



LUXOR

BETTER THAN A DREAM

RERA NO: TN/29/BUILDING/0320/2023 | WWW.RERA.TN.GOV.IN



TVS Legacy

Since 1911, Trust, Value and Service have been the foundation of our business. An ethos that comes from 112 years of serving customers with passion. Our homes are designed by top architects and built for the lifestyle of your dreams.

Our homes are designed to suit your everyday needs. Our world class-architects have crafted these living spaces with care because we believe your deepest memories are those that you create with your loved ones. We design our homes so thoughtfully that no two doors in any apartment open onto each other, offering complete privacy to all residents. One of the many reasons why home buyers in Chennai put their faith in us.



1911

SHRI T V SUNDARAM IYENGAR

LAUNCHES SOUTH INDIA'S FIRST RURAL BUS SERVICE

A Legacy of Trust

TVS bring
General Motors
to South India.

1929

IMPAL begins
trading auto
spares.

1954

Brakes India begins
operations. Sundaram
Clayton starts
producing Brake
Actuation equipment.

1964

TVS Srichakra
starts operations.

1984

TVS Motor
Company formed.

2001

Southern Roadways
starts serving the
transport needs of
India.

1946

Lucas TVS
formed to make
Auto Electricals.

1962

Sundaram Clayton
Limited opens
two-wheeler plant
in Hosur.

1978

TVS Electronics
launches printers
and keyboards.

1986

TVS forays into
real estate as
TVS Emerald.

2012



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WHAT IF HAVING IT ALL IS JUST THE BEGINNING?



True luxury isn't about just owning the latest convertibles, enormous mansions or high-end brands. True luxury is the kind that matters. Not just for you, but also for the planet.



True luxury is living in homes where you and your family have plenty of space to grow.

*Where the air is cleaner, and the views are greener.
Where life is beautiful every day of the week, and time of the day.
Where, unlike the rest of the world, you're not waiting to get away.
Where every little nook and cranny of your home takes care of every little need you may have.*

Well, here's a home curated by true luxury.





Anna Nagar

CHENNAI'S RESIDENTIAL DREAM



Anna Nagar is a beautiful blend of old-world charm and modernity. It is an affluent neighbourhood and has an excellent infrastructure, as well as a thick green canopy. As a result of its excellent connectivity to other parts of the city, Anna Nagar has become one of the most sought-after addresses and is among the best residential areas in Chennai.

Location Highlights ✨



VR Mall - 600m (2 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

Upcoming Kendriya Vidyalaya Metro - 750m (2 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

Kendriya Vidyalaya – 900m (3 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

Thirumangalam Metro Station – 1.9km (5 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

Kora Food Street - 2.2km (5 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

Shanthi Colony – 3.6km (8 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

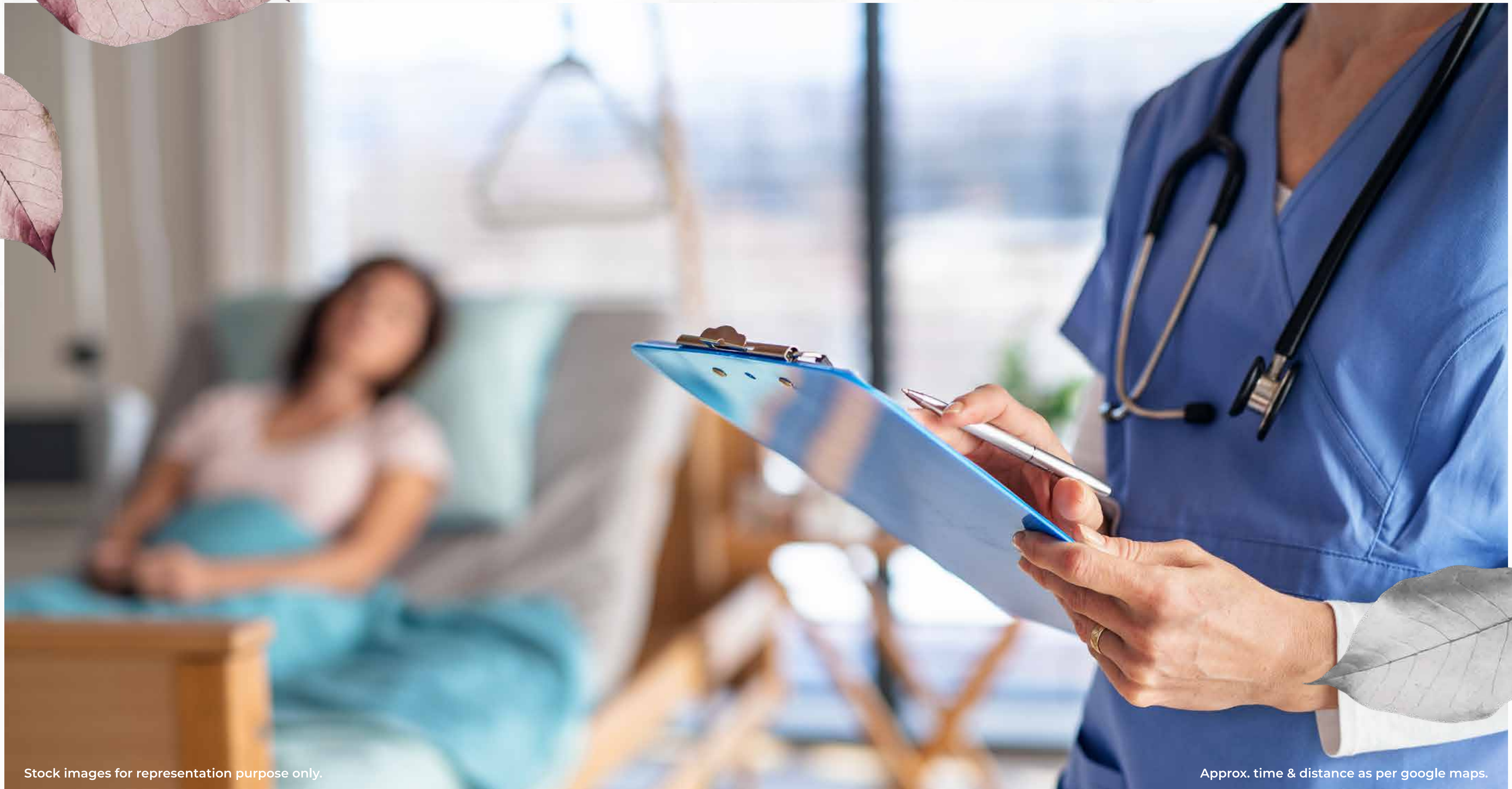
MGM Healthcare - 5.5km (12 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

Nexus Vijaya Mall - 7.1km (16 mins)



Stock images for representation purpose only.

Approx. time & distance as per google maps.

Vijaya Hospital - 7.3km (16 mins)

PRESENTING

The Pinnacle of Luxury ✨

PRESENTING

Anna Nagar's Finest Residences



2.1 Acres



128 Boutique Homes



Bali Themed Club



40+ Amenities

Master Layout Plan



LIST OF AMENITIES

1. Entrance Court
 2. Arrival Court
 3. BikeWay
 4. WalkWay / Jogging Track
 5. Olive Garden
- Pool Zone
 - 6. Poolside Lounge
 - 7. Poolside Deck
 - 8. Swimming Pool
 - 9. Kids Pool
 - 10. Sculpture With Water Spout
 - 11. Poolside Lawn
 - 12. Outdoor Shower
- Central Court
 - 13. Kids Play Area
 - 14. Stepped Seating
 - 15. Multi-Purpose Lawn
 - 16. Pantry / BBQ
 - 17. Adventure Wall
 - 18. Seat Court
 - 19. Club House
 - 20. 30' X 60' MultiGame Court
 - 21. Flower Garden
- Tower A :- Wellness Terrace
 - Planter With Herbal Plants
 - Yoga Lawn
 - Foot Reflexology Paving
 - Outdoor Gym
 - Multi-Functional Lawn
 - Meditation Space
- Tower B :- Leisure Terrace
 - Planter With Flowering Plants
 - Stepped Seating
 - Grass Court
 - TV Lounge
 - Raised Deck
 - Multi-Functional Lawn
 - Pantry
 - Sky Dining

*to be handed over to government



LUXOR

The Grand Elevation ✨

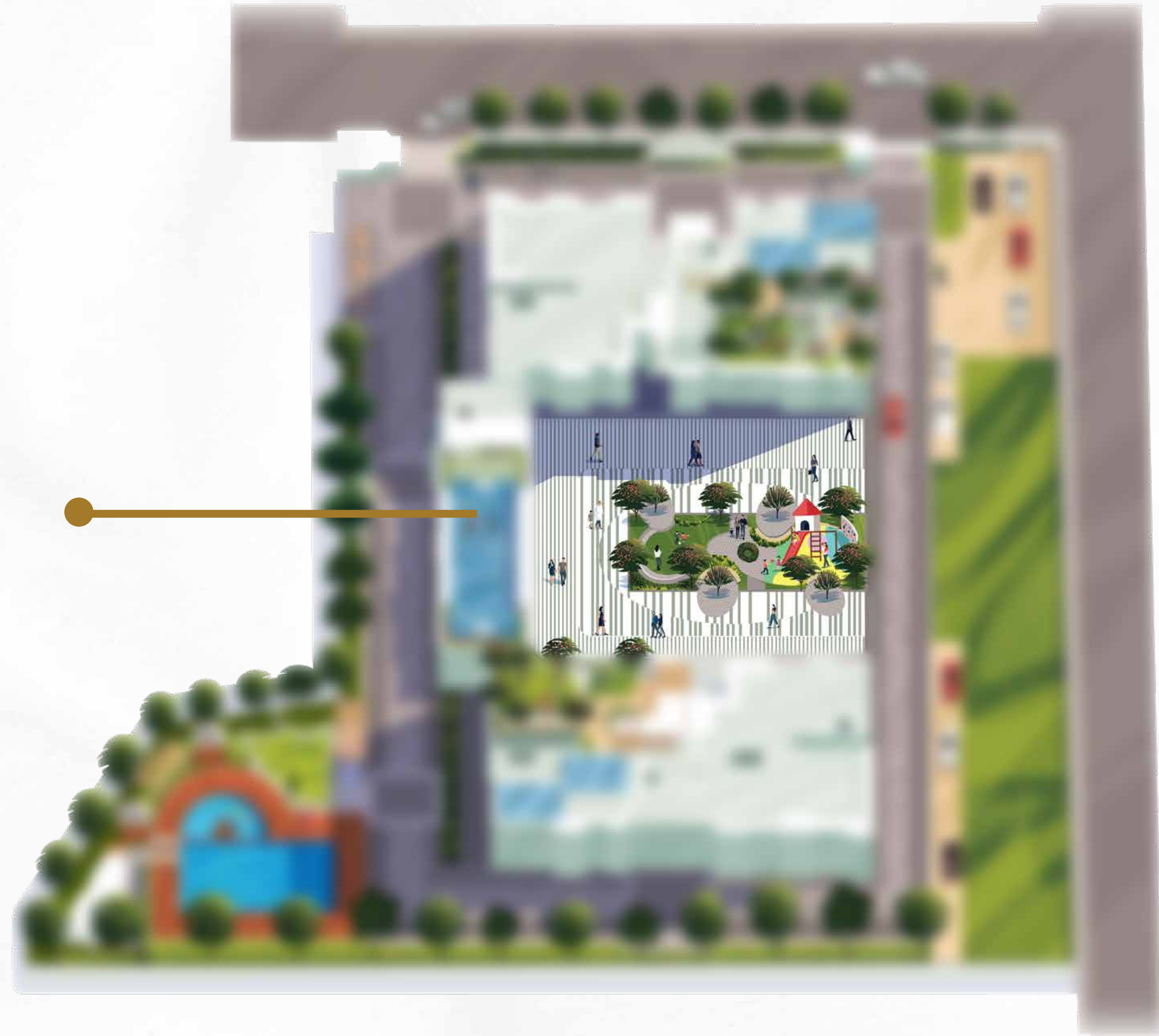


Artist's impression. Not an actual site image.



Artist's impression. Not an actual site image.

Central Court





Kids' Play Area



Multi-Purpose Lawn



Pantry / BBQ



Adventure Wall



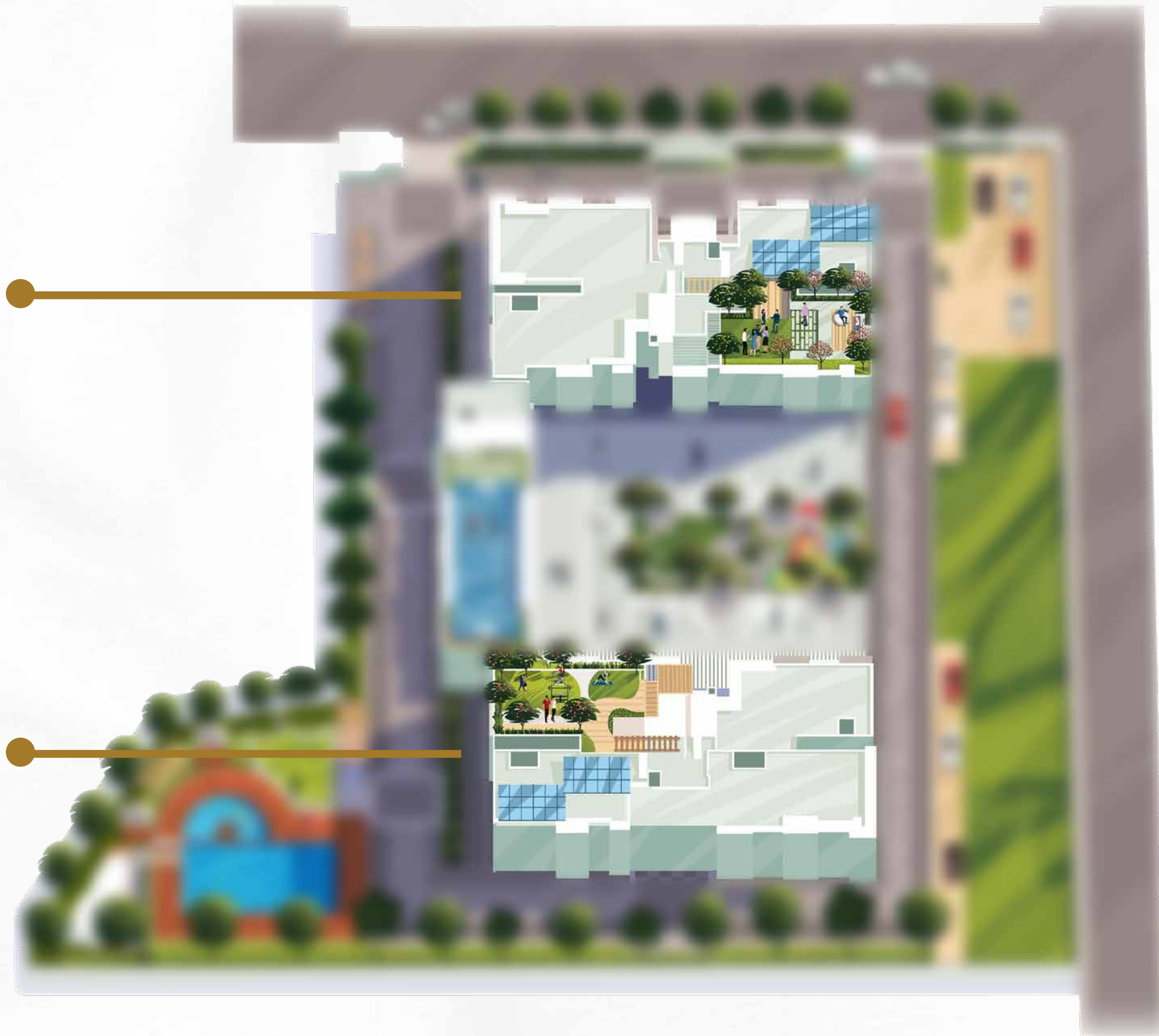
Flower Garden





Tower B
(Leisure Terrace)

Tower A
(Wellness Terrace)



TOWER - A

Wellness Terrace ✨



Yoga Lawn



Foot Reflexology



Outdoor Gym



Meditation Space



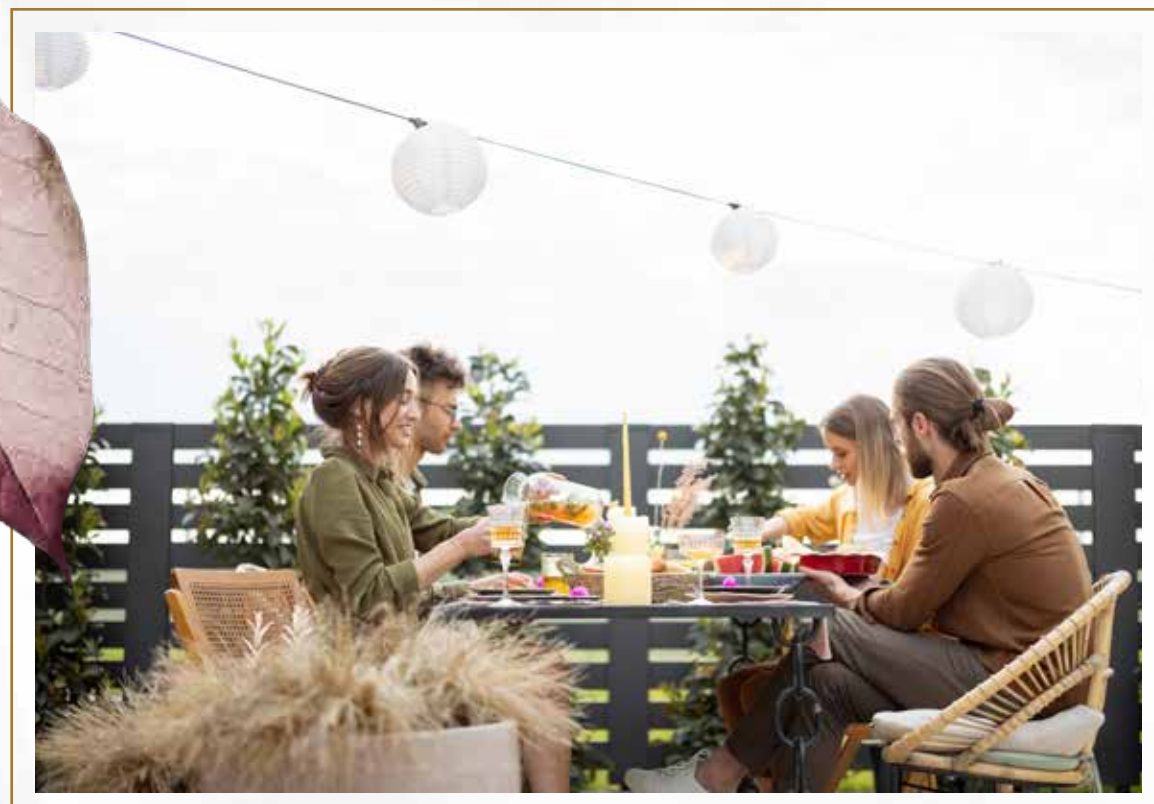
Planter with Herbal
Plants



Artist's impression. Not an actual site image.

TOWER - B

Leisure Terrace ✨



Sky Dining



Multi-functional Lawn



Pantry



Grass Court



Planter with Flowering
Plants



Balinese Pool Zone









UNVEILING

Balinese Clubhouse



Balinese Theme ✨



Wood & Cane
Furniture



Balinese Batik
& Face Masks



Kota Stone
Flooring



Terracotta Tile
Cladding



Stone
Cladding



Artist's impression. Not an actual site image.



Indoor Games Room



Multi-Purpose Hall

TVS Emerald Luxor



Awarded Gold Rating

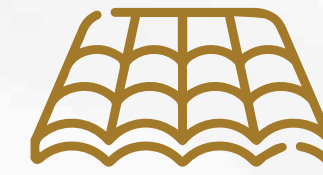
Feature Summary ✨



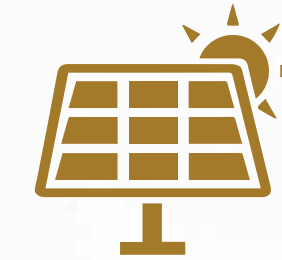
Landscaping with
90% Native Plant
Species



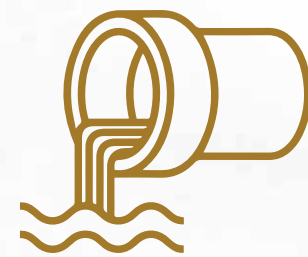
100% Rainwater
Harvesting



High SRI Tiles on the
roof for better insulation
& heat reduction



100% Common Area
Lighting through
Solar Panels



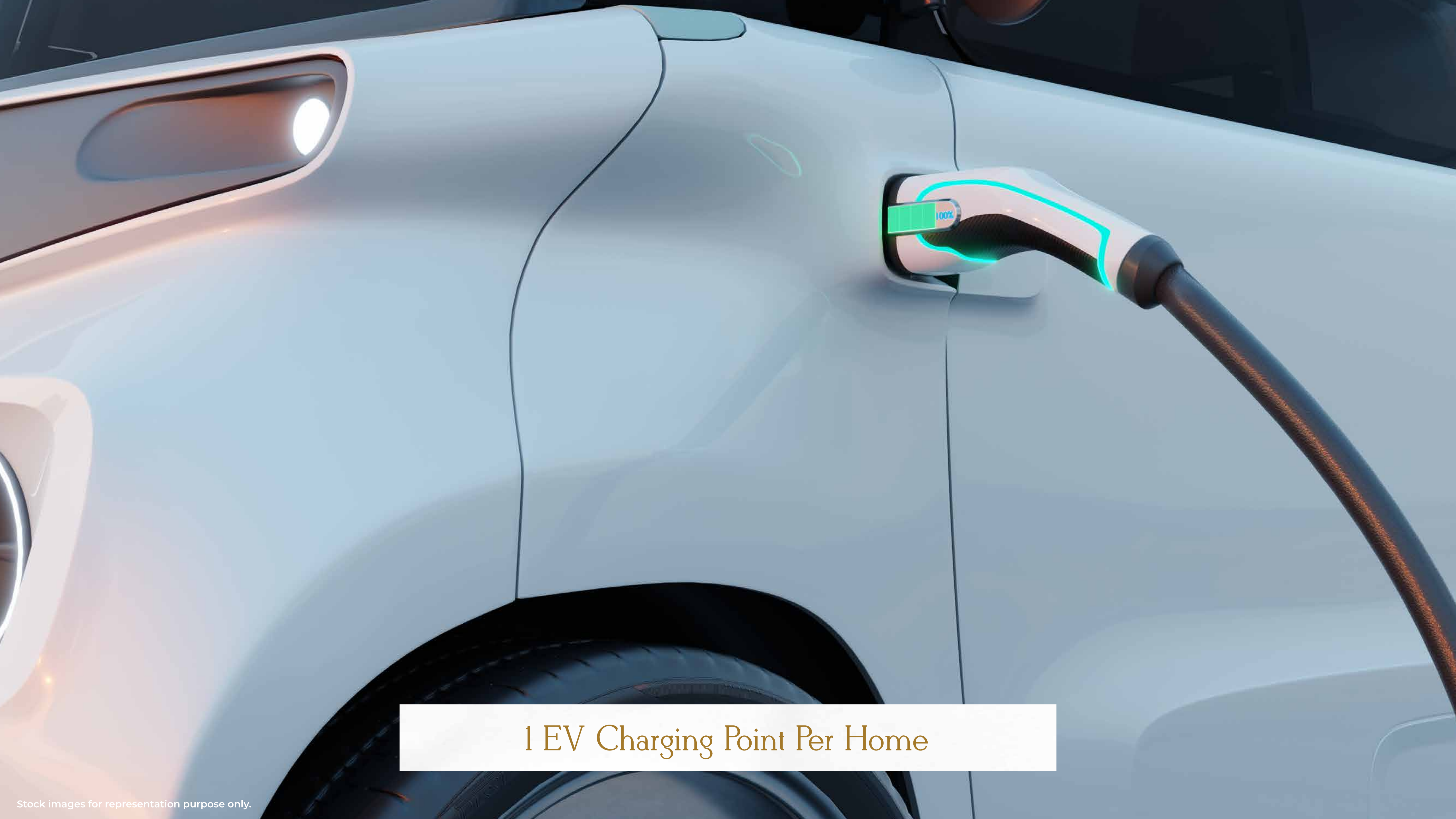
Sewage
Treatment Plant



Water
Treatment Plant



100% of the living spaces
have exterior views
for air ventilation



1 EV Charging Point Per Home

PRESENTING

The Opulent Homes ✨



Lavish 8 Feet Tall Teak Wood Main Door



Italian Botticino Marble in Living/Dining



Laminated Wooden Flooring in Master Bedroom (By Armstrong)



Glazed Vitrified Tiles (1200mm x 1200mm in all other bedrooms)



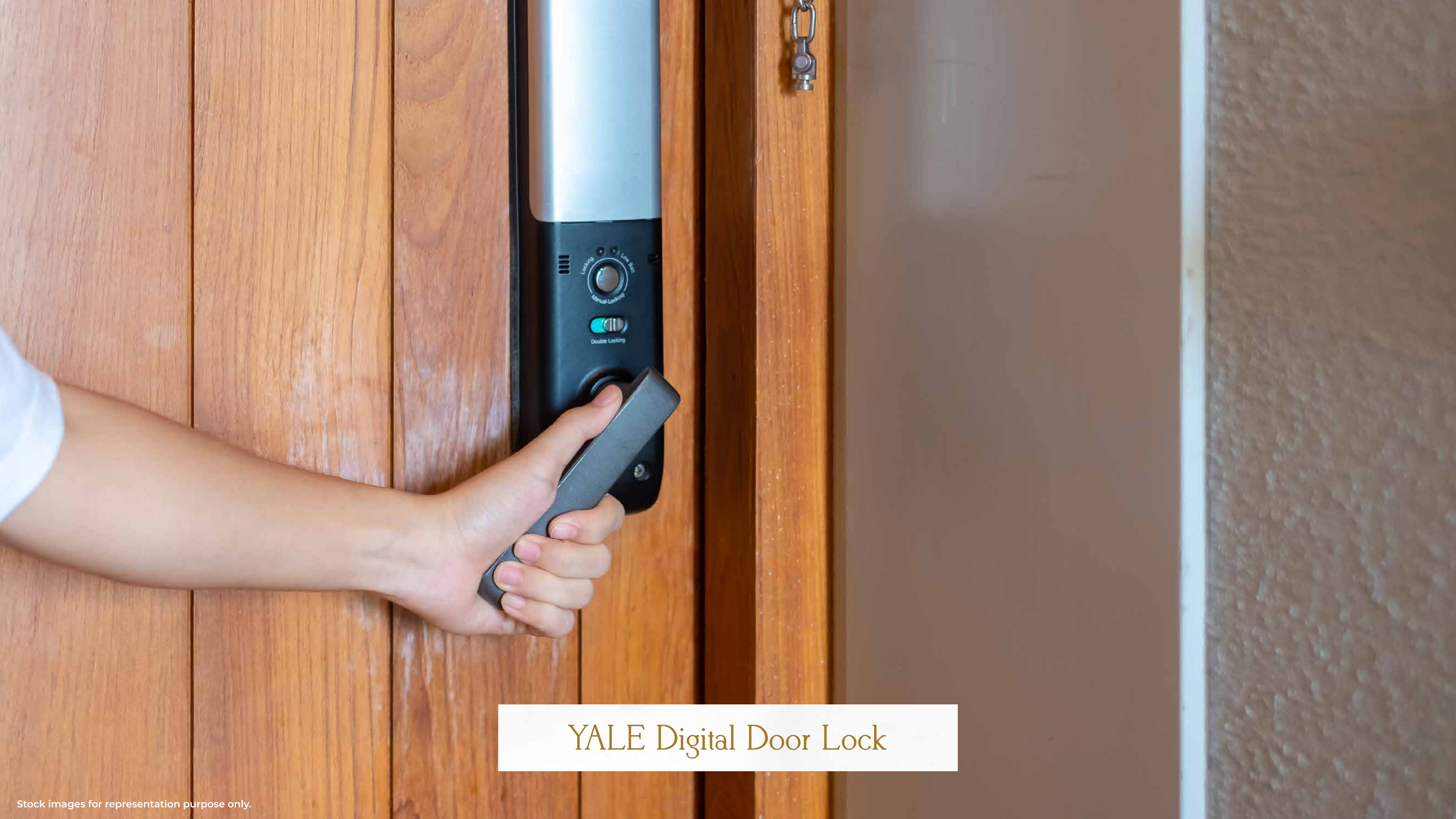
Expansive Decks with Glass Railing



Air Conditioners in Living/Dining & All Bedrooms



Common RO Water Connection in Kitchen



YALE Digital Door Lock



Large 6.5 ft x 8 ft UPVC Frame Windows



Premium CP Fittings & Sanitary Fixtures by American Standard/Grohe

Launching Tower-A ✨

TYOLOGY	SALEABLE AREA (IN SQ.FT.)	NO. OF UNITS
3 BHK Premium	1842 - 1999	29
3 BHK Grande	2144 - 2176	15
4 BHK Luxe	2601 - 2665	15

TOWER - A

Unit Plans

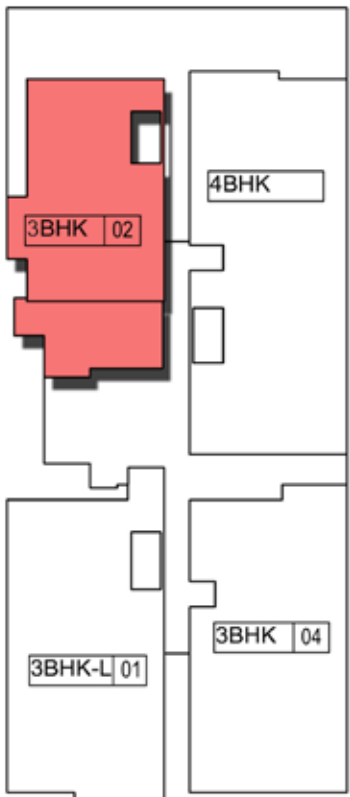
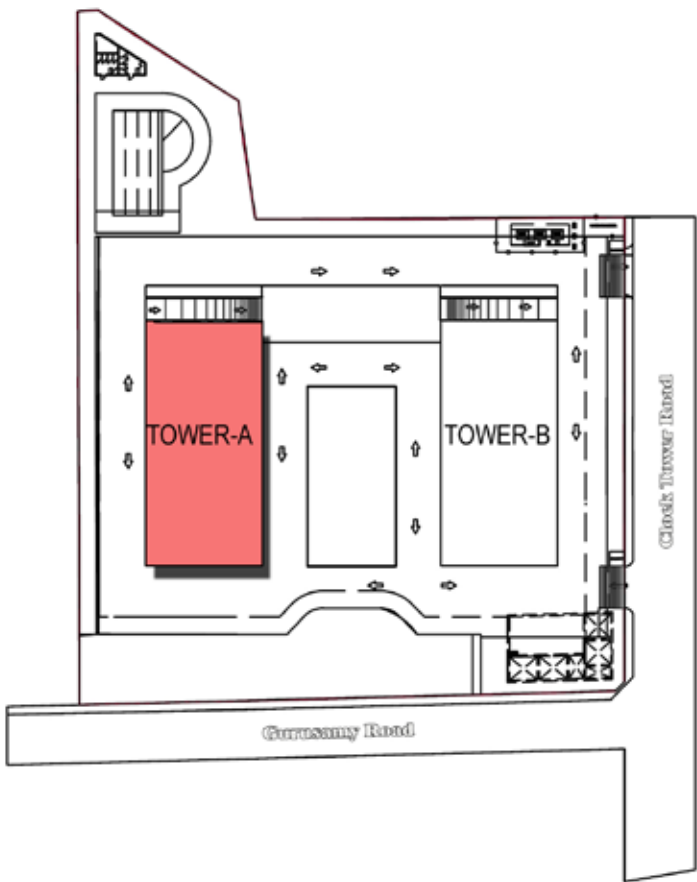


3BHK Premium ✨



UNIT NO: A202 TO A1502
FACING - NORTH

RERA CARPET AREA	RERA BALCONY AREA	SALEABLE AREA
1180 SQ.FT	65 SQ.FT	1845 SQ.FT

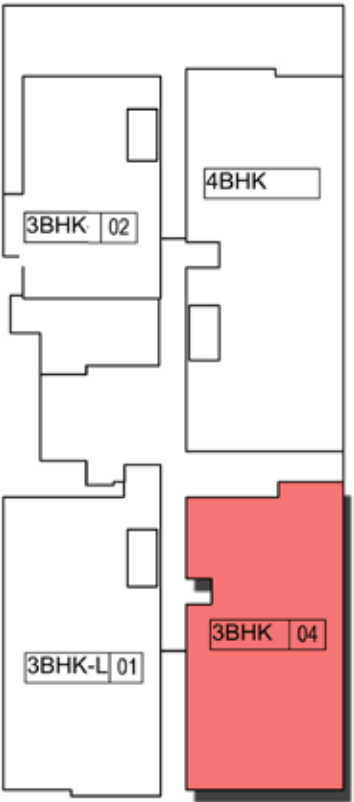
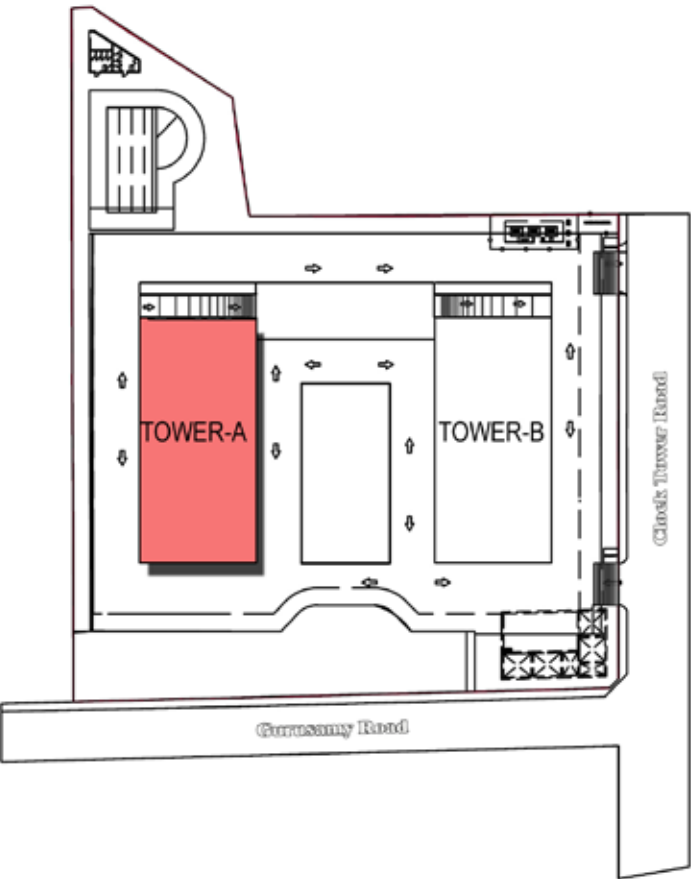


- NOTE:
- 1. ROOM DIMENSIONS INDICATED AREA FROM UNPLASTERED SURFACES AND WOULD VARY AFTER PLASTERING/TILING
 - 2. INDICATED BALCONY DIMENSIONS ARE INCLUSIVE OF PARAPET/SKIRTING/RAILING WIDTH
 - 3. INTERIORS SHOWN ARE FOR REPRESENTATION PURPOSE ONLY
 - 4. THE SALEABLE AREA IN SQUARE FEET HAS BEEN ROUNDED OFF THE NEAREST DECIMAL



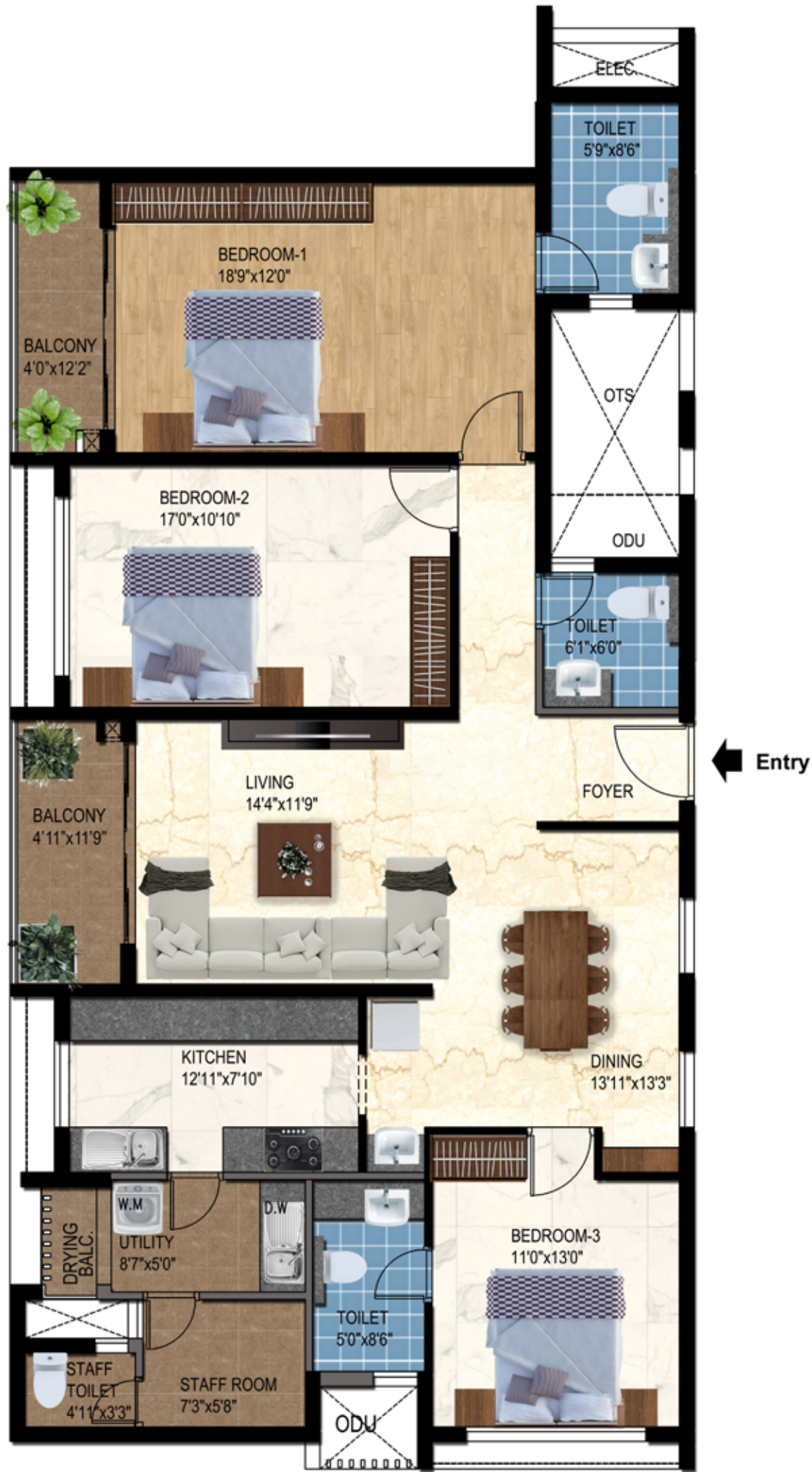
UNIT NO: **A204 TO A1504**
FACING - WEST

RERA CARPET AREA	RERA BALCONY AREA	SALEABLE AREA
1232 SQ.FT	107 SQ.FT	1999 SQ.FT



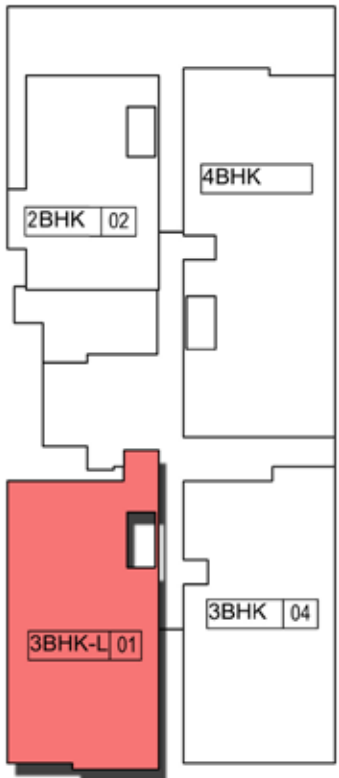
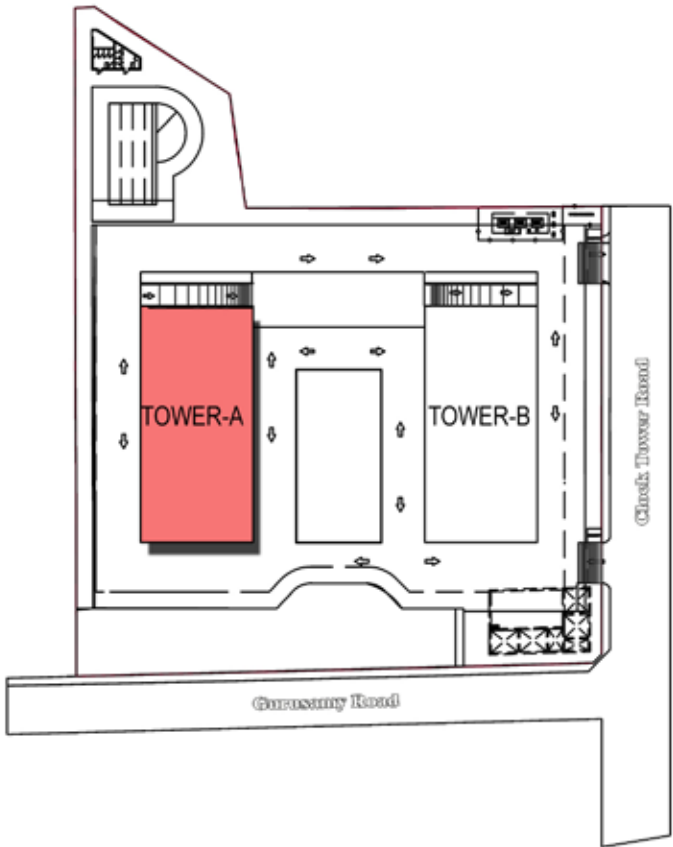
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3BHK Grande ✨

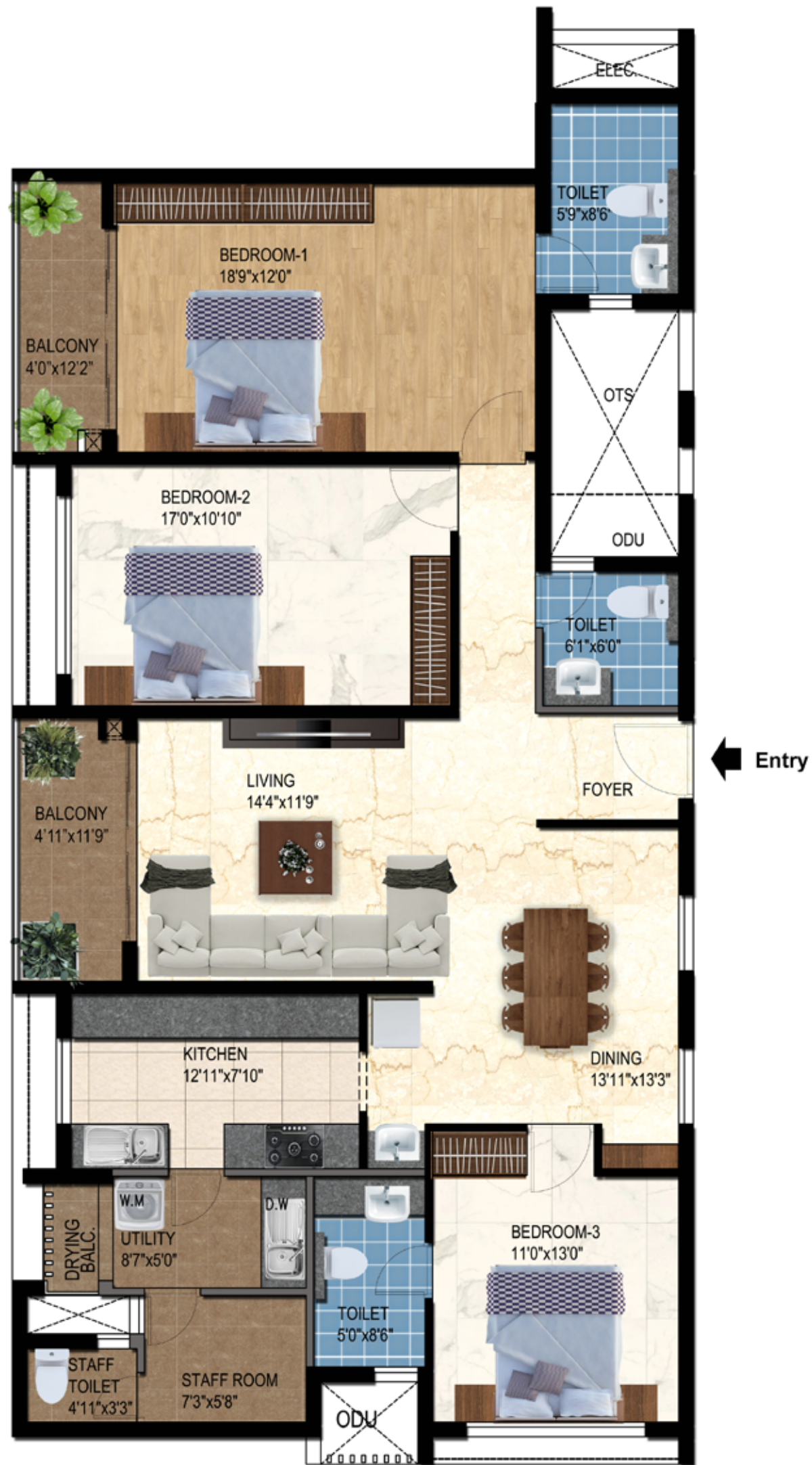


UNIT NO: **A101**
FACING - NORTH

RERA CARPET AREA	RERA BALCONY AREA	SALEABLE AREA
1352 SQ.FT	108 SQ.FT	2176 SQ.FT

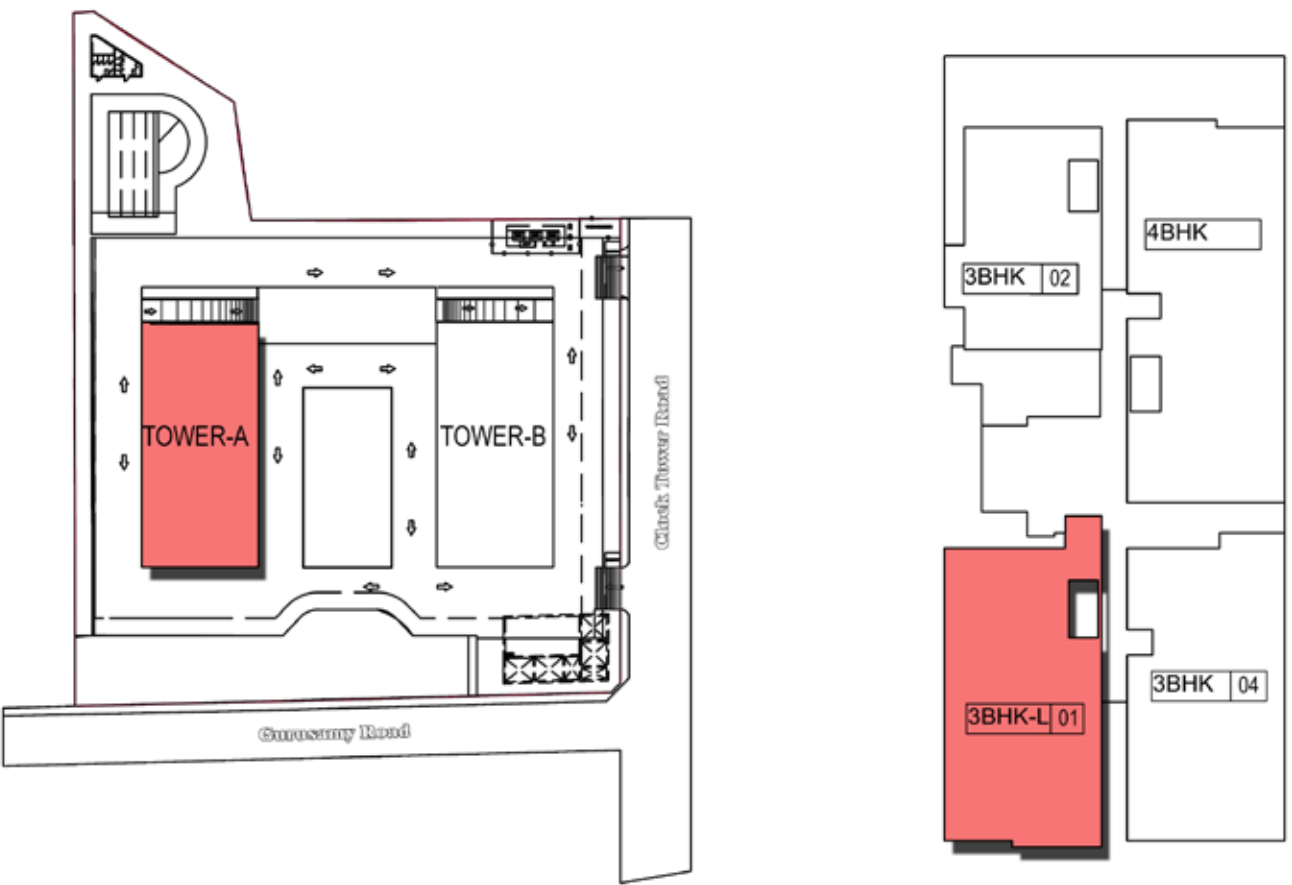


- NOTE:
- ROOM DIMENSIONS INDICATED AREA FROM UNPLASTERED SURFACES AND WOULD VARY AFTER PLASTERING/TILING
 - INDICATED BALCONY DIMENSIONS ARE INCLUSIVE OF PARAPET/SKIRTING/RAILING WIDTH
 - INTERIORS SHOWN ARE FOR REPRESENTATION PURPOSE ONLY
 - THE SALEABLE AREA IN SQUARE FEET HAS BEEN ROUNDED OFF THE NEAREST DECIMAL



UNIT NO: A201 TO A1501
FACING - NORTH

RERA CARPET AREA	RERA BALCONY AREA	SALEABLE AREA
1352 SQ.FT	108 SQ.FT	2176 SQ.FT



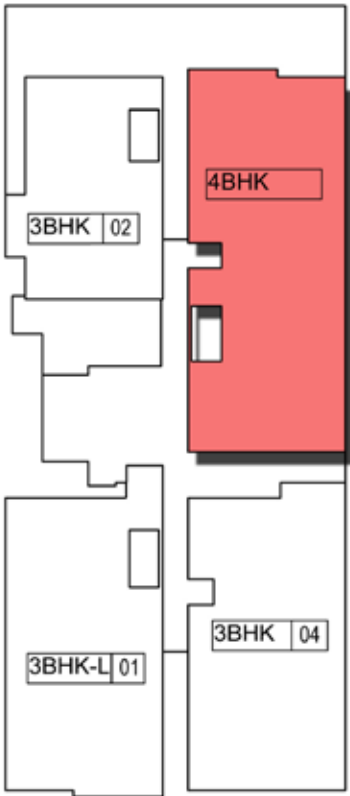
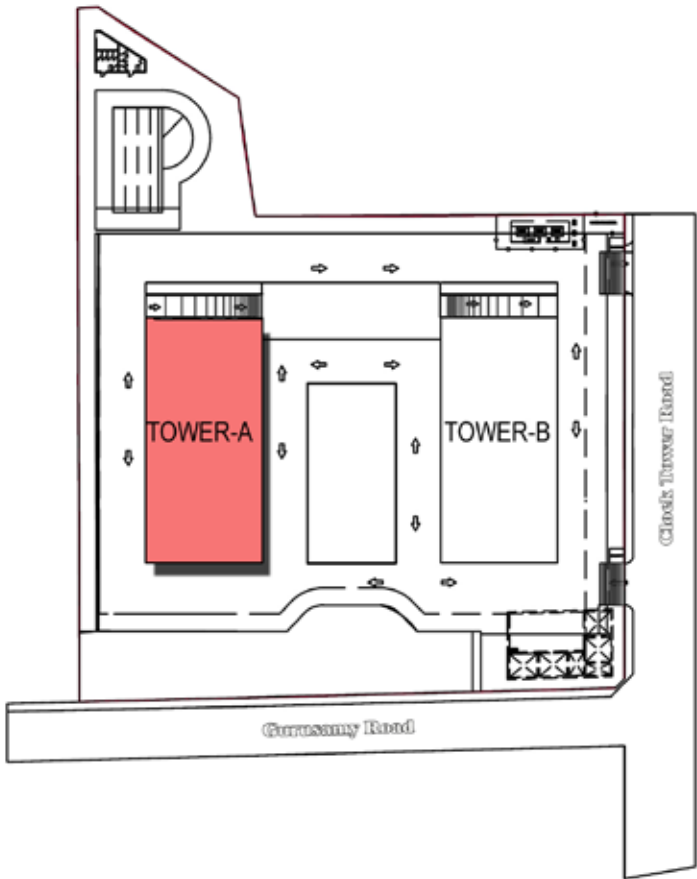
- NOTE:
1. ROOM DIMENSIONS INDICATED AREA FROM UNPLASTERED SURFACES AND WOULD VARY AFTER PLASTERING/TILING
 2. INDICATED BALCONY DIMENSIONS ARE INCLUSIVE OF PARAPET/SKIRTING/RAILING WIDTH
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 4. THE SALEABLE AREA IN SQUARE FEET HAS BEEN ROUNDED OFF THE NEAREST DECIMAL

4BHK Luxe ✨



UNIT NO: A203 TO A1503
FACING - EAST

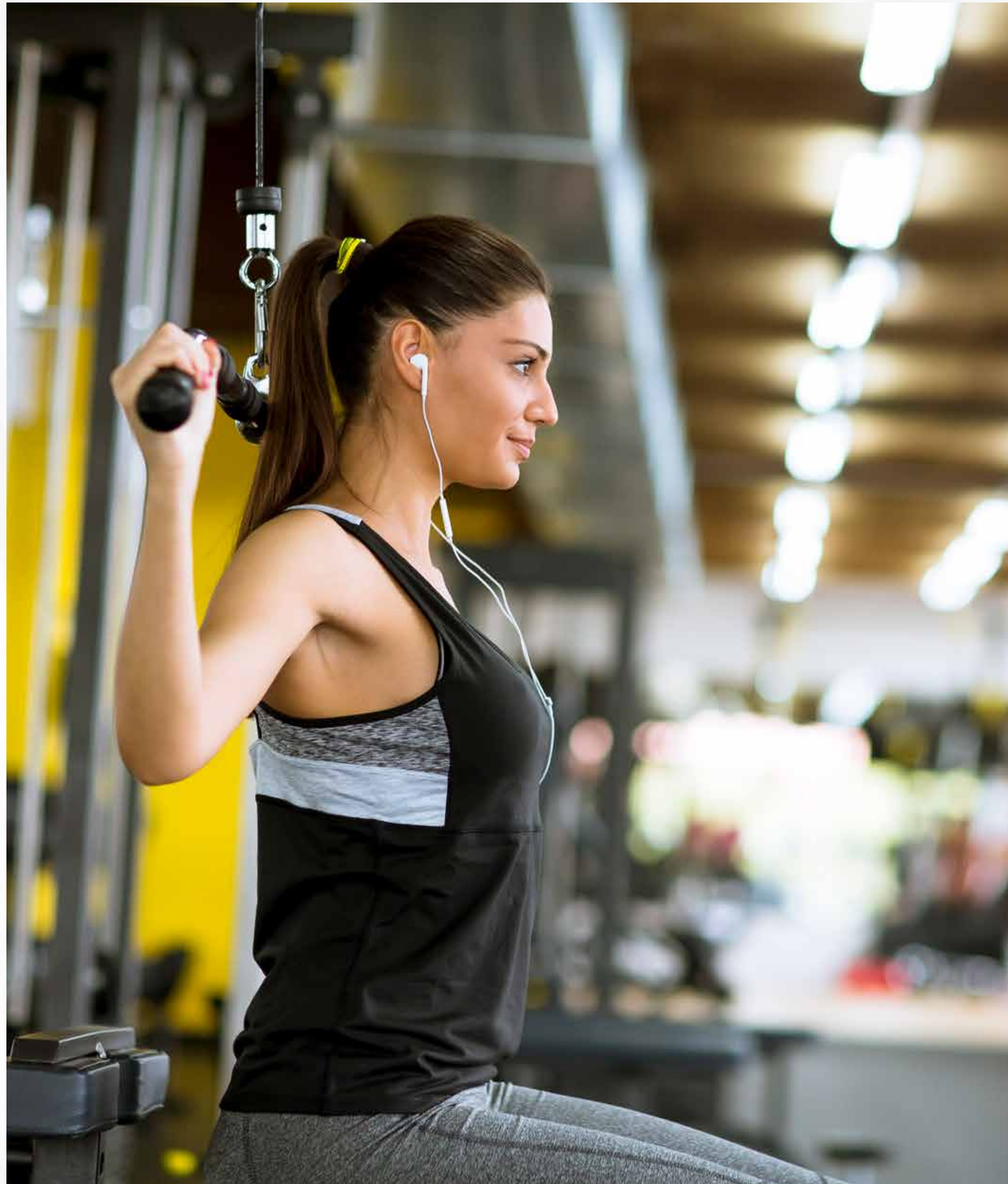
RERA CARPET AREA	RERA BALCONY AREA	SALEABLE AREA
1642 SQ.FT	110 SQ.FT	2601 SQ.FT



- NOTE:
- ROOM DIMENSIONS INDICATED AREA FROM UNPLASTERED SURFACES AND WOULD VARY AFTER PLASTERING/TILING
 - INDICATED BALCONY DIMENSIONS ARE INCLUSIVE OF PARAPET/SKIRTING/RAILING WIDTH
 - INTERIORS SHOWN ARE FOR REPRESENTATION PURPOSE ONLY
 - THE SALEABLE AREA IN SQUARE FEET HAS BEEN ROUNDED OFF THE NEAREST DECIMAL

WORLD RENOWNED PARTNERS

The World of Indulgence ✨



CultFit - Fitness Partner

Features:

- Gym designed & built by CultFit.
- Qualified & Certified Floor Trainers.
- Sessions on Yoga, Dance Fitness, Strength Conditioning, HRX & Boxing.



Securitas – Multi-Level Security Partner

Securitas India is one of the leading security solutions and background verification services provider.

Features:

- Zero Blind Spot CCTV & Fire Detection Alarm Placement
- Automatic Number Plate Recognition
- Face Recognition
- Parking Management
- Intrusion Detection.

Pricing

TYPOLOGY	SALEABLE AREA (IN SQ.FT.)	PRE LAUNCH PRICE FOR STANDARD EOI (IN RS. CRORE)*	PRE LAUNCH PRICE FOR ELITE EOI	
			MINIMUM PRICE (IN RS. CRORE)*	MAXIMUM PRICE (IN RS. CRORE)*
3 BHK Premium	1842 - 1999	₹ 3.49	₹ 2.43	₹ 2.79
3 BHK Grande	2144 - 2176	₹ 3.79	₹ 2.87	₹ 2.99
4 BHK Luxe	2601 - 2665	₹ 4.99	₹ 3.74	₹ 3.99

Disclaimer: Additionally advance maintenance charges (Rs.66/- per sq.ft.), corpus fund (Rs.50/- per sq.ft.), legal fees, EB Service connection, Water and Sewerage connection charges, including respective deposits (if any applicable) and all other statutory charges including but not limited to GST, stamp duty & registration charges, municipal taxes, pass-through charges if any etc., are not included in the price and are payable as may be mentioned in the definitive agreements.



Payment Plan

Construction Linked Milestone Payments	% Payment
On booking (Agreement signing)	10%
Within 15 Days	10%
Completion of piling of tower in which purchaser's unit is located	10%
Completion of excavation of tower in which purchaser's unit is located	10%
Completion of ground floor slab of tower in which purchaser's unit is located	5%
Completion of 1 st floor slab of tower in which purchaser's unit is located	5%
Completion of 3 rd floor slab of tower in which purchaser's unit is located	7.50%
Completion of 5 th floor slab of tower in which purchaser's unit is located	7.50%
Completion of 7 th floor slab of tower in which purchaser's unit is located	7.50%
Completion of 9 th floor slab of tower in which purchaser's unit is located	5%
Completion of 12 th floor slab of tower in which purchaser's unit is located	5%
Completion of 14 th floor slab of tower in which purchaser's unit is located	5%
Completion of 17 th floor slab of tower in which purchaser's unit is located	5%
Completion of flooring of purchaser's unit	2.50%
Intimation of possession	5%



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