

SAI PRESTIGE

📍 KAMAKOTTI NAGAR,
PALLIKARANAI.

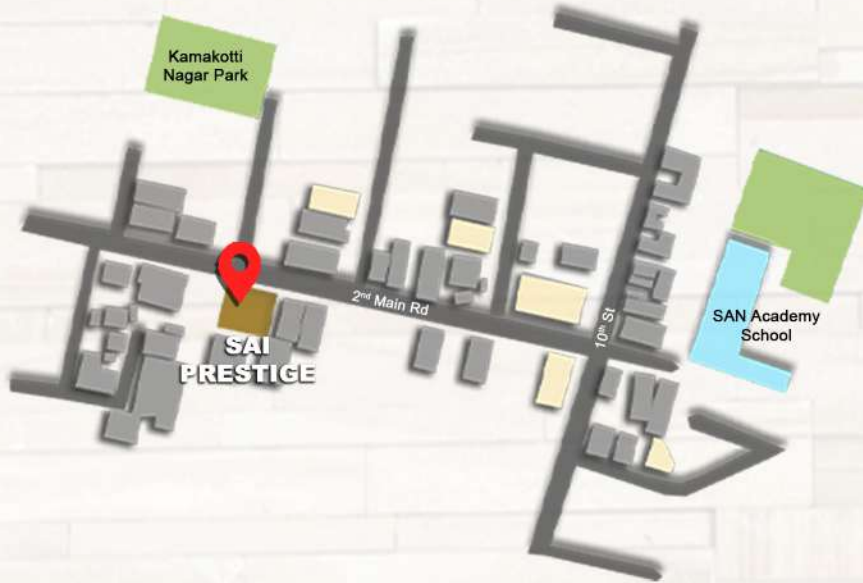


SAI PRESTIGE

KAMAKOTTI NAGAR



ANUGRAGHA
BUILDERS



SAI PRESTIGE - *Where Elegance Meets Everyday Living...!!*

This Premium project by **Anugragha Builders** is a thoughtful expression of modern design and refined living. With only exclusive **individual floor 3BHK flats** - measuring a spacious **2000 & 2050 sq.ft** - each home is a private space flooded with natural light and ventilation, 100% vastu-compliant layout and 360° building setback.

LOCATION:

441, 2nd Main Rd,
A G S Colony,
Kamakotti Nagar,
Pallikaranai,
Chennai - 600100.



TYPICAL FLOOR PLAN



TERRACE FLOOR PLAN



EXCLUSIVE INDIVIDUAL FLOOR FLATS

3BHK @ 2000 Sqft
2050 Sqft

A-BLOCK TYPICAL FLOOR PLAN



B-BLOCK TYPICAL FLOOR PLAN



AMINITIES

Reserved Covered Car Park



E-Vehicle Charging Facility



CCTV Surveillance



Video Door Phone



Automatic Lift With Auto Rescue



Outside Hygiene Bay



Rain Water Harvesting



Automatic Water Tank Level Controller



10' Set Back All Around The Building



100% Vastu



100% Power Backup Genset



Air Conditioned Lobby Space



Convertible Balcony



Terrace Retreat



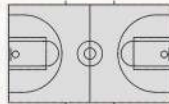
Open Air Gym



Jacuzzi @ Terrace



Multi-Purpose Sports Court



Spacious Staircase



Open Air Theater



SPECIFICATION

-Structure & Walls

RCC framed structure
Wire-cut red brick walls
Plastered cement walls

-Painting

Interior:
Premium Asian Emulsion Paint.
Exterior:
Weather Coat Emulsion.
Main Doors:
Teak wood polish.
Door Frames & Grills: Satin enamel polish.

-Plumbing

Attached Bathrooms:
E.W.C., wash basin (Parryware or Jaquar), mixer taps, and chromium-plated ISI fittings.

-Windows

UPVC Frames with MS Grills for all windows.

-Doors

Main Door:
Teak wood frame and shutters, varnished, with brass hinges and Godrej fingerprint lock.
Bedroom Doors:
Padak wood frames with Malaysian shutters.
Bathroom Doors:
Moisture & Water resistant WPC doors.

-Flooring

Living Areas:
Vitrified tiles (4x2 size) from KAG, Johnson, or Equivalent client's choice.
Kitchen:
Black granite countertop.
Staircase:
Granite flooring with anti-skid finish.
Bathrooms:
Glazed ceramic tiles with imported digital tiles up to 8' height.
Terrace:
Cool Roof Tiles.

-Electrical Installation

Three-Phase Supply: With Finolex or Orbit cables.

-Switches

Anchor Roma switches (ISI grade).
Points:
Telephone, TV, AC, and geyser points in designated areas.

-Lighting

Adequate Lighting:
Provided in all common areas and around the building.

**EXCLUSIVE INDIVIDUAL
FLOOR FLATS
3BHK**

@

**2000 Sqft
2050 Sqft**



OPEN AIR GYM / BBQ

ISO VIEW



ISO VIEW



SAI PRESTIGE

📍 KAMAKOTTI NAGAR,
PALLIKARANAI.

ON GOING PROJECTS



**"200+ flats
located within a
5 km radius."**

REACH OUT



**ANURAGHA
BUILDERS**

Anuragha Builders - 1st Floor,
Anandham Complex,
100 Feet Rd, Madipakkam,
Chennai-600 091.

www.anuraghabuilders.com

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