



Park town

at Defence colony

2 bhk & 3 bhk Apartments



MAGIC KEY
REALTORS

Park town

by

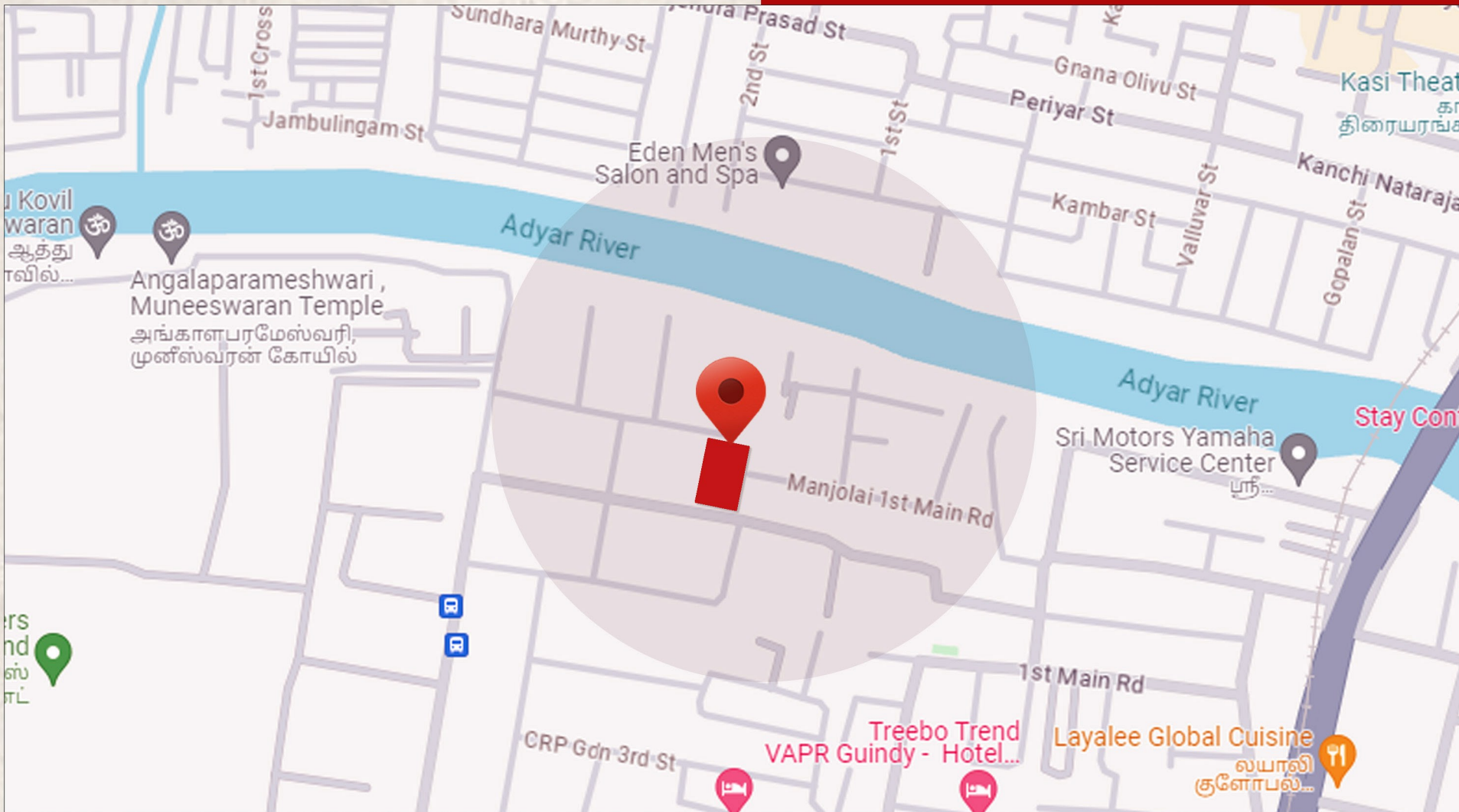
Magic Key Realtors

Discover the epitome of urban living with our stunning apartment located in the heart of Chennai. Nestled opposite a lush green park and strategically positioned in the city center, this residence offers a lifestyle of unparalleled convenience and tranquility.

Immerse yourself in a world where every detail reflects contemporary elegance. At Park town, we redefine luxury living amidst serene surroundings.



LOCATION MAP



AIRPORT

CHENNAI INTERNATIONAL AIRPORT - 6.5km

SCHOOLS

- PSBB K.K. NAGAR CBSE - 3.6km
- JAWAHAR VIDHYALAYA MATRICULATION - 2.5km
- HINDUSTAN INTERNATIONAL SCHOOL CAIE - 2.5km
- OMEGA INTERNATIONAL SCHOOL CBSE - 7km
- KENDRIYA VIDYALAYA CBSE - 3km

HOSPITALS

- MIOT INTERNATIONAL HOSPITAL - 3.5km
- SRI BALAJI HOSPITAL - 1 km
- RAINBOW CHILDRENS HOSPITAL - 4.4km
- VIJAYA HEART FOUNDATION - 4.3km
- KAUVERY HOSPITAL - 3.9km
- RAMACHANDRA HOSPITAL - 6.8km

METRO STATIONS

- EKKADUTHANGAL METRO STATION - 1.7km
- ALANDUR METRO STATION - 2.5km



CORPORATES



OLYMPIA TECHNOLOGY PARK - 1.9KM

DLF IT PARK - 4KM

TAMARAI TECH PARK - 2KM

SKCL MULTIPLE BUILDING - LESS THAN 1 KM

KOCHAR MULTIPLE BUILDING - LESS THAN 1 KM

OLYMPIA MULTIPLE BUILDING - LESS THAN 1 KM

HOTELS



HILTON CHENNAI - 1.7KM

ITC GRAND CHOLA - 4.8KM

LE ROYAL MÉRIDIEN - 2.5KM

TRIDENT - 4.7KM

RADDISON BLU - 4.5KM

NEAR BY LOCATIONS



UPTOWN | 24/7 ENTERTAINMENT
CENTRE - 2.3KM

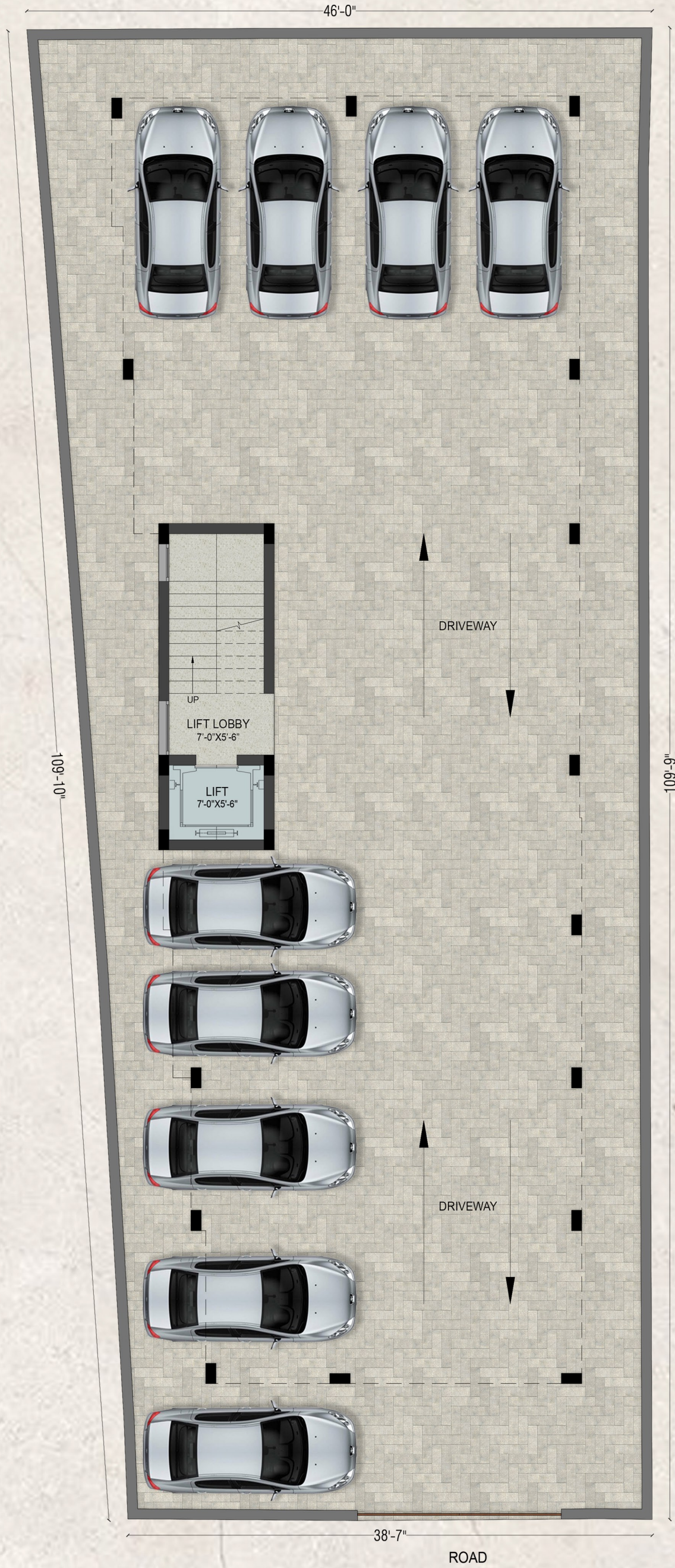
NEXUS VIJAYA MALL - 4.2KM

PHOENIX MARKETCITY - 5.5KM



Site Address:

No 200A, Defence Officers Colony,
15th Cross Street,
Ekkaduthangal,
Chennai - 600032.

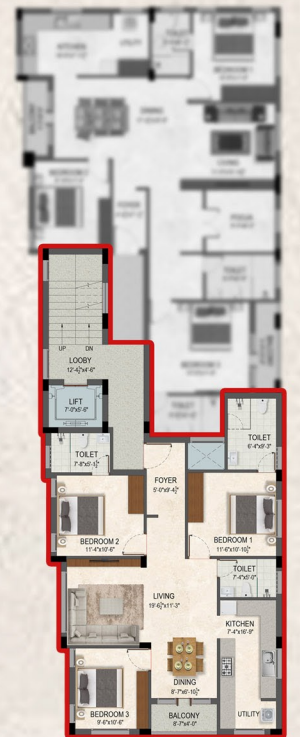
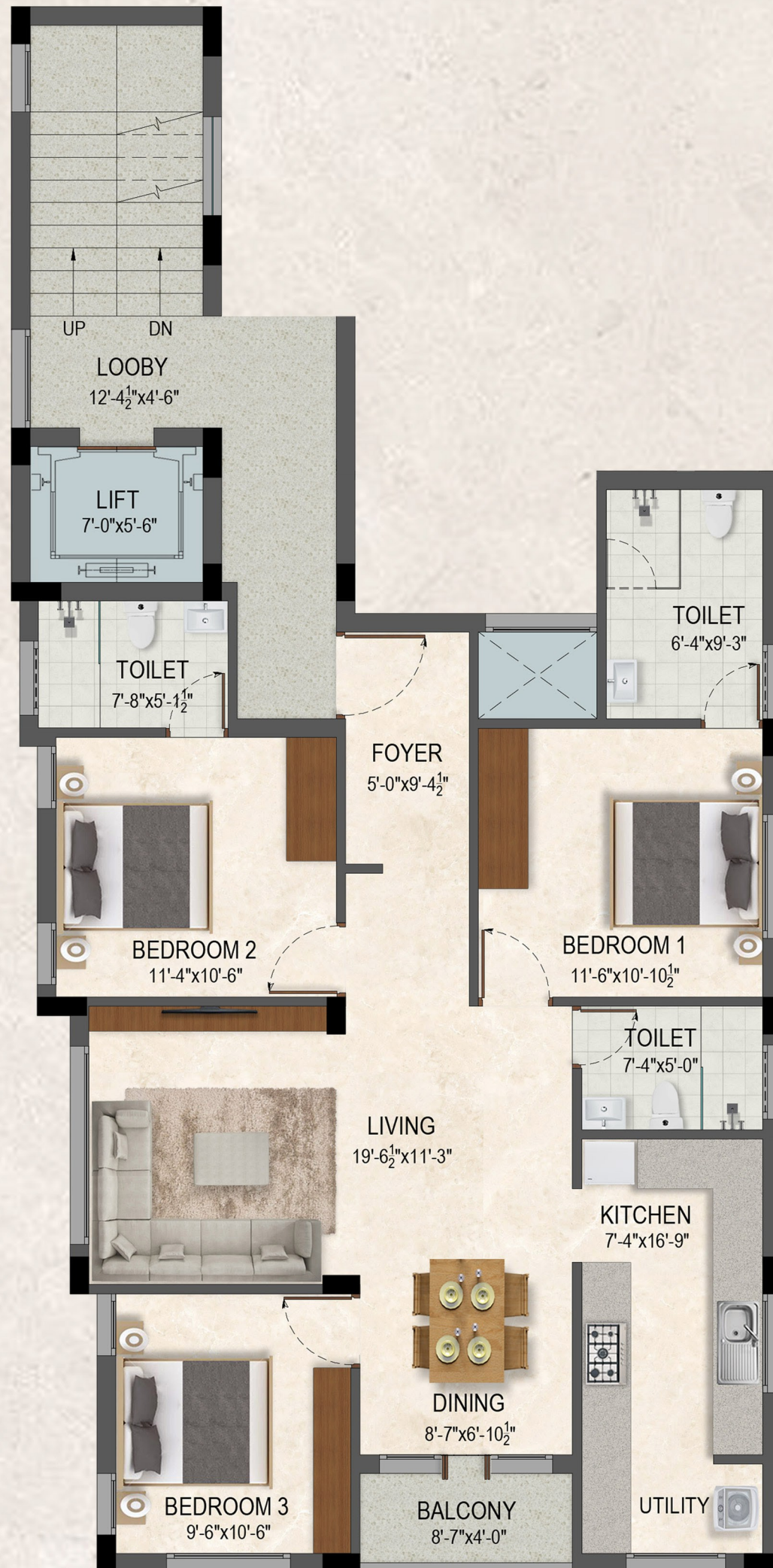


STILT FLOOR PLAN





TYPICAL FLOOR PLAN



KEY PLAN

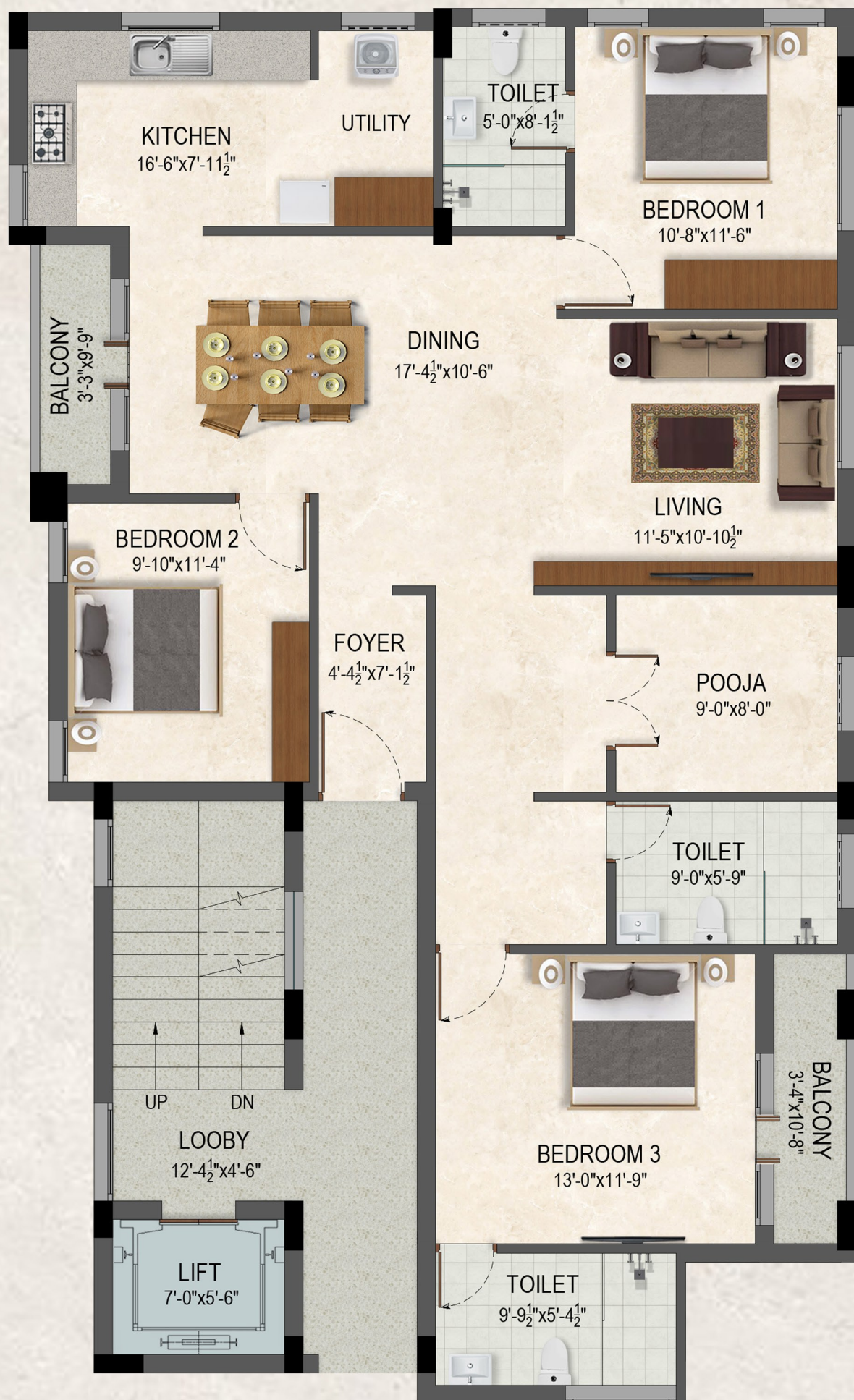


FIRST FLOOR - UNIT 1A

3 BEDROOMS , 3 TOILETS & 1 BALCONY
SALEABLE AREA - 1360 sq.ft

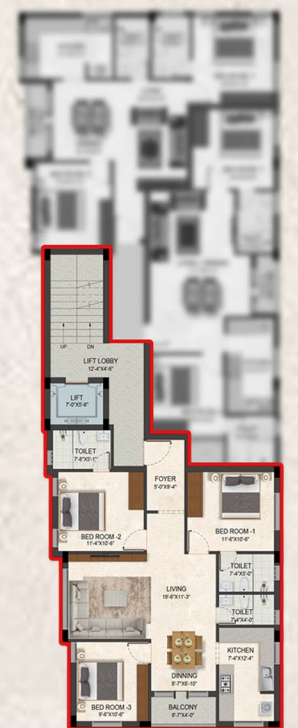
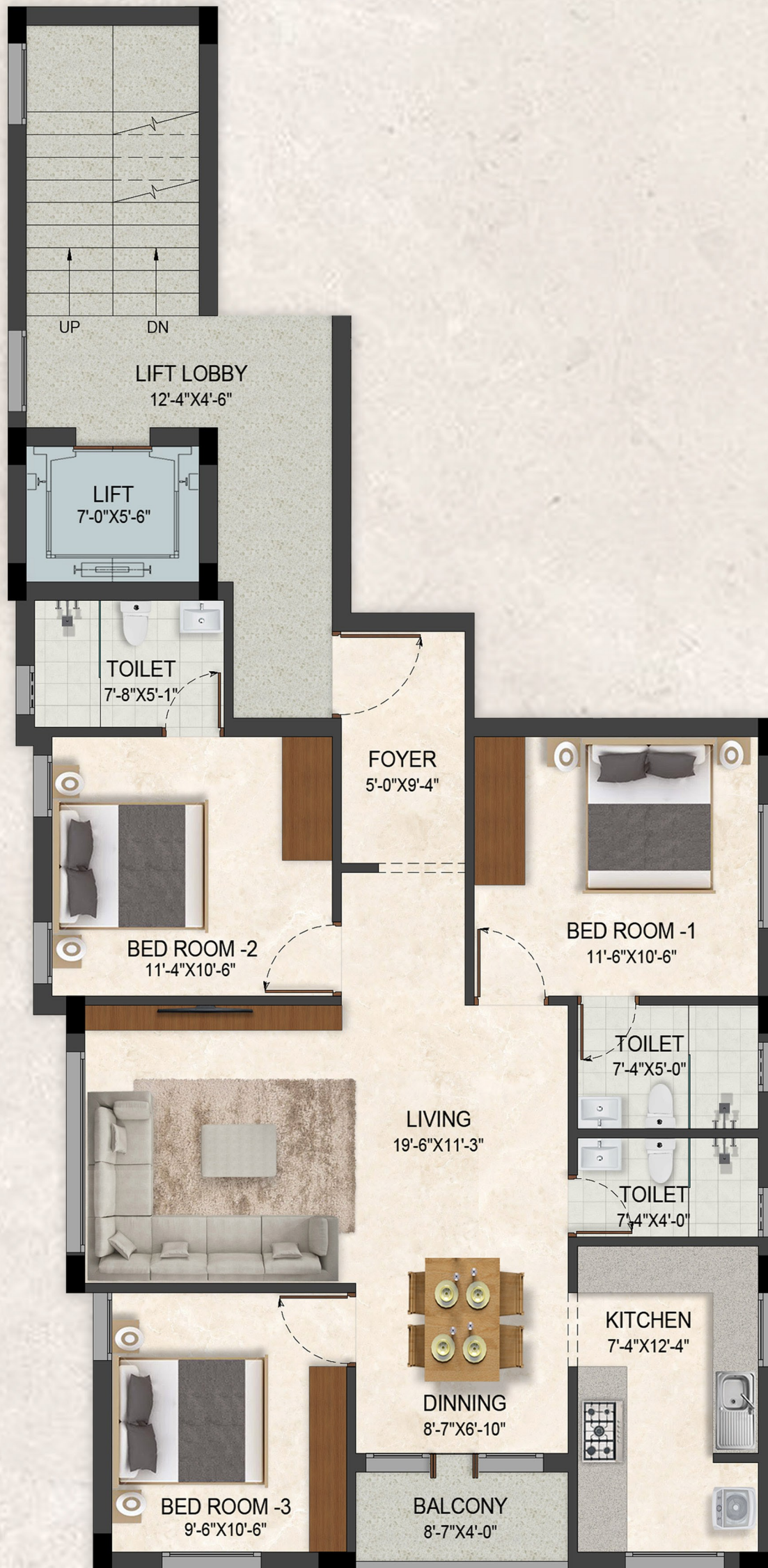


KEY PLAN



FIRST FLOOR - UNIT 1B

3 BEDROOMS , 3 TOILETS & 2 BALCONY
SALEABLE AREA - 1746 sq.ft



KEY PLAN



TYPICAL FLOOR - UNIT 2A & 3A

3 BEDROOMS , 3 TOILETS & 1 BALCONY
SALEABLE AREA - 1272 sq.ft



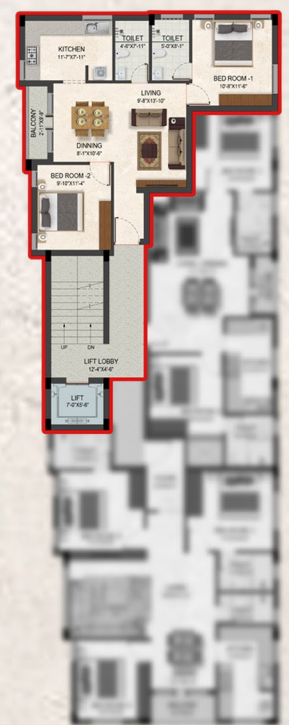
KEY PLAN



TYPICAL FLOOR - UNIT 2B & 3B

2 BEDROOMS , 2 TOILETS & 1 BALCONY

SALEABLE AREA - 886 sq.ft



KEY PLAN



TYPICAL FLOOR - UNIT 2C & 3C

2 BEDROOMS , 2 TOILETS & 1 BALCONY

SALEABLE AREA - 945 sq.ft

SPECIFICATIONS

Structure

- RCC framed structure.
- Solid bricks of 200 mm for outer wall and 100 mm for internal partition wall.
- Ceiling height will be maintained at 3m from slab to slab.
- 2'6" Height from existing ground level.

Wall Finishes

- Internal walls in the living, dining, bedrooms, kitchen and lobby will be finished with 1 coat of primer, 2 coats of putty and 2 coats of emulsion finish.
- Ceiling will be finished with 2 coats of putty and 2 coats of emulsion paint finish.
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion.
- Utility & toilets will be finished with 1 coat of primer and 2 coats of putty and 2 coats of emulsion finish .
- Toilet walls will be finished with vitrified/ceramic glazed tiles up to 7 feet from finished floor level.
- Utility walls will be finished with glazed ceramic tiles up to 4 feet from finished floor level.

Flooring

- Living, dining, kitchen and bedrooms will have 600 x 600mm vitrified tile flooring.
- Bathroom, balcony and utility will have matte finish ceramic tiles /vitrified tiles.
- Driveway and other areas will be laid with interlocking blocks or grano flooring
Common areas, staircase will have granite flooring.
- Terrace floor with grano flooring with threaded grooves or heat resistant tiles.

Kitchen

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board of Nirali or equivalent.
- Provision for chimney and water purifier.
- CP fittings will be Jaquar or equivalent.

Railings

- MS railings in staircase.
- 12mm thick toughened glass railing in the balconies.

Bathrooms

- Wash basin of Jaquar or equivalent in all bathrooms.
- Floor mounted W/C with health faucet Jaquar or equivalent in all bathrooms.
- Concealed wall mixer Jaquar or equivalent in all bathrooms.
- Provision for Geyser will be provided in all bathrooms.
- CP and sanitary fittings will be Jaquar or equivalent.

Entrance Door

- Main door will be of teak wood frame with double sided veneer finish skin of 7 feet height with tower bolt, door viewer, safety latch, door stopper and Godrej or equivalent lock.

Bedroom Doors

- Skin moulded shutter doors with waterproofing on inner side of 7 feet height, thumb turn with key.

Windows

- Windows will UPVC sliding panel with see through plain glass with MS grills wherever applicable.
- Balconies with UPVC framed French doors and toughened glass will be provided without grills.
- For ventilators UPVC frame with suitable louvered glass panes.

Electrical Fittings

- Cables and wirings will be Finolex or equivalent.
- Switches and sockets will be Anchor Roma or equivalent.
- Telephone and TV(DTH) points will be provided in living/dining and master bedroom.
- Split air-conditioner points will be provided in all the bedroom & living room.
- Modular plate switches, MCB and ELCB (Earth leakage circuit breaker).
- USB charging port in living/dining and master bedroom.



Park Town





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AMENITIES



CCTV
SURVEILLANCE



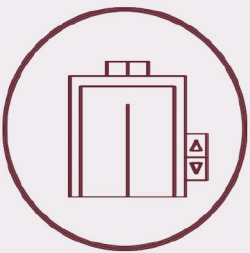
24X7
POWER BACKUP



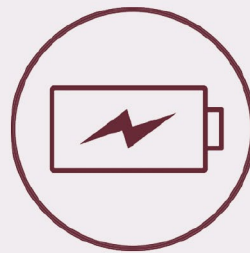
VIDEO
DOOR PHONE



COVERED
CAR PARKING



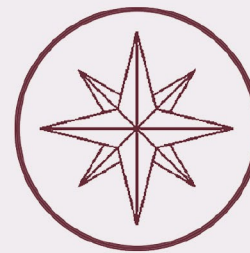
FULLY AUTOMATIC
LIFT ACCESS



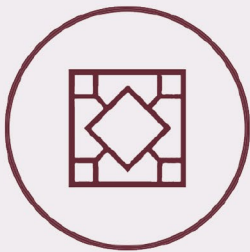
EV – CHARGING
STATION



TERRACE
GARDEN



VASTU
COMPLIANT



HEAT RESISTANT
TILES ON TERRACE



DECK SEATING
ON TERRACE



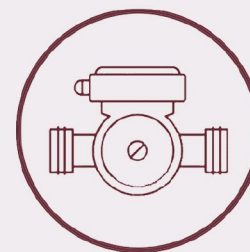
KIDS PLAY
AREA



GAS BANK &
GAS PIPING



GENERATOR



BOOSTER PUMP &
FOR WATER



MAGIC KEY
REALTORS



CALL OR VISIT US

PH.NO: +91 98843 70148, +91 90473 70000

**NO 83, SUNDAR NAGAR, 4TH AVENUE, EKKADUTHANGAL
CHENNAI - 600032.**

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