



LUXURY APARTMENTS  
WITH A COMFORT OF A

**VILLA**

**KAMALA  
ENCLAVE**  
ANNANAGAR



Plot No.1441  
Door No 7, 33rd Street  
I Block, Anna Nagar  
Chennai-600 040

## **ONE FLOOR ONE FLAT 1627 SQ.FT**

**Stilt Floor :** Exclusive  
Car Parking

**Typical Floor:** 5 Floors  
One Flat in each Floor.  
Only 5 exclusive  
luxury Apartments.

Anna Nagar is an affluent neighborhood and has an excellent infrastructure, as well as a thick green canopy. As a result of its excellent connectivity to other parts of the city, Anna Nagar has become one of the most prestigious residential areas in Chennai.

Kamala Enclave is a Stilt plus five-storied residential marvel strategically placed and intelligently built on 33rd st, Anna Nagar West, one of Chennai's most prestigious addresses. It has 1 apartment in each floor measured 1627 sq.ft and totally 5 apartments in 5 floors. All the apartments are crafted with the finest features like world class fittings, a covered Car Park with Vaastu Compliant to ensure prosperity in your life.

Say yes to Kamala Enclave, a great lifestyle awaits you.

### **F E A T U R E S**

 2 Car Parking each floor	 Acoustically insulated standby Generator for common area and essential fan & lights
 Video Door Phone	 CCTV with Security Camera
 Solar Power for common area	 Rain Water Harvesting
 EV Charging point	 Driver Toilet at stilt level
 Imported Marble flooring in living & dining area	 Strict adherence to approved plan
 Elegant and Durable Interlocking Pavers for stilt parking and drive way	 100% Vastu for flats
 Shower Partition will be provided for master bathroom	 Pleasing Landscaping

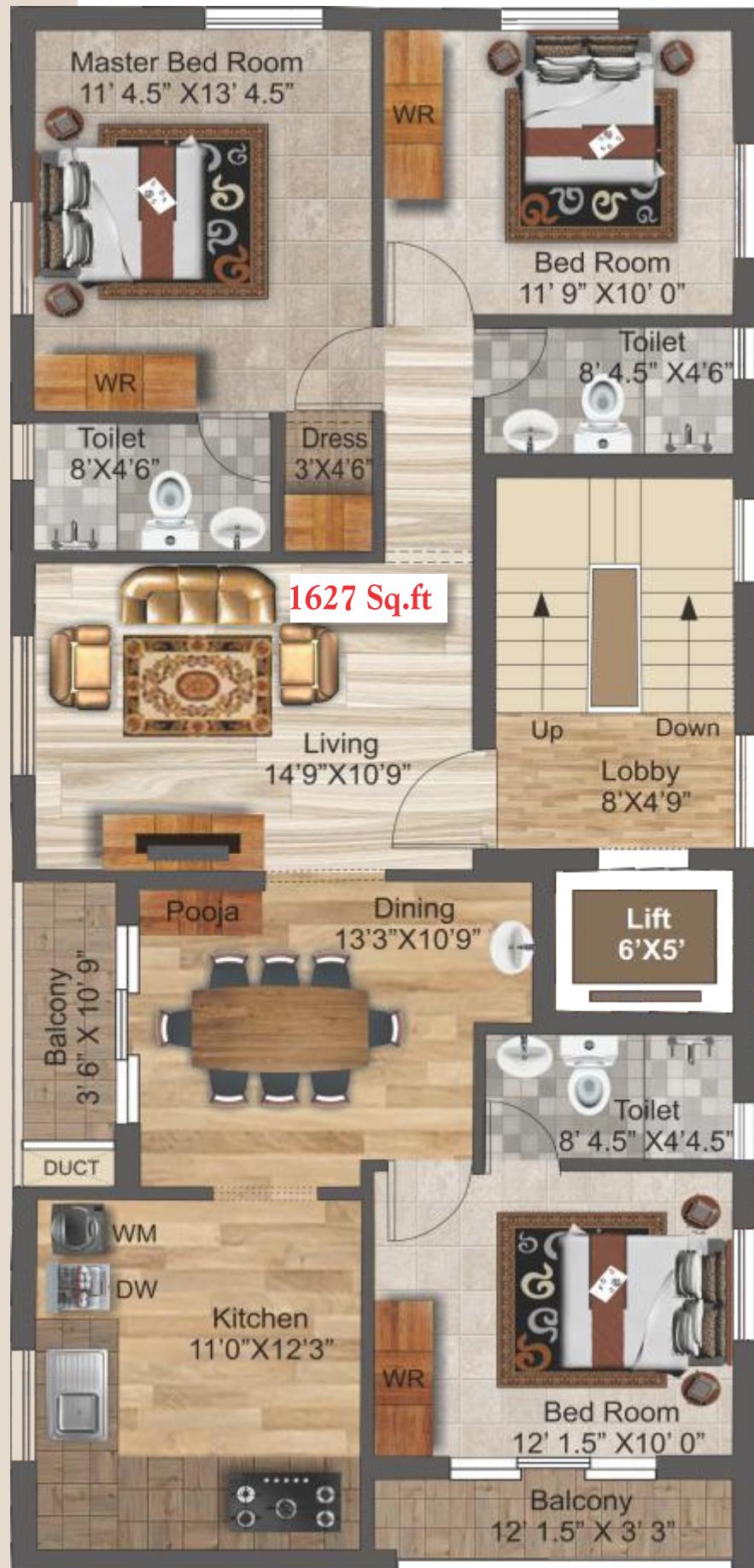




# STILT FLOOR PLAN



# TYPICAL FLOOR PLAN



# SPECIFICATION



## Structure

Seismic Zone Compliant RCC Framed Structure.



## Wall

Red bricked wall with smooth plaster.



## Doors

**Main Door**-Teakwood door frame with solid wood designer shutter, polished on both sides with digital lock

**Bedroom Door**-Good Quality wooden door frame with modular veneer shutter, polished on both sides.

**Toilet & Balcony Door**-Good quality wooden door frame with one side veneer and other side laminate flush door.



## Kitchen

Polished granite platform with 2 feet height ceramic tiles dadoing above counter. A stainless steel sink with drainboard is provided. Dishwasher provision provided.



## Flooring

**Living and Dining** - Imported Marble Flooring.

**Bedroom** -Double charged vitrified tiles.

**Toilets** - Ceramic/GVT tile flooring and designer wall dadoing upto false ceiling height entrance and other lobby - Granite Flooring.



## Windows & Ventilators

Good Quality UPVC Windows and Ventilators.



## Plumbing and Sanitary Installation

CPVC concealed waterline.

All sanitary fittings will be of KOHLER equivalent make with single lever diverter with overhead shower and concealed cistern with wall hung closet shower partition will be provided in each bath room.



## Electricity

Three phase electrical power supply with circuit breakers. AC Points in living, dining, and all bedrooms. Concealed FRI copper wiring with modular switches(Reputed make)



## Finishing

Internal walls and ceiling are finished with putty and anti-fungal premium emulsion paint. Outer walls are finished with external texture and premium anti-fungal emulsion paint.



## Water supply arrangements

Bore well for tapping groundwater-sump to store water with arrangements for pumping water to overhead tank.



## Lift

Automatic 6 passenger lift of reputed brand with ARD function.

**GP Kalyan**, Chinmaya Nagar, Chennai- 600 092

**Sathya Garden**, Devi Nagar, Chennai-600 109

**Sigaa Garden**, Ayanambakkam, Chennai-600 095

**Easwari Garden**, Thirumullaivoyal, Chennai-600 092

**Mani's Nest**, Thirumullaivoyal, Chennai-600 092

**Vaani Garden**, Ambattur, Chennai-600 053

**Devi Garden**, Valasarawakkam, Chennai-600087

**Yuva Arcade**, Ambattur, Chennai-600 053

**GP Rajaram**, Ambattur, Chennai-600 053

## GP CONSTRUCTIONS COMPLETED PROJECTS



GP Kalyan, Chinmaya Nagar



Vaani Garden, Vijayalakshmiapuram



Easwari Garden, Thirumullaivoyal



GP Rajaram, Ambattur



Mani's Nest, Thirumullaivoyal



Yuva Arcade, Ambattur

## LOCATION PLAN



## LOCATION ADVANTAGES

### Schools

Chinmaya Vidyalaya	300meter
SBOA	1km
DAV	1.5km
Chennai Public School	1.5km
Officers IAS Academy	100meter
Sankar IAS Academy	500meter
Allen	1km

### Colleges

Anna Adarsh College	1.75km
D.G.Vaishnav College	.5km
Loyola College	7km
Kandaswami Naidu College	2km

### Access to Bus

Anna Nagar West Depo	750m
Koyambedu Bus Terminal	4km

### Access to Train

Thirumangalam Metro	750m
Anna Nagar Metro	1.5 km
Egmore Station	9km
Central Station	11km

### Hospitals

KHM Hospital	1km
MMM Hospital	3km
MGM Hospital	3.5km

### Airport

Chennai Airport	15km
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CONSTRUCTIONS

**Plot 1233  
Flat 1B,First Floor  
Priya Ajay Arcade  
18 th Main Road  
Anna Nagar West  
Chennai-600040**

Email:[guru649498@gmail.com](mailto:guru649498@gmail.com)  
web:[www.gpconstructions.co.in](http://www.gpconstructions.co.in)



SCAN FOR LOCATION

**94440 82051  
98840 82067**

#### **PROMOTED BY GP CONSTRUCTIONS**

Established in 1996, GP Constructions business roots have grown steadily for many years and have earned us a reputation of being one of the trusted reality companies. With more than 25 projects, the company has built a deep connection with the people of Chennai that are guaranteed to last lifetime. We have infused each of our projects with creativity, passion and expertise. Quality construction, timely completion, value for money and customer satisfaction is our motto.

Note: This brochure is purely conceptual and not a legal offering. The builder reserves the right to alter / delete the area and any of the specifications mentioned therein