

Luxury blossoms at Harrington Road



*A statement
in luxury*

That's what awaits you at Gulmohar Terrace, the latest luxury project from G.K Shetty. Located on Harrington Road, these apartments open doors to a blissful world of peace, quiet and contentment nestled in the heart of the city.





Nestled away from the cacophony of the city, Gulmohar Terrace comprises 9 apartments spanning 2356 sq.ft. to 2845 sq.ft. A new world of luxury located at the heart of the city. It's the home you've always dreamed of.



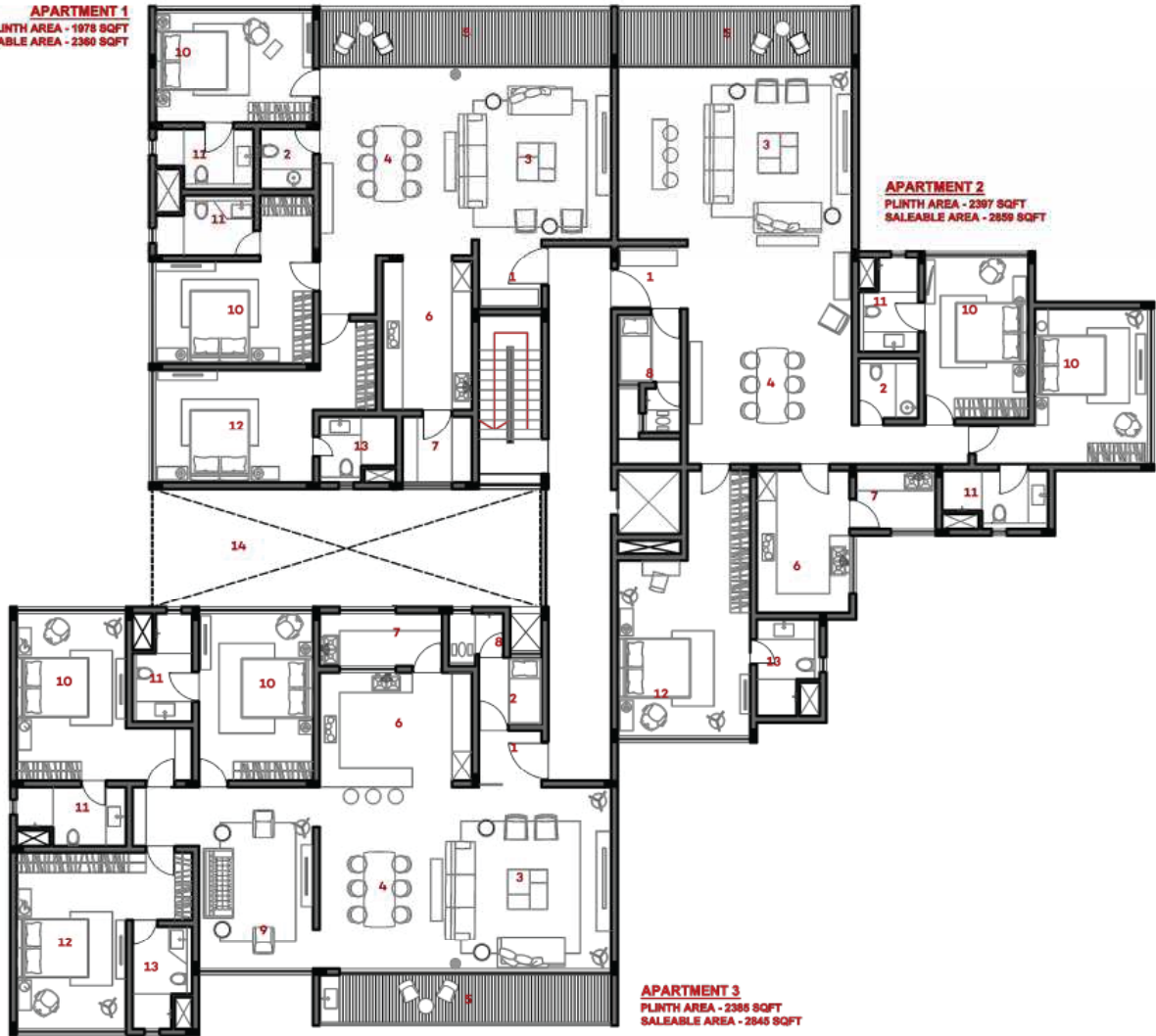
Stilt Floor Plan



Typical Floor Plan



APARTMENT 1
 PLINTH AREA - 1978 SQFT
 SALEABLE AREA - 2360 SQFT



APARTMENT 2
 PLINTH AREA - 2397 SQFT
 SALEABLE AREA - 2859 SQFT

APARTMENT 3
 PLINTH AREA - 2385 SQFT
 SALEABLE AREA - 2845 SQFT



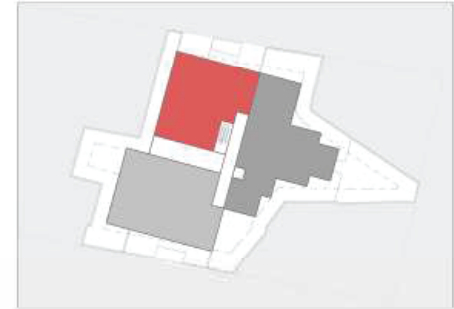
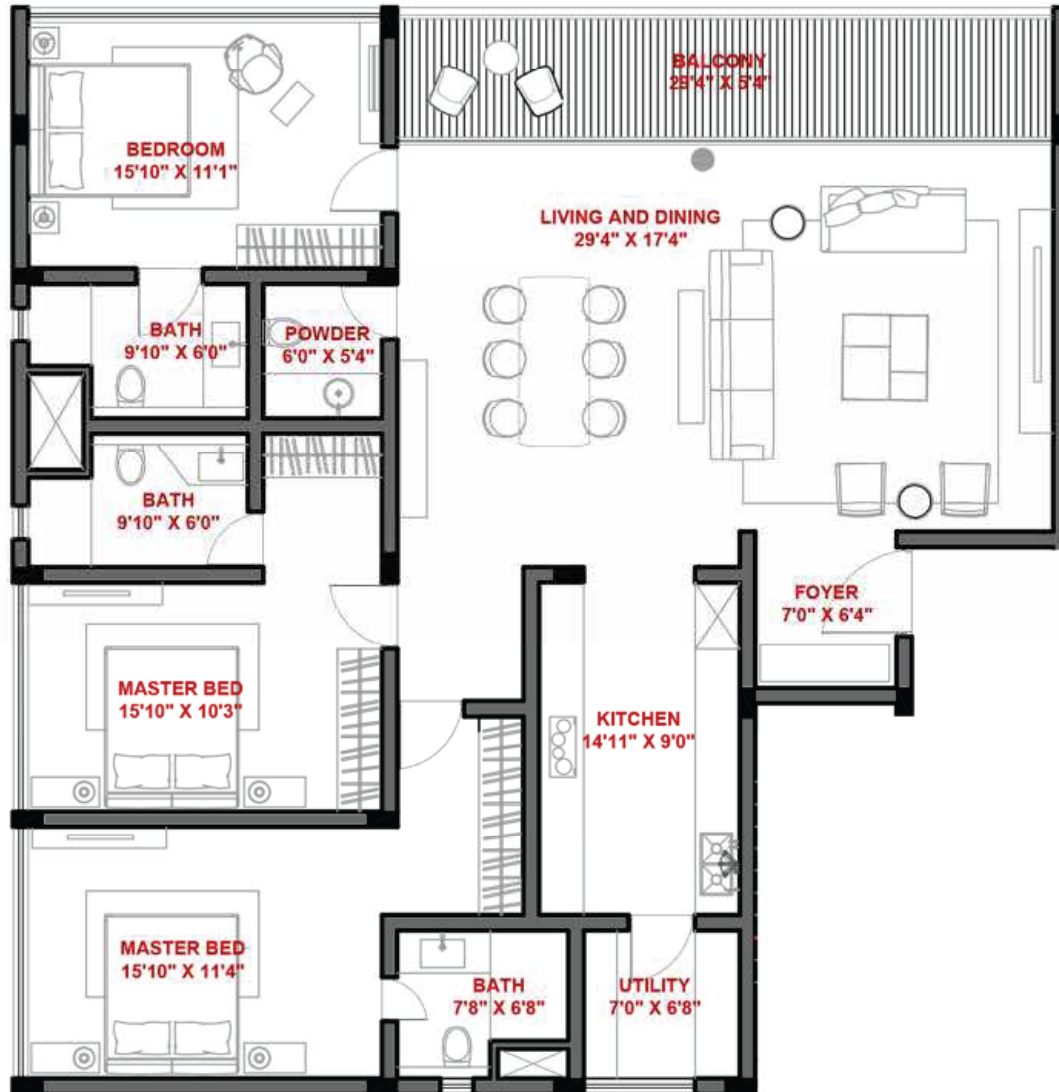
1. Entrance Foyer
2. Powder Room
3. Living Room
4. Dining Room
5. Balcony
6. Kitchen
7. Utility
8. Maid's Room & Bath
9. Study
10. Bedroom
11. Bath
12. Master Bedroom
13. Master Bath
14. Courtyard



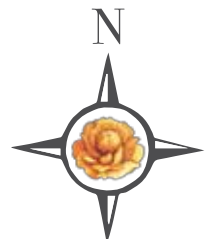
Unit Plan



FLOOR 1, 2 & 3



Saleable Area: 2360 sq.ft.



Specifications



STRUCTURE:

RCC framed structure
Solid block walls - 8 inch on the exterior and 4 inch on the interior

GENERAL FLOORING:

Imported marble/Engineered marble*

DOORS

Solid wood frames with factory made doors
(Waterproof for bathrooms)

WINDOWS

Aluminium/UPVC sliding windows

HARDWARE (Locks and handles)

Yale*

ELECTRICAL

Designer Legrand Arteor switches*

PAINTING

2 coats putty, 1 coat primer and 2 coats premium emulsion
from Dulux or Asian Paints

BATHROOM

Wall tiles upto false ceiling level
CP Fittings - Grohe*
Sanitaryware - Duravit*

KITCHEN

Counter and dado tiles will not be provided

LIFTS

Hi-speed elevator

POWER BACKUP

100% generator backup

COMMON AREA FLOORING

Granite*

SECURITY SYSTEM

CCTV cameras at gate and lobby entry
Video door phone in every apartment with camera feed

HOME AUTOMATION

Remote controlled lights in the living room and dining room
Motion activated lights in the foyer and bedrooms

DTH

Multi Operator System with plug-n-play facility

WATER TREATMENT

Relevant systems will be provided based on water quality

AMENITIES

Party hall



Payment Scheme



- Advance ₹25,00,000 on Booking
- 30% of the total consideration at signing of the agreement (less advance)
- 20% of the total consideration on completion of foundation
- 25% of the total consideration on completion of structure
- 20% of the total consideration on completion of internal wall & flooring
- 5% of the total consideration on handing over

Other Charges



- Covered car park
- Infrastructure charges
- Registration payable - At actuals
- Deposits for TNEB/CMWSSB & legal charges - ₹2,50,000
- Corpus fund - ₹5,00,000
- Service Tax - At actuals
- Maintenance charges to be decided at the time of handover

Payments to be made in favour of "G.K.S PROPERTIES PVT. LTD."
by way of local cheque or DD payable at Chennai

*Equivalent



Tulive is the real estate conglomerate from the house of G K Shetty. At Tulive, we constantly aim to deliver the best to our customers. Our passion for construction is apparent in the projects that we have completed in Chennai: Urbanville - Velachery, Sky City - Vanagaram, Ecstasea - ECR, Sun Fall - Kothari Road and Horizon - Saligramam.

Every project we build is perfect down to the last detail. Over the past 60 years G K Shetty has created many architectural marvels such as IT parks, 5 star hotels, World Class Residential Homes, Commercial Complexes and National Infrastructure. We intend to create a lot more in the years to come.





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