

Awaken to a

*breath of fresh air  
and Enchanting river Views*



**Nandambakkam**





**Nandambakkam**

Wake up to breathtaking views of the tranquil River from the comfort of your home. The picturesque vistas create a soothing ambience that transcends the ordinary, allowing you to unwind and rejuvenate amidst nature's splendour.

Discover the epitome of blissful living at Isha Riverfront, an exquisite residential project by Isha Homes. Nestled in the heart of Nadambakkam, Chennai, this captivating development offers a harmonious blend of luxury, comfort, and natural beauty. With enchanting views of the Adyar River, Isha Riverfront is the perfect sanctuary for those seeking a tranquil abode in the bustling city.



Seamless *luxury* and Modern  
*Comforts redefined*

Isha Riverfront boasts of 69 thoughtfully crafted 2 and 3-BHK apartments that redefine modern living on Stilt+5 floors. Each residence is a masterpiece of design and functionality, exuding an aura of sophistication and comfort. Spacious and well-ventilated, these apartments spread across 2 blocks are tailored to meet the diverse needs of families and individuals alike. Choose from an array of sizes, with apartment options ranging from 1026 to 1367 sq.ft. ensuring that you find your dream home that perfectly fits your lifestyle.



A *Statement* OF  
*Modesty*



Experience the *Delights of Convenience*

Embrace a lifestyle of unparalleled ease and convenience at Isha Riverfront. With its strategic location in close proximity to major business hubs, esteemed educational institutions, and essential amenities, this exclusive address ensures that all your daily needs are just a stone's throw away. Enjoy seamless connectivity and easy access to the city has best while enjoying the serenity of riverfront living.

**Behind Chennai Trade Centre: The Gateway to Trade and Business:** The most sought-after destination for all trade-related activities in South India.

**Easy Access to Kathipara Junction, Guindy:** Just 3.5 kilometres

**Ideal Proximity to Chennai International Airport:** Just 8.5 kilometres away

**Proximity to Reputed Educational Institutions:** From renowned schools to esteemed colleges, the area ensures that your children receive the best possible education

**Shopping and Entertainment at Your Fingertips:** Retail therapy and leisure activities are just moments away from Isha Riverfront. The area boasts a plethora of shopping centres, entertainment hubs, and recreational facilities, making it an ideal location for those seeking a well-rounded and vibrant lifestyle.

**Healthcare Facilities in Close Vicinity:** Health is of utmost importance, and Isha Riverfront is thoughtfully situated within easy reach of top-notch healthcare facilities. Residents can rest assured knowing that medical assistance is readily available whenever needed.



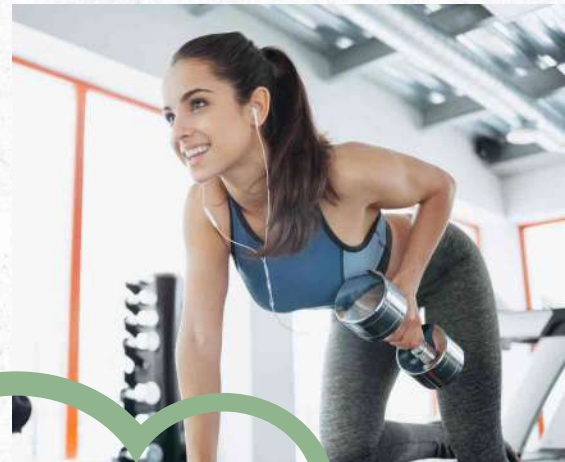


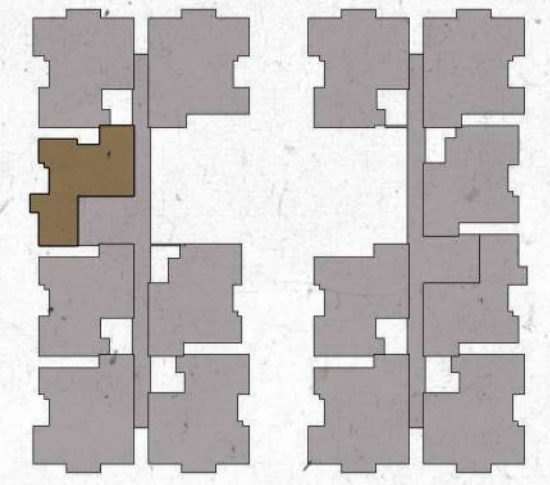


A World of *Comfort Awaits*

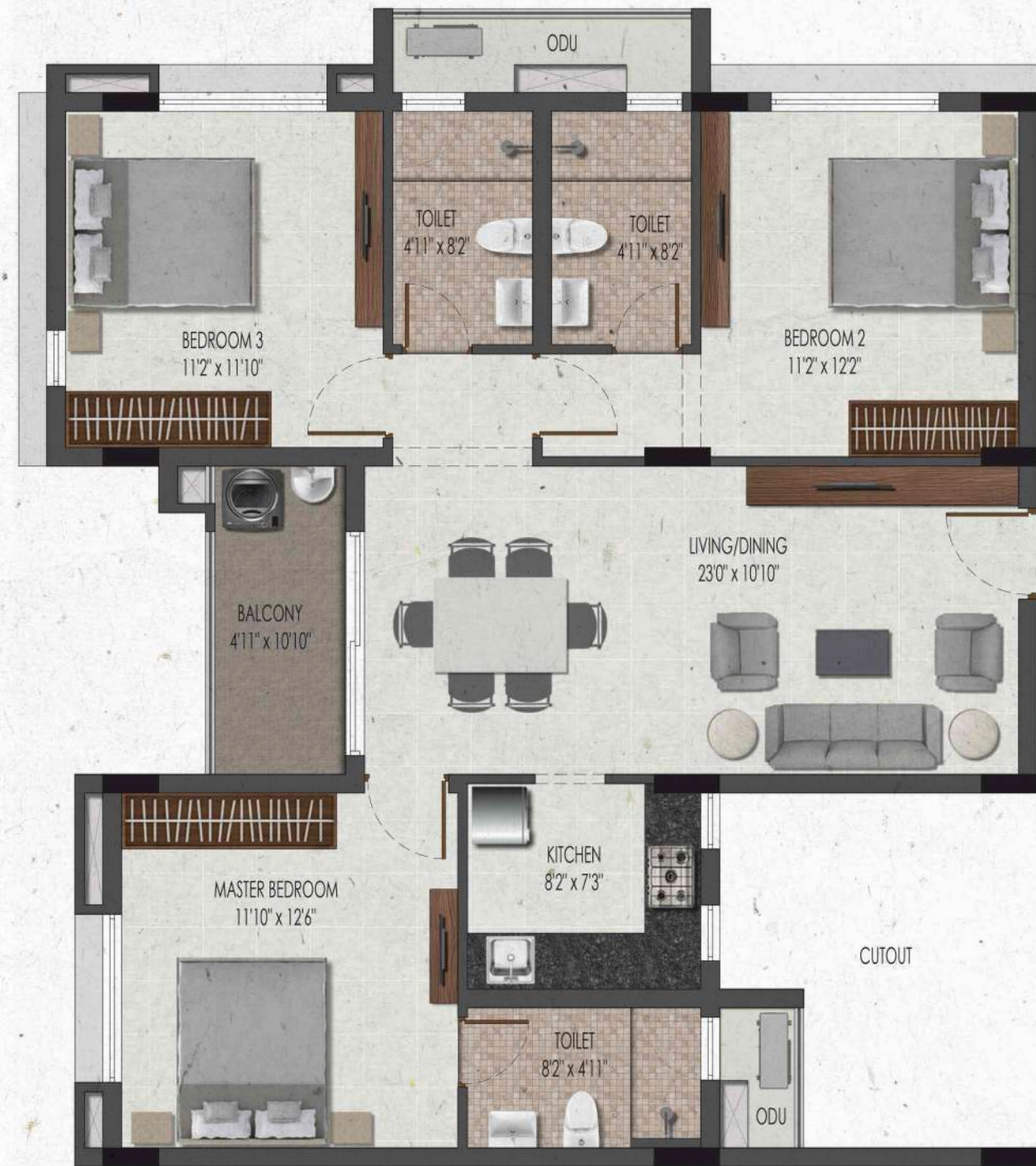
### COMMON AMENITIES

- Clubhouse • Gymnasium • Multipurpose Hall
- Podium At 1st Floor Level • EV Charging Point
- Bore Well Water • Power Backup For Common Amenities
- Sewage Treatment Plant • Paver Block For Driveway
- CCTV • Solar Power For Common

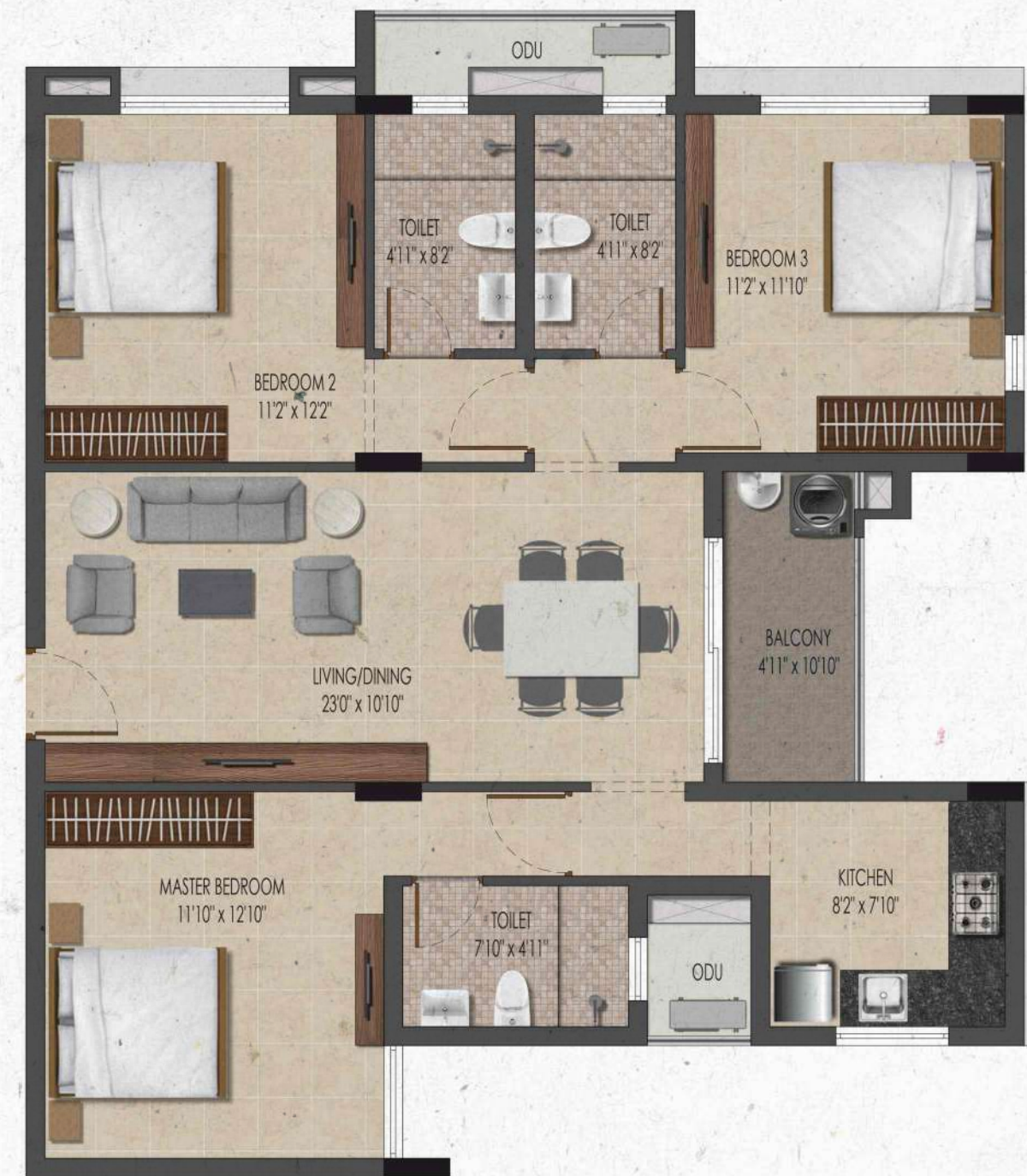




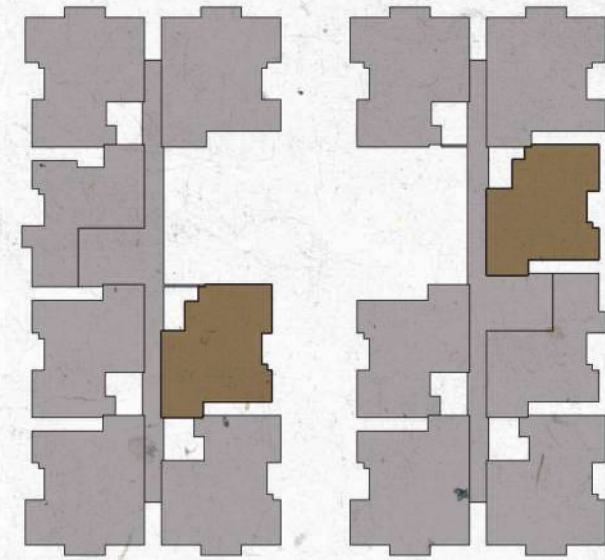
Flat No.	Type	Carpet Area	Sale Area
A101	2BHK+2T	685 Sq.Ft	1,019 Sq.Ft
A201	2BHK+2T	685 Sq.Ft	1,042 Sq.Ft
A301	2BHK+2T	685 Sq.Ft	1,019 Sq.Ft
A401	2BHK+2T	685 Sq.Ft	1,042 Sq.Ft
A501	2BHK+2T	685 Sq.Ft	1,019 Sq.Ft



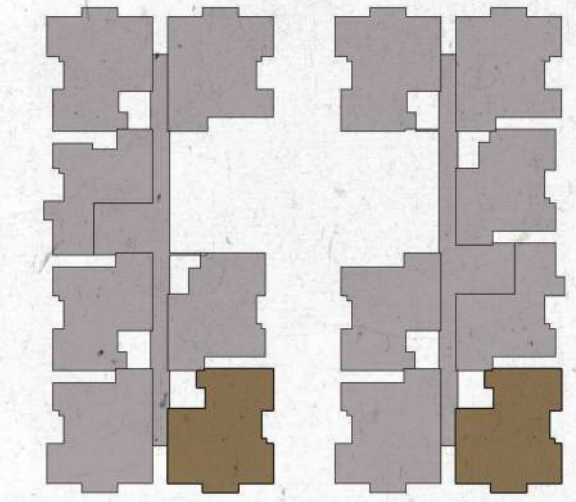
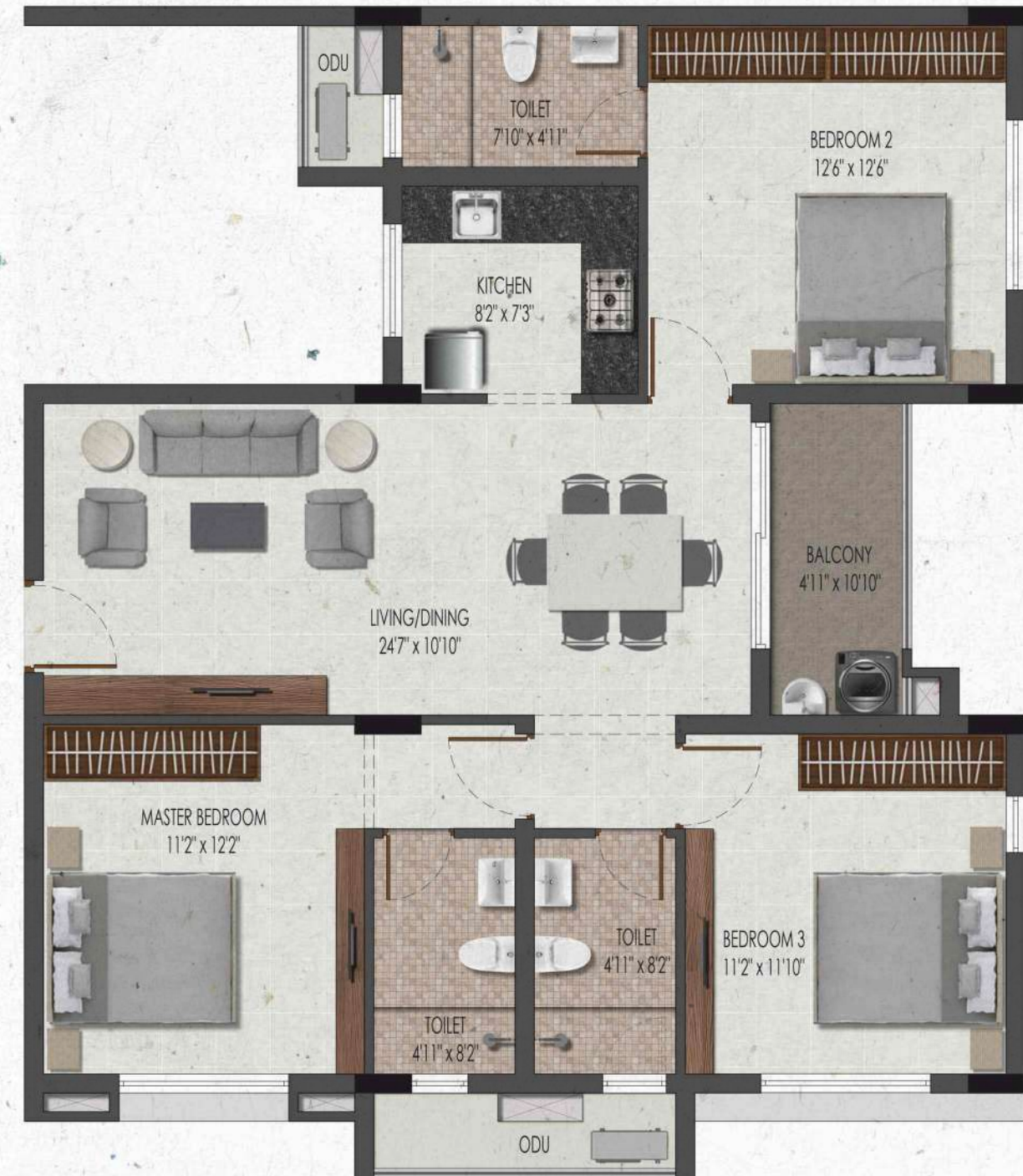
Flat No.	Type	Carpet Area	Sale Area
A102	3BHK+3T	920 Sq.Ft	1,339 Sq.Ft
A202	3BHK+3T	920 Sq.Ft	1,338 Sq.Ft
A302	3BHK+3T	920 Sq.Ft	1,339 Sq.Ft
A402	3BHK+3T	920 Sq.Ft	1,338 Sq.Ft
A502	3BHK+3T	920 Sq.Ft	1,339 Sq.Ft
B105	3BHK+3T	920 Sq.Ft	1,339 Sq.Ft
B205	3BHK+3T	920 Sq.Ft	1,323 Sq.Ft
B305	3BHK+3T	920 Sq.Ft	1,339 Sq.Ft
B405	3BHK+3T	920 Sq.Ft	1,323 Sq.Ft



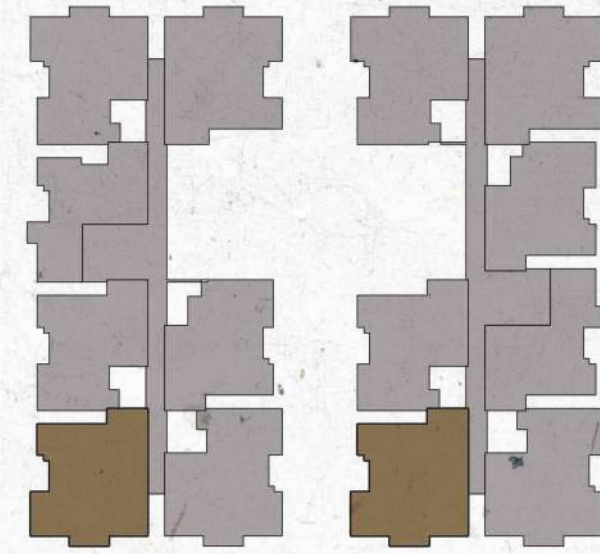
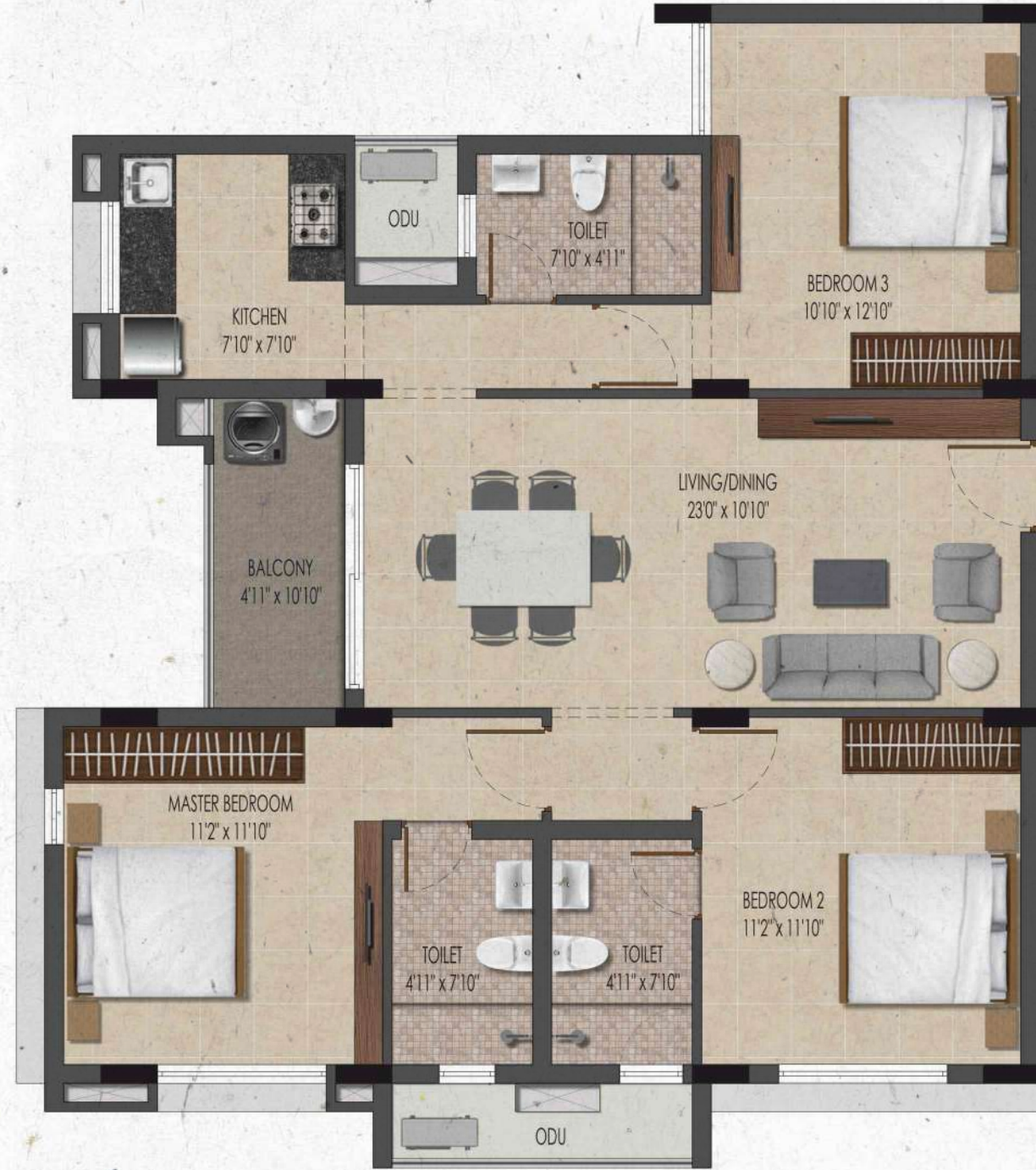
Flat No.	Type	Carpet Area	Sale Area
A103	3BHK+3T	966 Sq.Ft	1,385 Sq.Ft
A203	3BHK+3T	966 Sq.Ft	1,396 Sq.Ft
A303	3BHK+3T	966 Sq.Ft	1,385 Sq.Ft
A403	3BHK+3T	966 Sq.Ft	1,396 Sq.Ft
A503	3BHK+3T	966 Sq.Ft	1,385 Sq.Ft
B106	3BHK+3T	966 Sq.Ft	1,401 Sq.Ft
B206	3BHK+3T	966 Sq.Ft	1,396 Sq.Ft
B306	3BHK+3T	966 Sq.Ft	1,401 Sq.Ft
B406	3BHK+3T	966 Sq.Ft	1,396 Sq.Ft



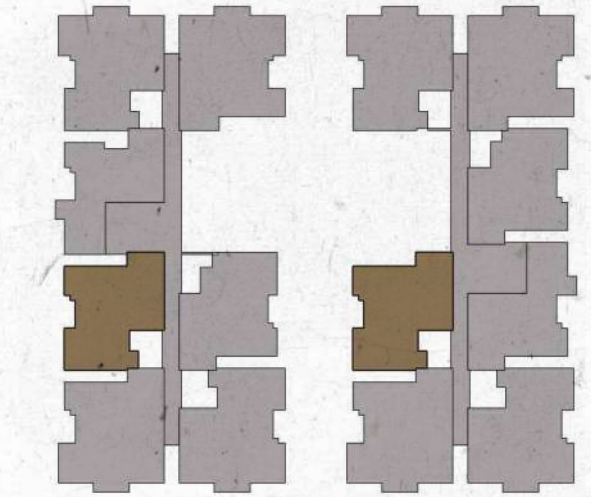
Flat No.	Type	Carpet Area	Sale Area
A104	2BHK+2T+STUDY	814 Sq.Ft	1,185 Sq.Ft
A204	2BHK+2T+STUDY	814 Sq.Ft	1,191 Sq.Ft
A304	2BHK+2T+STUDY	814 Sq.Ft	1,185 Sq.Ft
A404	2BHK+2T+STUDY	814 Sq.Ft	1,191 Sq.Ft
A504	2BHK+2T+STUDY	814 Sq.Ft	1,185 Sq.Ft
B107	2BHK+2T+STUDY	804 Sq.Ft	1,179 Sq.Ft
B207	2BHK+2T+STUDY	804 Sq.Ft	1,174 Sq.Ft
B307	2BHK+2T+STUDY	804 Sq.Ft	1,179 Sq.Ft
B407	2BHK+2T+STUDY	804 Sq.Ft	1,174 Sq.Ft
B506	2BHK+2T+STUDY	804 Sq.Ft	1,172 Sq.Ft



Flat No.	Type	Carpet Area	Sale Area
A105	3BHK+3T	948 Sq.Ft	1,356 Sq.Ft
A205	3BHK+3T	948 Sq.Ft	1,373 Sq.Ft
A305	3BHK+3T	948 Sq.Ft	1,356 Sq.Ft
A405	3BHK+3T	948 Sq.Ft	1,373 Sq.Ft
A505	3BHK+3T	948 Sq.Ft	1,356 Sq.Ft
B102	3BHK+3T	948 Sq.Ft	1,372 Sq.Ft
B202	3BHK+3T	948 Sq.Ft	1,373 Sq.Ft
B302	3BHK+3T	948 Sq.Ft	1,372 Sq.Ft
B402	3BHK+3T	948 Sq.Ft	1,373 Sq.Ft
B502	3BHK+3T	948 Sq.Ft	1,372 Sq.Ft



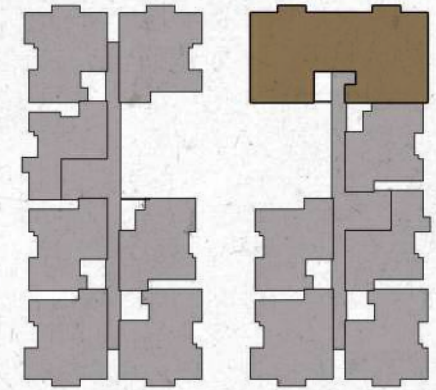
Flat No.	Type	Carpet Area	Sale Area
A106	3BHK+3T	950 Sq.Ft	1,373 Sq.Ft
A206	3BHK+3T	950 Sq.Ft	1,377 Sq.Ft
A306	3BHK+3T	950 Sq.Ft	1,373 Sq.Ft
A406	3BHK+3T	950 Sq.Ft	1,377 Sq.Ft
A506	3BHK+3T	950 Sq.Ft	1,373 Sq.Ft
B103	3BHK+3T	949 Sq.Ft	1,362 Sq.Ft
B203	3BHK+3T	949 Sq.Ft	1,373 Sq.Ft
B303	3BHK+3T	949 Sq.Ft	1,362 Sq.Ft
B403	3BHK+3T	949 Sq.Ft	1,373 Sq.Ft
B503	3BHK+3T	949 Sq.Ft	1,362 Sq.Ft



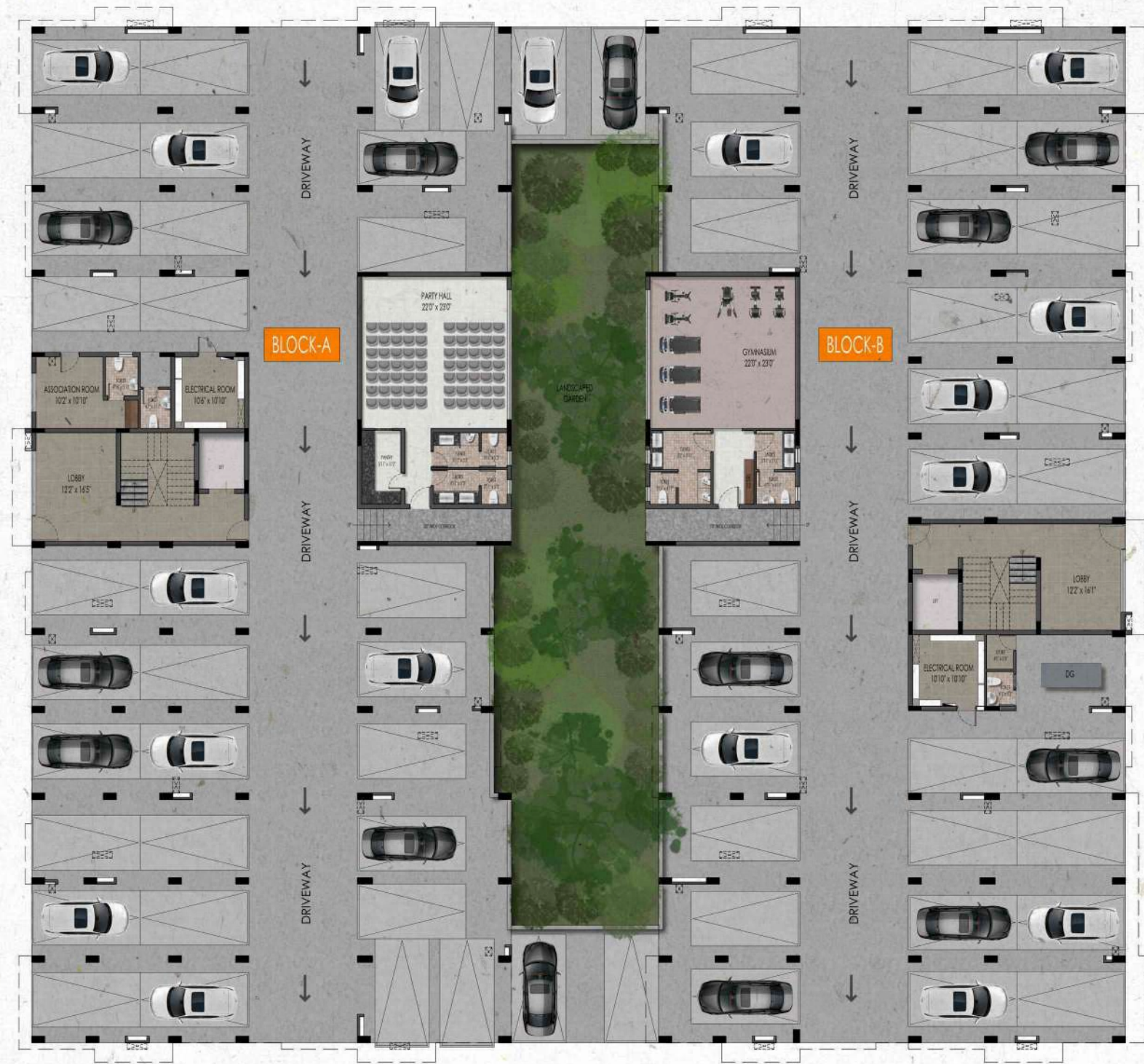
Flat No.	Type	Carpet Area	Sale Area
A107	2BHK+2T+STUDY	806 Sq.Ft	1,181 Sq.Ft
A207	2BHK+2T+STUDY	806 Sq.Ft	1,186 Sq.Ft
A307	2BHK+2T+STUDY	806 Sq.Ft	1,181 Sq.Ft
A407	2BHK+2T+STUDY	806 Sq.Ft	1,186 Sq.Ft
A507	2BHK+2T+STUDY	806 Sq.Ft	1,181 Sq.Ft
B104	2BHK+2T+STUDY	806 Sq.Ft	1,185 Sq.Ft
B204	2BHK+2T+STUDY	806 Sq.Ft	1,181 Sq.Ft
B304	2BHK+2T+STUDY	806 Sq.Ft	1,185 Sq.Ft
B404	2BHK+2T+STUDY	806 Sq.Ft	1,181 Sq.Ft
B504	2BHK+2T+STUDY	806 Sq.Ft	1,185 Sq.Ft



Flat No.	Type	Carpet Area	Sale Area
B101	2BHK+2T	725 Sq.Ft	1,080 Sq.Ft
B201	2BHK+2T	725 Sq.Ft	1,082 Sq.Ft
B301	2BHK+2T	725 Sq.Ft	1,080 Sq.Ft
B401	2BHK+2T	725 Sq.Ft	1,082 Sq.Ft
B501	2BHK+2T	725 Sq.Ft	1,080 Sq.Ft



Flat No.	Type	Carpet Area	Sale Area
B505	COMBINED APT	2,361 Sq.Ft	3,164 Sq.Ft







Mesmerizing *Top-Notch* Specifications



- Structure** : RCC Framed structure.
- Walls** : Aerocon Block.
- Main Doors** : Both side veneered Flush Door with polish finish
- Bedroom** : Skin door with paint finish.
- Toilet Doors** : WPC doors with paint finish.
- Balcony Doors** : UPVC sliding doors.
- Tiles** : 4'0" x 2'0" Vitrified Tiles for all rooms with skirting except toilets  
 : Antiskid Ceramic flooring tiles for all Toilets, Balcony.  
 : Ceramic Tiles for wall dado up to 7'0" height for all bathroom walls.  
 : 2'0"x 2'0" Ceramic tile dado for Kitchen walls up to 2' height above Counter.
- Plumbing** : All concealed water lines with CPVC Pipes.  
 : Branded Ceramic Fittings: Wall mounted EWC with Concealed Cistern & Wash Basin.  
 : Branded CP Fittings.
- WindowS** : UPVC Sliding window with wall mounted MS Grill.
- Kitchen** : SS Single bowl sink with Granite Counter.
- Painting** : Putty with Emulsion for Internal walls and Ceilings.  
 : Emulsion for external walls.
- Loft** : One Loft in Each Bedroom and Kitchen.

**ELECTRICAL SPECIFICATIONS**

Three Phase Power Supply with Concealed wiring & Modular Switches of ISI Standard. Lights, fans, 5 amp's and 15 amp's power points as tabulated below.

Location	Light Point	Ceiling/Wall Fan Point	Plug Points - 6A	Plug Points - 16A	TV (6 Amps)	Exhaust/Chimney	Calling Bell	AC
Entrance	1(2 way)	-	-	-	-	-	1	
Living	1	1	1(SB)	-	3	-	-	1
Dining	1	1	1(SB)					
Balcony	1	-	-	-	-	-	-	
Kitchen	1	-	3	2	-	1	-	
M. Bed Room	1+1 (2 way)	1(2 way)	2(SB)	-	-	-	-	1
Other Bedrooms	1+1 (2 way)	1(2 way)	2(SB)	-	-	-	-	1
Toilets	2	-	1	1(Geyser)	-	1	-	
Common				1(Washing Machine)				

**Note:**

1. SB Denotes Socket at switch Board.
2. TV- Conduit will be provided in living.
3. Inverter point will be provided.

**Common (Blocks)**

- Lift
- Corridor Flooring with Tiles.
- Staircase with granite and SS handrail.
- Power Backup of 750 watt for Both 3 BHK & 2 BHK.
- Biometric Lock for main door.
- Glass partition for shower.

**Common Amenities**

- Podium at 2nd Floor level.
- Bore well water.
- Sewage Treatment Plant.
- Paver Block for driveway.
- Power backup for common amenities.
- CCTV
- Clubhouse with Gymnasium, Indoor Games & Multipurpose Hall.
- Solar Power for common.
- EV Charging point.

A Journey of *Excellence* with Isha Homes

Founded in 2004, Isha Homes (India) Pvt. Ltd. has been a credible property developer in Chennai for over two decades. As a customer-trusted, award-winning brand, our constant effort in delivering ready-to-move homes on time with superior quality has fostered us to be one of the top players in the real estate business.

Our commitment is to offer a diverse range of affordable housing options, including villas, apartments, individual homes, and plots. At Isha Homes, we turn your dreams into reality by offering affordable, high-quality homes. Our transparency, reasonable pricing, timely delivery, and high-quality homes help us build an everlasting relationship with our customers.

Join the community of 3500+ happy families who have experienced the excellence of Isha Homes. Discover your dream home at Isha Riverfront today.



