

adroit
DISTRICT | S



Escape to District-S





**THE MOST EFFICIENTLY
DESIGNED HOMES.**

DISTRICT | SPACE

District-S is all about the **efficient use of space**. That is what the 'S' symbolizes – the relationship between various elements in the architecture and how they come together to form perfect living spaces for you.

EVERYTHING IS
DESIGNED. FEW
THINGS ARE
DESIGNED WITH
SPACE IN MIND.





Every room in District-S is designed with **space efficiency** in mind and a wonderful use of light. Your home will not only appear larger than it actually is, but will also enable you to do more.

The parking spaces in District-S are so **efficiently designed** that you can park your car with your eyes closed.

And at our spacious and well-lit clubhouse you can pump yourself up with a workout or kick back and relax with some games or a swim in the pool.





SPACE IS
THE BREATH
OF ART.



All the bathrooms boast a minimalist style with maximum appeal. With the finest fittings and fixtures, the beautiful spaces provide a peaceful lull from life's hurries and worries.

What's more, the kitchens are **designed efficiently** so as to make cooking a joy and not just a chore.



DESIGN COVERS SO
MUCH MORE THAN
THE AESTHETIC. IT IS
FUNDAMENTALLY
SPACE MANAGEMENT.

EFFICIENT DESIGN
ARRANGES
ELEMENTS IN A
WAY THAT BEST
ACHIEVES A
PURPOSE.



Structure:

The building is R.C.C framed structure with bricks/blockwork masonry wall

Flooring:

- a. Foyer, living & dining - 2' x 2' vitrified tiles*
- b. Bedrooms - 2' x 2' vitrified tiles*
- c. Kitchen - Anti-skid tiles*
- d. Balconies - Anti-skid tiles*
- e. Staircases and lobbies - Natural stone / ceramic tiles*
- f. Car parking - Granolithic flooring
- g. Drive way - Paver blocks / blacktop / RCC
- h. Bathroom - Floor - Anti-skid tiles* and Wall - Ceramic tiles* up to 7' ht in shower area
- i. Wash area - Flooring - Anti-skid floor tiles* and Wall - Ceramic tiles* up to 3'0"

Doors:

- a. Main doors - Solid wood frames* with ornamental flush door
- b. Bedroom doors - Solid wood frames* with flush door finished with enamel paint



- c. Bathroom doors - Solid wood frames* with flush door of BWP grade finished with enamel paint
- d. Locks / Hardware - As per architect's specification

Windows:

- a. All rooms come with aluminum sliding* windows with 5mm clear float glass and necessary hardware
- b. Bath room ventilators with aluminum frame*, with louvers and exhaust provision
- c. Grills - Mild steel half grills grouted on wall with enamel paint finish as per architect's design
- d. Balcony doors with aluminum sliding* glass door

Electrical:

- a. All internal circuits with PVC with ISI mark
- b. ISI mark quality wire for the entire building (Finolex / Anchor)*
- c. Switches (MK / Anchor Roma)*
- d. Adequate light, fan & power points as per architect's recommendation
- e. All flats come with 3 phase connection and independent meters
- f. TV point in living room

EFFICIENCY IS
DOING THINGS
RIGHT AND
DOING THE
RIGHT THINGS.



Kitchen:

Counter top - Black granite* | Sink - Stainless steel sink
Wall ceramic tiles up to 2 ft. high above counter

Painting:

Internal - Walls finished with acrylic putty* with oil bound distemper
External - Exterior emulsion paint | Ceiling - Cement paint

Lifts:

Johnson lift* stretcher and passenger lift

Security:

CCTV as applicable | Security cabin



Backup power:

Power backup for common areas and 300W in 1BHK, 400W in 2BHK, 500W in 3BHK apartments

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:

Well equipped gym | Multipurpose hall | Swimming pool | Clubhouse

Convenience store | Childrens' play area / Day care



LOCATION MAP

- Hotels and Restaurants
- Banks
- IT Parks
- Fuel Stations
- Hospitals
- Education Institutions
- Government Offices
- Other major landmarks

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 born of our mantra: **Ahead Thinking**, the progressive thought that powers the innovation behind our buildings. We are putting this very principle to use in building close to 1000 homes across Chennai and Coimbatore from 600 to 5000 sq.ft. between 25L to 10C.

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

OTHER PROJECTS

CHENNAI



Land of choices – Artistica is on Sholinganallur main road, OMR - a location on the verge of massive development. Live in the fastest developing locality in Chennai with access to malls, hospitals, restaurants and even the beach via ECR. Also you get to choose from 124 - 3 BHK apartments, penthouses with private swimming pools & town houses with private terrace gardens.



Journey to the center of everything - 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. These 7 – 3 & 4 BHK fully air-conditioned apartments are contemporary & elegant. Live close to a place that is full of life and a paradise for shoppers who love to bargain. In addition there are schools, hospitals, hotels and more, so your life will never lack anything.



A life, less ordinary - Situated in the heart of Chennai's most preferred location, Nungambakkam. These dream apartments are the epitome of luxury! When you live at Imperia, you live in the best locality in the city and you are sure to be the envy of everyone in the rest of Chennai. Adroit Imperia comes with 5 premium – 3 & 4 BHK, fully air-conditioned apartments. Be a part of all the happening events at all the best hotels and restaurants, live within reach of the best schools and hospitals, get access to exclusive high-end grocery stores, bakeries and patisseries and live the life nobody can dream of.

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ARIA

Futuristic Homes - Live in one of the peaceful localities, well connected to prime locations offering a serene and comfortable neighborhood. Take your pick from the best schools, hospitals, grocery stores and more. Adroit Aria comes with 6 premium – 3 & 4 BHK fully air conditioned apartments that combine beautiful aesthetics with thoughtful design.

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SCULPTRA

Sculptured to perfection - Centrally located, yet tucked away from the buzzing activity of the city, Adroit Sculptra with its 6 premium – 3 & 4 BHK fully air-conditioned apartments, is located on Oliver road which connects Alwarpet and Mylapore - 2 lively locations in Chennai. It is perfectly situated close to some of the most prominent landmarks of Chennai such as Lifestyle Home Centre, St. Isabel's Hospital, Kauvery Hospital, E-Zone, Anjaneyar Temple, Luz Church and more.

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HOUSE OF AMBAL

In the middle of the Bustle, Without the Hustle - Located at Anna Salai (near Gemini Flyover), House of Ambal brings you the best of luxury and contemporary design. 19 exquisitely crafted 2, 3 & 4 BHK fully air-conditioned apartments with private terrace garden bringing you closer to a life that is rich, culturally and socially – one really can't ask for more.

COIMBATORE

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IVORY

Pure, perfect and pristine - Another premium residential development, Ivory embodies purity and perfection when it comes to design. With 19 premium 2 & 3 BHK apartments in the posh, well planned locality of R.S. Puram, Coimbatore, this project is sure to be an architectural marvel.

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ALTIUS

Art of living with pride - A premium residential property in Sidhapudur, close to Gandhipuram - the heart of Coimbatore. With 43 – 2 & 3 BHK apartments, gym, terrace garden and multi-purpose hall, Altius draws inspiration from the art of Zen, making use of an ingredient many take for granted - space. Soaring to the skies, this could be your own piece of heaven.

PROJECTS APPROVED BY



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CREDAI



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