



Project of the Month

DREAM LIVING

Mandarina by Appaswamy Real Estates Limited (AREL) offers the best of modern amenities and complete luxury for a dream lifestyle.

Richa Tilokani shares her notes





To be at home' is the slogan of the Appaswamy Group, and its new project, Mandarin, will make you feel just that. Mandarin has everything you would wish for in a house, tranquil living in a cozy environment. With a

builder like Appaswamy, renowned architect company, M/s NVA, and Sekar James as the landscape architect, Mandarin is set to deliver the highest quality of construction and design with class and sophistication.

Residences

The Mandarin project has 2, 3, and 4 BHK apartments in a total of 61 apartments and 3 villas. All blocks will have ground plus 4 floors, and the apartments are available in a range of sizes from 1,093 to 3,829 sqft. The





project will also consist of a clubhouse with a swimming pool, childrens' pool, a fitness centre, and indoor games. Each apartment will have a 1,000 watts power back-up, and the common areas, water motor and lift will have 100 percent power back-up. With boundary line landscaping and sprawling lawns, there is also a provision for video security along with intercom, WIFI, and a multi-system service provider/IPTV.

The apartments will offer ready-made wardrobes, kitchen and air conditioning, allowing you to shift in rightaway. The only extras costs are the covered car parking, registration charges, service tax, corpus fund, maintenance and statutory deposits. Mandarinina has already managed to get HDFC Bank, ICICI Bank, and Deutsche Bank on board, and as the project progresses more banks are likely to come in.

The project ground is already being prepared for foundation, and the construction is expected to be complete in the first quarter of 2013. The CMDA approval number 6,550 dated 2012 has already been obtained, and Mandarinina is all set to bring your dreams to reality.

Quality specifications

The Appaswamy Group is known for its quality, and no efforts will be spared to ensure the same in Mandarinina with the best of amenities like lifts from Hitachi, modular kitchen with hob, oven and chimney, and bedrooms with wardrobe and mirrors. The flooring of the common area, entrance lobby, balcony and bathrooms will be granite/

marble/vitrified and anti-skid. The doors will have a teakwood frame with skin moulded doors, and the windows will be in UPVC. Mandarinina will also use the best of paints with the walls in putty finish emulsion for the interiors and acrylic emulsion for the exteriors. The state-of-the-art bathrooms will have Kohler or equivalent fittings, wall-attached closets with concealed flush tanks, counter top wash basins, taps with mixture diverter with spout, shower cubicle, side body sprays, storage space, and accessories like towel rail, tissue holder, ring and robe hook in the master bathroom. A solar water heater with electric power back up, fans and tube lights will also be provided in each apartment. Although the water quality is already very good, the Group plans to install a water softening plant as a value addition.

Location

The Mandarinina is located in the posh area of Kotturpuram in Chennai. It is half a kilometer away from Kottur Gardens, and has good schools, hospitals and colleges in the vicinity, and is accessible by all modes of transport. With a residence at the Mandarinina, you can enjoy convenient living in the heart of the city. while still escaping the hustle bustle of city life.

Developer Profile

The Appaswamy Group is a one of the leaders in property development, hospitality and non-conventional/renewable energy generation. The Appaswamy Real Estates Limited (AREL) is the main company of the Group, and is

well known for building quality projects at reasonable costs and within the specified time frame. Founded by S Appaswamy, today, it is reckoned as the Group which introduced concept of 'apartment culture' in Chennai. It has more than 10,000 loyal customers, and has executed over 6.3 million sqft of residential, commercial and IT space. It is also a member of the Indian Green Building Council. ■

Project Highlights

Category	Residential Apartments
Location	Kotturpuram
No of Units	61
Structure	RCC structure
Size of Units	1,093; 1,587; 1,647; 1,824; 1,786; 1,837; 1,831; 2,774 & 3,829 sqft; 2, 3, 4 BHK & Villas
Unit Cost	₹ On Request
Amenities	- Car Parking (Basement & Stilt) - Lift - Swimming pool - Gymnasium - Club house - Security - Indoor Games - Power Backup - Intercom & Wi-Fi - Multi System Service Provider Television
Completion Date	- June 2013

