

sālvika  
**Ananda**

Life is to Live,  
and Fully !



Enjoy the benefits of apartment living, that gets cozier, yet spacious, private, and a floor of your own, in an area so well connected to the city.

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**Ananda**





# THE APARTMENTS

*A floor exclusively for you*

Nestled in a well-developed part of the city, yet in a quiet neighbourhood, Satvika Ananda allows you the best of both worlds. Surrounded by temples, restaurants and top-notch sports facilities, this property is also minutes away from both metro and urban train stations, keeping you well connected with the main city.

Three storeys, a flat on each floor, each built with your comfort and utility in mind. A compact number

of apartments gives you an entire floor for yourself, giving enough privacy but also gives the advantages of living in a shared space of a small community.

Each apartment offers an ample space of 1720 sq. ft. built up with an eclectic design and finest amenities, Satvika Ananda is sure to deliver you your dream space fully fit to be called your home!



EXCLUSIVE ENTIRE FLOOR FOR EVERY APARTMENT



100% POWER BACK UP



LIFT FACILITY UPTO THE TERRACE



CAR PARKING SPACE



Apartments with high quality standards, style, statement, and accessibility, bringing peace and prosperity making it perfect to be called your home.



# UNIQUE FEATURES

*Comfort, like no other*



Social yet  
Private



Sensible  
Investment



Strategic  
Location



Near temples  
& Super Markets



Quality  
Builders



State-of-the-art  
Materials

Inclusiveness  
of all the  
exclusiveness

# THE LOCATION



## A place of all Happenings

Satvika Ananda is very well connected to the Suburban, Bus Terminus, Metro and Shopping Zone, all only a few steps away.



AIRPORT



METRO  
STATION



URBAN TRAIN  
STATION



BUS  
TERMINUS



SCHOOLS &  
COLLEGES



TEMPLES



SHOPPING  
ZONE



# 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floor



101 - 301  
3 BHK  
1720sq.ft



# SPECIFICATIONS

*Built with highest standards*



## STRUCTURE

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- R.C.C framed structure as per the structural design
- Brick masonry walls with stilt plus three floors



## FLOORING

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- Living, Dining & Kitchen with vitrified flooring 800mm x 800mm or 600mm x 600mm vitrified tiles (Rs. 75 per sq.ft)
- Bedroom with 600mm x 600mm vitrified tiles (Rs. 60 per sq.ft)
- Balconies with anti-skid ceramic tiles
- Toilets with anti-skid ceramic tiles
- Staircase and lift with black granite
- Terrace with weather proof tiles



## KITCHEN

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- Black granite counter top with stainless steel sink with drain board
- Adequate power points for all kitchen appliances
- First quality ceramic wall tiles up to 2 feet height
- Provision for water purifier, refrigerator and exhaust fan



## DOORS & WINDOWS

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- Main entrance door with teak wood frame and shutters with both sides veneered flush door
- Bedroom doors will be seven feet high and frame will be made of good quality, seasoned and chemically treated wood with shutters of 32mm thickness made with moulded, paneled skin door
- UPVC french door with folding shutters will be provided in balcony
- UPVC windows with sliding shutters for all windows with MS grill, wherever applicable
- UPVC ventilator will be provided with MS grill, wherever applicable



## WALL FINISHES

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- External walls to be finished with weather proof, Asian or Dulux paint
- All internal walls and ceiling will be coated with Birla care wall putty and finished with Asian or Dulux ICI premium emulsion paint





## BATHROOMS

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- All sanitary ware in ceramic, will be of Roca or Kohler or equivalent brands, in white colour
- All plumbing CP fittings will be of Roca or Kohler or equivalent brand
- Roca or Kohler or equivalent brand, single lever Hi Flow divertor of hot and cold mixer with over head shower, will be provided
- Concealed CPVC/UPVC pipelines of superior brands like Finolex, Ashirwad or equivalent ISI certified brands will be provided



## SPECIAL FEATURES

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- CCTV with surveillance camera, with recording facility
- Automatic Lift
- Rainwater harvesting
- Common servants' toilet



## ELECTRICAL FIXTURES

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- Three phase electricity supply with concealed wiring will be provided
- Separate meter will be provided for each apartment and main board will be provided outside the apartment at a suitable place, as suggested by the Architect
- Modular switches will be of Anchor Roma/ MK/Havells or equivalent make
- Split A/C points will be provided in living, dining and all bedrooms
- 15 amps plug points will be provided for refrigerator, washing machine and geyser in the toilets
- 5 amps points will be provided for exhaust fan in the kitchen and toilets
- DG power backup for the flats and common area, excluding A/C points
- Two way switches will be provided for bedrooms & TV and Telephone points will be provided for living and bedrooms



# OUR COMPANY

*Committed to Quality*

## The Entity

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- Bringing together 25+ years of experience of key leaders
- Managed by Professionals with long term Vision, Values & Discipline

## Client Service

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- Speed & Consistency
- Inclusive Partnering - The winning approach
- QUALITY: Empathy, Efficiency & Economy
- Selective, judicious in on-boarding ventures

## Fine Legacy

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- Over 100+ ventures
- **VARIED EXPERIENCE:**  
Temples & Ashrams, Commercial complex, Residential flats & Villas
- Quality, Trust & Value



The convergence of experience and expertise  
in creating extraordinary spaces

# PROJECT



## Sai Kalpaka

Satvika - Saikalpaka Project was started in January 2021 and completed in 10 months. Despite the impositions of lockdown due to COVID-19, this was accomplished by the tireless and relentless efforts of our team. 17500 sq.ft. comprising 9 apartments in the heart of the city witnessed completion in just 300 days. We believe this has been one more project that reinstates our commitment to delivering within the projected timeline, to the delight of our customers!



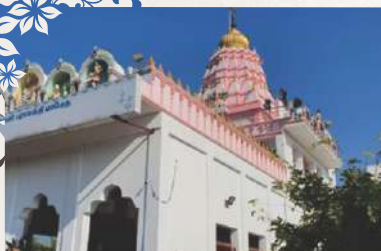
## Veda Patashala & Annashala

15000 sq.ft Vidyarathi Learning Dwelling & Lunch Hall at Guruvoyal (Chennai Outskirts). Completed in a record 6 months.



## Residential

16000 sq.ft residential flat at Chrompet with Automated lift & Stilt car park. Completed in 8 months.



## Ashram & Temple

Over 20000 sq.ft Ujjain Raja Mahakal Temple near Madurantakam. Completed in a record 150 days.



## Reliance Digital Showroom

14000 sq.ft commercial consumer electronics showroom at Chrompet. Completed in 8 months.



**Admin Office:**

11/25, 8th cross New colony,  
Chromepet, Chennai-600044  
Contact : 7338882664

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**Site Address:**

1st street, Usha nagar, Ullagaram, Chennai.

[www.satvika.co](http://www.satvika.co)

Scan QR code for location

