Florence

SRI
KIRTHIKA
BUILDERS PVT. LTD.

ELEVATION 3D VIEW

ABOUT US

Sri kirthika Builders Pvt Ltd, established in the year 2007,is a well renowned builders promoter having its operations in Chennai and Salem with over a 200 satisfied home owners. The mission of the company is delivering high quality homes at prime locations. We are open to customer feedback and this has helped us inconstantly improving .Our directors are driven by passion, directly involved in the design, aesthetics and supervision of the construction of the buildings. They inculcate the architectural nuances they have gathered, travelling around the globe. Our dedicated workforce ensures timely delivery of the project. We take particular care in ensuring that our projects feature vaasthu and a clear title so as to give buyers a happy ownership. All our projects have demonstrated excellent growth in value, giving our home owners the twin advantages of a proud address and a good investment

Florence

ABOUT PROJECT

A house is more than just a concrete structure. It is a way of life. a home is where you experience it. We at Kirthika are proud to present our next landmark project The “Florence”. It’s not just a condominium, but a piece of art. Experience life as we transport you to a period of renaissance. As Kirthika has maintained its reputation as one of the city’s premium apartment builders. This project offers the best of both worlds one of a kind blend of modern and Italian classical architecture and grand lobby designs. The “Florence” has a lot to offer to its residents. It is well located in the posh and tranquil part of Perungudi just a few hundred metres away from the bustling IT parks of OMR and with close proximity to some of the best schools and lifestyle entertain areas of chennai.

FLORENCE ADVANTAGE

- Excellent ventilation and light with no common walls
- 100% Vasthu design
- Maximum space utilization with minimum common area
- Luxurious designs
- Premium specifications
- Economically prized

LOCATION ADVANTAGES

- Posh, Calm & Tranquil Location.
- Walk to work close to Big IT Parks.
- Brigade world trade Centre, RMZ, SP infocity many more...

SCHOOL ZONE

- BVM Global, APL Global Abacus, The Indian Public School.

ENTERTAINMENT

- Phoenix Mall, Grand Mall

30 Feet Road

FLOOR PLAN

FLAT A TYPE [1761 SQ. FT.]

FLAT B TYPE [1689 SQ. FT.]

AREA STATEMENT

FALT	TYPE	FACING	UDS IN SQFT	PLINTH AREA	COMMON AREA	SUPER BUILDUP AREA .SQ.FT
A	3BHK	NORTH	817	1482	279	1761
B	3BHK	EAST	783	1421	268	1689

SPECIFICATIONS

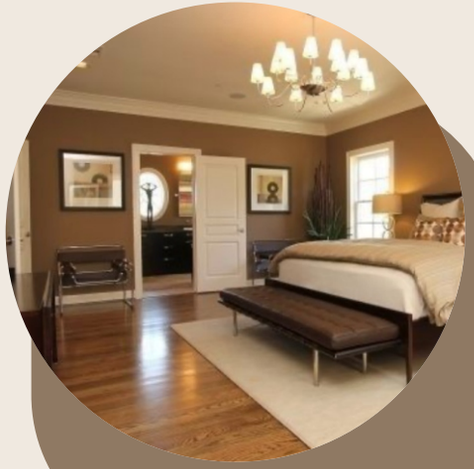
SS Body Automatic Lift

DG Power Backup for Entire Flat

Indoor Kids Play Area

Exquisitely Designed Bathroom With premium Fittings

Contemporary Interior Doors



Wooden Floored Master Bed Room

Grand Lobby with Italian Marbles

Synthetic Grass Lawn for Balcony

AMENITIES

• Grand lobby • Landscaped garden • Indoor kids play area with play equipment
• Suitable landscaping at all sides of the Project • Common toilet • 100% Vastu design • CCTV

STRUCTURE

- RCC framed structure using Fe 500 steel TMT bars
- Solid block walls of 200mm for outer wall and 100mm for internal partition walls with Cement plaster / gypsum plaster

WALL FINISHES

- Internal wall will be finished with 2 coats of putty ,1 coat of primer and 2 coats of stain resist emulsion paint. Asian paint / equivalent
- Ceiling with 2 coats of putty, 1 coat of primer, and stain resist emulsion paint.
- Exterior wall will be finished as per Architectural design

DADO

- Bathroom walls will be finished with glazed ceramic tiles up to ceiling height.Kajaria/equivalent.
- Kitchen walls will be finished with glazed ceramic tiles up to 2 feet height. Kajaria

KITCHEN

- 600mm black granite slab platform will be done at a height of 810mm from the floor level and will be provided with stainless steel sink with single drain board.
- Provision for chimney and water purifier will be provided
- CP fittings will be Jaquar or its equivalent

FLOORING

- Foyer, living, dining, kitchen and 2bedrooms will have 800mm x 800mm double charged vitrified nano finished tiles.

MASTER BED ROOM

- Artificial lawn for balcony /sitout.
- Bathrooms will have anti skid ceramic tiles of 300mm x 300mm
- Terrace floor will be cool roofing tile/ Cay roofing tile.
- Grand lobby will be detailed as per Architects
- Staircase & corridor will be granite
- Driveway will be laid with interlocking paver blocks

BATHROOMS

- All bath rooms will have wall mounted wash basin
- Western closest with cistern of Parryware or its equivalent
- All CP and sanitary fittings will be Jaquar / Parryware or equivalent.
- Concealed water mixer of Jaquar / Parryware with shower for hot and cold water in all bathrooms
- Provision for exhaust and geyser points will be provided in all bathrooms

WINDOWS

- Windows will be UPVC with see-through plain glass and MS grills on inner side wherever applicable
- Sliding French doors will be UPVC and without grills
- Ventilators will be UPVC /Powder coated aluminum with suitable louvered glass panes

ENTRANCE DOOR

- Solid teak wood frame with veneer wood doors with Godrej or equivalent locks,door stopper, etc.

BEDROOM & BATH ROOM DOORS

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

BALCONY & COMMON STAIRCASE RAILINGS

- Hand railing in balconies as per Architect's design
- MS railings will be provided for common staircase Electrical Fittings
- ISI Make cables and wiring
- Switches and sockets will be Legrand / Schneider or equivalent
- Adequate fan , light, telephone & television points ,A.C point provision for all bed rooms
- 3 phase power supply will be provided for all apartments.
- Provision for DTH TV

OTHERS

- Termite treatment at different stages of construction
- Rainwater harvesting
- Automatic generator backup for each flat max 1000w and common areas.
- 6 passenger Lift will be SS body automatic lift – Kone / Johnson
- 100% power backup for lift and other common areas
- Sump
- OHT

ARTIST'S RENDERING LOBBY VIEW

ARTIST RENDERING OF LIFT AND STAIRCASE

Florence

ARTIST RENDERING
INTERIOR VIEW THE FLAT

CAR PARKING

ONGOING PROJECTS

The Bliss
Perungudi, OMR, Chennai

COMPLETED PROJECTS

Vaanavil
@Thoraipakkam, OMR, Chennai

Aavas
@Nanganallur, Chennai

Pavillion
@Thoraipakkam, OMR, Chennai

Mulberry Court
@Velachery, Chennai

Royal Residency
@Adambakkam, Chennai

Temple View
@ Govindammal Nagar,
Seelannaickenpatti, Salem

Elite Enclave
@ Angammal Colony, Salem

Baala Enclave
@Subramaniya Nagar, Salem

Bheema Residency
@Shankar Nagar, Salem

Sunshine Apartment
@Shivaya Nagar, Salem

Purple Nest
@Maravaneri, Salem

Thamil Enclave
@Shankar Nagar, Salem

Royal Enclave
@Maravaneri, Salem

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For Booking Contact

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RERA is not applicable for our project.