

WELCOME TO THE
LAND OF BEAUTY
AND CHOICE



CHOOSE JOY

Welcome to Adroit Artistica - the Land of Beauty and Choice. Adroit Artistica offers you an array of artistically designed penthouses, town houses and 3bhk apartments at the heart of Sholinganallur. Move here and be transported to a new world altogether.



Elevation



Parking



CHOOSE STYLE

*In the Land of Artistica,
you can choose your own dream home
(with the option of upgrading tiles & CPC sanitary ware).*

dining area

stairs

kitchen

Carefully selected,

Perfect

Meticulously and lovingly crafted



3 BHK, Kitchen



Bathroom, Penthouse

CHOOSE COMPANIONSHIP

In the Land of Artistica there will never be a dull moment. Chill out in the state-of-the-art club house equipped with a swimming pool, indoor play area, entertainment room and children's play area.



devastatingly good



Indoor Games Area, Club House



As diverse as the Bay Area covers a wide range of art in San Francisco. From the romanticism of the Impressionists to the avant-garde of the 1960s, the art scene in the city is as vibrant as the city itself. The art scene in the city is as vibrant as the city itself. The art scene in the city is as vibrant as the city itself.



that made them all smile.



Yoga Room, Club House





Town House Open Terrace



Penthouse Pool

CHOOSE SOLITUDE

At Artistica, you can choose your own luxury of personal space, whether it's a privé town house with a private garden and staircase or a privé penthouse with a private swimming pool.



for Library of



CHOOSE SPACE

Artistica is carefully planned with an open, airy ambience and thoughtfully added design elements to ensure that your days are filled with zest & energy.



3 BHK Bedroom



Living Area



first thing in the morning,





The sun is the country
wherever he is.



Open Space Area



Club Pool

CHOOSE HAPPINESS

The Land of Artistica is surrounded by everything you need for you and your family. From restaurants serving global cuisine to schools and hospitals, from IT Parks to theme parks, it is all around you. You never have to go into the crowded city again.



BAY OF BENGAL

to ADYAR

to MAHABALIPURAM

adroit
ARTISTICA
Sholinganallur

adroit
DISTRICT | S
Thalambur

LOCATION
MAP

*Map for illustrative purposes only. Drawing not to scale

CHOOSE MORE VALUE PER SQ FT

SPECIFICATIONS 3 BHK

Structure: The building is a RCC framed structure with Bricks/Block work masonry wall

Flooring

- Foyer, Living & Dining: 2' x 2' Vitrified tiles (Nitco)*
 - Bedrooms: 2'x 2' Vitrified tiles (Nitco)*
 - Kitchen: 2'x 2' Vitrified tiles (Nitco)*
 - Balconies: Anti-skid tiles (Nitco)*
- Staircase & Lobbies: Natural Stone/Ceramic tiles
 - Car parking: Granolithic flooring
 - Drive way: Paver blocks/Blacktop/RCC
- Bathroom: Floor: Anti-skid tiles and Wall-Ceramic tiles up to 7' Ht in all areas (Nitco)*
 - Wash area: Flooring: Anti-skid floor tiles and Wall ceramic tiles up to 3'0" (Nitco)*

Doors

- Main doors: Solid wood frame with ornamental flush door*
- Bedroom doors: Solid wood frames with flush door finished with Enamel Paint*
- Bathroom doors: Solid wood frames with flush door of BWP Grade finished with Enamel Paint*
- Locks/Hardware: As per architect's specification

Windows

- All rooms shall have UPVC/Powder Coated sliding windows with 5mm clear float glass and necessary hardware
 - Bathroom ventilators shall be UPVC/ Powder Coated with louvers and exhaust provision
 - Grills: Mild steel half grills grouted on wall with enamel paint finish as per architect's design
 - Balcony doors shall have UPVC/Powder Coated sliding glass door

Plumbing & Sanitary

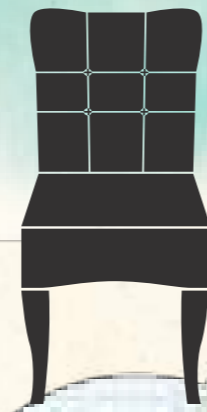
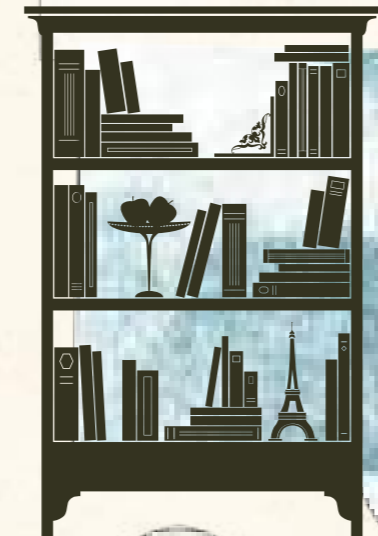
- Concealed CPVC/UPVC pipe lines
 - CP fittings: Parryware/Metro*
- Sanitary fittings: Parryware/Hindware*

Air Conditioning

Provision for AC point in master bedroom

Back-Up Power

Power Backup for common areas and suitable capacity for all apartments*



Electrical

- All internal circuits with PVC with ISI mark
- ISI mark quality wire will be used for entire building (Finolex/Anchor)*
- Switches (Legrand/Anchor Roma)*
- Telephone point in living
- A/c point in master bedroom
- Adequate Light, fan & power points as per architect's recommendation

- All flats will have 3 phase connection with independent meters
- DTH/ Cable TV point in living and master bedroom

Kitchen

- Counter top: Black Granite*
- Sink: Stainless steel sink
- Wall ceramic tiles up-to 2 ft. high above Counter

Painting

- Internal: Walls to be finished with Acrylic Putty with Oil Bound Distemper
- External: Exterior Emulsion paint
- Ceiling: Cement Paint

Lifts

Johnson Lift* 1 Stretcher + 1 Passenger

Security

- CCTV as applicable
- Security Cabin

General Amenities

- Landscape on suitable open spaces & pavements with paver blocks as per architect's design
- Covered car parking/Reserved open parking
- Underground sump
- 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
- Private Swimming Pools and Private Terrace Gardens **
- Covered basement and stilt parking

Note: * Equivalent ** Apartment Specific

Upgrade option available with Penthouse/Town House specifications for 3BHKs



CHOOSE MORE VALUE PER SQ. FT

SPECIFICATIONS PENTHOUSE TOWN HOUSE

Structure: The building is a RCC framed structure with Bricks/Block work masonry wall

Flooring

- Foyer, Living & Dining: 2' x 2' Vitrified tiles (RAK)*
 - Master Bedroom: Laminated Wood flooring (PERGO AC3)*
 - Other Bedrooms: 2' x 2' Vitrified tiles (RAK)*
 - Kitchen: Floor: 2' x 2' Vitrified tiles (RAK)*
 - Wall: 250mm x 350mm Ceramic Glazed/Matt tiles (Somany)*
 - Balconies: 2' x 2' Ceramic tiles (Porcelain tiles) (Somany)*
 - Servant's Room: 1' x 1' Ceramic Glazed Matt tiles (Somany)*
 - Den/Home Theatre: Laminated Wood flooring (PERGO AC3)*
 - Staircase: 1' x 1' Vitrified Tiles (RAK)*
 - Lobbies: Natural Stone/Indian Marble*
 - Bathroom: Floor: 1' x 1' Ceramic Glazed/Matt tiles (Somany)
- Wall: 2' x 1' Ceramic Glazed/Matt Wall tiles (Somany)* upto ceiling
- Wash area: Flooring: 1' x 1' Ceramic Glazed/Matt tile (Somany)*
 - Wall: 2' x 1' Ceramic Glazed/Matt wall tile (Somany)*
 - Shower Enclosure: Will be provided in Master Bedroom Toilet

Doors

- Main doors: Solid wood frame with Solid Wood Door*/Imported Non-solid door*
- Bedroom doors: Solid wood frame with Solid Wood Door*/Imported Non-solid door* with Laminate finish
 - Bathroom doors: Solid wood frame with Solid Wood Door*/Imported Non-solid door* of BWP grade*
 - Locks/Hardware: Dorma*

Windows

- All rooms shall have UPVC/Powder Coated sliding windows with 5mm clear float glass and necessary hardware
- Bathroom ventilators shall be UPVC/Powder Coated with Louvers and Exhaust Provision
 - Grills: Mild steel half grills grouted on wall with enamel paint finish as per architect's design
 - Balcony doors shall have UPVC/Powder Coated sliding glass door

Plumbing & Sanitary

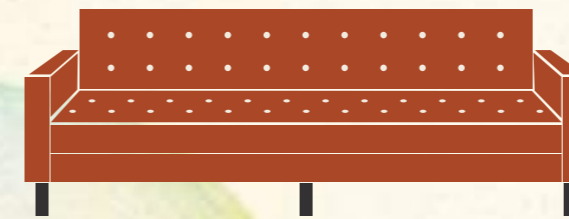
- Concealed CPVC/UPVC pipe lines
 - CP fittings - Grohe*
 - Sanitary fittings - Roca*

Back-Up Power

Power Backup of 380kVA DG for common areas and suitable capacity for all apartments*

Air Conditioning

Provision of 3* Air Conditioner in all Bedrooms, Living/Dining (high wall split unit)



Electrical

- All internal circuits with PVC with ISI mark
- ISI mark quality wire will be used for entire building (Finolex / Anchor)*
- Switches (Legrand)*
- Telephone point in living
- Adequate Light, fan & power points as per architect's recommendation

- All flats will have 3 phase connection with independent meters
- DTH/Cable TV point in living and Master bedroom

Kitchen

- Counter top: Jet G20 Premium Black Granite*
- Sink: Stainless steel sink
- Wall ceramic tiles up-to 2 ft. high above Counter

Painting

- Internal: Walls to be finished with Acrylic Putty with Oil Bound Distemper
- External: Exterior Emulsion paint
- Ceiling: Cement Paint

Lifts

Johnson Lift* 1 Stretcher + 1 Passenger

Security

- CCTV as applicable
- Security Cabin

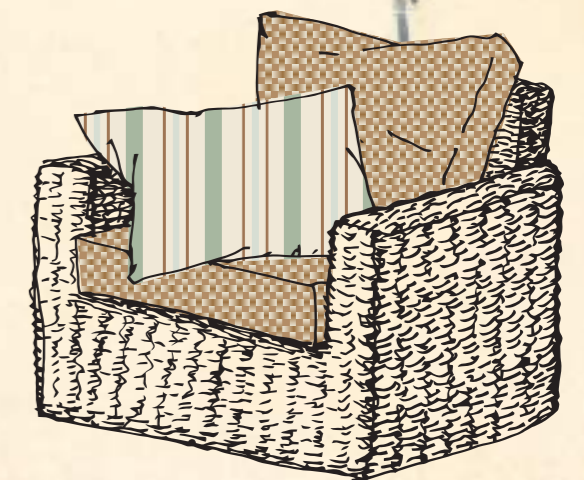
General Amenities

- Landscape on suitable open spaces & pavements with paver blocks as per architect's design
- Covered car parking/Reserved open parking
- Underground sump
- 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
- Private Swimming Pools and Private Terrace Gardens **
- Covered basement and stilt parking

Note: * Equivalent ** Apartment Specific/Customization available





THE ADROIT STORY

Adroit Urban Developers has, over a short span of time, built some of the most beautifully designed homes in Chennai and Coimbatore. The brilliance of our architects is matched only by the integrity and transparency of our processes. Our execution is precision driven which means that we take every minor detail into consideration to ensure that our properties are maintenance free. All these values are borne out of our mantra: Ahead Thinking - the progressive thought that powers the innovation behind our buildings. We are applying this very principle in building close to 1000 homes across Chennai and Coimbatore from 600 to 5000 sq. ft. between 25L to 10C.

We also make sure that all our interactions are amenable and a pleasure to look forward to, on the journey to discovering your happy home.

Chennai Projects

ADROIT ARTISTICA

Land of choices. Presenting high-end luxury living spaces for the discerning customer.

Artistica offers you an interesting combination of 3BHK apartments, penthouses and town houses in a built-up area of 2,63,394 sq.ft. Located on OMR, close to the Sholinganallur Junction, with state-of-the-art amenities guaranteed to give you the finest standards of living.

ADROIT DISTRICT S

Efficiently designed spaces - Located on Thalambur Main Road, just 10 minutes away from Sholinganallur. District S is all about efficient design and the judicious use of space.

Built on 4,33,066 sq.ft, each one of these 394 apartments comes with features that make living life in the fast lane a real breeze.

ADROIT SIRIUS

Journey to the center of everything - 7 contemporary and elegant apartments created in 15,272 sq.ft. of space. One of its most attractive features is its location, at T.Nagar - at the center of everything.

That is what makes it a home that is truly built around you.

ADROIT IMPERIA

A life less ordinary - Situated in the heart of Chennai in Nungambakkam, these dream apartments are the epitome of luxury. With only 5 apartments in a space of 34,041 sq.ft.,

Adroit Imperia is a statement in exclusivity.

ADROIT SCULPTRA

Privacy and luxury as one - Live in the lap of luxury in 6 exclusive, exquisitely sculpted apartments. Enjoy a life of extravagance in vast living spaces that are tucked away from the hustle and bustle of everyday life. Sculptra's features make it the perfect canvas on which you can create the story of your life.

ADROIT ARIA

Futuristic homes - Aria is an upcoming project of Adroit. In keeping with our philosophy of creating homes that are timeless, Aria is designed with your future needs in mind. It consists of 5 apartments in a built-up area of 8,086 sq.ft and is located in Mahalingapuram which is close to schools, department stores and all the necessities of life.

ADROIT - HOUSE OF AMBAL

Located at Anna Salai (near Gemini), House of Ambal brings you the best of luxury and contemporary design. Exquisitely crafted apartments in a built-up area of 36,063 sq.ft in one of the city's most beloved locations - one really can't ask for more.

Coimbatore Projects

ADROIT IVORY

Pure, perfect and pristine - Another premium residential development of over 19 apartments built-up on 34,041 sq.ft., Ivory embodies purity and perfection when it comes to design. Coming up in the posh, well-planned locality of R.S Puram, Coimbatore, this project is sure to be an architectural marvel.

ADROIT ALTIUS

Art of living with pride - A premium residential property being developed at Gandhipuram in the heart of Coimbatore. With 43 apartments spread over 59,533 sq.ft., Altius draws inspiration from the art of Zen, making use of an ingredient many take for granted - space.

Soaring into the skies, this could be your own piece of heaven.





Elevation



Parking



Living Room with Staircase



Kitchen



Gym



Living Room



Indoor Games Area, Club House



Elevation - Aerial View



Bedroom



Club Pool





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All information contained in this brochure is indicative

Information contained herein is subjected to change and cannot form an offer or contract.

While every reasonable care has been taken in providing the information, Adroit and or their agents cannot be held responsible for any inaccuracies and or changes.

Adroit reserves the right to make alterations and amendments in the projects as may be necessitated from time to time without prior notice.