



PLANNED TO PERFECTION

KCee Varuni

A Landmark of Quiet Sophistication





About Us

95+ PROJECTS | 1000+ CLIENTS | 20+ YEARS

At Kcee Properties, we believe a home is more than just walls and floors, it's where life takes shape. With a commitment to quality, trust, and timeless design, we create living spaces that blend modern architecture with enduring comfort.



Why KCee is Different

PASSION FOR EXCELLENCE

With our motto being “Planned to Perfection”, we ensure excellence without compromise.

QUALITY AT OUR CORE

Approaching all projects with sincerity, honesty and transparency to uphold quality standards.

PROVEN EXPERTISE

Our professionally qualified directors and a track record of over 95+ successful projects ensures success.



KCee Varuni Elevation & Location Map



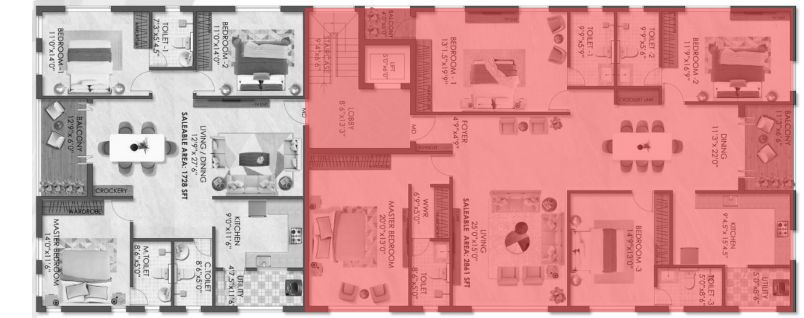
Outside & Entrance



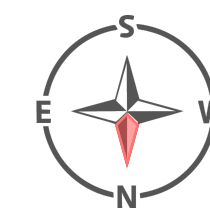
Terrace Garden



Typical Floor Plan



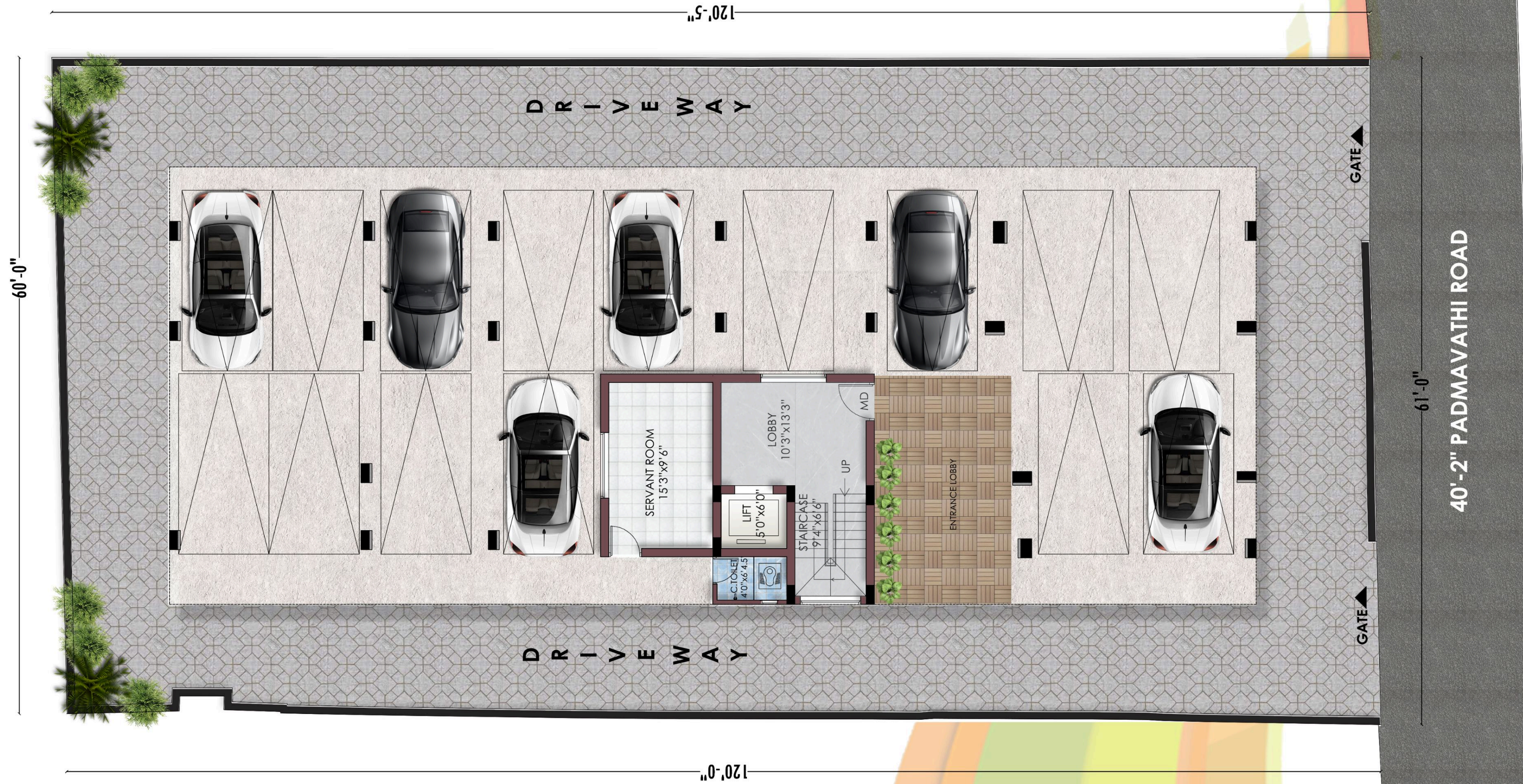
S.No	Room	Size (Feet & Inches)	Sft
1	Foyer	4'9"-x5'-0"	24
2	Living	25'-0" x 14'-9"	369
3	Dining	(11'-3"x22'-0")+(3'-4½"x5'-9")+(2'-0"x5'-6")	267
4	Balcony	11'-3" x 6'-6"	73
5	Kitchen	9'-4½" x 15'-4½"	144
6	Utility	5'-0" x 8'-6"	43
7	Master Bedroom	20'-0" x 13'-3"	265
8	Bedroom 1	13'- ½" x 19'-9"	259
9	Bedroom 1 Balcony	4'- 0" x 6'-0"	24
10	Bedroom 2	11'- 9" x 16'-9"	197
11	Bedroom 3	14'- 9" x 13'-0"	192
12	Master Bedroom Toilet	8'- 6" x 5'-0"	56
13	Bedroom 1 Toilet	9'- 9" x 5'-9"	56
14	Bedroom 2 Toilet	9'- 9" x 5'-6"	54
15	Bedroom 3 Toilet	3'-0" x 0'-4½"	43



Total Carpet Area	2,084.67 Sq.Ft
Plinth Area	2344.80 Sq.Ft
Total Saleable Area	2861 Sq.Ft

FLOORS 1,2,3,4,5

Stilt Plan





Specifications

R.C.C Framed Structure

Seismic Design For Zone III

Brick walls

Teak ornamental main door

Laminated door for bedrooms

Laminated water proof flush doors for toilets

Large vitrified tiles for flooring

Designer toilet tiles upto roof height

Main door grill

Jaquar cp fittings & sanitary hardware

Modular switches

Granite wash basin for master bedroom toilet

UPVC windows with grills and granite sills

Common facilities

Granite finished lobbies and staircase

Automatic lift

Provision for sufficient water supply

Video Access control system & CCTV

Heat reflective tiles in terrace

Aesthetic landscaping design & terrace garden

Automatic genset provision for building
except ACs & Geysers

EV charging points at car parking area



Contact Us

OFFICE ADDRESS

No.8/19, 1st Floor, 2nd Street, Raghava Reddy Colony, Ashok Nagar, Chennai 600083

PHONE NO.

9150020164 / 9790888438

EMAIL

kceepropertiespvtltd@gmail.com



KCEE VARUNI

4 BHK | 2861 SQFT