

Experience a spacious life in the heart of the city

sālvika
Sai Prabhu
RANGARAJAPURAM

Sreshta Foundations

Enjoy the benefits of apartment living, that gets cozier, yet spacious, private, all in an area right in the heart of the city.

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Sai Prabhu



The Apartments

Heart of the city. Ample space. Aesthetically built home. This is Satvika Sai prabhu in a nutshell. Located in one of the prime areas of the city, within a few minutes from home, there are temples, market places, mega stores, sports facilities and more. Being one among just 6 apartments, you enjoy the benefits of living in a secured community space yet not too

crowded to disturb your privacy and quietude. Homes designed with your comfort and utility in mind, are also built with top class amenities. With 1747 sq.ft., each apartment boasts of abundant space for each room and being a corner property, natural light and air will add positivity to the entire space.



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

Unique Features



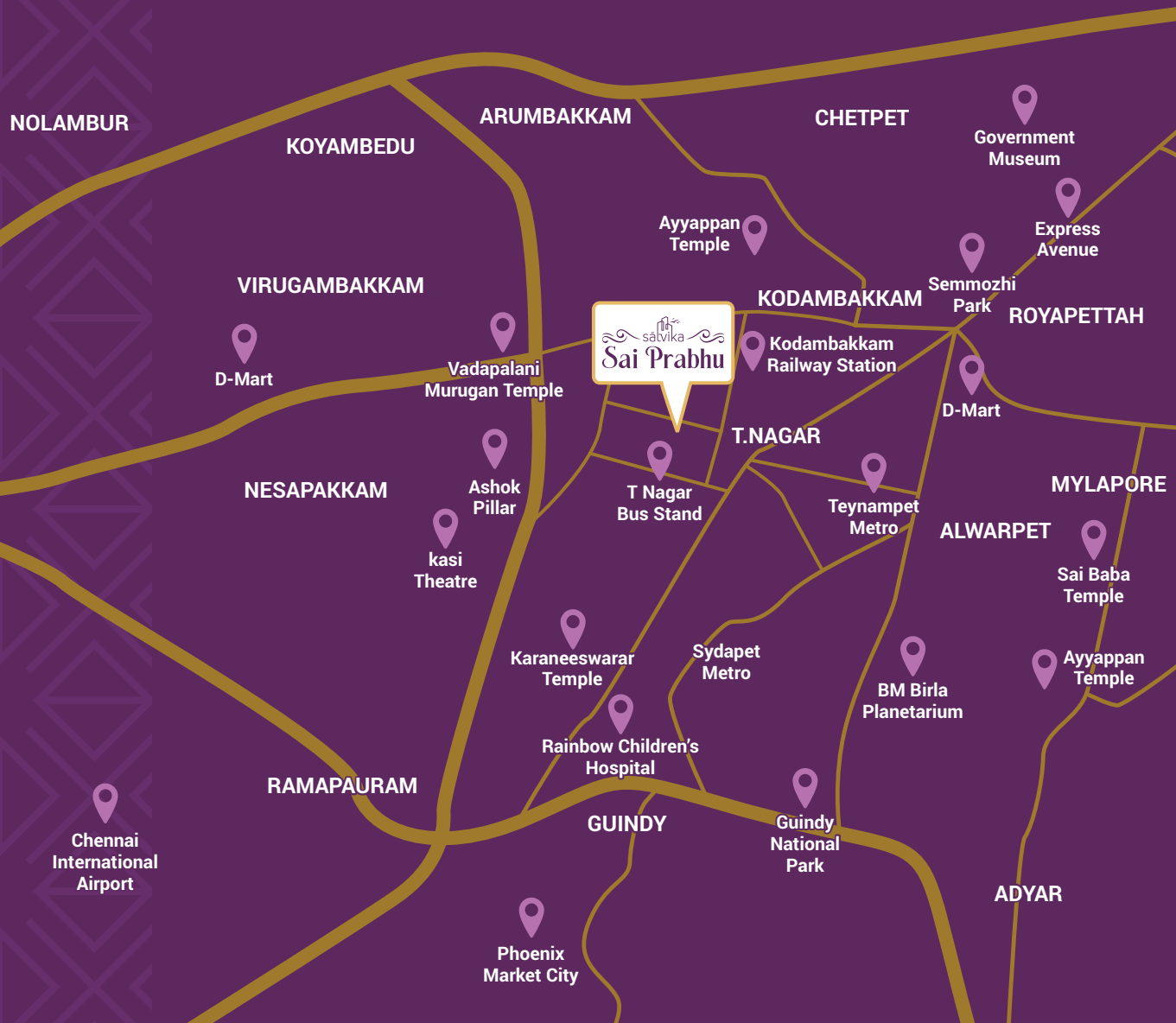
Blending Relaxation & Sophistication to Create the Ideal Place.



The Location

Satvika Sai prabhu is just minutes away from the shopping centre of the city – T.Nagar. Schools, college, sports facilities, temples all within a few kms from home.

T. Nagar,
A place of all
happenings



Floor Plans

Stilt & Car Park



1st, 2nd & 3rd Floor



101 - 301

3 BHK - 1747sq.ft

Specifications



Sophisticated details surround you, where Excellence and Convenience meet

STRUCTURE

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

FLOORING

- 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

- 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

- 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

- 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

- 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

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

ELECTRICAL FIXTURES

- 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

The Entity

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

Client Service

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

Fine Legacy

- Over 100+ ventures
- Varied experience:
- Temples & Ashrams, Commercial complex, Residential flats & Villas
- Quality, Trust & Value

Building solid foundations
for an ever-changing world,
retaining the values & traditions



Project



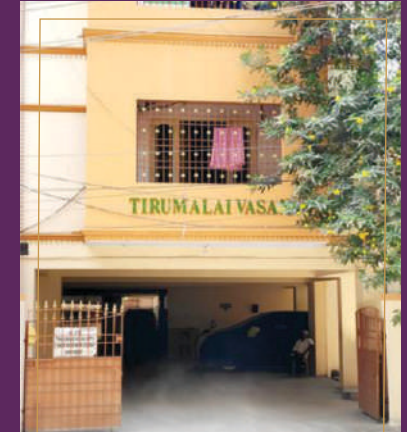
Sai Kalpaka

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 Vidyarthi 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.



Reliance Digital Showroom

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



Ashram & Temple

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



Admin Office:

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



Site Address:

Old No. 170, New No. 30,
Rangarajapuram Main Road,
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www.satvika.co

Scan QR code
for location

