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PENTHOUSE

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LIVE IN THE

SKYY

VILLLA



EXCELLENCE IN PREMIUM HOUSING  
RECEIVED FROM THE GOVERNOR OF TAMIL NADU

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A COLLECTION OF GOLD STANDARD RESIDENCES

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DESIGNED FOR A PRIVILEGED FEW, EACH RESIDENCE IS  
THOUGHTFULLY CREATED TO CAPTURE UNOBSTRUCTED  
VIEWS, LUXURY, PRIVACY AND SECURITY

READY TO MOVE-IN

ONLY  
**11**

INTRODUCING

PENTHOUSE  
COLLECTION

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4000+ SQ.FT SKY VILLAS

RESIDENCES THAT SYMBOLIZE STATUS



# YOUR VILLA IN THE SKY

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A STEP ABOVE THE REST, THE PENTHOUSES AT MAGNIFIQ ARE 4000+ SQ.FT.  
GRAND DUAL-LEVEL RESIDENCES, MADE TO SYMBOLIZE YOUR STATUS.

THE CONTEMPORARY ARCHITECTURE OF THE PENTHOUSES CREATES AN ABUNDANCE  
OF SPACE, MEETING EVERY DEMAND OF CONTEMPORARY LIVING. BE IT THE  
ROOFTOP JACUZZI OR THE VAST LIVING AREA BALCONY WINDOW, THEY MAXIMIZE  
THE STUNNING VIEWS ACROSS THE PROPERTY AND THE OMR SKYLINE.



## LUXURY

4000+ SQ.FT VILLA CONCEPT HOMES  
THAT ENVELOP YOU IN OPULENCE



## COMMUNITY

SPACE PIVOTED AROUND HUMAN INTERACTION  
FOR YOU, YOUR CHILDREN AND THE ELDERLY



## PRIVACY & SECURITY

PROTECT YOUR FAMILY AND WEALTH  
HEIGHTENED PROTECTION WITH OUR  
4-LAYER SECURITY SYSTEM





### SEVENTEENTH FLOOR

Rooftop Garden and  
Open-to-Sky Jacuzzi



### SIXTEENTH FLOOR

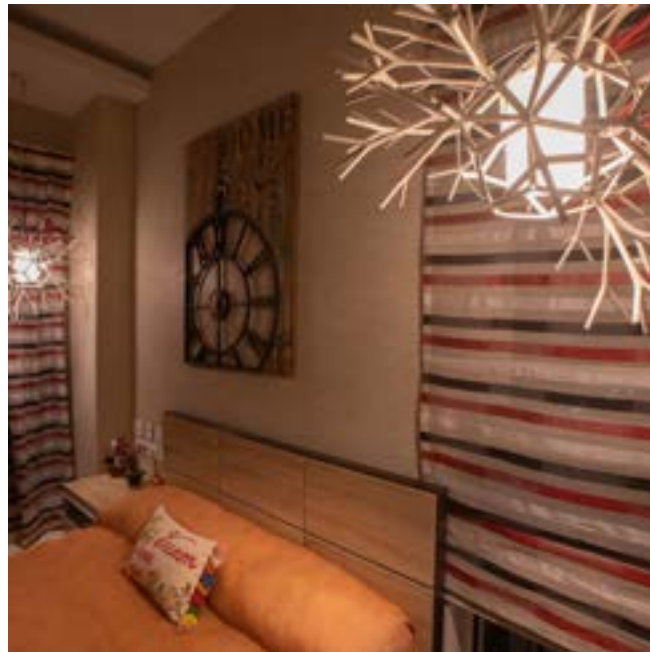
Kings Bedroom next to  
The Den for Leisure



### FIFTEENTH FLOOR

Living room and a fully  
Equiped Kitchen





# SNAP SHOTS

OF THE MAGNIFIQ

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## THE COMPLEX:

- FULLY GATED COMMUNITY IN THE HEART OF OMR, EQUALLY CLOSE TO ECR
- HIGH SECURITY ACCESS CONTROL WITH A 4-LAYER SECURITY SYSTEM
- UPKEEP OF THE COMPLEX BY A SKILLED MANAGEMENT TEAM

## THE RESIDENCES:

- 4000+ SQ.FT FULLY AIR-CONDITIONED HOMES WITH 4-5 BEDROOMS, A DEN AND A VAST DINING AREA WITH BALCONY VIEW.
- HOMES WITH HIGH END SPECIFICATIONS AND FINISHES.

## THE ART:

- CAREFULLY CRAFTED LANDSCAPE WITH WALKWAYS AND SIT OUT.
- DESIGNED COMBINING ART AND ARCHITECTURE AT ITS BEST.

## THE FACILITIES:

- GYMNASIUM
- SWIMMING POOL
- BILLIARDS
- KIDS PLAY AREA- OUTDOOR AND INDOOR
- MULTIPURPOSE HALL
- PRIVATE MINI THEATER

# PENTHOUSE LEVELS

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## LEVEL 3

OPEN-TO-SKY JACUZZI, ROOFTOP GARDEN, ADDITIONAL SHOWER

## LEVEL 2

DEN, MASTER BEDROOM WITH WALK IN WARDROBE,  
2 MORE BEDROOMS

## LEVEL 1

FOYER AND LIVING AREA, DINING AREA WITH BALCONY, TWO  
BEDROOMS, KITCHEN, STORAGE AREA, SEPARATE MAID ROOM  
WITH WASHROOM





## OPEN-TO-SKY JACUZZI

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BEING AT THE TOP OF THE WORLD IS EASY AT THE MAGNIFIQ. RELAXED FOR THE DAY AND SOPHISTICATED FOR THE EVENING, THE ROOFTOP JACUZZI IS THE PERFECT PLACE TO TAKE A DIP UNDER THE SKY.

## ROOFTOP GARDEN

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THE LARGE TERRACE GARDEN SPACE AT LEVEL THREE IS A PERFECT PLACE FOR SIT OUTS AND BARBECUES. THERE IS PLENTY OF ROOM TO SIT OUTSIDE, ENJOY THE OUTDOORS WITH YOUR FRIENDS AND FAMILY OR SIMPLY CREATE AND MAINTAIN A KITCHEN GARDEN FOR YOUR FRESH INGREDIENTS.





## SPACIOUS LIVING

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LAVISH LIVING SPACES WITH A MAGNIFICENT  
SKYLINE VIEW TO INDULGE YOUR SENSES.

## THE DEN

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THE FINAL WORD IN URBAN ELEGANCE,  
THE DEN IS A PERFECT PLACE TO 'NETFLIX  
AND CHILL' OR PICK A BOOK FROM YOUR  
COLLECTION AND INDULGE.







## KINGS SUITE

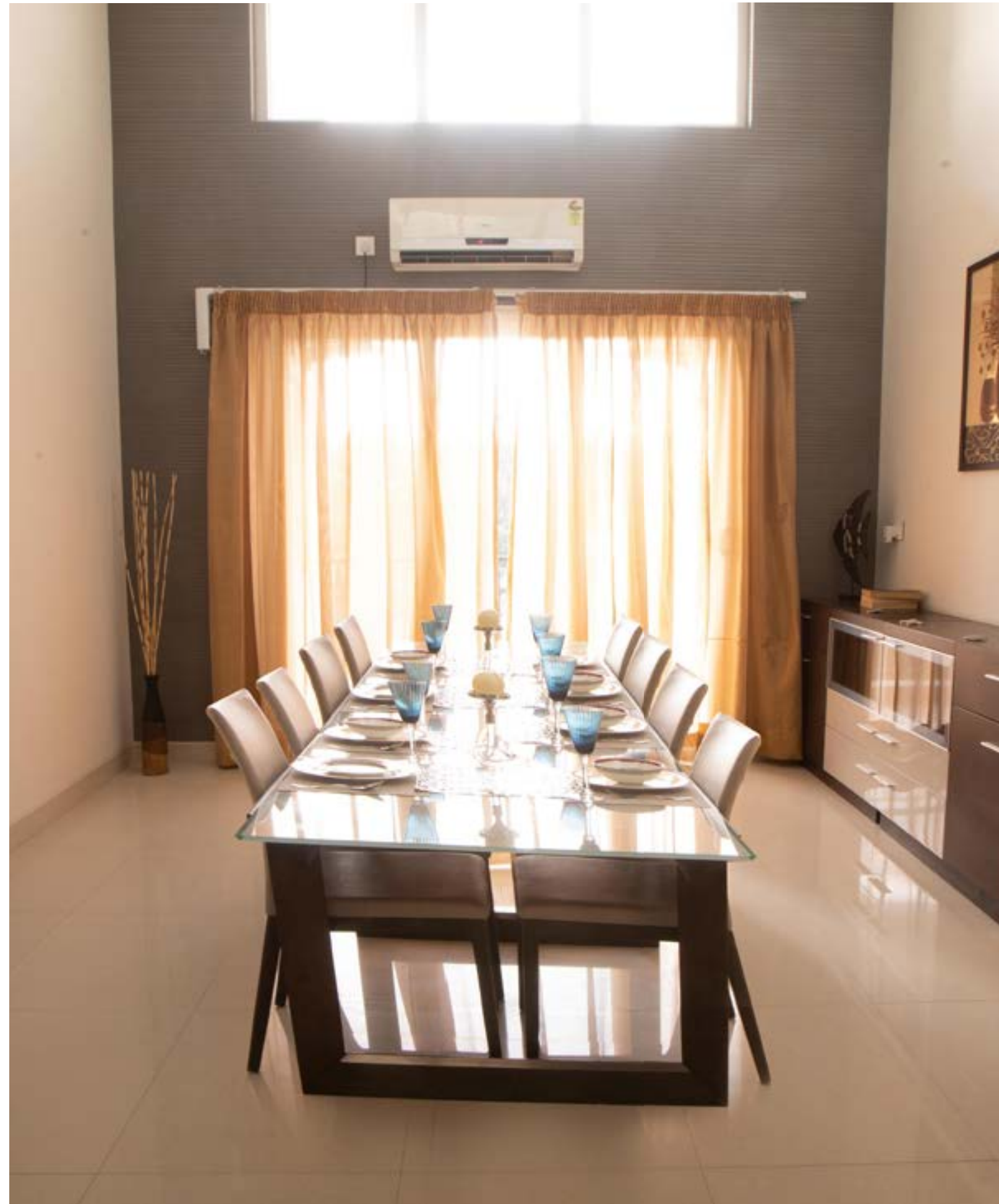
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AESTHETICALLY CRAFTED MASTER BEDROOM,  
WHERE YOU CAN DIVE INTO YOUR DREAMS  
IN LUXURY.

# HIGH RISE CIELING

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INDULGE IN THE LUXURY AND BEAUTY  
OF MULTILEVEL LIVING.





## THE KITCHEN

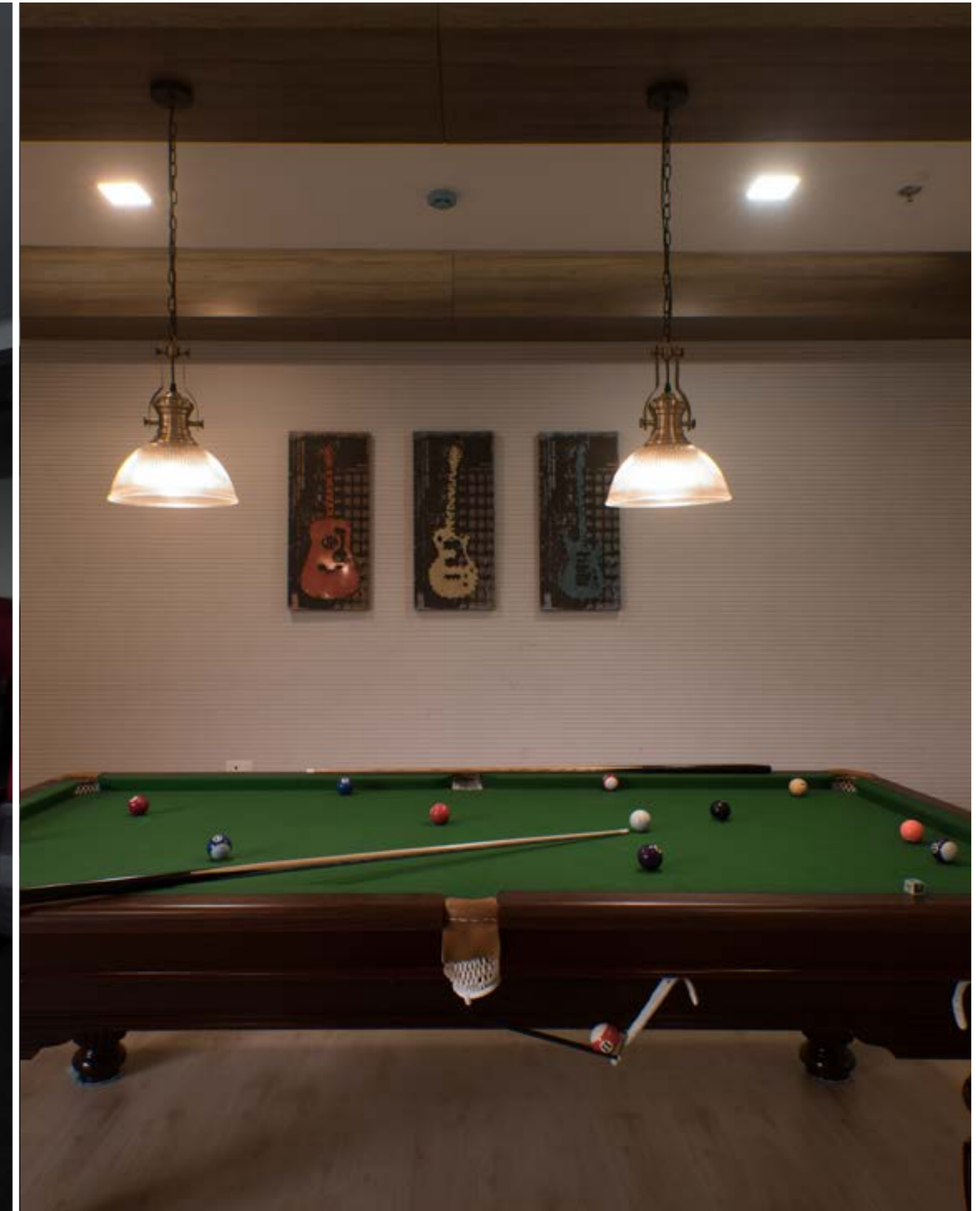
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AS BEAUTIFUL AS IT IS FUNCTIONAL, THE KITCHEN IS A CHIC PART OF THIS ELEGANT PENTHOUSE. A STYLISH SPACE THAT STANDS UP TO THE RIGOURS OF DAILY USE.

# THE CLUBHOUSE

STATE-OF-THE-ART CLUBHOUSE WITH:

- KIDS PLAY AREA
- MINI THEATRE
- SWIMMING POOL
- FITNESS CENTER
- COMMUNITY HALL
- AEROBICS STUDIO
- STEAM ROOM
- OUTDOOR PEDESTRIAN AREA





STRATEGICALLY LOCATED  
IN SHOLINGANALLUR JN,  
THE HEART OF OMR.

AT THE HEART OF OMR  
AND EQUALLY CLOSE TO ECR

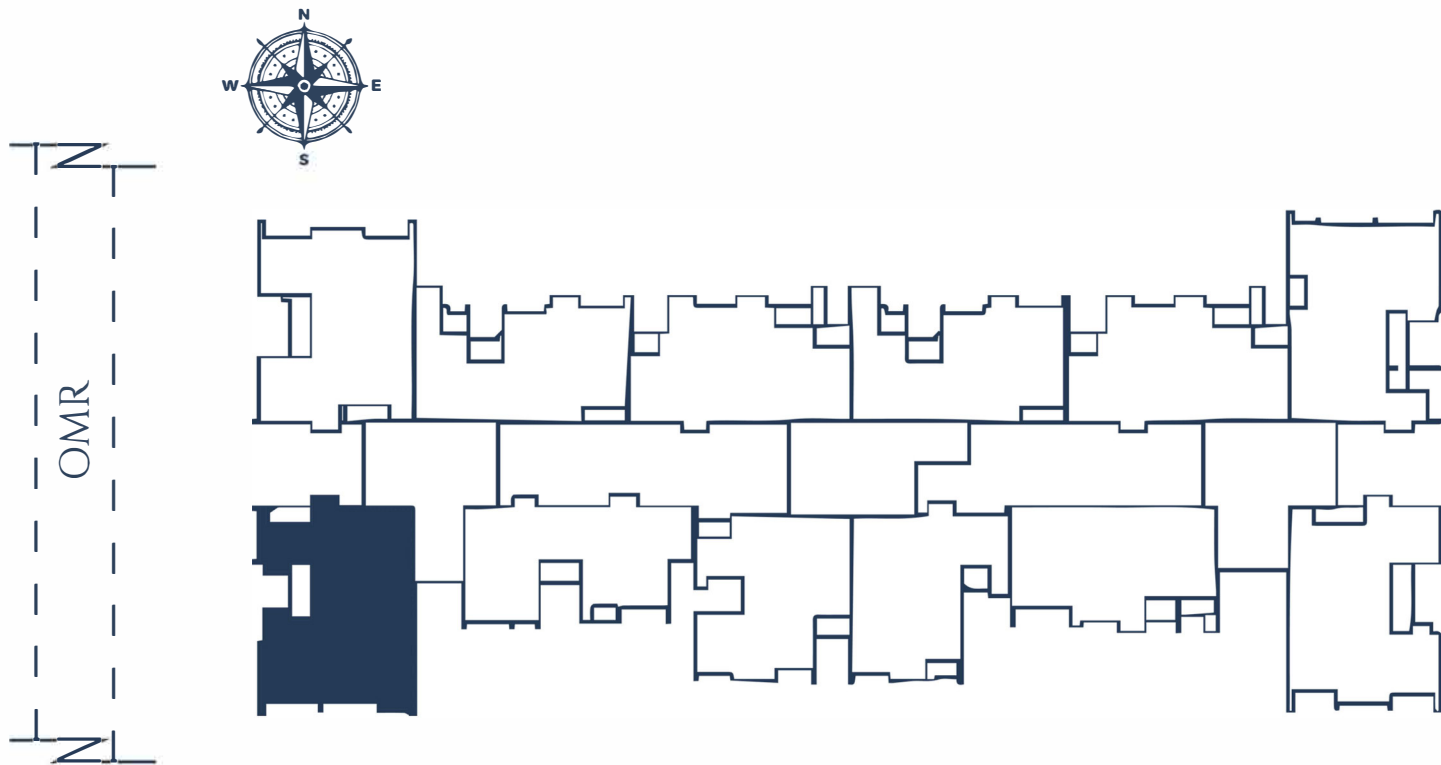
# GOLD STANDARD RESIDENCES

• 11 PENTHOUSE COLLECTION •

# THE SKY BLUE

A-PH-01 (4767 SQ.FT)

01/11



# THE SKY BLUE

## CUT-VIEW (1)





# THE SKY BLUE

## CUT-VIEW (2)



# THE SKY BLUE

## FIRST FLOOR



01	FOYER\LIVING	- 15'2"x25'6"
02	DINING	- 12'8"x12'11"
03	KITCHEN	- 13'9"x11'11"
04	UTILITY	- 4'11"x11'11"
05	BALCONY	- 6'0"x8'4.5"
06	BED ROOM-1	- 12'7.5"x12'0"
07	TOILET - 1	- 6'0"x8'0"
08	BED ROOM-2	- 16'0"x11'11"
09	TOILET - 2	- 9'0"x5'10.5"
10	POWDER ROOM	- 4'0"x5'11"

# THE SKY BLUE

## SECOND FLOOR



01	LOUNGE	- 14'0"x13'0"
02	STUDY ROOM	- 10'8"x5'10.5"
03	MASTER BED ROOM - 3	- 21'0"x11'7"
04	DRESS	- 7'3"x11'7"
05	TOILET -3	- 6'0"x11'7.5"
06	BED ROOM - 4	- 22'11"x12'3"
07	TOILET -4	- 11'7.5"x6'0"
08	BALCONY	- 11'7.5"x5'4"

# THE SKY BLUE TERRACE FLOOR

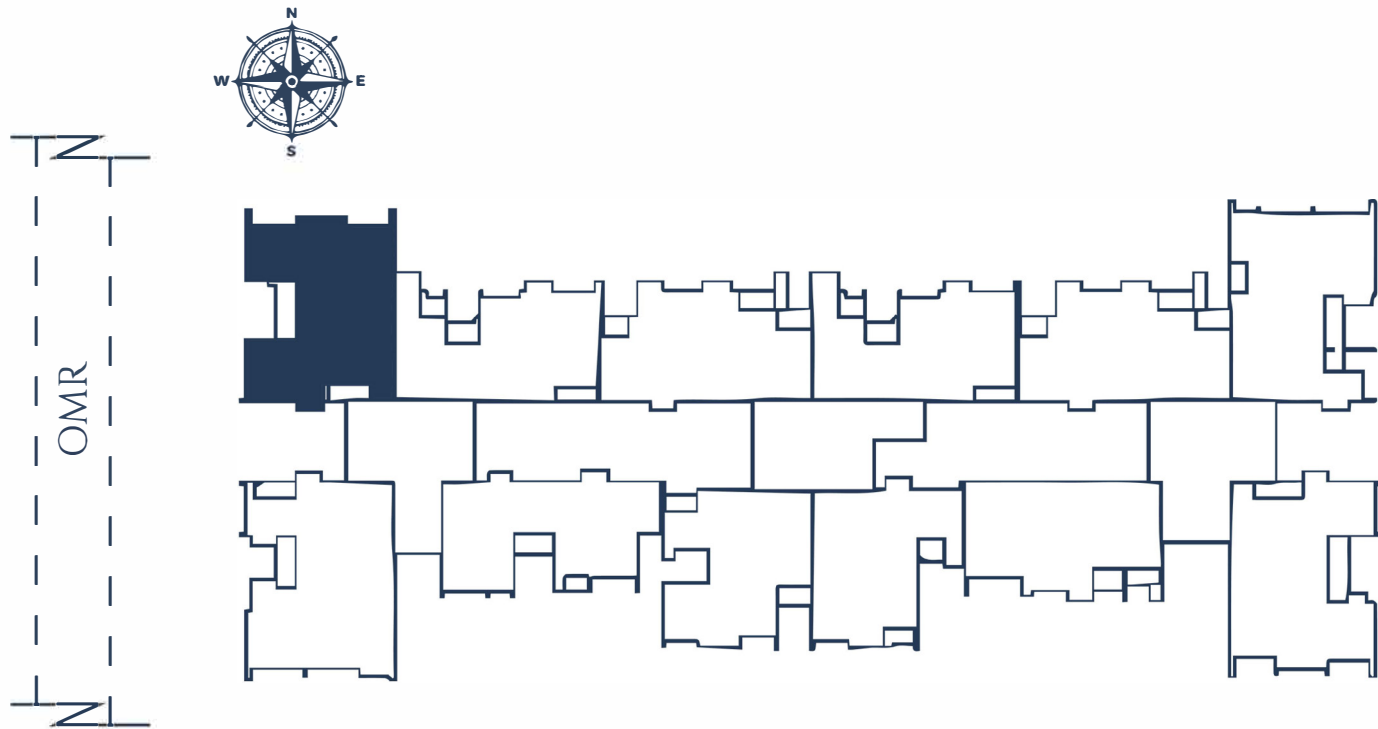


01	PRIVATE TERRACE	- 35'1"x18'2"
02	CHANGE ROOM	- 5'11"x3'7"

# THE AVADH

A-PH-02 (4610 SQ.FT)

02/11



# THE AVADH FIRST FLOOR



01	LIVING	- 16'9"x22'7"
02	DINING	- 11'1"x16'5"
03	KITCHEN	- 11'11"x11'11"
04	UTILITY	- 10'11"x4'0"
05	DECK	- 4'4"x16'5"
06	BED ROOM - 1	- 11'11"x12'0"
07	TOILET - 1	- 5'6"x8'6"
08	BED ROOM - 2	- 11'5"x14'3"
09	TOILET - 2	- 5'0"x8'0"
10	POWDER ROOM	- 5'10"x5'0"

# THE AVADH SECOND FLOOR



01	LOUNGE	- 16'9"x12'10"
02	MASTER BED ROOM - 3	- 17'5"x14'0"
03	TOILET - 3	- 9'9"x9'5"
04	DRESS	- 7'4"x9'5"
05	BED ROOM - 4	- 11'2"x14'3"
06	TOILET - 4	- 4'11"x8'4"
07	BED ROOM - 5	- 12'11"x11'11"
08	BALCONY	- 10'11"x4'0"
09	TOILET - 5	- 4'11"x8'4"

# THE AVADH TERRACE FLOOR



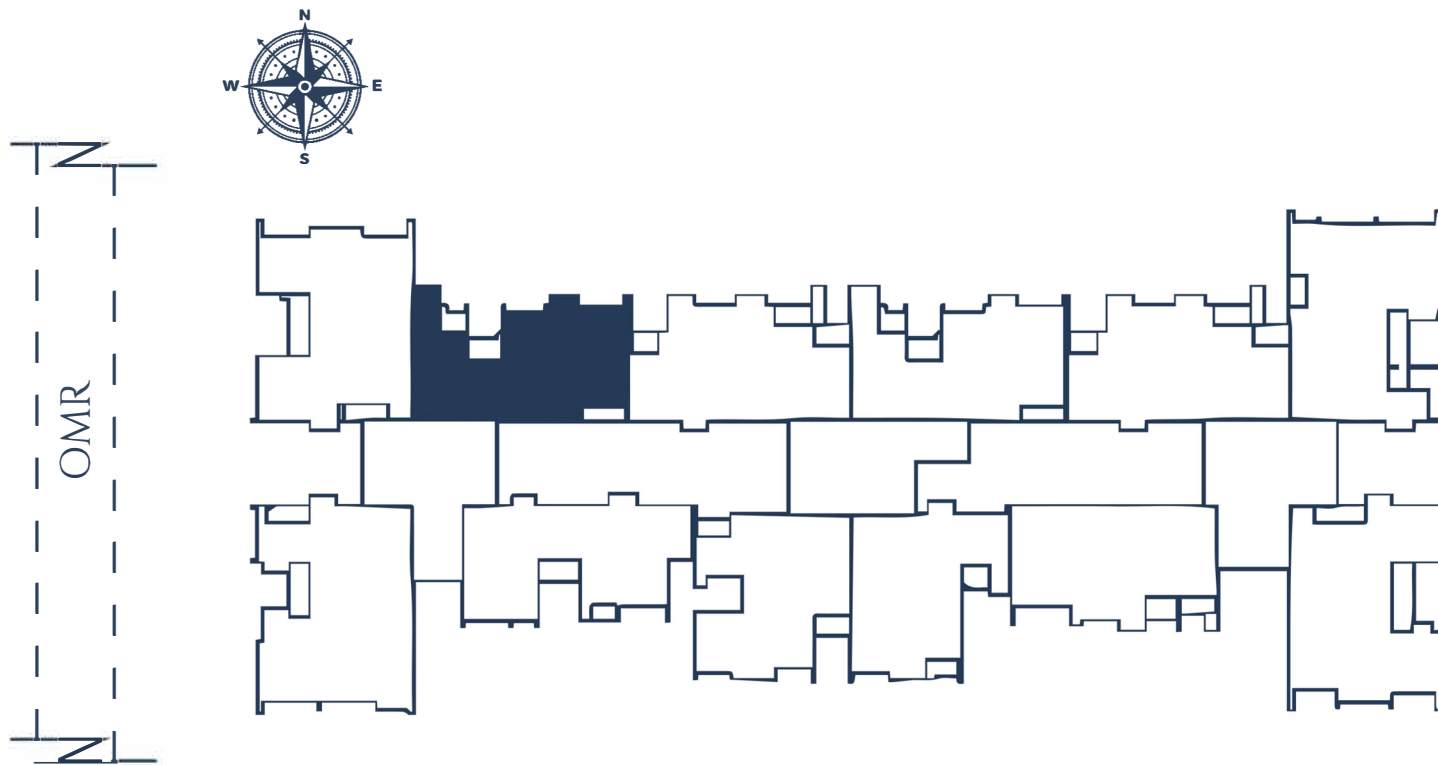
01	PRIVATE TERRACE	- 35'1"x21'5"
02	CHANGE ROOM	- 5'11"x3'7"



# THE ZEAL

A-PH-03 (4352 SQ.FT)

03/11



# THE ZEAL FIRST FLOOR



01	LIVING/DINING	- 37'10"x12'11"
02	KITCHEN	- 12'4"x8'6"
03	UTILITY	- 5'6"x6'3"
04	DECK	- 10'6"x10'8"
05	BED ROOM - 1	- 16'6"x12'3"
06	TOILET - 1	- 5'0"x9'4"
07	POWDER ROOM	- 5'0"x6'3"

# THE ZEAL SECOND FLOOR



01	LOUNGE	- 13'10"x11'3"
02	MASTER BED ROOM - 2	- 12'5"x16'3"
03	TOILET - 2	- 5'6"x11'5"
04	BALCONY	- 6'0"x7'11"
05	BED ROOM - 3	- 16'6"x12'3"
06	TOILET - 3	- 5'0"x9'0"
07	BED ROOM - 4	- 11'0"x13'0"
08	TOILET - 4	- 5'0"x9'6"

# THE ZEAL TERRACE FLOOR



01	PRIVATE TERRACE	- 28'2"x25'8"
02	CHANGE ROOM	- 5'1"x3'0"

# THE VARA

A-PH-04 (4026 SQ.FT)

04/11



# THE VARA FIRST FLOOR



01	LIVING	- 14'6"x23'4"
02	DINING	- 12'8"x14'9"
03	KITCHEN	- 13'0"x9'11"
04	UTILITY	- 10'11"x3'8"
05	DECK	- 12'8"x8'0"
06	BED ROOM-1	- 12'5"x11'5"
07	TOILET - 1	- 5'6"x7'11"
08	POWDER ROOM	- 6'0"x7'10"

# THE VARA SECOND FLOOR



01	LOUNGE	- 12'9"x11'9"
02	MASTER BED ROOM- 2	- 14'1"x23'4"
03	TOILET - 2	- 7'11"x7'9"
04	BED ROOM - 3	- 12'5"x11'5"
05	TOILET - 3	- 5'6"x7'11"
06	BED ROOM - 4	- 13'0"x11'11"
07	TOILET - 4	- 6'0"x10'0"

# THE VARA TERRACE FLOOR



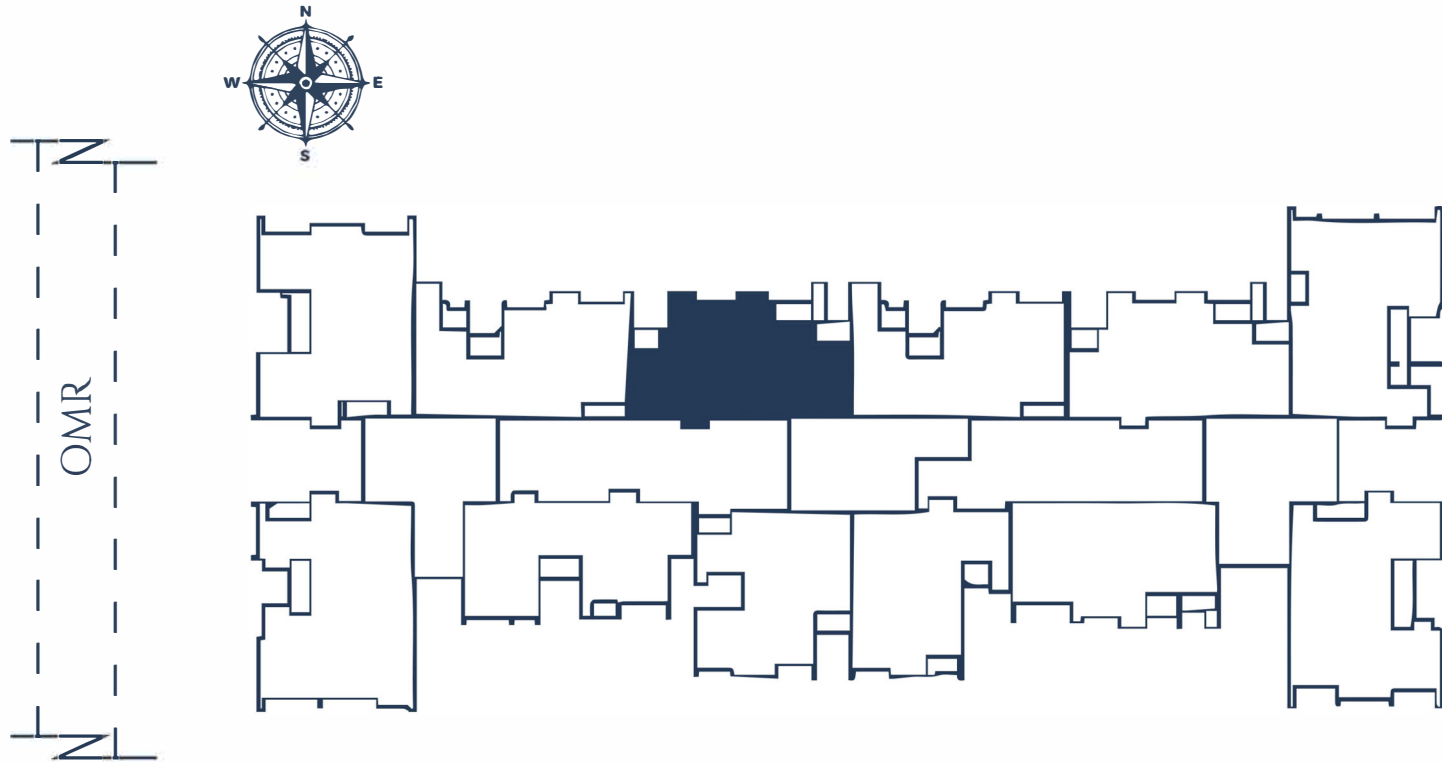
01	PRIVATE TERRACE	- 18'3"x25'8"
02	CHANGE ROOM	- 5'11"x3'7"



# THE CHALET

B-PH-01 (4241 SQ.FT)

05/11



# THE CHALET

## FIRST FLOOR



01	LIVING/FOYER	- 26'6"x9'11"
02	DINING	- 13'9"x16'0"
03	KITCHEN	- 9'10"x11'9"
04	UTILITY	- 8'2"x3'4"
05	DECK	- 11'7"x10'8"
06	BED ROOM-1	- 14'2"x14'7"
07	TOILET - 1	- 5'0"x9'0"
08	BALCONY - 1	- 6'5"x5'0"
09	POWDER ROOM	- 5'0"x6'0"

# THE CHALET

## SECOND FLOOR



01	LOUNGE	- 13'11"x11'8"
02	BALCONY - 2	- 6'1"x3'3"
03	MASTER BED ROOM- 2	- 17'3"x14'8"
04	TOILET - 2	- 5'0"x10'8"
05	BALCONY - 3	- 6'5"x4'7"
06	BED ROOM - 3	- 12'8"x16'4"
07	TOILET - 3	- 6'0"x9'4"
08	BALCONY - 4	- 5'7"x9'8"
09	BED ROOM - 4	- 11'0"x11'0"
10	TOILET - 4	- 5'0"x11'0"

# THE CHALET TERRACE FLOOR

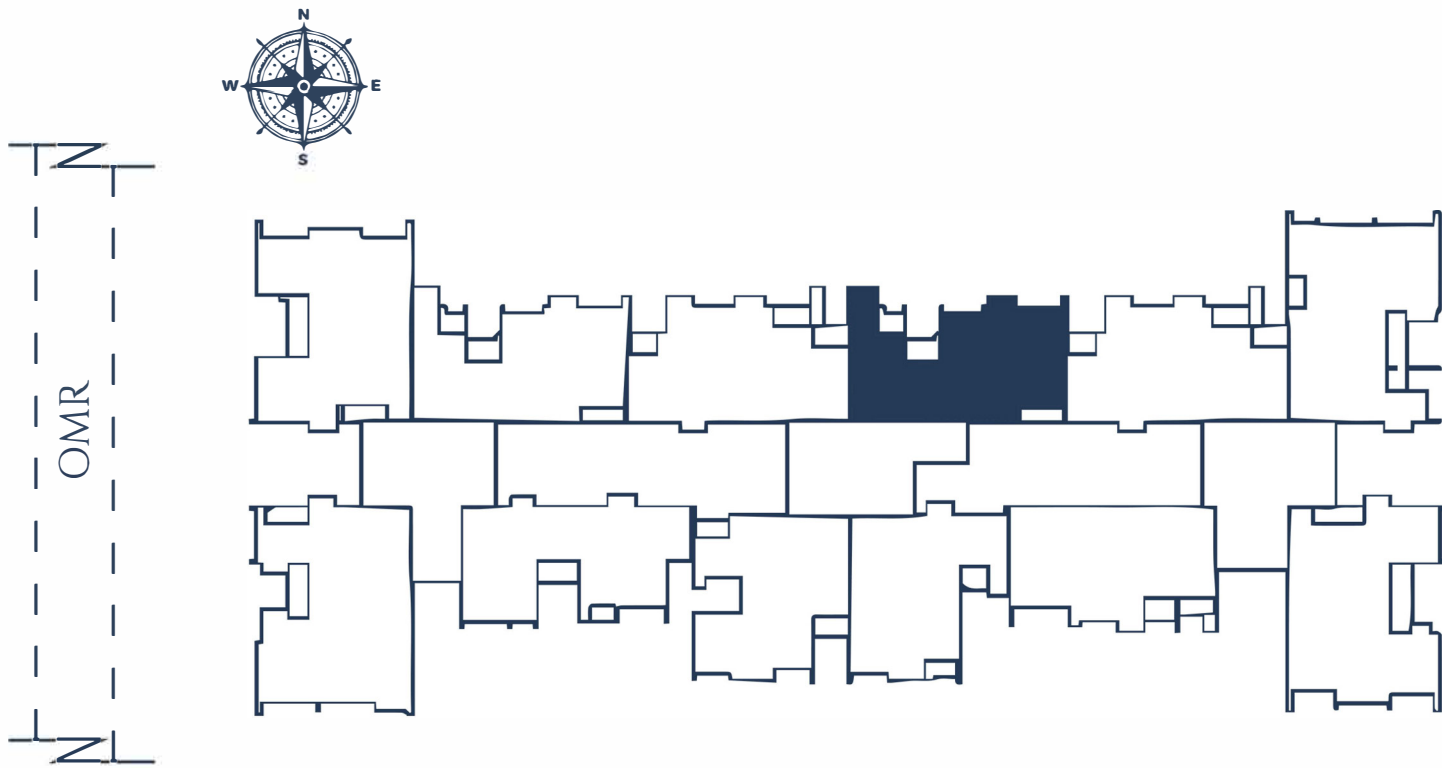


01	PRIVATE TERRACE	- 26'5"x25'11"
02	CHANGE ROOM	- 5'1"x3'0"

# THE AMBAR

B-PH-02 (4347 SQ.FT)

06/11



# THE AMBAR

## FIRST FLOOR



01	LIVING/DINING	- 37'10"x12'11"
02	KITCHEN	- 12'4"x8'6"
03	UTILITY	- 5'6"x6'5"
04	DECK	- 10'6"x10'8"
05	BED ROOM-1	- 16'6"x12'3"
06	TOILET - 1	- 5'0"x9'4"
07	POWDER ROOM	- 5'0"x6'3"

# THE AMBAR

## SECOND FLOOR



01	LOUNGE	- 13'10"x11'3"
02	MASTER BED ROOM - 2	- 12'5"x16'3"
03	TOILET - 2	- 5'6"x11'5"
04	BALCONY	- 6'0"x7'11"
05	BED ROOM-3	- 16'6"x12'3"
06	TOILET - 3	- 5'0"x9'0"
07	BED ROOM-4	- 11'0"x13'0"
08	TOILET - 4	- 5'0"x9'6"

# THE AMBAR TERRACE FLOOR



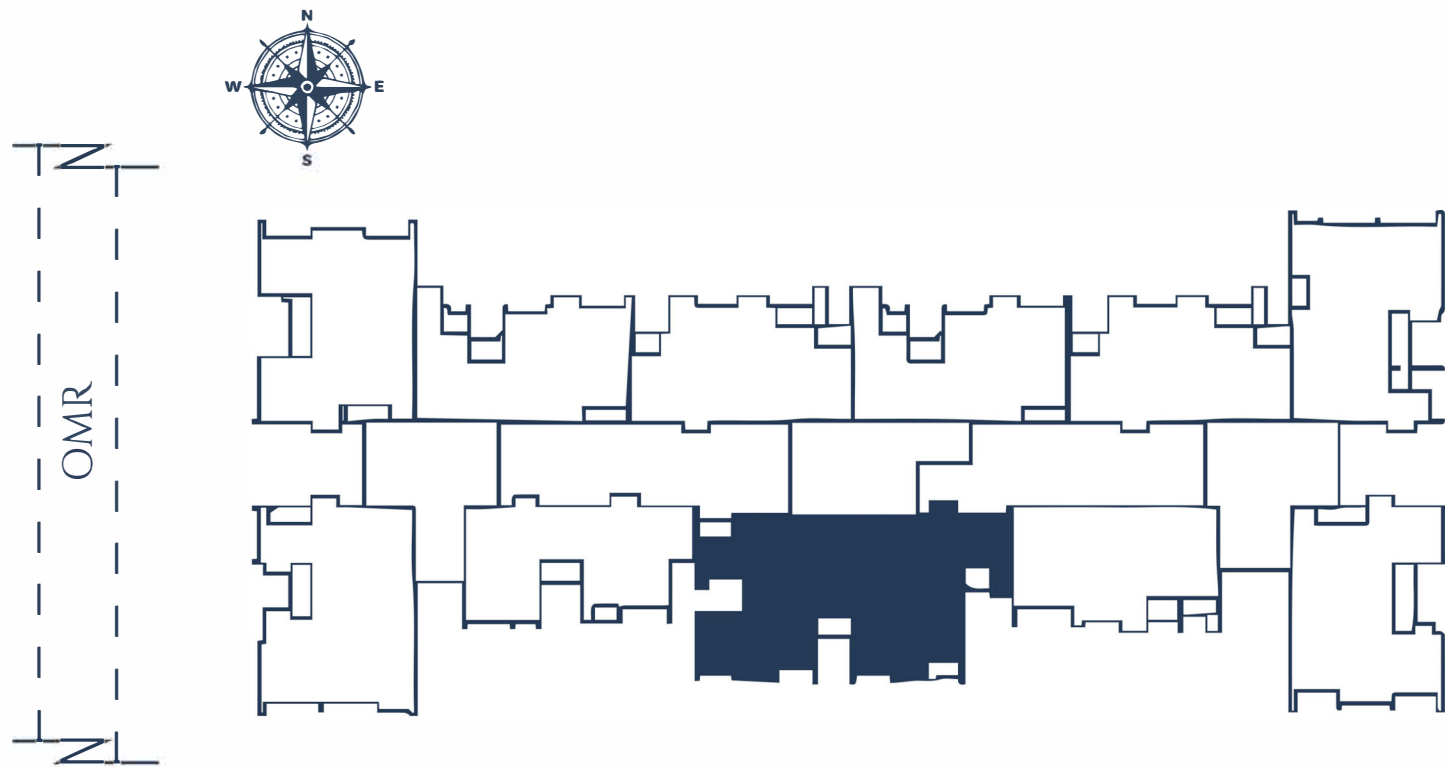
01	PRIVATE TERRACE	- 27'6"x25'8"
02	CHANGE ROOM	- 5'0"x3'0"



# THE ONELLA

B-PH-03 (4686 SQ.FT)

07/11



YOUR WHOLE WORLD IN ONE FLOOR

# THE ONELLA

## FIRST FLOOR

01	FORMAL LIVING	- 20'2"x10'08"
02	LIVING/DINING	- 32'10"x15'11"
03	KITCHEN	- 17'3"x9'6"
04	UTILITY	- 7'9"x3'11"
05	LOUNGE	- 10'11"x10'0"
06	DECK	- 10'11"x10'3"
07	MASTER BED ROOM - 1	- 16'3"x13'7"
08	TOILET - 1	- 6'9"x8'3"
09	DRESS	- 4'8"x8'3"
10	BED ROOM-2	- 13'4"x13'11"
11	TOILET - 2	- 13'5"x5'11"
12	BED ROOM - 3	- 16'0"x10'8"
13	TOILET - 3	- 5'0"x9'0"
14	BED ROOM - 4	- 11'11"x11'0"
15	TOILET - 4	- 8'9"x5'0"
16	POWDER ROOM	- 6'2"x3'7"



# THE ONELLA TERRACE FLOOR

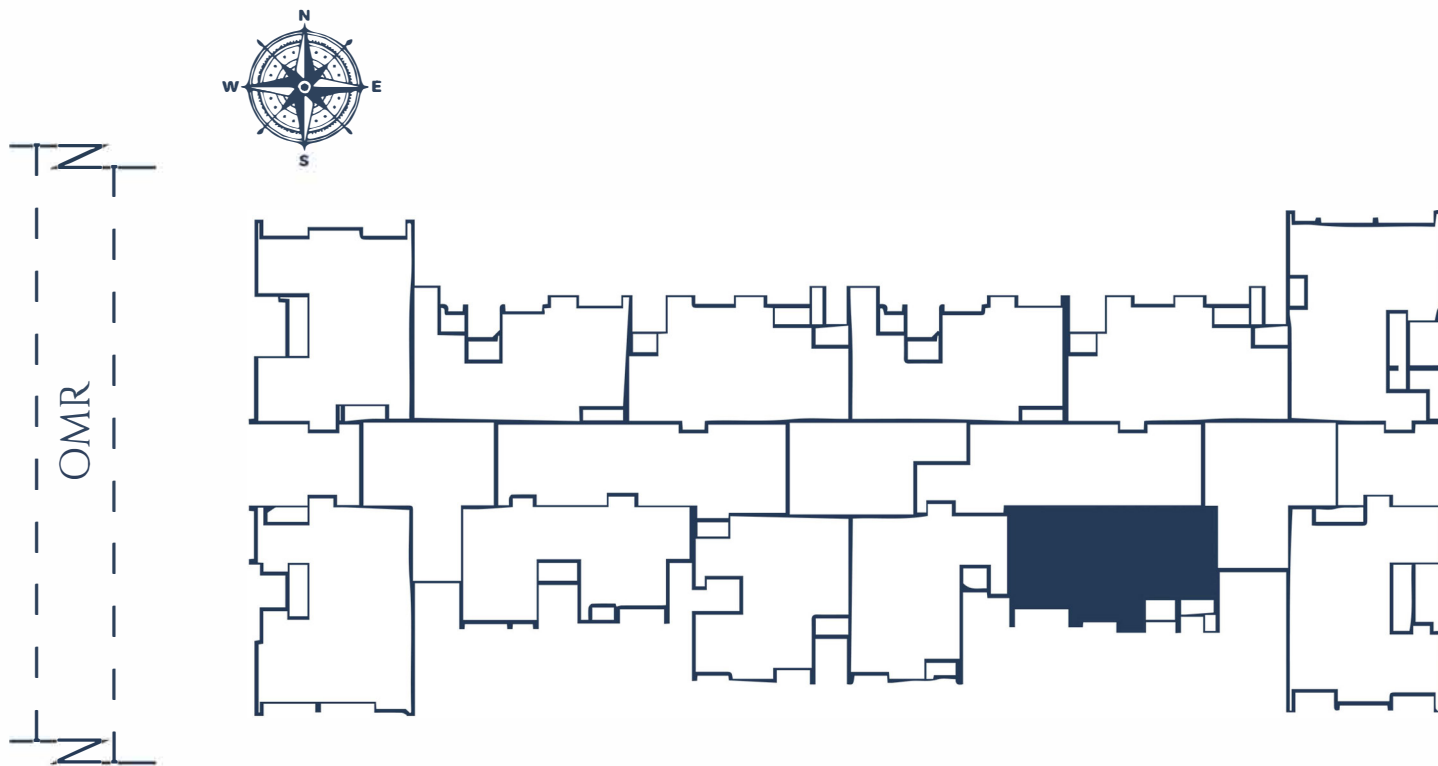


01	PRIVATE TERRACE	- 31'8"x34'9"
02	CHANGE ROOM	- 5'11"x3'4"

# THE WELKIN

C-PH-01 (4074 SQ.FT)

08/11



# THE WELKIN FIRST FLOOR



01	LIVING/DINING	- 34'0"x12'5"
02	KITCHEN	- 9'0"x12'3"
03	UTILITY	- 4'3"x5'10"
04	DECK	- 10'6"x10'2"
05	BED ROOM-1	- 13'5"x14'1"
06	TOILET - 1	- 8'6"x5'6"
07	POWDER ROOM	- 6'11"x5'2"

# THE WELKIN SECOND FLOOR



01	LOUNGE	- 10'6"x12'2"
02	MASTER BED ROOM - 2	- 14'1"x15'5"
03	TOILET - 2	- 9'0"x5'5"
04	BED ROOM-3	- 10'10"x18'9"
05	BALCONY	- 8'2"x5'11"
06	TOILET - 3	- 4'9"x9'7"
07	BED ROOM-4	- 11'11"x10'11"
08	TOILET - 4	- 6'11"x10'4"

# THE WELKIN TERRACE FLOOR



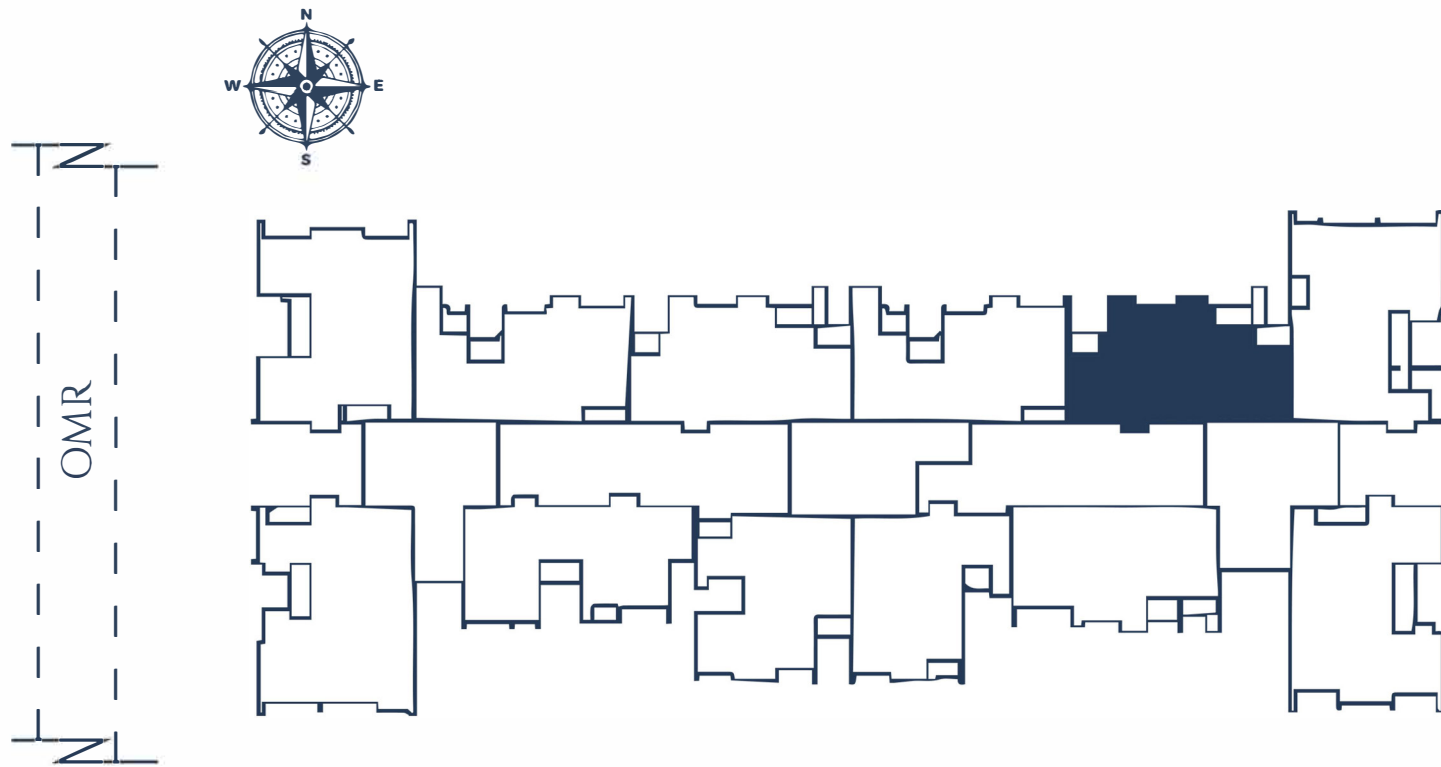
01 PRIVATE TERRACE	- 24'6"x25'4"
02 CHANGE ROOM	- 3'4"x5'11"



# THE VALLETTA

C-PH-02 (4238 SQ.FT)

09/11



# THE VALLETTA

## FIRST FLOOR



01	LIVING	- 17'10"x10'3"
02	DINING	- 13'8"x15'8"
03	KITCHEN	- 9'10"x11'9"
04	UTILITY	- 8'10"x3'1"
05	DECK	- 11'7"x9'8"
06	STORE	- 8'3"x4'5"
07	BED ROOM-1	- 14'6"x14'7"
08	BALCONY - 1	- 6'5"x5'0"
09	TOILET - 1	- 5'0"x9'0"
10	POWDER ROOM	- 5'0"x5'11"

# THE VALLETTA

## SECOND FLOOR



01	LOUNGE	- 13'11"x11'8"
02	MASTER BED ROOM - 2	- 17'3"x14'8"
03	TOILET - 2	- 5'0"x10'11"
04	BALCONY-2	- 6'6"x4'11"
05	BED ROOM-3	- 12'7"x16'3"
06	TOILET - 3	- 6'1"x9'4"
07	BALCONY-3	- 5'6"x9'4"
08	BED ROOM-4	- 10'11"x10'11"
09	TOILET - 4	- 5'11"x8'2"
10	BALCONY-4	- 6'1"x3'3"

# THE VALLETTA

## TERRACE FLOOR

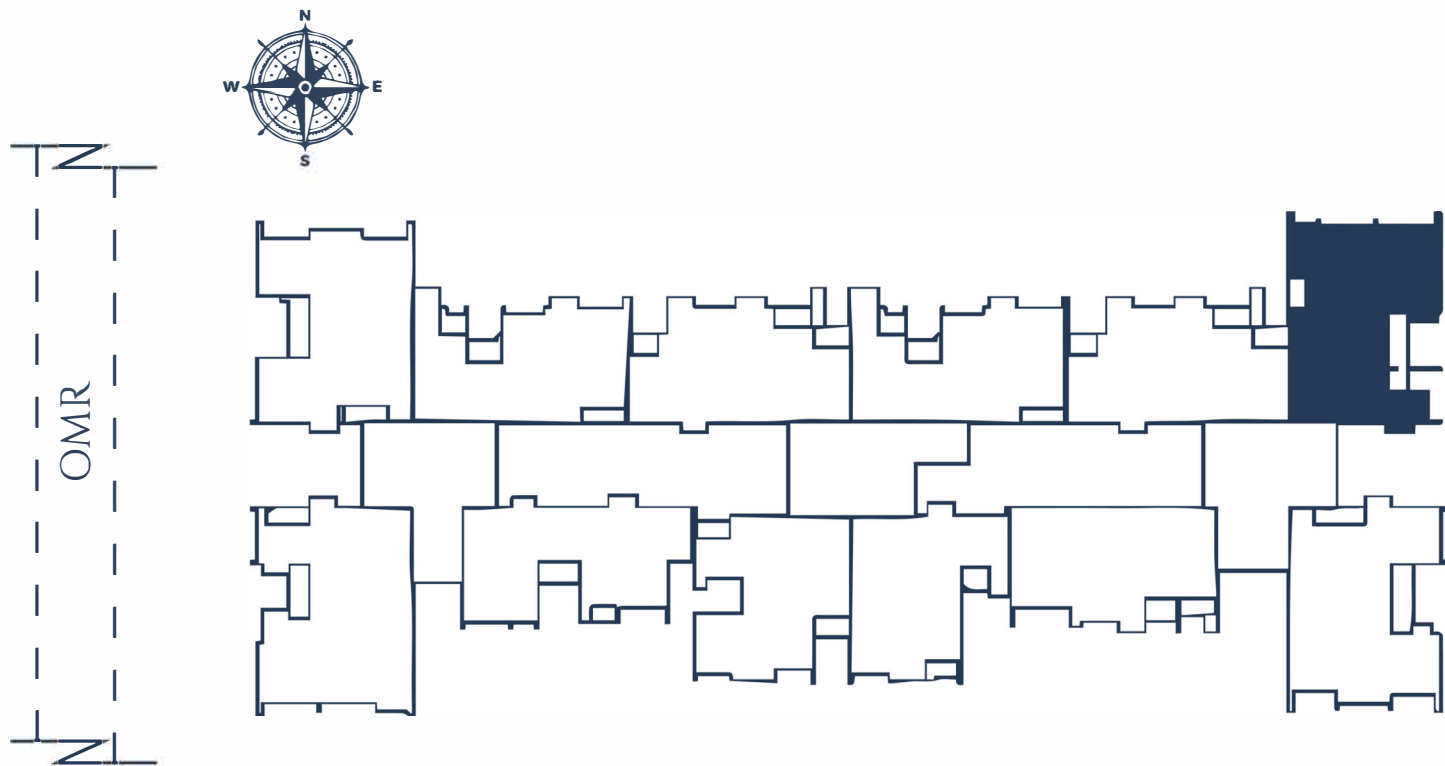


01	PRIVATE TERRACE	- 26'5"x25'11"
02	CHANGE ROOM	- 3'3"x5'10"

# THE MULBERRY

C-PH-03 (4643 SQ.FT)

10/11



# THE MULBERRY

## FIRST FLOOR



01	FOYER	- 5'1"x8'0"
02	LIVING	- 17'6"x16'6"
03	DINING	- 9'4"x12'11"
04	KITCHEN	- 12'1"x11'7"
05	DECK	- 6'9"x10'7"
06	BED ROOM-1	- 13'7"x11'3"
07	TOILET - 1	- 5'11"x8'6"
08	BED ROOM-2	- 14'1"x12'5"
09	TOILET - 2	- 7'11"x5'11"
10	POWDER ROOM	- 4'3"x6'11"
11	SERVANT ROOM	- 6'2"x8'0"
12	SERVANT TOILET	- 4'1"x5'0"
13	UTILITY	- 5'6"x5'4"

# THE MULBERRY

## SECOND FLOOR



01	FOYER	- 4'11"x8'8"
02	AV ROOM/LOUNGE	- 12'11"x10'11"
03	MASTER BED ROOM - 3	- 16'9"x13'11"
04	TOILET - 3	- 11'9"x6'0"
05	DRESS - 1	- 12'1"x5'3"
06	BED ROOM-4	- 20'3"x12'8"
07	TOILET - 4	- 6'0"x8'6"
08	DRESS - 2	- 7'1"x11'4"
09	BOX ROOM	- 9'10"x6'0"

# THE MULBERRY

## TERRACE FLOOR



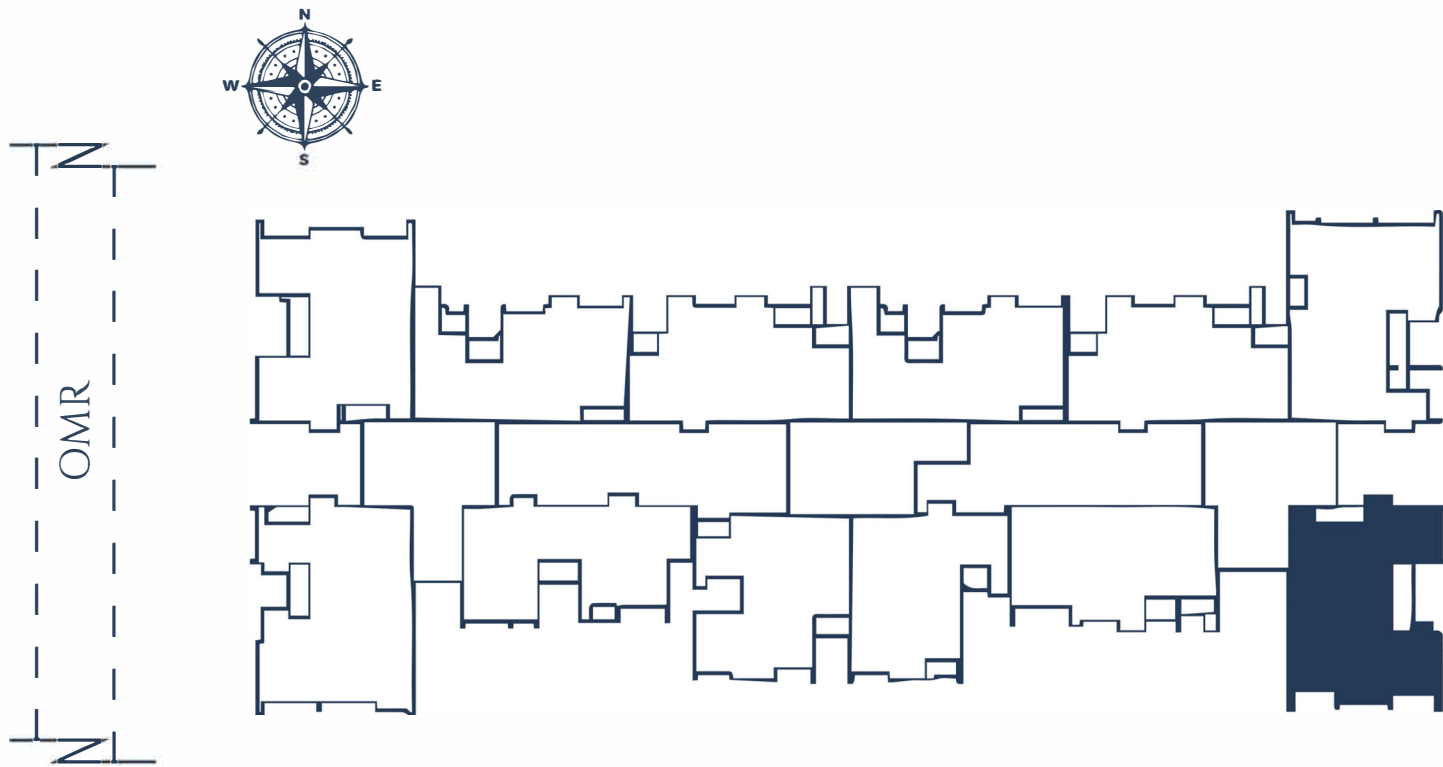
01	PRIVATE TERRACE	- 18'3"x25'8"
02	CHANGE ROOM	- 5'9"x4'1"



# THE ODEON

C-PH-04 (4727 SQ.FT)

11/11



# THE ODEON

## FIRST FLOOR



01	FOYER	- 5'1"x6'0"
02	LIVING	- 17'6"x15'10"
03	DINING	- 9'10"x16'4"
04	KITCHEN	- 10'11"x11'4"
05	UTILITY	- 10'0"x3'6"
06	BALCONY	- 5'0"x14'1"
07	BED ROOM-1	- 10'11"x11'11"
08	TOILET - 1	- 5'0"x8'0"
09	BED ROOM-2	- 11'11"x14'11"
10	TOILET - 2	- 5'2"x8'4"
11	POWDER ROOM	- 5'0"x5'10"
12	SERVANT ROOM	- 7'10"x6'0"
13	SERVANT TOILET	- 3'11"x6'0"



# THE ODEON

## SECOND FLOOR



01	FOYER	- 4'9"x6'0"
02	AV ROOM\ LOUNGE	- 12'4"x15'9"
03	MASTER BED ROOM - 3	- 17'5"x14'10"
04	TOILET - 3	- 11'4"x7'4"
05	DRESS	- 5'0"x7'4"
06	DECK	- 10'8"x7'6"
07	BED ROOM-4	- 16'3"x14'0"
08	TOILET - 4	- 12'0"x6'0"

# THE ODEON TERRACE FLOOR



01	PRIVATE TERRACE	- 34'4"x19'5"
02	CHANGE ROOM	- 3'0"x5'11"

**adroit**  
*Ahead Thinking*

GOLD

MAGNIFIQ

Adroit Urban Developers Pvt. Ltd.  
No.1, Bheemanna Garden street, Alwarpet, Chennai- 600 018, Tamil Nadu, India.  
Mob: +91 93675 54444  
goldresidences@adroiturban.com  
<https://www.adroiturban.com/Magnifiq>  
Toll Free Number 1800 103 6009

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