

**adroit**

*Ahead Thinking*

GOLD

MAGNIFIQ

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PENTHOUSE

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LIFE 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 ENVELOPE 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





### LEVEL - 3

Rooftop garden and  
Open-to-sky jacuzzi



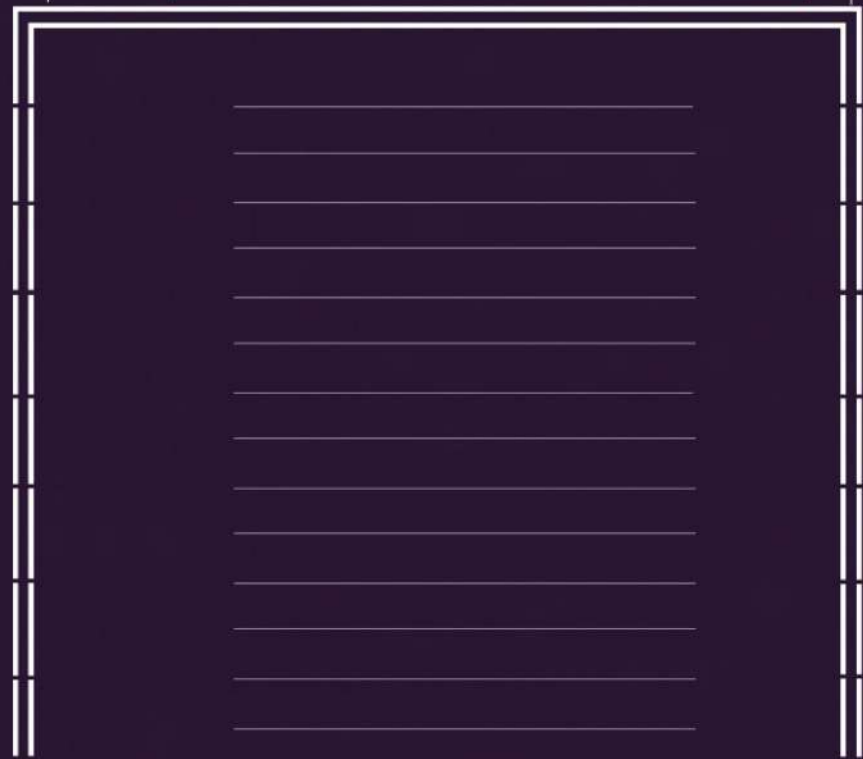
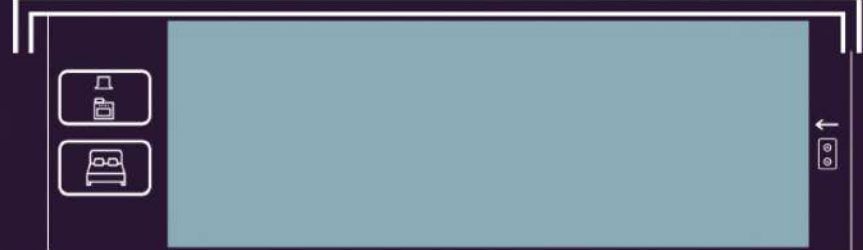
### LEVEL - 2

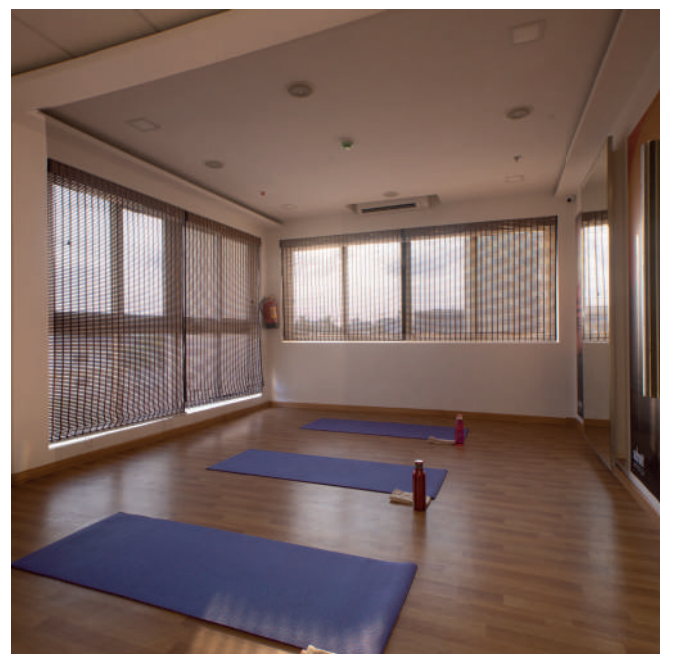
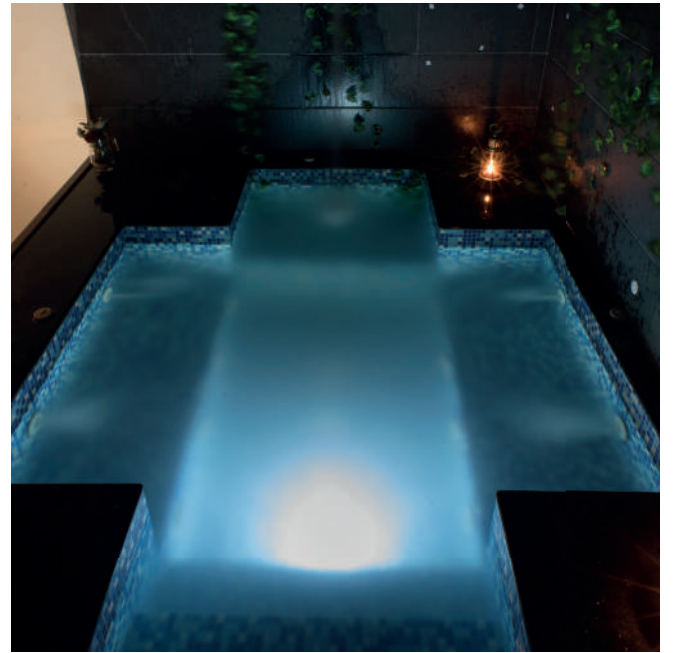
Kings bedroom next to  
The den for leisure



### LEVEL - 1

Living room and a fully  
Equiped kitchen





# SNAP SHOTS

OF 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, ONE/TWO BEDROOMS, KITCHEN, STORAGE AREA AND DECK.









## 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

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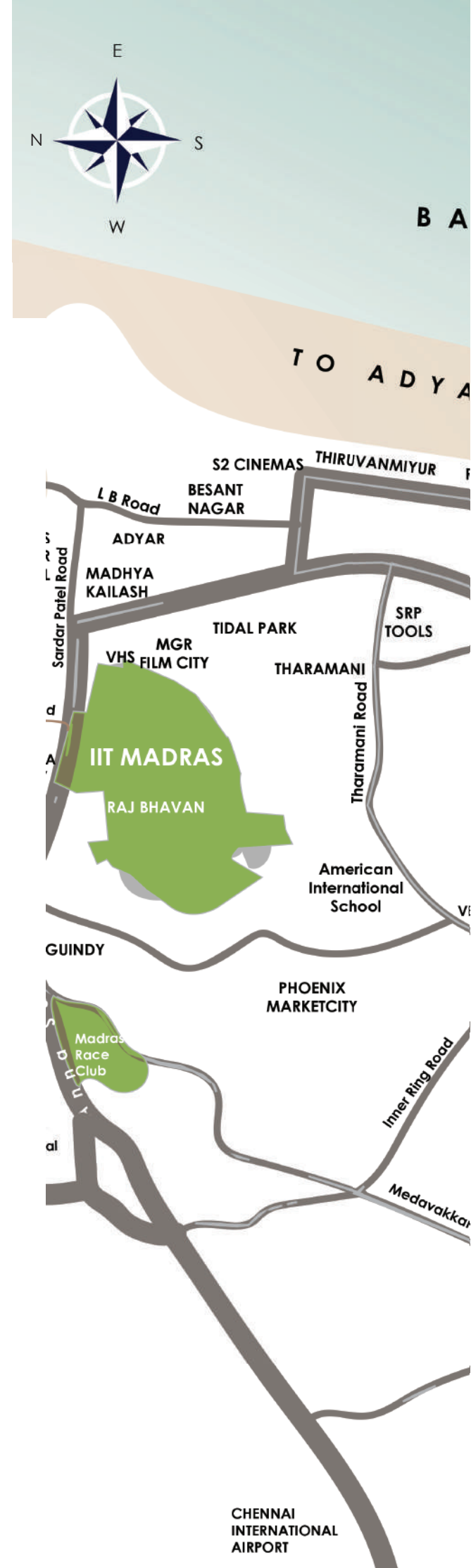
STATE-OF-THE-ART CLUBHOUSE WITH:

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





AT THE HEART OF OMR  
AND EQUALLY CLOSE TO ECR



# STRATEGICALLY LOCATED AT SHOLINGANALLUR JN, THE HEART OF OMR.

Y OF BENGAL

R

TO

LACHERY

LACHERY

Main Road

KEELKATTALAI

KFC

PALAVAKKAM

BLUE LAGOON

INJAMBAKKAM

PRARTHANA DRIVE IN

CHOLAMANDAL ARTISTS VILLAGE

VGP

KIPLING CAFE

VAELS INTERNATIONAL SCHOOL

KART ATTACK

UTHANDI TOLL PLAZA

APOLLO HOSPITAL

THORAIPAKKAM

AKDR GOLF VILLAGE

KARAPAKKAM

KVB

ALOFT HOTEL  
VELAMMAL  
VIDYALAYA



MAYAJAAL

KIDS CENTRAL

TCS

APL GLOBAL SCHOOL

CTS

PAY PAL

ACCENTURE TAJ GATEWAY

WIPRO

MAHINDRA SATYAM

ELCOT SEZ

OMR

Navalur

AGS

TOI

TOWARDS AIRPORT

Velachery Tambaram Main Road

MEDAVAKKAM

PERUMBAKKAM

SITHALAPAKKAM

# GOLD STANDARD

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11 PENTHOUSE C



# D RESIDENCES

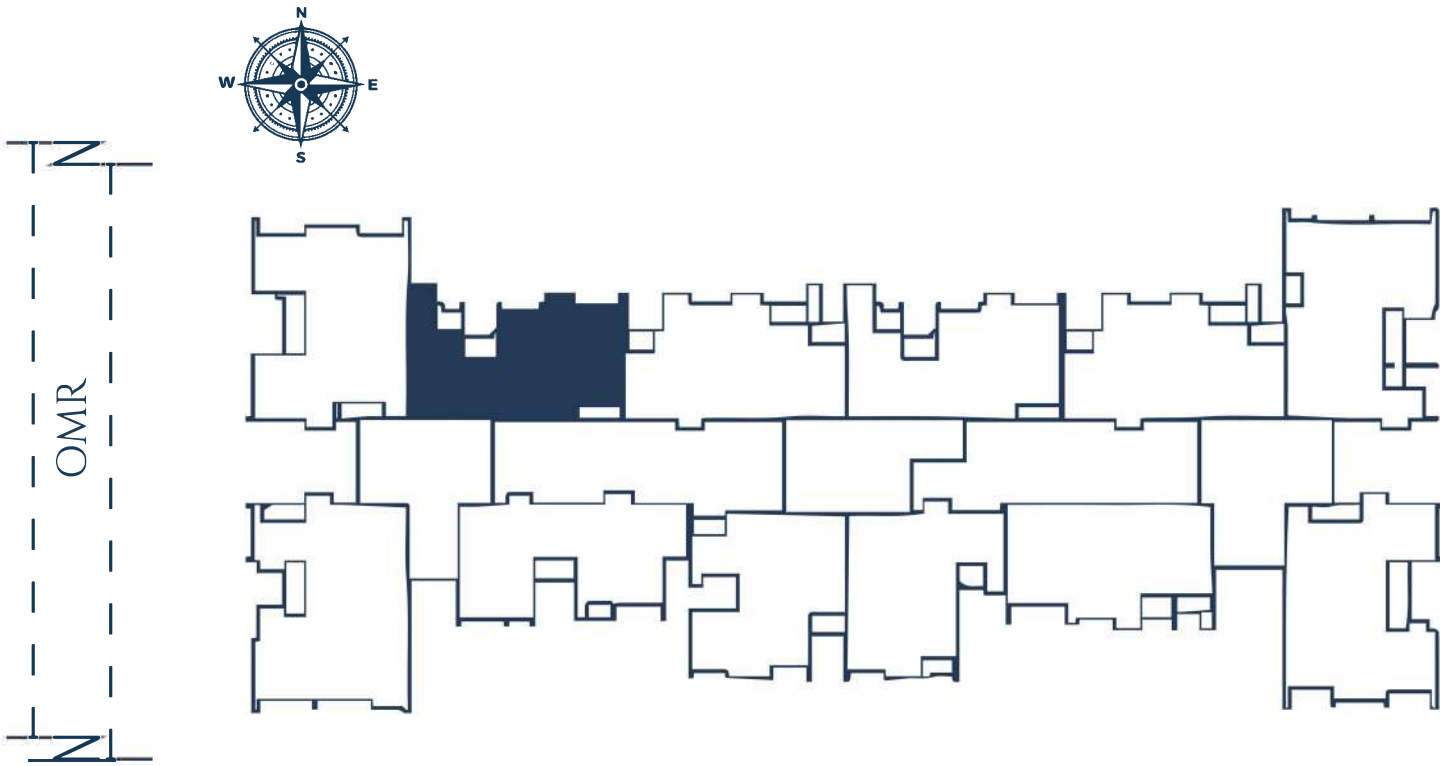
COLLECTION



# THE ZEAL

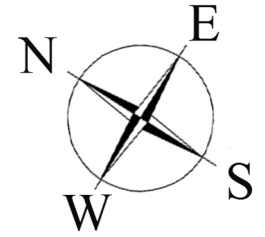
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# THE ZEAL

LEVEL-1 (FIFTEENTH FLOOR)

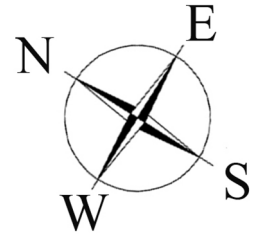


ENTRANCE

01	LIVING\ DINING	- 38'0" x 12'11"
02	KITCHEN	- 12'2" x 12'0"
03	UTILITY	- 5'6" x 6'1"
04	DECK	- 10'4" x 10'8"
05	BED ROOM - 1	- 16'6" x 12'4"
06	TOILET - 1	- 5'0" x 9'4"
07	POWDER ROOM	- 5'0" x 5'11"

# THE ZEAL

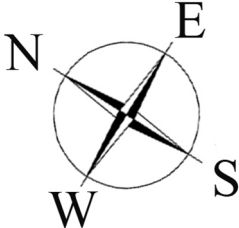
LEVEL-2 (SIXTEENTH FLOOR)



01	LOUNGE	- 13'10"x11'5"
02	MASTER BED ROOM - 2	- 12'6"x16'4"
03	TOILET - 2	- 5'6"x11'5"
04	BALCONY	- 6'0"x7'8"
05	BED ROOM-3	- 16'6"x12'4"
06	TOILET - 3	- 5'0"x9'0"
07	BED ROOM-4	- 11'0"x12'11"
08	TOILET - 4	- 5'0"x9'6"

# THE ZEAL

LEVEL-3 (SEVENTEENTH FLOOR)

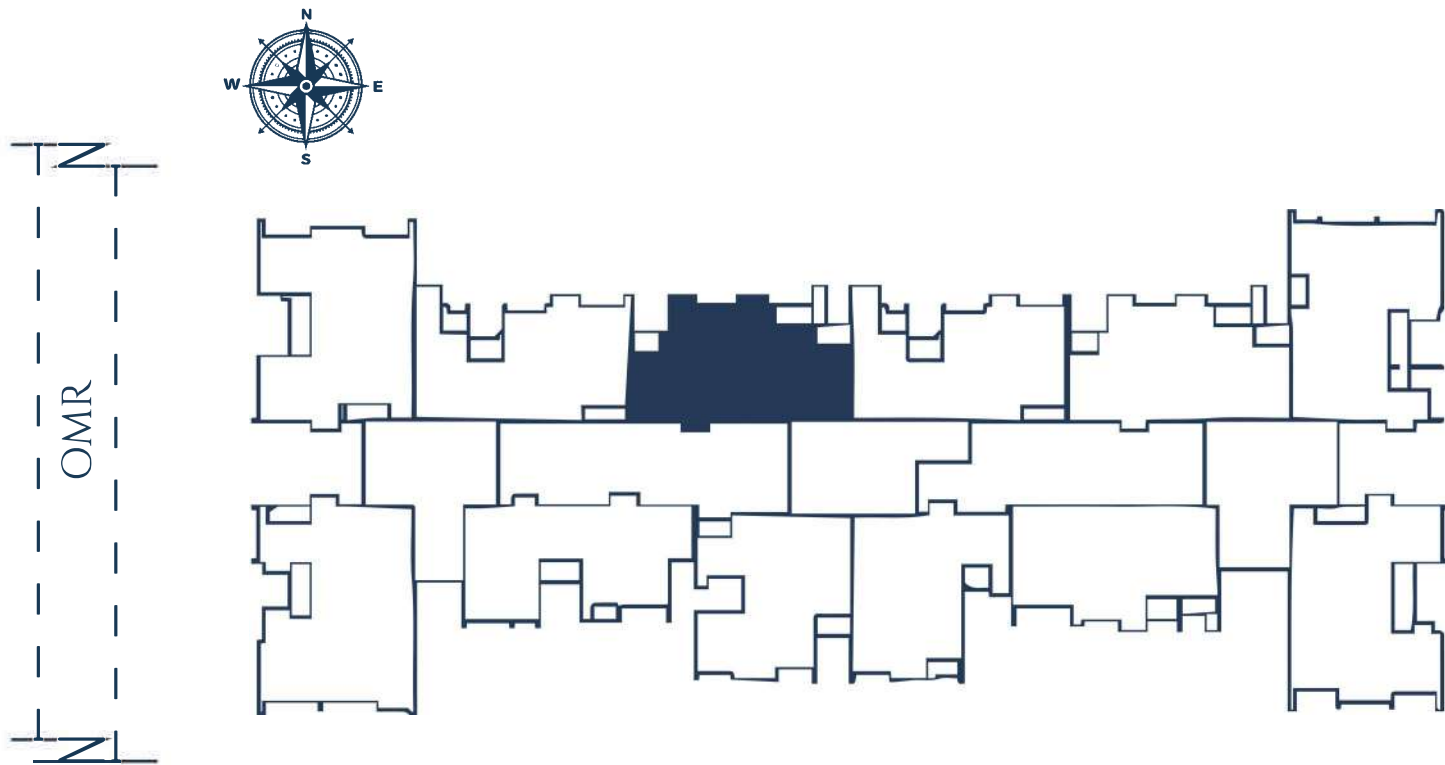


01	PRIVATE TERRACE	- 27'4"x25'8"
02	CHANGE ROOM	- 3'7" X 5'9"

# THE CHALET

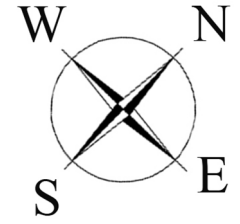
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# THE CHALET

LEVEL-1 (ELEVENTH FLOOR)

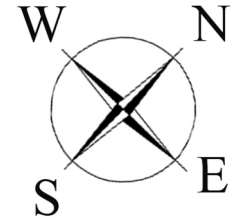


ENTRANCE

01	LIVING\FOYER	- 26'7"x9'11"
02	DINING	- 15'1"x11'4"
03	KITCHEN	- 8'6"x11'10"
04	UTILITY	- 8'2"x3'3"
05	DECK	- 11'8"x10'8"
06	BED ROOM-1	- 14'2"x14'8"
07	TOILET - 1	- 5'0"x8'6"
08	BALCONY - 1	- 6'6"x5'0"
09	POWDER ROOM	- 5'0"x6'0"

# THE CHALET

LEVEL-2 (TWELFTH FLOOR)



01	LOUNGE	- 13'11"x10'2"
02	STUDY ROOM	- 6'0"x10'8"
03	MASTER BED ROOM- 4	- 17'4"x14'8"
04	TOILET - 4	- 5'0"x11'0"
05	BALCONY - 1	- 6'6"x5'0"
06	BED ROOM - 2	- 12'8"x16'4"
07	TOILET - 2	- 6'1"x9'4"
08	BALCONY - 2	- 5'7"x9'4"
09	BED ROOM - 3	- 11'0"x11'0"
10	TOILET - 3	- 5'0"x11'0"



# THE CHALET

LEVEL-3 (THIRTEENTH FLOOR)

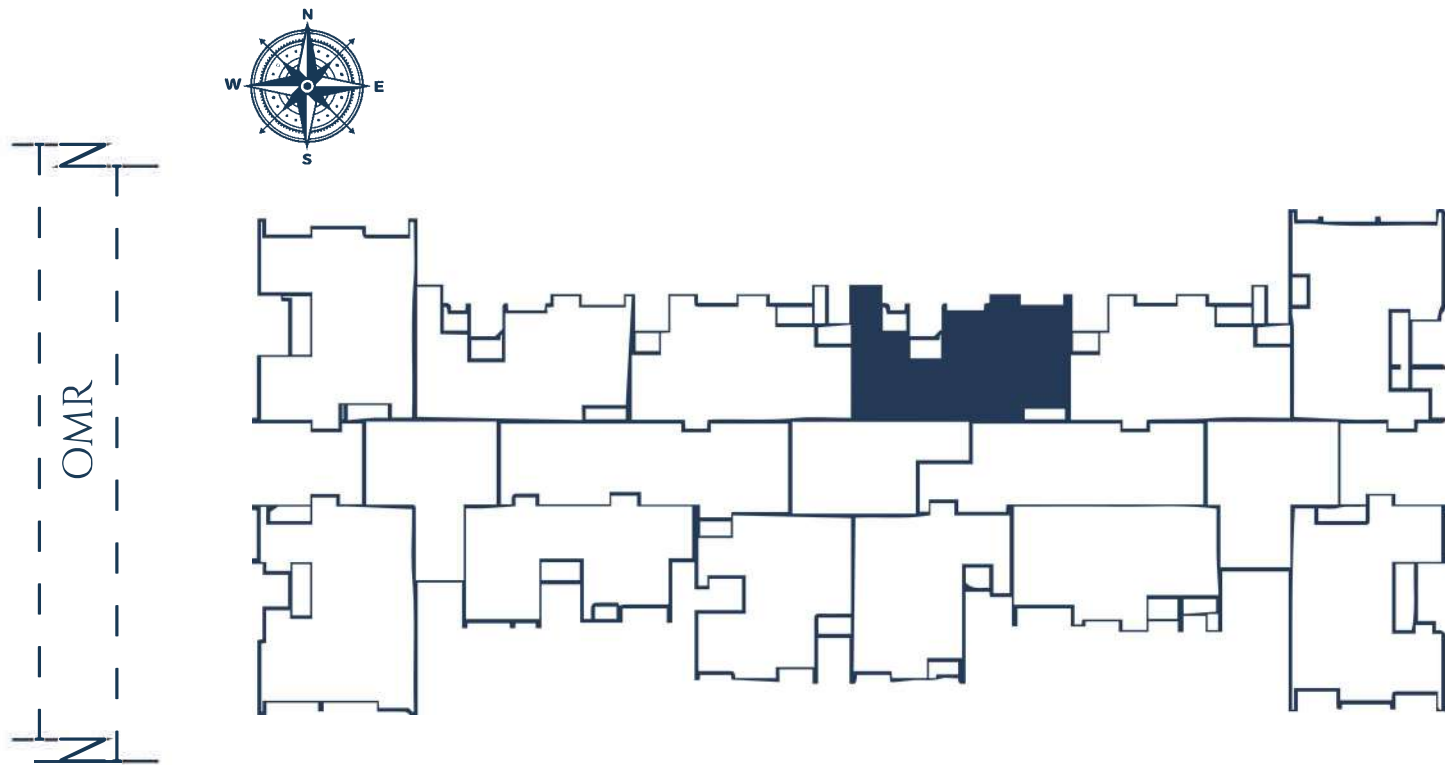


01	PRIVATE TERRACE	- 26'6"x26'0"
02	CHANGE ROOM	- 5'1"x3'0"

# THE AMBAR

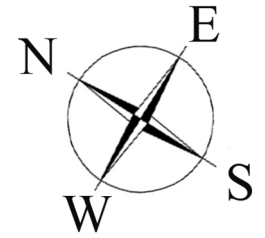
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# THE AMBAR

LEVEL-1 (ELEVENTH FLOOR)

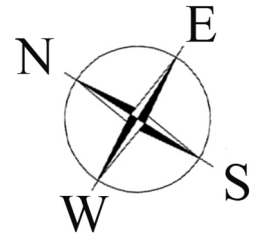


ENTRANCE

01	LIVING\ DINING	- 38'0" x 12'8"
02	KITCHEN	- 12'2" x 11'8"
03	UTILITY	- 5'6" x 6'5"
04	DECK	- 10'6" x 10'8"
05	BED ROOM-1	- 16'6" x 12'4"
06	TOILET - 1	- 5'0" x 9'0"
07	POWDER ROOM	- 5'0" x 5'11"

# THE AMBAR

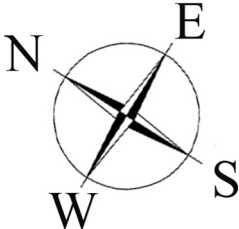
LEVEL-2 (TWELFTH FLOOR)



01	LOUNGE	- 13'10"x11'4"
02	MASTER BED ROOM - 4	- 12'3"x16'4"
03	TOILET - 4	- 5'6"x11'5"
04	BALCONY	- 6'0"x7'9"
05	BED ROOM-2	- 16'6"x12'3"
06	TOILET - 2	- 5'0"x9'0"
07	BED ROOM-3	- 11'0"x13'0"
08	TOILET - 3	- 5'0"x9'6"

# THE AMBAR

LEVEL-3 (THIRTEENTH FLOOR)

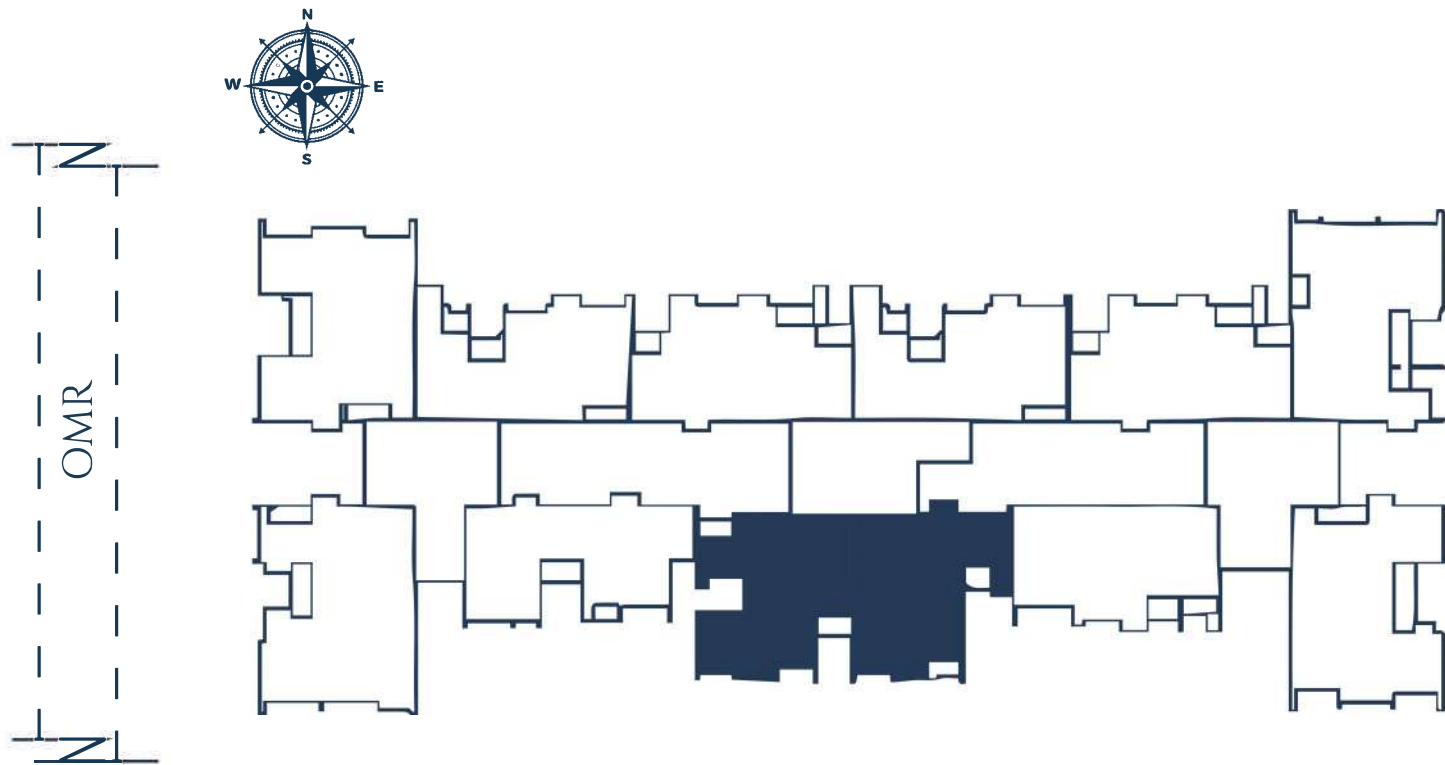


01	PRIVATE TERRACE	- 26'7"x27'8"
02	CHANGE ROOM	- 5'0"x3'2"

# THE ONELLA

(B-PH-03) 4686 SQ.FT

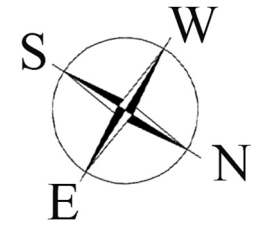
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YOUR WHOLE WORLD IN ONE FLOOR

# THE ONELLA

LEVEL-1 (ELEVENTH FLOOR)

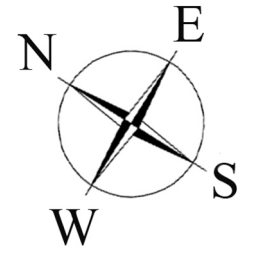


01	HOME THEATRE	- 13'4"x11'2"
02	LIVING/DINING	- 33'0"x16'0"
03	KITCHEN	- 17'3"x9'6"
04	UTILITY	- 7'6"x3'7"
05	LOUNGE	- 10'0"x10'3"
06	DECK	- 10'11"x9'6"
07	MASTER BED ROOM - 4	- 16'4"x12'11"
08	TOILET - 4	- 6'9"x8'3"
09	DRESS	- 4'8"x8'3"
10	BED ROOM-1	- 13'4" x14'0"
11	TOILET - 1	- 13'3"x5'11" 5'8"x3'11"
12	BED ROOM - 2	- 16'0"x10'8"
13	TOILET - 2	- 5'0"x9'0"
14	BED ROOM - 3	- 12'0"x11'0"
15	TOILET - 3	- 8'7"x5'0" 3'11"x2'11"
16	POWDER ROOM	- 6'0"x3'6"



# THE ONELLA

LEVEL-2 (TWELFTH FLOOR)

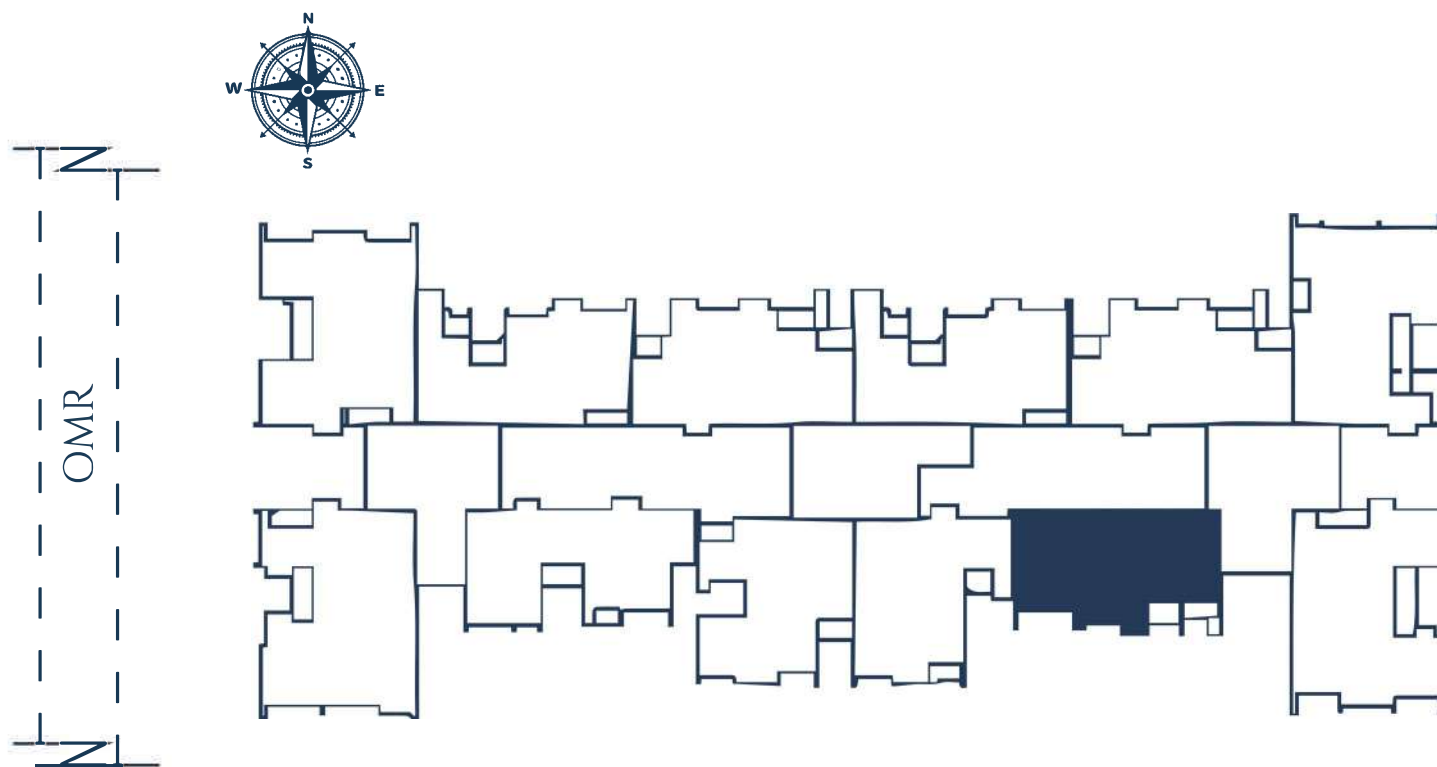


01	PRIVATE TERRACE	- 36'7" x 33'5"
02	CHANGE ROOM	- 5'0" x 3'2"

# THE WELKIN

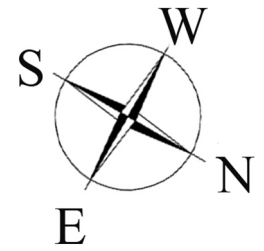
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# THE WELKIN

LEVEL-1 (NINTH FLOOR)

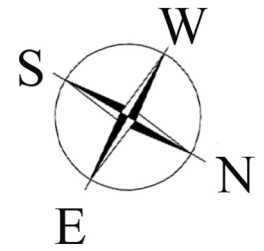


ENTRANCE

01	LIVING\DINING	- 34'0"x12'5"
02	KITCHEN	- 9'0"x12'1"
03	UTILITY	- 4'3"x5'10"
04	DECK	- 10'6"x10'6"
05	BED ROOM-1	- 13'5"x14'1"
06	TOILET - 1	- 8'5"x5'4"
07	POWDER ROOM	- 7'0"x5'2"

# THE WELKIN

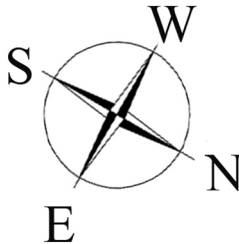
LEVEL-2 (TENTH FLOOR)



01	LOUNGE	- 10'6"x11'4"
02	MASTER BED ROOM - 4	- 14'1"x15'5"
03	TOILET - 4	- 9'0"x5'6"
04	BED ROOM-2	- 10'11"x18'9"
05	BALCONY	- 8'2"x6'0"
06	TOILET - 2	- 5'0"x9'6"
07	BED ROOM-3	- 11'9"x10'9"
08	TOILET - 4	- 7'0"x10'6" 3'2"x 5'6"

# THE WELKIN

LEVEL-3 (ELEVENTH FLOOR)

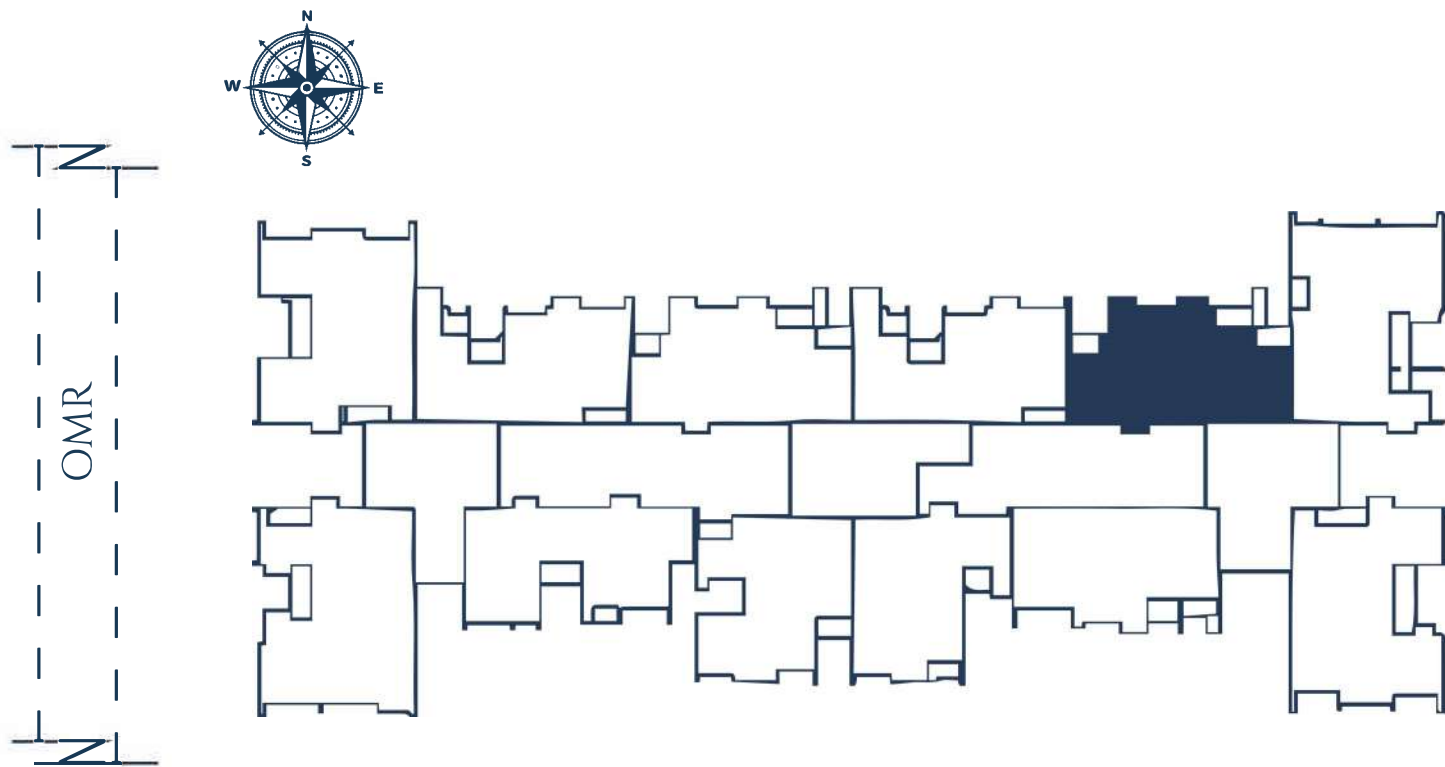


01	PRIVATE TERRACE	- 24'7"x26'9"
02	CHANGE ROOM	- 3'6"x5'0"

# THE VALLETTA

(C-PH-02) 4238 SQ.FT

09/11



# THE VALLETTA

LEVEL-1 (NINTH FLOOR)



ENTRANCE

01	LIVING	- 17'7"x11'5"
02	DINING	- 14'9"x11'4"
03	KITCHEN	- 8'7"x15'5"
04	UTILITY	- 8'2"x4'7"
05	DECK	- 11'7"x10'9"
06	BED ROOM-1	- 14'6"x14'8"
07	BALCONY - 1	- 6'6"x5'0"
08	TOILET - 1	- 5'0"x8'4"
09	POWDER ROOM	- 5'0"x5'11"

# THE VALLETTA

LEVEL-2 (TENTH FLOOR)



01	LOUNGE	- 13'11"x11'8"
02	MASTER BED ROOM - 4	- 17'4"x14'8"
03	TOILET - 4	- 4'9"x10'8"
04	BALCONY-2	- 6'6"x4'8"
05	BED ROOM-2	- 12'8"x16'0"
06	TOILET - 2	- 6'1"x 9'4" - 3'5"x 3'5"
07	BALCONY-3	- 5'7"x9'4"
08	BED ROOM-3	- 11'0"x11'0"
09	TOILET - 3	- 5'0"x11'0"
10	STUDY ROOM	- 6'0"x10'8"



# THE VALLETTA

LEVEL-3 (ELEVENTH FLOOR)



01	PRIVATE TERRACE	- 26'6"x26'8"
02	CHANGE ROOM	- 3'6"x4'8"

**adroit**  
*Ahead Thinking*

GOLD

MAGNIFIQ

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