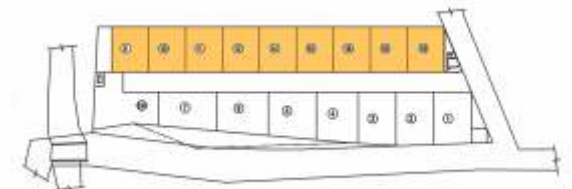


54'-0"

**Ground Floor Plan - Villa 9 to 19  
(4BHK EAST FACING VILLA)**

VILLA NO.	CARPET AREA SQ.FT.	SALEABLE AREA SQ.FT.	LAND AREA SQ.FT.	FLOORS
09,10	2671	3609	3231	G+1
11,12,14 15, 16, 18	2671	3609	3230	G+1
19	2671	3609	3229	G+1

**KEY PLAN**





**First Floor Plan - Villa 9 to 19**

**Terrace Plan - Villa 9 to 19**

# SPECIFICATIONS



## STRUCTURE

- Floors** - Ground + 1st floor (2nd floor in Villa 6 & 7)
- Structure system** - RCC framed structure – Earthquake resistant (Seismic compliant - Zone 3)
- Masonry** - 200 mm external walls & 100 mm internal walls
- Floor to floor height** - 3250 mm (incl. slab)
- ATT** - Anti-termite treatment will be provided



## FLOOR FINISHES

- Living / Dining / Foyer / Staircase** - Marble flooring
- Master bedroom** - Wooden flooring
- Other bedrooms & kitchen** - Vitrified tiles (1200 mm x 1200 mm)
- Bathroom** - Anti-skid ceramic tile
- Outdoors / Car park / 1st floor terrace** - Anti-skid tile
- Open terrace - 2nd floor** - Weather resistant pressed clay tile



## WALL & CEILING FINISHES

- Internal walls & ceilings** - 2 coats of putty, 1 coat of primer & 2 coats of premium emulsion paint
- Exterior walls** - Designer texture finish – As per architect's design intent
- Bathroom** - Wall dado - 2285mm from FFL



## KITCHEN / UTILITY

- Electrical provision** - One point each for Refrigerator, Hob, Chimney, Water Purifier, Washing machine and Dish washer
- Plumbing provision** - One point each for sink faucet, water purifier, washing machine & dish washer
- Others** - Open kitchen & utility (Counter top, wall dado, sink & sink faucet – Not part of standard specifications)



## HANDRAIL FINISH

- Staircase** - MS handrails with wooden handle as per architect's design



## BATHROOM

- Sanitary fixtures** - American Standard / Kohler or equivalent
- CP fittings** - Grohe / Kohler or equivalent
- Master bathroom** - Rain shower, glass shower partition, counter washbasin and concealed cistern
- Other bathrooms** - Multi-flow shower, counter washbasin and concealed cistern



## DOORS

### Main door

- 1200 mm x 2400 mm - Teakwood frame with double side veneer finish shutter with digital door lock

Ironmongeries like hinges, tower bolt, door stopper of Yale / Dorma or equivalent brand

### Bedroom doors

- 1000 mm x 2285 mm - First quality seasoned wood frame with double side veneer finish shutter with Yale / Dorma or equivalent quality door hardware

### Bathroom doors

- 2285 mm high waterproof frame & shutter

### Other external doors

- 2285 mm high waterproof frame & shutter or external steel door with elegant wood finish



## WINDOWS & FRENCH DOORS

### Windows

- Aluminium / uPVC windows with see-through plain glass & MS grill

### French doors

- Aluminium / uPVC doors with toughened glass without grills

### Ventilators

- Aluminium / uPVC with suitable louvered glass panels & MS grill



## ELECTRICAL FIXTURES & FITTINGS

### Power supply

- 3-phase power supply will be provided

### Safety devices

- MCB, ELCB & DB of Honeywell / Schneider or equivalent brands

### Cables / wires

- Fire Retardant Low Smoke (FRLS) copper wires of Finolex / Polycab or equivalent brands

### Switches & sockets

- Modular switches and sockets - Honeywell / Schneider or equivalent brands

### Air conditioner points

- Split AC points will be provided for living, family, home theatre & all bedrooms (Electrical & core-cutting provision only - Does not involve copper piping)

### DTH / TV points

- DTH / TV point will be given in living, home theatre & master bedroom

### Power backup

- Electrical provision for domestic UPS / Inverter (Wiring & conduit provision for lighting & fan points)

## ADDITIONAL FEATURES

### Intercom point

- Provision will be given in living room & master bedroom

### External gas bunk

- External gas bunk provision with concealed pipe line into kitchen

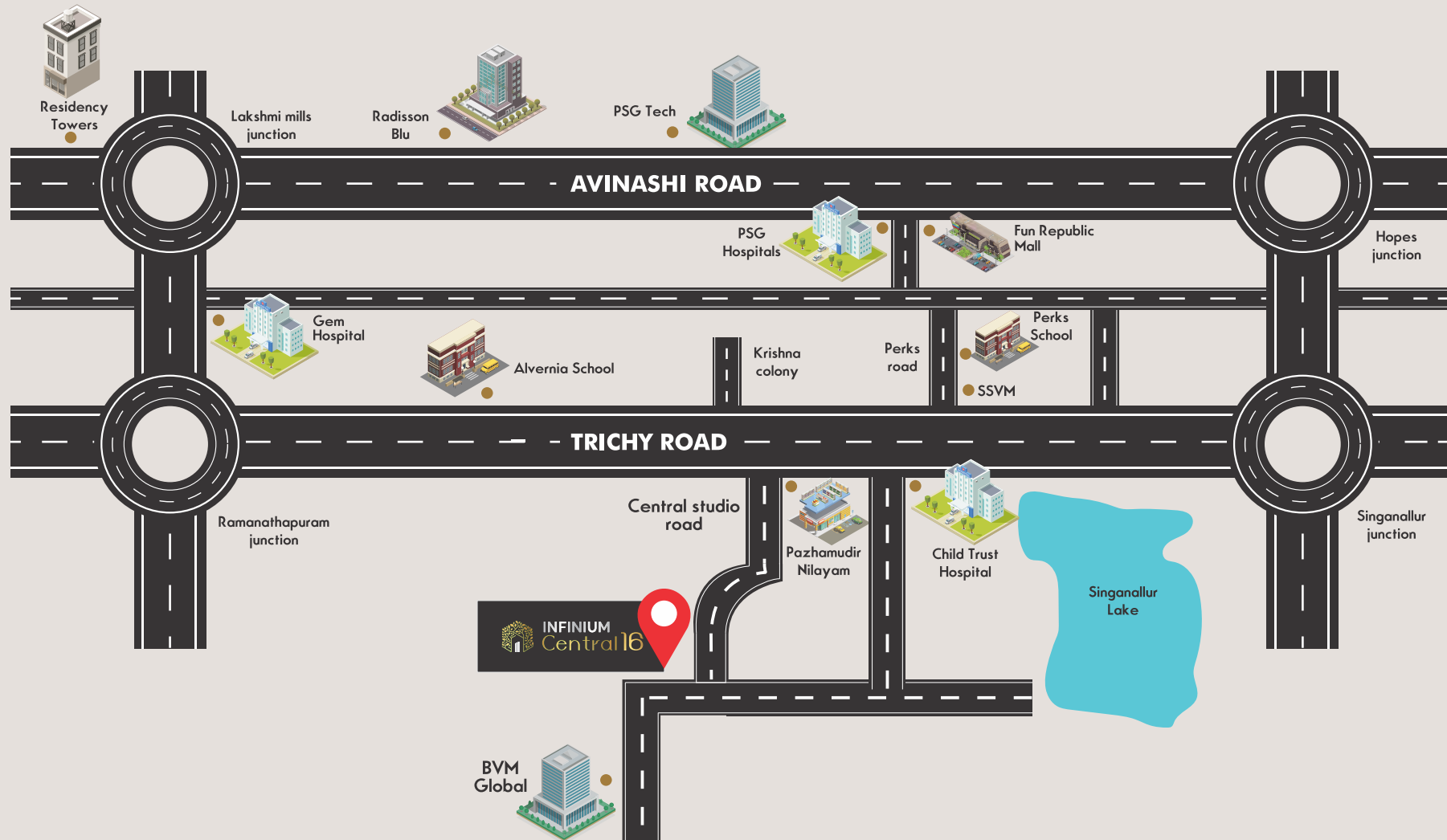
### Solar water heater

- 200 litres solar water heater for all villas

### Landscaping

- Suitable external hard / soft landscaping as per architect's design

# LOCATION MAP



## LOCATION ADVANTAGES



- ✦ Located 2 mins off Trichy Road, within 5 mins drive from Singanallur Junction, Ramanathapuram Junction & 10 mins to Race Course
- ✦ Close proximity to various schools, hospitals, Coimbatore Smart City Lakes and restaurants
- ✦ Coimbatore's reputed schools including Alvernia, Carmel Garden, SSVM, BVM Global, Perks, St. Francis, St. Joseph's and many more within 5 to 10 minutes
- ✦ Coimbatore's reputed hospitals including GEM Hospital, Kidney Centre, PSG Hospitals, Child Trust Hospital and many more within 10 to 15 minutes
- ✦ Access to important highways including Salem-Kochi Highway and Ukkadam Pollachi bypass within 10 to 15 minutes
- ✦ 10 minutes to CBE railway station and 20 minutes to International Airport

## PAYMENT SCHEDULE



10%	Advance (10 days from date of booking)	10%	Commencement of first floor roof
40%	Agreement (Within 30 days from date of booking)	10%	Completion of first floor roof
10%	Commencement of foundation	5%	Completion of brickwork and plastering
10%	Commencement of ground floor roof	5%	Handing over



**Site Address:**

Infinium Central 16, Central Studio Road, Singanallur Post, Coimbatore - 641005

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