



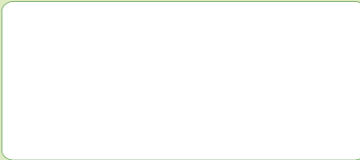
Member
CREDAI



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Site Office: Chennai Pondy ECR (Near Coffee Day) Koonimedu, Tamil Nadu.



Channel Partner
i5 FOUNDATION & ENTERPRISES
#60D, PM Gopal Street,
Near Zamin Pallavarm,
Dharga Road, Chennai, Tamil Nadu



Notes: This communication is purely conceptual and is not a legal offering. It is made for promotional purpose only. The information contained in this communication is only indicative of the kind of development that is proposed and is subject to change. ELITE Property Developers reserves the right to make changes or alterations at its sole discretion and shall not in any way be liable for direct, indirect or consequential claims, losses or damages to any person or party



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VILLAGE VILLA

Lifestyle Resort Villas





About Us

ELITE PROPERTY DEVELOPERS, has played a major role in the real estate industry. We are a professionally managed company that has promoted several projects in and around Pondicherry, Tamil nadu. We are optimum and modest realtors promoting secured plots in ideal locations worthy of our customers' investments.

Commitment to excellence, our motto, which greets our global customers, keeping in mind their maximum benefits.

Investing in a ELITE PROPERTY DEVELOPERS promoted land is an assured appreciation of property year after year as we take efforts to hand over CLEAR TITLE lands at affordable rates in prime locations. Commitment towards quality with honest, reliable and dependable dealings that is endorsed by major housing finance companies helps us bring your dream come true.



Specification

- **Pile Foundation with Adequate Reinforcement and framed structure**
- **Wall with Brick**
- **Main door with solid teak wood frame and teak veneer finish skin shutters**
- **Kitchen – granite platform with SS Sink and 2' glazed tiles**
- **C.P fittings of ISI standards, Sanitary items – Hindware / Equivalent**
- **Vitrified tiles for entire area (2' x 2')**
- **Internal walls finish with Putty and painted with Emulsion paint**
- **External walls finished with anti-Fungal protection and weather resistance**
- **Modular Switches of Anchor / Equivalent**

PAYMENT SCHEDULE*

At the time of booking	Rs.1,00,000/-
Balance Land Cost + Registration*	
Construction Agreement	25%
At the time of completion of foundation & plinth	25%
On completion of brick work	25%
On completion of plumbing, Flooring & Tile works	20%
On offer of possession	5%

*Buildup Cost + Amenities etc.

Terms and conditions

- Above mentioned prices are subject to change at the sole discretion of the company without any prior notice. All other additional charges payable as per payment plan.
- All other additional charges payable as per payment plan.
- All statutory taxes levied by the government, including SaleTax & ServiceTax as applicable will be extra. prevailing rates & laws.
- Government Levies such as stamp duty, registration charge as per
- Terms & Conditions stated herein are merely indicative with a view to acquaint the applicant and are not exhaustive.
- For detailed Terms & Conditions refer to application & Villa Owners buyer's agreement.
- All cheques /Demand drafts to be made in favour of "Elite Property Developers".

Our Team

Engineering & Construction



Architect Design Lab



Corporate Identity and Website Design



VILLAGE VILLA

1 BHK  Build-up Area:
350 sqft

Studio  Villa

LIVING/DINING	-	10'0" X 8'6"
KITCHEN	-	6'6" X 6'0"
BEDROOM	-	12'0" X 10'0"
TOILET	-	4'6" X 7'0"



Welcome To The Village Villa A Legacy In Affordable, Functional, Life Style Resort Villa's Is Born In ECR. A Rare Collection Of Individual Resort Villas, Encrusted With The Best That Money Can Buy And Subtle Elegance That Money Can't Buy.

Village Villa Is A Design Which Is Award Worthy And An Innovative Concept.





Aerial View

AMENITIES

- Club house
- Children play area
- 24/7 water supply
- Restaurant
- Swimming pool
- Spa
- Indoor games
- Fitness centre
- Multi purpose hall



Multipurpose Hall



Restaurant



Coverd Car Parking



2 BHK
Duplex

Build-up Area:
830 sqft



FIRST FLOOR



GROUND FLOOR

LIVING/DINING	-	10'3" X 21'3"
KITCHEN	-	7'6" X 9'6"
G.FLOOR-BEDROOM	-	9'8" X 12'0"
TOILET	-	9'6" X 4'6"
F.FLOOR-BEDROOM	-	9'9" X 12'0"
TOILET	-	9'6" X 4'6"
BALCONY	-	9'6" x 3'6"

Villa Owner's Benefit

- CLUB HOUSE
- Total investment security.
- Situated in the most naturally beautiful location on ECR.
- **Free Life Time Membership Card** provided exclusively to each of our Villa Owners, automatically grant discounts of up to 30% on hotel facilities including food and beverages, Spa services and retail outlets.
- **Return of Income (ROI)** for rental generating attractive income for participating Villa owners.
- 24-hour services, including a cleaning services, car hire, airport transfers and sightseeing.
- Shuttle service.
- Kid's Clubs.
- A Teenagers Club, with 'Chill Out' and 'Games' zones.
- Numerous sporting, cultural and leisure activities for all ages.
- Fitness centres.
- CCTV Surveillance.
- Free Wi-Fi
- Rain Water Harvesting
- Individual Sump & Water Tank.

RETURN OF INCOME

The Village Villa **RETURN OF INCOME** offers maximum benefits and convenience with minimum hassle to villa owners. Our comprehensive service includes full free management of your villa.

THE KEY BENEFITS TO OWNERS INCLUDE:

- **Share of net revenues to Villa Owners:***
- **Full access to all facilities and amenities for Villa Owners*.**



1 BHK  Build-up Area:
550 sqft



LIVING	-	10'0" X 16'4"
DINING	-	8'3" X 8'3"
KITCHEN	-	6'6" X 8'0"
BEDROOM	-	12'0" X 11'6"



Club House



7



VILLAGE VILLA

2 BHK

Build-up Area:
650 sqft

KING NEST

Queen Nest



LIVING/DINING	- 11'2" X 17'9"
MASTER BEDROOM	- 11'9" X 10'0"
BEDROOM - 2	- 8'4" X 11'3"
KITCHEN	- 6'6" X 10'0"
TOILET - 2	- 7'0" X 4'0"



PROPOSED RESIDENTIAL LAYOUT AT KOONIMEDU

ST.NOS 99/2B, 98/3&6, 97/11

AREA STATEMENT

VILLA TYPE	VILLA NO	PLOT AREA	BUILD UP
KING NEST	1	1260	650
KING NEST	2	1427	650
KING NEST	3	1585	650
KING NEST	4	1797	650
STUDIO	5	936	350
STUDIO	6	931	350
STUDIO	7	1085	350
STUDIO	8	1064	350
EMERALD NEST	9	1265	830
EMERALD NEST	10	1431	830
EMERALD NEST	11	1938	830
EMERALD NEST	12	1126	830
EMERALD NEST	13	1032	830
EMERALD NEST	14	1032	830
EMERALD NEST	15	1032	830
QUEEN NEST	16	1260	550
QUEEN NEST	17	1260	550
QUEEN NEST	18	1260	550
QUEEN NEST	19	1260	550
QUEEN NEST	20	1159	550
QUEEN NEST	21	1159	550
QUEEN NEST	22	1260	550
QUEEN NEST	23	1260	550
QUEEN NEST	24	1260	550
QUEEN NEST	25	1260	550
KING NEST	26	1322	650
KING NEST	27	1322	650
KING NEST	28	1322	650
KING NEST	29	1322	650
KING NEST	30	1322	650
KING NEST	31	1322	650
KING NEST	32	1322	650
KING NEST	33	1322	650
KING NEST	34	1322	650



- Emerald Nest
- King Nest
- Queen Nest
- Studio Villa

