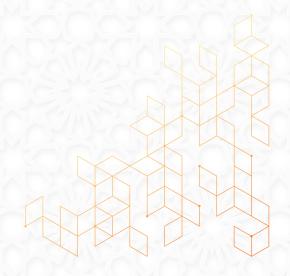




A FUSION OF NATURAL BEAUTY AND URBAN COMFORT









Saradeuz, a new age construction company born as a vision of a young, enthusiastic and inspiring Engineer aims at developing a world class urban lifestyle at an affordable pricing well suited for the upcoming people of Chennai.



Quality

We ensure the highest standards of quality.



Transparency

We practice the highest level of ethics. No frills attached is our tradition.



On Time Delivery

We give 100% Commitment to deliver your home on time.



Aesthetic Design

We shape your imagination into an aesthetic design.



OLYMPUS

→THE ROYAL CASTLE •



MAKE LUXURY A PART OF YOUR LIFESTYLE

Olympus is a prestigious residential project in Perumbakkam, Chennai, which sets it apart in its unique location. The residential complex offers 2, 2.5 & 3 BHK Private Terrace, Portuguese styled apartments, with a total of 138 units. The built-up area of these flats ranges from 881 sqft to 1318 sqft.

Olympus is an excellent choice of perfect blend of luxury, comfort and accessibility. It is just 2 minutes away from the upcoming Perumbakkam Metro station. Olympus has close access to key public transport, some of the best schools in Chennai, IT Parks & offices, Restaurants and Entertainment Hubs, Hospitals and many other modern necessities.

The usability quotient of Olympus is at a high level. The designs of its units are truly inspiring, a reflection of today's civic chic lifestyle, will astonish you with its efficiency and complete with the call of luxury. This luxurious residential project is a true reflection where each and every home is crafted elegantly with simplicity redefined.



⊗ www.saradeuz.com

STEP IN TO SERENITY AND LIVE A LIFE OF BLISS.

The Future is ever changing. It is a space multiplied by time, a place that beckons our life in every essence and element. To make our future bright and progressive, we have to redefine our very existence from the get go.

We live, play, rejoice at a place called home almost half the time of our lives. Imagine, if these spaces move ahead from just passive real estate to active spaces that enable you to grow in every walk of life.

That's precisely what we call advanced living because to live is to grow.

AMENITIES & FACILITIES



Badminton Court



Cricket Practice Net



Half Basketball Court



Children Play Area



Walking Track



Senior Citizen Lounge



8 - Shaped Walk Area



Table Tennis



Foosball



Carrom Board



Play Station



Separate Gym For Ladies and Gents



Multipurpose Hall



Sewage Treatment Plant



Power Backup



Digital Door Lock



CCTV



24 Hours Security







STRUCTURE:

» Earthquake proof RCC framed structure with AAC block walls.



FLOOR FINISH:

- » Foyer, Living, Dining, Bedrooms & Kitchen: Vitrified tile flooring of 24" x 24" with matching skirting of 4" height.
- » Bathroom: Anti- skid tiles flooring of 12" x 12", daddooing with 18" x 12" tiles up to false ceiling level.
- » Kitchen Walls: Ceramic tiles above the Black Granite Kitchen counter up to the height of 24" will be provided.
- » Balcony: Anti- skid flooring tile of 12" x 12".
- » Kitchen Counter: Platform will be finished with Black top Granite.
- » Common Area: Steps, Landing and Lobby will have Granite flooring and Skirting.



DOOR & WINDOWS:

- » Main Door: First Quality African teak wood frame section and Teak veneered door with Digital Door Lock (YALE/GODREJ/equivalent), Tower bolt, Door viewer & Door stopper in SS finish with size of 3'6" x 7'0"
- » Bedroom Door: Frames will be chemically treated country wood with suitable section. The shutters are with both side commercial ply painted quality flush doors.
- » Toilet Door: Frames will be chemically treated country wood with suitable section. The shutters will have WPVC doors or its equivalent.
- » All the window frames and shutters will be UPVC with MS Grills fixed. Kitchen and Balcony window shutters are Sliding type. Other windows are Open type. Pinhead glass fixed shutters.
- » Toilet: Aluminium powder coated ventilators with Exhaust fan provision and louvered glass



LOFT:

» All Bedrooms and Kitchen is provided with Concrete Loft in one side of wall.



ELECTRICAL:

- » Power Supply: Three phase connection will be provided.
- » Safety Device: Main board will be fixed with Mini Circuit Breakers, ELCB and with the main switch connected to consumption meter as per TNEB's regulation.
- » Wires & Switches: Fire Retardant Low Smoke (FRLS) Copper wires will be concealed in PVC conduits connected to quality brand (LITASKI) Modular switches.
- » Living Room: Provided with 2 wall light points, 2 fan points, one chandelier point, three 6A sockets and provision for Telephone/Data, TV and AC point.
- » Dining Room: Provided with 2 wall light points, one fan point and one 6A sockets.
- » Bedroom: Provided with one 6A plug socket, one fan point, 2 light points and one AC point.
- » Master Bedroom: Provided with one TV and Telephone/Data point.
- » Kitchen: Provided with three 6A sockets, one light point, one exhaust fan point, 6A socket for RO and one 16A socket point.
- » Wash area: Provided with one light point and one 16A point for washing machine.
- » All Toilets: Provided with one light point, one mirror light point, one 16A socket for Geyser and one 6A point.
- » Balcony: Provided with one light point.
- » Provision for cable TV connection in Living and Master bedroom.
- » Power Backup: 2 BHK, 2.5 BHK 500W & 3 BHK 750W. Common area comes with 100% power backup.



GRILL WORK:

- » All the Windows are fixed with safety grill.
- » Balcony is fixed with MS hand rail as per architectural design.
- » Staircase is fixed with MS handrail as per architectural design.



PLUMBING & SANITARY FIXTURES:

- » Plumbing Lines: All the plumbing lines will be of medium gauge CPVC Pipe internally & PVC pipes externally.
- » Sanitary Fittings: All the sanitary fittings such as EWC, IWC and Washbasin will be white color Porcelain JAQUAR or its equivalent make. All the taps and Plumbing fittings will be JAQUAR or its equivalent.

Master Bathroom: Floor mounted EWC, Diverter, 2in1 spout with hand shower, health faucet, Over head shower, Wash basin with Bottle trap & Geyser point.

Common Bathroom: IWC with Flush tank, Diverter, single spout, Health faucet, Overhead shower & Geyser point.

» Kitchen: 24" Stainless steel sink provided in kitchen counter. Sink mixer with Water line provision for RO point given in kitchen.



PAINTING:

- » Two coats putty, One coat Primer and two coats of Interior emulsion in inner walls.
- » Two coat filling putty, Two coat putty, One coat primer & Two coat OBD white in Ceiling. Toilet ceiling is Grid type false ceiling.
- » Two coat Damp proof and Two coats Exterior emulsion in outer walls.
- » Doors and Grills are painted with Primer one coat and Two coat Enamel paint.
- » Main door will be coated with varnish.



RAINWATER HARVESTING:

Water will be conserved with Rainwater Harvesting methods.



TERRACE:

Waterproofed flooring comes with Pressed tiles / UV reflecting cool roof tiles.



COMPOUND WALL:

Building boundary is fenced by 6 feet height Compound wall using solid blocks with entry gates.

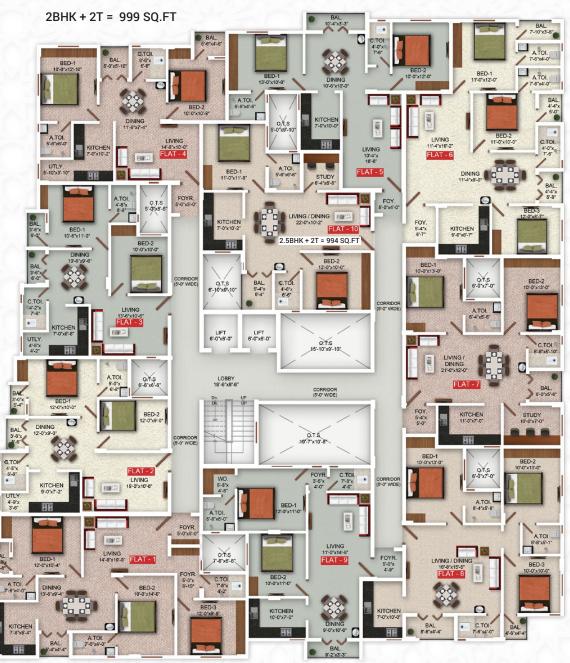
FLOORS OF FANTASY & BLOCK A (1ST - 4TH FLOOR)



2BHK + 2T = 1016 SQ.FT

3BHK + 3T = 1294 SQ.FT

2.5BHK + 2T = 1109 SQ.FT



3BHK + 3T = 1301 SQ.FT

2BHK + 2T = 1019 SQ.FT

3BHK + 3T = 1208 SQ.FT

2BHK + 2T = 933 SQ.FT

2BHK + 2T = 908 SQ.FT

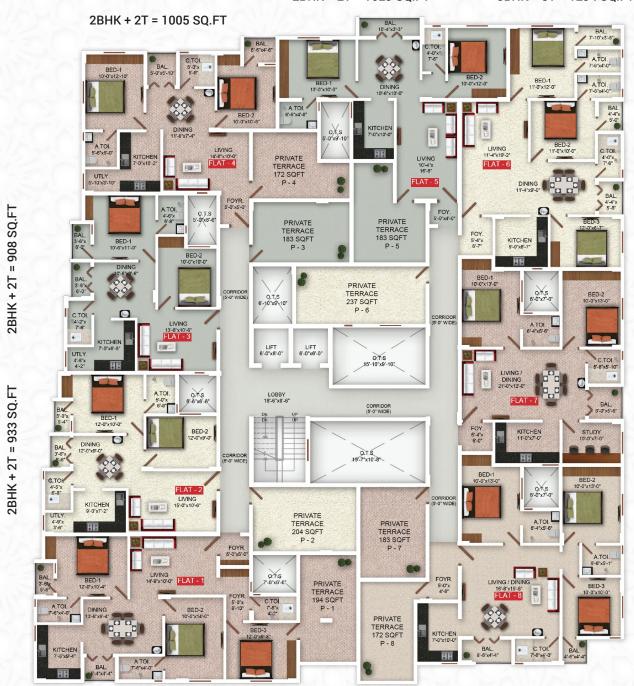




3BHK + 3T = 1294 SQ.FT

= 1109 SQ.FT

5BHK + 2T



3BHK + 3T = 1306 SQ.FT

3BHK + 3T = 1283 SQ.FT

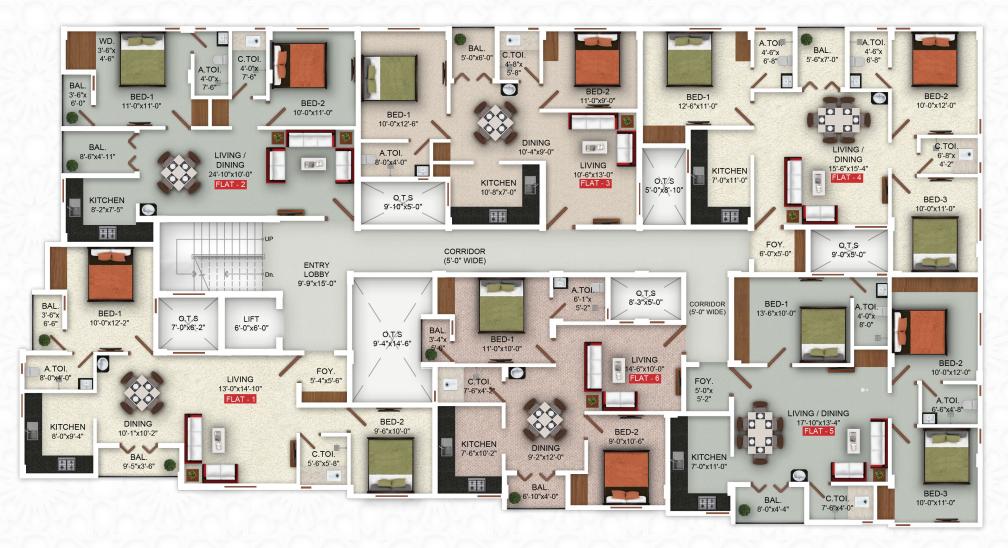
BLOCK B (1ST - 4TH FLOOR)



2BHK + 2T = 996 SQ.FT

2BHK + 2T = 881 SQ.FT

3BHK + 3T = 1205 SQ.FT



2BHK + 2T = 1080 SQ.FT

2BHK + 2T = 900 SQ.FT

3BHK + 3T = 1200 SQ.FT





2BHK + 2T = 996 SQ.FT

2BHK + 2T = 881 SQ.FT

3BHK + 3T = 1205 SQ.FT

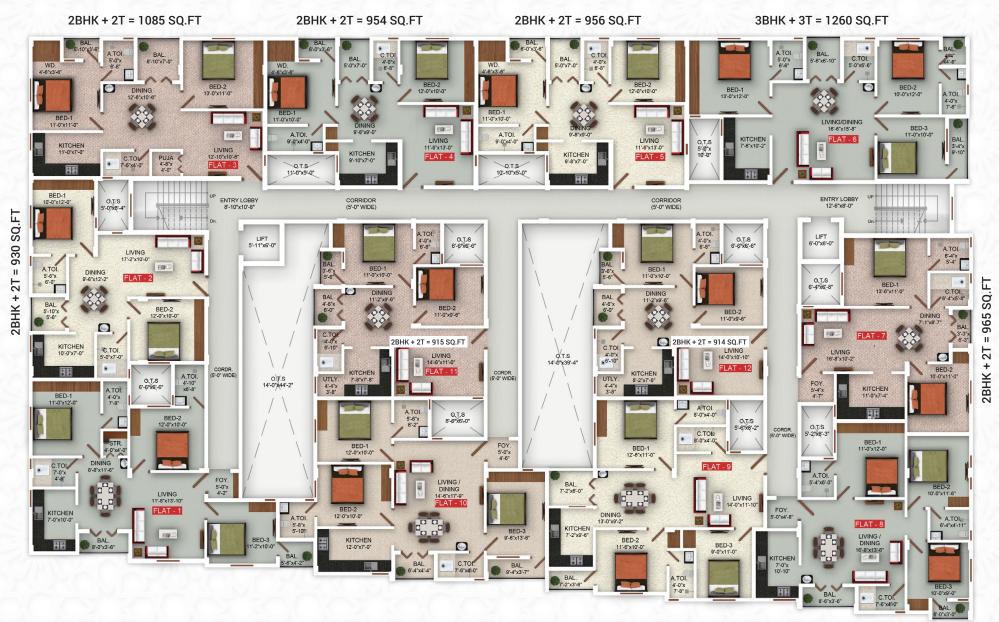


2BHK + 2T = 1084 SQ.FT

3BHK + 3T = 1208 SQ.FT

BLOCK C (1ST - 4TH FLOOR)





3BHK + 3T = 1235 SQ.FT

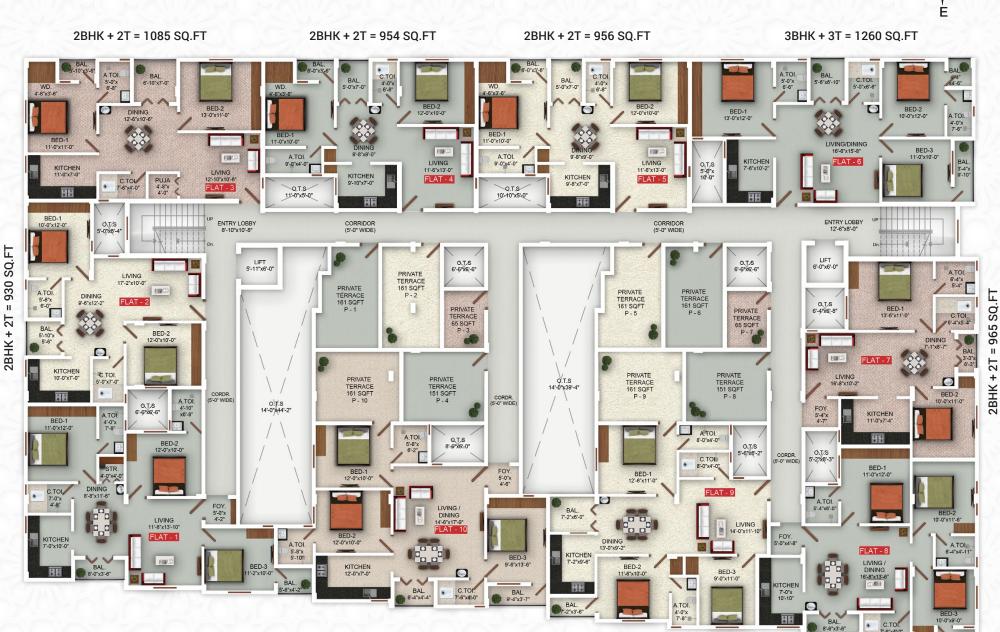
3BHK + 3T = 1234 SQ.FT

3BHK + 3T = 1209 SQ.FT

3BHK + 3T = 1150 SQ.FT

BLOCK C (5TH FLOOR)





3BHK + 3T = 1235 SQ.FT

3BHK + 3T = 1239 SQ.FT

3BHK + 3T = 1216 SQ.FT

3BHK + 3T = 1150 SQ.FT

BLOCK D (1ST - 5TH FLOOR)





1ST FLOOR



2nd Floor



AREA = 1250 SQ.FT

3rd - 5th Floor



AREA = 1318 SQ.FT

AREA = 1250 SQ.FT

SITE & STILT &





THE BEST LOCATION EVERYTHING YOU NEED IS A SHORT DRIVE AWAY

Olympus, strategically located at Perumbakkam just 2 minutes away from the upcoming Metro Station. With major health care institutions, a collection of reputed educational institutions, shopping malls, IT Hubs and entertainment centres at an easy driving distance. What's more, Perumbakkam, is a value appreciating destination.



Schools & Colleges

Bala Vidya Mandir School - 0.5 Kms Bharathi Vidyalaya Sr. Sec School - 2.5 Kms St. Johns Public School - 2.5 Kms National Public Schools - 3 Kms Sathyabhama University - 5.5 Kms Hindustan University - 10 Kms St. Joseph College of Engineering - 5 Kms Tambaram MCC College - 10.5 Kms



IT Hubs

TCS - 2.5 Kms
Infosys - 4.7 Kms
Accenture - 5 Kms
Elcot Sez - 2.8 Kms
Siruseri Sipcot - 9.5 Kms



Hospitals

CM Hospital - 1 Km Global Hospital - 2.3 Kms Chettinad Hospital - 8 Kms Dr. Kamakshi Memorial Hospital - 7.5 Kms Sree Balaji Dental College & Hospital - 7.5 Kms Lifeline Hospitals - 13 Kms



Shopping & Entertainment Zones

AGS Cinema - 7 Kms MGM Resort - 8 Kms Vivara Mall - 8.4 Kms Marina Mall - 11.4 Kms

MAP TO DESTINY

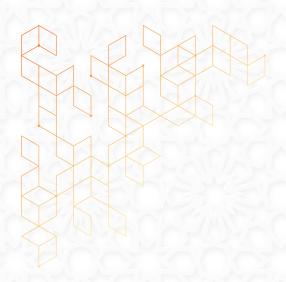






Referring Saradeuz Homes to your loved ones is incredibly rewarding.

Saradeuz offers exciting rewards from ₹30,000 to ₹75,000 for those who refers their friends and family.





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e-Mail: sales@saradeuz.com | Web: www.saradeuz.com

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RERA: TN / 01 / Building / 441 /2022



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