

Why Wait ? When Your Dream Home Is Right Here !!




Akshayam Residence @ Madipakkam

- Only Six 2BHK Apartments
- Super Builtup Area of 960 Sqft/Unit
- 100% Vaastu Compliant
- Covered Car Park , LIFT

Location Advantage

- Walkable to Market/ Hotel/ ATM/ Bus Stop
- 10 mins - Velachery MRTS
- 15 mins - Phoenix Shopping Mall, Velachery
- 5 mins - Branded Schools and Hospitals
- 5 mins - Proposed Metro **
- 12 mins - Kamatchi Hospital
- 10 mins - Pon Vidyasram/Sunshine Schools

Your Dream Home Is Just a Call Away ☎

 Ms. Laxmi Associates
Flat Promoters Pvt. Ltd

New Launch Price
Rs 6,290 / Sqft

+91 8754476333



*Akshayam
Residence*

345
*Akshayam
Residence*

AKSHAYAM RESIDENCE, 5th Cross Street Thilagar Avenue, Balaiah Garden, Madipakkam

SPECIFICATION

Structure

- Framed RCC Structure with RCC beams and Columns, designed to be earthquake resistant.
- Super Structure External Brick wall 9" Thickness./Internal Brick Walls 4 1/2" Thickness.

Flooring /Walls

- 2' x 2' Vitrified Tiles @ Rs 55/Sqft for living, dinning, bedrooms and Kitchen area
- Non Skid Ceramic tiles @ Rs 40/Sqft for all Toilets, Balcony & Utility areas.
- Putty finished Emulsion painting for all interior walls, Emulsion Painting for Exterior Wall and ceiling.

Doors/ Windows

- Main door frames of Teak wood, Inside doors Designer Doors.
- Windows are provided with UPVC –Sliding Type /Open Type

Electrical:

- Concealed 3-Phase Copper Wiring with necessary Light Points.
- Electrical Switches of Anchor Roma or similar / One Earth leakage circuit breaker (ELCB) for each flat.
- Earthing with copper wire using loop system/ Wiring Provision for Invertor.

Kitchen:

- L shaped polished Black/ Rajashree Red Granite counter Top /Ceramic glazed tile dado up to 2'0' ft.
- Provision for :Aquaguard, Exhaust Fan and adequate power points in Kitchen.
- Provision for Washing machine point with plumbing & water drain line in the utility area.

Toilets:

- Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- Parryware Jade or equivalent C.P Fittings. /White Colored Sanitary Ware/ Washbasin
- Select glaze/ceramic tile dado up to 7' height.

Water Supply:

•Water Supply through borewell, underground sump for govt water supply. RWH as per norms.

Additional Works:

- ··Shall be carried out if necessary and the cost would be borne by the customer
- ·Registration, 3 phase E.B connection, Water Charges if any, Property tax assessment to borne by the customer.

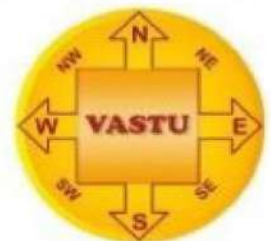
Lift



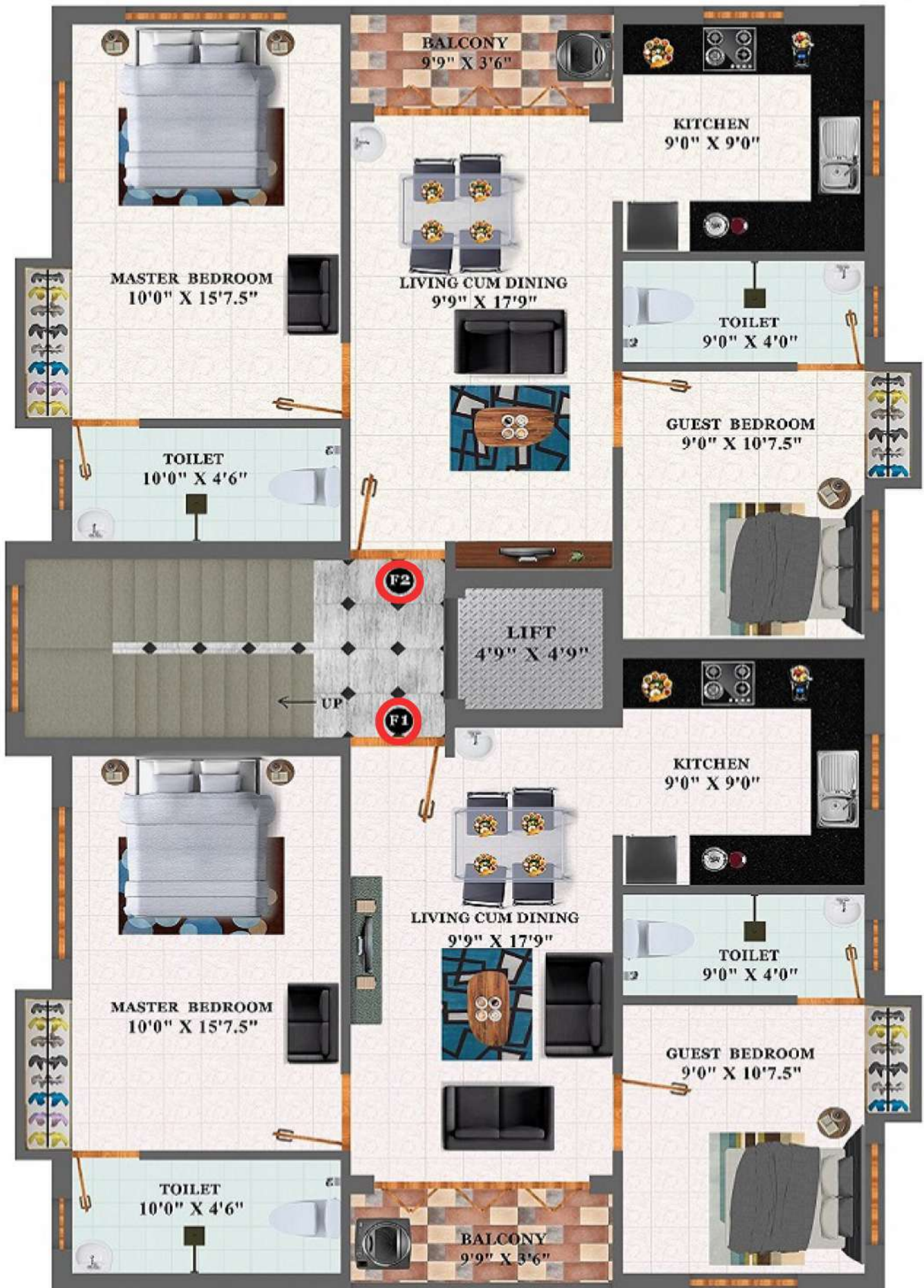
Stilt Covered Car Parking



Vaastu Complaint

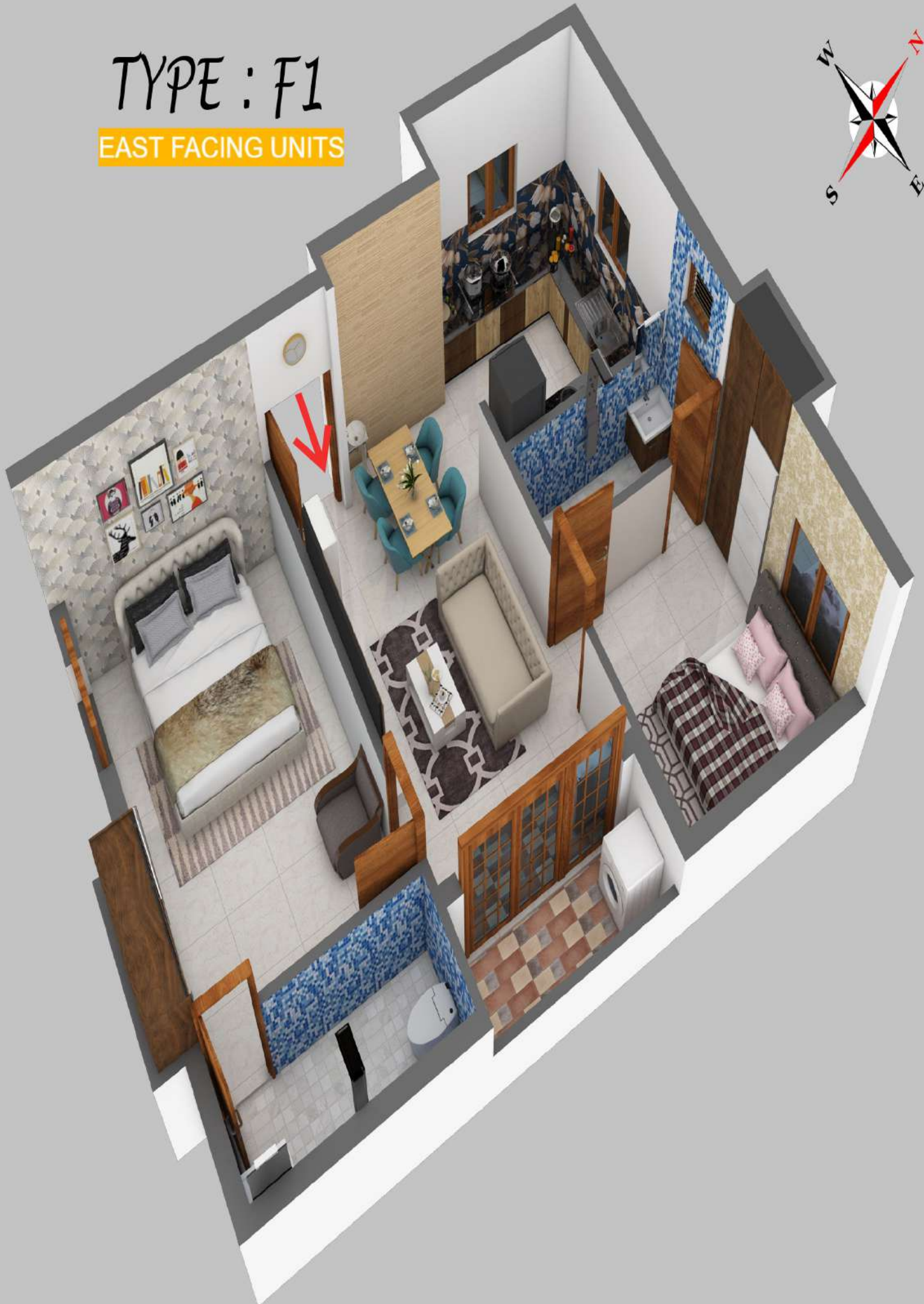


First to Third Floor Plan



TYPE : F1

EAST FACING UNITS



TYPE : F2

WEST FACING UNITS



