



# SCULPTRA

sculpted to perfection

Luxurious apartments tucked in between Alwarpet & Mylapore



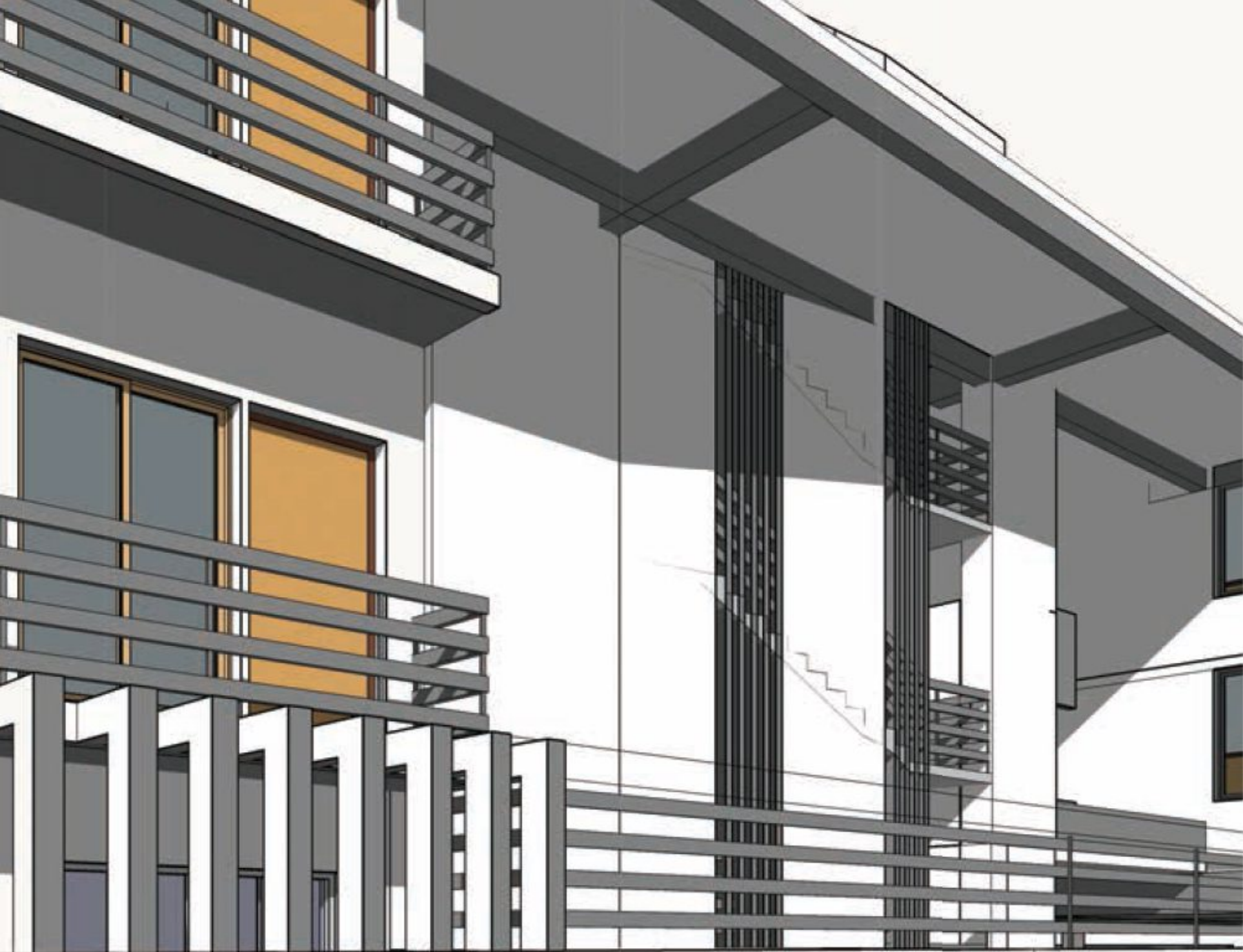


# SCULPTRA

an artist's statement

What do we builders share with sculptors? Sculptors create beauty that is relevant to their time, which will be appreciated even centuries later. They pay attention to the tiniest of details employing light and space to create magical works of art. They are Practitioners. Creators. Visionaries.

And perhaps that's why, in some small way, we can relate to them.







# THE BEGINNING

We take the greatest care in looking for and picking the right materials because when you're building a masterpiece, only the finest will suffice.

Adroit Sculptr consists of 6 luxury apartments complete with marble flooring and a designer lobby that is sure to impress.



# THE EXPLORATION

We aim to cater to each customer's needs, that includes the location - the roads and routes, sights and sounds, people and places. Because everything, including the surrounding, is a part of where you stay.

And that is why Adroit Sculptra is located at the heart of the city, between Mylapore and Alwarpet. It is surrounded by peace and yet is close to everything you need.





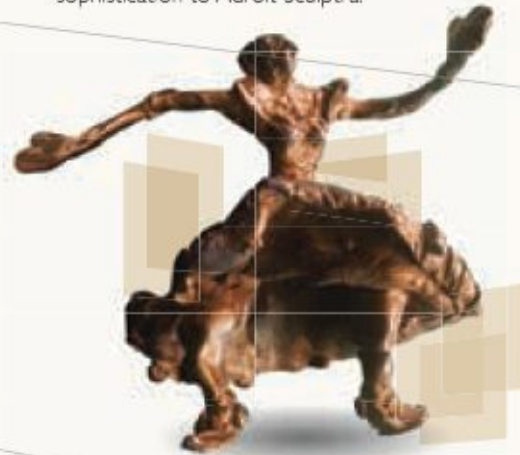




# THE VISION

The idea is to create a space for people to not just stay, but live. We make sure that every bit of space is beautifully designed while giving the owners enough and more room to express themselves

The landscaping and the placement of sculptures both inside and outside the building lend an air of sophistication to Adroit Sculptra.





# THE CREATION

We think ahead, plan ahead and create what we believe is efficient design. And slowly, day by day, minute by minute, a home - or rather, a masterpiece - comes to life. Isn't that what creation is all about?

That is why every apartment at Adroit Sculptr is spaciouly designed.









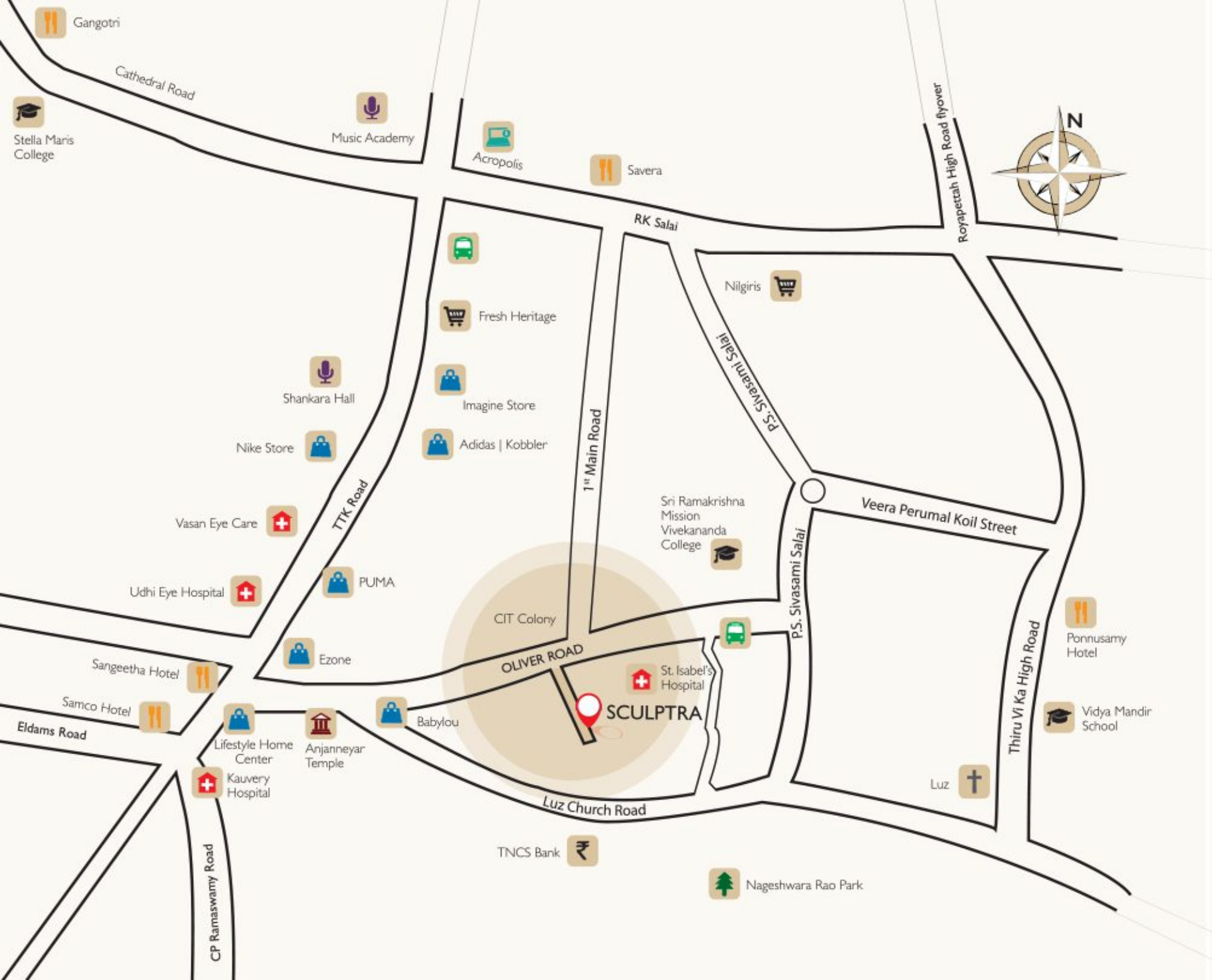


# THE INTERIORS

Every space in our latest project is sculpted to inspire the right mood. Be it spending time with friends and family in the living room, creating a secret recipe in the kitchen or even just relaxing in your bedroom, all of it feels just right at Sculptr.

Every apartment at Adroit Sculptr has ample space with a foyer area, 3 bedrooms, a luxurious living room, a well designed dining room and kitchen spread out across sizes ranging from 2355 to 3083 sq.ft.





Gangotri

Stella Maris College

Music Academy

Acropolis

Saveria



Royapetrah High Road flyover

Cathedral Road

RK Salai



Fresh Heritage



Imagine Store

Adidas | Kobbler



Shankara Hall



Nike Store



Vasan Eye Care



Udhi Eye Hospital



PUMA



Ezone

CIT Colony

Nilgiris



Sri Ramakrishna Mission Vivekananda College



Veera Perumal Koil Street

P.S. Sivasami Salai



Ponnusamy Hotel



Vidya Mandir School

Sangeetha Hotel

Samco Hotel

Eldams Road

Lifestyle Home Center

Kauvery Hospital



Anjanneyar Temple



BabyLou

St. Isabel's Hospital

SCULPTRA

Luz Church Road

Luz

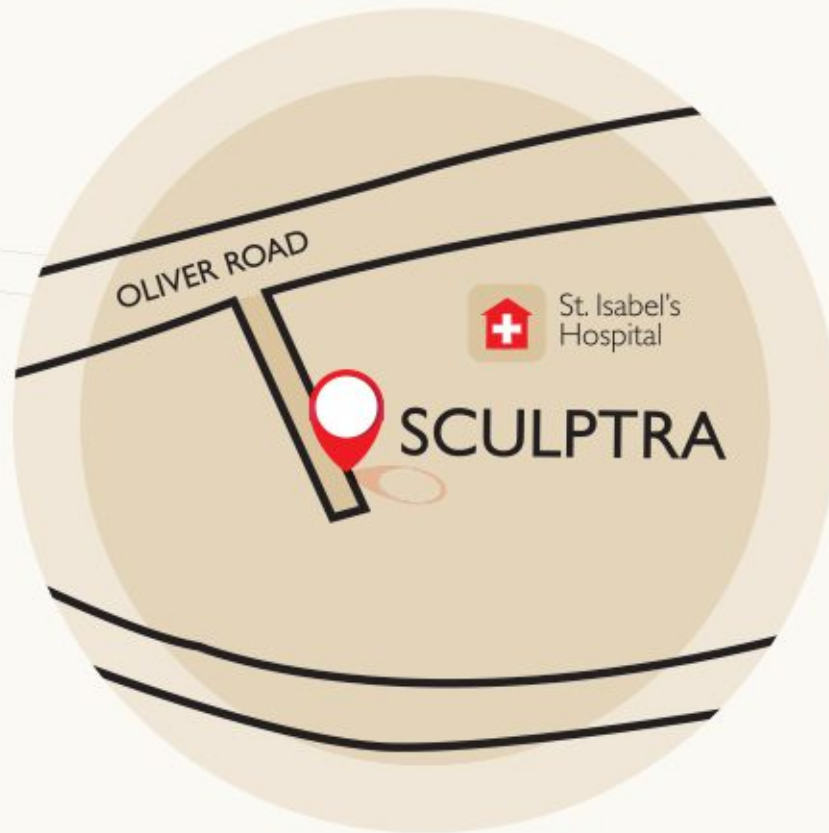


TNCS Bank



Nageshwara Rao Park

CP Ramaswamy Road



-  Shopping
-  Park
-  Hospital
-  Restaurant

-  Grocery Store
-  Bus Stop
-  Educational Institution
-  IT Park

-  Temple
-  Church
-  Bank/ATM
-  Auditorium





AMENITIES



**STRUCTURE:**

- The building is R.C.C framed structure with bricks / Fly-ash masonry wall

**Flooring:**

- Foyer, living, dining, bed & kitchen - Imported / engineered marble\*
- Balconies - Anti-skid tiles (Somany)\*
- Staircase & Lobbies - Natural stone\*
- Car parking - Granolithic flooring / Machine - made pavers
- Drive way - Machine - made pavers\*
- Bathroom - Wall tiles - Imported tile, highlights, Glass Mosaic\* up to 8' ht - Shower enclosure in toilets patch fittings - Dorma\*
- Wash area - Wall ceramic tiles up to 30' ht (Somany)\*
- Terrace - Pressed tiles with heat insulation membranes

**DOORS:**

- Main doors - Teakwood frame flush door with both sides teak finish Veneer and Melamine polish
- Bedroom doors - Solid wood frames with flush door with laminate finish / molded doors
- Bathroom doors - Solid wood frames with flush door of BWP grade
- Locks / Hardware - Dorma\*

**WINDOWS:**

- All rooms shall have UPVC sliding windows with 5mm clear float glass and necessary hardware (Veka / Fenesta)\*

**ELECTRICAL:**

- All internal circuits with PVC and ISI mark

- ISI mark quality wire will be used for entire building (Finolex / RR Cables)\*
- Switches. (Legrand / Litaski)\*
- HD DTH Centralised
- Adequate light, fan & power points as per architect's recommendation
- All flats will have 3 phase connection with independent meters

**Plumbing and Sanitary:**

- Concealed CPVC / UPVC Pipe lines
- CP fittings - (Faucets, showers, bath mixers, shower mixers) - Grohe\* in all areas other than Master Bedroom / Hansgrohe\* in the master Bedroom
- Sanitary fittings - Toto / Duravit\*
- Water lines - ISI quality Pipes with Centralized Pressure
- Concealed Cistern - Grohe\*

**KITCHEN:**

- Counter top - Premium granite / Engineered Marble\*
- Sink - Stainless steel sink Nirali\*
- Wall up to 2' high above counter - Imported Tiles\*, Highlights - Glass Mosaic\*

**PAINTING:**

- Internal - Walls to be finished with cement based putty and two coats of premium emulsion paint (Dulux Velvet touch)\*
- External - Exterior emulsion paint - Asian Apex\*
- Ceiling - Cement paint
- Pumps - Grundfos\*

**LIFTS:**

- Johnson Lift / Kone\* with stainless steel interiors\*
- Lift facia (Engineered Marble / Imported marble)\*

**SECURITY:**

- Video entry phone
- Burglar Alarm - Zicom\*

**BACK-UP POWER:**

- 100% Power back up Generator of make - Genlite\*

**AIR CONDITIONING:**

- Pre-installed high wall unit for all rooms (Individual Split AC), Daikin\*

**GENERAL AMENITIES:**

- Landscape on all suitable open spaces & pavements with paver blocks as per architect's design
- RCC framed structure with solid walls
- Covered car parking / Reserved open parking
- Underground sump
- Compound wall in outer periphery with gate
- WTP (Water Treatment Plant)\*
- Handrails - Mild steel\*
- Anti-termite treatment including anti ants and rodents\*

**SPECIAL FEATURES:**

- Designer entrance lobby
- False ceiling in foyer, living, dining, bedrooms kitchen & toilets
- Spacious air-conditioned ground floor lobby

# 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 require minimum maintenance. 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 while building close to 1,000 homes across Chennai and Coimbatore from 600 to 5,000 sq.ft. between ₹25 lakh and ₹12 crore.

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

The logo for Adroit District S features the word "adroit" in a bold, black, lowercase sans-serif font with a small red dot above the 'i'. Below it, the words "DISTRICT | S" are written in a smaller, red, uppercase sans-serif font. The text is set against a background of overlapping, semi-transparent tan squares.

### 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-up area of over 4,33,066 sq.ft, each one of these 394 - 1, 2 & 3 BHK apartments comes with features that make living life in the fast lane a real breeze.

The logo for Adroit Artistica features the word "adroit" in a bold, black, lowercase sans-serif font with a small red dot above the 'i'. Below it, the word "ARTISTICA" is written in a smaller, red, uppercase sans-serif font. The text is set against a background of overlapping, semi-transparent tan squares.

### adroit ARTISTICA

Land of Choices - Presenting high-end luxury living spaces for the discerning customer. Artistica offers you a variety of houses to choose from. It's an interesting combination of 124 - 3BHK apartments, penthouses with private swimming pool and townhouses with private terrace garden 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.

The logo for Adroit Sirius features the word "adroit" in a bold, black, lowercase sans-serif font with a small red dot above the 'i'. Below it, the word "SIRIUS" is written in a smaller, red, uppercase sans-serif font. The text is set against a background of overlapping, semi-transparent tan squares.

### adroit SIRIUS

Journey to the Center of Everything - 7 contemporary and elegant 3-BHK apartments created in a built-up area of over 15,272 sq.ft. of space. One of its most attractive features is its location, T.Nagar - at the center of everything. That is what makes it a home that is truly built around you.

# OTHER PROJECTS

## 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 - 3 & 4BHK apartments in a built-up area of over 34,041 sq.ft., Adroit Imperia is a statement in exclusivity.

## adroit ARIA

Futuristic Homes - Aria is an upcoming project of Adroit. Keeping with our philosophy of creating homes that are timeless, Aria is designed with your future needs in mind. It consists of 5 - 3BHK 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

A Location Worthy of Royalty - Located at Anna Salai (near Gemini Flyover), 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.

## adroit IVORY

Pure, perfect and pristine - Another premium residential development of over 34,041 sq.ft., Ivory embodies purity and perfection when it comes to design. With 19 - 2 & 3BHK apartments 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 in Sidhapudhur at the heart of Coimbatore. With 43 - 2 & 3BHK apartments in a built-up area of over 59,533 sq.ft., 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.

## Coimbatore



# adroit

Ahead Thinking



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CHENNAI PROJECTS:

**adroit**  
DISTRICT | 5  
Thalambur

**adroit**  
ARTISTICA  
Sholinganallur

**adroit**  
SIRIUS  
T.Nagar

**adroit**  
IMPERIA  
Nungambakkam

**adroit**  
ARIA  
Mahalingapuram

**adroit**  
SCULPTRA  
Mylapore

**adroit**  
HOUSE OF AMBAL  
Gemini, Anna Salai

COIMBATORE PROJECTS:

**adroit**  
IVORY  
R.S.Puram

**adroit**  
ALTIUS  
Sidhapudhur

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Corp. Office: I, Bheemanna Garden Street, Alwarpet, Chennai - 600 018.

Disclaimer - 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 maybe necessitated from time to time without prior notice.