

ARTISTICA MAGNIFIQ

📍 SHOLINGANALLUR
CHENNAI

adroit
MAGNIFIQ
Sholinganallur

IT'S TOO BIG TO BE
AN APARTMENT.

IT HAS TOO MANY
FACILITIES TO BE A VILLA.

IT'S TOO SPECIAL TO FIT
INTO ONE WORD.

HOMES WITH MORE ROOM FOR YOUR IMAGINATION

Close your eyes and call up the mind's eye
picture of your fantasy home. Now blow
it up, increase brightness, add colour and
drama, bring in your family and friends.

And you have Artistica Magnifiq.



Four BHK townhouses and penthouses of over 4,000 square feet. Each cubic foot arranged to turn your very own idea of a beautiful house into larger than life reality, with so much space and character that it has an atmosphere all of its own.

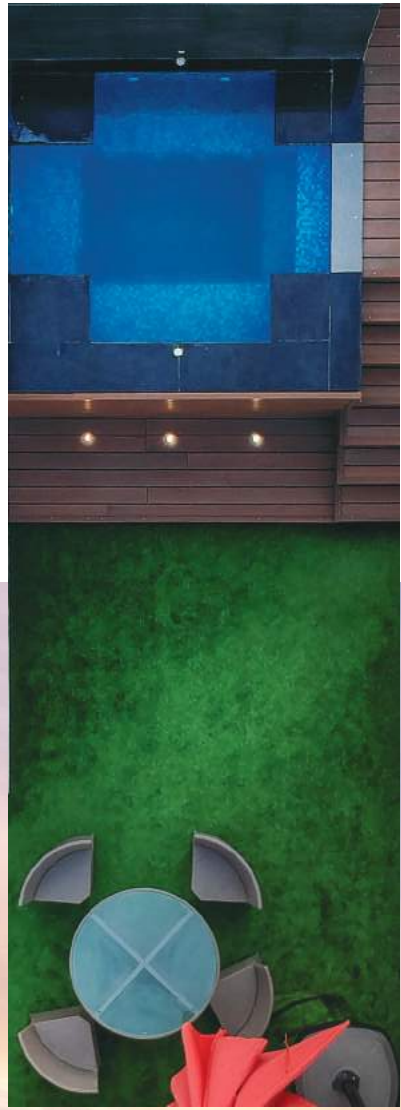


LARGE SPACES WITH THE SKY FOR A ROOF.

For an amateur observatory, al fresco
breakfasts, a putting green, or for
veggies you can personally certify
as organic.



*Actual image



A PLACE FOR GETTING DRENCHED IN THE RAIN WITH YOUR KIDS.

A private terrace with an open air
jacuzzi, so you can take a bath and
sunbathe at the same time.



*Actual image



*Actual image

Space to host a party for a 100 people,
or to play fetch with your dog, or to just
find peaceful solitude in meditation.

AN EXPANSIVE
LIVING AREA.



*Actual image

STRAIGHT OUT OF YOUR DREAMS.



*Actual image

There is room for a four-poster bed,
and for a running dive into it.
It is not merely a place for sleeping,
so there's no reason why beds should
monopolise it. A couch? A mini pantry
for the midnight snack? A large screen
for the late-night movie?



SPACE FOR MORE DRAMA.

A purpose-built space for a mini
theatre with large screen, big sound.
Or maybe a VR arena.



*Actual image

ME SPACE

With floor to ceiling bookshelves,
space age work station on an antique
desk, or a pottery studio or just blank
space for emptying your mind.



A top-down photograph showing four hands kneading a large piece of white dough on a dark, rustic wooden surface. The surface is dusted with white flour. Two golden wheat stalks are positioned in the lower-left and lower-right corners. The text "SPACE FOR MASTER CHEF." is overlaid in the center-right area.

SPACE FOR
MASTER CHEF.



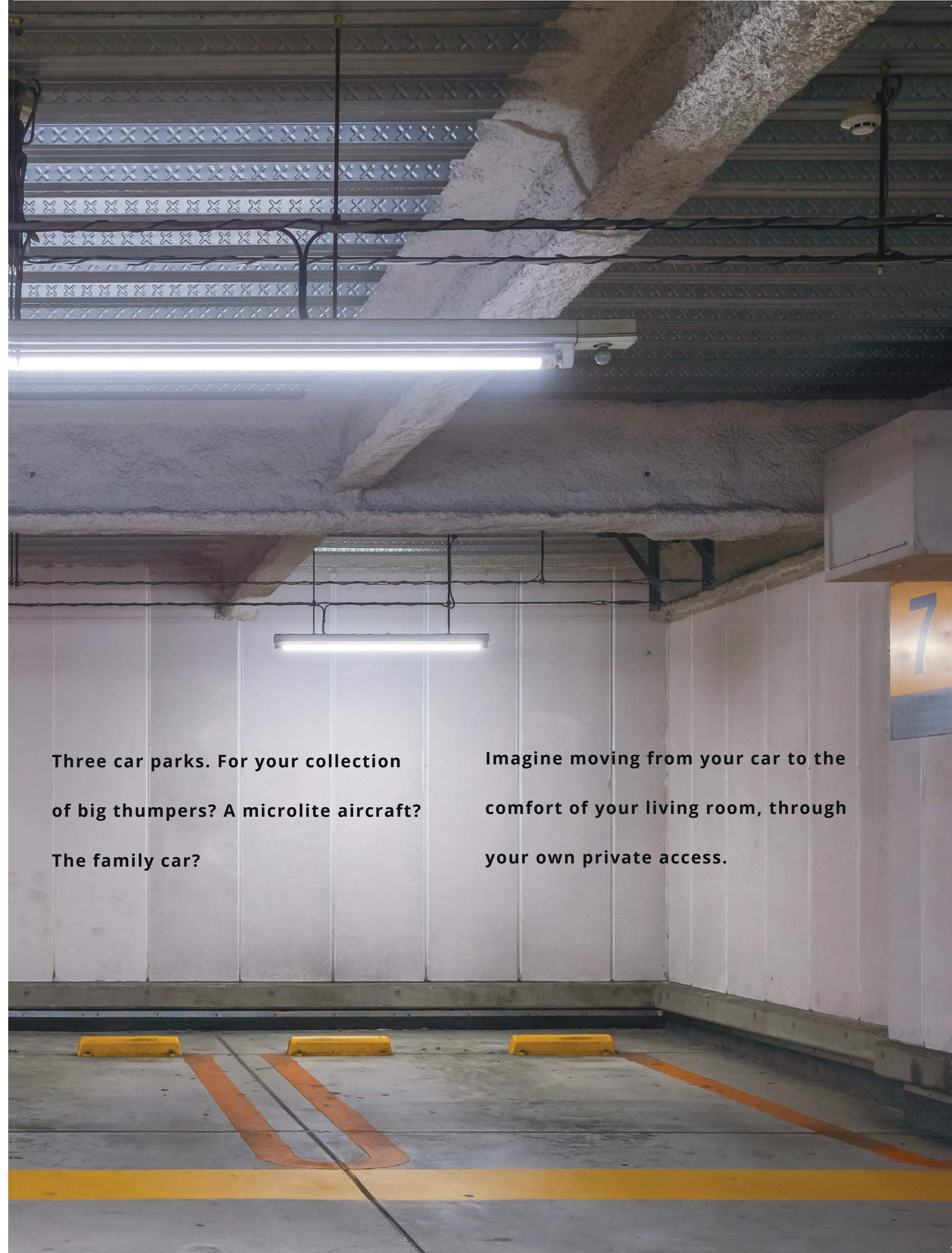
*Actual image

The studio for culinary arts. It will swallow up every imaginable cooking implement and leave room for dessert at a dining table that doubles as a family round table. Gather round and make memories in the warmth of cooking fires.





WHAT MOVES YOU



Three car parks. For your collection
of big thumpers? A microlite aircraft?
The family car?

Imagine moving from your car to the
comfort of your living room, through
your own private access.

MORE SPACE FOR THE DETAILS.

Be it the laminated wood floors,
granite kitchen tops or the perfectly
chosen fittings, every inch of your
home at Artistica Magnifiq celebrates
the finer details.



THE OUTER SPACE

Inside, it's a whole world of your own making. Outside, it's part of an interesting community. With a gym, swimming pool, meeting hall, 24 hour security and maintenance.



HIGHLIGHTS

- Each home is over **4000 sq. ft.**, so there is serious space to indulge your whims, fancies and imagination.

- **Just 20** exclusive **Townhouses** and **Penthouses** available for an elite few

- Solid blocks for a heavier structure, strength tests, fire resistant materials, fire sprinklers are **set to ensure that you and your home stay safe.**

- They may look like an apartment, but our **townhouses** actually are **2 storeys!**

- **Enough space indoors** for your kids (and dogs) to run around and play freely

- **Ventilation specially designed** for plenty of fresh air and natural daylight

- Each home has **multiple entries** – you can slip out for an early morning walk, or slip back in after a late night, without disturbing everyone else!

- How will you **use the double height in the living room** – as an art gallery, as a huge family album, or for the chandelier?

- **A purpose built AV room** – for a hi-tech home theatre experience without disturbing anyone in the other 4 bedrooms

- Imagine growing **your own farm fresh veggies** – just a few feet away from your kitchen

- **Kitchens large** for cooking and chatting with your family – or for cooking lessons!

- Not one, not two, but parking **space for 3 cars!**

- Exclusive **private access** direct from your home to your **exclusive private carpark**

- A **5KW backup generator** ensures you live undisturbed through the year

- **Fully air-conditioned homes** – cooled exactly to the way you want it

- **There's privacy** but **there's community** too – clubhouse facilities to meet and mingle with like-minded neighbours

- An **extra bathroom** for the comfort of your **domestic help**

- **The homes** may be **really large**, but the maintenance costs are certainly not.

- **Tasteful bathrooms** designed with thought, not as an afterthought

- The convenience of a **powder room for guests** to use directly from the drawing room

- The **open to sky jacuzzi** lets you experience the gorgeous sea, the limitless sky and the heady surge of water all at once

- They may look like an apartment, but our **penthouses** actually are **3 storeys!**

- Not just a terrace floor, it's got a **beautiful wooden terrace deck.**

- Near enough to everything you need – **schools, shopping, hospitals, and yet enough distance from the hustle of a crowded city**

- A huge amount of storage – **enough room to store** all your sports gear, memorabilia, keepsakes and other things you couldn't bear to throw or give away

- **Bedrooms** spread over 2 floors, that are **ideal for the older generation**

- We prefer to call it **the king suite – 'master bedroom'** does the size no justice!

- A **terrace big enough** to have a sizzling **barbecue** and a sizzling **dance floor**

- **Set up** basketball hoops, mini-golf, or a telescope, yoga centre, mini theatre or even a mini gym in the **open terrace**

- **Many rooms** with **many views** – from one it's a hill, from one it's a lake, and from another the gorgeous sea

- Your own **flower garden** from which delightful **fragrances will waft into your home**

- **Step out** of your living area directly into an **large open terrace**

- The whole host of checks and measures that **we deliver lasting quality**



SPECIFICATIONS

Structure:

The building is a R.C.C framed structure with bricks/block work masonry wall.

Windows:

- All rooms shall have UPVC sliding windows with 6mm clear float glass and necessary hardware (EITI)*
- Bathroom ventilators shall be UPVC with louvre and Exhaust Provision (EITI)*
- Grills – hot dipped galvanized half grills with powder coat finish as per architects design
- Balcony doors shall have UPVC Sliding glass door (EITI)*

DOORS



Main doors	Engineered wooden flush door with both sides veneer (Lacquer finish*)
Bedroom doors	Engineered wooden flush door in laminate finish*
Bathroom doors	Engineered wooden flush door with laminate finish*
Locks / Hardware	Dorset / Godrej*

FLOORING

Foyer, Living & Dining	800x800mm Double charged vitrified tiles (Kajaria/Imported)*
Master Bed room	Laminated Wood flooring (Imported/AC4)*
Other Bed rooms	800x800mm Double charged vitrified tiles (Kajaria/Imported)*
Kitchen	800x800mm Double charged vetrified tiles (Kajaria/Imported)* Wall: 300mm x 450mm Ceramic Glazed/Matt tiles (Kajaria/Imported)*
Servant Room	800x800mm Double charged vitrified tiles (Kajaria)*
Den/Home Theatre	Laminated Wood flooring (Imported/AC4)*
Balconies	300x300mm Ceramic tiles porcelian tiles (Nitco/Kajaria)*
Staircase	Granite*
Lobbies	600x600mm Double charged vitrified tiles (Kajaria/Imported)*
Bathroom	Floor: 300x300mm Ceramic Glazed/Matt tiles (Kajaria)* Wall: 600x300mm Ceramic Glazed/Matt Wall tiles (Kajaria)*
Wash area	Flooring: 300x300mm Ceramic Glazed/Matt tiles (Kajaria)* Wall: 300x450mm Ceramic Glazed/Matt Wall tiles (Kajaria)*
Shower Enclosure	Will be provided in Master Bedroom toilet

Kitchen :

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Counter top

-

Black Granite*

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Sink

-

Stainless steel sink - Matt finish (Nirali)*



Painting :

- Internal

-

Walls to be finished with Birla putty with Asian Emulsion paint
- External

-

Exterior Asian Emulsion paint

Ceiling : False ceiling with Birla putty with Asian Emulsion paint

Electrical:

- All internal conduits will be Precision make ISI PVC FRLS conduit*
- Finolex make FRLS ISI wires & Polycab make XLPE FLRS cables will be used for entire building*
- Switches (Legrand)*
- Telephone point in Living, Den, Home Theatre and Master Bedroom*
- AC points provided in Living, Dining and all Bedrooms along with AC unit (Daikin/Haier)*
- Adequate light, fan and power points as per architects recommendation
- All flats will have 3 phase connection with independent meters
- DTH/Cable TV point in Living, Master bedroom and Den/Home theatre

Plumbing & Sanitary:

- Concealed CPVC/UPVC pipe lines.
- CP fittings

-

Grohe*
- Sanitary fittings

-

Roca*

Lifts :

- Johnson Lift*

-

1 Stretcher + 1 Passenger

Security :

- CCTV as applicable

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Security Cabin

Back-up power :

- Power Backup (5Kw) for common areas and for all the apartments*

General Amenities :

- Landscape on suitable open spaces & pavements with paver blocks as per architects design
- Covered car parking/Reserved open parking (3 Nos.)
- Underground sump/WTP/STP
- Compound wall/Fenced wall in outer periphery with gate



Special Features:

Designer Entrance Lobby

Well Equipped Gym

Multi-Purpose Hall

Swimming Pool at Podium Level

Club House

Jacuzzi in Penthouses **

Private Terrace Gardens in Townhouses **

Mini Theatre

Children Play Area

Indoor Game Area

* Equivalent

** Apartment Specific

*** Subject to statutory approval



BAY OF BENGAL

TO ADYAR

TO MAHABALIPURAM



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Artistica Magnifiq is brought to you by Adroit Urban, one of Tamil Nadu's best designers and developers of premium homes. All Adroit residences are guaranteed to offer comfort, convenience and growing value far into the future, a natural result of 'ahead thinking'.



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DISTRICT | S
Thalambur

ARTISTICA *
Sholinganallur

HOUSE OF AMBAL *
Gemini, Anna Salai

IMPERIA
Nungambakkam

SCULPTRA *
Alwarpet

SIRIUS
T-Nagar

ARIA
Mahalingapalam

AURA ONE
Adyar

ALTIUS
Sidhapudhur
(Coimbatore)

IVORY
R.S.Puram
(Coimbatore)

*Ongoing projects

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