

ANTARES

• SRI •
K I R T H I K A
BUILDERS



ANTARES

Welcome to Antares – Elevate Your Living Experience Step into unparalleled luxury at Antares, where sophistication meets contemporary design. Our ultra-luxury residences are crafted for those who demand the best. Each spacious 3-bedroom apartment is a masterpiece of modern architecture, offering exquisite high-end fixtures, top-tier finishes, and seamless integration of style and comfort. Perfectly situated in a vibrant neighbourhood of karapakkam with top schools, gourmet dining, and luxury shopping just steps away. Antares is where families experience modern living at its finest.

KEY FEATURES:

- Expansive open-concept layouts with soaring ceilings
- Grand lobby with waiting lounge
- Luxurious Spa-like bathrooms rainfall showers, and designer fixtures
- Floor-to-ceiling windows showcasing breathtaking views
- State-of-the-art air conditioned fitness center.
- Terrace gardens perfect for outdoor living, entertaining, or relaxation
- Dedicated children's play area and family-friendly spaces
- DG power backup for entire flat
- Optional Smart home technology for effortless living





KIRTHIKA
BUILDINGS

TYPICAL FLOOR PLAN



FLAT	TYPE	FACING	UDS IN SQ. FT	RERA CARPET AREA SQ. FT	PLINTH AREA SQ. FT	SUPER BUILDUP AREA SQ. FT
A - TYPE	3 BHK	North	650	1297	1376	1864
B- TYPE	3 BHK	East	610	1179	1282	1747
C- TYPE	3 BHK	East	639	1279	1358	1831

24'wide road



24' wide road

UNIT A

North Facing

Saleable Area	- 1,864 Sq.ft
Plinth Area	- 1,376 Sq.ft
Rera Carpet Area	- 1297 Sq.ft
UDS	- 650 Sq.ft



01	Foyer	5' 0" x 6' 9"
02	Living & Dining	28' 9" x 14' 0"
03	Balcony	6' 0" x 14' 0"
04	Kitchen	10' 0" x 10' 8"
05	Master Bedroom	12' 9" x 13' 0"
06	Walk-in	5' 0" x 3' 8"
07	Toilet	5' 0" x 8' 0"
08	Bedroom 2	11' 0" x 13' 0"
09	Walk-in	5' 0" x 3' 8"
10	Toilet	5' 0" x 8' 0"
11	Bedroom 3	13' 10" x 11' 0"
12	Walk-in	5' 3" x 4' 3"
13	Toilet	5' 0" x 8' 0"
14	Corridor	6' 0" wide



Key plan

UNIT B

East Facing

Saleable Area	- 1,747 Sq.ft
Plinth Area	- 1,282 Sq.ft
Rera Carpet Area	- 1179 Sq.ft
UDS	- 610 Sq.ft



01	Foyer	6' 0" x 13' 2"
02	Living & Dining	21' 11" x 14' 0"
03	Balcony	21' 11" x 14' 0"
04	Kitchen	11' 4" x 12' 10"
05	Master Bedroom	11' 4" x 14' 0"
06	Toilet	8' 0" x 5' 0"
07	Bedroom 2	12' 4" x 11' 0"
08	Walk-in	4' 3" x 5' 4"
09	Toilet	8' 0" x 5' 0"
10	Bedroom 3	12' 8" x 10' 6"
11	Walk-in	4' 0" x 5' 4"
12	Toilet	8' 0" x 5' 0"
13	Corridor	6' 0" wide



Key plan

UNIT C

East Facing

Saleable Area - 1,831 Sq.ft
Plinth Area - 1,358 Sqft
Rera Carpet Area - 1279 Sq.ft
UDS - 639 Sq.ft



01	Foyer	10' 11" x 4' 0"
02	Living & Dining	28' 9" x 14' 0"
03	Balcony	6' 0" x 14' 0"
04	Kitchen	10' 0" x 11' 0"
05	Utility	5' 2" x 5' 0"
06	Master Bedroom	12' 9" x 13' 4"
07	Toilet	5' 0" x 8' 0"
08	Bedroom 2	11' 0" x 13' 0"
09	Toilet	5' 0" x 3' 8"
10	Bedroom 3	13' 11" x 11' 0"
11	Toilet	5' 0" x 7' 9"
12	Corridor	6' 0" wide



Key plan



Main Lobby



Bed Room



Dining



Corridor

FEATURES & SPECIFICATION

FLOORING

LIVING/ DINING

1200mm x 600mm double charged vitrified nano finish tiles – Kajaria / simpolo / Equiv.

BEDROOMS

Master bedroom SPC wooden floor and other rooms 1200mm x 600mm double charged vitrified nano finish tiles – Kajaria / simpolo / Equiv.

KITCHEN

1200mm x 600mm double charged vitrified nano finish tiles – Kajaria / simpolo / Equiv.

TOILET

Anti – skid 300mm x 300mm Tiles – Kajaria / simpolo / Equiv.

UTILITY

Anti – skid 300mm x 300mm Tiles – Kajaria / simpolo / Equiv.

BALCONY

Wooden finish plank tiles Kajaria/ simpolo/ Equiv.

PAINTING

INTERNAL WALL

Punning and Premium Emulsion Paint (2 Coats putty, 1 Coat Primer and 2 coats stain resist paint)

CEILING

Premium Emulsion Paint, 2 Coats Putty, 1 coat Primer 2 coat stain resist Paint

EXTERNAL

Weather-proof Apex Ultima or equivalent

WALL TILE

TOILET WALL ALL BATHROOMS

High end vitrified tiles 2X2 or 4X2 up to ceiling height – Kajaria / simpolo/ Equiv.

KITCHEN DADO

Glazed Self designed tile – 2' height – Kajaria / simpolo/ Equiv.

UTILITY DADO

Glazed Ceramic Tiles – 3' height 2X1 – Kajaria / simpolo/ Equiv.

DOORS

MAIN DOOR

Solid teak wood frame with veneer wood doors with Godrej or equivalent Digital locks

BEDROOM & BATHROOM DOOR

Country wood / Engineered wood frame with skin doors with key and door stopper of Godrej Mortise lock or equivalent

WINDOWS

WINDOWS / VENTILATOR

UPVC /Powder coated aluminium with see – through plain and glass MS grills on inner side wherever applicable

CP & SANITARY FITTINGS

EWC

Wall mounted closet with concealed flush tank Kohler or equivalent

WASH BASIN

Wall mounted wash basin Kohler or equivalent

SHOWER FITTING

Single lever 4- way Diverter Tap - Kohler or equivalent

WASH BASIN FITTING

Tap - Kohler or equivalent

COUNTER SLAB

KITCHEN

Galaxy black or equivalent.Granite top

ELECTRICAL WIRING

CONCEALED WIRING

3 Phase supply with Polycab or equivalent

SWITCHES

Legrand /Schneider or equivalent

CIRCUIT BREAKERS

Legrand or equivalent

DTH TELEVISION POINTS

DTH system with cabling in living

COMMON AREA

STAIRCASE FLOOR

Premium Granite - Steel grey or equivalent

LOOBBY FLOOR

Grand Lobby as per Architect design

CAR PARKING

Paver block

LIFT CLADDING

Premium Granite - Steel grey or equivalent

SETBACK / DRIVE WAY

Paver block

LANDSCAPING

Adequate

SUMP

Of Adequate capacity as per CMWSSB Standards

SECURITY SYSTEM

CCTV in set back areas

LIFT

8 Passenger Lift SS Car finish - Johnson / Schindler/ Equivalent

AC

Provision Only

STAND BY GENERATOR

100% power backup for essential points

Balcony



1B

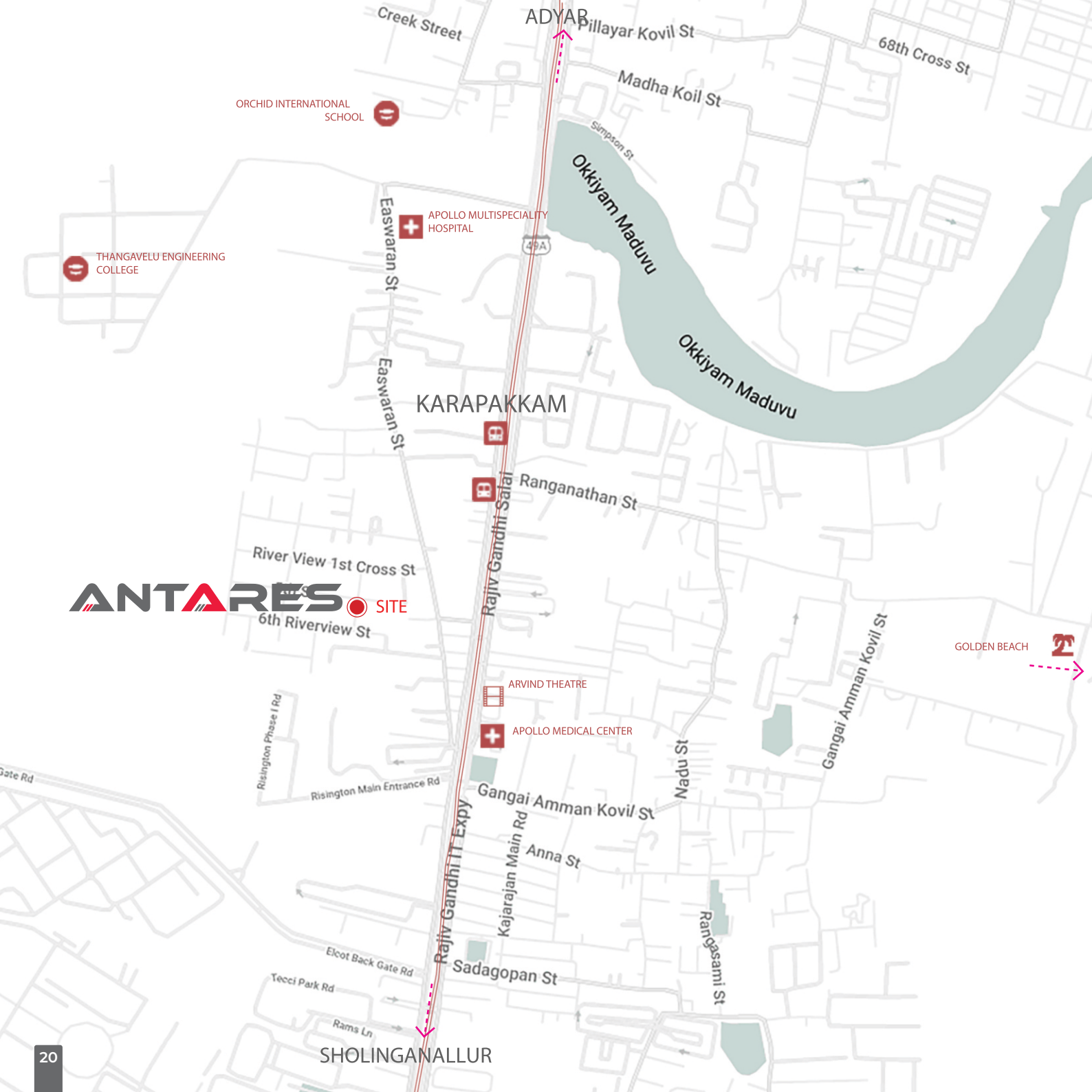




Fitness Gym

Terrace Garden





ANTARES  SITE



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